

Site Location

Bus

- Metrobus Routes: C51, C53, C61, D60, D6X, D70, D72, D74
- Bus routes provide connections to multiple Metrorail stations serving all six (6) Metrorail lines

Metrorail (Red & Green Lines) (<1 mile away)

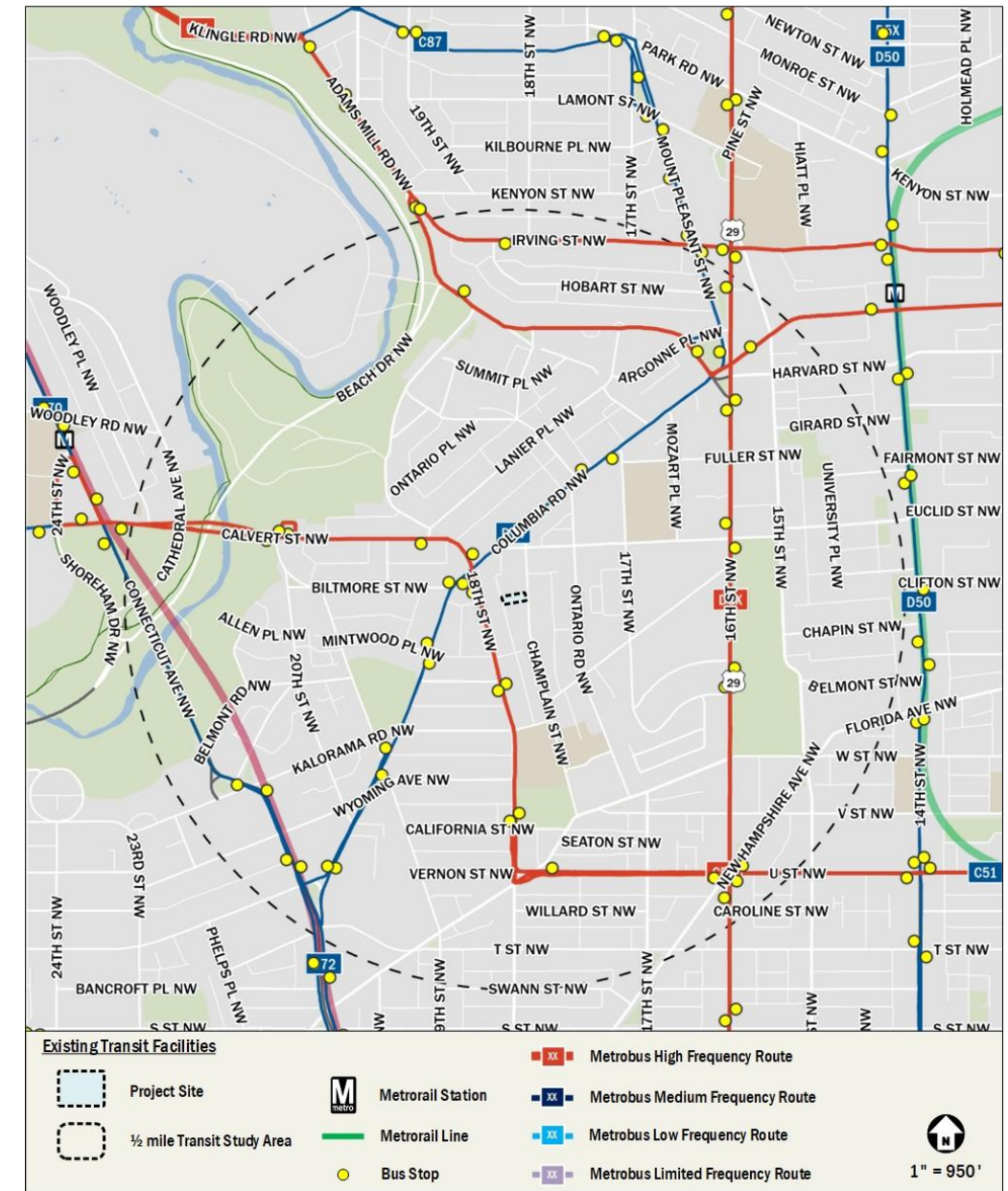
- Woodley Park-Zoo/Adams Morgan Metro Station
- Dupont Circle Metro Station
- Columbia Heights Metro Station
- U Street/African-Amer Civil War Memorial Metro Station

Bicycle Facilities

- Bicycle lanes on Columbia Road NW and Calvert Street NW, providing access to bicycle lanes on 15th Street NW and Rock Creek Trail

Capital Bikeshare

- 6 existing stations within ¼ mile with a total of 113 docks
 - 14 stations within ½ mile
- 3 additional stations within ½ mile planned



