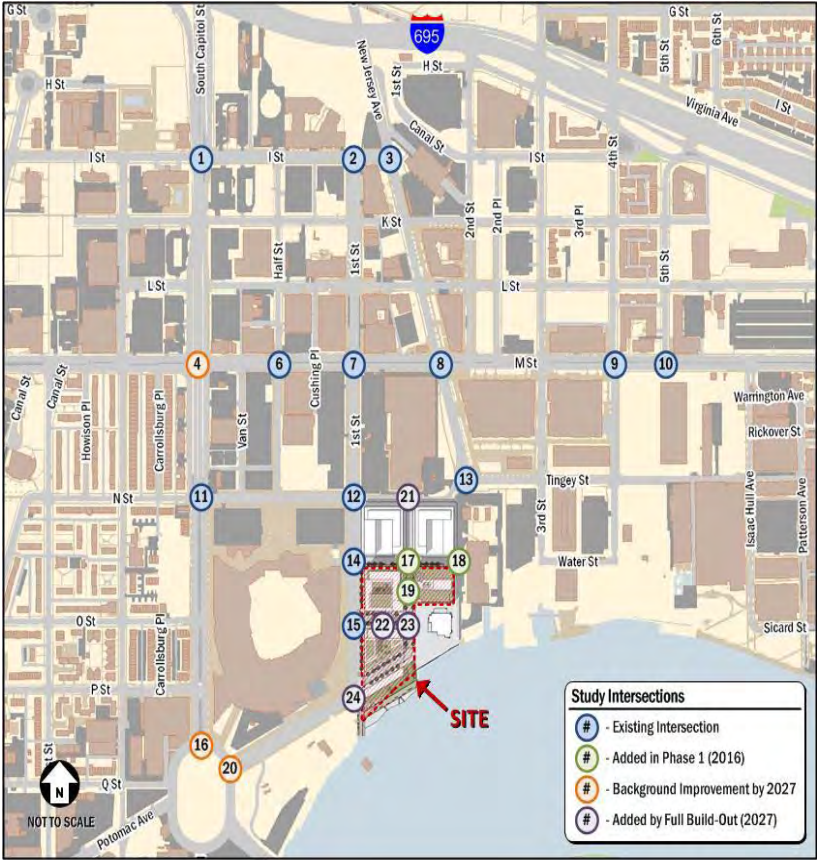


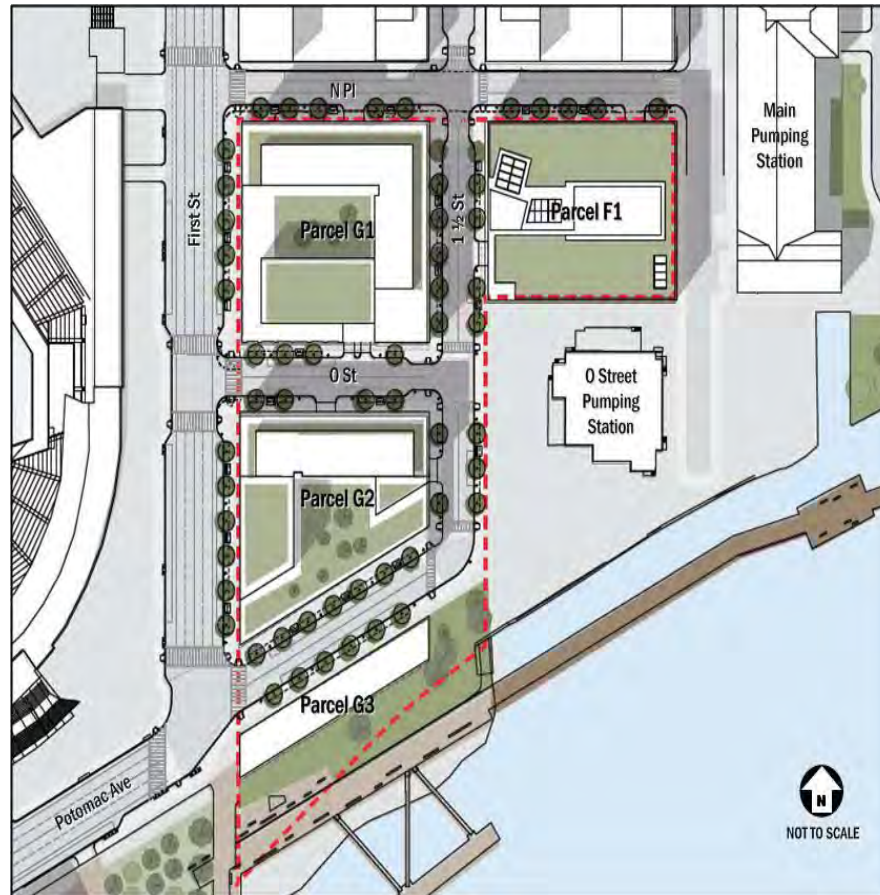
Transportation Overview

- Study Area, Access and Circulation
- Traffic Impacts, Mitigation and TDM
- Parking
- Response to DDOT Conditions

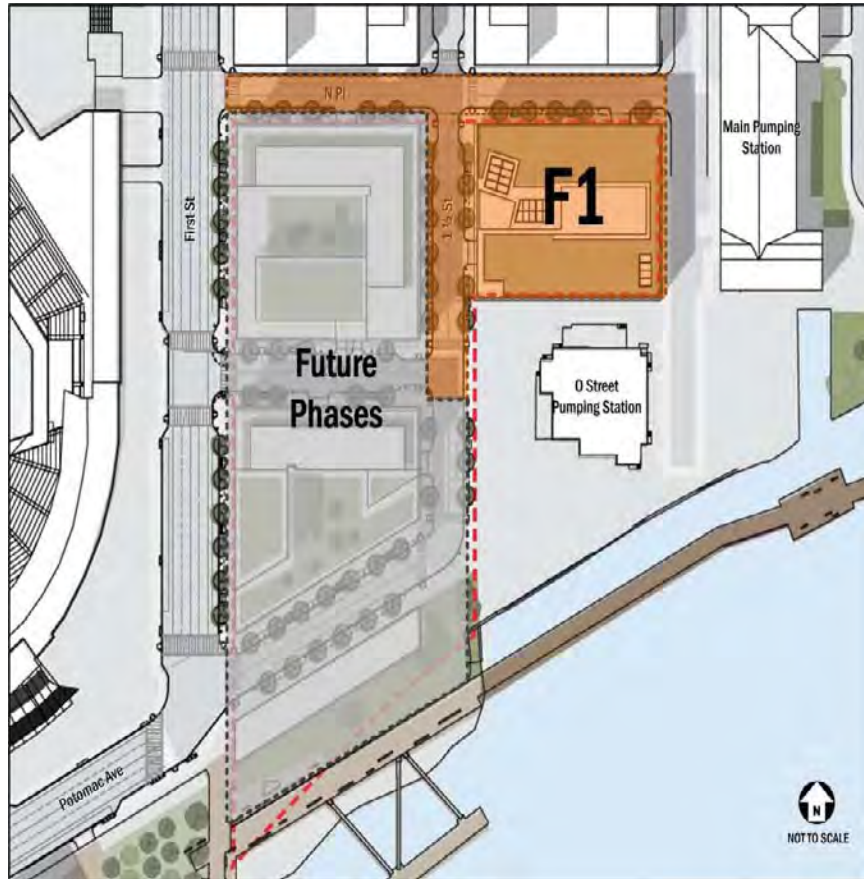
Study Area



Access and Circulation



Access and Circulation



Traffic Impacts, Mitigation and TDM

- South Capitol Street Corridor Improvements: I (Eye) Street, M Street, N Street and Potomac Avenue
- M Street SE/SW Corridor Improvements: M Street/5th Street, SE
- Retime Traffic Signals: M Street/1st Street, SE & M Street/4th Street, SE
- N Street/New Jersey Avenue/Future Tingey Square:
 - Coordinate for appropriate traffic control with construction of Tingey Square
- Signal at N Place/1st St: If required by DDOT after performance monitoring
- Transportation Demand Management (TDM) Measures
 - Unbundled parking, car sharing, above-market rate parking
 - Bike parking, bike showers
 - TDM Coordinator, kiosks, commuter info on developer websites
 - Traffic monitoring

Parking

Proposed Parking

Parcel	Number of Spaces
F1	331 spaces (theater and retail)
G1, G2, & G3	300 spaces (residential)
Total	631 spaces

Comparable Development Residential Parking

Development	Spaces	Units	Spaces/Unit
Florida Rock	438	606	0.72
Camden	276	263	1.05
West Half	225	300	0.75
25 M Street	210	280	0.75
DC Water PUD	300	600	0.50

Parking

Proposed Parking

Parcel	Number of Spaces
F1	331 spaces (theater and retail)
G1, G2, & G3	300 spaces (residential)
Total	631 spaces

