

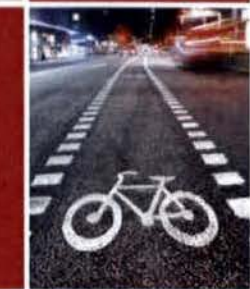
Square 701 – Jair Lynch

Transportation Impact Study

ZC 06-46B



WELLS + ASSOCIATES



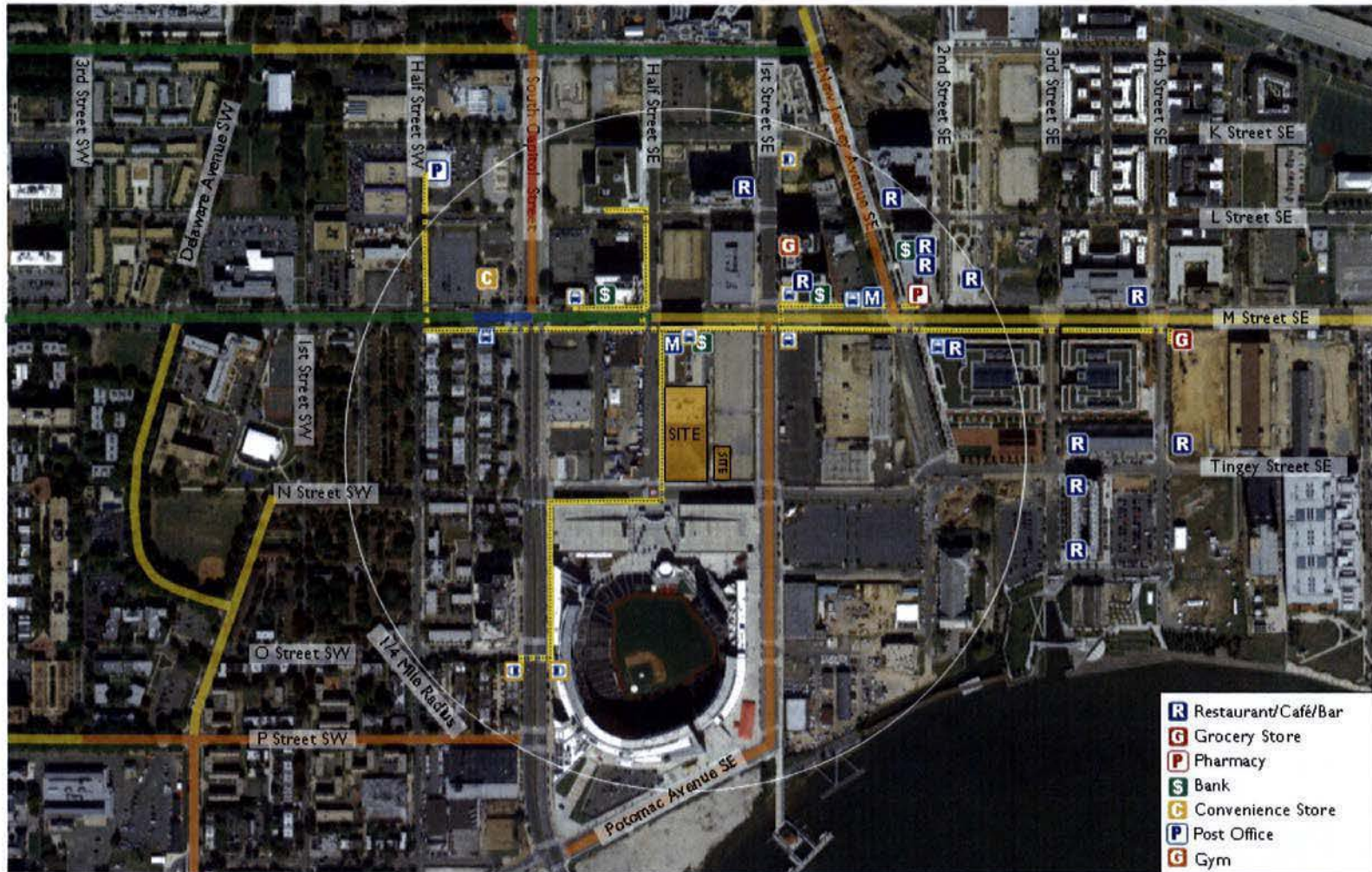
ZONING COMMISSION
District of Columbia
CASE NO.06-46B
EXHIBIT NO.14

