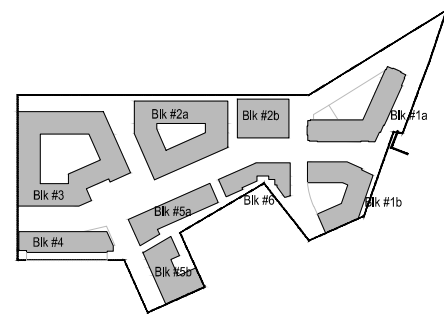
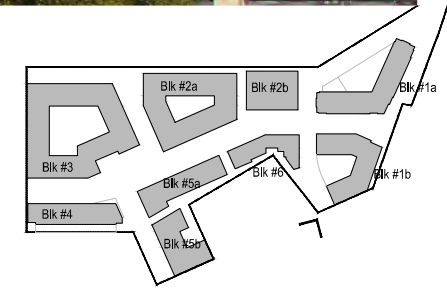


**KEY PLAN**



**KEY PLAN**



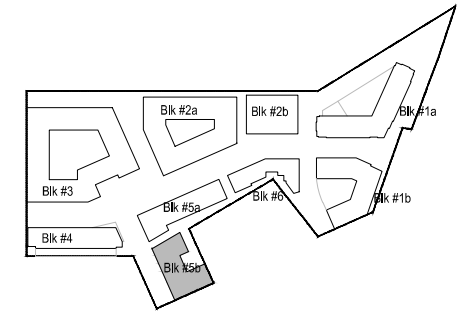
KEY PLAN



### Legend

- Residential Amenity
- Residential
- Potential Retail
- Office/ Residential
- Retail
- Service/ Parking
- Grocery
- Theatre

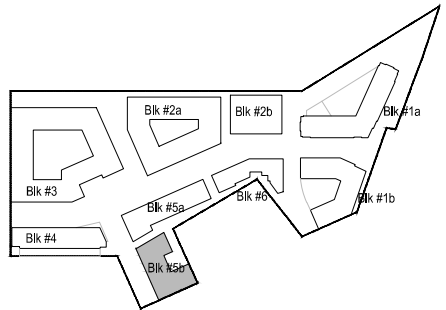
Rhode Island Avenue, NE.



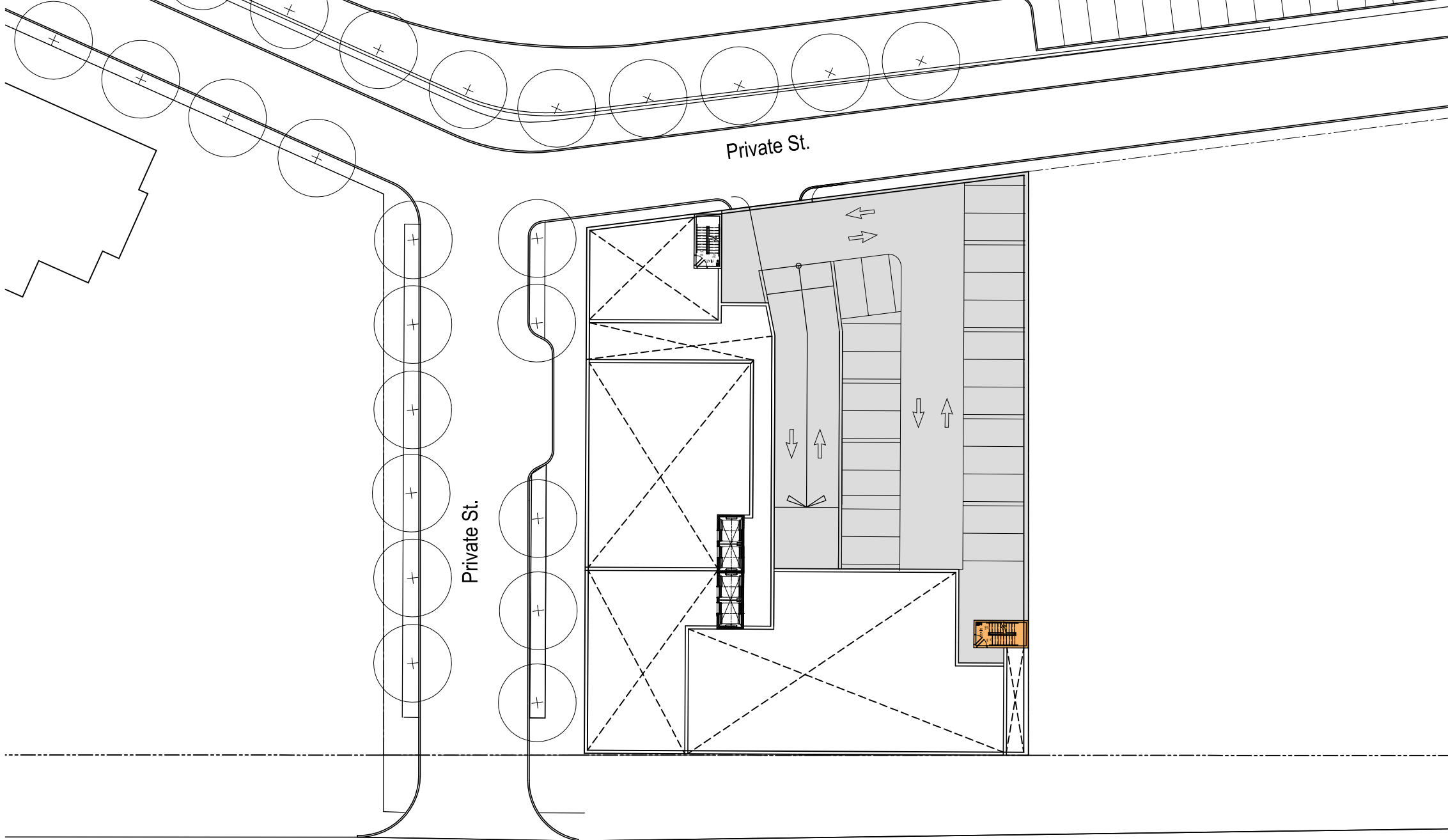
### KEY PLAN











- Legend**
- Residential Amenity
  - Residential
  - Potential Retail
  - Office/ Residential
  - Retail
  - Service/ Parking
  - Grocery
  - Theatre



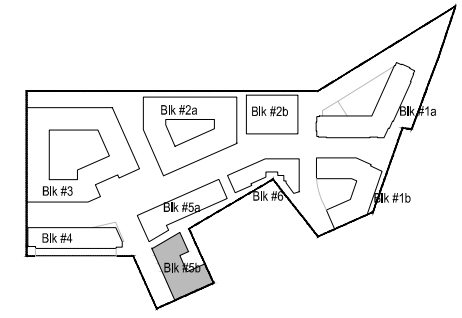
**KEY PLAN**



### Legend

- |   |   |
|---|---|
|  Residential Amenity |  Retail              |
|  Residential         |  Service/<br>Parking |
|  Potential Retail    |  Grocery             |
|  Office/ Residential |  Theatre             |

Rhode Island Avenue, NE.



