

MRP | REALTY

Date: February 9, 2017

To: Jonathan Rogers, DDOT

From: Matthew Robinson, MRP Realty

Re: ZC Case No 06-16D – Washington Gateway Phase 2 and 3 Modification

The following memo addresses the issues raised by DDOT in their January 9, 2017 memo regarding the above referenced project.

Site Design

- The Applicant agrees that the preliminary public space plan show new grated top electrical vaults in the sidewalk along New York Avenue. These (2) new vault are proposed to be added to the (11) vaults that were previously approved and installed. The new vaults will be required to accommodate the North and South Towers electrical needs.

Zoning

- The Applicant confirms the project will meet the current bike storage regulations for the North and South Towers
- The Applicant confirms the project will meet the current bike shower regulations for the office building

TDM

- The Applicant will install transit screens in the lobbies of both the North and South Towers. Transit screens shall be installed in lieu of the Electronic Transportation Kiosk identified in the approved TDM plan.
- For a period of three years following the issuance of a certificate of occupancy for any new residential building, the Applicant shall offer to each residential unit the option of either a one-time annual carshare membership or a one-time annual Capital Bikeshare membership, up to a maximum amount of \$85.00 per unit. For a maximum total benefit of \$94,350.00.
- The Applicant shall unbundle parking costs from leasing apartments or purchasing condos for any new residential building
- The Applicant shall provide 5 portable rolling carts to tenants use within the North Tower.

Trail Lobby

- Stair slope – The Applicant has revised the stair slope per the attached drawings. The stair will now utilize risers of approximately 5.5” and treads approximately 15” long.
- Bike trough design – The Applicant has revised the bike trough to address DDOT’s concerns. See attached drawing.
- Elevator – The Applicant confirms that (2) bicycles can fit in the proposed elevator – see attached drawing.
- Internal walkways – To address DDOT’s concerns the Applicant has revised the bike storage in the Trail lobby to widen the walking areas per the attached drawing.

Electric Charging Stations

- The Applicant agrees to install (2) electric charging stations in the North Tower and (2) in the South Tower

MBT Construction items (MOT)

- Applicant commits to securing DDOT permits for any construction related closures to the MBT
- The Applicant shall work with DDOT to minimize consecutive closures and work shall occur during off-peak periods whenever possible.
- The Applicant shall install lit overhead protection during construction that will maintain as wide of a trail as possible.
- The Applicant will repave the MBT along the frontage of the North and South Towers. The repaving shall be phased with construct of the two Towers.
- The Applicant shall develop a maintenance of traffic (MOT) plan to ensure minimal closures and determine detour routing, supporting signage and public outreach. The MOT shall include:
 - The Applicant shall provide no less than 30 days notice of any closures of the MBT. Notices shall be posted at the intersection of the MBT and R Street as well at the MBT adjacent to the Marriott Hotel next to the NOMA Metro station.
 - During the permitting process, the Applicant shall work with DDOT to develop a detour routing path that will be utilized during any closures of the MBT.
 - The Applicant shall present the approved plan to the ANC and Eckington civic association prior to implementation.

Maintenance Agreement

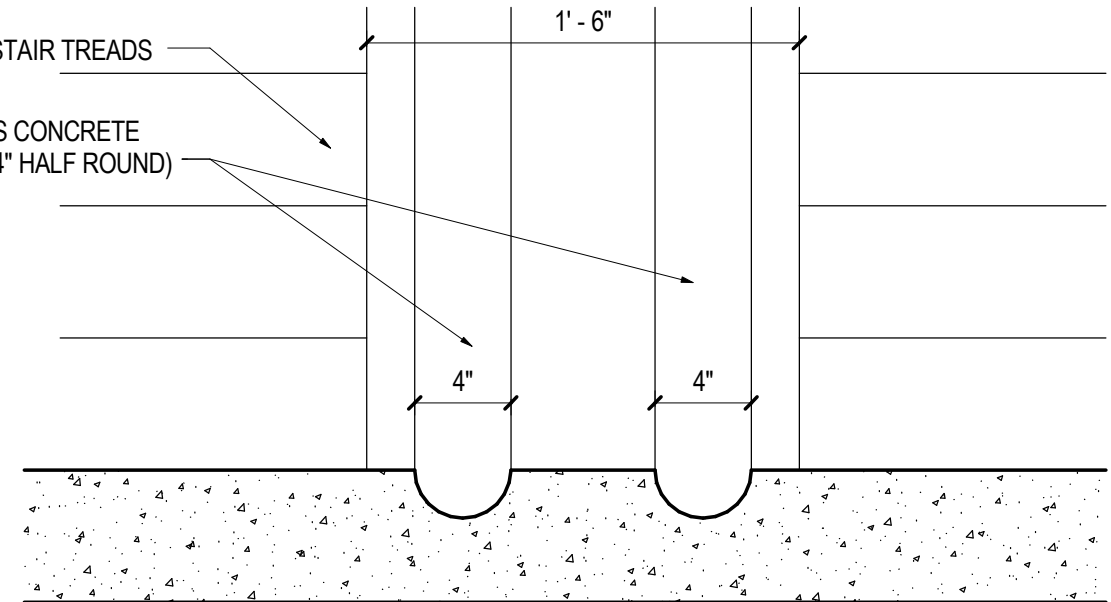
- Prior to issuance of a Certificate of Occupancy for the first to deliver of the North or South Towers, The Applicant and DDOT agree to enter into a maintenance agreement substantially in conformance with the attached document.

Attachments: Drawing A-208 dated 12.30.16
Draft Maintenance Agreement



CONCRETE STAIR TREADS

CONTINUOUS CONCRETE BIKE RAMP (4" HALF ROUND)



SECTION A - TYP. BIKE RAMP

EXAMPLE BIKE RAMPS

RESIDENTIAL TOWER ACCESS