Theater and Retail Shared Parking Study Results

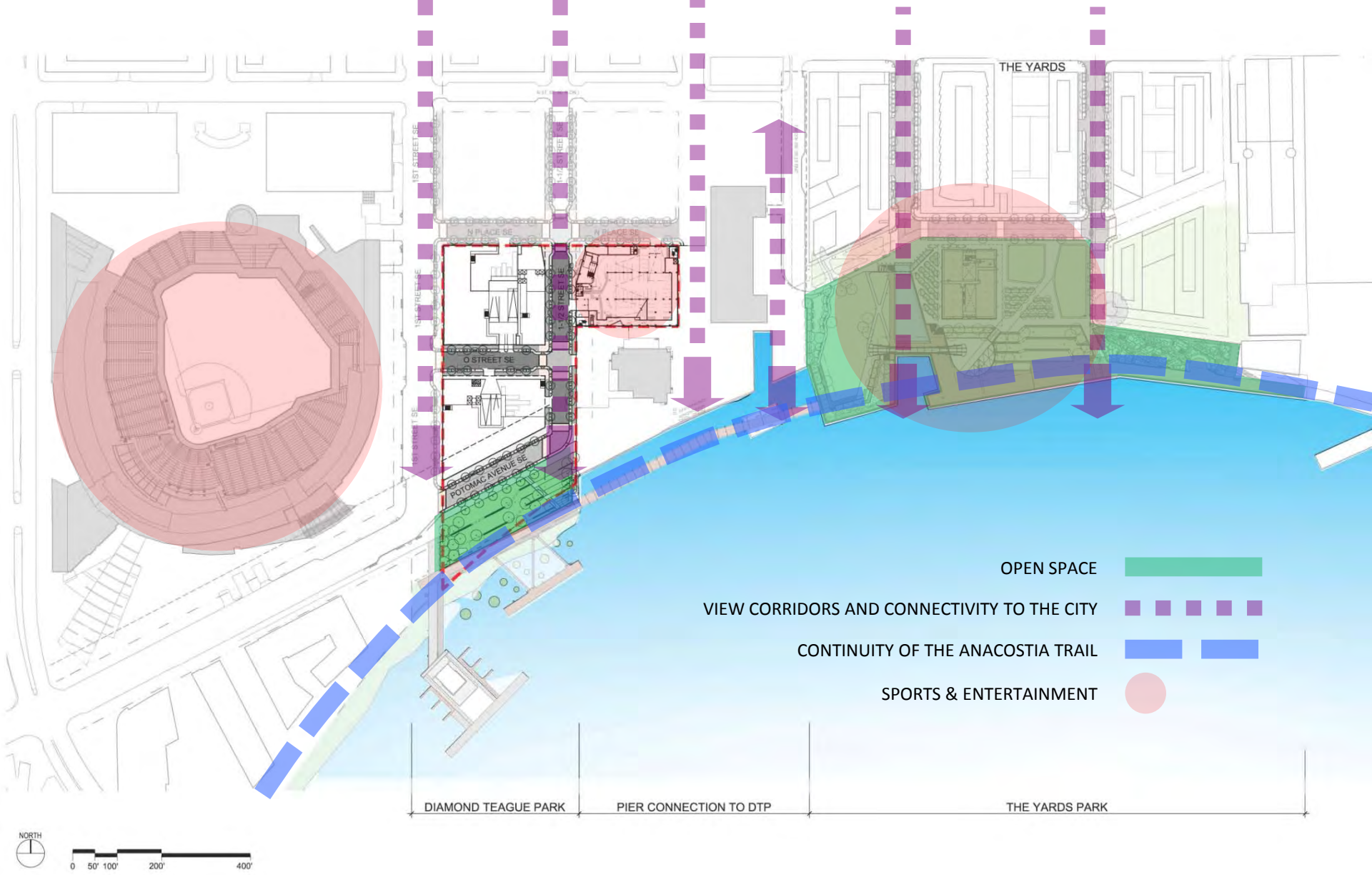
Land Use	Off-Peak	Peak	Off-Peak	Peak
	Weekday	Weekday	Weekend	Weekend
	Demand	Demand	Demand	Demand
Movie Theater/Retail	112 spaces	167 spaces	308 spaces	389 spaces

Response to DDOT Conditions

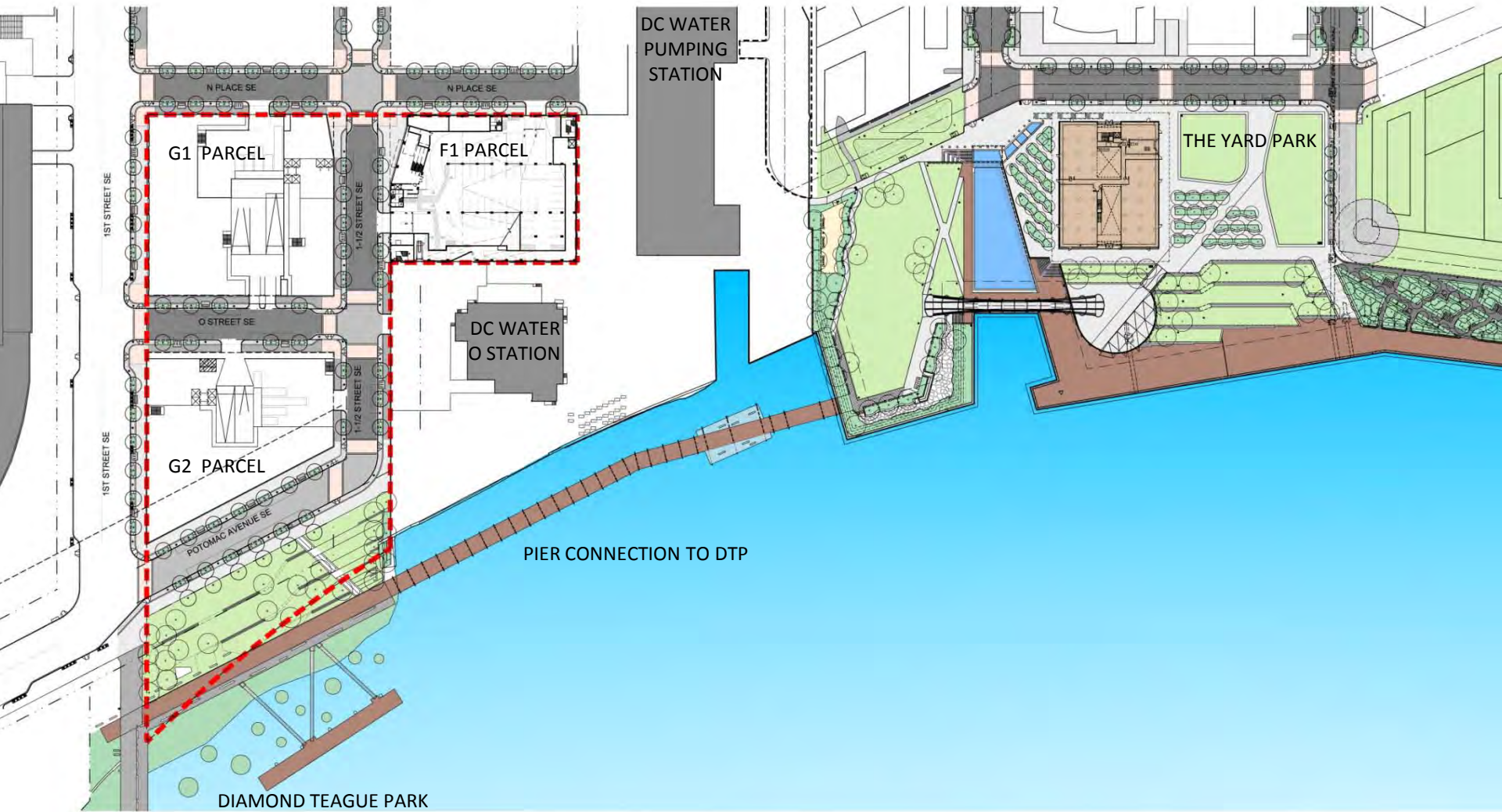
- **Redesign intersection of Potomac Avenue and 1st Street to reduce lane configuration offset, and commit to cover all cost related to design and construction of appropriate new signal hardware.**
 - **Applicant agrees to this condition.**
- **Relocate driveway for Parcel F1 on N Place to accommodate safe spacing between the site driveway and the future extension of Canal Street.**
 - **Applicant agrees to work with DDOT prior to Public Space.**
- **Provision to provide an onsite facility with showers and lockers for employees of the cinema and retail development.**
 - **Applicant agrees to this condition.**
- **Provide an updated CTR for any portion of the PUD submitted for phase II approval.**
 - **Applicant agrees to this condition.**

Response to DDOT Conditions (cont.)