**KEY PLAN**

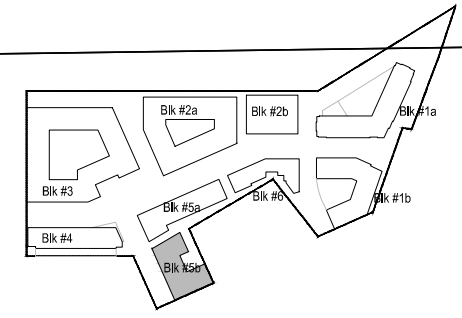
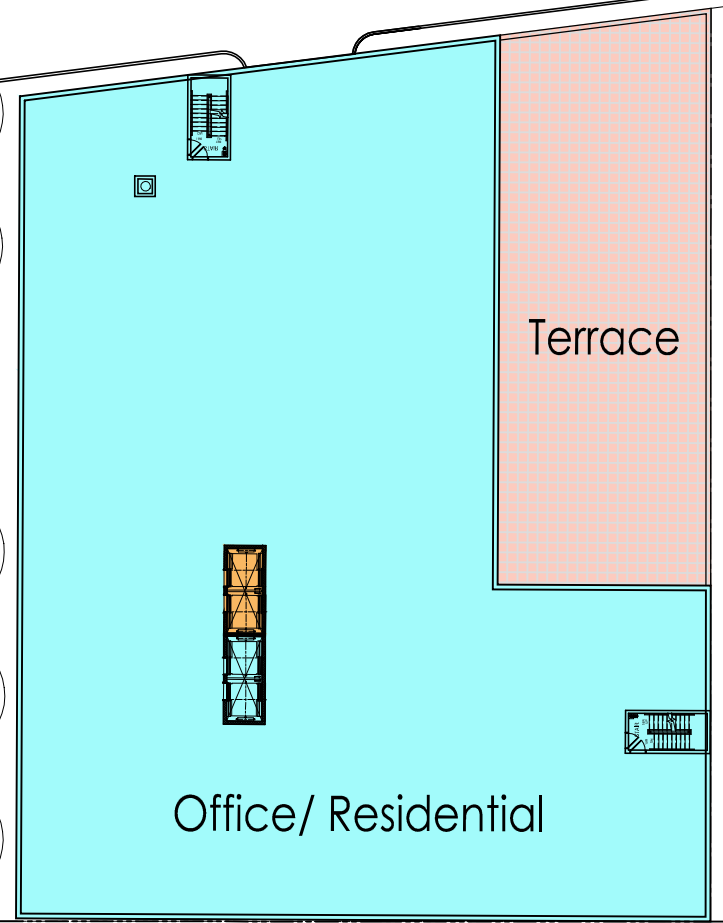
Private St.

Private St.

Rhode Island Avenue, NE.

Legend

-  Residential Amenity
-  Residential
-  Potential Retail
-  Office/ Residential
-  Retail
-  Service/ Parking
-  Grocery
-  Theatre



KEY PLAN

Private St.

Private St.

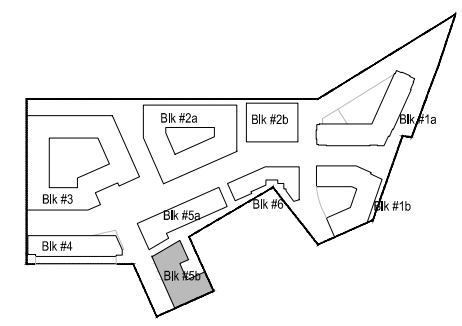
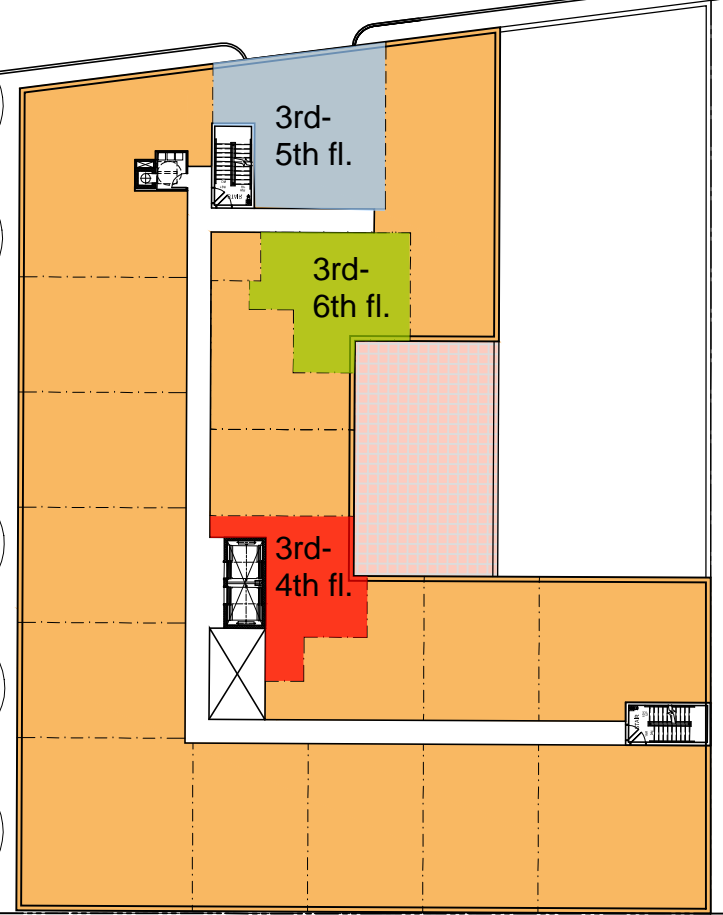
Rhode Island Avenue, NE.

Legend

- Residential Amenity
- Residential
- Potential Retail
- Office/ Residential
- Retail
- Service/ Parking
- Grocery
- Theatre

