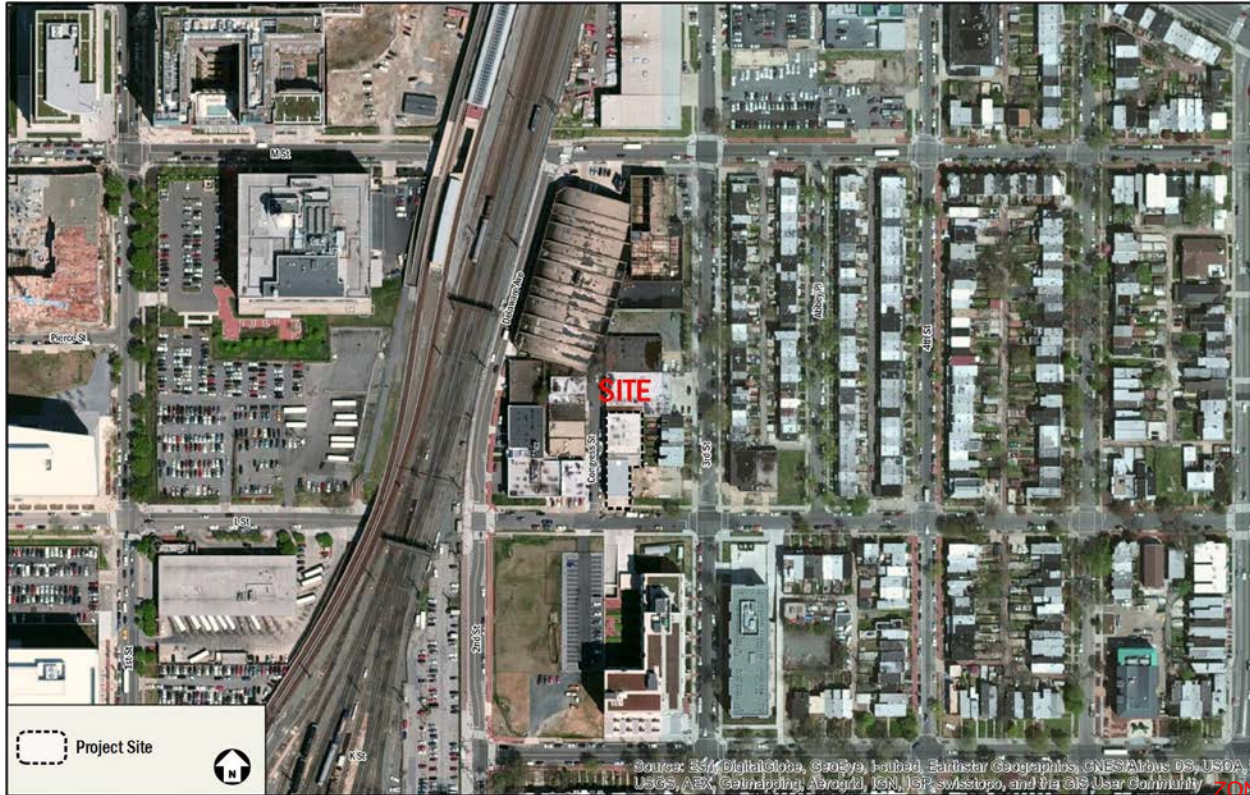


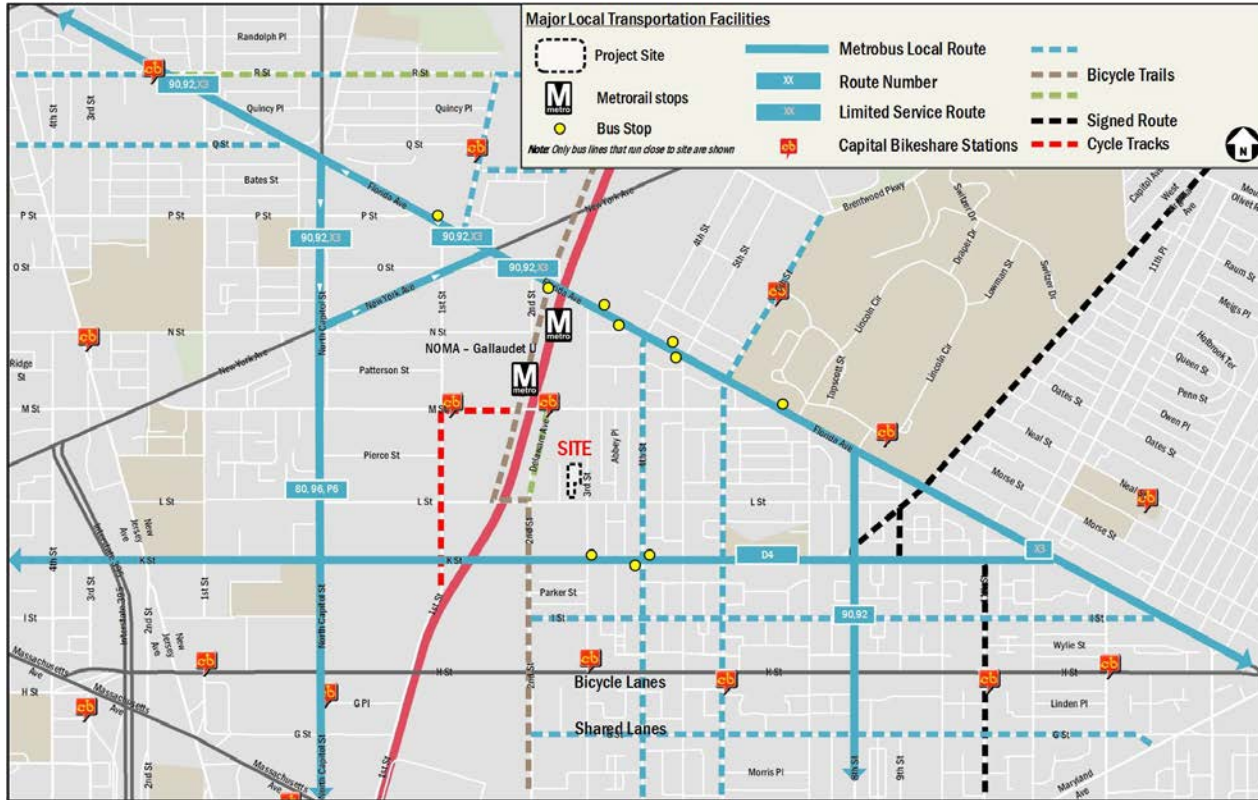
Site Location



1109 Congress Street NE – PUD - Transportation

PLANNING COMMISSION
District of Columbia
CASE NO.16-13
EXHIBIT NO.28A4

Local Transportation Facilities



Project Transportation Characteristics

- Proximity to transit and alternative travel modes:
 - Nearby NoMa-Gallaudet Metrorail Station (0.2 miles away)
 - 7 Nearby Metrobus routes
 - Convenient to Metropolitan Branch Trail and other bicycle facilities
 - 2 Nearby Capital Bikeshare stations (with 36 bicycles) & 11 nearby Carshare vehicles
 - Site has Walkscore of 94 “Walker’s Paradise” and TransitScore of 79 “Excellent Transit”
- Implementation of Transportation Demand Management (TDM) and Loading Management Plans