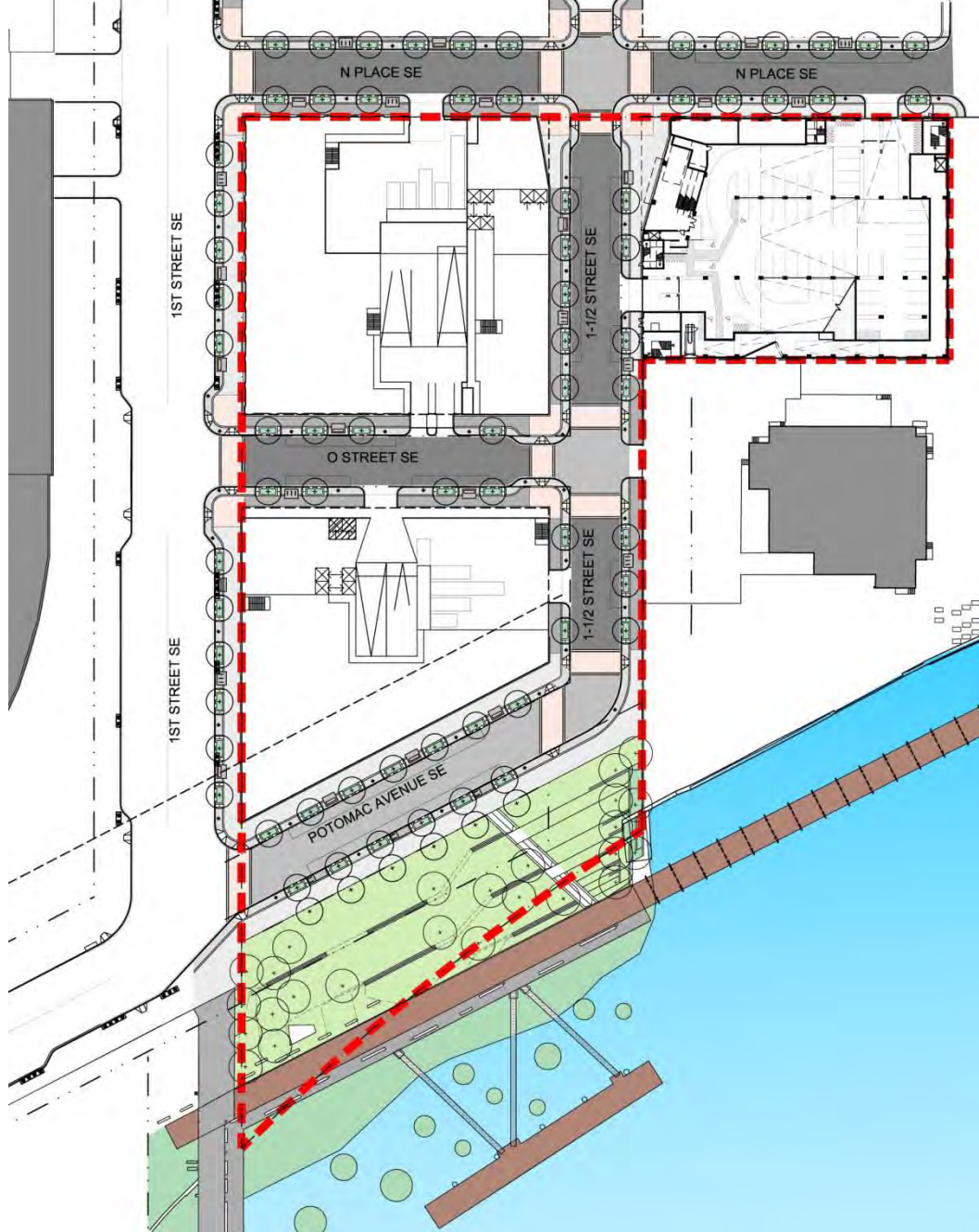
- Exclude approximately 100 Phase II retail parking spaces included in the Phase I parking garage OR incorporate significant performance monitoring that could lead to the construction of a traffic signal at 1st and N Place if certain thresholds are not met.
- Prohibit subleasing of commercial spaces to adjacent businesses or residents.
 - The Applicant and DDOT agree that the peak parking demand for the theater is 331 spaces.
 - The Applicant and DDOT conceptually agree that during non-theater peak times, the F1 parking may be opened up for other non-theater users.
 - The Applicant will analyze the potential impact of those non-theater users and provide any additional mitigation that DDOT deems necessary to address that impact.
 - The Applicant and DDOT jointly request that the Commission provide the parties an opportunity to provide their responses in a post-hearing submission.



SITE CONTEXT PLAN



SITE PLAN



STREET MATERIALS:

ROADWAY :

- ASPHALT WITH BRICK GUTTER

INTERSECTIONS:

- SMOOTH CUT COBBLE STONE PAVERS VIRGINIA MIST

CROSSWALKS:

- CARNELIAN GRANITE OR PRECAST PAVERS

LID ZONE:

- BIO RETENTION TREE PITS WITH GRANITE BAND
- SMOOTH CUT GRANITE COBBLES - SALT & PEPPER

SIDEWALKS:

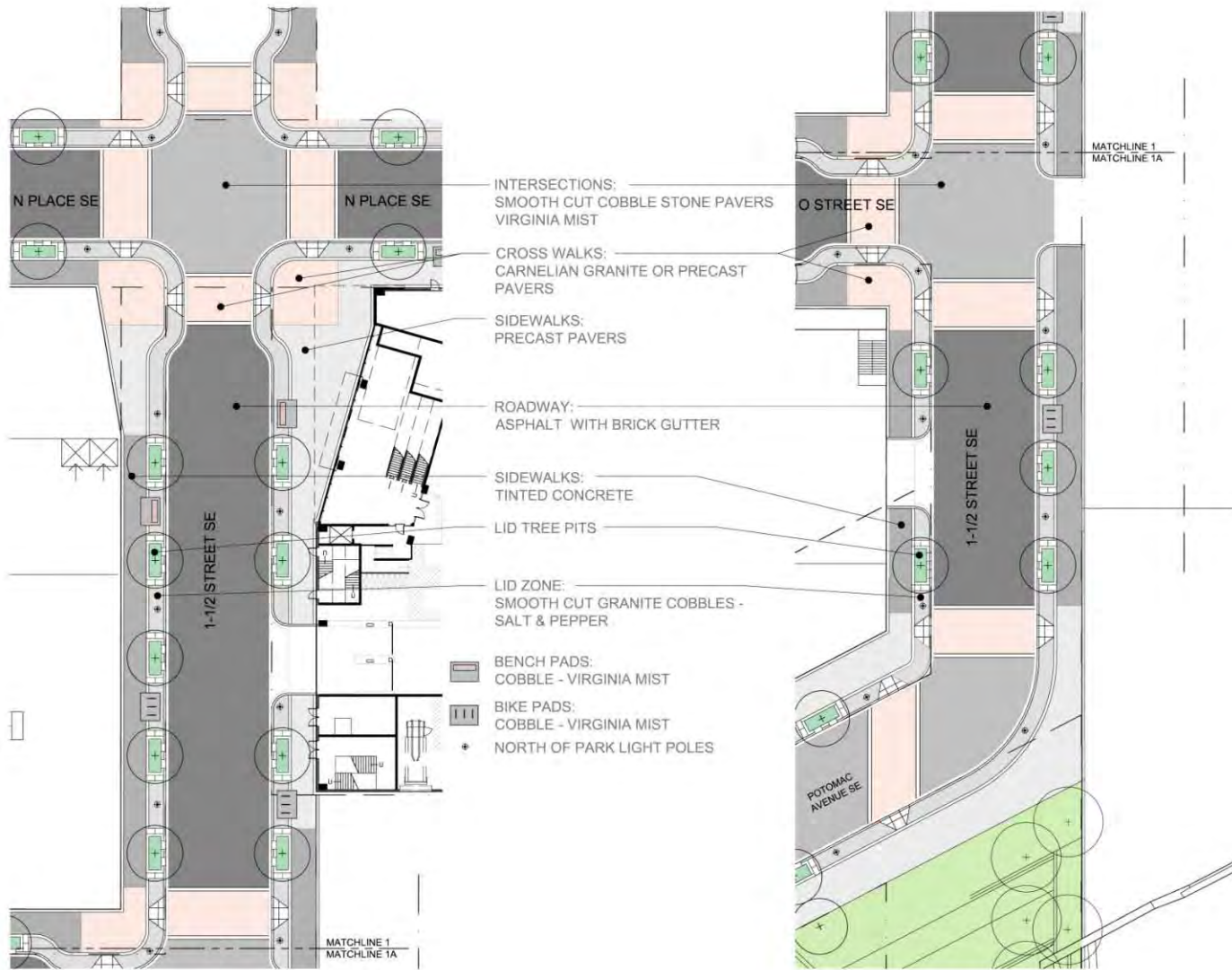
- RTAIL - PRECAST PAVERS
- RESIDENTIAL - TINTED CONCRETE

LIGHTING:

- NORTH OF PARK LIGHT POLES

STREET FURNITURE:

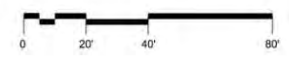
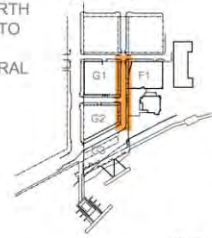
- BENCH PAD COBBLE - VIRGINIA MIST
- BIKE RACKS PAD COBBLE - VIRGINIA MIST