ZONING COMMISSION
District of Columbia
CASE NO. 06-46B
EXHIBIT NO. 14

Non-Auto Modes of Transportation



Walk Shed

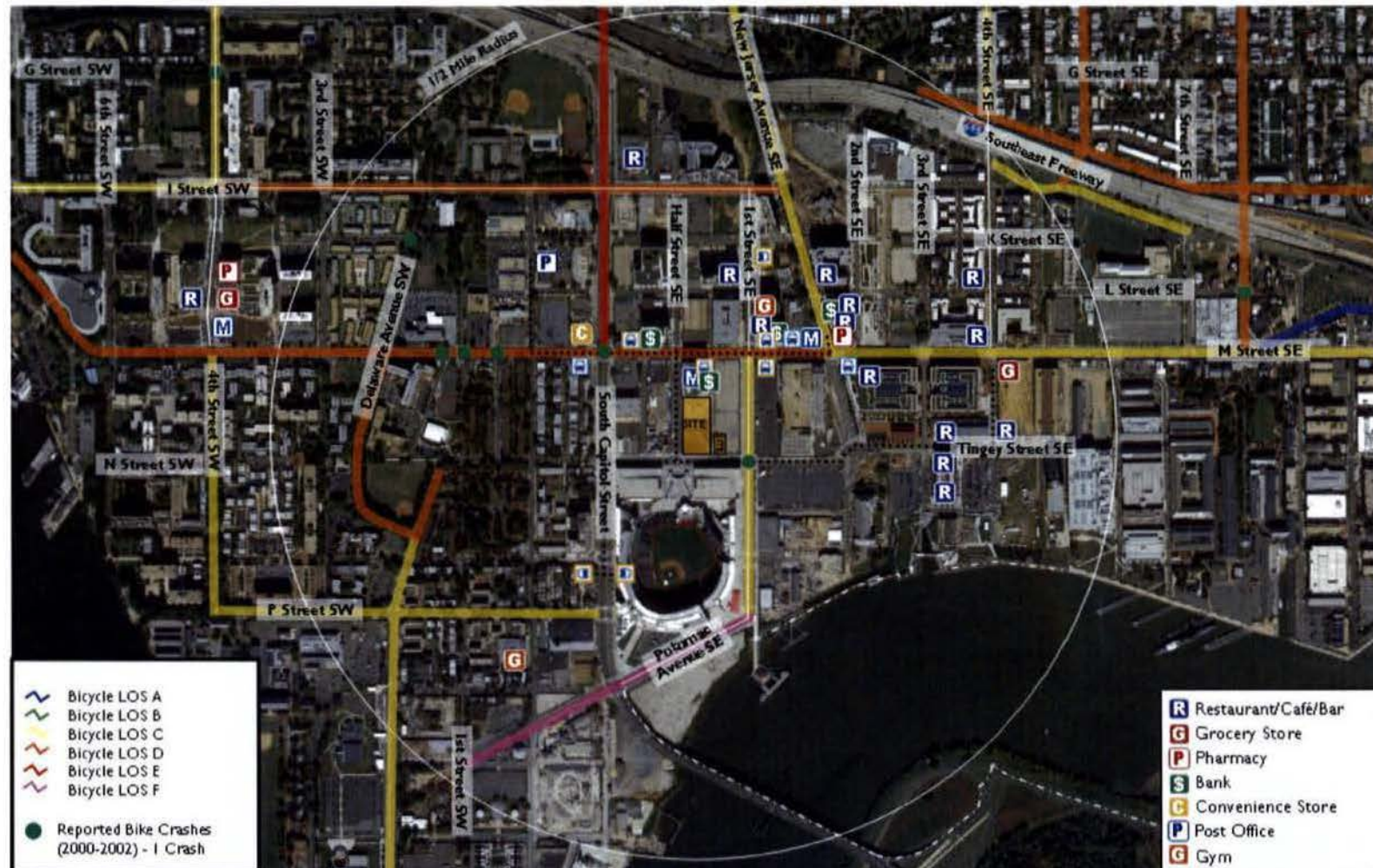


M Navy Yard - Ballpark Metrorail Station (Green Line)
 Bus Stop - Shelter No Shelter Sidewalk Crosswalk
 Likely Walking Routes to/from Transit Stops and Amenities