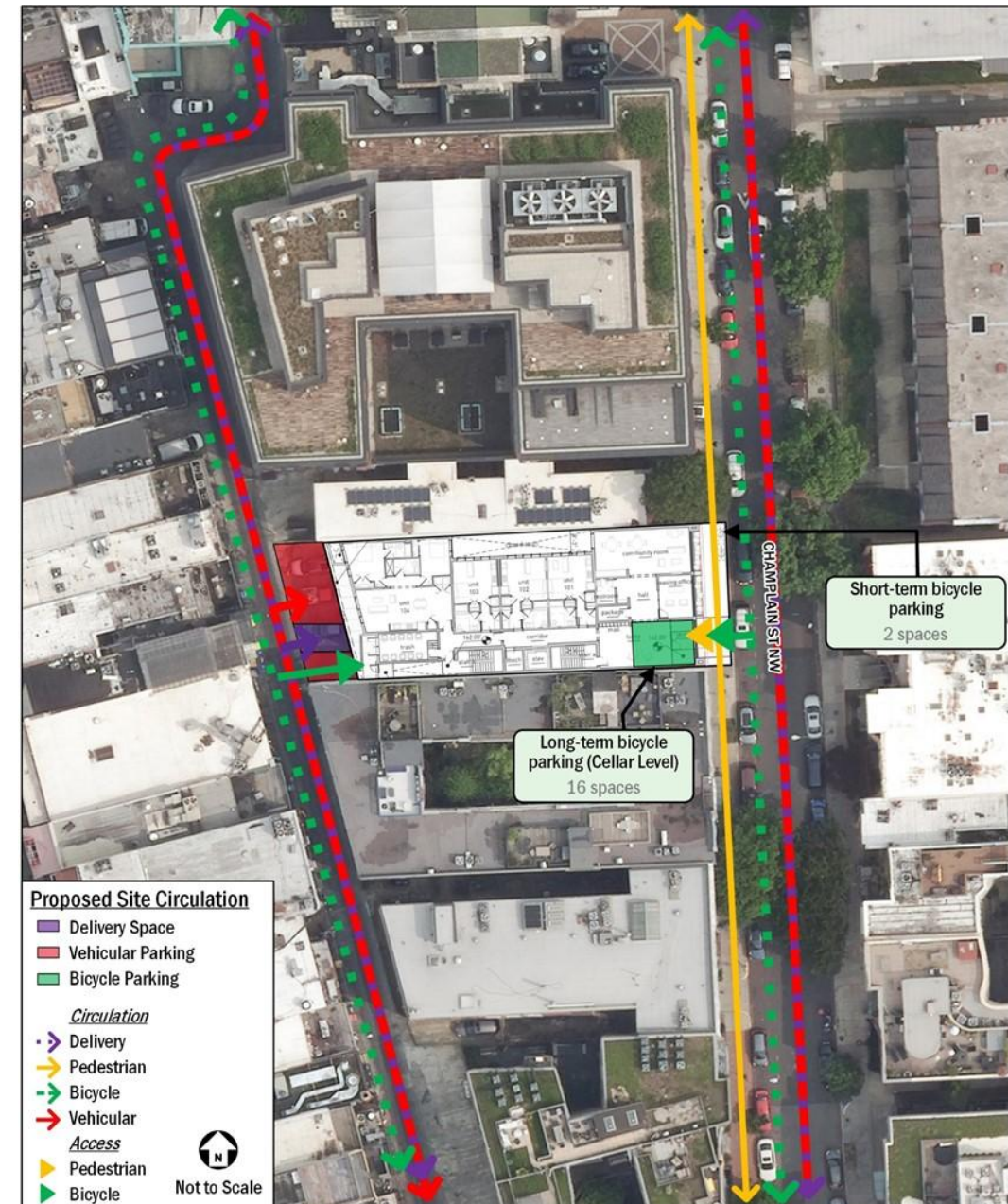
Access and Circulation

Access

- Vehicular and loading access via Public Alley to the west of site
- Pedestrian access at the main entrance Champlain Street NW
- Long-term bike parking in a secure storage room on the cellar floor accessed via elevator, short-term bike parking along the eastern frontage of the site along Champlain Street NW.

Bicycle Facilities

- Long-Term: 16 spaces (15 required)
- Short-Term: 2 spaces (2 required)



Parking and Loading

Vehicle Parking

- Three (3) parking spaces provided
 - Relief requested from 10 required spaces under current zoning
 - Pending approval and publication of Z.C. Case No. 25-12, the project would have no minimum parking requirement
 - DDOT supports the proposed parking supply given the site's transit access and walkable, multimodal context
 - Robust TDM plan will further encourage non-auto travel modes

Loading

- No loading berth/delivery space required
 - Compact 8' X 18' service/delivery space provided to accommodate much of anticipated loading demand
 - Residential move-in/move-out to occur on Champlain Street NW with "Emergency No Parking" permits
 - Trash collection to occur within the public alley

Transportation Demand Management Plan

- Identify TDM Coordinator to create TDM marketing program, work with, coordinate, and receive TDM training from goDCgo (DDOT's TDM program), and provide TDM and carpool materials to residents
- Offer a SmarTrip card and one (1) complimentary Capital Bikeshare coupon good for a free ride to every new resident
- Provide two (2) short- and 16 long-term bicycle parking spaces, meeting or exceeding zoning requirements
- Accommodate non-traditional sized bikes including cargo, tandem, electric, and kids bikes in the storage room, as well as provide a bicycle repair station in each long-term bicycle parking storage room
 - *There will be no fee to the residents for usage of the bicycle storage room and strollers will be permitted to be stored in the bicycle storage room.*
- Following the Certificate of Occupancy, the Transportation Coordinator will submit documentation summarizing compliance with the transportation and TDM conditions of the Order
- Following the issuance of a Certificate of Occupancy for the Project, the Transportation Coordinator will submit a letter to the Zoning Administrator, DDOT, and goDCgo every five (5) years (as measured from the final Certificate of Occupancy for the Project) summarizing continued substantial compliance with the transportation and TDM conditions in the Order

DDOT Coordination

Comprehensive Transportation Review

- Multimodal assessment performed
- Scoping document submitted November 4, 2025
- Scoping document finalized on November 14, 2025
- CTR submitted on January 6, 2026

DDOT has no objection to the approval of the application with the following conditions:

- Implementation of the TDM plan as included in CTR – ***Agree***

Applicant will engage in continued coordination with DDOT as part of Public Space permitting.