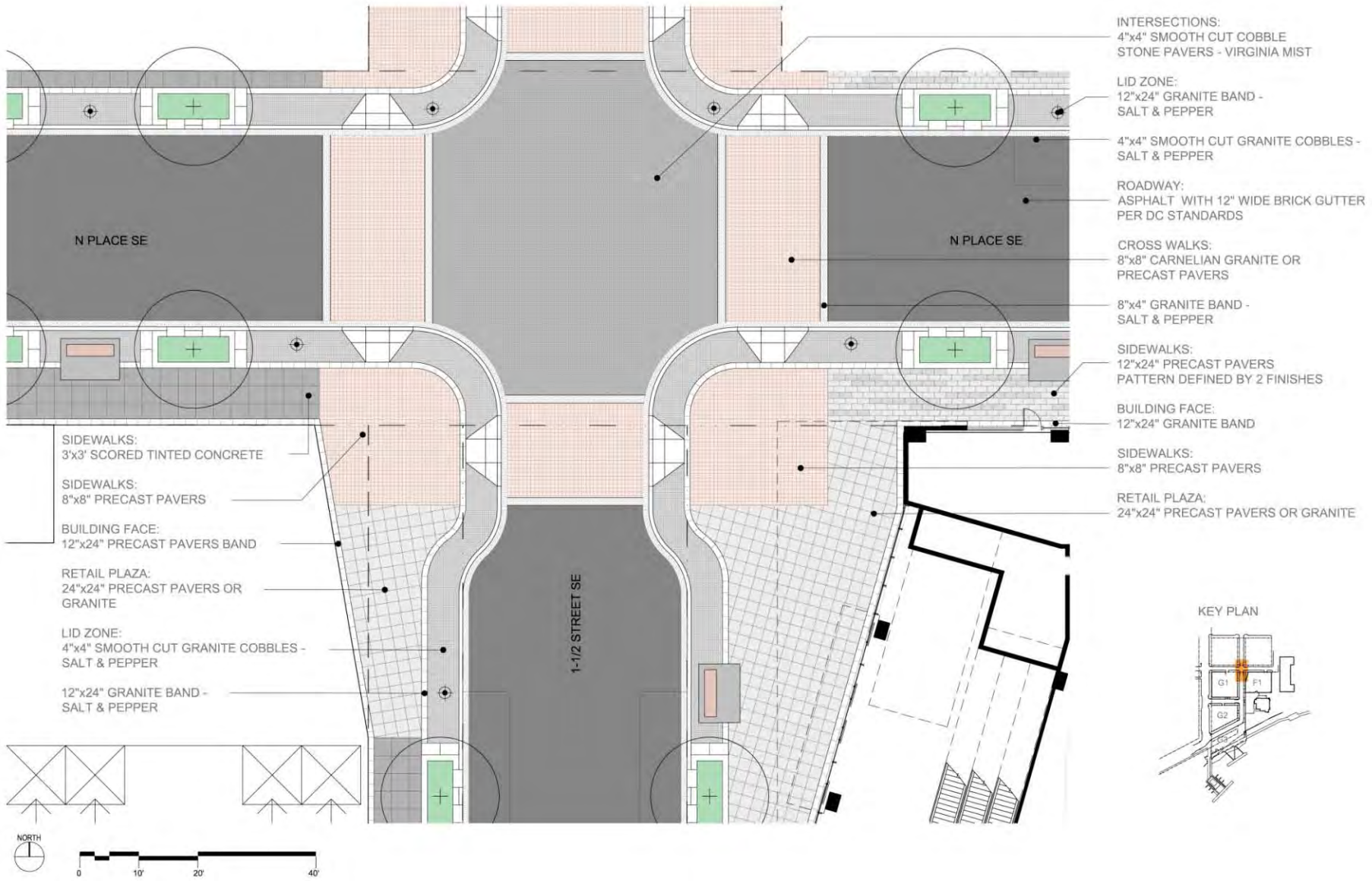
- 1-1/2 STREET:
- ASPHALT ROADWAY
 - BRICK GUTTER
 - LID TREE PITS WITH GRANITE BAND
 - SMOOTH COBBLE BAND
 - TINTED CONCRETE SIDE WALKS
 - CARNELIAN CROSS WALKS
 - SMOOTH COBBLE INTERSECTIONS
 - NORTH OF PARK LIGHT POLES

NOTE: FINAL IMPROVEMENTS NORTH OF CENTER LINE OF N PLACE SE TO BE CONSTRUCTED AS PART OF BUILD-OUT OF SOUTHEAST FEDERAL CENTER.

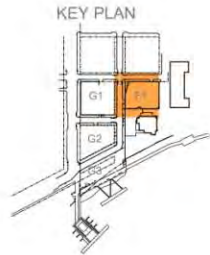
KEY PLAN



1-1/2 STREET MATERIALS PLAN

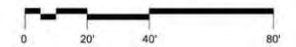
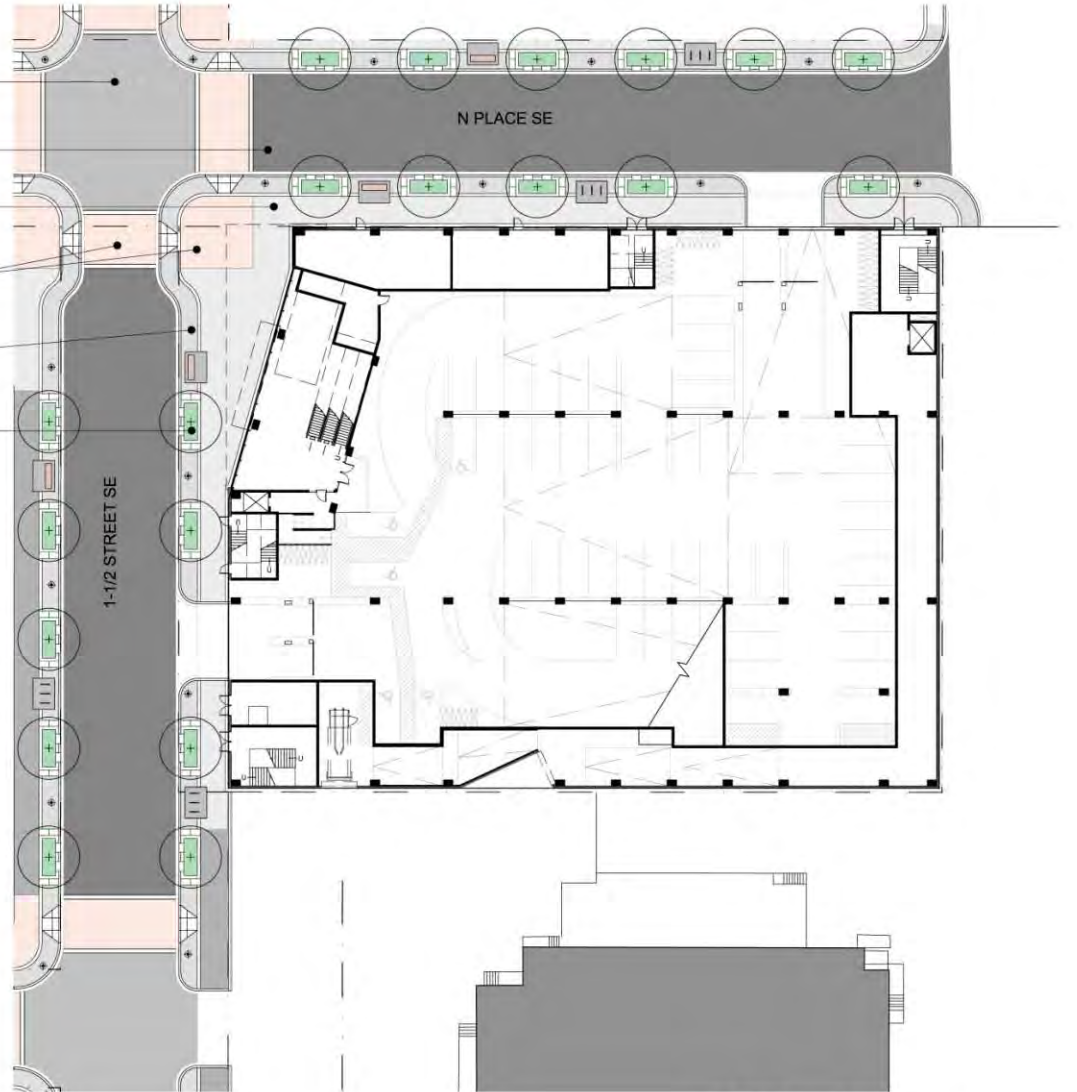


1-1/2 STREET AND N PLACE INTERSECTION PLAN



- F1 PARCEL :**
- ASPHALT ROADWAY
 - BRICK GUTTER
 - LID TREE PITS WITH GRANITE BAND
 - SMOOTH COBBLE BAND
 - COBBLE AND CONCRETE BENCH & BIKE PADS
 - PRECAST PAVERS SIDEWALK
 - CARNELIAN CROSSWALK
 - SMOOTH COBBLE INTERSECTIONS
 - NORTH OF PARK POLE LIGHTS

- INTERSECTIONS:
SMOOTH CUT COBBLE STONE
PAVERS VIRGINIA MIST
- ROADWAY:
ASPHALT WITH BRICK GUTTER
- SIDEWALKS:
PRECAST PAVERS
- CROSS WALKS:
CARNELIAN GRANITE OR
PRECAST PAVERS
- LID ZONE:
SMOOTH CUT GRANITE
COBBLES - SALT & PEPPER
- LID TREE PITS
- BENCH PADS:
COBBLE - VIRGINIA MIST
- BIKE PADS:
COBBLE - VIRGINIA MIST
- NORTH OF PARK LIGHT POLES