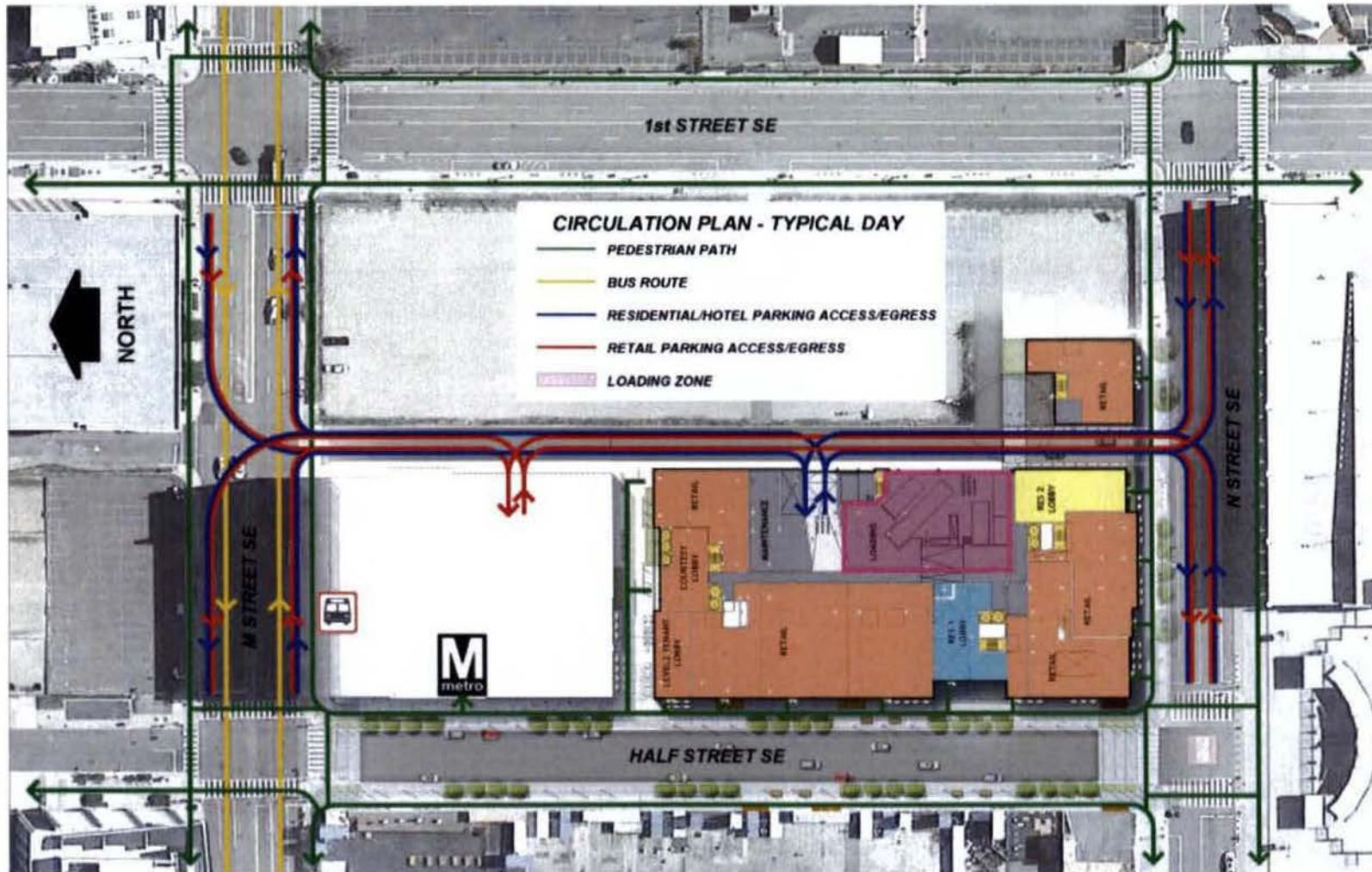
High Pedestrian Activity and Deficiency
 Low Pedestrian Activity and Deficiency

