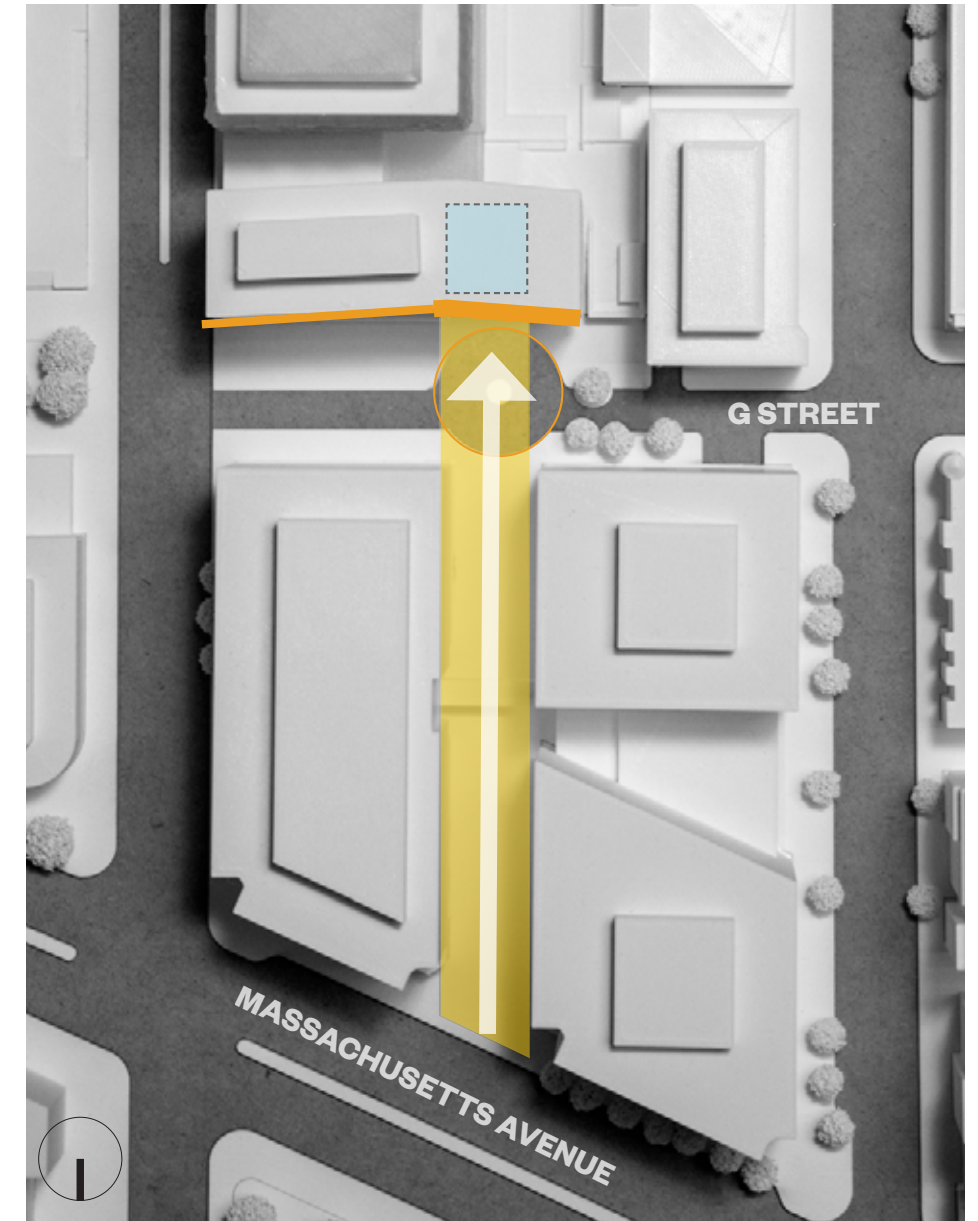




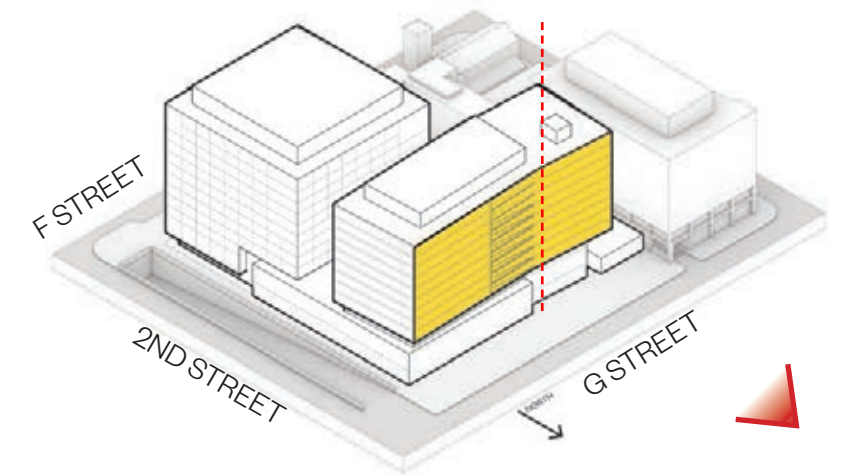
