

**BEFORE THE COMMITTEE OF THE WHOLE  
OF THE COUNCIL OF THE DISTRICT OF COLUMBIA**

Application of 1255 22 <sup>nd</sup> Street Limited Partnership Owner of Property in Square 70	Closing of Portion of Public Alley System in Square 70, S.O. 15-23283 Bill 21-179
------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------

**STATEMENT OF THE APPLICANT**

**I.  
Introduction**

1255 22<sup>nd</sup> Street Limited Partnership (the "Applicant") hereby requests the closing of a portion of a public alley which bisects their property (Lots 193 and 194) in Square 70 pursuant to D.C. Code, Section 9-202.01, *et seq.* Bill 21-179, a copy of which is attached as Exhibit A, was introduced by Councilmember Jack Evans to effectuate the proposed alley closing, which is necessary to allow the development of the Applicant's property with a residential building consisting of approximately 197 dwelling units. The Applicant is the fee owner of all of the property abutting the alley to be closed.<sup>1</sup>

A copy of the draft alley closing plat showing the area to be closed and the property abutting the same is attached hereto as Exhibit B. As discussed herein, this application meets the statutory requirement for approval pursuant to D.C. Code Section 9-202.01 because the alley to be closed is not necessary for public alley purposes. The alley closing is necessary to construct a 197-unit residential development on the property, which will include the conversion of an obsolete office building on Lot 193 to residential use, and a residential addition to be built over

---

<sup>1</sup> The proposed alley closing and redevelopment of the site will not result in the displacement of any existing tenants. A retail tenant displacement form was submitted as part of the alley closing application filed by the Applicant on January 15, 2015.

the closed portion of the alley and on the adjacent Lot 194, as shown on Exhibit C) hereinafter, the “Project”).

The U.S. Postal Service facility and other currently – vacant retail space will be retained on the ground floor of the existing building. The closed portion of the public alley will continue to be available for access to the adjacent Lots 153 and 192 by way of a recorded easement.

## **II. Background and Proposed Development**

Square 70 is located in the northwest quadrant of the city, and is bounded by N Street on the north, M Street on the south, 22<sup>nd</sup> Street on the west, and New Hampshire Avenue and 21<sup>st</sup> Street on the east. Other uses in Square 70 include office, retail, hotel and apartments and other residential buildings, plus a PEPCO substation. The proposed residential development site consists of approximately 30,852 square feet of land area and includes Lots 193 and 194, and the portion of the public alley to be closed the (“Property”). The Property is located within the boundaries of Dupont Circle Advisory Neighborhood Commission 2B, and is currently improved with a seven-story office/retail building on Lot 193 (which will be retained) and a parking lot across the alley on Lot 194. Except for a U.S. Postal Service facility on the ground floor, the office building has been vacant for over two years, and the Applicants have not been able to find any office tenants for the building. The U.S. Postal Service will remain during and after the conversion of the office building to residential use. The only portion of the alley to be closed bisects Lots 193 and 194. The Applicant will dedicate an easement over the closed portion of the alley to allow continued access to the Project and to the rear of two properties fronting on N Street, N.W. (Lots 153 and 192) that abut the alley.

The Property is located in the CR Zone, which is designed “to encourage a diversity of compatible land uses that may include a mixture of residential, office, retail, recreational, light

industrial, and other miscellaneous uses.” 11 DCMR, Section 600.1. The CR Zone favors residential use over all other permitted uses. The maximum permitted density for residential use in the CR Zone is 7.2 FAR, with Inclusionary Zoning, per 11 DCMR Sections 631 and 2604.1. Of that total, up to 3.0 FAR may be devoted to non-residential uses. The Project will have an FAR of 6.4, of which 6.2 FAR will be devoted to residential use and 0.2 FAR will be devoted to non-residential use for the existing US Postal Service facility and retail space that will remain on the ground floor of the current office building on Lot 193.

The Project will include 197 dwelling units. Almost one third of the units (60 units) will be two-bedroom units. Five of those units will be on the ground level of the building addition, and will be two-story units with direct individual access from the outside. These units, referred to as the “Carriage House” units, will range in size between 1640 and 2230 sq. ft. The other 55 two-bedroom units will be located throughout the building, and will range in size from 969 to 1230 sq. ft. There will be 16 one-bedroom plus den units, ranging between 948 and 1195 sq. ft.; 93 one-bedroom units ranging between 534 and 1040 sq. ft.; and 28 studio units ranging between 383 and 445 sq. ft.

The conversion of the existing office building to residential use, by itself and without the alley closing, would result in 77 residential units. No inclusionary zoning units would be required because the existing building would not be increased in size by 50% or more (which is the threshold for applicability of IZ in an existing building). However, with the alley closing, the Project will include 197 units in the building and addition combined. A minimum of 15,303 sq. ft. of floor area will be devoted to inclusionary zoning units. This translates to approximately 20 dwelling units for eligible moderate-income households.

There will be 10,250 sq. feet of commercial space for the existing U.S. Postal Service facility and other retail uses. The Project will include 118 vehicle parking spaces, including four electric/hybrid vehicle charging stations. There will also be at least 66 bicycle parking spaces in the first garage level. Vehicular access to the garage will continue to be from the driveway on 22<sup>nd</sup> Street. Loading for the project will continue to be in the same location at the rear of the existing building on Lot 193 as at present, and will be accessed through the closed portion of the alley.

The portion of the alley to be closed is 30 ft. in width, which is the widest alley width in the District. See Section 31.2.2 of the DDOT Design and Engineering Manual (April 2009) (Alleys in the District range from 8 ft. to 30 ft. in width. The standard width of a residential alley in the District is 16 ft. The alley easement will have a minimum clear horizontal width of 30 ft., and a clear minimum vertical height of 16 ft. This will provide sufficient maneuverability in the alley for vehicles servicing the Applicant's building, and for access to and from the two properties to the north that abut the alley.

This matter-of-right residential/retail Project will not require any zoning variances or other relief from the Board of Zoning Adjustment or the Zoning Commission. The Applicant is poised to begin the permitting and construction of this Project upon completion of the closing of the portion of the public alley that bisects the Applicant's two properties.

### **III.** **Review by District Agencies and Utilities**

The proposed alley closing has been reviewed in detail by the affected District of Columbia agencies and public utilities. The Applicant has worked extensively with all of these agencies and utilities on the proposed alley closing, and all have approved the application (See

Exhibit D through Exhibit G). The Applicant has agreed to the conditions requested by DDOT and FEMS, as well as these of Verizon and DC Water.

Specifically, DDOT requested the following:

- (a) *Upgrade three existing alley lights adjacent to the project site*—The Applicant agrees.
- (b) *Remove the existing circular driveway and associated curb cuts in the front of the existing building, and improve the public space to DDOT standards*—The Applicant agrees.

FEMS requested the following:

- (a) *No existing FD connections and fire hydrants can be obstructed/blocked in a way that will prevent emergency access*—The Applicant agrees.
- (b) *Fire access to adjacent properties, lots and squares is not compromised and is maintained in accordance with Chapter 5, Fire Service Features, and Section 503 “Fire Apparatus Access Roads” in the 2012 International Fire Code*—The Applicant agrees.

Verizon and DC Water have both requested easements to allow their existing equipment to remain in place, as further described in the letters attached as exhibits hereto. The Applicant agrees.

None of the other agencies and utilities had any objections.

The Office of Planning report states that the proposed closure would further the objectives of the Comprehensive Plan “as the additional housing units and affordable housing would help to address concerns regarding loss of housing stock and changing character of the community.”

NCPC reports that the proposed alley closing “would not be inconsistent with the Comprehensive Plan for the National Capital.” See Exhibit I.

Based on the recommendations of the District agencies and utility companies, the Applicant submits that the alley is not necessary for public alley purposes, will have no adverse impact on the present or future transportation conditions within the surrounding areas, and will

enable the development of this portion of Square 70 in furtherance of the goals for this area of the District.

#### **IV. Community Input**

The Applicant presented the Project to Advisory Neighborhood Commission 2B ("ANC 2B") on several occasions. The Applicant presented the alley closing and the proposed development in informational presentations at duly-noticed meetings of the ANC's Zoning, Preservation and Development (ZPD) Committee on January 7, 2015, and then the full ANC the following week, on January 14, 2015. There was a full opportunity for questions and comments during both meetings. The Applicant did not request a formal vote at that time, but instead returned to give formal presentations at the next duly-noticed meetings of the ANC ZPD Committee on February 4, 2015, and the full ANC on February 11, 2015. Support was expressed at those meetings for the alley closing because it will allow for the transformation of an unattractive and obsolete 30-year old office building to a residential use, with a new façade and public space improvements, and with a residential addition above the alley and on the adjacent parking lot, that will provide a substantial number of large dwelling units in the Dupont Circle area that will be suitable for families. No opposition to the alley closing was expressed by the ANC or the community at any of those meeting. ANC 2B voted unanimously to support the alley closing application, as set forth in the letter from ANC 2B dated February 23, 2015, and attached as Exhibit H.

**V.**  
**Compliance with the Comprehensive Plan**

The Comprehensive Plan Future Land Use Map designates the Property for mixed-use High Density Residential<sup>2</sup> and Medium Density Commercial.<sup>3</sup> The Comprehensive Plan Generalized Policy Map designates the subject property as located within a Neighborhood Conservation Area.<sup>4</sup> Copies of the relevant portions of the Future Land Use Map and Generalized Policy Map are attached hereto as Exhibit J and Exhibit K . In its report to the D.C. Surveyor dated April 13, 2015, the Office of Planning reported that the Project complies with many of the District’s planning and urban design objectives, which are embodied in the Comprehensive Plan.

The proposed alley closing and redevelopment of the Property with the proposed residential apartment building will further the following policies and objectives in the Comprehensive Plan:

A. Guiding Principles of the Comprehensive Plan

The Project is consistent with many guiding principles in the Comprehensive Plan for managing growth and change, creating successful neighborhoods, connecting the city, and building green and healthy communities.

1. Managing Growth and Change

---

<sup>2</sup> The High Density Residential designation “defines neighborhoods and corridors where high-rise (8 stories or more) apartment buildings are the predominant use. Pockets of less dense housing may exist within these areas.”

<sup>3</sup> The Medium Density Commercial designation “is used to define shopping and service areas that are somewhat more intense in scale and character than the moderate-density commercial areas. Retail, office and service businesses are the predominant uses. Areas within this designation generally draw from a citywide market area. Buildings are generally taller than those in the moderate-density commercial areas but generally do not exceed eight stories in height”.

<sup>4</sup> According to the Generalized Policy Map, “densities in Neighborhood Conservation Areas are guided by the Future Land use Map.”

The guiding principles of this element are focused on ensuring that the benefits and opportunities of living in the District are equally available to everyone in the city. The Project is fully-consistent with a number of goals set forth in this element. Specifically, the Project will help to enhance the District's mix of housing types for households of different incomes, to support families as well as singles and couples. In addition, the Project will help connect the Site to the rest of the neighborhood and the overall urban fabric with a residential use that is more in keeping with the immediately surrounding uses than an office building.

2. Creating Successful Neighborhoods

The guiding principles for creating successful neighborhoods include improving the residential character of neighborhoods and producing new affordable housing. The Project furthers these guiding principles with the construction of market-rate and affordable housing, in a Project that has the unanimous support of ANC 2B.

3. Connecting The City

The Project will help to implement a number of the guiding principles of this element. The Project will include streetscape improvements to promote mobility and circulation. These improvements include closing curb cuts on both 22<sup>nd</sup> Street and Ward Place, in the front of the existing building, and removing the circular drive, for better pedestrian circulation. Additional public space improvements will be discussed with DDOT during the permitting phase, per DDOT's support letter at Exhibit D.

4. Building Green and Healthy Communities

The Project is consistent with the guiding principles of the building green and healthy communities element. The proposed development includes the adaptive reuse of an existing building, and will minimize the use of non-renewable resources, promote energy and water

conservation, and reduce harmful effects on the natural environment. In addition, the Project includes many sustainable design elements, and the Project will be USGBC LEED certified. The Project will also help to facilitate pedestrian and bicycle travel. The redevelopment of the Property will be of significant benefit from an urban design and environmental standpoint.

B. Land Use Element

The Project and alley closing application will further a number of the policies of the Land Use Element of the Comprehensive Plan:

1. Policy LU-1.3.4: Design to Encourage Transit Use

The Project is located in close proximity to a number of transit options. According to *walkscore.com*, the Property has a walk score of 96 (“walker’s paradise – daily errands do not require a car”); a transit score of 93 (“rider’s paradise – world class public transportation”), and a bike score of 88 (“very bikeable – flat as a pancake – excellent bike lanes”). The Metrorail Red, Blue, Orange and Silver lines are all located within 0.4 miles of the Property. Nine Metrobus lines, and the D.C. Circular, all pass within 0.1 mile of the Property. There are also 10 car-sharing options and an equal number of bike share stations, all located between 0.1 and 0.4 miles from the Property.

2. Policy LU-1.4.1: Infill Development

The project includes an infill development on vacant land that is currently used as a parking lot for the existing office building on Lot 193 that will be converted to residential use as part of the Project. The vacant lot presents an appropriate opportunity for the proposed residential infill development.

3. Policy LU-2.1.4: Rehabilitation Before Demolition

In furtherance of this policy, the Project incorporates the existing vacant office building, which will be re-skinned and repurposed as a residential building, rather than demolishing the existing building and constructing an entirely new building.

4. Policy LU-2.2.4: Neighborhood Beautification

Policy LU-2.2.4 encourages projects to improve the visual quality of the District's neighborhoods, including public space improvements and façade improvements. The Project includes a number of neighborhood beautification elements, such as landscaping, tree planting and ground floor retail, all of which activate the street. Moreover, redevelopment of the Property will be an improvement to the current condition with the replacement of the existing office building facade with a new updated residential façade.

5. Policy LU-2.2.7: Alley Closings

The portion of the public alley proposed to be closed is not necessary for public alley purposes. The combined access to the loading area for the Project, and to the rear of the two properties to the north, will be ensured through a recorded alley easement. Furthermore, the recorded alley easement will be built in accordance with DDOT's alley standards. DDOT has reported that it has no objection to the alley closing application. See Exhibit D.

C. Transportation Element

In light of its location, the Project will help to further several policies and actions of the Transportation Element of the Comprehensive Plan, including:

1. Policy T-1.1.2: Land Use Impact Assessment

The Project will provide 197 new housing units in close proximity to a variety of transportation options, including Metrorail, Metrobus, D.C. Circulator, car sharing and bike sharing.

2. Action T-2.3-A: Bicycle Facilities

This action item encourages new developments to include bicycle facilities. The Applicant proposes to include secure bicycle parking and outdoor bike racks as amenities within the development that accommodate and encourage bicycle use for residents, visitors and retail customers.

3. Policy T-2.4.2: Pedestrian Safety

The circular drive in the plaza at the front of the building, and the two curb cuts providing access to that driveway, will be eliminated, thus converting this area into an inviting landscaped pedestrian plaza.

D. Housing Element

The overarching goal of the Housing Element is to “[d]evelop and maintain a safe, decent, and affordable supply of housing for all current and future residents of the District of Columbia.” The Project will help achieve this goal by advancing the policies discussed below.

1. Policy H-1.1.: Private Sector Support

The Project helps to meet the housing needs of present and future District residents at a location consistent with District land use policies and objectives. Specifically, the Project will contain approximately 197 new housing units, which represents a substantial contribution to the District’s housing supply. The provision of new housing at this particular location, moreover, is fully consistent with the existing zoning and the District’s land use policies.

2. Policy H-1.1.4: Mixed Use Development

The Project is consistent with the goals of promoting mixed use development, including housing on commercially zoned land. The Project will contain retail and residential uses on commercially zoned land adjacent to Central Washington.

3. Policy H-1.1.5: Housing Quality

Eight percent of the gross floor area devoted to residential use will be set aside for affordable housing. Consistent with this policy goal, the affordable units will meet the same high-quality architectural standards provided for the market-rate housing in the building.

4. Policy H-1.2.3: Mixed Income Housing

The Project is mixed-income and includes both market-rate and affordable housing units. Thus, the Project will further the District's policy of dispersing affordable housing throughout the city in mixed-income communities, rather than concentrating such units in economically depressed neighborhoods.

E. Environmental Protection Element

The Environmental Protection Element addresses the protection, restoration, and management of the District's land, air, water, energy, and biologic resources. This element provides policies and actions on important issues such as energy conservation and air quality, and specific policies include the following:

1. Policy E-1.1.1: Street Tree Planting and Maintenance - encourages the planting and maintenance of street trees in all parts of the city;
2. Policy E-1.1.3: Landscaping - encourages the use of landscaping to beautify the city, enhance streets and public spaces, reduce stormwater runoff, and create a stronger sense of character and identity;
3. Policy E-2.2.1: Energy Efficiency - promotes the efficient use of energy, additional use of renewable energy, and a reduction of unnecessary energy expenses through mixed-use and shared parking strategies to reduce unnecessary construction of parking facilities;
4. Policy E-3.1.2: Using Landscaping and Green Roofs to Reduce Runoff - calls for the promotion of tree planting and landscaping to reduce stormwater runoff, including the expanded use of green roofs in new construction; and
5. Policy E-3.1.3: Green Engineering - has a stated goal of promoting green engineering practices for water and wastewater systems.

The Project includes street tree planting and maintenance, landscaping, energy efficiency, methods to reduce stormwater runoff, and green engineering practices, and is therefore fully consistent with the Environmental Protection Element.

F. Urban Design Element

The goal of the Comprehensive Plan's Urban Design Element is to:

[e]nhance the beauty and livability of the city by protecting its historic design legacy, reinforcing the identity of its neighborhoods, harmoniously integrating new construction with existing buildings and the natural environment, and improving the vitality, appearance, and security of streets and public spaces.

In keeping with this objective, the Applicant has integrated the design of the Project with the character of the surrounding neighborhood. Most importantly, consistent with Policy UD-2.2.5, the Applicant will replace the existing box-like 1980's office building façade with an updated, high-quality residential façade that will enhance the urban design of the neighborhood. The architects have also incorporated greater architectural detailing at the ground floor retail level to help improve the visual image of the streetscape.

G. Near Northwest Area Element

The Property is in the Near Northwest Area of the Comprehensive Plan, just outside of Central Washington. The proposed conversion and expansion of the existing office building into 197 new residential units addresses a number of the policies in this Element, including Policy NNW-1.1.7: Loss of Housing. This policy strongly discourages the conversion of existing housing to other non-housing uses. The Project will do the direct opposite, in that a vacant obsolete 1980's office building will be converted and expanded to provide 197 new housing units just outside Central Washington. In so doing, this conversion will reverse the encroachment of a commercial use into the residential area of Near Northwest.

VI.  
**Compliance with the Street and Alley Closing and Acquisition  
Procedures Act (D.C. Code Section 9-201.01, et seq.)**

A. Authority for this Closing Is Set Forth in the Street and Alley Closing and Acquisition Procedures Act of 1982, D.C. Code Section 9-201.01, et seq.

The legal standard for closing an alley is whether the alley is "unnecessary for street or alley purposes." D.C. Code § 9-202.01. The portion of the public alley to be closed comprises approximately 2,400 square feet of land area in the northwest portion of Square 70 and only abuts property owned by the Applicant. The Applicant intends to combine these lots and the closed public alley into a single record lot to facilitate the Project. A recorded easement will allow the alley area to continue serving as a driveway for the Project, and for access to the two properties to the north. Access to the Project and to the two properties to the north will continue to be available on 22<sup>nd</sup> Street and via the remaining alley system in Square 70.

B. The Proposed Closing Implements District Planning Objectives

The proposed closure is necessary to allow the construction of the Project. As discussed in detail above, the proposed development will further many of the District's planning objectives as set forth in the Comprehensive Plan. Furthermore, as stated previously, the alley closing application has been reviewed in detail by various District of Columbia agencies and public utilities, and these agencies and utilities have all indicated no objection to the proposed alley closing. As part of the Project, the Applicant will repave and maintain both the closed alley area and the remaining public alley to the north of the alley closing area in accordance with DDOT standards.

C. Economic Impacts of the Alley Closing and the Proposed Project

The proposed development will result in significant tax revenues for the District. The Property, in its current state, generates approximately \$625,483.28 per year in property tax.

After construction of the Project, the annual property taxes for the Property are estimated to be more than \$1,024,000, a 63% increase in property tax revenue. With 197 new residential households on the Property, there will also be new income and sales taxes generated for the District.

The Project is expected to generate approximately 300 construction jobs, and 10 construction manager positions. The total duration of construction is expected to last 20 - 24 months. Once construction has been completed, there will be a maintenance/repair person and a property manager for the building. There will also be approximately 10 additional retail jobs., The new jobs will also result in additional income tax revenue for the District.

**VII.**  
**Witnesses**

1. Ron Walton  
c/o 1255 22<sup>nd</sup> Street LP  
Tasea Investment Company  
10401 Connecticut Avenue, Suite 120  
Kensington, MD 20895  
(301) 657-4700
  
2. Michael Foster, FAIA  
MTFA Architecture  
3200 Lee Highway  
Arlington, VA 22207  
(703) 524-6616
  
3. Jami Milanovich  
Wells & Associates, Inc.  
1420 Spring Hill Road  
Suite 610  
Tysons Corner, VA 22102

**VIII.**  
**Exhibits**

- Exhibit A: Bill 21-179
- Exhibit B: Draft Alley Closing Plat
- Exhibit C: Updated Architectural Plans and Elevations
- Exhibit D: Report from DDOT
- Exhibit E: Report from the Office of Planning
- Exhibit F: Reports from other District Agencies (Historic Presentation, DPW, DCFEMS, and DHCD)
- Exhibit G: Reports from Utilities (Washington Gas, PEPCO, Verizon and DC Water)
- Exhibit H: Letter of Support from ANC 2B

- Exhibit I: Report from the National Capital Planning Commission
- Exhibit J: Relevant Portion of the Future Land Use Map of the Comprehensive Plan
- Exhibit K: Relevant Portion of the Generalized Policy Map of the Comprehensive Plan
- Exhibit L: Outline of Testimony of Ron Walton, 1255 22<sup>nd</sup> Street LP
- Exhibit M: Outline of Testimony and Resume of Michael Foster, FAIA, MTFA Architecture
- Exhibit N: Outline of Testimony and Resume of Jami Milanovich, Wells and Associates
- Exhibit O: Affidavit of Notice

**IX.**  
**Conclusion**

For the above-stated reasons, the Applicant respectfully requests that the Council approve this alley closing application.

Respectfully submitted,

HOLLAND & KNIGHT LLP

By:



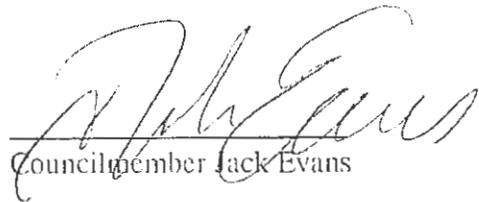
Christopher H. Collins

By:



Jessica Bloomfield

# Exhibit A

  
Councilmember Jack Evans

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

A BILL

---

IN THE COUNCIL OF THE DISTRICT OF COLUMBIA

---

To order the closing of a portion of a public alley system in Square 70, bounded by 22<sup>nd</sup> Street, N Street, 21<sup>st</sup> Street, New Hampshire Avenue, and M Street in Northwest Washington, D.C., in Ward 2.

BE IT ENACTED BY THE COUNCIL OF THE DISTRICT OF COLUMBIA, That this act be cited as the "Closing of a Public Alley in Square 70, S.O. 15-23283, Act of 2015".