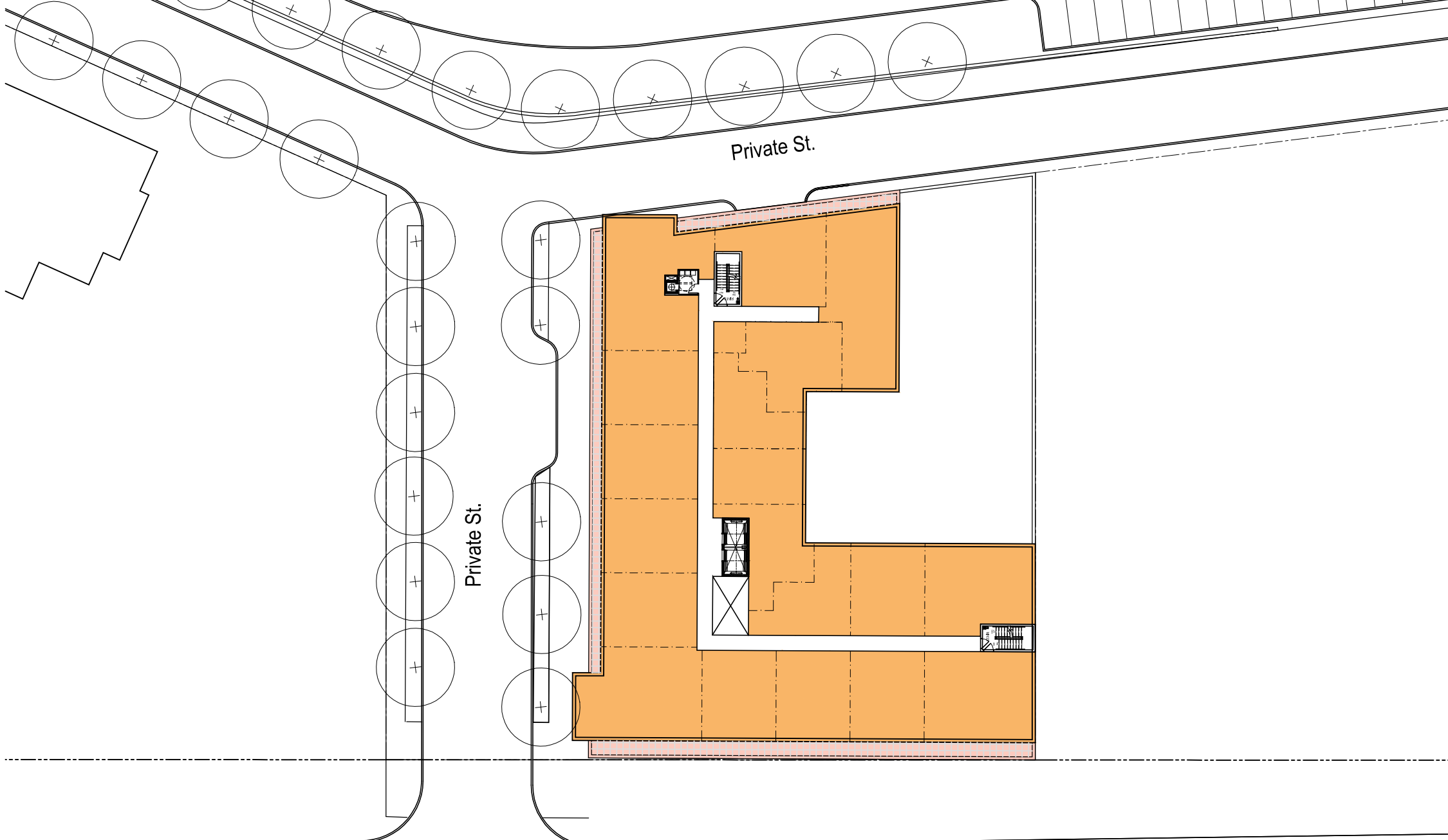
- Efficiency
- 1 Bedroom
- 2 Bedroom

Note: for illustrative purposes only and the location of the units may shift as the floor plans are refined



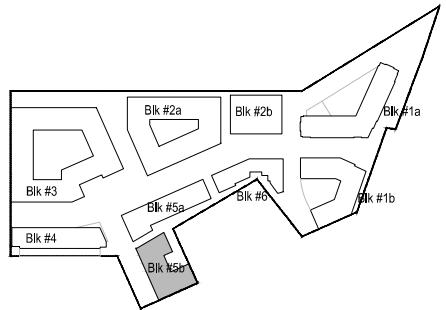
KEY PLAN



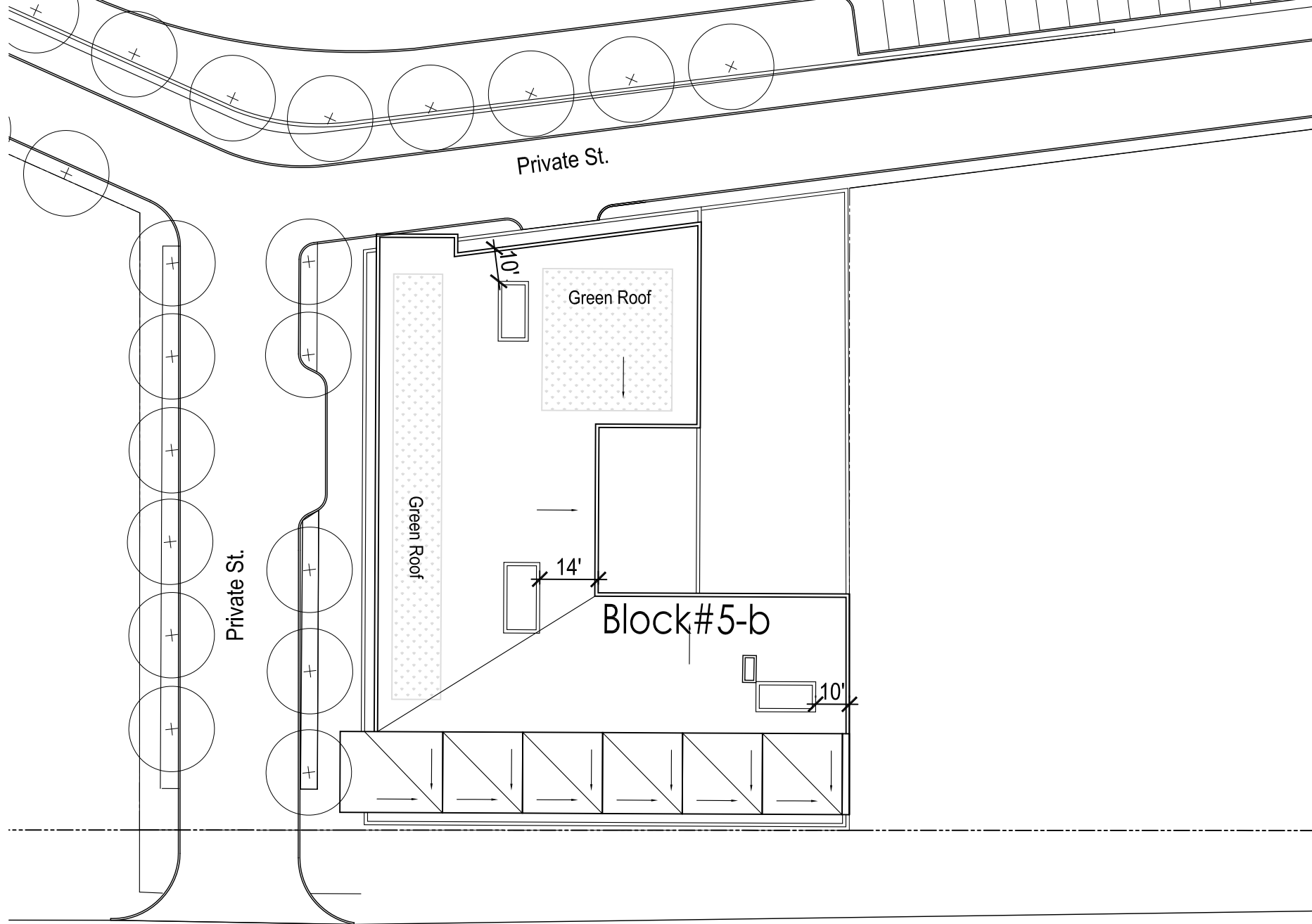


- Legend**
- Residential Amenity
  - Residential
  - Potential Retail
  - Office/ Residential
  - Retail
  - Service/ Parking
  - Grocery
  - Theatre

Rhode Island Avenue, NE.



**KEY PLAN**



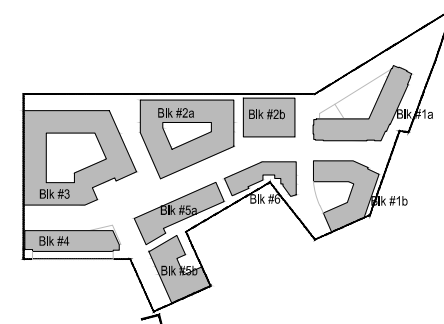
Rhode Island Avenue, NE.