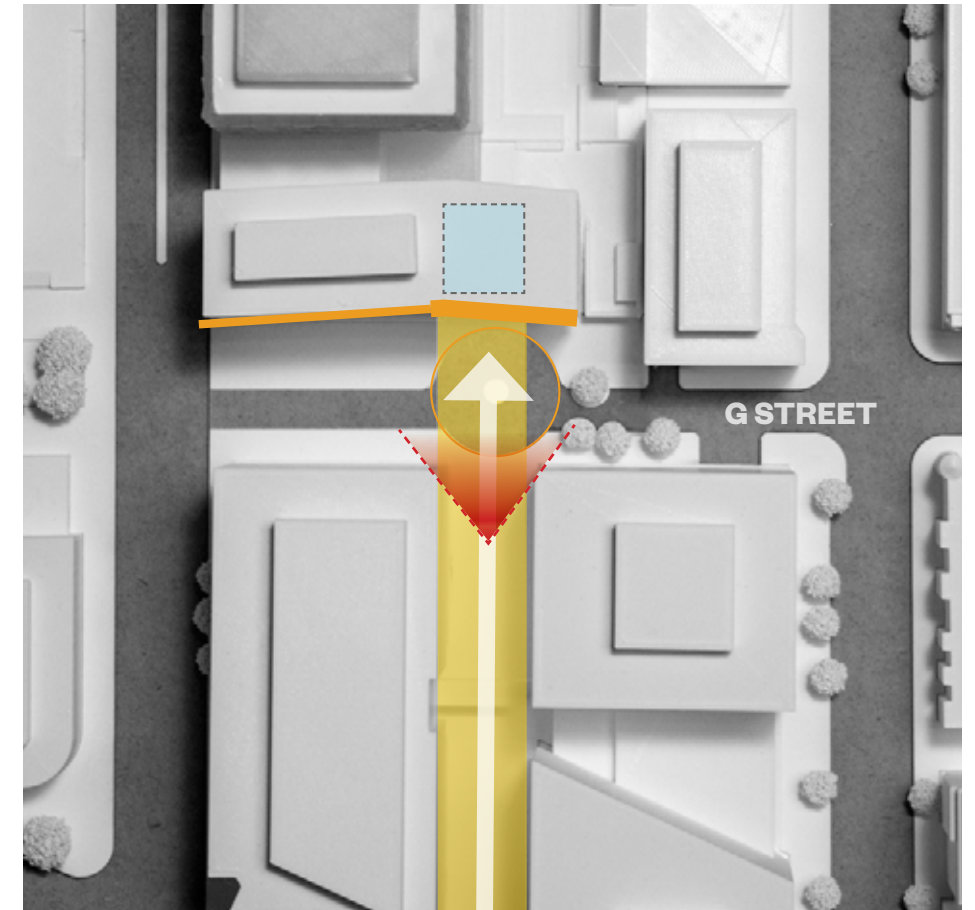
VIEW FROM MASSACHUSETTS AVE

