



Note: Photo taken with Canon EOS 6D full frame camera with Canon EF 50mm/1.8 STM lens used to prepare this rendering in order to show building inserted into current context. This rendering is intended to best illustrate design intent in current context.

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MIDCITY FINANCIAL
TORTI GALLAS URBAN, INC.

VIEW LOOKING EAST ALONG M STREET
1200 5TH STREET NW
ZONING COMMISSION
District of Columbia
CASE NO. 19-11
EXHIBIT NO. 65A2



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VIEW LOOKING EAST ALONG M STREET
1200 5TH STREET NW



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VIEW LOOKING NORTH ALONG 6TH STREET
1200 5TH STREET NW



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VIEW LOOKING WEST ALONG M STREET
1200 5TH STREET NW



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VIEW FROM RIDGE STREET
1200 5TH STREET NW



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Note: Rendering view, angle and lighting chosen to best illustrate design intent. Context and Streetscape shown to best illustrate design intent.



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VIEW FROM SOUTHWEST
1200 5TH STREET NW



1200 5th Street NW PUD
ZC Case#19-16
January 16, 2020

GOROVE SLADE
Transportation Planners and Engineers

Project Transportation Characteristics

Proximity to transit and alternative travel modes:

- Nearby Mt Vernon Square/7th Street-Convention Center Metrorail Station (0.2 miles away)
- 1 Nearby Metrobus route along 7th Street NW
- Convenient to 5th Street NW and 7th Street NW bicycle lanes and other bicycle facilities
- Five existing Capital Bikeshare stations within a half-mile
- Walkscore of 96 “Walker’s Paradise”, Transitscore of 90 “Rider’s Paradise”, and Bikescore of 95 “Biker’s Paradise”

Implementation of on-site pedestrian, bicycle, & loading facilities

- Meets zoning requirements for parking (vehicular and bicycle) and for loading

DDOT Coordination and Review

- No objection based on DDOT’s review of CTR and conditions to support their recommendation
- Applicant agrees with DDOT mitigations and commits to the additional TDM elements (with one change)
- Applicant looks forward to continued coordination on public space elements

Transportation Demand Management

TDM Plan proposed in Applicant's CTR:

- Unbundle residential parking costs
- TDM Coordinator for point of contact between DDOT, goDCgo, and Zoning
- TDM Coordinator contact information provided to goDCgo and conduct annual commuter survey
- Market various transportation alternatives
- Provide TDM materials to new residents
- Provide carpooling information to residents who wish to carpool
- Post TDM commitments online

Additional measures proposed by DDOT (and agreed to by Applicant with one change):

- Provide free SmarTrip card to new residents and complimentary Capital Bikeshare coupon for one free ride
- Long-term bicycle parking spaces provided free of charge
- TDM coordinator will submit summary of compliance with transportation and TDM conditions
- TDM coordinator will submit a compliance letter to Zoning Administrator, DDOT, and goDCgo every 5 years

Transportation Demand Management – Proposed Change

DDOT's recommendation:

- “Provide a free SmarTrip card to every new resident and a complimentary Capital Bikeshare coupon good for one free ride.”

Applicant's proposed change:

- “Provide a free SmarTrip card and a complimentary Capital Bikeshare coupon good for one free ride to the first resident of each dwelling unit at initial lease-up.”