Legend

-  Residential Amenity
-  Residential
-  Potential Retail
-  Office/ Residential
-  Retail
-  Service/ Parking
-  Grocery
-  Theatre

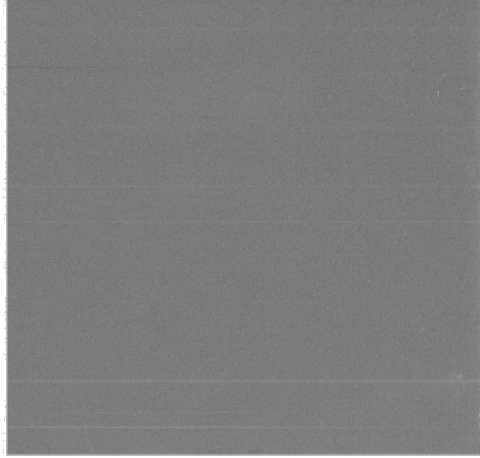


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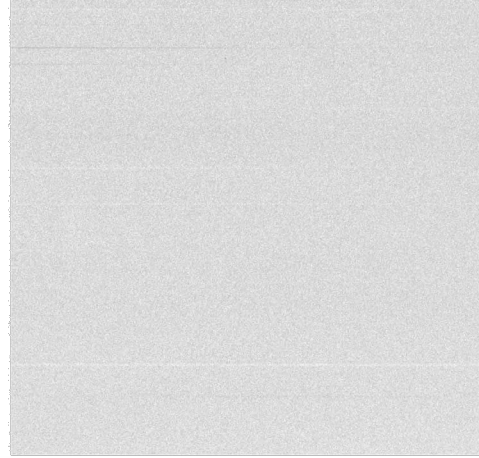
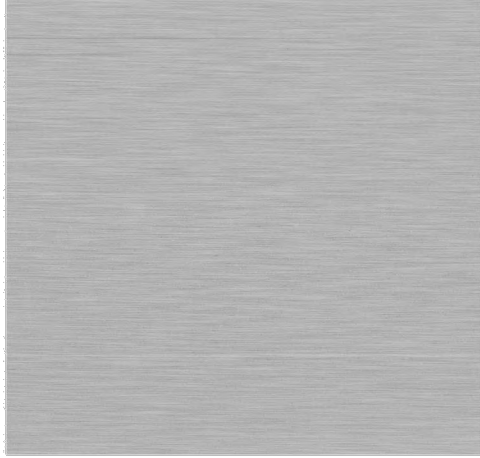


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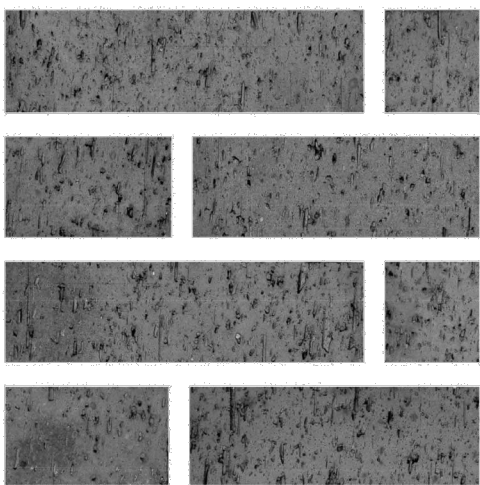
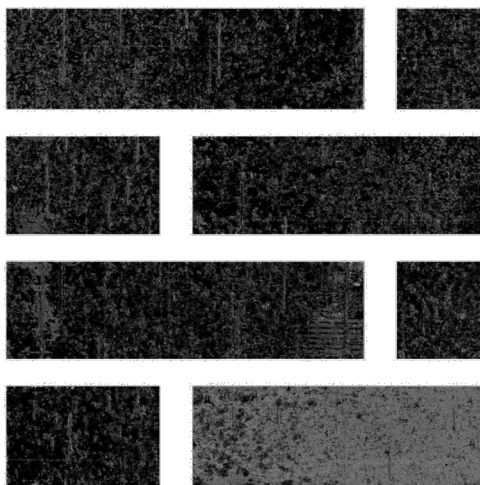
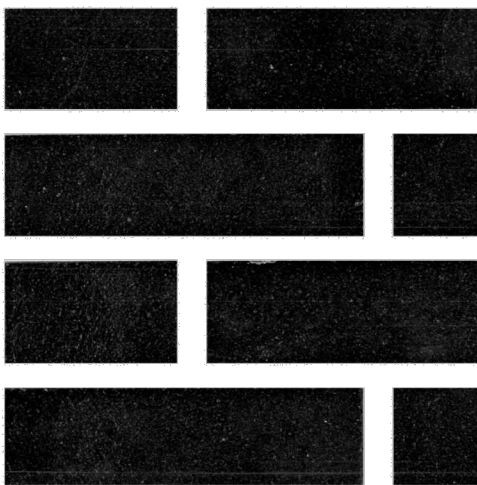
Metal Panel 1 Palette



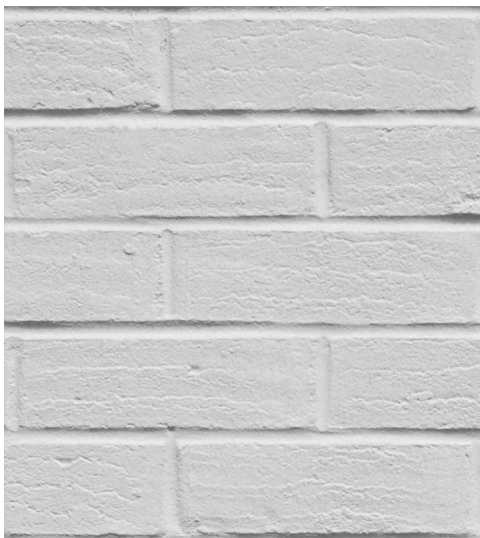
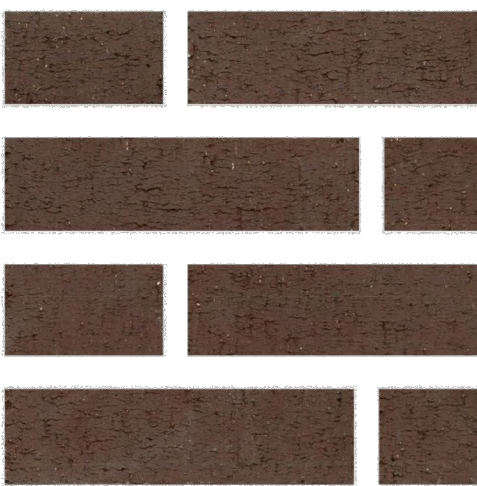
Metal Panel 2 Palette