Sec. 2. (a) Pursuant to section 404 of the District of Columbia Home Rule Act, approved December 24, 1973 (87 Stat. 813, D.C. Official Code §1-204.04), and consistent with the Street and Alley Closings and Acquisitions Procedures Act of 1982, effective March 10, 2983 (D.C. Law 4-201; D.C. Official Code § 9-201.01 *et seq.*), the Council finds the portion of the public alley system in Square 70, as shown on the Surveyor's plat filed in S.O. 15-23283, is unnecessary for alley purposes and orders it closed, with title to the land to vest as shown on the Surveyor's plat.

(b) The approval of the Council of this alley closing is contingent upon the recordation of an easement over the surface of the closed alley, to a height of 16 feet, that includes an agreement by the owner of the property encumbered by the easement to maintain the closed alley.

1           Sec. 3. Transmittal

2           The Secretary to the Council shall transmit a copy of this act, upon its effective date, to  
3 the Office of the Surveyor and the Office of the Recorder of Deeds.

4           Sec. 4. Fiscal Impact Statement

5           The Council adopts the fiscal impact statement in the committee report as the fiscal  
6 impact statement required by section 602(c)(3) of the District of Columbia Home Rule Act,  
7 approved December 24, 1973 (87 Stat. 813, D.C. Official Code §1-206-02(c)(3)).

8           Sec. 5. Effective Date

9           This act shall take effect upon its approval by the Mayor (or in the event of veto by the  
10 Mayor, action by the Council to override the veto), a 30-day period of congressional review as  
11 provided in section 602(c)(1) of the District of Columbia Home Rule Act, approved December  
12 24, 1973 (87 Stat. 813, D.C. Official Code §1-206.02(c)(1)), and publication in the District of  
13 Columbia Register.

14

15

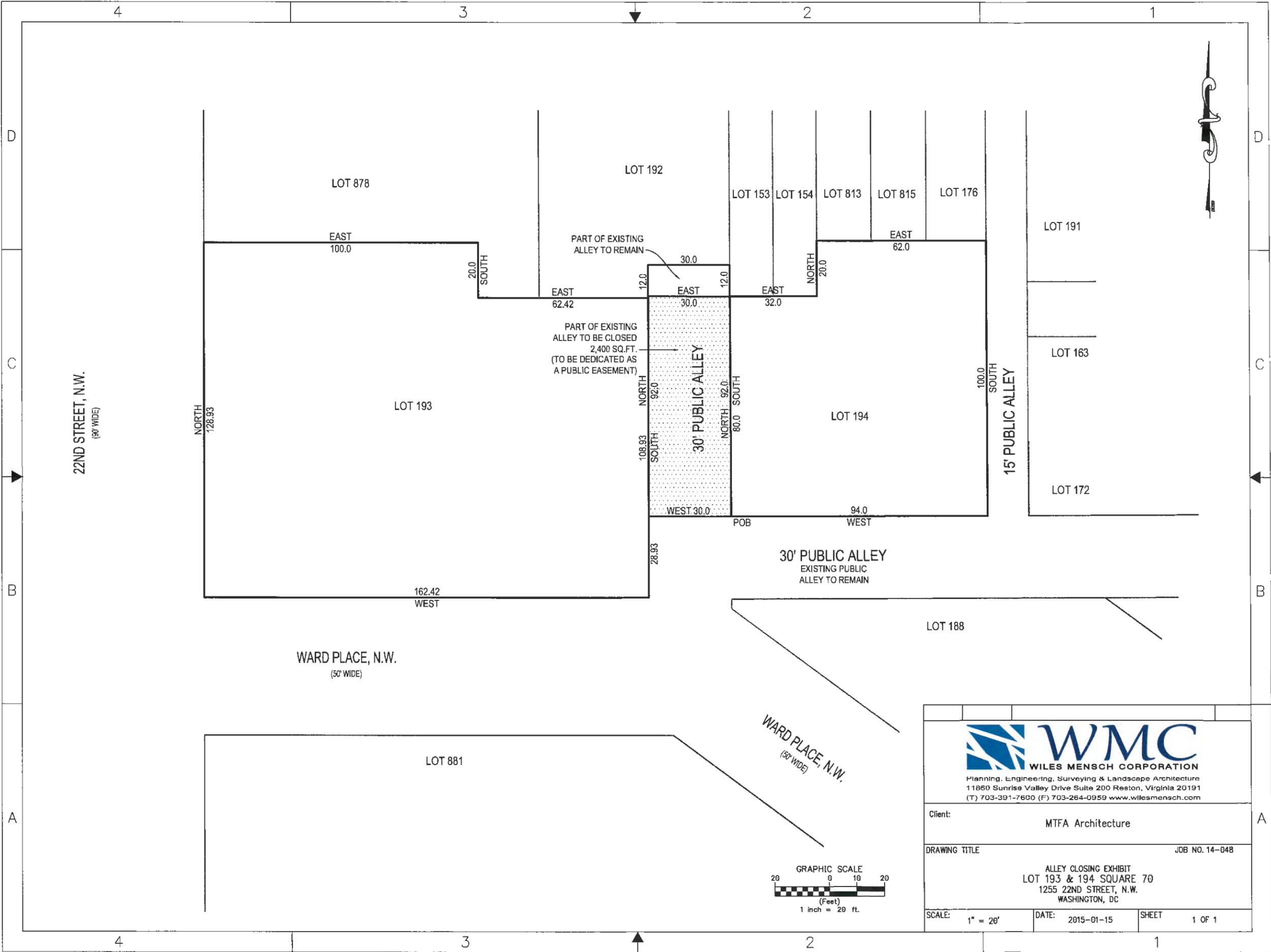
16

17

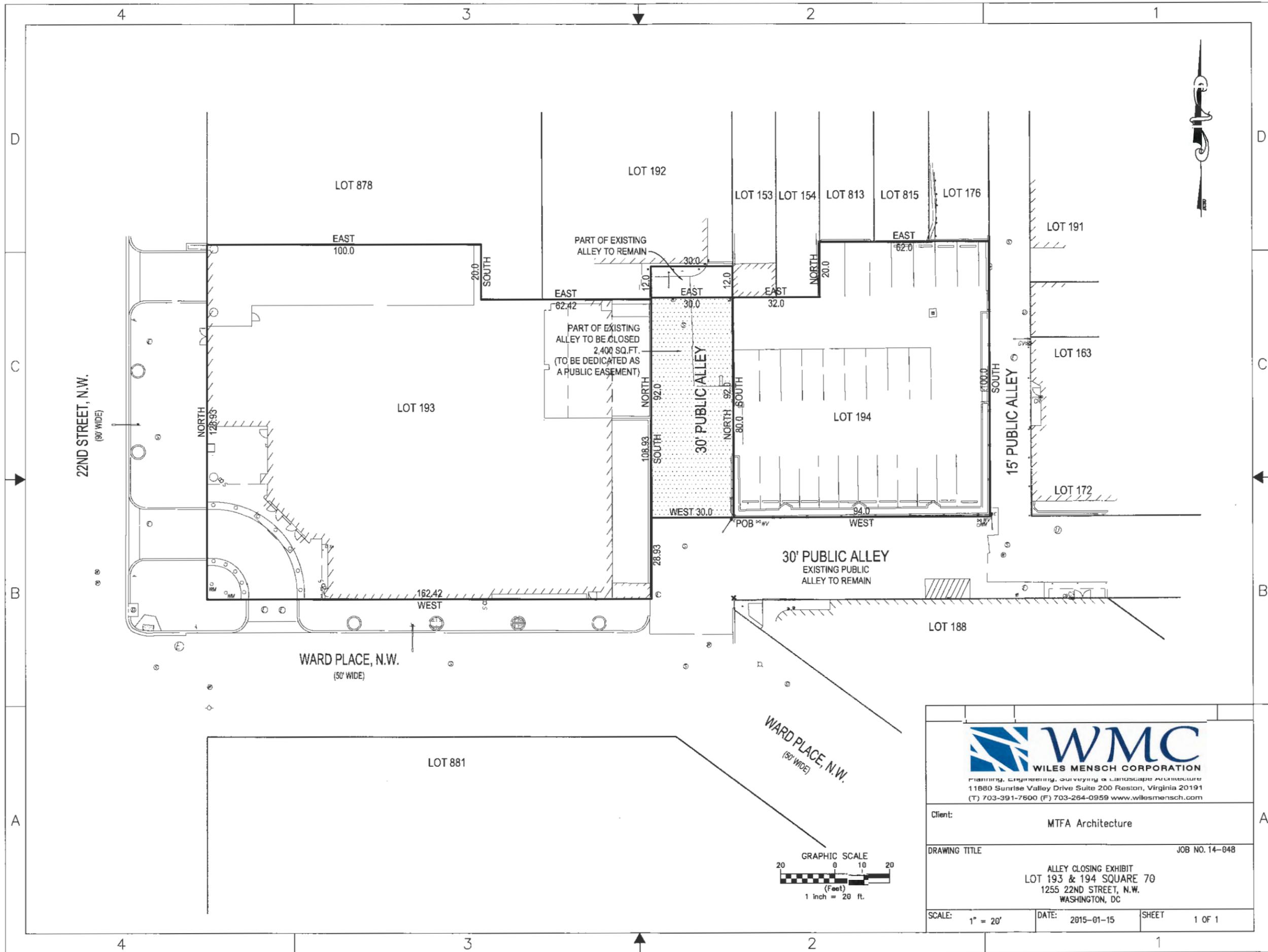
# Exhibit B



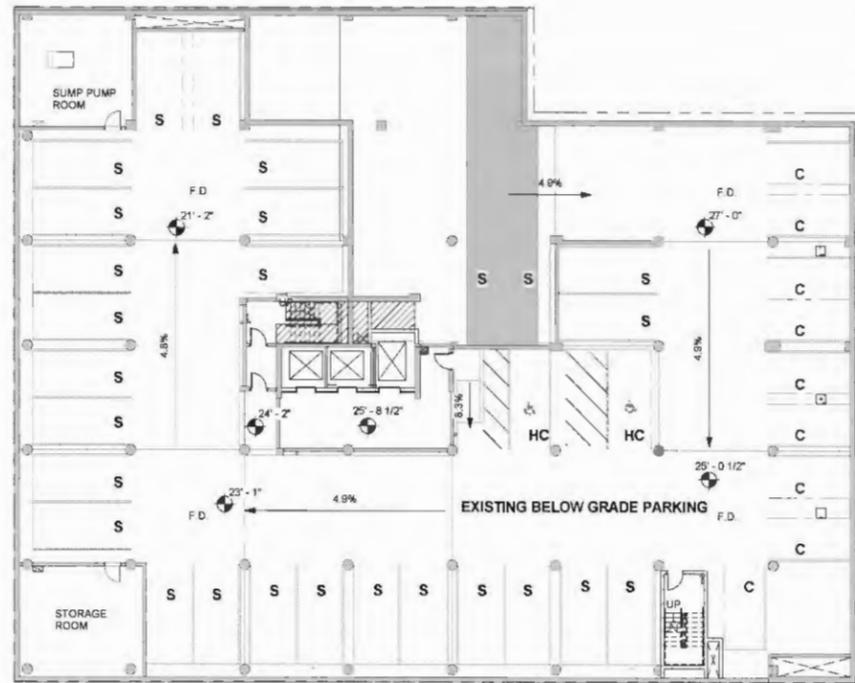
# Exhibit C



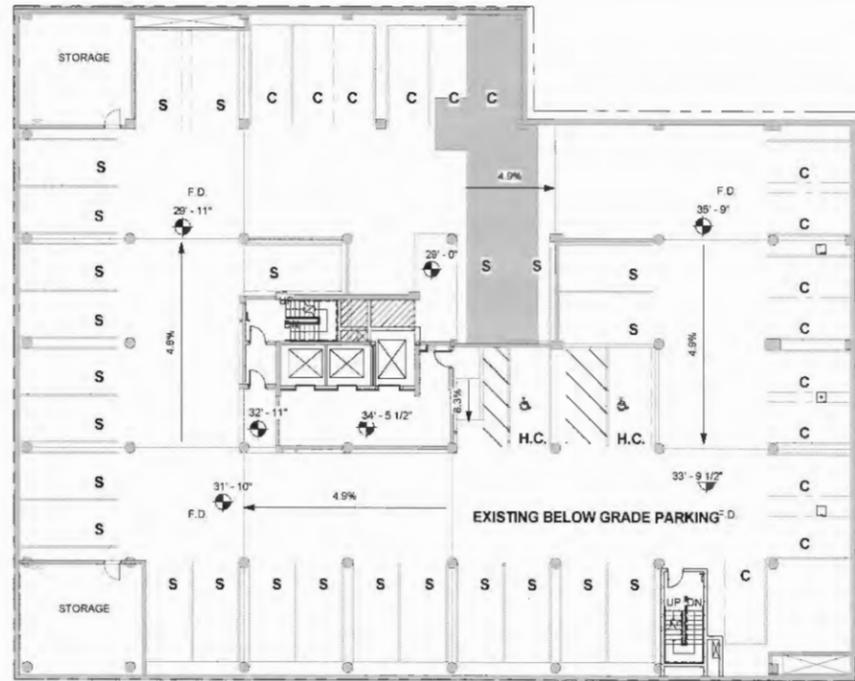
 <p><b>WMC</b> WILES MENSCH CORPORATION</p> <p>Planning, Engineering, Surveying &amp; Landscape Architecture 11860 Sunrise Valley Drive Suite 200 Reston, Virginia 20191 (T) 703-391-7600 (F) 703-264-0959 www.wilesmensch.com</p>		
Client:	MTFA Architecture	
DRAWING TITLE	JOB NO. 14-048	
ALLEY CLOSING EXHIBIT LOT 193 & 194 SQUARE 70 1255 22ND STREET, N.W. WASHINGTON, DC		
SCALE:	1" = 20'	DATE: 2015-01-15
		SHEET 1 OF 1



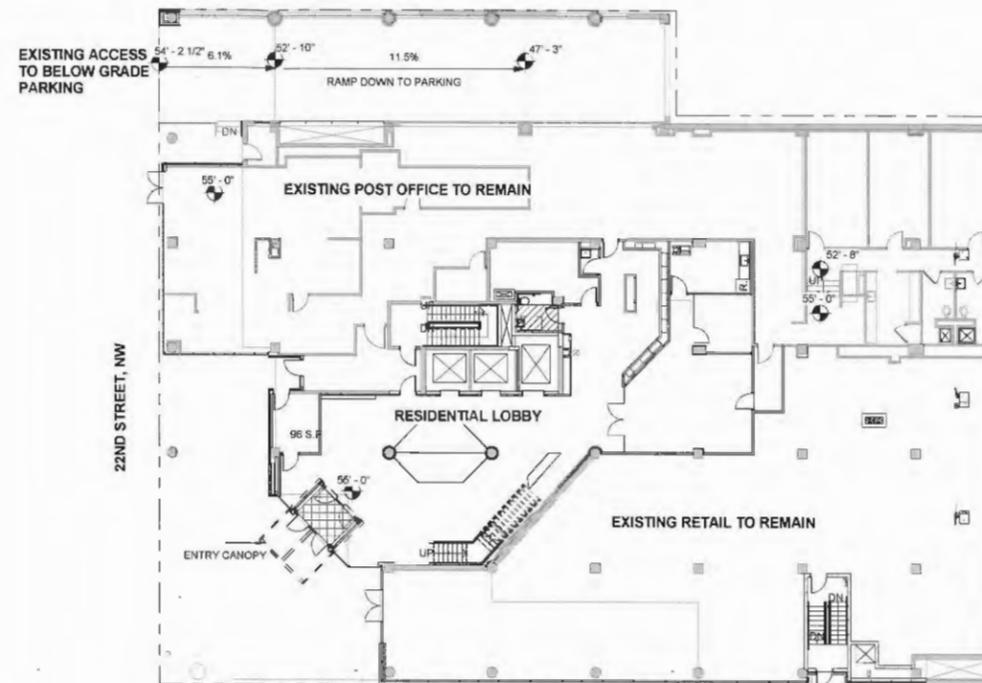
 <p><b>WMC</b> WILES MENSCH CORPORATION Planning, Engineering, Surveying &amp; Landscape Architecture 11880 Sunrise Valley Drive Suite 200 Reston, Virginia 20191 (T) 703-391-7600 (F) 703-264-0959 www.wilesmensch.com</p>		
Client:	MTFA Architecture	
DRAWING TITLE	ALLEY CLOSING EXHIBIT LOT 193 & 194 SQUARE 70 1255 22ND STREET, N.W. WASHINGTON, DC	
SCALE:	1" = 20'	DATE: 2015-01-15
		SHEET 1 OF 1



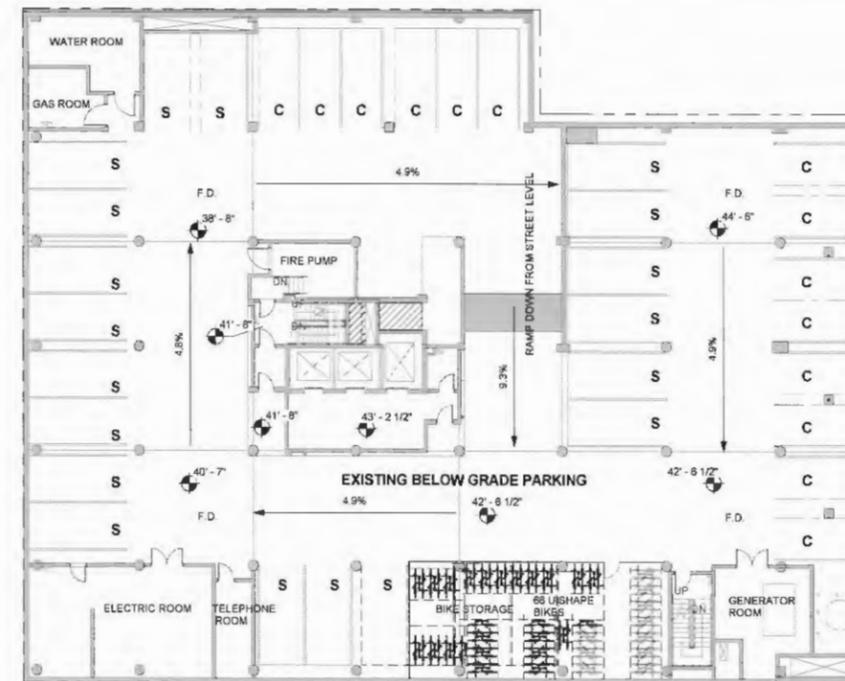
**4 NEW FLOOR PLAN - Parking P3 ALLEY CLOSURE**  
A200 SCALE: 1/16" = 1'-0"



**3 NEW FLOOR PLAN - Parking P2 ALLEY CLOSURE**  
A200 SCALE: 1/16" = 1'-0"



**1 NEW FLOOR PLAN - 1st Floor- ALLEY CLOSURE**  
A200 SCALE: 1/16" = 1'-0"



**2 NEW FLOOR PLAN- Parking P1 ALLEY CLOSURE**  
A200 SCALE: 1/16" = 1'-0"

**PARKING CALCULATION**

LEVEL	STANDARD	COMPACT	ADA
G1	19	14	0
G2	25	15	2
G3	27	9	2
TOTAL	71	38	4

TOTAL PARKING= 113  
 % COMPACT= 33%  
 5 PRIVATE SPACES PROVIDE ON LOT 194  
 TOTAL DEVELOPMENT PARKING= 118 SPACES  
**PARKING REQUIRED**  
 R-2 USE- 1 PER 3 DWELLING UNITS  
 197 UNITS / 3= 66 PARKING SPACES REQUIRED  
 B USE- 1 FOR FIRST 3,000 SF, 1 FOR EACH ADDITIONAL 750 SF  
 11 TOTAL SPACES REQUIRED  
 TOTAL PARKING REQUIRED= 77  
 TOTAL PARKING PROVIDED= 118  
 INDOOR BIKE STORAGE REQUIRED  
 197 UNITS / 3= 66 BIKE SPACES  
 66 PROVIDE ON 1ST FLOOR PARKING LEVEL

S STANDARD PARKING SPACE 9'X15'  
 C COMPACT PARKING SPACE 8'X15'  
 HC ACCESSIBLE PARKING SPACE 8'X15'



**1255 22nd Street Apartment Conversion**

1255 22nd Street, NW  
Washington, DC

CIVIL ENGINEER  
Wiles Mensch Corporation  
11860 Sunrise Valley Drive, STE 200  
Reston, VA 20191  
703-391-7600

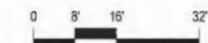
Job # 14026.00  
 Date: 06/17/15 Issue: 1  
 07/01/15 Permit Revisions  
 07/01/15 ALLEY CLOSURE

Drawn: Author  
 Checked: Checker  
 Scale: As Indicated

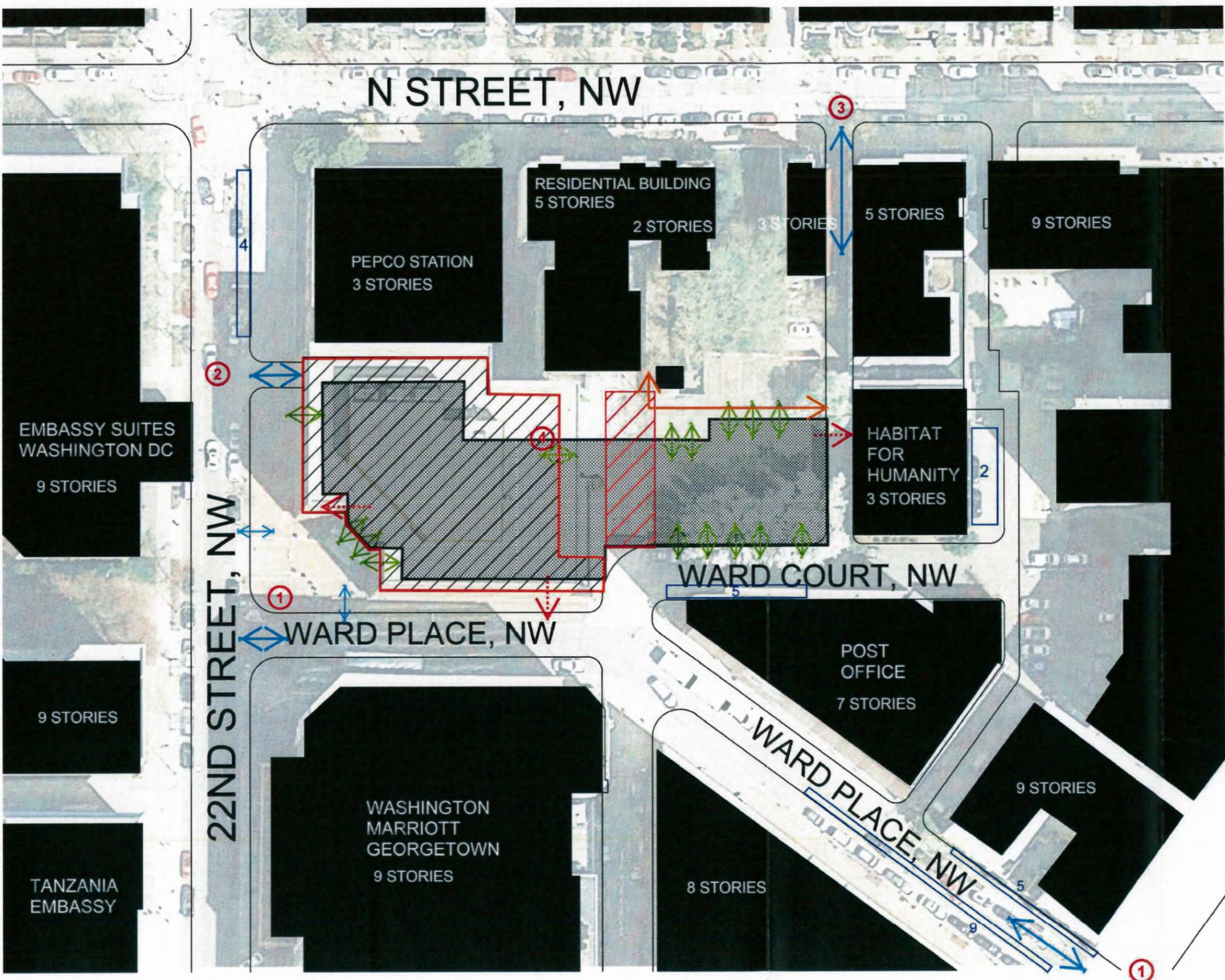
Sheet Title: **OFF STREET PARKING DIAGRAMS**