Transportation Consultants
 INNOVATION + SOLUTIONS

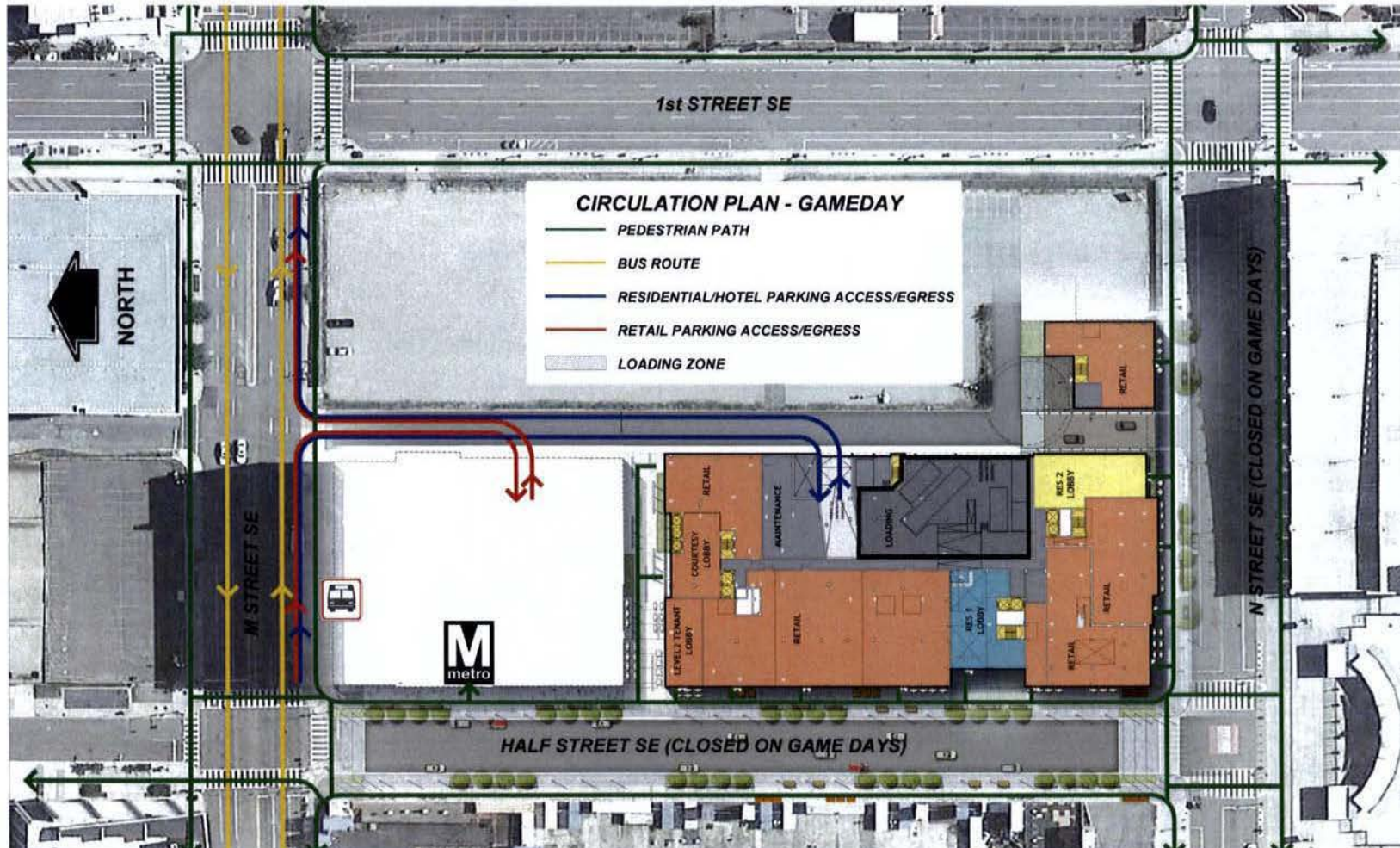
Bike Shed



Circulation (Non Game Day)