Brick 1 Palette

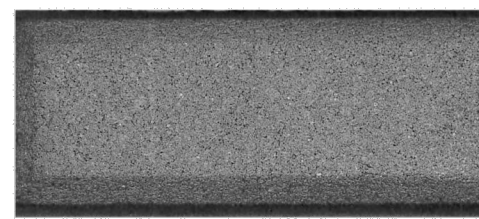


Brick 2 Palette



Brick 3 Palette

Precast Stone 1










Precast Stone 2

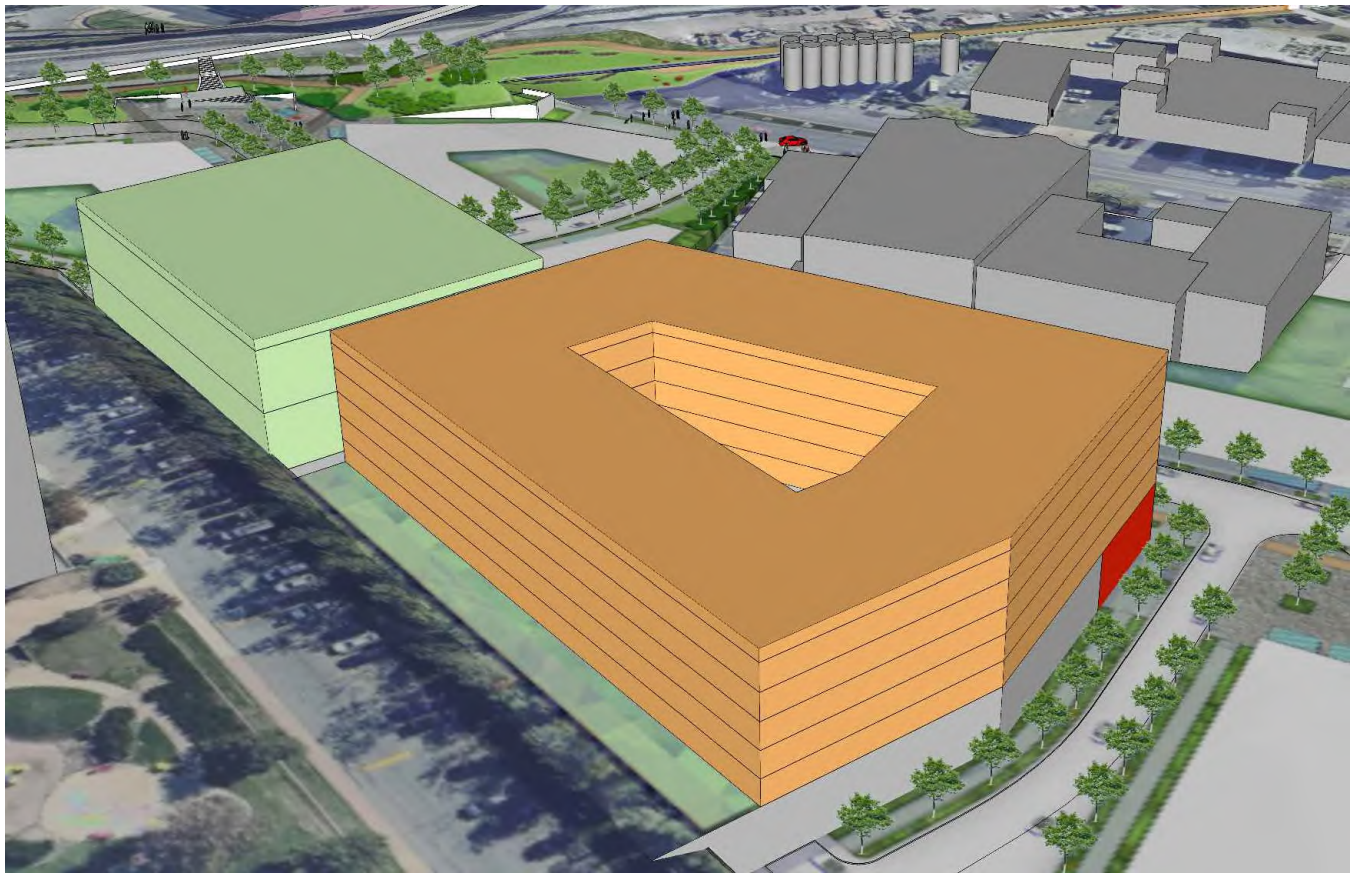


Precast Stone 3

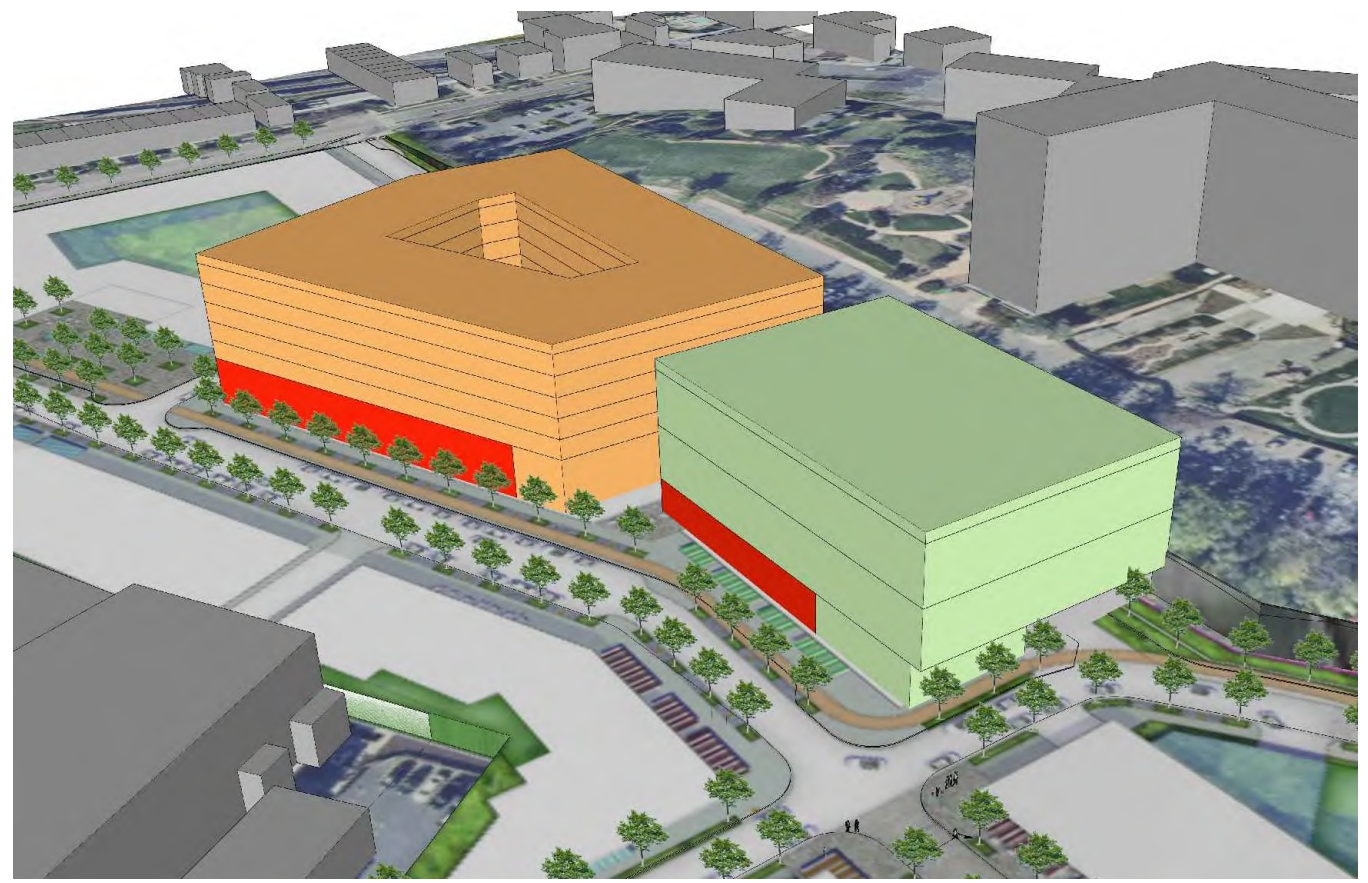


-  Residential Amenity
-  Retail
-  Residential
-  Service/ Parking
-  Potential Retail
-  Grocery
-  Office/ Residential
-  Theatre

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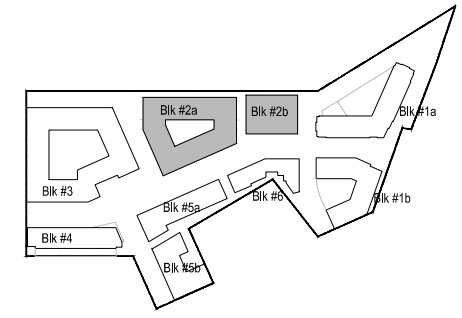