© MTFA 2014 ALL RIGHTS RESERVED

Sheet #







- Pedestrian Ingress & Egress
- Pedestrian Emergency Egress
- Existing Vehicle Ingress & Egress
- To be Preserved
- New Construction 9-Story
- Existing Building 7-Story
- 1 Curb cut at Ward Place
- 2 Parking Entrance at West End Court to remain
- 3 Curb cut at Public Alley to remain
- 4 Loading Dock
- Standard Parking Spaces
- Compact Parking Spaces
- Access Easement 16' Min. Clearance. 30'0" Wide
- Temporary Access Maintained as Required During Construction



**1255 22nd Street,  
N.W.  
Washington, DC**

Civil  
Wiles Mensch Corporation  
11850 Sunrise Valley Drive, STE 200  
Reston, VA 20191  
703-391-7800

0 4 8 16 FT  
SCALE: 1/16" = 1'-0"

Job # 14026

Date:	Issue:
SD PROGRESS SET 9/30/14	
SD PROGRESS SET 10/28/14	
SD PROGRESS SET 10/31/14	
SD PROGRESS SET 11/11/14	
ALLEY CLOSING REVIEW 12/5/14	
ALLEY CLOSING 12/18/14	
ALLEY CLOSING 1/15/15	
ALLEY CLOSING 07/01/15	

Drawn: \_\_\_\_\_ Checked: \_\_\_\_\_  
Scale: 1/16" = 1'-0"  
Sheet Title:

**ELEVATIONS**

© MTFA 2014 ALL RIGHTS RESERVED  
Sheet #

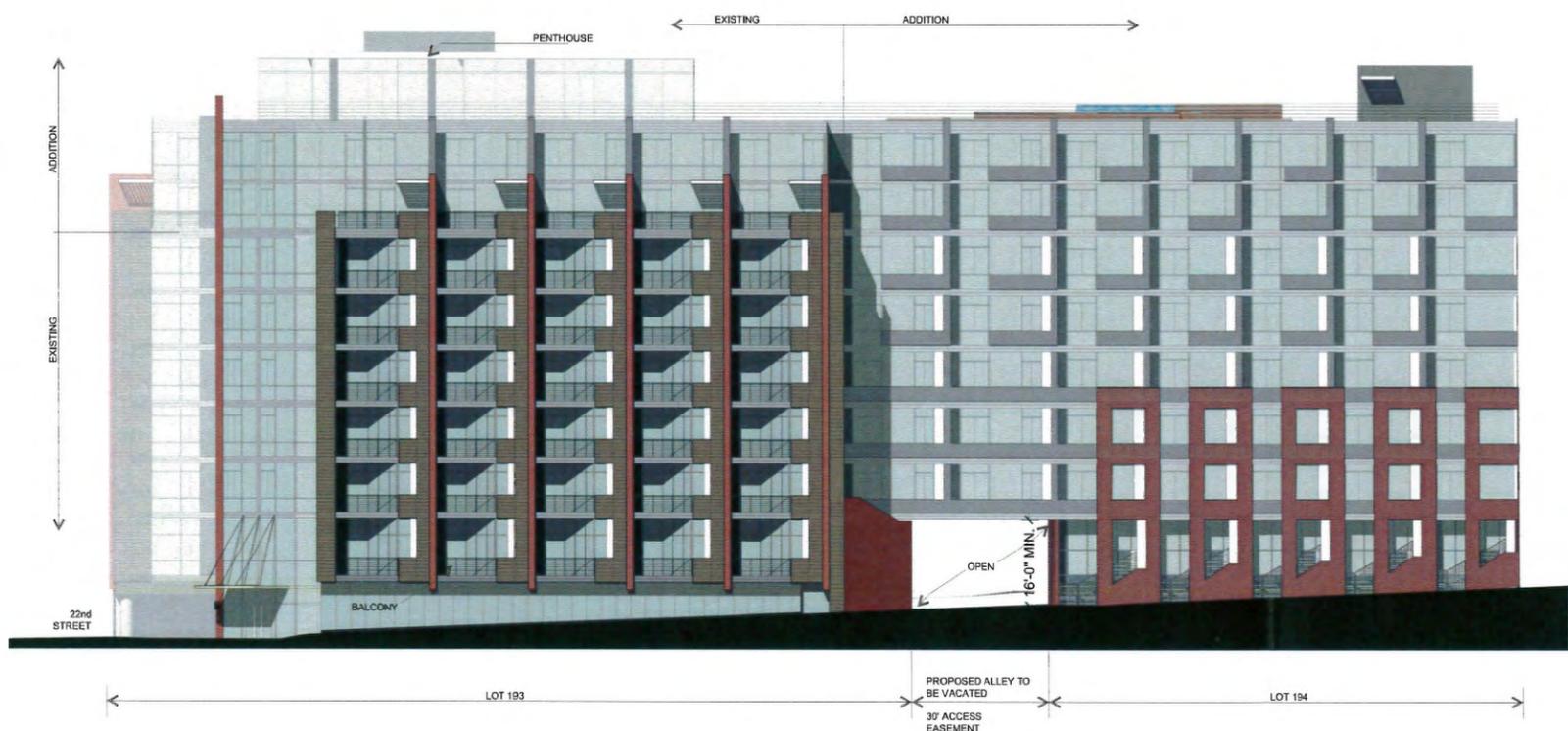
**A301**



**1 NORTH ELEVATION**  
1/16" = 1'-0"



**3 EAST ELEVATION (PUBLIC ALLEY)**  
1/16" = 1'-0"



**2 SOUTH ELEVATION (WARD PLACE)**  
1/16" = 1'-0"



**4 WEST ELEVATION (22ND STREET)**  
1/16" = 1'-0"

C:\PROJECTS\6001-6500\6443 - 1255 22ND STREET NW\GRAPHICS\6443 AUTOTURNS 7 01.2015.DWG

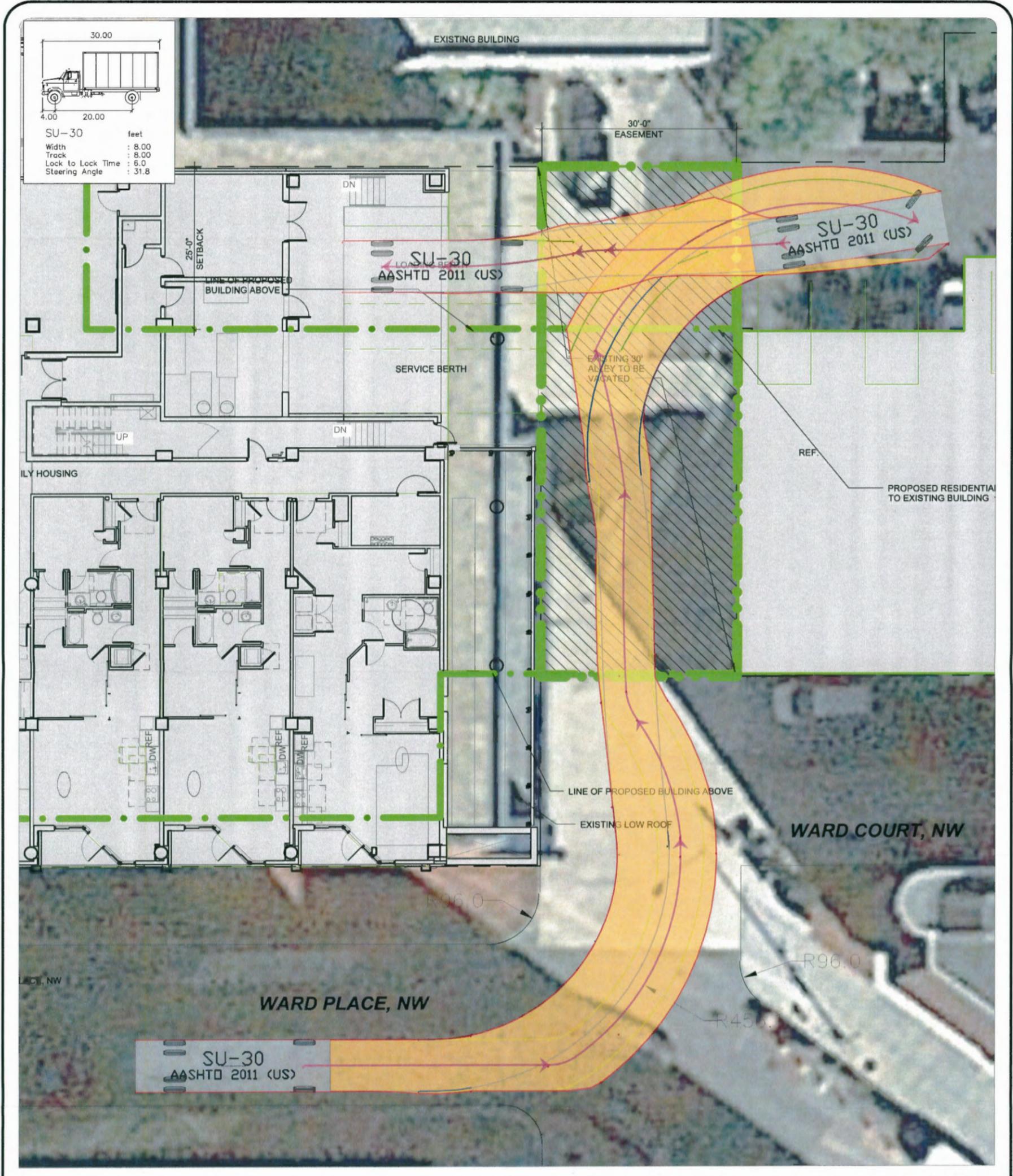
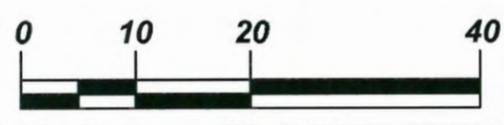


Figure 1  
SU30 - IN



- Vehicle Body
- Front Tire Tread
- Rear Tire Tread
- Directional Path
- Vehicle Path



1255 22nd Street  
Washington, D.C.



C:\PROJECTS\6001-6500\6443 - 1255 22ND STREET NW\GRAPHICS\6443 AUTOTUPNS 7.01.2015.DWG



Figure 2  
SU30 - OUT

1255 22nd Street  
Washington, D.C.

D:\PROJECTS\6001-6500\6443 - 1255 22ND STREET NW\GRAPHICS\6443 AUTOTURNS 7.01.2015.DWG

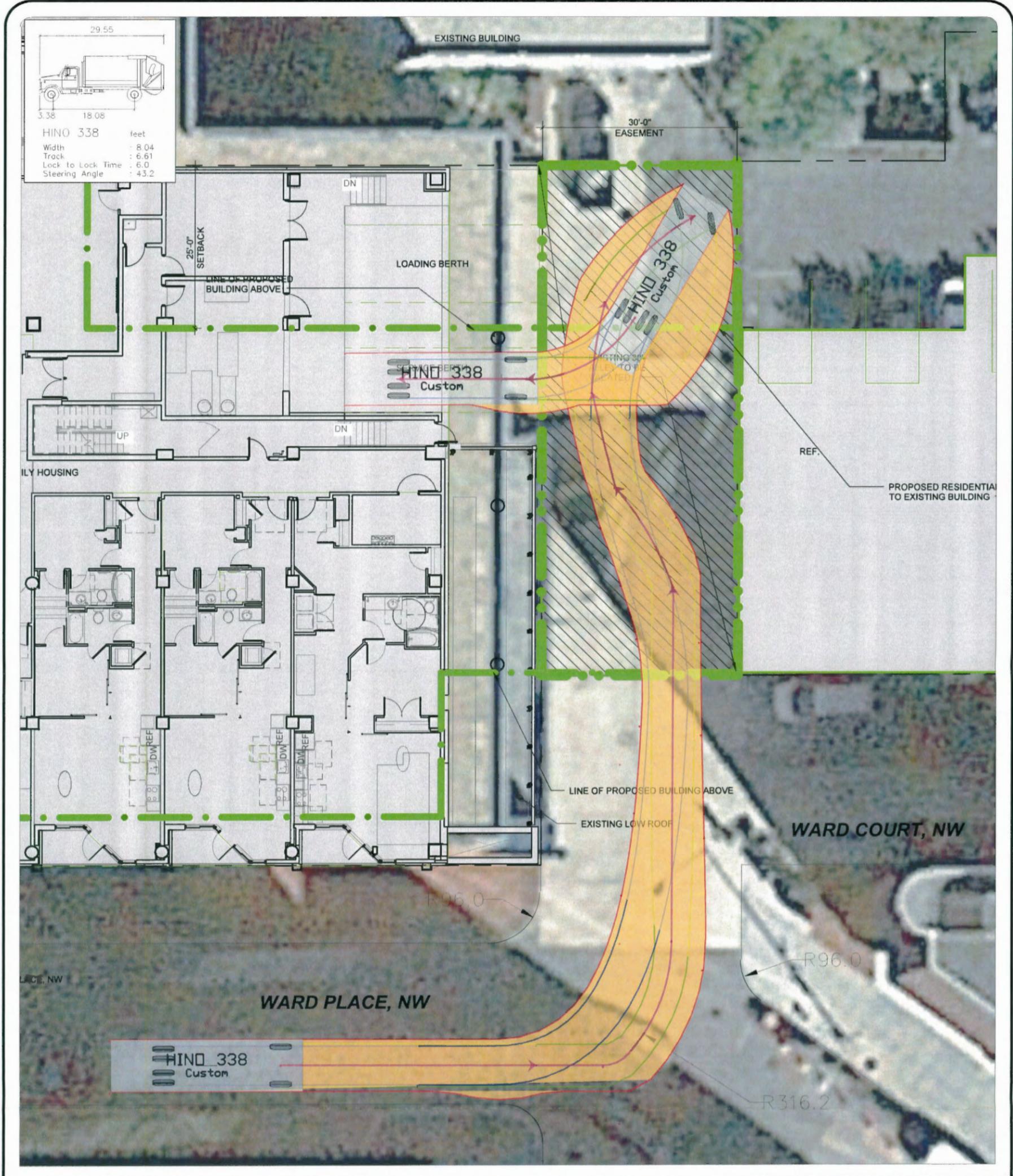
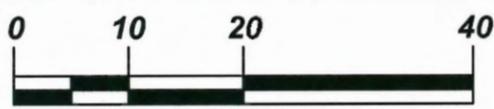


Figure 3  
REAR LOAD TRASH TRUCK - IN



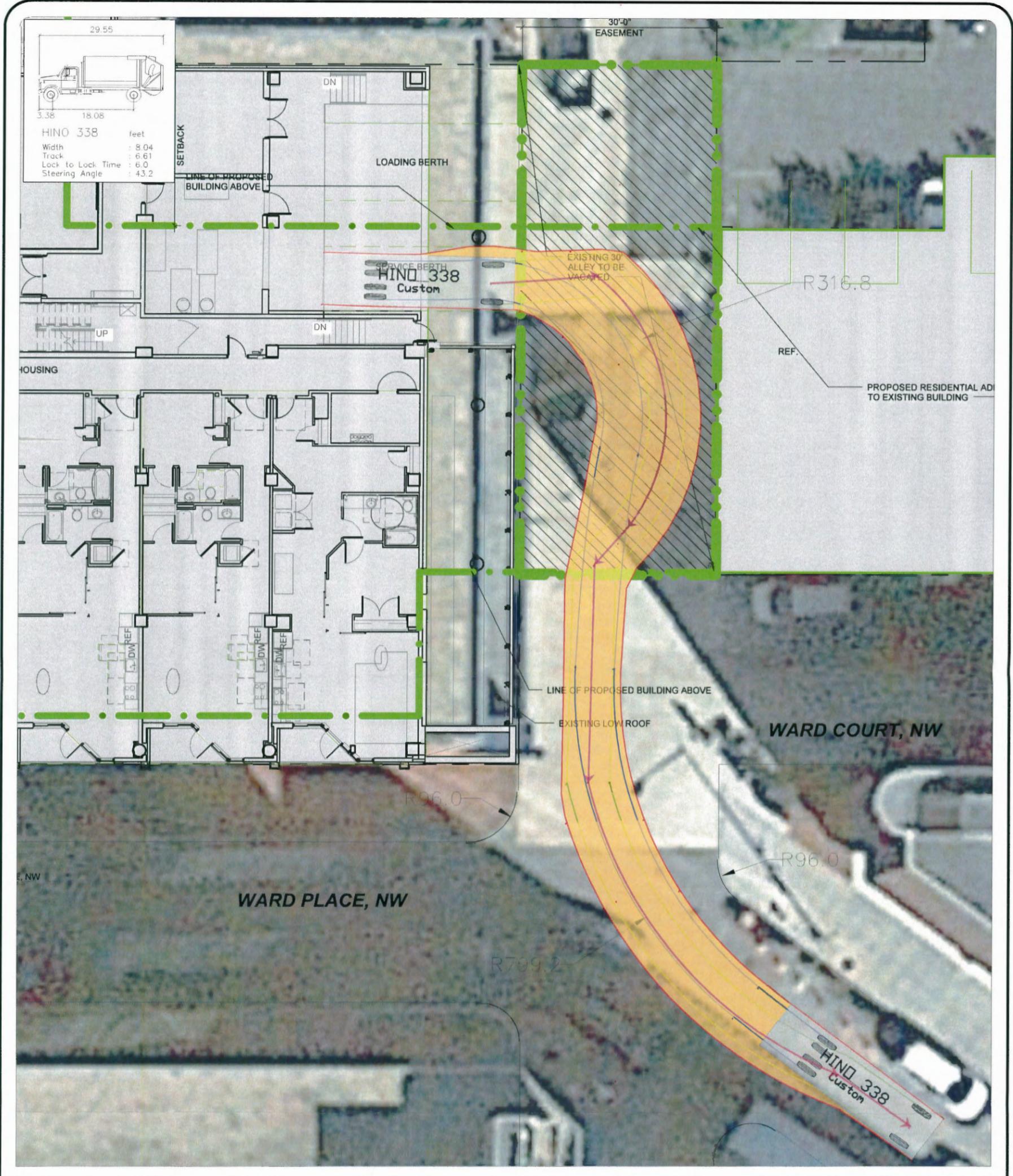
- Vehicle Body
- Front Tire Tread
- Rear Tire Tread
- Directional Path
- Vehicle Path



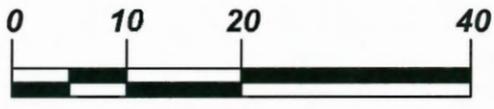
1255 22nd Street  
Washington, D.C.



O:\PROJECTS\6001-6500\STREET NW\GRAPHICS\6443 AUTOTURNS 7.01.2015.DWG



**Figure 4**  
**REAR LOAD TRASH TRUCK - OUT**



- Vehicle Body
- Front Tire Tread
- Rear Tire Tread
- Directional Path
- Vehicle Path



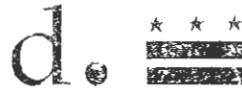
1255 22nd Street  
Washington, D.C.



# Exhibit D

# Government of the District of Columbia

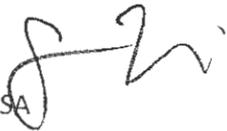
## Department of Transportation



d. Policy, Planning and Sustainability Administration

### MEMORANDUM

**TO:** Roland F. Dreist Jr.  
DC Surveyor  
Office of the Surveyor, DCRA

**FROM:** Sam Zimbabwe   
Associate Director, PPSA  
District Department of Transportation

**DATE:** April 3, 2015

**SUBJECT:** S.O. No. 15-23283 – Closing of a Public Alley in Square 70

---

### OVERVIEW

1255 22<sup>nd</sup> Street LP (the “Applicant”) seeks approval to close a portion of an existing public alley in Square 70 and the dedication of a perpetual public easement for use of the closed section of alley. The Applicant is the owner of Lots 193 and 194; the only Lots in the Square that abut the proposed alley closing locations.

### DEVELOPMENT PROPOSAL

Lot 193 is occupied by an existing building at 1255 22<sup>nd</sup> Street, N.W. originally constructed as an office building with ground floor retail. The 106,000 SF building will be converted to residential use with approximately 77 DU; the ground floor retail and service spaces will remain. Lot 194 is a surface parking lot servicing the principal building. The alley closing will facilitate the construction of a 96,000 SF building addition on Lot 194 and over the closed portion of alley with 113 DU. The area of the alley to be closed is 2,391 SF.

## **ALLEY OPERATIONS**

The Applicant will grant a perpetual access easement, with a vertical clearance of 16 ft., over the surface of the closed alley to provide access to properties north of the site on Lot 192 and Lot 153. The existing parking and loading facilities in the principal building at 1255 22<sup>nd</sup> Street, NW will serve the combined development. An existing driveway on 22<sup>nd</sup> Street serves the underground parking garage with loading and service delivery accessed by the alley network.

## **DDOT ASSETS**

DDOT maintains the public light system that consists of streetlights, alley lights and related infrastructure. The subject alley contains no existing alley lights however there are three existing alley lights adjacent to the project site. DDOT will require the Applicant to upgrade the alley lights as part of the development proposal to include replacing the two existing 3A alley light poles with 5A alley poles and replacing the alley light on the utility pole with a new LED fixture.

## **PUBLIC SPACE**

The existing circular driveway serving the principal building at 1522 22<sup>nd</sup> Street, NW does not comply with DDOT design standards and should be removed. The circular driveway entrances are located close to the intersection of 22<sup>nd</sup> Street and Ward Place and does not comply with DDOT standards requiring driveway curb-cuts provide a minimum 60 ft. clearance from an intersection.

Developers are expected to improve public space to DDOT standards. The existing streetscape on 22<sup>nd</sup> Street has non-standard elements including decorative brick pavers, circular tree boxes and highway style streetlights that must be replaced. The two existing curb-cuts should be closed and replaced with standard streetscape elements for the area including curbs, gutters, tree boxes and sidewalks. Installation of the new alley light poles and fixtures will be reviewed during the permitting process.

DDOT will work with the Applicant during the permitting phase to determine the appropriate streetscape elements for the site. The Applicant may refer to the District of Columbia Municipal Regulations and DDOT's Design and Engineering Manual for specific controls of public space. A summary can be found in DDOT's Public Realm Design Manual.

## **RECOMMENDATION**

DDOT has no objections to the action.