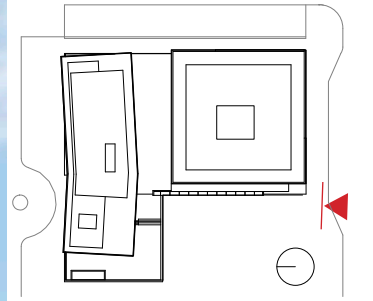


RESIDENTIAL CCIII VIEW FROM NORTH BLOCK PEDESTRIAN WAY

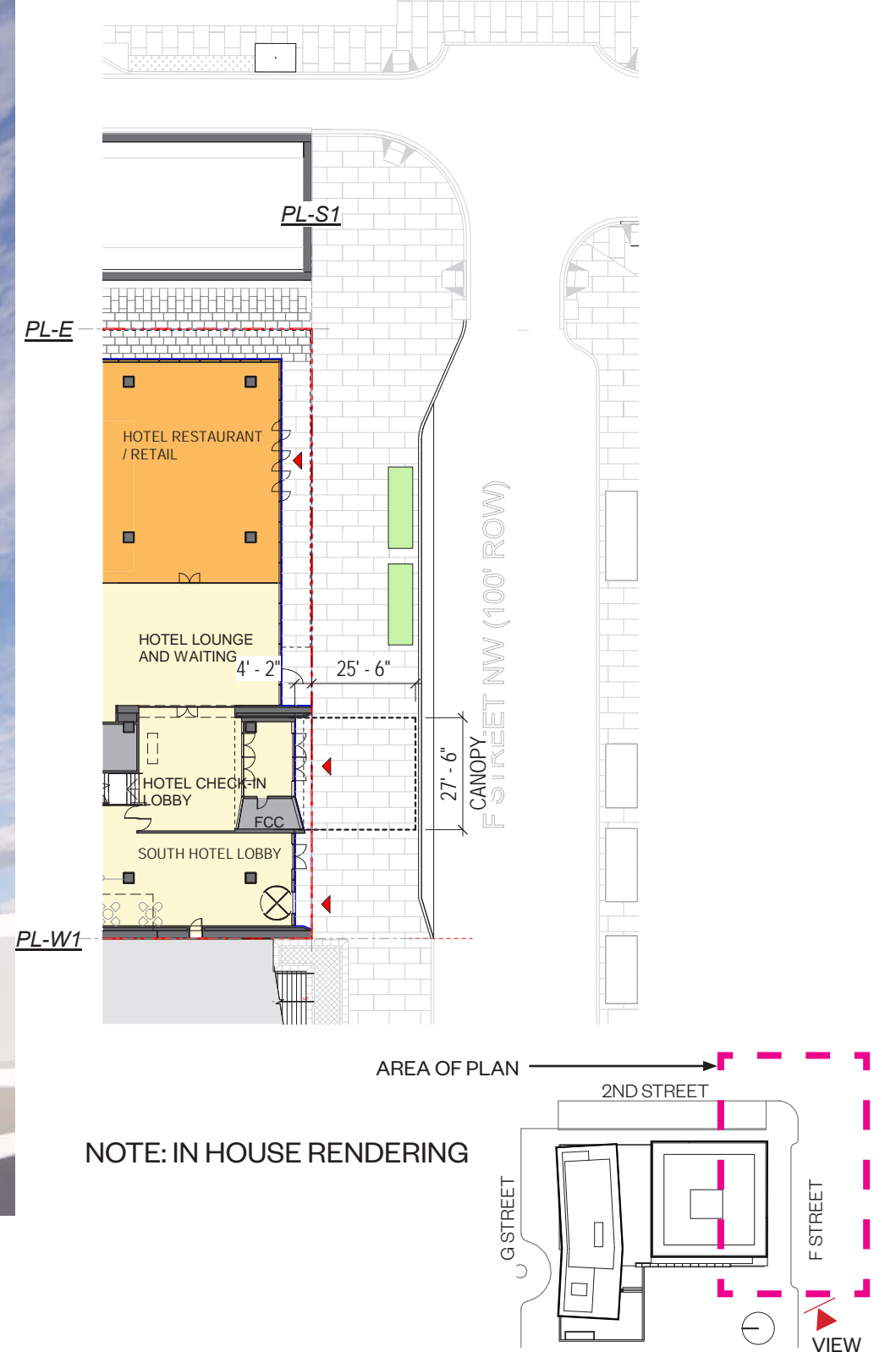


RESIDENTIAL CCIII VIEW FROM G STREET ROUNDABOUT





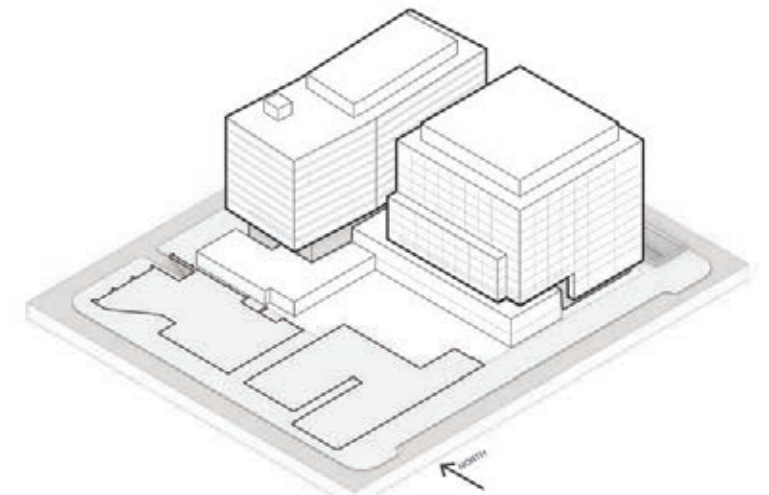