VIEW FROM NORTHWEST

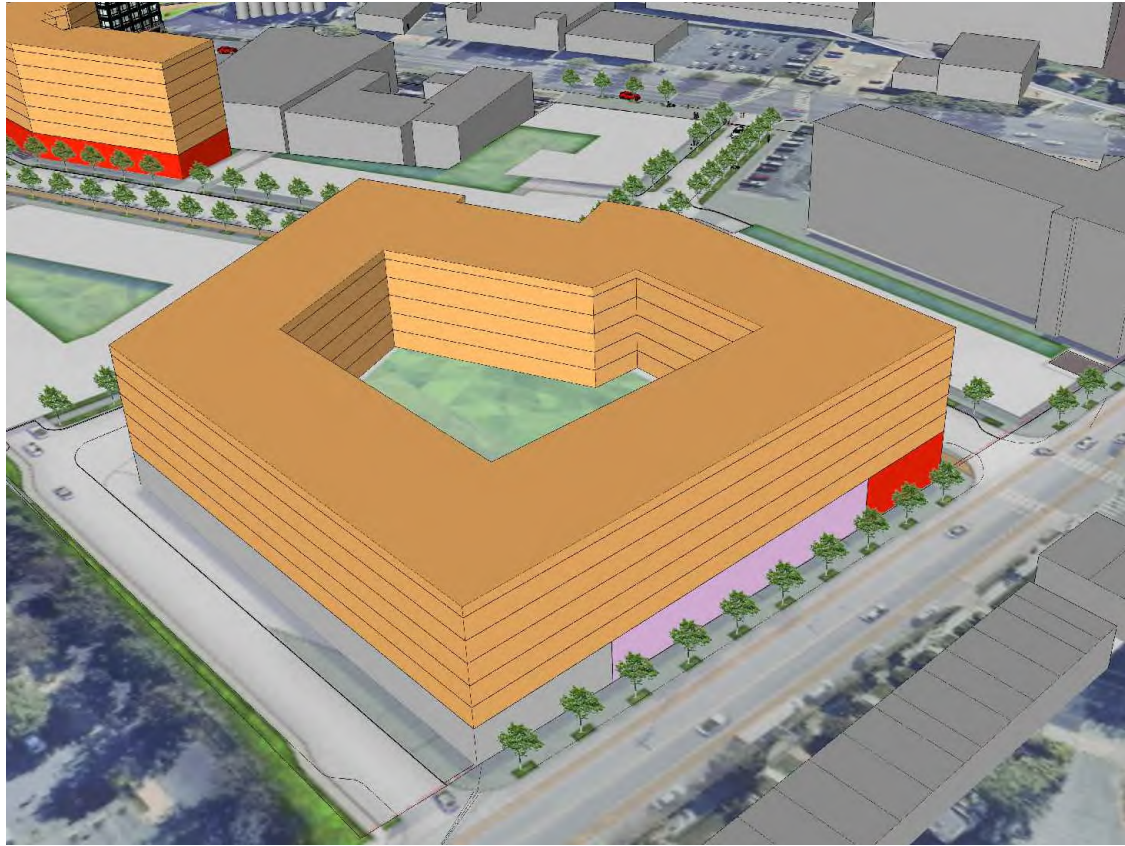


VIEW FROM SOUTHEAST

# Block 2- a & 2- b



KEY PLAN



VIEW FROM NORTHWEST

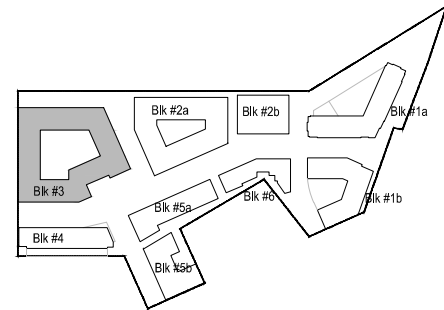


VIEW FROM SOUTHEAST

Legend

- Residential Amenity
- Residential
- Potential Retail
- Office/ Residential
- Retail
- Service/ Parking
- Grocery
- Theatre

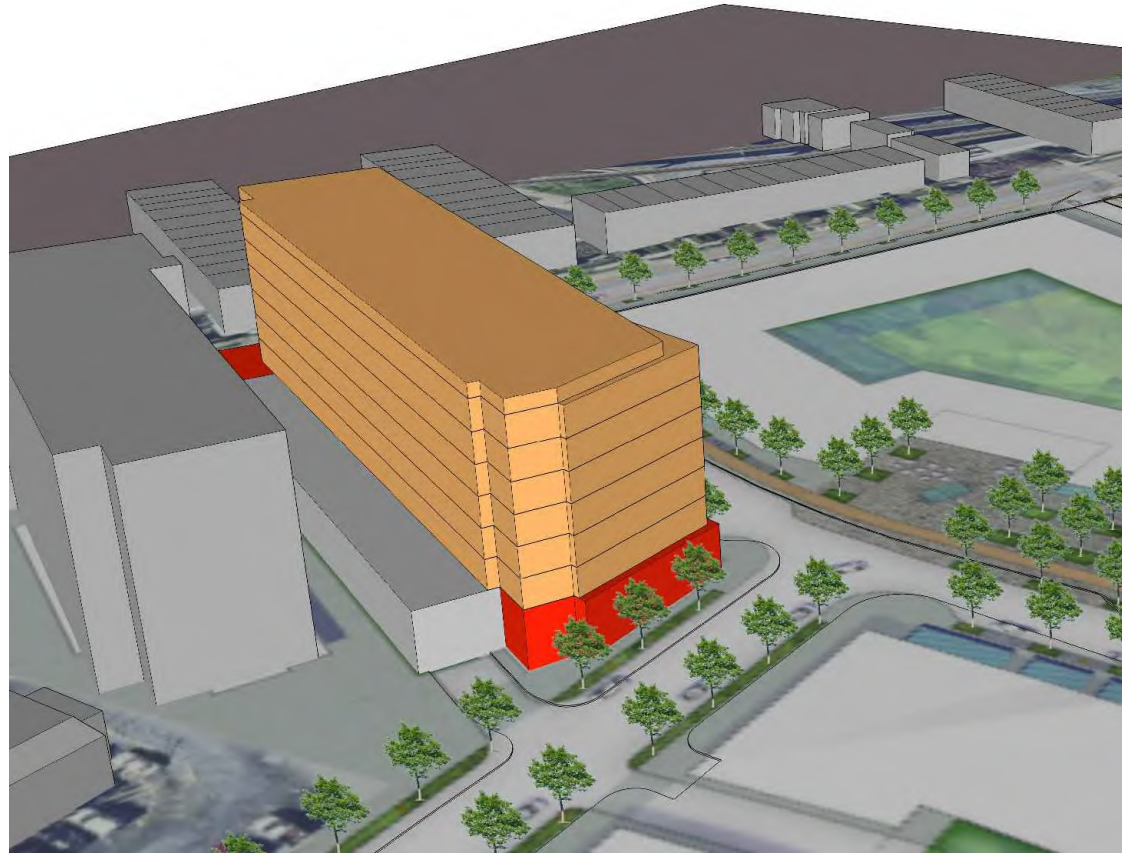
# Block 3



KEY PLAN



VIEW FROM NORTHWEST

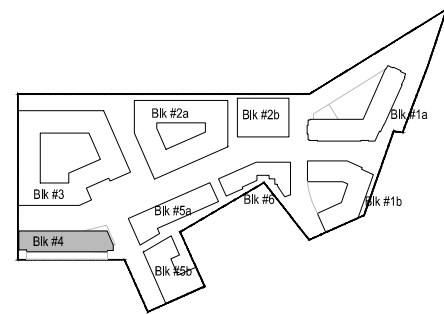


VIEW FROM SOUTHEAST

Legend

- Residential Amenity
- Residential
- Potential Retail
- Office/ Residential
- Retail
- Service/ Parking
- Grocery
- Theatre