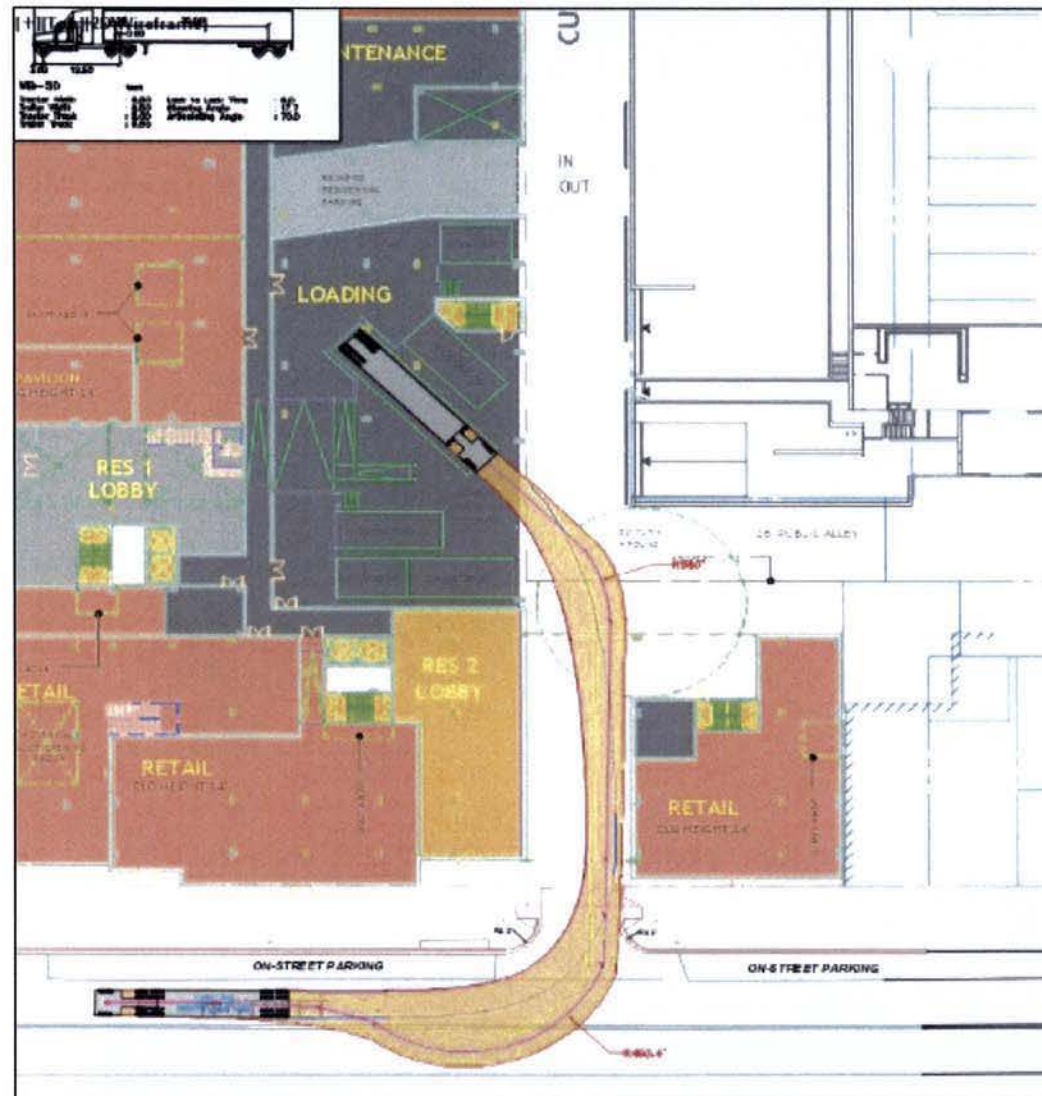


Circulation (Game Day)