NOTE: CANOPY
DESIGN HAS BEEN
UPDATED



F STREET CANOPY CONSIDERATION SOUTHWEST VIEW & PLAN



HOTEL CCIV VIEW FROM 3RD STREET & F STREET



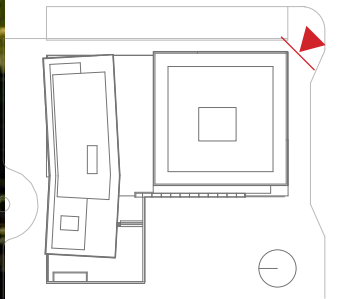
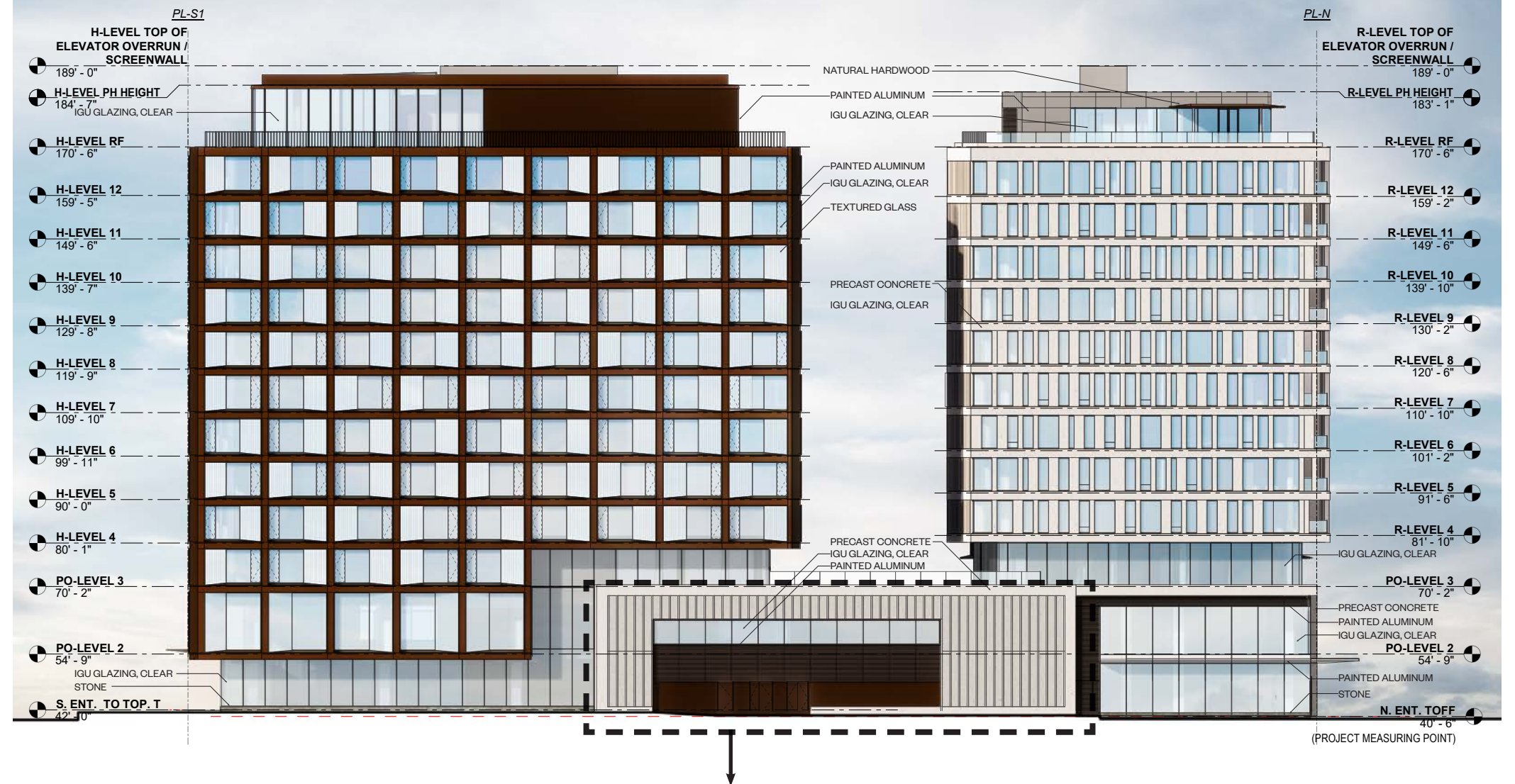