# Exhibit E

**REVISED MEMORANDUM**

**TO:** Roland F. Dreist, Jr., L.S., D.C. Surveyor  
Office of the Surveyor

**FROM:** *JL for* Jennifer Steingasser, Deputy Director, Development Review & Historic Preservation

**DATE:** April 21, 2015

**SUBJECT:** S.O.15-23283  
Proposed Closing of a Public Alley and Dedication of Public Easement in Square 70

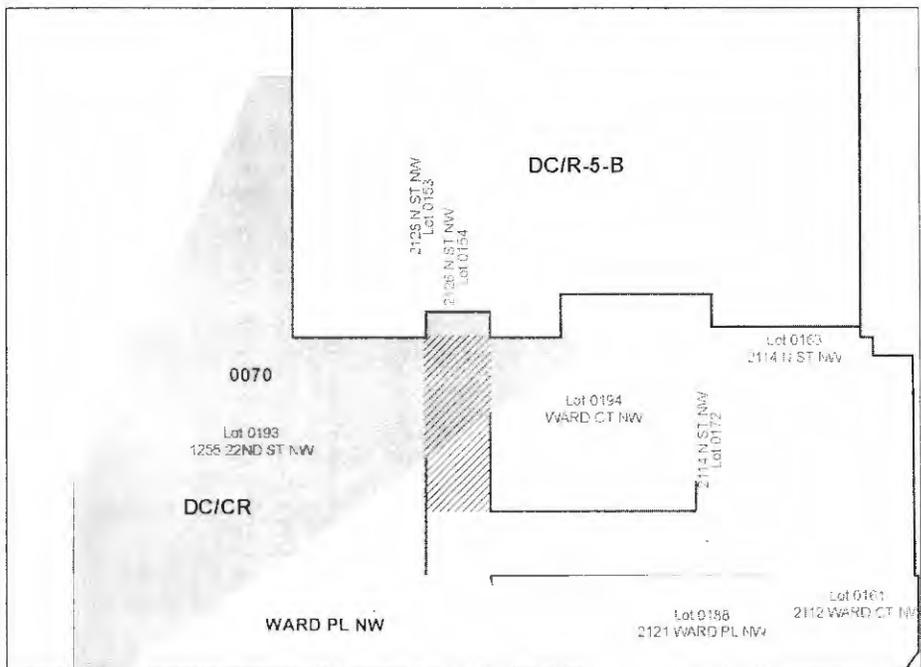
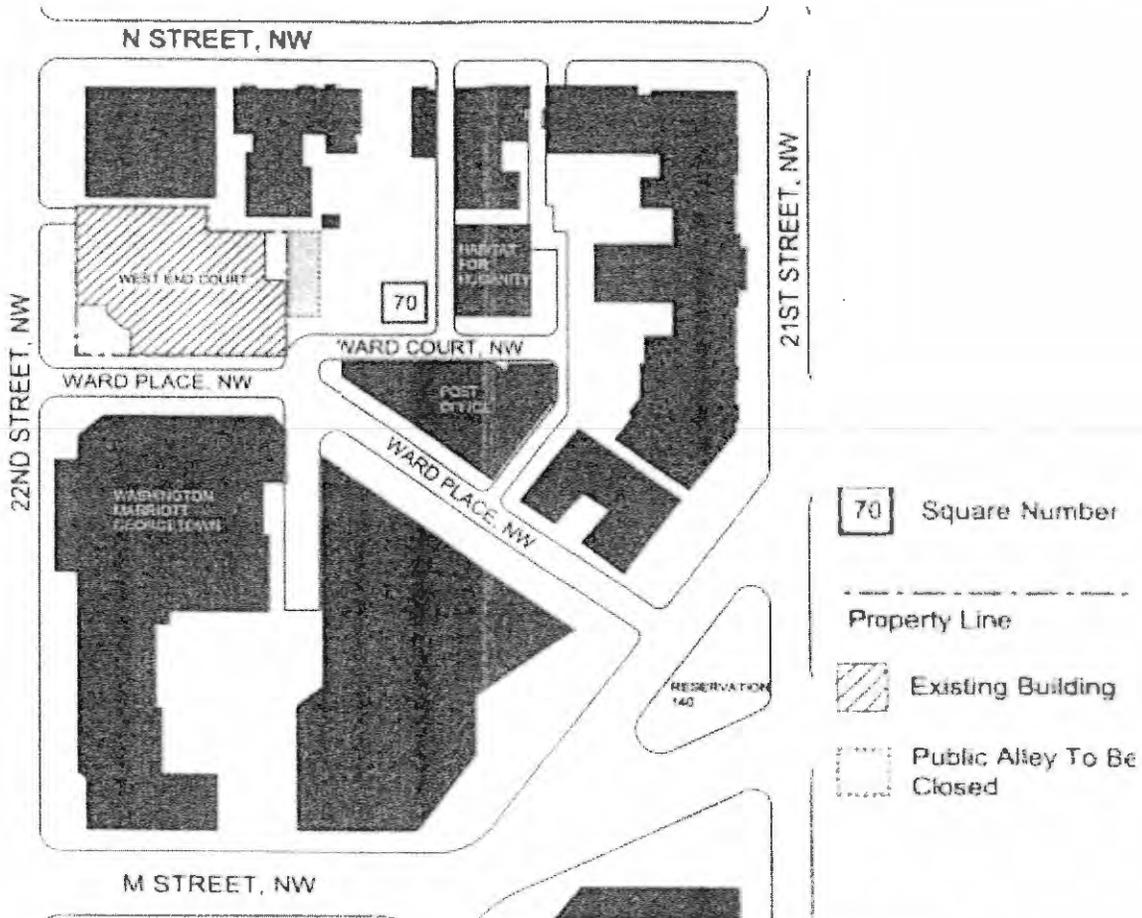
**I. RECOMMENDATION**

The Office of Planning (OP) has completed its review of the application for the requested alley closing and dedication of a perpetual public easement to a height of 16 feet for use of that closed alley and **has no objection to this request**, provided that the District Department of Transportation also has no objection to this request.

**II. SITE DESCRIPTION**

Applicant	1255 22 <sup>nd</sup> Limited Partnership
Address:	1255 22 <sup>nd</sup> Street NW
Legal Description:	Square 70
Ward:	2/ANC 2B
Zoning:	DC/CR –The Dupont Circle Overlay is intended to encourage retail uses. CR –medium to high density mixed residential/commercial. Permits matter-of-right residential, commercial, recreational and light industrial development. The proposed development appears to be consistent with the zoning.
Historic District	The property is not within a historic district.
Comprehensive Plan Generalized Future Land Use and Policy Map Designation:	Land Use Map – Medium Density Commercial/HD Residential Policy Map – Neighborhood Conservation The proposal is not inconsistent with this designation.
2010 Comprehensive Plan:	The proposal would particularly further objectives of the Land Use Element and Near Northwest Area Element of the Comprehensive Plan.

**III. PROPOSAL**



Request:	To close a portion of the alley in Square 70, as shown in the maps above, with a corresponding dedication of a perpetual easement over the surface of the closed alley (up to a height of 16 feet) for use of that portion of the alley.
Description:	The alley is a well-paved concrete surface, which provides access to Ward Court and Ward Place for the residential building to the north at 2130 N Street NW, and for access to an existing parking lot on Lot 194, also owned by the applicant.
Size:	The area of the alley to be closed is 2,391 square feet.
Adjacent Ownership:	An abutting parking lot to the east is located on Lot 194 is owned by the applicant.
Proposed Development:	<p>The proposed development would include two development phases, including:</p> <p>Phase I – The matter-of-right conversion of the existing 7-story office building (with ground floor commercial use) on Lot 193 to a mixed use building with ground floor commercial use and 77 residential units in 7 stories above grade. Three levels of garage parking below grade with 112 spaces would be available in the existing building.</p> <p>Phase II – This phase would include a 9-story residential addition of 120 units on Lot 194, which would be connected to the Phase I renovation at the third level, above the closed portion of the alley. Approximately 20 inclusionary zoning units would be included in this phase. Five surface parking/private garage spaces are proposed. This phase also includes construction of two floors that will be added on top of the existing building on Lot 193.</p>
<u>Uses</u>	The existing US Postal Service facility will remain on the ground floor of the building, fronting on 22 <sup>nd</sup> Street, along with the existing ground floor commercial space fronting on Ward Place. The only other use proposed is multi-family residential.
<u>Height and Density</u>	<p>Phase I - (conversion of existing office building to multifamily) – 7 stories, 95,300 sf of residential (77 units plus lobby and amenities), 10,700 sf retail/commercial.</p> <p>Phase II – (9 story addition to existing building, plus a two-story addition to Phase I.) – Subsequent to alley closure and easement dedication: 96,300 sf with 120 units.</p> <p>FAR: Total – 9 stories and 202, 300 sq. ft. for a total FAR of 6.56 on the consolidated site. (See Attached)</p>
<u>Site Plan</u>	The existing building located on Lot 193 fronts on 22 <sup>nd</sup> Street and wraps around to Ward Place. The proposed 9-story addition on Lot 194 at the rear would join the existing structure on Lot 193 from the third level, 16 feet above the proposed easement surface.
<u>Parking and Loading</u>	Vehicles would continue to access the garage from 22 <sup>nd</sup> Street, and loading would take place from loading docks at the rear off Ward Court. 112 spaces would be provided for the overall development in the existing below-grade parking structure.
<u>Easements</u>	The perpetual easement access is to be provided for the portion of the alley to be closed and up to 16 feet above its surface.

### III. ANALYSIS

#### A. Planning and Urban Design

The Director of the Office of Planning is required to “*determine whether the proposed closing is in compliance with the District’s planning and urban design objectives*”, as per 24 DCMR 1401.2(c). These objectives, as contained within the Comprehensive Plan (10DCMR, Chapter 9), include:

§300 Land Use Element

*§310.8 Policy LU-2.2.7: Alley Closings*

*Discourage the conversion of alleys to private yards or developable land when the alleys are part of the historic fabric of the neighborhood and would otherwise continue to perform their intended functions, such as access to rear garages and service areas for trash collection.*

This portion of the alley would be granted a perpetual easement of up to 16 feet above the closed portion, in order to maintain access by current users. The established pattern of use among the residential and commercial occupants around Ward Place and Ward Court would be maintained, including parking and loading access and trash collection.

§900 Urban Design Element

*The critical urban design issues facing the District of Columbia... include:*

- *Strengthening civic identity through a renewed focus on assets such as public spaces, boulevards, and waterfront areas...*
- *Improving the public realm, particularly street and sidewalk space...*

The public realm, including street and side walk space is not anticipated to be adversely impacted by the proposed closure and future related redevelopment of the surface lot. The applicant has proposed a perpetual easement over the portion alley to be closed, to ensure continued access by current users.

*§ 903.7 Policy UD 1.1.2: Reinforcing the L’Enfant and McMillan Plans.*

*...Restore as appropriate and where possible, previously closed streets and alleys, and obstructed vistas or viewsheds. (See Figure 9.3: Discouraging Alley and Street Closings within the L’Enfant Plan Area 903.10)*

This portion of alley does not appear to have any bearing on any vistas or viewsheds or on the integrity of the L’Enfant or McMillan Plans.

*§ 906.6 Policy UDI.4.1: Avenues/Boulevards and Urban Form*

*Use Washington’s major avenues/boulevards as a way to reinforce the form and identity of the city, connect its neighborhoods, and improve its aesthetic and visual character...*

The closure should have no impact on this policy objective.

*§909.8: Policy UD 2.1.2: Downtown Street and Block Patterns*

*Maintain a fine grained pattern of Downtown blocks, street and alleys, with intersections and frontages that encourage pedestrian movement and reduce the potential for immense variations in scale and "fortress-like" office buildings.*

The proposal should have no impact on Downtown street or block patterns. The alley closing and easement dedication is not anticipated to result in negative impact on land use patterns or neighborhood character.

*§ 913.6 Policy UD-3.1.9: Street Closures*

*Strongly discourage the closure of streets for private ownership or use. Any request for street closure should be reviewed in terms of the resulting impacts on vehicular and pedestrian circulation, access to private property, emergency access and fire protection, view obstruction, loss of open space, building scale, and other factors.*

The proposed closing and easement dedication should have no resulting adverse impacts on vehicular and pedestrian circulation, or access to private property as the easement would continue to function as it does currently.

The major impacts from a land use and physical character aspect would be as follows:

- The alley closing would permit the construction of one building, where there could be two buildings with separate loading and parking, with ingress and egress requirements.
- By closing the alley, the development could "pull" its permitted height from 22<sup>nd</sup> Street NW, which is 90' wide, permitting a building height of 100 ft. as permitted by the IZ regulations, whereas Ward Court, which is a former 30-foot wide alley within the square, would not permit the building height anticipated by the zone.
- The applicant would dedicate a 25' wide public alley easement, which would remain useable for loading and service vehicle access to the alley. In doing so, the applicant is ensuring that the loading dock would not have to face the street and it would maintain pedestrian safety and minimize the conflicts associated with large truck maneuvers.

*§ 1700 Near Northwest Area Element*

*Policy NNW-1.1.7: Strongly discourage the demolition of viable housing or the conversion of occupied housing units to non-residential uses such as medical offices, hotels, and institutions. Maintain zoning regulations that limit the encroachment of non-residential uses into Near Northwest neighborhoods, particularly around the new Convention Center, along the west side of Connecticut Avenue, and in Foggy Bottom.*

*NNW-2.5 Foggy Bottom/West End 2115: ...The expansion of George Washington University has been an ongoing issue of significant concern in Foggy Bottom and the West End, with neighbors expressing great concerns about the loss of housing stock and the changing character of the community... The objectives for land use decisions in the Foggy Bottom/West End area are to conserve and enhance the existing residential neighborhood, maintain and improve existing parkland, and balance the needs of local residents with the needs of the university to carry out its academic mission. Efforts should continue to retain the residential balance of the area, ensure adherence to the Campus Plan, and proactively address neighborhood and university concerns.*

The alley closure and easement dedication would not result in the loss of any housing units, and would rather facilitate the addition of new housing to the existing structure. The overall proposal would further the objectives of the above-mentioned policies as the additional housing units and affordable housing would help to address concerns regarding loss of housing stock and changing character of the community.

**B. Housing Linkage**

No linkage is required as the majority development on the site would be residential, with approximately 20 inclusionary zoning units to be provided.

**C. 24 DCMR Chapter 14 Requirements**

The alley closing regulations require submission of a plan so that reviewing agencies can determine the potential impact of the requested closing. 24 DCMR §1400.8 requires the plan to cover items including:

- (f) The approximate gross floor areas intended for various uses such as retail, office, residential, industrial, and commercial;*
- (g) The points of ingress and egress that vehicles will use for parking or loading purposes;*
- (h) The location of off-street parking spaces and their number and size;*
- (i) The location and size of loading and unloading facilities such as berths, docks, and platforms;*
- (j) A Tracking diagram for the maximum size trucks intended to use the loading and unloading facilities;*
- (k) Elevation views for each side of any building proposed for the site.*

The above information was provided in the submission.

**IV. CONCLUSIONS**

The information provided by the applicant is adequate to meet the requirements of Section 1400.8, for a project at this stage of its design development. It is noted that Phase I of the project (office to residential conversion of the existing building to the west of the alley to be closed) is a matter-of-right project that does not rely on the alley closing. The alley closing is intended to facilitate Phase II, which is the building addition to be constructed on the vacant land to the east of the alley to be closed and the addition of two floors above the existing building on Lot 193.)

JL/kt

ATTACHMENT: Height and Density (per Covenants)

## ATTACHMENT

### Height and Density

The project is subject to two *CR Covenants dated May 30, 1985, and July 1, 1987*. Sections 631.3 and 631.4 of the Zoning Regulations allow the permitted residential and non-residential bulk to be apportioned between two or more lots in the same square, provided that the aggregate residential and non-residential floor area may not exceed the limits for the CR District. (6.0 total, of which no more than 3.0 may be devoted to non-residential use.) *The CR Covenants to which the site is subject allowed the bulk to be apportioned among four sites in the square— Lot 193; a PEPCO-owned property (Lot 11) to the north; the Marriott Hotel site at the northeast corner of 22nd and M Streets, NW (Lot 190), to the south; and Lot 194.*

The July 1, 1987 Covenant allows a maximum density of 106,397.35 sq. ft. of gross floor area on Lot 193 and 85,356 sq. ft. and gross floor area on Lot 194. The total land area of those two sites is 28,452 sq. ft., resulting in a permitted FAR of 6.73, not including the IZ bonus. The alley to be closed measures 2,400 sq. ft., and is permitted a 6.0 FAR, or 14,400 sq. ft. The existing building on Lot 193 has a gross floor area of 103,150 sq. ft. of gross floor area not including the IZ bonus (5.24 FAR of non-residential use). The CR Zone allows a maximum of 6.0 FAR of residential use. With an additional 20% per IZ, a total of 7.2 FAR is permitted on the development site.

The aggregate FAR in the proposed project is 6.56.

# Exhibit F

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
HISTORIC PRESERVATION OFFICE  
OFFICE OF PLANNING



**MEMORANDUM**

**TO:** Roland Dreist, Office of the Surveyor

**SUBJECT:** Proposed Alley Closure and Dedication of Perpetual Public Easement for use of Closed Alley; Square 70 (S.O. 15-23283)

**DATE:** March 3, 2015

Thank you for contacting the DC Historic Preservation Office regarding the revised plans for the above-referenced closures. We appreciate the opportunity to review this action. However, § 9-202.02(4) of the D.C. Code only requires the Mayor to refer applications “to close any street located on the L’Enfant Street Plan” to the Historic Preservation Review Board. We have no comment on this proposed action since this closure involves an alley rather than a street.

**BY:**

A handwritten signature in cursive script, appearing to read "Andrew Lewis", is written over a horizontal line.

C. Andrew Lewis  
Senior Historic Preservation Specialist  
DC State Historic Preservation Office

15-0116

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
Department of Public Works



Solid Waste Management Administration  
Street and Alley Cleaning Division

**MEMORANDUM**

**TO:** Roland F. Dreist, Jr.  
Surveyor, D.C.

**FROM:** Anthony Duckett   
Chief Street & Alley Cleaning Division

**SUBJECT:** Proposed closings of public Alley and Easement

**Date:** March 19, 2015

The following Alley closing was investigated for review:

Square -70- S.O. 15-23283

The Department has reviewed the proposed closing, at this time we have no objection to the closing of an alley and easement, Square -70- S.O.15- 23283.

If you have any questions please call me at 202-727-2539.

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
FIRE AND EMERGENCY MEDICAL SERVICES DEPARTMENT  
WASHINGTON, D. C. 20001



**MEMORANDUM**

**TO:** Roland F. Dreist Jr.  
District of Columbia Surveyor

**FROM:** Tony L. Falwell *TLF*  
Asst. Chief Fire Marshal  
DCFEMS Office of the Fire Marshal

**DATE:** February 24, 2015

**SUBJECT:** Surveyor's Office File No. S.O. 15-23283

---

This written correspondence is being forwarded to your office to address **SO File No. 15-23283** that was submitted to the FEMS Office of the Fire Marshal (Fire Prevention Division) for review. The request involves a proposed closing of a public alley and easement in Square 70. The alley is abutted by Lots 193 and 194 bounded by 22<sup>nd</sup> Street NW to the west, N Street NW to the north, 21<sup>st</sup> Street and New Hampshire Avenue NW to the east, and M Street NW to the south.

Based on FEMS review, the following findings are being brought forth: The FEMS Office of the Fire Marshal has no objection to this request being approved if the following requirements are adhered to: 1.) No Existing FD connections and fire hydrants can be obstructed/ blocked in a way that will prevent emergency access. 2.) Fire access to the adjacent properties, lots, and squares is not compromised and is maintained in accordance with Chapter 5, Fire Service Features, and Section 503 "Fire Apparatus Access Roads" in the 2012 International Fire Code.



GOVERNMENT OF THE DISTRICT OF COLUMBIA  
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT



MEMORANDUM

TO: Roland F. Dreist, Jr.  
Surveyor of the District of Columbia

FROM: Paul Walker  
Architect (Construction Inspector)

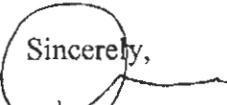
DATE: February 26, 2015

SUBJECT: Department of Housing and Community Development Review comments on  
Alley Closing and Grant Public Easement in Square 70-

The Department of Housing and Community Development (DHCD) has review the above referenced ally closing and Easement in Square 70 application. DHCD supports, as described below, the requested action specified in the application. This referenced ally closing and Public Easement in Square 70 will have no effects on our DHCD operation. Bases upon the following understanding of the information contained in the application DHCD has no objection to the proposed ally closing and Public Easement in Square 70.

If you have any further question please feel free to contact me at (202)442-7218.

Sincerely,

  
Paul Walker  
Architect  
DFD, Department of Housing and Community Development

# Exhibit G



Washington  
Gas

6801 Industrial Road  
Springfield, Virginia 22151

March 11<sup>th</sup>, 2015

Mr. Roland Driest  
Atten. Diana Dorsey Hill  
Department Of Consumer and Regulatory Affairs  
Building and Land Regulations Administration  
Office of The Surveyor  
Washington , D.C. 20002

Dear Mr. Roland Driest

RE: Proposed Closing of a Public Alley and Easement Established in Square 70 –  
S.O. 15 – 23283.

We have no facilities in conflict with the area as shown and have no objection to  
the closing of Public Alley and the Easement Established in Square 70.

Sincerely,

Robert Banks

Digitizer / Draftsman



A PHI Company

April 9, 2015

Mr. Roland F. Dreist, Jr.  
Government of the District of Columbia  
Department of Consumer and Regulatory Affairs  
1100 4<sup>th</sup> Street, SW, Third Floor  
Washington, DC 20024

Dear Mr. Dreist,

Subject: Proposed Closing of a Public Alley in Square 70 – SO # 15-23283

In response to your memorandum dated January 15, 2015 concerning the subject proposed alley closing, we comment as follows:

We have reviewed the documents showing the proposed alley closing and we have determined that PEPCO does not have any facilities within the proposed alley to be closed. PEPCO does not object to the proposed closing of the alley.

If you have any questions regarding this matter, please call me at (202) 388-2261 or email me at [kwildermuth@pepco.com](mailto:kwildermuth@pepco.com).

Thank you,

*Karl Wildermuth*

Karl Wildermuth  
Engineer

Network Engineering  
OPPE MD/DC



13101 Columbia Pike, FDC 1  
Floor 1  
Silver Spring, MD 20904

April 8th, 2015  
Mr. Roland F. Dreist, Jr.  
Office of the Surveyor  
1100 4<sup>th</sup> Street SW.  
Washington, D.C. 20024

RE: Proposed Closing of a Public Alley in Square 70 S.O 15-23283

Dear Mr. Dreist:

In reference to your letter dated in March 31st, 2015 which relates to Closing of Public Alley in Sq70

Location: Closing of a Public Alley in Square 70

The telephone plant in this area consists of Telephone cable and Telephone conduit and poles.

Verizon Washington D.C. Inc. withdraws its objections to this Proposed Closing of a Public Alley.

Very truly yours,

Kenneth Young  
Engineer, Outside Plant Engineering, WSAM

GIV/Kdy

c.c. D.C.D.O.T. Underground Location Section  
Area Engineer  
File

Network Engineering  
OPPE MD/DC



13101 Columbia Pike, FDC 1  
Floor 1  
Silver Spring, MD 20904

March 2nd, 2015  
Mr. Roland F. Dreist, Jr.  
Office of the Surveyor  
1100 4<sup>th</sup> Street SW  
Washington, D.C. 20024

RE: Proposed Closing of Alley in Square 70 S.O 15-23283

Dear Mr. Dreist:

In reference to your letter dated February 20<sup>th</sup>, 2015 about Proposed Closing of a Public Alley in Square 70 S.O 15-23283

Location: Square 70

Verizon Washington D.C. Inc. objects to the proposal unless one of the two following are done:

Service is no longer required in the Square.

An easement will be provided, and paid for by the owners with metes and bounds description with a plat and all documentation necessary to record the easement to permit existing telephone plant to remain in its present location subject to Verizon approval.