F1 PARCEL – STREET MATERIAL PLAN

INTERSECTIONS:
4"x4" SMOOTH CUT COBBLE
STONE PAVERS - VIRGINIA MIST

LID ZONE:
12"x24" GRANITE BAND -
SALT & PEPPER

4"x4" SMOOTH CUT GRANITE COBBLES -
SALT & PEPPER

LID ZONE:
4"x4" SMOOTH CUT GRANITE COBBLES -
SALT & PEPPER

ROADWAY:
ASPHALT WITH 12" WIDE BRICK GUTTER
PER DC STANDARDS

CROSS WALKS:
8"x8" CARNELIAN GRANITE OR
PRECAST PAVERS

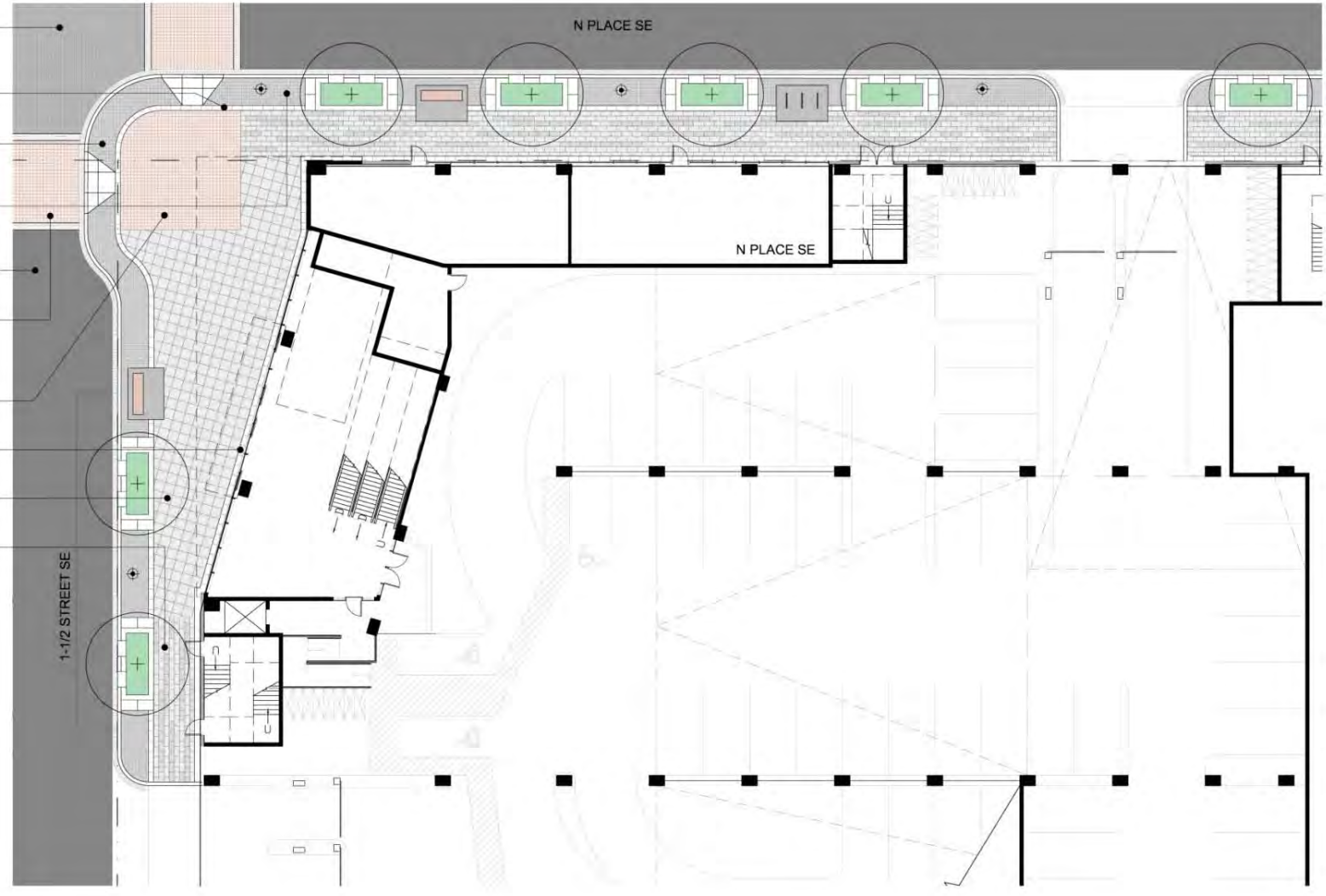
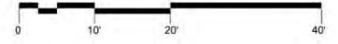
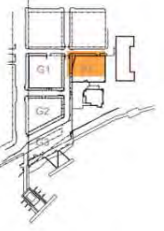
SIDEWALKS:
8"x8" PRECAST PAVERS

BUILDING FACE:
12"x24" GRANITE BAND

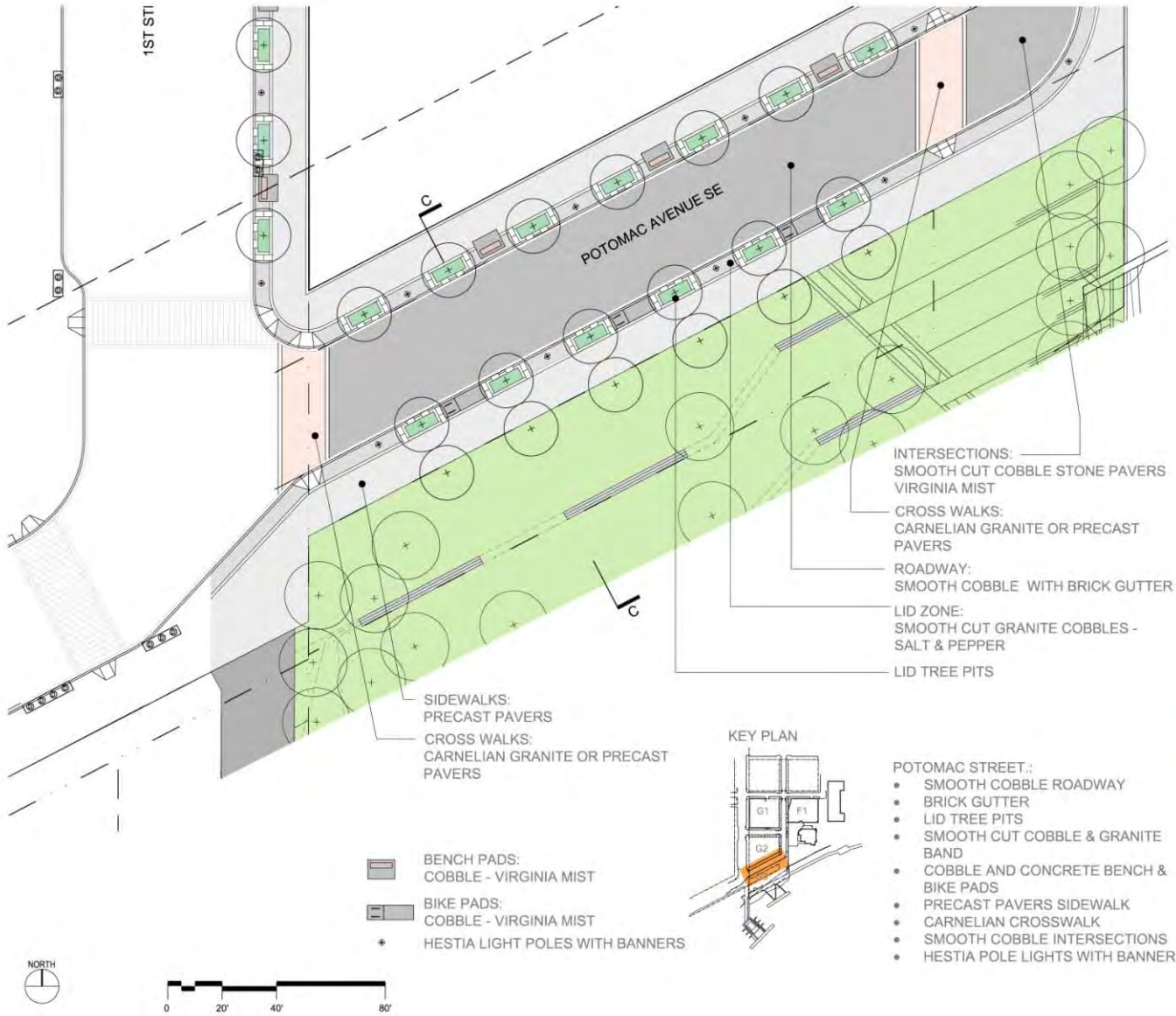
RETAIL PLAZA:
24"x24" PRECAST PAVERS OR GRANITE