# Block 4



KEY PLAN



VIEW FROM NORTHWEST

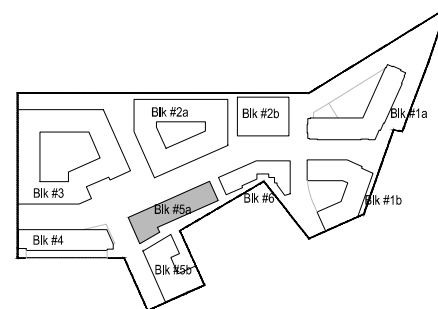


VIEW FROM SOUTHEAST

# Block 5

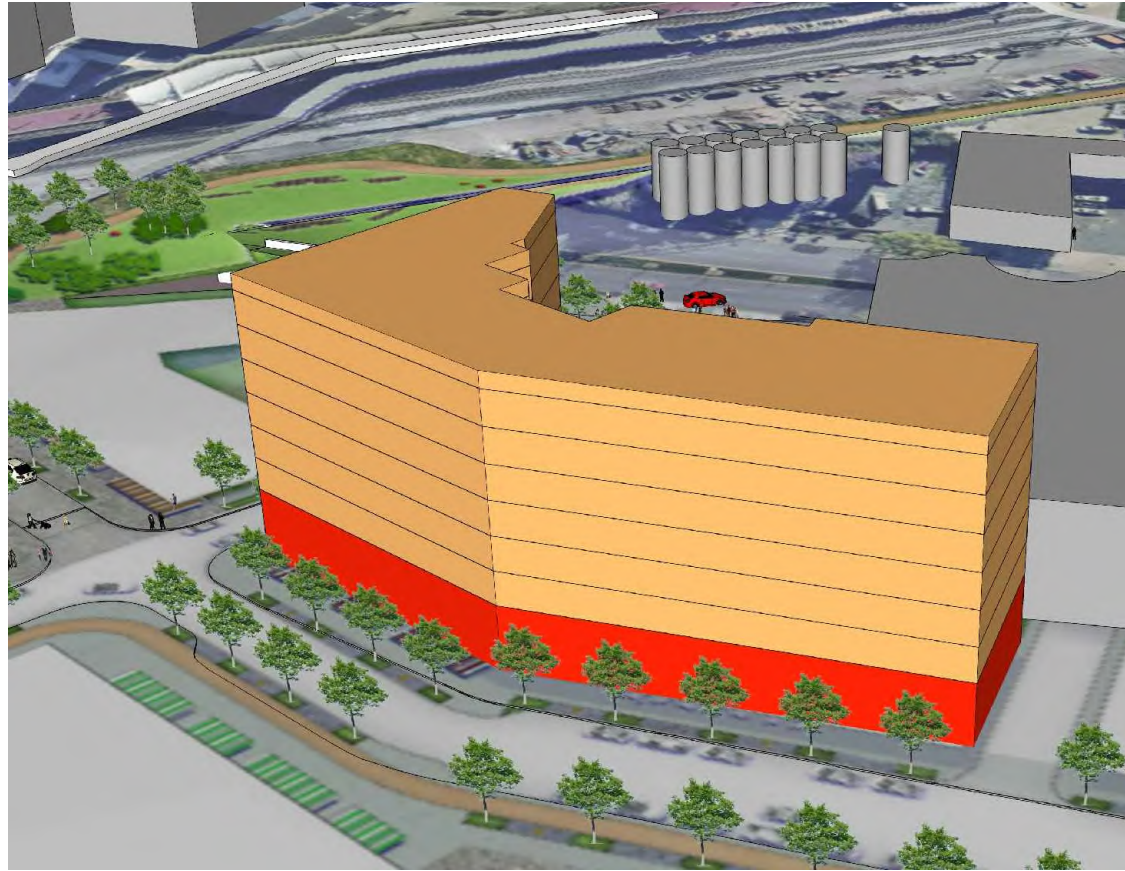
## Legend

- |   |   |
|---|---|
|  Residential Amenity   |  Retail                |
|  Residential         |  Service/<br>Parking |
|  Potential Retail    |  Grocery             |
|  Office/ Residential |  Theatre             |

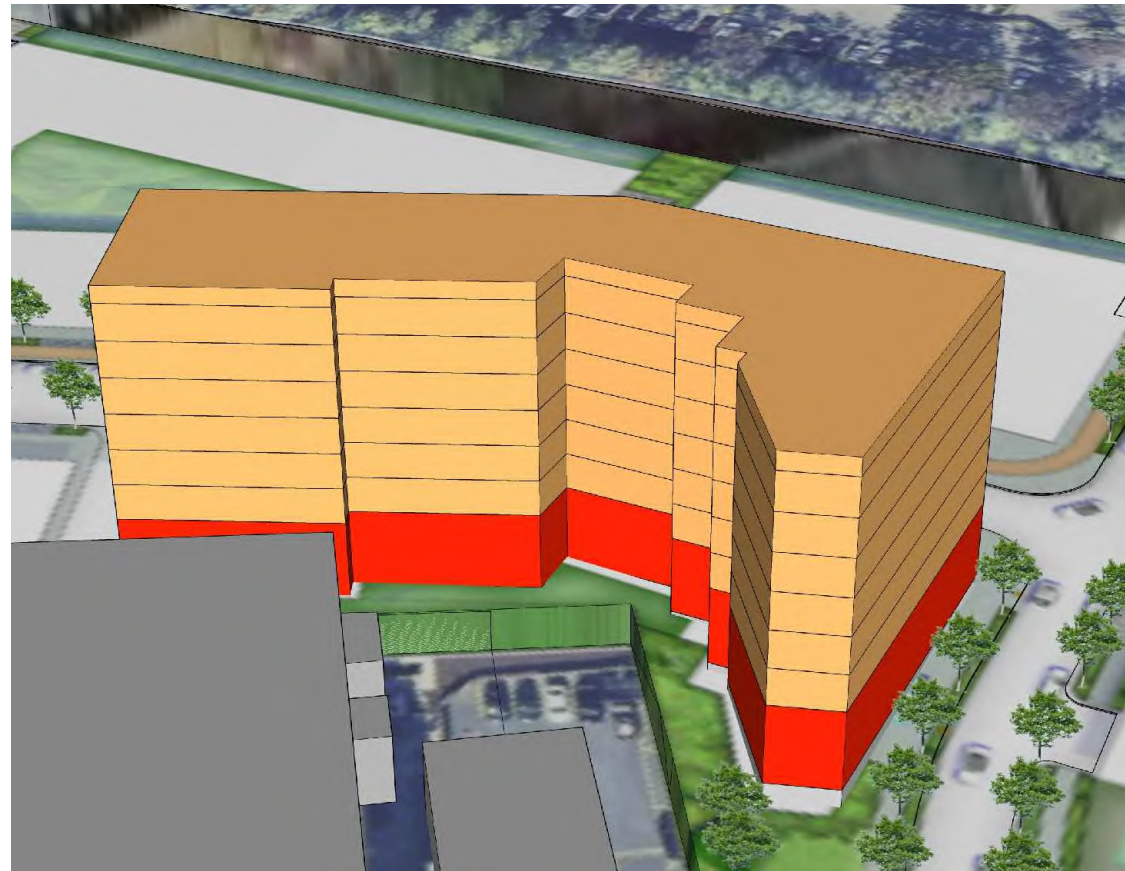


KEY PLAN








VIEW FROM NORTHWEST

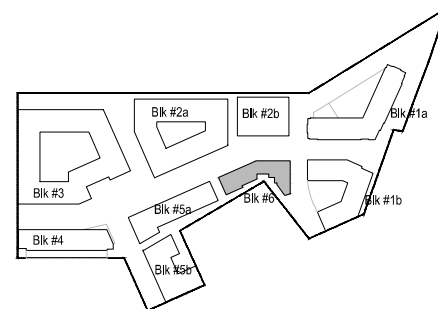


VIEW FROM SOUTHEAST

# Block 6

## Legend

- |   |   |
|---|---|
|  Residential Amenity   |  Retail                |
|  Residential         |  Service/<br>Parking |
|  Potential Retail    |  Grocery             |
|  Office/ Residential |  Theatre             |