Verizon is fully reimbursed for relocating its plant and feeders. Alley/Street closing will not take place until these facilities are completely relocated and permanent services restored fully to all customers affected by the move.

Telephone cables and terminals are cut off and abandoned.

Very truly yours,

Kenneth D. Young  
Engineer, Outside Plant Engineering, WSAM

KDY

c.c. D.C.D.O.T. Underground Location Section  
Area Engineer  
File

# Holland & Knight

800 17th Street, NW, Suite 1100 | Washington, DC 20006 | T 202.955.3000 | F 202.955.5564  
Holland & Knight LLP | [www.hklaw.com](http://www.hklaw.com)

Christopher H. Collins  
202.457.7841  
[chris.collins@hklaw.com](mailto:chris.collins@hklaw.com)

March 31, 2015

## VIA UPS OVERNIGHT

Kenneth D. Young, Engineer  
Outside Plant Engineering - WSAM  
Verizon  
13101 Columbia Pike, FDC 1  
Floor 1  
Silver Spring, MD 20904

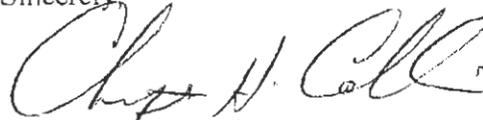
Re: S.O. 15-23283  
Alley Closing in Square 70

Dear Mr. Young:

This letter serves to notify you that the Applicant for the above-referenced alley closing agrees to do the following upon completion of the alley closing process, in return for Verizon removing its objection dated March 2, 2015, filed with the Office of the Surveyor for this alley closing application: (1) provide Verizon with an easement with metes and bounds description and with a plat and all documentation necessary to record the easement, and (2) effectuate the relocation of Verizon's plant and feeders and fully reimburse Verizon for such relocation, as referenced in the attached objection letter. If this agreement is satisfactory, I would appreciate your removing the objection filed with the Office of the Surveyor for this alley closing application.

Thank you for your help in this matter. Should you have any questions, please do not hesitate to contact me.

Sincerely,



Christopher H. Collins

Attachment

Kenneth D. Young, Engineer  
March 31, 2015  
Page 2

cc:	Roland Dreist, D.C. Surveyor	(Via Hand Delivery; w/attachment)
	Natalie Anderson, Verizon	(Via Email; w/attachment)
	David Nelson, Utility Professional Services, Inc	(Via Email; w/attachment)
	Ronald Walton, The Walton Companies	(Via Email; w/attachment)
	Roddi Krivanek, Tasea Investment Company	(Via Email; w/attachment)



Permit Operations

DISTRICT OF COLUMBIA WATER AND SEWER AUTHORITY | 1100 4th STREET, SW | SUITE 310 | WASHINGTON, DC 20024

April 14, 2015

Mr. Roland Dreist, D.C. Surveyor  
Department of Consumer and Regulatory Affairs  
Office of the Surveyor  
1100 4th St, S.W., 3rd Floor  
Washington, DC 20024

Subject: **S.O. 15-23283**– Street and/or Alley Closing Application – Square 70

Dear Mr. Dreist:

The District of Columbia Water and Sewer Authority objected to the proposed street/alley closures under requested **S.O. 15-23283**, dated **February 20, 2015**. The applicant has been in contact with the District of Columbia Water and Sewer Authority and has agreed to the following remedies per the attached letter:

1. Provide an easement for the existing 3" cast iron water main in the alley;
2. Provide an easement for the existing 8" sewer in the alley.

Therefore, the District of Columbia Water and Sewer Authority conditionally removes its objection to **S.O. 15-23283** with the stipulation that all of the above remedies are expressly contained in the legislation for the closing and that the Office of the Surveyor does NOT record the final plat without express written consent from the District of Columbia Water and Sewer Authority that all of the conditions listed above have been completed to their satisfaction.

If you have any questions, I can be reached at the contact information listed below.

Regards,

A handwritten signature in black ink, appearing to read 'Kevin Harney', written over a light blue horizontal line.

Kevin Harney, Easement and Covenant Coordinator  
Permit Operations Department  
District of Columbia Water and Sewer Authority  
1100 4th Street, SW Suite #310  
Washington, DC 20024  
202-646-8627 Office  
202-646-8628 Fax  
kevin.harney@dcwater.com  
DC Water - Water is Life

# Holland & Knight

800 17th Street, NW, Suite 1100 | Washington, DC 20006 | T 202.955.3000 | F 202.955.5564  
Holland & Knight LLP | www.hklaw.com

Christopher H. Collins  
202.457.7841  
chris.collins@hklaw.com

March 31, 2015

## VIA EMAIL & HAND DELIVERY

Kevin Harney  
Permit Operations Department  
DC Water and Sewer Authority  
1100 4<sup>th</sup> Street, S.W. Suite 310  
Washington, DC 20024

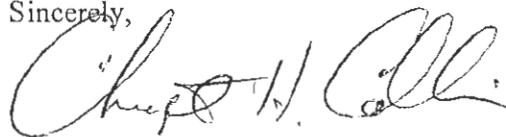
**Re: S.O. 15-23283  
Alley Closing in Square 70**

Dear Mr. Harney:

This letter serves to notify you that the Applicant for the above-referenced alley closing agrees to provide DC WASA with an easement for the maintenance and operation of (i) the existing 3" cast iron water main in the alley, and (ii) the existing 8" sewer in the alley, as referenced in the attached objection letter. If this agreement is satisfactory, I would appreciate your removing the objection filed with the Office of the Surveyor for this alley closing application.

Thank you for your help in this matter. Should you have any questions, please do not hesitate to contact me.

Sincerely,



Christopher H. Collins  
Jessica R. Bloomfield

Attachment

cc:	Roland Dreist, D.C. Surveyor	(Via Hand Delivery; w/attachment)
	Ronald Walton, 1255 22 <sup>nd</sup> Street LP	(Via E-Mail; w/attachment)
	William Lattanzio, Wiles Mensch Corporation	(Via E-Mail; w/attachment)

# Exhibit H



**GOVERNMENT OF THE DISTRICT OF COLUMBIA**  
**Dupont Circle Advisory Neighborhood Commission 2B**

February 23, 2015

DC Surveyor  
RE S.O. 15-23283, square number 70  
1100 4th Street, SW, Washington, DC 20024  
dcra@dc.gov

RE: 1255 22nd St NW

Dear Director Bolling,

At its regular meeting on February 11, 2015, the Dupont Circle Advisory Neighborhood Commission (“ANC 2B” or “Commission”) considered the above-referenced matter. With 9 of 9 Commissioners in attendance, a quorum at a duly-noticed public meeting, the Commission approved the following resolution by a vote of 9-0.

Whereas the applicant at 1255 22nd St NW is requesting an alley vacation to build a continuous residential building on two lots.

Whereas the alley vacation will include a permanent easement for vehicles to serve adjacent buildings.

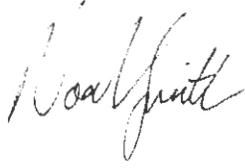
Whereas the conversion of abandoned office space to residential is a positive result of the project.

Therefore, ANC 2B supports the alley vacation as proposed.

Commissioners Daniel Warwick (daniel.warwick@anc.dc.gov) and Noah Smith (noah.smith@anc.dc.gov) are the Commission’s representatives in this matter.

ON BEHALF OF THE COMMISSION.

Sincerely,

A handwritten signature in black ink, appearing to read "Noah Smith". The signature is written in a cursive style with a prominent initial "N".

Noah Smith  
Chairman

# Exhibit I



## Delegated Action of the Executive Director

---

<b>PROJECT</b> <b>Alley Closing and Easement Establishment in Square 70 (S.O. 15-23283)</b> 22nd and N Streets, NW Washington, DC	<b>NCPC FILE NUMBER</b> 7654
	<b>NCPC MAP FILE NUMBER</b> 22.10(44.40)44119
<b>SUBMITTED BY</b> District of Columbia Department of Consumer and Regulatory Affairs, Office of the Surveyor	<b>ACTION TAKEN</b> Approval of comments to the Council of the District of Columbia
	<b>REVIEW AUTHORITY</b> Approval of Comments to the Council of District of Columbia on Street and Alley Closings DC Code § 9-202.02

---

The District of Columbia Department of Consumer and Regulatory Affairs, Office of the Surveyor, has requested comments on a partial alley closure located in Square 70. The Square is bound by 22<sup>nd</sup> Street, NW on the west, N Street, NW on the north, 21<sup>st</sup> Street and New Hampshire Avenue, NW on the east, M Street, NW on the south, and is bisected by Ward Place, NW.

The Office of the Surveyor's applicant for the alley closure is the owner of Lots 193 and 194, which are the only lots abutting the alley closing area. Closure of alley will facilitate the construction of an addition to an existing building on Lot 193 at 1255 22<sup>nd</sup> Street, NW. That building is 106,000 square feet and was originally built as an office building with ground floor retail. The building will retain the ground floor retail, but the office use will be converted to residential with 77 units. A residential addition will be constructed on Lot 194 and over the closed alley. The new building will contain approximately 97,000 square feet with 113 units, including 20 inclusionary zoning units.

The area of the alley to be closed is 2,391 square feet. The existing parking and loading facilities in the building on Lot 193 will continue to serve the combined development. Access to the parking is from 22<sup>nd</sup> Street and the loading dock will be accessed from the closed alley. The owner of Lots 193 and 194 will grant a perpetual public easement over the surface of the closed alley, to a height of 16 feet, to facilitate rear access to the abutting properties to the north of the alley.

There are no federal properties near Square 70 with the potential to be affected by the alley closing, and the proposed alley closing is not inconsistent with the federal interests identified within the Comprehensive Plan for the National Capital.

The Coordinating Committee reviewed the proposal at its March 11, 2015, meeting. The Committee forwarded the proposed alley closing to the Commission with the statement that the proposal has been coordinated with all participating agencies. The participating agencies were: NCPC; the General Services Administration; the National Park Service; the District of Columbia

---

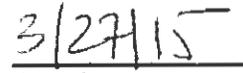
Office of Planning; the DC HPO; the District Department of Transportation; the District State Historic Preservation Office; and the Washington Metropolitan Area Transit Authority.

\* \* \*

Pursuant to delegations of authority adopted by the Commission on October 3, 1996 and DC Code § 9-202.02, I find that the proposed alley closing in Square 70, at the intersection of Ward Place and 22nd Street, NW, would not be inconsistent with the Comprehensive Plan for the National Capital.



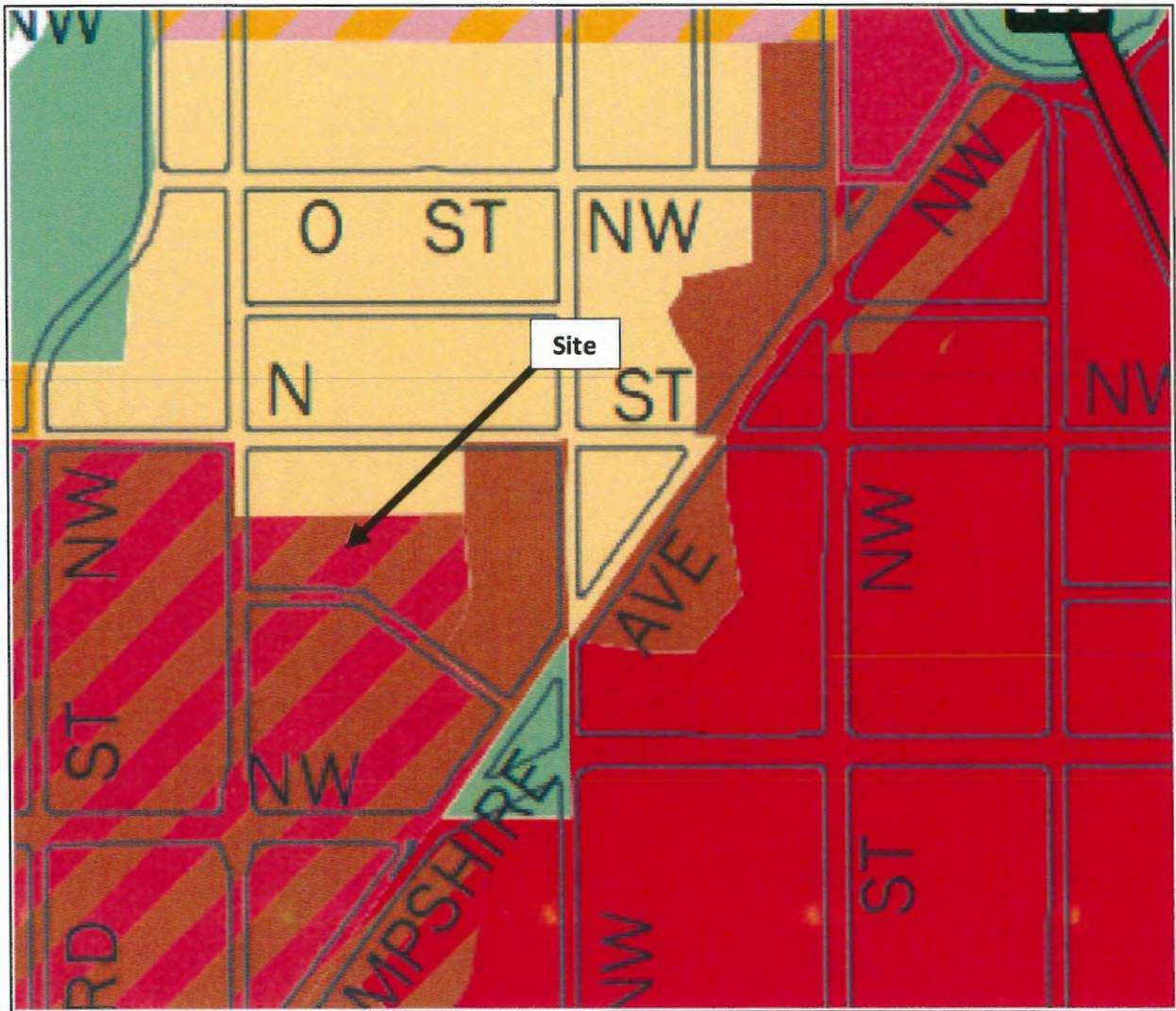
Marcel Acosta  
Executive Director



[Date]

# Exhibit J

Portion of the Future Land Use Map  
1255 22<sup>nd</sup> Street, N.W. (Square 70, Lots 193 and 194)



-  High Density Residential
-  Medium Density Commercial

# Exhibit K

Portion of the Generalized Policy Map  
1255 22<sup>nd</sup> Street, N.W. (Square 70, Lots 193 and 194)



 Neighborhood Conservation Areas

# Exhibit L

**Committee of the Whole Hearing**  
**Bill 21-179**  
**Alley Closing and Establishment of Alley Easement in Square 70**  
**July 7, 2015**

---

**Outline of Testimony**  
**Of Ron Walton,**  
**Representative from Applicant**

- I. Introduction of Site
  
- II. Contacts with District and ANC and neighbors
  - A. ANC 2B review and support of project
  - B. Agency reviews
  - C. Neighbors
  
- III. Proposed Development to be described by architect
  
- IV. Numerous benefits to the City from the development

# Exhibit M

**Committee of the Whole Hearing**  
**Bill 21-179**  
**Alley Closing and Establishment of Alley Easement in Square 70**  
**July 7, 2015**

---

**Outline of Testimony**  
**Michael Foster, FAIA**  
**MTFA Architecture**

- I. Introduction
- II. Site and Location Description
- III. General Description of Project
- IV. Discussion of Alley System and Alley Closing
- V. Review of Circulation and Access to Project
- VI. Alley to be closed is Unnecessary for Alley Purposes

# Michael T. Foster, FAIA

## MTFA Architecture

An architect and urban planner for over 25 years, Michael has received local and international design recognition for commercial, institutional, government, and urban design projects. His work has been published in *Progressive Architecture*, *American Planning Association Magazine*, *the Wall Street Journal*, *In Form*, as well as many other professional and trade journals. He is a guest speaker at regional and international colleges and universities on topics from transit oriented design, sustainability practices, community based planning, and innovations in housing.

Michael was elected to the American Institute of Architecture, College of Fellows, a national honor bestowed for outstanding contributions to architecture and serves as a mentor to the Urban Land Institute. He maintains a Top Secret security clearance and is the recipient of multiple AIA Design Awards including the VSAIA Honor Award for design and the AIA Award for Distinguished Achievement. He is a member of The American Planning Association, The US Green Building Council, the Association of Preservation Technology, and the Interfaith Forum on Religious Art and Architecture. MTFA has twice received the ABBIE award, awarded to Arlington's Best Business and the Green ABBIE for best environmentally sustainable business.

His civic involvement is centered on a belief and commitment that design, commerce, and cultural development all go hand in hand. He helps his clients focus on the symbiotic roles of mission based programming, urban planning, and sustainable economic development through design excellence.

As past Chair of the Arlington Planning Commission he now serves on the Arlington Economic Development Commission, and the Board of Code Appeals. He is the past chair of the Arlington Chamber of Commerce and Chair elect of Leadership Arlington.

Michael earned his professional degrees in Architecture and Urban Affairs from Virginia Tech, and graduate studies at SCI-ARC in Lugano, Switzerland. He studied behavioral and environmental psychology at St. Cloud State University under a scholarship from the National Science Foundation.

### **Education and Registration:**

Bachelor of Architecture, BArch 1985  
Minor in Urban Affairs, MUA 1985  
Virginia Polytechnic Institute and State University

Registered Architect: VA - #0401008656  
Registered Architect: WV - #3385  
Registered Architect: DE - #S5-0006479  
Registered Architect: DC - #ARC4208  
Registered Architect: MD - #9641  
Registered Architect: FL - #AR0017665

### **Professional Affiliations:**

- Fellow, American Institute of Architecture
- Appointed Member of the Arlington Economic Development Commission
- Past Chairman: Arlington County Planning Commission
- Appointed Member of the Arlington Board of Code Appeals
- Board Member, Virginia Center of Architecture
- Board of Directors, and Past Chair of the Arlington Chamber of Commerce
- Board of Regents and Past Chair, Leadership Arlington
- Board Member of Community Havens, Inc.
- Founder and Member of the Board for John Marshall Bank

## **Awards:**

**2004 Honor Award for Architecture**, Northern Virginia American Institute of Architects  
Tibetan Resettlement Community, Dehradun, India

**2004 Honor Award for Architecture**, Virginia Society American Institute of Architects  
Tibetan Resettlement Community, Dehradun, India

**2004 Urban Land Institute Smart Growth Award**  
First Baptist Church of Clarendon, Arlington, Virginia

**Learning by Design Citation of Excellence Award**  
St. Charles Borromeo Community Center, Arlington, Virginia

**Learning by Design Exemplary Design Recognition**  
Pinecrest School, Fairfax, Virginia  
Lutheran Church of the Redeemer Preschool, McLean, Virginia

**American School & University Design Excellence**  
Pinecrest School, Fairfax, Virginia  
Lutheran Church of Redeemer Preschool, McLean, Virginia  
Cherry Hill High School, Prince William County, Virginia

**2001 Honor Award for Architecture**, Virginia Society American Institute of Architecture  
Science Museum of Virginia

**2001 National Design Competition Winner**  
Trinity Episcopal Church, Vero Beach, FL

**2001 Green ABBIE**, Environmental Design Business of the Year  
Arlington County Government and Arlington Chamber of Commerce

**1999 Merit Award Winner, NAIOP Design Awards**  
The Britt Building for New Construction on Historic Designated Site  
Fairfax, VA

**1998 Small Service Business of the Year**  
Arlington Chamber of Commerce and Arlington County ABBIES

**National Honor Award for Architecture**  
Interfaith Forum on Religion, Art and Architecture  
Sanctuary Addition & School Renovation,  
The Falls Church, Episcopal, Falls Church, VA

**Merit Award for Architecture**, Washington, DC Chapter of the American Institute of Architects  
Fort Meade Youth Activities Center, Fort George G. Meade, MD

**National Honor Award, USAF Design Awards Program**  
Youth Activity Center, Andrews Air Force Base, MD

**Honor Award for Institutional Construction**, The Virginia Masonry Institute  
Sanctuary Addition & School Renovation,  
The Falls Church, Episcopal, Falls Church, VA

**Design and Craftsmanship Award**, The Maryland Masonry Institute  
Fort Meade Youth Activities Center, Fort George G. Meade, MD

**Architectural Honor Award**

The Heritage Preservation Society of Falls Church  
Sanctuary Addition & School Renovation,  
The Falls Church, Episcopal, Falls Church, VA

**Architectural Design Award**, The Northern Virginia Community Appearance Alliance  
Sanctuary Addition & School Renovation,  
The Falls Church, Episcopal, Falls Church, VA

**2004 New Catholic High School**

Cherry Hill, Prince William County, Virginia  
"Recognized For Educational Design Excellence in American School & University"

**2001 "Small Business of the Year"**, Arlington Chamber of Commerce  
ABBIE "Arlington's Best Business Award"

**2000 - 2004 Leadership Arlington**

"Acknowledges the Service, Commitment, and Dedication of Michael T. Foster"  
"As a Member of the Board or Regents"

**Leadership Arlington, Class of 2000**

"Acknowledges the Dedication and Commitment of Michael T. Foster"  
"As a Member of the Leadership Arlington, Incorporated"

**2004 Pinecrest School**

"In Appreciation, March 2004"  
Annandale, Virginia

**1999 The Arlington Jaycees**

Recognize Michael T. Foster  
"For Distinguished Service to Arlington County as our Outstanding Young Entrepreneur"

**1998 "Small Business of the Year Award"**, Arlington Chamber of Commerce,  
"Arlington's Best Business Award"

**"2000 Builders Ball"** – Washington Building Congress Foundation, c/o Courtesy Associates  
\$50,000 for Community Residences

**2005 Arlington Chamber of Commerce**

"In Recognition for Outstanding Service as Director"

**2006 Achievement Award**, the National Association of Counties (NACo)

For its consolidated planning process and its innovative 5-Year Plan Citizen Summary.

**2005 Best Practices Award**, Innovation Award

For creative housing tools, recognized at COG's Annual Meeting.