SIDEWALKS:
12"x24" PRECAST PAVERS
PATTERN DEFINED BY 2 FINISHES

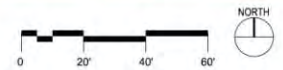
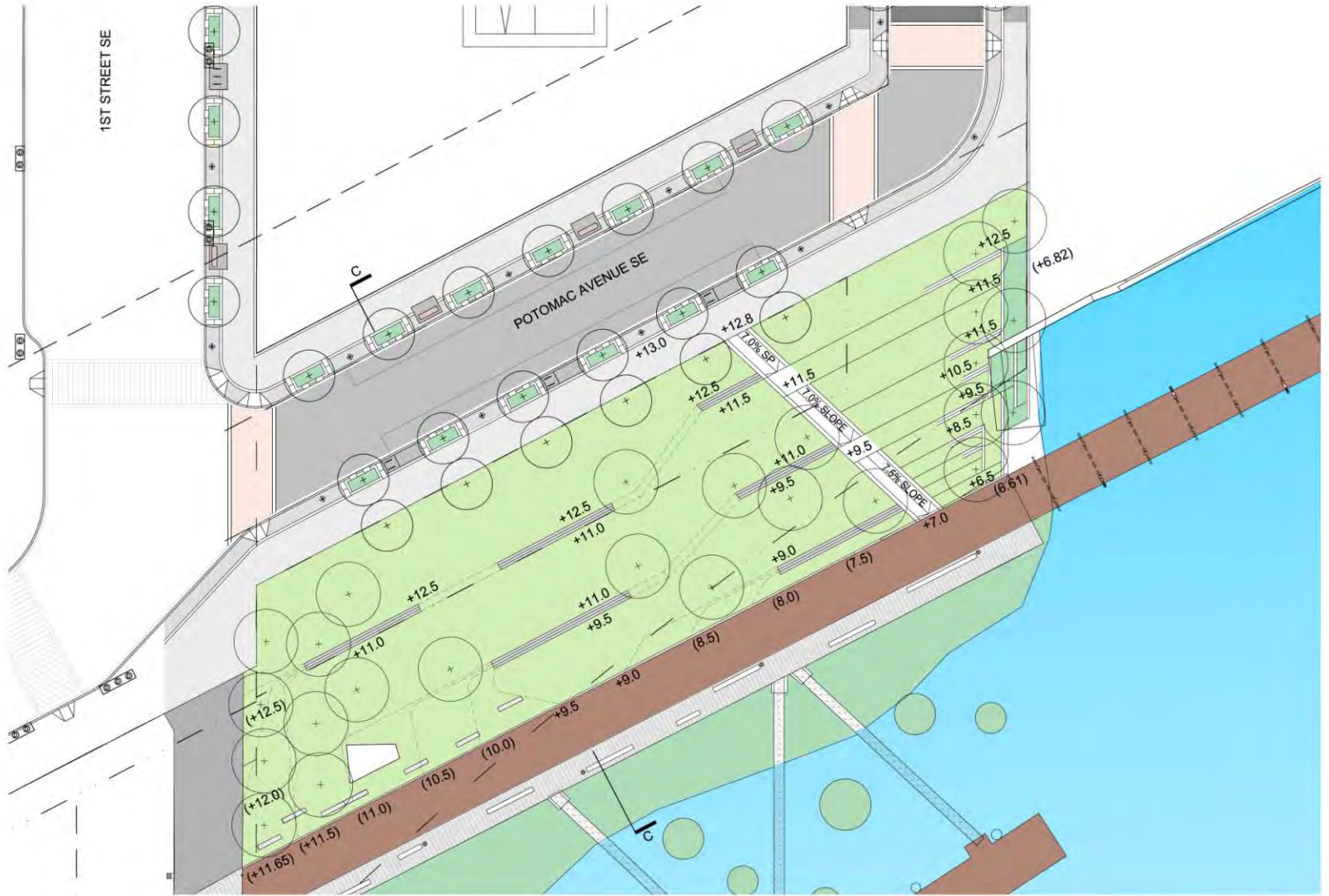
KEY PLAN

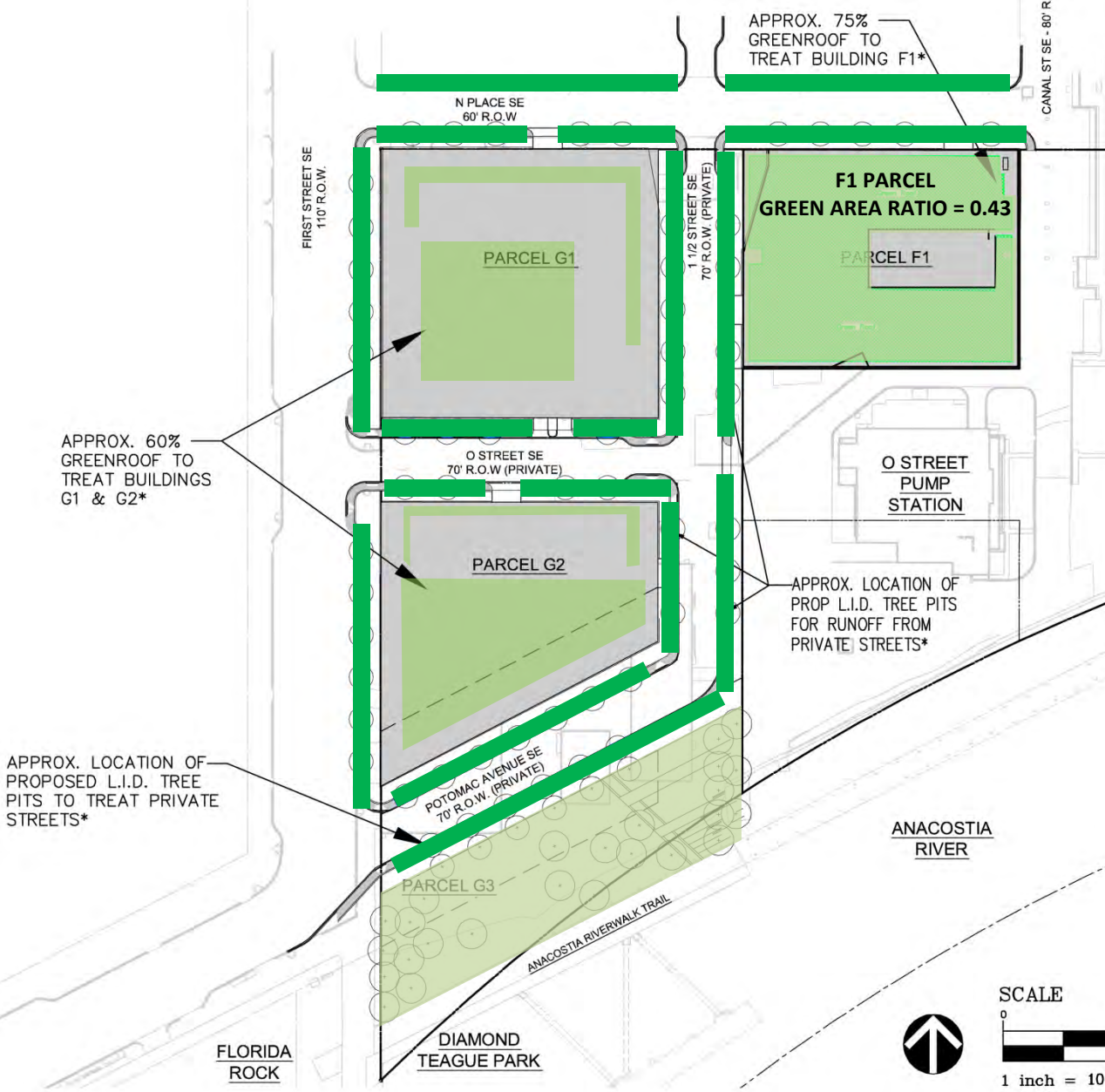


F1 PARCEL – STREET ENLARGEMENT PLAN






POTOMAC AVENUE MATERIALS PLAN





MAIN PUMP STATION

STORM WATER MANAGEMENT ELEMENTS:

	LID ZONE	
	• BIO RETENTION TREE PITS	
	• PERMEABLE COBBLE PAVING	
	TOTAL PERMEABLE AREA:	12,882 SF
	GREENROOFS AND WATER HARVESTING	
	TOTAL PERMEABLE AREA:	97,168 SF
	PARK	
	TOTAL PERMEABLE AREA:	32,686 SF
	TOTAL PERMEABLE AREA:	142,736 SF
	TOTAL PUD SITE:	235,131 SF
	TOTAL SITE INCLUSIVE NORTH SIDEWALK OF N PLACE:	266,934 SF
	142,736 / 266,934 = 53% PERMEABLE AREA	

APPROX. 60% GREENROOF TO TREAT BUILDINGS G1 & G2*

APPROX. 75% GREENROOF TO TREAT BUILDING F1*

F1 PARCEL GREEN AREA RATIO = 0.43

APPROX. LOCATION OF PROP L.I.D. TREE PITS FOR RUNOFF FROM PRIVATE STREETS*

APPROX. LOCATION OF PROPOSED L.I.D. TREE PITS TO TREAT PRIVATE STREETS*

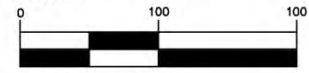
ANACOSTIA RIVER

FLORIDA ROCK

DIAMOND TEAGUE PARK



SCALE



1 inch = 100 ft.

Landscape Element *	Total Area *	Multiplier *	Area x Multiplier
Extensive vegetated Roof	30,833 sf.	0.6	18,499.80
Vegetated Wall	542 sf.	0.6	325.20
Bio-retention Facilities	51.96 sf. x 3 tree pits = 155.88 sf.	0.4	62.35
New Trees (2.5" - 6" in diameter)	3 Trees @ 50 sf. (**) = 150.00 sf.	0.5	75.00
Groundcovers / Plants (less than 2' tall at maturity)	10 plants x 3 pits = 30 7 plants x 3 pits = 21 2 plants x 3 pits = 6 Total Plants = 57	0.2	11.40
Plants (not including grasses, at least 2 ft tall at maturity)	4 plants x 3 pits = 12 3 plants x 3 pits = 9 Total Plants = 21 21 plants @ 9 sf. (**) = 189.00 sf.	0.3	56.70
Permeable Paving (over at least 2 ft of soil or gravel)	Total cobble L.I.D. Zone = 385.25 sf.	0.5	192.63

$$\text{GAR} = \frac{(\text{area of landscape element 1 x multiplier}) + (\text{area of landscape element 2 x multiplier}) + \dots}{\text{Lot Area}}$$

$$\text{GAR} = \frac{18,499.8 + 325.2 + 62.35 + 75 + 11.4 + 56.7 + 192.63}{44,689 \text{ sf.}} = \frac{19,223.08}{44,689 \text{ sf.}} = 0.43$$

F1 Parcel Green Area Ratio (GAR) = 0.43

L.I.D. Soil Calculations:

Tree pit Dimensions: (See plan & sections L-14, L-15)

Depth: 3'-7" = 3.58'

Width: 4'-4" = 4.33'

Length: 12'-0" = 12'

Volume of soil in L.I.D. tree pit before tree planting:

4.33' x 12' = 52sf.