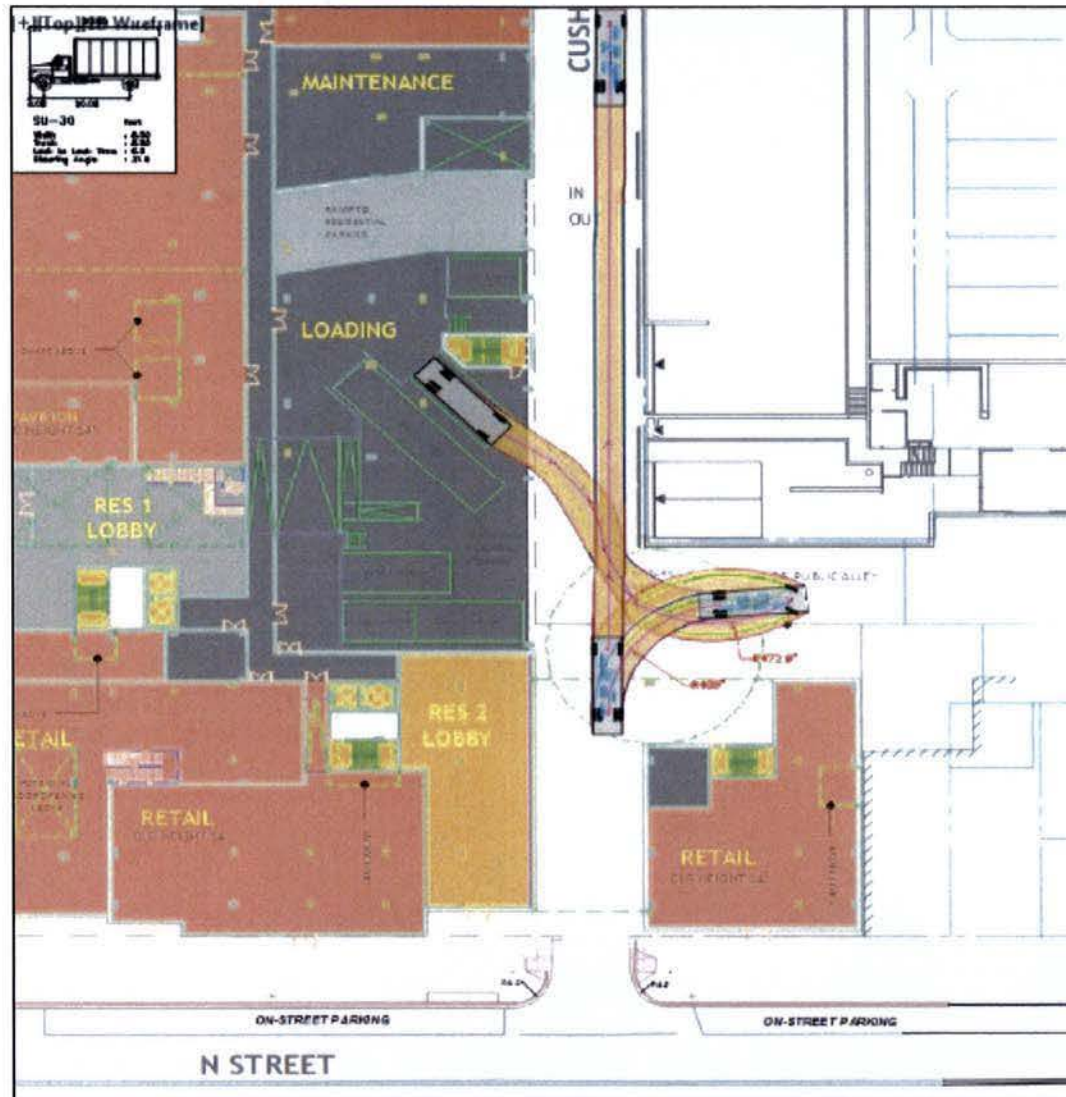


WB-50 Right Out To N Street





SU-30 Out To M Street





Loading

- Option 1A/1B
 - Provide one 55' loading berth instead of two
 - Provide an additional 30' loading berth

- Option 2A/2B/2C
 - Provide one 55' loading berth instead of two



Loading Management Plan

- Designate a Loading Coordinator
 - Coordinate with vendors and tenants to schedule deliveries from 9:00 AM to 5:00 PM
 - Schedule deliveries such that the dock's capacity is not exceeded
 - Schedule residential loading activities so as not to conflict with retail deliveries
 - Monitor inbound and outbound truck maneuvers accessing the loading dock
 - Monitor the timing of the retail and/or residential deliveries
 - Disseminate suggested truck routing maps to tenants and to drivers from delivery services that frequently utilize the development's loading dock
- Tenants will be required to schedule deliveries that utilize the loading dock
- No truck idling will be permitted
- Deliveries will be prohibited within three hours of an event at the Ballpark