**2006 Master Plan Award**, Honorable Mention -- Columbia Pike Initiative

A Revitalization Plan, Update 2005

**#1, Best U.S. Walking Cities**, American Podiatric Medical Association

**Top 10 Green Roof Cities in North America**, Green Roofs for Healthy Cities

**2006, National Leader in Creating Sustainable Communities**, National Association of Counties

**2005, Green Building Leadership Award for Government**, The James River Green Building Council

**2005, Green Innovation Award for the Most Sustainable Community Program**, The Virginia Sustainable Building Network

**Projects:**

**Churches:**

Trinity United Methodist Church	Fairfax County, VA
Emmanuel Lutheran Church	Vienna, VA
Lutheran Church of the Redeemer	McLean, VA
Falls Church Episcopal	Falls Church, VA
National Community Church and Conference Center	Washington, D.C.
Trinity Episcopal Church	Vero Beach, FL
St. Charles Community Center	Arlington, VA
Chevy Chase Presbyterian Church and School	Washington, D.C.
First Baptist Church, Views of Clarendon	Arlington, VA
Christ Evangelical Lutheran Church Bethesda	Bethesda, MD
Church of the Holy Comforter	Vienna, VA
St. Augustine's Episcopal Church Master Plan	Washington, DC
St. Thomas' Parish Episcopal Church	Washington, DC
National Community Church (2014)	Washington, DC

**Mixed Use/Commercial:**

The Views at Clarendon	Arlington, VA
Virginia Square Towers	Arlington, VA
Wakefield Manor	Arlington, VA
Custis Trail Mixed Use	Arlington, VA
Urban Exchange	Harrisonburg, VA
Pentagon Center Mixed Use	Arlington, VA
Clean Technology Center (2311 Wilson)	Arlington, VA
Tyson's Central Plaza (Dittmar)	Fairfax County, VA
Dittmar: Rosslyn	Arlington, VA
Courtland Towers, Dittmar	Arlington, VA
Dittmar Retail Store (UST-2)	Arlington, VA
The Berkeley – 2900 S. Glebe Rd	Arlington, VA
Segue Technologies	Arlington, VA
John Marshall Bank	Arlington, VA
Clark Realty	Arlington, VA
7514 Wisconsin Ave	Bethesda, MD
1255 22 <sup>nd</sup> Street	Washington, DC

**Schools:**

Virginia Tech Fraun BioTech Center	Blacksburg, VA
St. Mary's College	St. Mary's City, MD
Pope John Paul the Great Performing Arts Theater	Prince William County, VA
George Washington University – President's House/Judicial Offices	Washington, DC

Beech Tree Elementary School	Fairfax County, VA
Langley High School	Fairfax County, VA
Arlington Public Schools Career Center	Arlington, VA
Pope John Paul the Great High School	Prince William, VA
Pinecrest School	Fairfax County, VA
Clermont Elementary School	Fairfax County, VA
Loudoun Advanced Technology Academy	Loudoun County, VA
Middle School Prototype	Loudoun County, VA
Mercer Middle School Addition	Loudoun County, VA
Central Garage Satellite Facility	Loudoun County, VA
Crestwood Elementary School	Fairfax County, VA
Hollin Meadows Elementary School	Fairfax County, VA
St. Charles School	Arlington, VA
Marymount University – Campus Planning	Arlington, VA
LCPS – MS-9	Loudoun County, VA

**Government:**

GSA IDIQ	Location Varies
National Museum of American People	Washington, D.C.
GSA Term Contract	Washington, D.C.
Arlington County Term Contract	Arlington, VA
GSA Historic Preservation & Rehabilitation IDIQ	Washington, DC
GSA Region 3 IDIQ – Roofs	Washington, DC
President's Conference Facility, EEOB	Washington, DC
Department of Justice Building	Washington, DC
Department of Energy, James Forrestal Building	Washington, DC
Navy League Space Study	Washington, DC
National Archives Design-Build IDIQ	Various Locations, Nationwide

**Country Clubs:**

Washington Golf & Country Club	Arlington, VA
Army Navy Country Club	Arlington & Fairfax, VA
Burning Tree Club	Bethesda, MD
Army & Navy Club	Washington, DC
Estuary Clubhouse	Sussex, DE
Americana Bayside	Bayside, DE
President's Conference Facility, EEOB	Washington, DC
Fort Meade Recreation Center	Fort Meade, MD
Quantico Physical Fitness Facility	Quantico, VA

**Museums / Exhibits / Cultural:**

Tibetan Resettlement Community	Dehradun, India
--------------------------------	-----------------

# Exhibit N

**Committee of the Whole Hearing**  
**Bill 21-179**  
**Alley Closing and Establishment of Alley Easement in Square 70**  
**July 7, 2015**

---

**Outline of Testimony**  
**Jami Milanovich**  
**Wells and Associates**

- I. Introduction
- II. Review of Circulation and Access to Project
- III. Maintenance of access to properties to the north
- IV. Alley to be closed is Unnecessary for Alley Purposes



## Jami L. Milanovich, P.E.

### PRINCIPAL ASSOCIATE

**Ms. Milanovich** is a registered professional engineer with 19 years of experience in a wide range of traffic and transportation projects including: traffic impact studies, corridor studies, parking analyses, traffic signal design, intersection improvement design, and signing and pavement marking design. Over the past decade, Ms. Milanovich has worked primarily in the District of Columbia on a multitude of mixed-use, residential, institutional, and office projects throughout the City. — A sampling of her projects is included below.

#### MIXED-USE DEVELOPMENTS

**CAPITOL CROSSING, WASHINGTON, D.C.:** Located in the heart of DC in the Judiciary Square neighborhood, Capitol Crossing is a mixed-use project including 2.2 million square feet of office, residential, and retail development. The three-block site of the proposed Planned Unit Development (PUD) is bordered by E Street on the south, Massachusetts Avenue on the north, 3rd Street on the west, and 2nd Street on the east. The project will span I-395. Since the traffic impact study was completed in conjunction with the original PUD, Ms. Milanovich has been responsible for the following:

- Updated traffic impact studies evaluating proposed changes to the plan;
- Evaluation of modified access for the project;
- Review of the proposed below-grade loading facilities to ensure accessibility and maneuverability; and
- Testimony before the District of Columbia Zoning Commission for 2nd Stage PUD applications and PUD Modifications.

Recent approvals by the Zoning Commission include approval of the Second-Stage PUD application for the Center Block on January 27, 2014.

**GATEWAY MARKET, WASHINGTON, D.C.:** Gateway Market is a proposed mixed-use development located at the intersection of Florida Avenue and 4th Street NE, on the fringe of NoMA. The proposed PUD will include a 155,200 SF residential component and a 27,500 SF retail component, including a potential grocer. In conjunction with the PUD, Ms. Milanovich was responsible for the following:

- Extensive safety analysis of the proposed access on Florida ;
- Coordination with the District Department of Transportation (DDOT) regarding the proposed site access;

#### EDUCATION

Master of Engineering; The Pennsylvania State University

Bachelor of Science – Civil Engineering (With Distinction); The Pennsylvania State University

#### SPECIALTIES

Traffic Impact Studies

Parking Studies

Corridor Analyses

Loading Management Plans

Site Access Studies

Expert Witness Testimony

#### PROFESSIONAL REGISTRATIONS

Registered Professional Engineer:

Washington, D.C.

Virginia

Pennsylvania

#### PROFESSIONAL AFFILIATIONS

Institute of Transportation Engineers

The Urban Land Institute

District of Columbia Building Industry Association

- Oversight of the traffic impact study conducted in conjunction with the PUD application; and
- Testimony before the District of Columbia Zoning Commission.

The Zoning Commission approved the PUD application on January 27, 2014.

**CAPITOL PLACE, WASHINGTON, D.C.:** Located just blocks from Union Station, Capitol Place will replace an existing surface parking lot with a mixed-use development including 375 residential units and 20,000 SF of retail space. The proposed development will be located along 2<sup>nd</sup> Street NE between G and H Streets NE. Due to changing market conditions, the originally approved development was modified to provide more but smaller residential units and fewer parking spaces. Ms. Milanovich conducted a traffic study to evaluate the impact of the proposed changes, including an evaluation of the appropriateness of the reduced parking ratio. Ms. Milanovich also worked with the developer and DDOT to modify the proposed loading facilities to eliminate the need for 55-foot trucks. The modified plan was approved by the Zoning Commission on April 12, 2012.

**360 H<sup>o</sup>; WASHINGTON, D.C.:** Located just two blocks from Union Station in the Near Northeast neighborhood of the District, the mixed-use project, which was completed in 2013, includes 215 apartments, a 42,000 SF Giant supermarket, and 1,500 SF of additional retail space. Ms. Milanovich was responsible for preparing a traffic evaluation submitted in support of a PUD Modification. The traffic evaluation included an evaluation of bicycle, pedestrian, and non-auto transportation facilities, and Transportation Demand Management and Loading Management plans for the project.

Ms. Milanovich provided expert testimony before the District of Columbia Zoning Commission, which approved the project on January 11, 2010.

**CATHOLIC UNIVERSITY OF AMERICA (CUA) SOUTH CAMPUS REDEVELOPMENT, WASHINGTON, D.C.:** The six blocks that comprise CUA's South Campus encompass 8.9 acres of land generally bounded by Michigan Avenue on the north, Kearney Street on the south, the WMATA/CSX tracks on the east, and the Dominican House of Studies and Theological College on the west. The nearly one million square foot redevelopment, which currently is under construction, will create a mixed-use development consisting of residential, retail, and arts components interwoven into the existing Brookland Community. As proposed, the development will consist of 761 residential units, 83,000 SF of retail space; and 18,000 SF of arts space.

1100 South Capitol Street  
Suite 610  
Washington, DC 20003  
Tel: 202.391.7321  
Fax: 202.391.7322  
www.wellsassoc.com



In conjunction with the project Ms. Milanovich was responsible for the following:

- Oversight of the traffic impact study conducted in conjunction with the PUD application;
- Review and evaluation of the proposed realignment of the Michigan Avenue/Monroe Street intersection;
- Evaluation of the proposed loading facilities associated with the project;
- Preparation of a Transportation Demand Management Plan for the project; and
- Testimony before the District of Columbia Zoning Commission.

**SQUARE 54 REDEVELOPMENT, WASHINGTON, D.C.:** Square 54, which is located adjacent to Washington Circle on the George Washington University's Foggy Bottom Campus, is the site of the former GW Hospital. In 2006, GW, Boston Properties, and KSI submitted a PUD application to develop the then vacant site with a 881,000 SF mixed-use project including a 497,000 SF residential component, a 329,000 SF office component, and a 55,000 SF retail component, including a grocery store. In conjunction with the proposed PUD application, Ms. Milanovich conducted a multi-modal transportation impact study, which evaluated: off-site automobile, pedestrian, and bicycle impacts; adequacy of the proposed number of parking spaces; and adequacy of the proposed number and location of loading berths. A Transportation Demand Management Plan also was provided as part of the traffic study. Ms. Milanovich provided expert witness testimony before the Zoning Commission, which approved the project in March 2007. Since the project opened in 2011, Ms. Milanovich has been responsible for conducting the annual transportation performance monitoring for the project, which is required as a condition of approval.

**1400 14TH STREET, WASHINGTON, D.C.:** Located in the Logan Circle neighborhood, the proposed project would include the redevelopment of three buildings located on the northwest corner of the Rhode Island Avenue/14<sup>th</sup> Street NW intersection. The proposed plans call for the renovation and incorporation of one of the three buildings which has been designated as contributing to the Greater 14<sup>th</sup> Street Historic District. The other two buildings will be razed. The proposed mixed-use redevelopment will include 12,841 SF of retail space, 4,578 SF of office space, approximately 30 dwelling units, and just three on-site parking spaces. Ms. Milanovich was responsible for the completion of a parking study in support of a Board of Zoning Adjustment (BZA) application for parking relief from the zoning requirements. As part of the parking study, inventory of transportation options available in proximity of the site, including an inventory of public

1420 Smith Hill Road  
Suite 811  
Arling, Virginia 22202  
703-517-6821  
703-517-7311  
[www.wellsassoc.com](http://www.wellsassoc.com)



transportation, car-sharing vehicles, pedestrian facilities, and bicycle facilities was conducted. On-street and off-street parking inventories in the surrounding area also were conducted to determine the availability of off-site parking near the site. Ms. Milanovich also prepared a Transportation Demand Management plan to reduce the number of vehicles on-site. Ms. The requested parking relief was approved by the BZA in January 2013.

**1728 14TH STREET; WASHINGTON, D.C.:** Located in the Logan Circle neighborhood, this proposed redevelopment included redevelopment of a warehouse to a mixed-use development. Three redevelopment scenarios were contemplated, each of which included both office and retail developments. In conjunction with the proposed redevelopment, Ms. Milanovich was responsible for the preparation of a traffic evaluation to support the requested parking and loading variances. As part of the traffic study, transportation options proximate to the site were inventoried. On-street and off-street parking inventories of the surrounding area were conducted to determine the availability of off-site parking near the site. A Transportation Demand Management Plan was prepared to reduce the number of vehicles on-site. A loading evaluation also was conducted to ensure that the proposed loading facilities could accommodate the anticipated deliveries. A Loading Management Plan was developed to support the requested loading relief. The requested parking and loading relief was approved by the BZA in December 2012.

**1617 14TH STREET; WASHINGTON, D.C.:** Located in the Logan Circle neighborhood, this proposed development included 35 residential units and 4,000 SF of retail space. In conjunction with the proposed development, Ms. Milanovich was responsible for the preparation of a traffic evaluation to support the requested parking variances. As part of the traffic study, transportation options proximate to the site were inventoried, including an inventory of public transportation, car-sharing vehicles, pedestrian facilities, and bicycle facilities. On-street and off-street parking inventories of the surrounding area also were conducted to determine the availability of off-site parking near the site. A Transportation Demand Management Plan was prepared to reduce the number of vehicles on-site. The requested parking and loading relief was approved by the BZA in December 2012.

**ART PLACE AT FORT TOTTEN, WASHINGTON, D.C.:** Art Place at Fort Totten is a proposed 1.9 million square foot mixed-use development that will transform an obsolete garden apartment complex into a mixed-use, pedestrian- and transit-oriented town center with an emphasis on the arts. The proposed redevelopment will include 929 residential dwelling units (including 98 units designated for senior housing), retail shops, daycare center, senior center, community center, children's museum, public library,

1400 Spring Hill Road  
Suite 610  
Tysons, Virginia 22102  
703-917-6600  
703-917-0739 fax  
www.mwells.com



and space for the Washington Opera Company and Shakespeare Theater. Ms. Milanovich prepared a comprehensive transportation impact study in conjunction with the proposed PUD. The study evaluated the on-site street and block plan, street connections to adjacent land parcels, street and driveway connections to South Dakota Avenue and Galloway Street, and site traffic impacts on the South Dakota Avenue/Riggs Road and other off-site intersections. The Zoning Commission approved the PUD on December 14, 2009. Ms. Milanovich continues to provide on-going support and evaluation related to modifications to the original PUD.

## RESIDENTIAL

**1101 RHODE ISLAND AVENUE NW, WASHINGTON, D.C.:** Located in the Logan Circle neighborhood, this project will redevelop vacant building that formerly housed an auto service shop and a cab company into 35 luxury condominiums. Due to the small site and irregular shape of the property, each below grade parking level would provide only 10 or 11 spaces per level resulting in an extremely inefficient design. Therefore, the proposed project included a parking variance request. Ms. Milanovich was responsible for the preparation of a traffic evaluation that included an inventory of non-auto transportation options in the site vicinity, a proposed Transportation Demand Management Plan, the anticipated trip generation for the proposed development, and a parking assessment. The project was approved by the BZA in December 2013.

**819 D STREET NE, WASHINGTON, D.C.:** Located in the Capitol Hill neighborhood, this proposed project would renovate the existing Way of the Cross Church of Christ and two adjacent church-owned townhouse buildings into 30 residential condominiums. Because a limited number of parking spaces can be provided with the existing renovation, a parking study was required. Ms. Milanovich was responsible for the preparation of the study, which included an inventory of non-auto transportation options in the site vicinity, a proposed Transportation Demand Management Plan, the anticipated trip generation for the proposed development, and a parking assessment. The project was approved by the BZA in March 2014.

**901 MONROE STREET, WASHINGTON, D.C.:** The proposed 220 unit residential development with 12,700 SF of ground floor, neighborhood-serving retail is proposed to be constructed on the former site of Colonel Brooks Tavern in the Brookland neighborhood. Ms. Milanovich was responsible for conducting a transportation impact study in conjunction with the PUD application. The study evaluated off-site traffic impacts on the surrounding roadway network and the adequacy of pedestrian and bicycle facilities in the vicinity of the site. a Transportation Management Plan and

1421 Spring Hill Road  
Suite 610  
Tysons, VA 22102  
703.317.1660  
703.317.7344  
[www.wells.com](http://www.wells.com)



Loading Management Plan also were developed for the site. A parking evaluation also was conducted that examined the availability of on-street parking in the vicinity of the site to alleviate concerns from the neighborhood related to parking. Ms. Milanovich provided expert witness testimony at the Zoning Commission hearing in January and February 2012. The Zoning Commission subsequently approved the project in March 2012.

**NORTH CAPITOL COMMONS, WASHINGTON, D.C.:** North Capitol Commons is a proposed 124-unit residential development that would provide affordable housing, permanent supportive housing, and associated support facilities. The site is located in the NoMA neighborhood of the District. Ms. Milanovich was responsible for conducting a transportation assessment for the site. Since no parking would be provided on site, the transportation assessment included an inventory of alternative transportation options in the site vicinity, the anticipated trip generation for the proposed development, and a parking assessment that included an inventory of off-site parking facilities near the site as well as an on-street parking inventory near the site. A loading management plan also was developed for the site in support of a loading variance, and a safety evaluation of the two intersections adjacent to the site also was conducted at the request of DDOT. Ms. Milanovich provided expert witness testimony at the Board of Zoning Adjustment in support of the requested parking and loading variances. The BZA approved the project in October 2012.

**1827 ADAMS MILL ROAD NW, WASHINGTON, D.C.:** The proposed redevelopment would replace an existing gas station with a 36-unit condominium building with 8,675 SF of ground floor retail in the Adams Morgan neighborhood. Ms. Milanovich was responsible for conducting a traffic impact study and parking assessment for the project. As part of the study, surveys at nearby neighborhood-serving retail establishments were conducted to determine the percentage of patrons who use non-auto modes of transportation in traveling to and from the establishments. Since a parking variance was requested, the study included an evaluation of the surrounding streets to determine the parking availability on surrounding streets. The BZA approved the project in May 2013.

**FORT LINCOLN NEW TOWN, WASHINGTON, D.C.:** Ms. Milanovich has conducted numerous transportation impact studies for residential projects in the Fort Lincoln New Town Community, including Dakota Crossing, the Village at Dakota Crossing, City Homes at Fort Lincoln, and Banneker Townhomes. Combined, the residential projects include approximately 660 new housing units. The studies included an evaluation of off-site pedestrian impacts and evaluation of pedestrian/bicycle circulation and connectivity.

420 S. ... H. R. ...  
Suite 613  
...  
...  
...  
...



**THE PATTERSON HOUSE, WASHINGTON, D.C.:** SB Urban proposes to renovate and construct an addition to the historic Patterson House located in the Dupont Circle neighborhood. The proposed residential development will include 97 micro-unit apartments with no parking. Ms. Milanovich was responsible for the preparation of a traffic study in support of the special exception from the parking requirements. The study provided extensive documentation of the growing trends of reduced auto use and ownership. The study also included a comprehensive transportation demand management plan. Ms. Milanovich provided expert testimony at the Board of Zoning Adjustment, which subsequently approved the special exception request in May 2014.

## HOTELS

**HOMEWOOD SUITES, (465 NEW YORK AVENUE NW), WASHINGTON, D.C.:** Located in the Mount Vernon Square neighborhood of the District, the proposed 177 key hotel is proposed on a unique, topographically challenged site located at the junction of New York Avenue and L Street. Ms. Milanovich worked extensively with DDOT to develop an access design that would meet DDOT guidelines and serve the hotel's needs. The access study showed that the existing alley adjacent to the site was not appropriate for several reasons: 1) the alley is located to the rear of the property posing potential security and safety concerns, 2) the use of the alley for site access would create additional circuitous traffic on residential streets due to the one-way streets in the vicinity of the site, and 3) a significant change in grade on the site would create a very steep, impractical grade on the driveway to the below grade garage.

**HYATT PLACE, (33 New York Avenue NE), WASHINGTON, D.C.:** The proposed 200-room hotel is currently nearing completion along New York Avenue in the NoMA neighborhood of the District. The project presented unique transportation challenges due to the unique configuration of the site and the inability to provide access from New York Avenue. As such, no on-site parking was proposed. Additionally, a drop-off/pick-up operation could not be established along the site frontage because New York Avenue is a principle arterial. A lay-by-lane on N Street was designed to accommodate the site's valet parking operations. The project, which included a parking variance, was approved by the BZA in May 2012.



## WELLS + ASSOCIATES

Transportation Consultants ■ INNOVATION + SOLUTIONS

**HAMPTON INN AT THE EDITORS BUILDING, WASHINGTON, D.C.:** Ms. Milanovich was responsible for conducting a traffic assessment for the adaptive reuse that converted the 61,090 SF office building into a 116-room hotel in downtown. As an adaptive reuse, no parking was proposed in conjunction with the hotel. Therefore, as part of the traffic assessment, Ms. Milanovich worked with the hotel developer and DDOT to establish a curb side drop-off/pick-up zone for hotel guests. The evaluation established precedence for hotels to provide curbside guest loading zones along public roadways.

**HILTON GARDEN INN - WEST END, WASHINGTON, D.C.:** The 229-room hotel currently is under construction at the intersection of M and 22<sup>nd</sup> Streets in the West End neighborhood of the District. Ms. Milanovich first provided traffic engineering and parking services for the site in 2007 when it was approved for a luxury hotel. Due to changing market conditions, the luxury hotel was not built and an application to modify the original PUD was submitted to the District of Columbia Zoning Commission to construct a conventional hotel. As part of the modified PUD, relief from the parking requirements was sought. Ms. Milanovich was responsible for the preparation of a parking study, which evaluated parking demands at three similar hotels in the District, as well as Loading Management and Transportation Demand Management Plans for the hotel. Ms. Milanovich also worked extensively with the project team and various DDOT departments to design a lay-by lane that would serve the needs of the hotel and minimize impacts to 22<sup>nd</sup> Street.

## SCHOOLS AND DAYCARES

**SIDWELL FRIENDS SCHOOL, WASHINGTON, D.C.:** Ms. Milanovich prepared a traffic study in conjunction with the school's proposed renovation and expansion of its Upper and Middle School on Wisconsin Avenue. Work included determination of mode split for existing school population, projection of future traffic generated by the school based on projected enrollment, and evaluation of existing and future drop-off/pick-up operations. The study also evaluated the impact on surrounding roadways, including the driveway to a new underground garage for the school. Improvements, including signalization of the new garage driveway, implementation of a left turn phase for traffic entering the garage, signal timing adjustments at area intersections, and a transportation demand management plan to reduce the number of automobile trips to and from the school were recommended. Subsequently, Ms. Milanovich prepared a traffic study to evaluate the effectiveness of the improvements recommended in the January 2004 TIS and to evaluate transportation conditions surrounding the site. The project was approved by the BZA in March 2005.

1400 Spring Hill Road  
Suite 811  
Tysons, VA 22091-1005  
Tel: 703-441-1000  
Fax: 703-441-2730  
[www.wells-wa.com](http://www.wells-wa.com)



**ST. PATRICK'S EPISCOPAL DAY SCHOOL, WASHINGTON, D.C.:** Ms. Milanovich was responsible for the preparation of the traffic study prepared in conjunction with St. Patrick's Special Exception application, which requested an increase in enrollment from a cap of 440 students to a cap of 485 students at the school's Whitehaven Campus. As part of the traffic study, pedestrian and bicycle facilities on and around campus were evaluated. A detailed evaluation of the pick-up/drop-off area also was conducted. Ms. Milanovich provided expert witness testimony before the Board of Zoning Adjustment (BZA), which approved the project in December 2012.

**ST. PATRICK'S MIDDLE/HIGH SCHOOL, WASHINGTON, D.C.:** Ms. Milanovich was responsible for the preparation of the traffic study conducted in conjunction with St. Patrick's plans to develop a new 120-student middle school, 320-student high school, and 27 new single family homes at 1801 Foxhall Road. The purpose of the traffic study was to evaluate the impacts on the adjacent Colony Hill residential neighborhood. As part of the study, a Transportation Management Plan was developed and improvements on Foxhall Road were recommended. The project was approved by the BZA in November 2006.

**SCHOOL WITHOUT WALLS, WASHINGTON, D.C.:** Ms. Milanovich was responsible for the preparation of a traffic impact study for the proposed renovation of the School Without Walls, which included modernization and expansion of the existing building to accommodate an increase in enrollment of 100 students as well as a new residence hall for George Washington University on the existing parking lot for the School. Ms. Milanovich provided expert testimony before the Zoning Commission, which approved the project on December 11, 2006.