IMAGE HOTEL- SOUTHEAST CORNER



ACID ETCHED AND POLISHED PRECAST CONCRETE PRECEDENT IMAGES

ELEVATION 2ND STREET



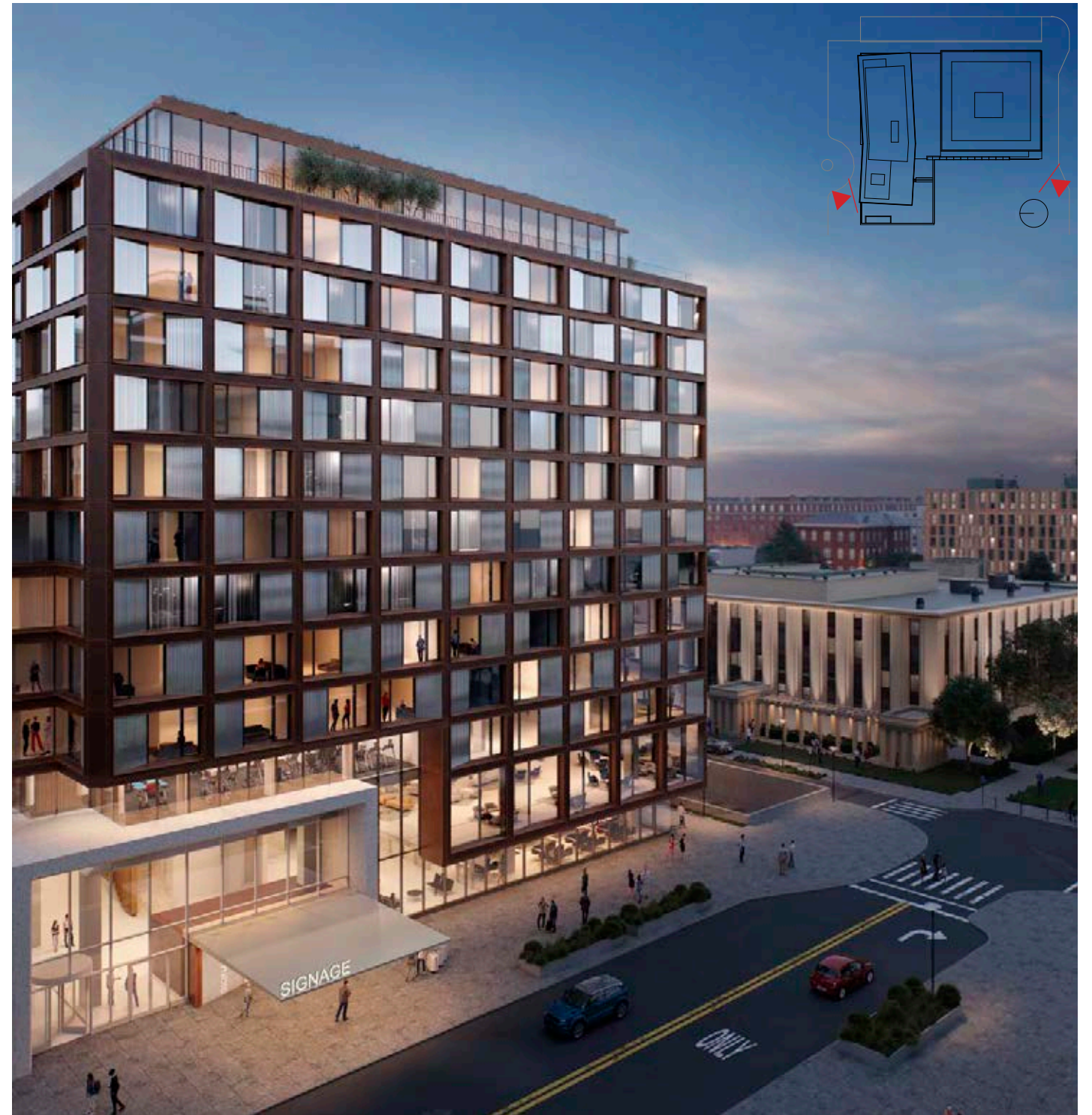
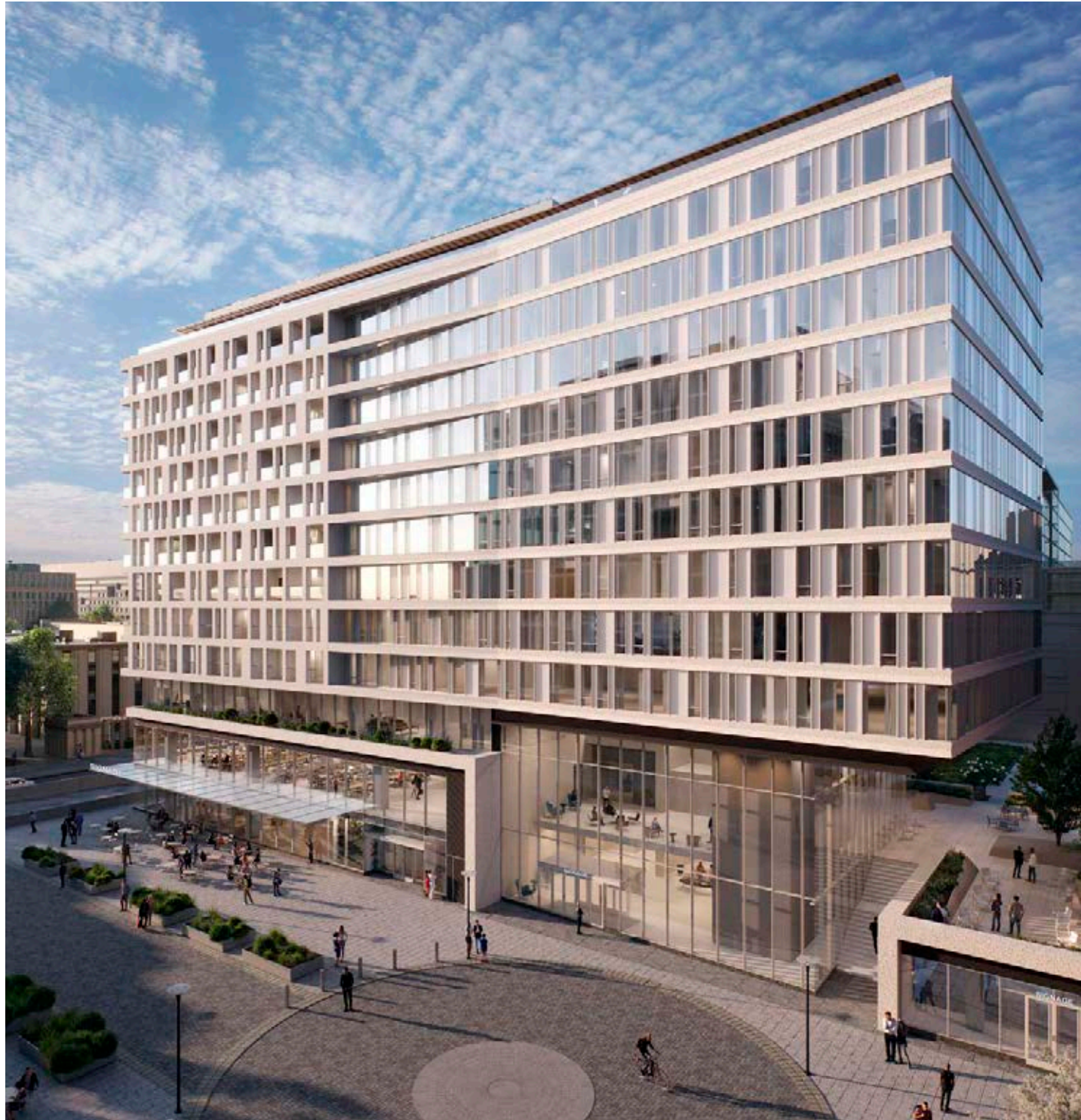