KEY PLAN





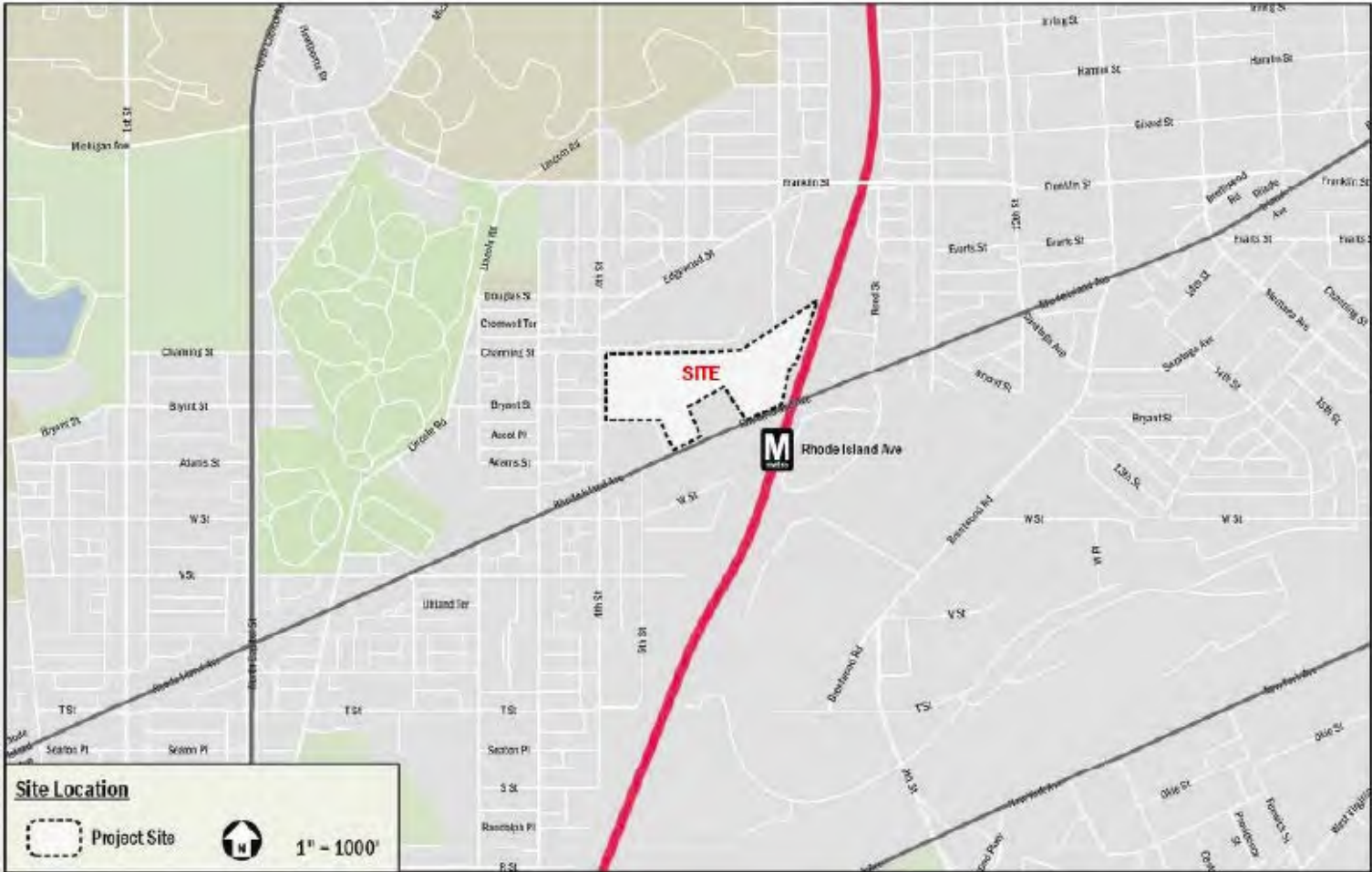
# 680 Rhode Island Avenue NE PUD Transportation Overview



**GOROVE / SLADE**

Transportation Planners and Engineers

# Site Location



# Project Transportation Characteristics

- Proximity to transit and alternative travel modes:
  - Across from Rhode Island Avenue Metrorail Station
  - 15 Nearby Metrobus routes
  - 5 Nearby Capital Bikeshare stations & 13 nearby Carshare vehicles
  - Site has Walkscore of 86 “Very Walkable”, Bike Score of 71 “Very Bikeable”, and TransitScore of 73 “Excellent Transit”
  - 62% of Households do not commute to work by car in Census Tract
- Implementation of Comprehensive Transportation Demand Management (TDM) Plan
- Adequate on-site parking & loading provisions



# Existing Transportation Facilities



# Existing Site Plan





# Proposed Site Plan



# Phase 1 Site Plan



# TDM Elements

- TDM Plan Elements include:
  - Install a Capital Bikeshare Station, as well as operations and maintenance for one year.
  - Unbundle the cost of residential parking from the cost of lease or purchase and set the pricing at the average market rate
  - Identify TDM Leaders (for planning, construction, and operations) at the residential and office buildings.
  - Provide TDM materials to new residents in the Residential Welcome Package materials. All TDM commitments will be posted to the project's website.
  - Install Transportation Information Center Displays
  - Provide 2 grocery carts with wheels per building for residents
  - Encourage alternative modes for retail employees in leases.
  - Provide electric car charging stations.



# TDM Elements

- TDM Plan Elements include:
  - The Applicant proposes to provide \$225 per residential unit in alternative transportation incentives that can be used as an annual membership for Capital Bikeshare, an annual carshare membership, a carshare driving credit, or for bicycle repair/maintenance. These funds, currently anticipated to be a total of \$330,075, will be pooled during each phase of the project into a fund that would make incentives available to residents until it is exhausted.
  - The Applicant will provide bicycle repair stations within the eight bicycle rooms proposed in the development.
  - Provide a cargo bicycle for residents to rent or borrow and use for errands for each of the eight residential buildings.



# Traffic Mitigation Measures

- Proposed mitigation includes:
  - Provide two pedestrian staircases to provide new connection between this project area and the adjacent Edgewood Commons
  - Commit to appropriate signalization of the site intersections at Bryant Street and Channing Street. A modified signal is anticipated at Bryant and a new signal at Channing.
  - Commit to creation of modified intersections at Rhode Island Avenue & 5th Street NE and Rhode Island Avenue & the site entrance. Modified signals, with new crosswalks and potentially turn lane channelization, are anticipated for this location



# Traffic Mitigation Measures

- Proposed mitigation includes:
  - Provision of a CCTV camera at Rhode Island Avenue and 4th Street NE
  - Proffer a \$10,000 contribution towards improvements to the connection between the MBT and Franklin Street
  - Mitigate potential impacts to bicycle travel with:
    - Improvement of MBT, with a mutually agreeable maintenance agreement
    - Full provision of a Capital Bikeshare station
    - Include dedicated bicycle facilities on the private portion of Bryant Street
  - Robust TDM Plan implementation



# DDOT Conditions

- Based on DDOT's review, the Applicant agrees to DDOT's conditions:
  - Implementation of proposed TDM elements
  - Implementation of proposed Traffic Mitigation Measures
  - Construction of a new signal at Rhode Island Avenue/3rd Street NE, in conjunction with contributions from prior developments
    - The Applicant is committed to a maximum of a \$60,000 contribution to this new traffic signal