**JUBILEE JUMPSTART, WASHINGTON, D.C.:** Ms. Milanovich was responsible for the completion of a traffic assessment to evaluate the impacts of the proposed renovation of the Maycroft Building, located at 1474 Columbia Road in the Columbia Heights neighborhood of the District. The proposed renovation would include 64 apartment units, the Teen Renaissance Center, the Jubilee Family Resource Center, and Jubilee JumpStart (an early childhood development center). In addition to evaluating the impacts at the nearby intersections, the assessment also included an evaluation of the proposed pick-up/drop-off operation on 15<sup>th</sup> Street. The BZA approved the project in February 2012.



## COLLEGES AND UNIVERSITIES

**THE GEORGE WASHINGTON UNIVERSITY FOGGY BOTTOM CAMPUS PLAN, WASHINGTON, D.C.:** Ms. Milanovich conducted a comprehensive transportation study in support of the University's 2006-2025 Foggy Bottom Campus Plan. The Plan envisioned two million square feet of new high-tech classrooms, labs, offices, residential space, support space, and other modernized University facilities through 18 potential redevelopment sites, including the demolition of the 1,482-space University Parking Garage. The transportation study evaluated existing and proposed traffic and parking conditions; documented existing public transportation facilities, pedestrian facilities, bicycle facilities, and loading facilities; and documented the effectiveness of the existing Transportation Management Plan. Additionally, the study evaluated the impact of the Campus Plan on over 30 intersections in and around the campus. The District of Columbia Zoning Commission approved the Campus Plan in 2007.

**THE GEORGE WASHINGTON UNIVERSITY SQUARE 77 RESIDENCE HALL, WASHINGTON, D.C.:** Ms. Milanovich prepared a transportation assessment in support of the proposed construction of a new 894-bed residence hall in the heart of the George Washington University's Foggy Bottom Campus. Specific project challenges included developing a plan to accommodate the loading and service needs of both the new facility and other existing uses on the square given the limited area available as a result of the infill project. The project also required an alley to be closed to accommodate the proposed redevelopment. The Zoning Commission approved the project in June 2013. The District of Columbia City Council approved the alley closing in July 2013.

**THE GEORGE WASHINGTON UNIVERSITY SCIENCE AND ENGINEERING HALL, WASHINGTON, D.C.:** Ms. Milanovich prepared a transportation impact study in support of the University's plans to demolish the existing University Parking Garage and construct a new Science and Engineering Hall in its place. The new facility will include 376,471 SF on eight levels above-grade. Two below-grade programmed levels plus four levels of below-grade parking also are proposed. The study concluded that vehicular traffic to and from the site will be reduced by approximately 75 percent as a result of the redevelopment. Ms. Milanovich worked with the University, the project architects, and DDOT to develop a loading design and truck management plan for the proposed Science and Engineering Hall that would be sensitive to pedestrians and would minimize the impacts between vehicles and pedestrians. Ms. Milanovich provided expert witness testimony before the Zoning Commission in support of the project. The Zoning Commission approved the Second Stage PUD application in March 2011.

1420 Spring Hill Road  
Suite 101  
Tysons, Virginia 22101  
703-417-8600  
703-417-0740  
[www.wells-wa.com](http://www.wells-wa.com)



**THE GEORGE WASHINGTON UNIVERSITY SCHOOL OF PUBLIC HEALTH AND HEALTH SERVICES, WASHINGTON, D.C.:** Ms. Milanovich prepared a transportation impact study in support of the University's plans to construct a new building to house the School of Public Health and Health Services. She worked with the University and the District Department of Transportation to establish a curb side loading zone in lieu of the originally proposed on-site loading berth that would require back-in maneuvers. The Zoning Commission approved the Second Stage PUD application in June 2011.

**THE GEORGE WASHINGTON UNIVERSITY MOUNT VERNON CAMPUS PLAN, WASHINGTON, D.C.:** Ms. Milanovich conducted a transportation study in support of the University's 2010 Mount Vernon Campus Plan, which included the development of four new academic buildings and one new residential building. The study evaluated the impact of the corresponding increase in faculty, staff, and students on nine intersections surrounding the campus. The study also evaluated the impact of converting the existing W Street driveway to pedestrian and emergency vehicle access only.

**GEORGETOWN UNIVERSITY CAMPUS PLAN, WASHINGTON, D.C.:** Ms. Milanovich conducted a peer review of the transportation study conducted in conjunction with the University's 2011 - 2017 Campus Plan. She provided input on the proposed scope of work and methodology based on extensive experience with other, similar projects. Ms. Milanovich also provided expert witness testimony on technical aspects of the transportation component of the Plan at the Zoning Commission hearing in November 2011. The Zoning Commission subsequently approved the Campus Plan. Since approval, Ms. Milanovich has provided traffic engineering services for the University as it implements the Campus Plan.

#### INSTITUTIONAL/CIVIC USES

**NATIONAL LAW ENFORCEMENT MUSEUM; WASHINGTON, D.C.:** In 2000, the United States Congress and President Clinton authorized the establishment of a National Law Enforcement Museum in Washington, D.C. The Museum, which is planned to open in 2016, will be located in Judiciary Square along E Street NW between 4<sup>th</sup> and 5<sup>th</sup> Streets. A significant portion of the museum will be located below E Street, making accommodation of traffic during construction a key element of the project. Ms. Milanovich has conducted traffic evaluations to analyze the traffic impact associated with various detour routes, which would allow for construction of the museum. Improvements necessary to accommodate rerouted traffic from partial or full closure of E Street were identified.



**WOODRIDGE LIBRARY; WASHINGTON, D.C.:** DC Public Libraries proposed to raze the existing 20,602 SF library located in the Langdon neighborhood and construct a new, slightly larger, 22,926 SF library in its place. The proposed project required a parking variance. In conjunction with the requested parking variance, Ms. Milanovich was responsible for the preparation of a traffic evaluation. Parking occupancy counts were conducted on the nearby streets to determine the availability of on-street parking in the area. Data indicated a maximum of 40 percent occupancy of on-street parking spaces, leaving capacity for additional demand as a result of the redeveloped library. Utilizing count data as well as patron survey data, site specific trips were estimated for the existing library and extrapolated for the proposed library. The data revealed that the expanded library will generate fewer than 10 additional trips to the site, all of which can be managed sufficiently with the excess parking capacity in on-street parking. The project was approved by the District of Columbia BZA in July 2013.

**THE GEORGE WASHINGTON UNIVERSITY MUSEUM, WASHINGTON, D.C.:**

The University currently is constructing a new museum in an infill site on their Foggy Bottom Campus. Ms. Milanovich prepared a traffic evaluation for in support of a Second Stage Planned Unit Development Application. Access to the site was a significant challenge given the configuration of the site coupled with the unique loading needs of a museum. The small infill site had frontage on only one street and was bordered on the rear by the University Yard, which is a significant pedestrian-oriented space. Additionally, the museum needed to have an internal, climate-controlled area to load/unload priceless artifacts. Ms. Milanovich prepared an extensive curb cut justification memo, which documented the need for the proposed curb cut; evaluated vehicular and pedestrian impacts; and, at the DDDOT's request; evaluated the feasibility of loading through the University Yard as an alternative. Ms. Milanovich also prepared a loading management plan, which included accommodation of school buses and seniors buses) and a curb cut monitoring plan, in consultation with DDOT, to minimize the impact of the curb cut and to ensure that it would operate as intended. The project was approved by the District of Columbia Zoning Commission in May 2012.

**OFFICE**

**2100 PENNSYLVANIA AVENUE, NW, WASHINGTON, D.C.:** The proposed redevelopment in the Foggy Bottom neighborhood of the District includes construction of a new 250,000 SF office building (with up to 22,428 SF of ground floor retail space) in place of an existing 87,554 SF office building. Ms. Milanovich was responsible for the preparation of a comprehensive transportation study in support of the proposed redevelopment. Specific

1475 S...  
Scale: 1/4"  
Project No.: 221...  
7/13/17  
203/17/17  
www.wells-associates.com



project challenges included development of a loading management plan sensitive to the adjacent residential building and development of a transportation monitoring program to mitigate the impact of the proposed redevelopment. The project was approved by the District of Columbia Zoning Commission in January 2013.

**LABORERS' INTERNATIONAL UNION OF NORTH AMERICA (LIUNA), WASHINGTON, D.C.:** LiUNA proposes to expand its existing headquarters, located at the corner of 16<sup>th</sup> Street and I Street NW, just two blocks from the White House. The proposed 53,315 SF expansion would take the place of an existing surface parking lot adjacent to the headquarters. Ms. Milanovich was responsible for the preparation of a traffic assessment for the proposed expansion. Prior to starting the transportation assessment, an access plan was developed in consultation with the project team and the DDOT that was acceptable to all parties. The access plan successfully demonstrated that, in this case, providing access from the alley was not feasible due to the constrained alley conditions. Ultimately, reuse of an existing curb cut on I Street was determined to be the best solution. The project was approved by the BZA in October 2013.

#### RETAIL

**SHOPS AT DAKOTA CROSSING, WASHINGTON, D.C.:** The proposed 432,270 SF shopping center will include a 154,000 SF Costco and a 65,000 SF supermarket in the Fort Lincoln neighborhood of the District. Ms. Milanovich conducted a traffic study to evaluate the impacts on ten intersections surrounding the site. A number of improvements were recommended to mitigate the impact of the proposed development.

**COSTCO WHOLESALE, WASHINGTON, D.C.:** Ms. Milanovich conducted a traffic impact study in conjunction with Costco's Special Exception application to install and operate a fueling facility at the Costco in the Shops of Dakota Crossing shopping center. The study included an evaluation of data from other Costco fueling facilities to determine the number of trips that would be generated by the proposed fueling facility. Ms. Milanovich also evaluated the impact of the additional trips on three intersections near the site and formulated recommendations to mitigate the impact. The project was approved by the BZA in November 2012.

117 Sp...the...  
Suite 610  
Washington, DC 20004  
7-3-917-6620  
Fax: 317-073  
www.wells.com



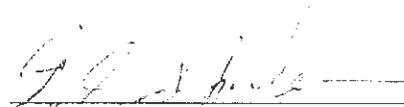
# Exhibit O

BEFORE THE COMMITTEE OF THE WHOLE  
OF THE DISTRICT OF COLUMBIA CITY COUNCIL

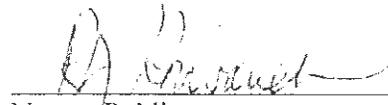
In re: S.O. 15-23283 (Closing of Public Alley and Establishment of Public Easement in Square 70)  
Bill 21-179

**AFFIDAVIT OF NOTICE FOR PROPOSED ALLEY CLOSING AND ESTABLISHMENT OF PUBLIC EASEMENT**

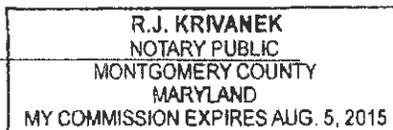
I, Floyd Sheahan, have caused written notice of the Council's intent to consider the proposed legislation for the closing of the public alley and establishment of a public easement to be mailed on June 19, 2015, by U.S. Mail to all the owners of the property abutting the alley, a portion of which is to be closed, in Square 70. A proof of mailing to each owner is attached as Exhibit A. A copy of the written notice is attached as Exhibit B.

  
\_\_\_\_\_  
Floyd Sheahan

Subscribed and sworn to before me this 19<sup>th</sup> day of June, 2015.

  
\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_





Certificate Of Mailing

From: Tasea Investment Company  
5530 Wisconsin Ave., #670  
Chevy Chase, MD 20815

#  
3B  
4C  
6D

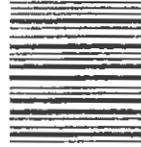
To: Brawner Company, Inc.  
888 17th St. NW #205  
Washington, DC 20006

PS Form 3817 April 2007 PSN 7530-02-000-9065



1000

2000E



\$1.35  
00094270-01

U.S. POSTAGE  
PAID  
CHEVY CHASE, MD  
20815  
JUN 19, 2015  
AMOUNT



Certificate Of Mailing

From: Tasea Investment Company  
5530 Wisconsin Ave., #670  
Chevy Chase, MD 20815

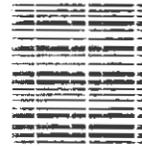
To: David A. Kaplan  
2130 N Street, NW, Unit # 101  
Washington, DC 20037

PS Form 3817, April 2007 PSN 7530-02-000-9065



1000

20037



\$1.35  
00076779-06

U.S. POSTAGE  
PAID  
CHEVY CHASE, MD  
20815  
JUN 19, 2015  
AMOUNT



Certificate Of Mailing

From: Tasea Investment Company  
5530 Wisconsin Ave., #670  
Chevy Chase, MD 20815

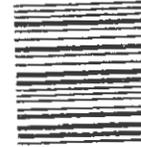
To: Hemang N. Trivedi  
2130 N Street, NW, Unit # 103  
Washington, DC 20037

PS Form 3817 April 2007 PSN 7530-02-000-9065



1000

20037



\$1.35  
00094270-01

U.S. POSTAGE  
PAID  
CHEVY CHASE, MD  
20815  
JUN 19, 2015  
AMOUNT

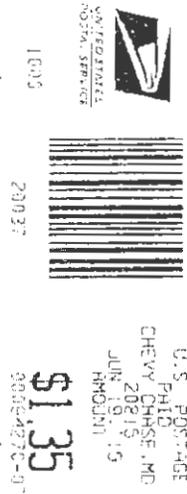


Certificate Of Mailing

From Tasea Investment Company  
5530 Wisconsin Ave., #670  
Chevy Chase, MD 20815

To Amy Horowitz  
2130 N Street, NW, Unit # 104  
Washington, DC 20037

PS Form 3817, April 2007 PSN 7530-02-000-9065

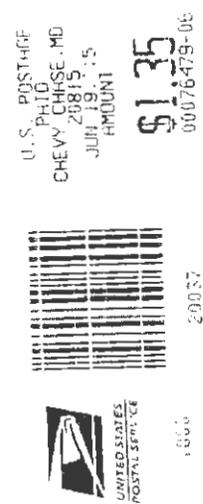


Certificate Of Mailing

From Tasea Investment Company  
5530 Wisconsin Ave., #670  
Chevy Chase, MD 20815

To Christopher Seamens  
2130 N Street, NW, Unit # 105  
Washington, DC 20037

PS Form 3817, April 2007 PSN 7530-02-000-9065

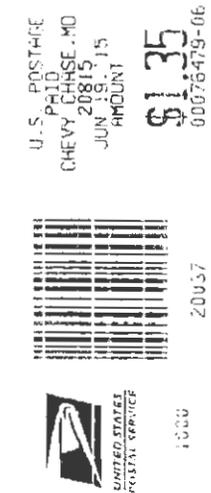


Certificate Of Mailing

From Tasea Investment Company  
5530 Wisconsin Ave., #670  
Chevy Chase, MD 20815

To Rebecca C. Joly  
2130 N Street, NW, Unit # 106  
Washington, DC 20037

PS Form 3817, April 2007 PSN 7530-02-000-9065



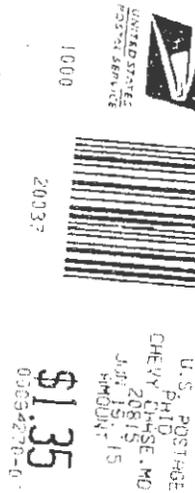


Certificate Of Mailing

From Tasea Investment Company  
5530 Wisconsin Ave., #670  
Chevy Chase, MD 20815

To Elaine Ahillen  
2130 N Street, NW, Unit # 107  
Washington, DC 20037

PS Form 3817 April 2007 PSN 7530-02-000-9065



Certificate Of Mailing

From Tasea Investment Company  
5530 Wisconsin Ave., #670  
Chevy Chase, MD 20815

# 107  
+  
# 30A

To Helen West  
1912 Biltmore St., NW  
Washington, DC 20009

PS Form 3817 April 2007 PSN 7530-02-000-9065

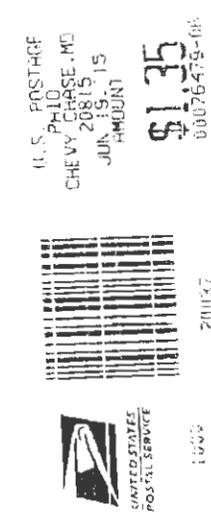


Certificate Of Mailing

From Tasea Investment Company  
5530 Wisconsin Ave., #670  
Chevy Chase, MD 20815

To Richard C. Johnson  
2130 N Street, NW, Unit # 109  
Washington, DC 20037

PS Form 3817 April 2007 PSN 7530-02-000-9065





Certificate Of Mailing

From: Tasea Investment Company  
5530 Wisconsin Ave., #670  
Chevy Chase, MD 20815

To: Janet Schweinfurth  
2130 N Street, NW, Unit #110  
Washington, DC 20037

PS Form 3817, April 2007 PSN 7530-02-000-9065

U.S. POSTAGE  
PAID  
CHEVY CHASE, MD  
20815  
JUN 19, 15  
HMDUN  
\$1.35  
00076479-06



20037



1000



Certificate Of Mailing

From: Tasea Investment Company  
5530 Wisconsin Ave., #670  
Chevy Chase, MD 20815

To: Lawrence Siu  
2130 N Street, NW, Unit #111  
Washington, DC 20037

PS Form 3817, April 2007 PSN 7530-02-000-9065

U.S. POSTAGE  
PAID  
CHEVY CHASE, MD  
20815  
JUN 19, 15  
HMDUN  
\$1.35  
00076479-06



20037



1000



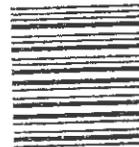
Certificate Of Mailing

From: Tasea Investment Company  
5530 Wisconsin Ave., #670  
Chevy Chase, MD 20815

To: Red Twig LLC  
51 Great Falls Rd  
Falls Church, VA 22046

PS Form 3817, April 2007 PSN 7530-02-000-9065

1000



220-46

U.S. POSTAGE  
PAID  
CHEVY CHASE, MD  
20815  
JUN 19, 15  
HMDUN  
\$1.35  
00094270-0

# 201



Certificate Of Mailing

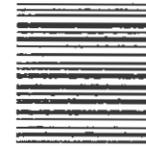
From Tasea Investment Company  
5530 Wisconsin Ave., #670  
Chevy Chase, MD 20815

#  
202

To Denis P. Edeline  
1284 Airport Dr.  
Upland, CA 91786



1000  
91785



\$1.35  
00094270-0

PS Form 3817 April 2007 PSN 7530-02-000-9065



Certificate Of Mailing

From Tasea Investment Company  
5530 Wisconsin Ave., #670  
Chevy Chase, MD 20815

#  
203

To James Tombros  
19914 Mizner Terr.  
Ashburn, VA 20147



1000  
20147



\$1.35  
00094270-0

PS Form 3817 April 2007 PSN 7530-02-000-9065



Certificate Of Mailing

From Tasea Investment Company  
5530 Wisconsin Ave., #670  
Chevy Chase, MD 20815

#  
204

To Melissa J. Kehoe  
308 Dewey Pl. E  
Seattle, WA 98112



1000  
98112



\$1.35  
00094270-0

PS Form 3817 April 2007 PSN 7530-02-000-9065



Certificate of Mailing

From: Tasea Investment Company  
5530 Wisconsin Ave., #670  
Chevy Chase, MD 20815

# 205

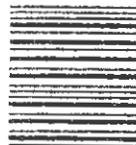
To: Betty C. Teller  
1671 Spruce St.  
Napa, CA 94559

PS Form 3817 April 2007 PSN 7530-02-000-9065



1000

95821



00094270-0

\$1.35

U.S. POSTAGE  
PAID  
CHEVY CHASE, MD  
JUN 19 15  
AMOUNT



Certificate of Mailing

From: Tasea Investment Company  
5530 Wisconsin Ave., #670  
Chevy Chase, MD 20815

# 206

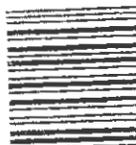
To: George C. Carollo  
4119 Giselle Ct.  
Sacramento, CA 95821

PS Form 3817 April 2007 PSN 7530-02-000-9065



1000

95821



00094270-0

\$1.35

U.S. POSTAGE  
PAID  
CHEVY CHASE, MD  
JUN 19 15  
AMOUNT



Certificate of Mailing

From: Tasea Investment Company  
5530 Wisconsin Ave., #670  
Chevy Chase, MD 20815

# 207

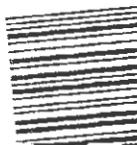
To: Barbara F. Schubert  
2922 Woodstock Ave.  
Silver Spring, MD 20910

PS Form 3817 April 2007 PSN 7530-02-000-9065



1000

20910



00094270-0

\$1.35

U.S. POSTAGE  
PAID  
CHEVY CHASE, MD  
JUN 19 15  
AMOUNT



Certificate Of Mailing

From: Tasea Investment Company  
5530 Wisconsin Ave., #670  
Chevy Chase, MD 20815

# 208

To: Ruben Suarez-Berenguela  
10901 Brent Rd.  
Potomac, MD 20854

PS Form 3817 April 2007 PSN 7530-02-000-9065

1300  
20854  
U.S. POSTAGE  
PAID  
CHEVY CHASE, MD  
JUN 19 15  
PMOUNT  
\$1.35  
00094270-0



Certificate Of Mailing

From: Tasea Investment Company  
5530 Wisconsin Ave., #670  
Chevy Chase, MD 20815

# 209

To: Kathleen L. Palmer  
820 Underwood St., NW  
Washington, DC 20012

PS Form 3817 April 2007 PSN 7530-02-000-9065

1900  
02108  
U.S. POSTAGE  
PAID  
CHEVY CHASE, MD  
JUN 19 15  
PMOUNT  
\$1.35  
00094270-0



Certificate Of Mailing

From: Tasea Investment Company  
5530 Wisconsin Ave., #670  
Chevy Chase, MD 20815

# 210

To: Frances P. Legon Trustee  
11462 Neath Dr.  
Fairfax, VA 22030

PS Form 3817 April 2007 PSN 7530-02-000-9065

1000  
22030  
U.S. POSTAGE  
PAID  
CHEVY CHASE, MD  
JUN 19 15  
PMOUNT  
\$1.35  
00094270-0



Certificate Of Mailing

From Tasea Investment Company  
5530 Wisconsin Ave., #670  
Chevy Chase, MD 20815

3/11

To Jason D. Seymour  
962 Sage Ct.  
Salinas, CA 93905

PS Form 3817 April 2007 PSN 7530-02-000-9065

1000  
9366  
U.S. POSTAGE  
PAID  
CHEVY CHASE, MD  
20815  
JUN 19 2007  
AMOUNT  
\$1.35  
3-269600



Certificate Of Mailing

From Tasea Investment Company  
5530 Wisconsin Ave., #670  
Chevy Chase, MD 20815

Victoria E. Hammond  
2130 N Street, NW, Unit # 301  
Washington, DC 20037

PS Form 3817 April 2007 PSN 7530-02-000-9065

U.S. POSTAGE  
PAID  
CHEVY CHASE, MD  
20815  
JUN 19 2007  
AMOUNT  
\$1.35  
00076479-00  
20037  
1000



Certificate Of Mailing

From Tasea Investment Company  
5530 Wisconsin Ave., #670  
Chevy Chase, MD 20815

To Mariana P. Kappner  
2130 N Street, NW, Unit # 303  
Washington, DC 20037

PS Form 3817, April 2007 PSN 7530-02-000-9065

U.S. POSTAGE  
PAID  
CHEVY CHASE, MD  
20815  
JUN 19 2007  
AMOUNT  
\$1.35  
00076479-00  
20037  
1000



Certificate Of Mailing

From Tasea Investment Company  
5530 Wisconsin Ave., #670  
Chevy Chase, MD 20815