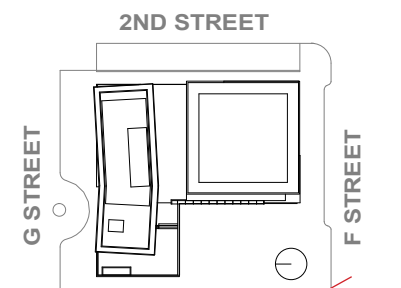
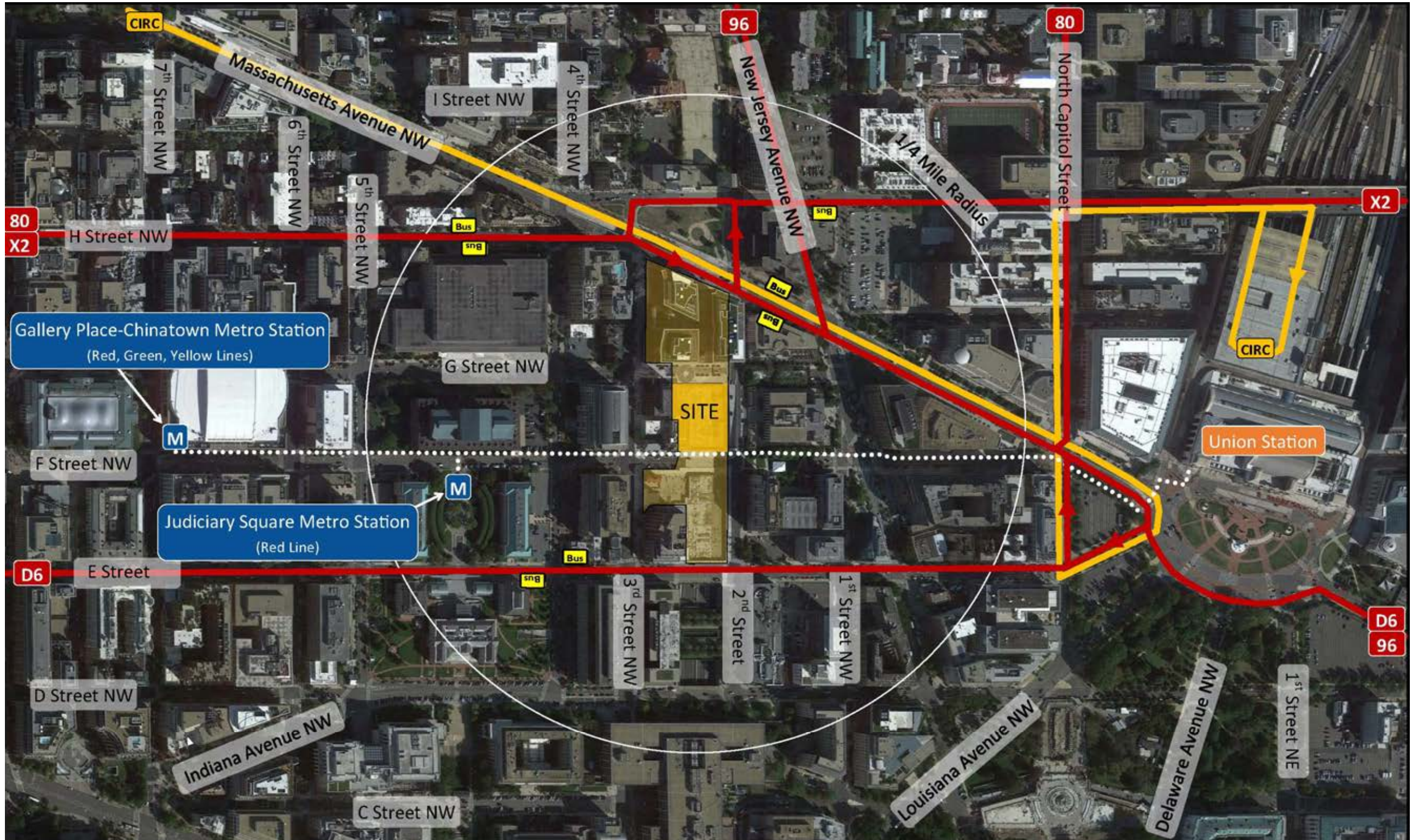