Trip Generation

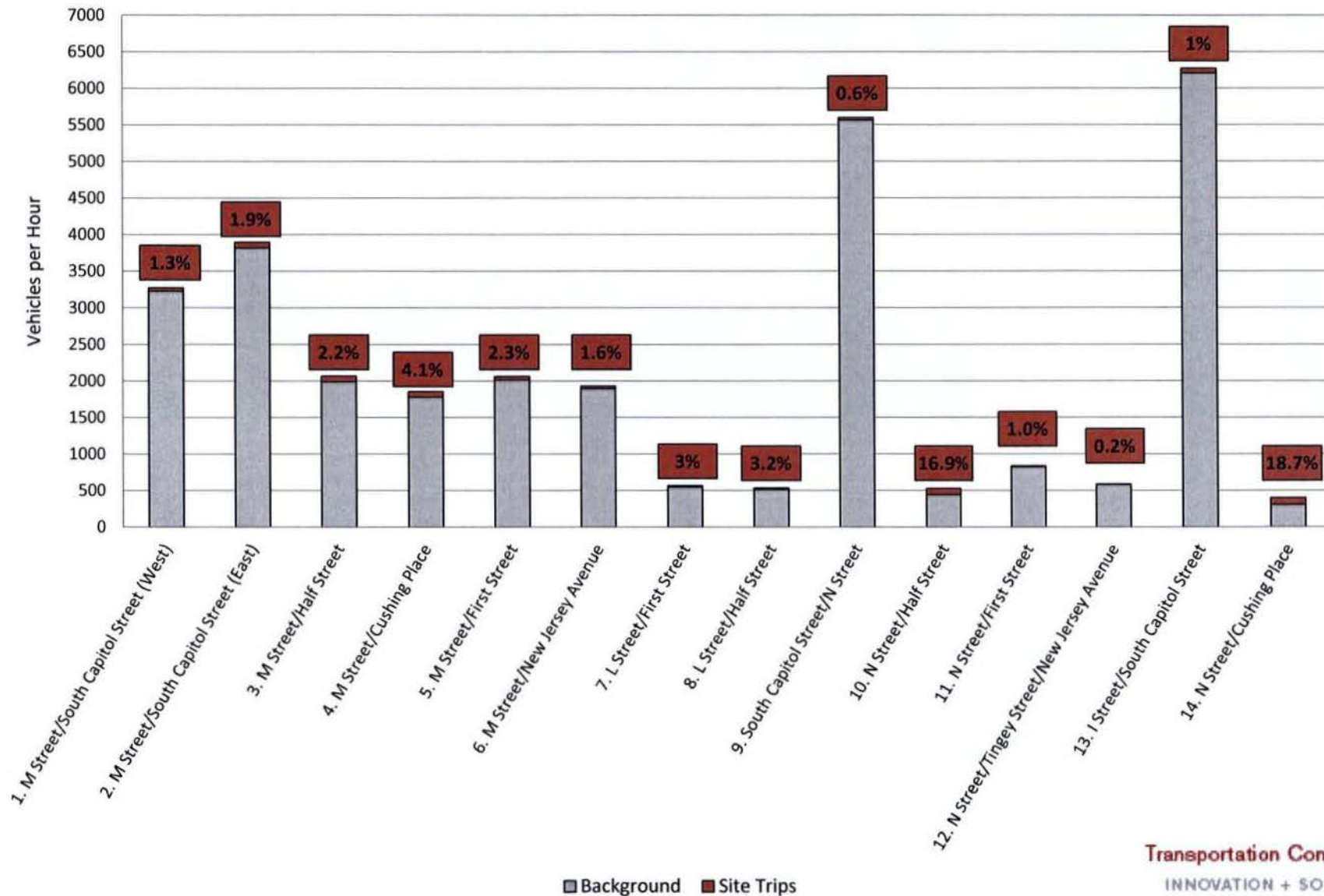
LAND USE	AM PEAK HOUR			PM PEAK HOUR		
	IN	OUT	TOTAL	IN	OUT	TOTAL
Previously Approved Development Plan						
Hotel (190 keys)	15	10	25	14	14	28
Condominium (110 DU)	6	28	34	26	13	39
Apartment (215 DU)	13	52	65	53	29	82
Retail (36,000 SF)	10	7	17	32	35	67
Total	44	97	141	125	91	216
Proposed Development Plan						
Condominium (117 DU)	6	29	35	28	13	41
Apartment (313 DU)	19	76	95	74	40	114
Retail (68,000 SF)	20	12	32	60	65	125
Total	45	117	162	162	118	280