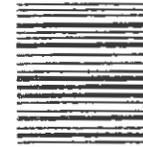
#304

To Fazle Ali  
3527 Countryside Dr.  
Glenwood, MD 21738

PS Form 3817 April 2007 PSN 7530-02-000-9065

1000

21738



U.S. POSTAGE  
PAID  
CHEVY CHASE, MD  
JUN 3, 2015  
AMOUNT  
\$1.35  
00094279-07



Certificate Of Mailing

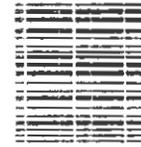
From Tasea Investment Company  
5530 Wisconsin Ave., #670  
Chevy Chase, MD 20815

To Donald Mackay  
2130 N Street, NW, Unit #305  
Washington, DC 20037

PS Form 3817 April 2007 PSN 7530-02-000-9065

U.S. POSTAGE  
PAID  
CHEVY CHASE, MD  
JUN 3, 2015  
AMOUNT  
\$1.35  
00076479-06

20037



Certificate Of Mailing

From Tasea Investment Company  
5530 Wisconsin Ave., #670  
Chevy Chase, MD 20815

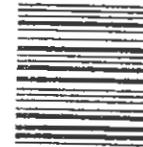
#306

To Sharon K. Gilbert  
2118 Huidekoper Pl, NW  
Washington, DC 20007

PS Form 3817 April 2007 PSN 7530-02-000-9065

1000

20007



U.S. POSTAGE  
PAID  
CHEVY CHASE, MD  
JUN 3, 2015  
AMOUNT  
\$1.35  
00094279-07





Certificate Of Mailing

From Tasea Investment Company  
5530 Wisconsin Ave., #670  
Chevy Chase, MD 20815

# 307

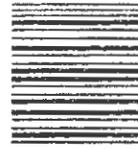
To Andrew Dinsmore  
3933 Garrison St., NW  
Washington, DC 20016

PS Form 3817 April 2007 PSN 7530-02-000-9065



1200

20076



\$1.35  
00094270-00

U.S. POSTAGE  
PAID  
CHEVY CHASE, MD  
JUN 15 2015  
PHOENIX



Certificate Of Mailing

From Tasea Investment Company  
5530 Wisconsin Ave., #670  
Chevy Chase, MD 20815

# 308

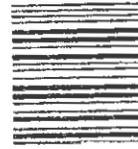
To Paul Elias Trustee  
JM Forbes & Co LLP  
121 Mount Vernon St.  
Boston, MA 02108

PS Form 3817 April 2007 PSN 7530-02-000-9065



1000

02108



\$1.35  
00094270-00

U.S. POSTAGE  
PAID  
CHEVY CHASE, MD  
JUN 15 2015  
PHOENIX



Certificate Of Mailing

From Tasea Investment Company  
5530 Wisconsin Ave., #670  
Chevy Chase, MD 20815

To Thomas B. Goehner  
2130 N Street, NW, Unit # 309  
Washington, DC 20037

PS Form 3817 April 2007 PSN 7530-02-000-9065



1000

20037



\$1.35  
00078479-00

U.S. POSTAGE  
PAID  
CHEVY CHASE, MD  
JUN 15 2015  
PHOENIX



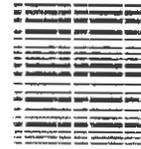
Certificate Of Mailing

From: Tasea Investment Company  
5530 Wisconsin Ave., #670  
Chevy Chase, MD 20815

To: Jeffrey B. Williams  
2130 N Street, NW, Unit # 310  
Washington, DC 20037

PS Form 3817 April 2007 PSN 7530-02-000-9065

U.S. POSTAGE  
PAID  
CHEVY CHASE, MD  
20815  
JUN 15 15  
AMOUNT  
\$1.35  
00094270-00



20037



Certificate Of Mailing

From: Tasea Investment Company  
5530 Wisconsin Ave., #670  
Chevy Chase, MD 20815

#  
311

To: Randall K. Stuart  
415 Ridgewood Dr.  
New Paris, PA 15554

PS Form 3817, April 2007 PSN 7530-02-000-9065



1000

15554



U.S. POSTAGE  
PAID  
CHEVY CHASE, MD  
20815  
JUN 15 15  
AMOUNT  
\$1.35  
00094270-00



Certificate Of Mailing

From: Tasea Investment Company  
5530 Wisconsin Ave., #670  
Chevy Chase, MD 20815

#  
401  
504

To: John C. Broulire  
11510 Deborah Dr.  
Potomac, MD 20854

PS Form 3817, April 2007 PSN 7530-02-000-9065



1000

20854



U.S. POSTAGE  
PAID  
CHEVY CHASE, MD  
20815  
JUN 15 15  
AMOUNT  
\$1.35  
00094270-00



Certificate Of Mailing

From Tasea Investment Company  
5530 Wisconsin Ave., #670  
Chevy Chase, MD 20815

To Robert R. Williams  
2130 N Street, NW, Unit # 402  
Washington, DC 20037

PS Form 3817, April 2007 PSN 7530-02-000-9065

U.S. POSTAGE  
PAID  
CHEVY CHASE, MD  
20815  
JUN 19 15  
AMOUNT  
\$1.35  
00076479-01



20037



1000



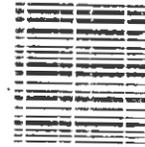
Certificate Of Mailing

From Tasea Investment Company  
5530 Wisconsin Ave., #670  
Chevy Chase, MD 20815

To Joseph Gorodenker  
2130 N Street, NW, Unit # 403  
Washington, DC 20037

PS Form 3817, April 2007 PSN 7530-02-000-9065

U.S. POSTAGE  
PAID  
CHEVY CHASE, MD  
20815  
JUN 19 15  
AMOUNT  
\$1.35  
00076479-01



20037



1000



Certificate Of Mailing

From Tasea Investment Company  
5530 Wisconsin Ave., #670  
Chevy Chase, MD 20815

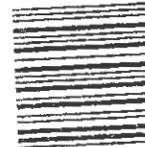
404

To Donne Leith Craig, TTE  
208 Paddington Rd.  
Baltimore, MD 21212

PS Form 3817, April 2007 PSN 7530-02-000-9065



1000



21212

U.S. POSTAGE  
PAID  
CHEVY CHASE, MD  
20815  
JUN 19 15  
AMOUNT  
\$1.35  
00094272-01



Certificate Of Mailing

From Tasea Investment Company  
5530 Wisconsin Ave., #670  
Chevy Chase, MD 20815

4/15/07

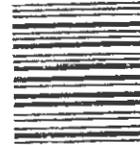
To Mary S. Beck Keech  
Irrevocable Trust  
3636 Upper Mill Ct.  
Ellicott City, MD 21043

PS Form 3817 April 2007 PSN 7530-02-000-9065



1039

2 043



000947-0-0  
\$1.35

U.S. POSTAGE  
PAID  
CHEVY CHASE, MD  
JUN 19, 15  
PM-DUNT



Certificate Of Mailing

From Tasea Investment Company  
5530 Wisconsin Ave., #670  
Chevy Chase, MD 20815

To Fatimah Madari  
2130 N Street, NW, Unit # 406  
Washington, DC 20037

PS Form 3817 April 2007 PSN 7530-02-000-9065



1000

20037



00076479-06  
\$1.35

U.S. POSTAGE  
PAID  
CHEVY CHASE, MD  
JUN 19, 15  
PM-DUNT



Certificate Of Mailing

From Tasea Investment Company  
5530 Wisconsin Ave., #670  
Chevy Chase, MD 20815

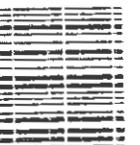
To Edward B. Latham, Jr.  
2130 N Street, NW, Unit # 07  
Washington, DC 20037

PS Form 3817 April 2007 PSN 7530-02-000-9065



1000

20037



00076479-06  
\$1.35

U.S. POSTAGE  
PAID  
CHEVY CHASE, MD  
JUN 19, 15  
PM-DUNT



Certificate Of Mailing

From: Tasea Investment Company  
- 5530 Wisconsin Ave., #670  
- Chevy Chase, MD 20815

# 408  
510 To

To: Deanna J. Darlington  
2130 N Street, NW, Unit # 408  
Washington, DC 20037

PS Form 3817, April 2007 PSN 7530-02-000-9065

1000  
20037  
U.S. POSTAGE  
PAID  
CHEVY CHASE, MD  
20815  
JUN 19 2015  
AMOUNT  
\$1.35  
00076479-06



Certificate Of Mailing

From: Tasea Investment Company  
- 5530 Wisconsin Ave., #670  
- Chevy Chase, MD 20815

# 406

To: Jahangir Tavangar  
1879 Covered Bridge Rd.  
Malvern, PA 19355

PS Form 3817, April 2007 PSN 7530-02-000-9065

1000  
19355  
U.S. POSTAGE  
PAID  
CHEVY CHASE, MD  
20815  
JUN 19 2015  
AMOUNT  
\$1.35  
00094270-06



Certificate Of Mailing

From: Tasea Investment Company  
5530 Wisconsin Ave., #670  
Chevy Chase, MD 20815

To: Sarah B. Tanksley  
2130 N Street, NW, Unit # 410  
Washington, DC 20037

PS Form 3817, April 2007 PSN 7530-02-000-9065

1000  
20037  
U.S. POSTAGE  
PAID  
CHEVY CHASE, MD  
20815  
JUN 19 2015  
AMOUNT  
\$1.35  
00076479-06



Certificate Of Mailing

From Tasea Investment Company  
5530 Wisconsin Ave., #670  
Chevy Chase, MD 20815

# 411

To W.A. Beekman  
1067 Great Passage Blvd.  
Great Falls, VA 22066

PS Form 3817 April 2007 PSN 7530-02-000-9065

1006  
22066  
U.S. POSTAGE  
PAID  
CHEVY CHASE, MD  
JUN 19 2015  
AMOUNT  
\$1.35  
00094270-5



Certificate Of Mailing

From Tasea Investment Company  
5530 Wisconsin Ave., #670  
Chevy Chase, MD 20815

# 601

To Ani Vartanian  
1900 Gough St., #601  
San Francisco, CA 94109

PS Form 3817 April 2007 PSN 7530-02-000-9065

1006  
94109  
U.S. POSTAGE  
PAID  
CHEVY CHASE, MD  
JUN 19 2015  
AMOUNT  
\$1.35  
00094270-0



Certificate Of Maili

From Tasea Investment Company  
5530 Wisconsin Ave., #670  
Chevy Chase, MD 20815

To: Ishwar S. Chhikara  
2130 N Street, NW, Unit # 502  
Washington, DC 20037

PS Form 3817 April 2007 PSN 7530-02-000-9065

1006  
20037  
U.S. POSTAGE  
PAID  
CHEVY CHASE, MD  
JUN 19 2015  
AMOUNT  
\$1.35  
00076479-06



Certificate Of Mailing

From Tasea Investment Company  
5530 Wisconsin Ave., #670  
Chevy Chase, MD 20815

To Kathleen O'Siadhail  
2130 N Street, NW, Unit # 503  
Washington, DC 20037

PS Form 3817, April 2007 PSN 7530-02-000-9065



20037

\$1.35  
08675479-06

U.S. POSTAGE  
PAID  
CHEVY CHASE, MD  
JUN 15, 15  
HM/DUNT

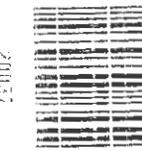


Certificate Of Mailing

From Tasea Investment Company  
5530 Wisconsin Ave., #670  
Chevy Chase, MD 20815

To Mark Thornburg  
2130 N Street, NW, Unit # 505  
Washington, DC 20037

PS Form 3817, April 2007 PSN 7530-02-000-9065



20037

\$1.35  
08675479-06

U.S. POSTAGE  
PAID  
CHEVY CHASE, MD  
JUN 15, 15  
HM/DUNT



Certificate Of Mailing

From Tasea Investment Company  
5530 Wisconsin Ave., #670  
Chevy Chase, MD 20815

To Cedric Laurant  
2130 N Street, NW, Unit # 506  
Washington, DC 20037

PS Form 3817, April 2007 PSN 7530-02-000-9065



20037

\$1.35  
08694270-6

U.S. POSTAGE  
PAID  
CHEVY CHASE, MD  
JUN 15, 15  
HM/DUNT



Certificate Of Mailing

From Tasea Investment Company  
5530 Wisconsin Ave., #670  
Chevy Chase, MD 20815

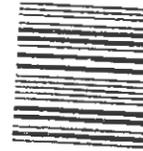
# 507

To Alejandra P. Kappner  
72 Paseo De Los  
Ashfield, MA 01330



1000

01330



\$1.35  
00094270-01

U.S. POSTAGE  
PAID  
CHEVY CHASE, MD  
20815  
JUN 19, 15  
HMOUNT

PS Form 3817 April 2007 PSN 7530-02-000-9065



Certificate Of Mailing

From Tasea Investment Company  
5530 Wisconsin Ave., #670  
Chevy Chase, MD 20815

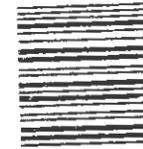
# 508

To Maria C. Rechy Pereda  
509 Marcia Ln.  
Rockville, MD 20851



1000

20851



\$1.35  
00094270-01

U.S. POSTAGE  
PAID  
CHEVY CHASE, MD  
20815  
JUN 19, 15  
HMOUNT

PS Form 3817 April 2007 PSN 7530-02-000-9065



Certificate Of Mailing

From Tasea Investment Company  
5530 Wisconsin Ave., #670  
Chevy Chase, MD 20815

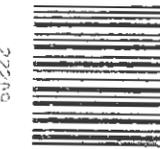
# 509

To Natalie Ohanian  
1531 N Pierce St., #608  
Arlington, VA 22209



1900

22209



\$1.35  
00094270-01

U.S. POSTAGE  
PAID  
CHEVY CHASE, MD  
20815  
JUN 19, 15  
HMOUNT

PS Form 3817 April 2007 PSN 7530-02-000-9065



Certificate Of Mailing

From Tasea Investment Company  
5530 Wisconsin Ave., #670  
Chevy Chase, MD 20815

To  
Peter H. Vandervanter  
2130 N Street, NW, Unit # 511  
Washington, DC 20037

PS Form 3817, April 2007 PSN 7530-02-000-9065



20815

\$1.35  
60076479-06

U.S. POSTAGE  
PAID  
CHEVY CHASE, MD  
JUN 19, 15  
HMDONT



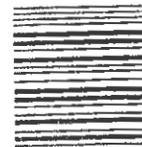
Certificate Of Mailing

From Tasea Investment Company  
5530 Wisconsin Ave., #670  
Chevy Chase, MD 20815

2128  
N St to

Ros/N Associates LLC  
7811 Montrose Rd., #500  
Potomac, MD 20854

PS Form 3817, April 2007 PSN 7530-02-000-9065



1090

02:08

\$1.35  
0094270-0

U.S. POSTAGE  
PAID  
CHEVY CHASE, MD  
JUN 19, 15  
HMDONT

**EXHIBIT B**  
**MEMORANDUM TO PROPERTY OWNERS**

## MEMORANDUM

### VIA U.S. MAIL

Date: June 20, 2015  
To: Property Owners in Square 70  
From: Tasea Investment Company  
Re: Closing of a Public Alley in Square 70, S.O. 15-23283, Act of 2015  
Bill 21-179

---

Pursuant to the Street and Alley Closing Acquisition Procedures Act, D.C. Code Section 9-201, *et. seq.*, an application to close a public alley in Square 70 has been filed with the Office of the Surveyor. Square 70 is bounded by 21<sup>st</sup>, 22<sup>nd</sup>, N, and M Streets, and New Hampshire Avenue, N.W., in Ward 2. A plat showing the portion of the alley to be closed and the alley easement to be established to replace the closed public alley is attached as Attachment 1.

This notice is sent to you pursuant to D.C. Code Section 9-202.06. The Committee of the Whole of the District of Columbia City Council will hold a public hearing on July 7, 2015, at 10:30 a.m., John A. Wilson Building, Hearing Room 412, 1350 Pennsylvania Avenue, N.W., to consider Bill 21-179, which would order the closing of the above-referenced alley. A copy of the Notice of Public Hearing is attached as Attachment 2.

If you have any questions concerning this matter, please do not hesitate to call Tasea Investment Company at (301) 657-4700 or the Committee of the Whole, Council of the District of Columbia (202) 724-8196.

# PUBLIC ALLEY CLOSED AND EASEMENT ESTABLISHED SQUARE 70

THE ALLEY SHOWN THUS:  IS CLOSED AND TITLE VESTS AS SHOWN UPON RECORDATION OF THIS PLAT.

THE EASEMENT SHOWN THUS:  IS ESTABLISHED.

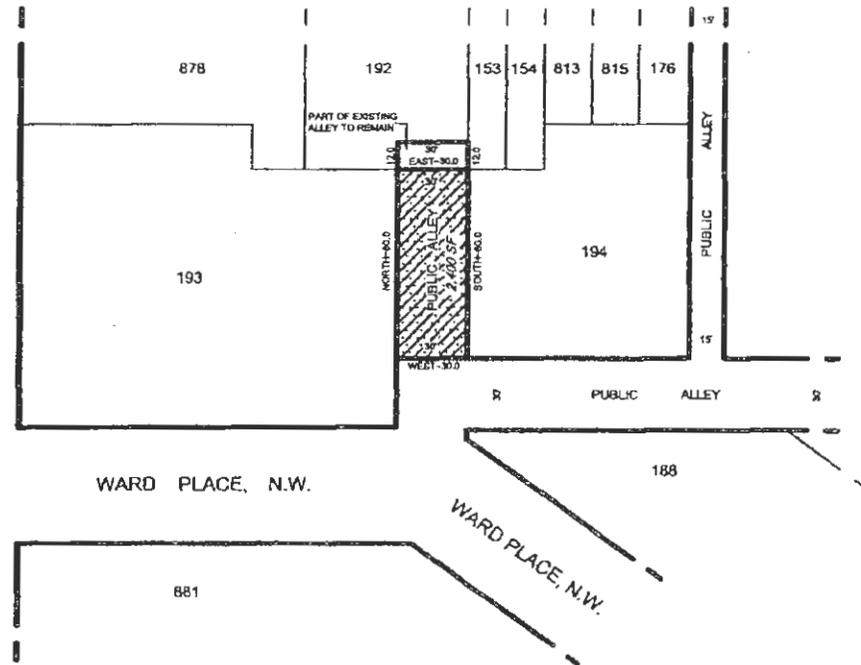
OFFICE OF THE SURVEYOR, D.C.

\_\_\_\_\_, 2015

I CERTIFY THAT THIS PLAT IS CORRECT AND IS RECORDED.

\_\_\_\_\_  
SURVEYOR, D.C.

22nd STREET, N.W.



**SURVEYOR'S OFFICE, D.C.**

Made to: HOLLAND & KNIGHT / CHEST-OFHER COLLINS  
 Drawn by: L.E.S. Checked by: \_\_\_\_\_  
 Record and comparisons by: B. MYERS  
 Recorded at: \_\_\_\_\_  
 Recorded in Book \_\_\_\_\_ Page \_\_\_\_\_ SR-15-02162  
 Scale: 1 inch = 30 feet File No. 15-2020

**COUNCIL OF THE DISTRICT OF COLUMBIA  
COMMITTEE OF THE WHOLE  
NOTICE OF PUBLIC HEARING**  
1350 Pennsylvania Avenue, NW, Washington, DC 20004

7-3-15 9:12

**CHAIRMAN PHIL MENDELSON  
COMMITTEE OF THE WHOLE  
ANNOUNCES A PUBLIC HEARING**

on

**Bill 21-179, Closing of a Public Alley in Square 70, S.O. 15-23283, Act of 2015  
Bill 21-217, Closing of a Public Alley in Square 369, S.O. 12-07989, Act of 2015  
Bill 21-240, Closing of a Public Alley in Square 197, S.O. 15-23895, Act of 2015**

on

**Tuesday, July 7, 2015  
10:30 a.m., Hearing Room 412, John A. Wilson Building  
1350 Pennsylvania Avenue, NW  
Washington, DC 20004**

Council Chairman Phil Mendelson announces a public hearing before the Committee of the Whole on Bill 21-179, the "Closing of a Public Alley in Square 70, S.O. 15-23283, Act of 2015," Bill 21-217, the "Closing of a Public Alley in Square 369, S.O. 12-07989, Act of 2015," and Bill 21-240, the "Closing of a Public Alley in Square 197, S.O. 15-23895, Act of 2015." The hearing will be held at 10:30 a.m. on Tuesday, July 7, 2015 in Hearing Room 412 of the John A. Wilson Building.

The stated purpose of Bill 21-179 is to order the closing of a Public Alley in Square 70, bounded by 22<sup>nd</sup> Street, N Street, 21<sup>st</sup> Street, New Hampshire Avenue, and M Street in Northwest Washington, D.C., in Ward 2. The alley closing is necessary to permit the construction by a private developer of an addition to an existing building located at 1255 22<sup>nd</sup> Street, N.W. (Lot 193), over and across the public alley to be closed. The applicant owns the property on both sides of the portion of the alley to be closed. The existing building on Lot 193 will be converted from office to residential use, with ground floor retail and approximately 77 residential units above. The new addition will be located across the closed alley on Lot 194 and will be entirely devoted to residential use with approximately 113 units. The alley closing will include the recordation of a public easement over the surface of the closed alley, to a height of 16 feet, to facilitate rear access to the abutting properties to the north of the alley.

The stated purpose of Bill 21-217 is to order the closing of a portion of a public alley system in Square 369, bounded by M Street to the north, 9<sup>th</sup> Street to the east, I Street to the south, and 10<sup>th</sup> Street to the west, in Northwest Washington, D.C. in Ward 2. The alley closing is necessary to permit the consolidation of lots to enable construction by a private developer of a new mixed-use development project on Lots 40, 62, 65-67, 801-805, 838, 839, 842, 848, 859, 878, and on the portions of the public alleys to be closed. The redevelopment project includes the adaptive reuse of eight historic buildings on the site and their incorporation into a new 12-story mixed-use development, consisting of two Marriott hotels with ground floor retail and service uses, as well as a residential building.

The stated purpose of Bill 21-240 is to order the closing of a portion of a public alley system in Square 197, bounded by L Street, 15<sup>th</sup> Street, M Street, and 16<sup>th</sup> Street in Northwest Washington, D.C., in Ward 2. The alley closing is necessary to permit the consolidation of the former Washington Post headquarters site into a single lot in Square 197. The new lot will be developed into an office building with ground floor retail.

Those who wish to testify are asked to telephone the Committee of the Whole, at (202) 724-8196, or email Cynthia LeFevre, Legislative Counsel, at [clefevre@dccouncil.us](mailto:clefevre@dccouncil.us), and to provide your name, address, telephone number, organizational affiliation and title (if any) by close of business Monday, July 6, 2015. Persons wishing to testify are encouraged, but not required, to submit 15 copies of written testimony. If submitted by the close of business on July 6, 2015 the testimony will be distributed to Councilmembers before the hearing. Witnesses should limit their testimony to five minutes; less time will be allowed if there are a large number of witnesses. A copy of Bill 21-179, Bill 21-217, and Bill 21-240 can be obtained on <http://lms.dccouncil.us>, or through the Legislative Services Division (Room 10) of the Secretary of the Council's office.

If you are unable to testify at the hearing, written statements are encouraged and will be made a part of the official record. Written statements should be submitted to the Committee of the Whole, Council of the District of Columbia, Suite 410 of the John A. Wilson Building, 1350 Pennsylvania Avenue, N.W., Washington, D.C. 20004. The record will close at 5:00 p.m. on July 21, 2015.