IMAGE RESIDENTIAL & HOTEL ELEVATION CLOSE-UPS



AERIAL OF CENTER BLOCK





TRANSPORTATION PROXIMITY TO TRANSIT

TRIP GENERATION COMPARISON: NET CHANGE

Land Use	AM PEAK			PM PEAK		
	In	Out	Total	In	Out	Total
<i>APPROVED PLAN</i>						
Vehicle Trips	103	52	155	44	110	154
<i>CURRENT PLAN</i>						
Vehicle Trips	68	84	152	76	58	134
<i>NET CHANGE</i>						
Vehicle Trips	(35)	32	(3)	32	(52)	(20)

- The Applicant will implement the TDM plan identified in the 1ST Stage PUD
 - Designate a Property Transportation Coordinator
 - Provide promotions, services, and policies that will help minimize vehicle traffic generated by the development
 - Provide both short and long- term bicycle parking
- At DDOT's request, the Applicant has agreed to the following regarding the timing of the Performance Monitoring Plan:

Prior to issuance of C of O for the Center Block, the Applicant shall submit a letter to DDOT stating the occupancy levels of each block of the Capitol Crossing development (North, Center, and South) and will submit an updated letter annually until all three blocks reach 80% occupancy. At such time that an individual block reaches 80% occupancy, the performance monitoring plan (PMP) set forth in the approved TMP will begin for the block(s) at or above 80% occupancy. As additional blocks reach 80% occupancy, those blocks will be included in the PMP. Prior to commencing the PMP, the Applicant and DDOT will agree on reasonable, specific requirements that will be included in the PMP.
- Due to the reduction in vehicular traffic compared to the original approval, the subject application would not have an adverse impact on the surrounding roadway network