Study Intersections



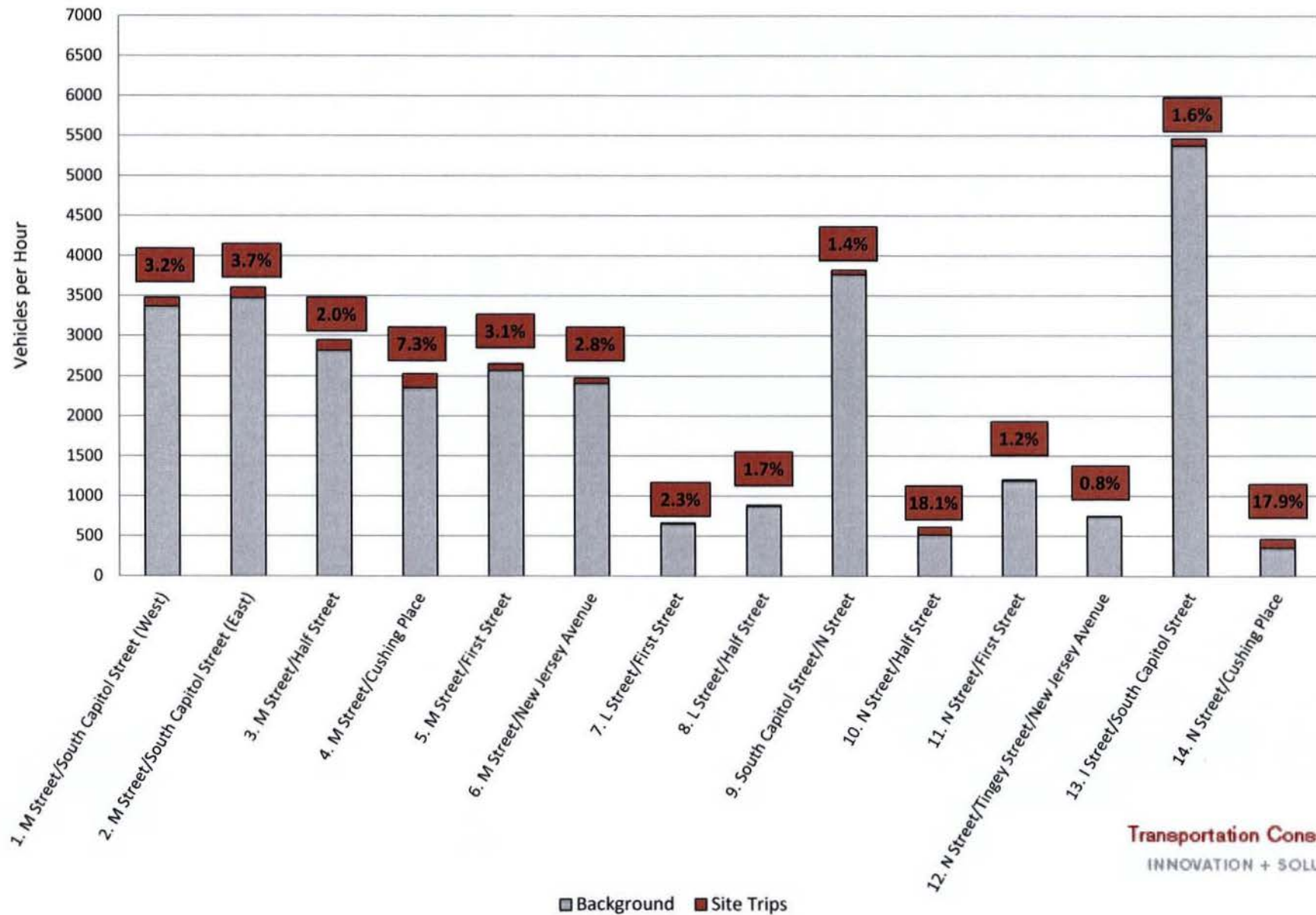


Proportional Impacts – AM Peak Hour





Proportional Impacts – PM Peak Hour





Transportation Demand Management

- Designate a Transportation Management Coordinator
- Distribute information regarding current transportation programs and services
- Provide personalized outreach to new residents of the building informing them of available transportation options
- Make public transit information available on an electronic display
- Provide a business center on-site for residents who work from home
- Provide convenient and covered secure bike parking facilities
- At initial occupancy, provide a one year Capital BikeShare membership or one year carshare membership
- Unbundle parking from the rent
- Designate one space for use by a carsharing vehicle, subject to interest from a carshare vendor
- Provide an on-site bicycle maintenance facility
- For hotel option - Register as a hotel partner with Capital Bikeshare, including:
 - 24-hour Capital Bikeshare keys purchased for use by hotel guests
 - Free bicycle helmets for guests using Capital Bikeshare



DDOT Report

DDOT supports the project with the following conditions

- Include TDM measures originally proposed and proposed in the May 13th supplement
 - Applicant agrees
- Modify the loading management plan to prohibit deliveries within three hours of a scheduled Ballpark Event
 - Applicant agrees

Though not conditions of their support, DDOT also requested the following:

- Provide required long term bicycle parking in the garage or on the ground floor inside the building
 - Applicant agrees
- Install at least one 240-volt electric car charging station in the residential garage and in the retail garage
 - Applicant agrees to provide at least one station in residential garage
- Continue to work with DDOT regarding public space issues
 - Applicant agrees