52sf. x 3.58' = **186.16cf.** (186.16/27 = 6.90cy.)

Total L.I.D. tree pits = 68

68 x **186.16cf.** = 12,658.88cf. of soil (12,658.88/27 = 468.8cy. of soil)

Total volume of soil in tree pits = 12,659cf. (469cy.)

Volume of soil in L.I.D. tree pit after tree planting:

Tree size: 3-1/2 - 4" caliper

Root ball size: 38" diameter 22" depth = 9.58cf.

Total volume of soil in L.I.D. tree pit with the tree planted in the tree pit:

Total volume of tree pit = 186.16cf.

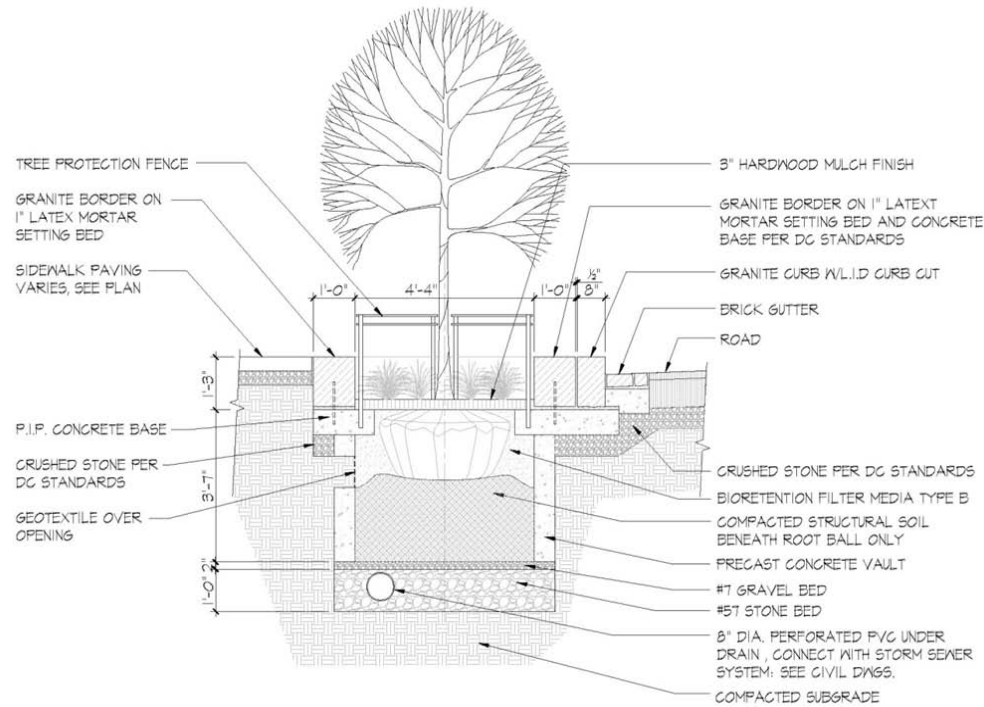
Total volume of root ball: 9.58cf.

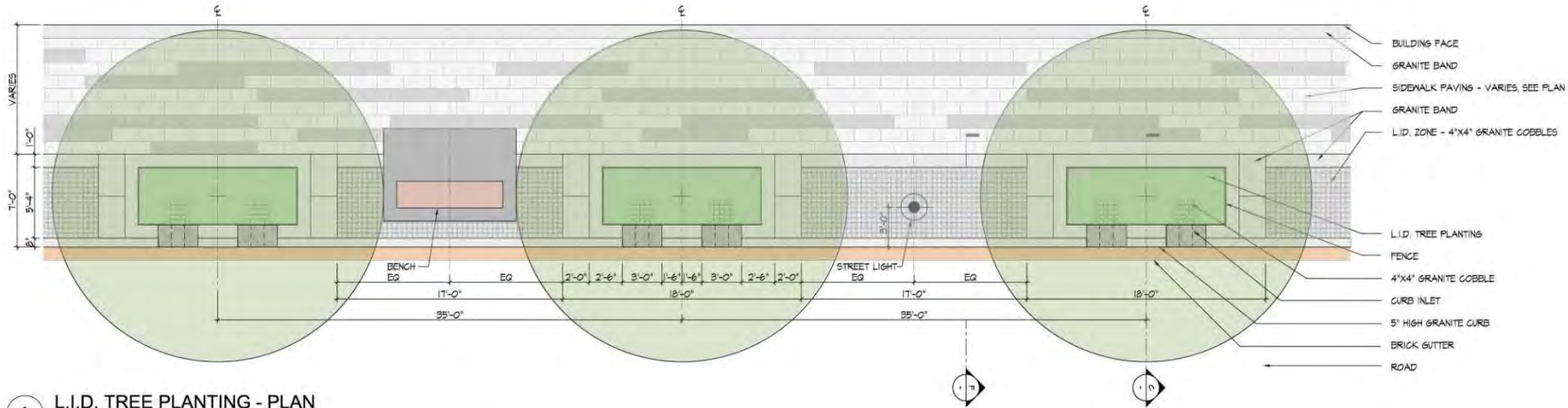
186.16cf. - 9.58cf. = **176.58cf.** of soil

Total L.I.D. tree pits = 68

68 x **176.58cf.** = 12,007.44cf. of soil (12,007.44/27 = 444.72cy. of soil)

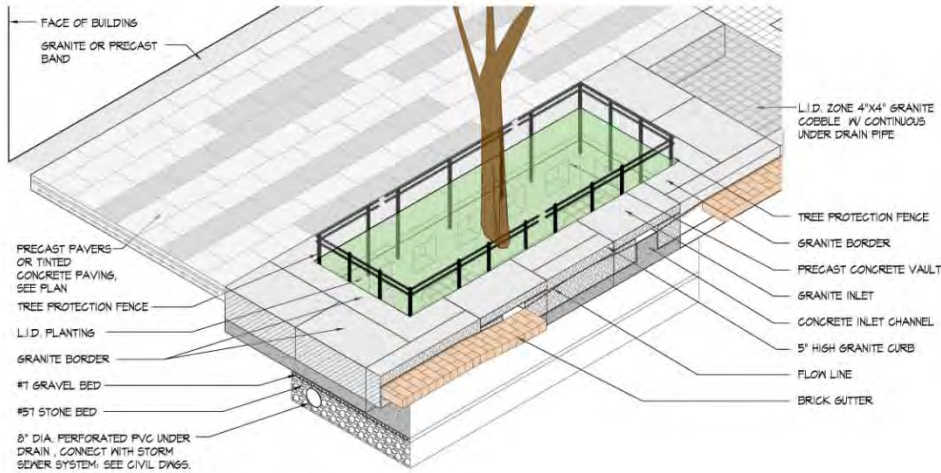
Total volume of soil in L.I.D. tree pits after tree planting = 12,007cf. (445cy.)





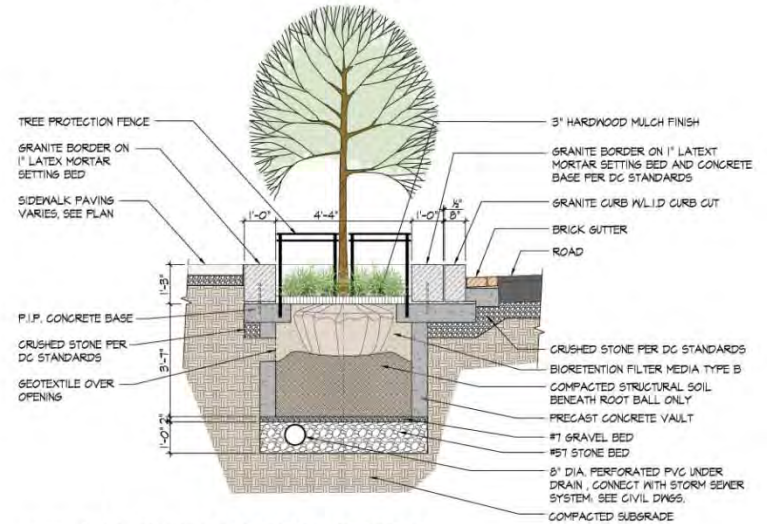
A L.I.D. TREE PLANTING - PLAN

SCALE : 1/8" = 1'-0"



B L.I.D. TREE PLANTING - ISOMETRIC

SCALE : 1/4" = 1'-0"

