

**BZA APPLICATION NO. 18506 – PROPOSED  
DEVELOPMENT OF 1700 COLUMBIA ROAD, NW**

The Applicant has made presentations regarding the proposed development of the property located at 1700 Columbia Road, NW at two ANC 1C PZT meetings, to residents of Sarah’s Circle and Jubilee Housing, and to the Reed-Cooke Neighborhood Association. In response to issues that were raised in those meetings, as well as further dialogue with community members and ANC 1C06 Commissioner Simpson, the Applicant has made two significant changes to the project. First, the previously shown loading space on the 17<sup>th</sup> Street side of the building has been deleted from the plan. Second, the number of parking spaces provided on the property has increased from 25 to 29 parking spaces.

This document outlines the Transportation Demand Management Plan, Loading Management Plan and additional conditions of approval that the Applicant will propose to the Board of Zoning Adjustment.

**TRANSPORTATION DEMAND MANAGEMENT PLAN,  
LOADING MANAGEMENT PLAN AND ADDITIONAL  
CONDITIONS OF APPROVAL – FINAL**

1. **The Applicant shall establish a transportation demand management (“TDM”) program that includes the following:**

- A. The Applicant will provide to each initial residential lessee or purchaser, either: (i) a SmarTrip card with a value of \$75; or (ii) a first year membership to Capital Bikeshare or a car sharing service (valued at \$75).
- B. The Applicant will coordinate with a car sharing service to determine the feasibility of locating car sharing vehicles in the adjacent public space. The final determination on whether and how many car sharing vehicles will be located in the adjacent public space will be made by the car sharing service and DDOT.
- C. Significant bicycle parking will be provided on-site for both retail employees and residents. Bicycle parking for the retail employees will be provided on the ground floor. Bicycle parking for the residents will be provided on the ground floor or in the garage. New bike racks are also proposed along Columbia Road.
- D. The Applicant will unbundle all costs related to the parking spaces from the sales price or lease amount of each residential unit.
- E. The project will include 29 parking spaces (see attached parking level plan), which will satisfy the matter-of-right parking requirement for up to 85 residential units. These parking spaces will be reserved for the residential tenants/unit owners and their guests. No retail parking spaces will be provided in the project.

**2. The Applicant shall establish a loading management plan that includes the following:**

- A. All loading associated with the building will be from Columbia Road in public space. The Applicant and DDOT will establish a 55 foot loading zone on Columbia Road. The Applicant will agree to a limitation on deliveries in the public space along Columbia Road between the hours of 7:00 AM to 4:00 PM, Monday- Saturday.
- B. The Applicant shall designate a Loading Coordinator for the site to coordinate residential move-in/move-out. All residents shall be required to notify the Loading Coordinator of move-in/move-out dates.
- C. No truck idling shall be permitted.

**3. Proposed Conditions of Approval:**

- A. The Applicant agrees that the following commercial uses will not be permitted in the project:
  - (i) Movie theater;
  - (ii) Nightclub (as that term is defined in the Alcoholic Beverage Regulation Administration (“ABRA”) regulations – DC Code Sec. 25-101 (33))
  - (iii) Assembly hall, auditorium, or public hall;
  - (iv) Gasoline service station or repair garage;
  - (v) Automobile laundry/car wash;
  - (vi) Car wash;
  - (vii) Drive-through establishments;
  - (viii) Funeral home;
  - (ix) On-premises dry cleaning establishment;
  - (x) Veterinary hospital;
  - (xi) Bus passenger depot;
  - (xii) Antenna tower in excess of 20 feet; and
  - (xiii) Satellite reception dish greater than 15 feet in diameter.
- B. The Applicant will abide by a construction management plan that includes:
  - (i) Appointing a Community Liaison Representative who will be the key contact for interaction with members of the community regarding construction activity. The name and contact information for the Community Liaison Representative will be provided to the ANC 1C06 Commissioner, ANC 1C, and adjacent property owners. This information will also be posted conspicuously on site. The Community Liaison Representative will establish a 24 hour construction contractor telephone contact for reporting any construction-related problems and establishing a process for timely response.

- (ii) Holding a preconstruction community meeting to coordinate planned construction activities at least 30 days before construction activity starts on the project.
  - (iii) Working with DDOT to create a Traffic Control Plan (TCP) that prohibits construction-related vehicles from using 17<sup>th</sup> Street, NW.
- C. The Applicant will require that the owner of the building, or the residential condominium association, will undertake responsibility for the maintenance of the plantings and landscaping in the public space adjacent to the project.