



MIDCITY

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TORTI GALLAS URBAN, INC.

MIDCITY FINANCIAL

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.

rent context. VIEW LOOKING EAST ALCING OF STREET 1200 5TH STREET NW EXHIBIT NO.65A2

A20





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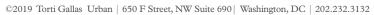
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VIEW LOOKING EAST ALONG M STREET 1200 5TH STREET NW





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MIDCITY FINANCIAL TORTI GALLAS URBAN, INC. VIEW LOOKING NORTH ALONG 6TH STREET 1200 5TH STREET NW

A22







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VIEW LOOKING WEST ALONG M STREET **1200 5TH STREET NW** A23







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VIEW FROM RIDGE STREET 1200 5TH STREET NW

A24







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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.

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



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 <u>first resident of</u> <u>each dwelling unit at initial lease-up</u>."