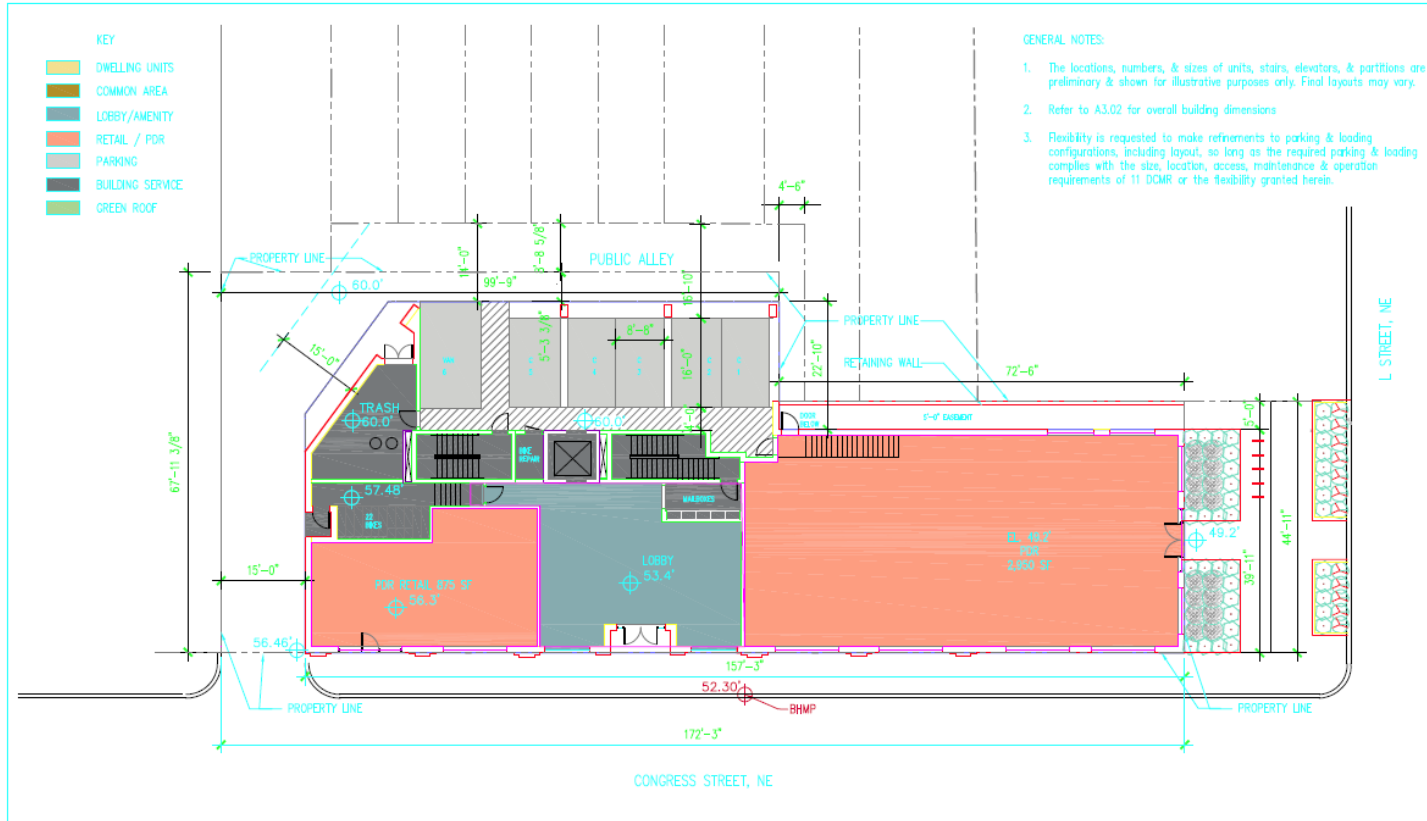


Flexibility Requested

- Loading:
 - Zoning Requirement: 1 – 55' berth, 1 – 20' berth
 - Proposed: On-street loading zone for residential use on Congress Street, On-street loading zone for PDR uses on L Street
 - On-street loading resulting from minimizing back-in from Congress Street
 - Trash wheeled out to Congress Street
 - Residential moving turnover after initial occupancy is 6 units per year
- Parking:
 - Zoning Requirement: 22 spaces
 - ZR16 Requirement: 10 spaces
 - Proposed: 6 spaces
 - Reduced proposed parking supply resulting from removal of L Street driveway



Site Plan



Traffic Demand Management (TDM) Elements

- Identify TDM leaders.
- Provide TDM materials to new residents.
- Install Transportation Information Center Displays in residential lobby.
- Provide bicycle parking and storage facilities.
- Provide bicycle repair station.
- Offer the buyer of each residential unit a one-time annual car sharing or annual Capital Bikeshare membership.
- Offer each initial residential tenant and employee a one-time \$50 SmartTrip card.
- Fund a Capital Bikeshare station and the first year of maintenance near the intersection of 3rd Street and L Street NE.



DDOT Conditions

Based on DDOT's review, the Applicant **agrees** to all of DDOT's conditions:

- Fund the installation and first year's operation expenses for a new Capital Bikeshare station near the intersection of 3rd Street and L Street NE.
- Implement the remainder of the TDM program as outlined in the CTR.
- Implement a loading management plan.