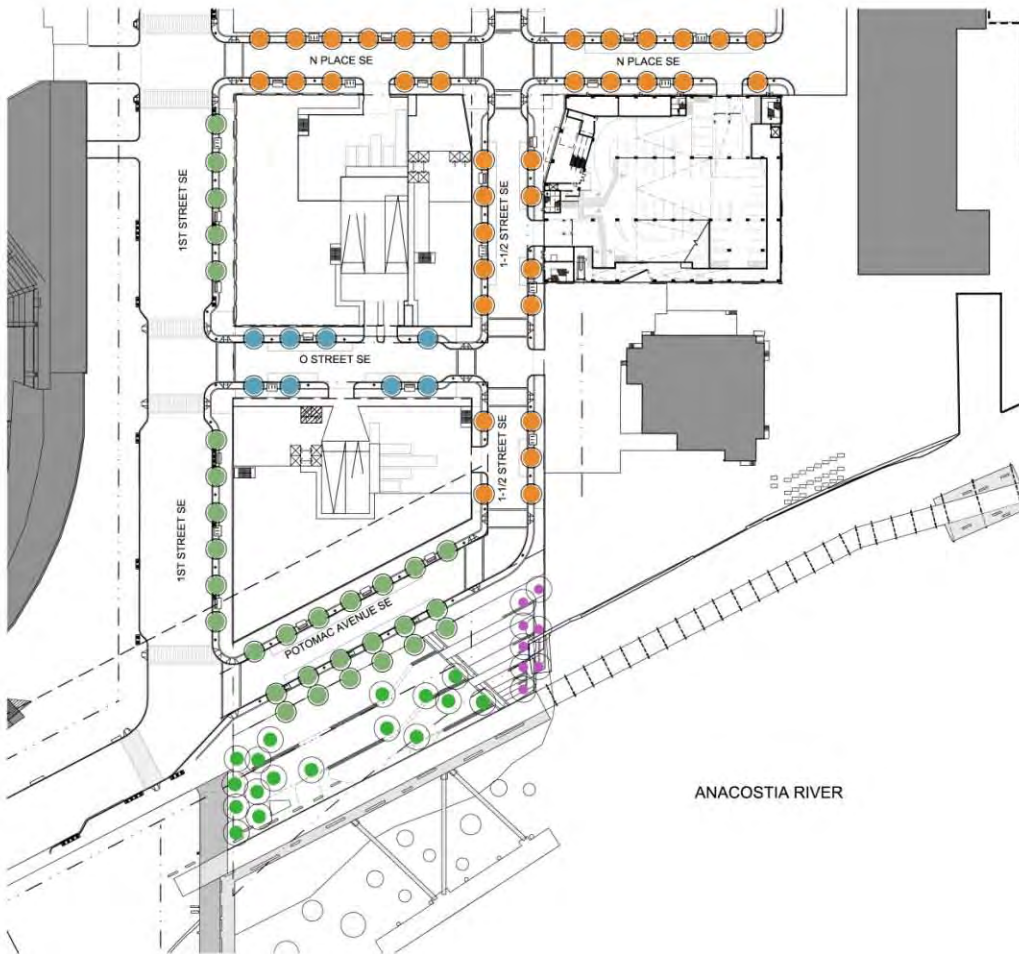


C L.I.D. TREE PLANTING - SECTION

SCALE : 1/4" = 1'-0"



LID PLANTING PHOTOS



● PLATANUS OCCIDENTALIS
AMERICAN SYCAMORE



● FRAXINUS PANNSYLVANICA
GREEN ASH



● ULMUS PARVIFOLIA
CHINESE ELM

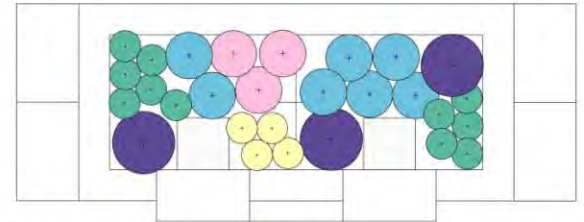
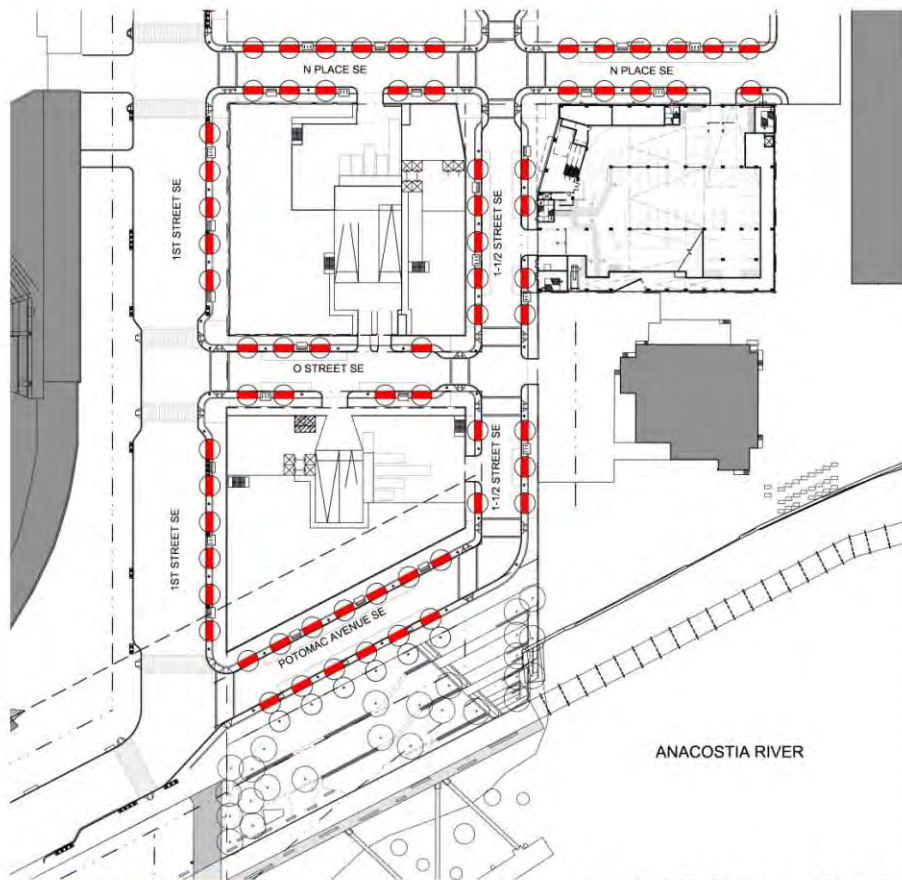


● GLEDITSIA TRIACANTHOS
HONEY LOCUST

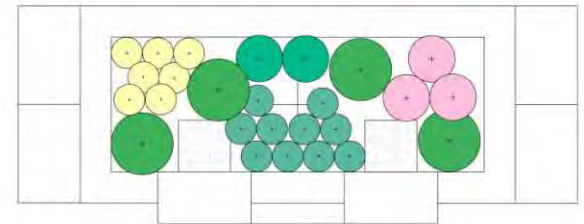


● LAGERSTROEMIA INDICA TUSCARORA
CREPE MYRTLE TUSCARORA

TREE PLANTING PLAN
68 Trees In PUD
Total of 101 Trees



LID PLANTING TYPE 1



LID PLANTING TYPE 2

LEGEND

● LID TREE PITS

PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING	COMMENTS
SHRUBS						
IG	ILEX GLABRA 'SHAMROCK'	DWARF INKBERRY	24" HT.	CONT.	24" O.C.	
AM	ARONI MELANOCARPA	BLACK CHOKEBERRY	24" HT.	CONT.	24" O.C.	
GRASSES & SEDGES						
LS	LIRIOPE SPICATA	LILYTURF	1 GAL.	CONT.	12" O.C.	
CP	CAREX PENNSYLVANICA	YELLOW SEDGE	3 GAL.	CONT.	12" O.C.	
MC	MUHLENBERGIA CAPILARIS	PINK MUHLY GRASS	3 GAL.	CONT.	24" O.C.	
SS	SCHIZACHYRIUM SCOPARIUM 'MINNBLUEA'	BLUE HEAVEN	3 GAL.	CONT.	24" O.C.	
JB	JUNCUS 'BLUE ARROW'	BLUE ARROW RUSH	3 GAL.	CONT.	24" O.C.	



● ILEX GLABRA 'SHAMROCK'
DWARF INKBERRY



● ARONI MELANOCARPA
BLACK CHOKEBERRY



● LIRIOPE SPICATA
SILVER DRAGON LILYTURF



● CAREX PENNSYLVANICA
YELLOW SEDGE



● MUHLENBERGIA CAPILARIS
PINK MUHLY GRASS

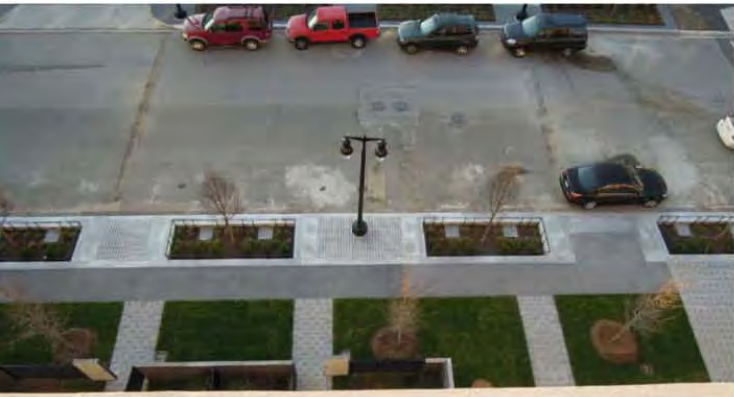


● SCHIZACHYRIUM SCOPARIUM
BLUE HEAVEN



● JUNCUS 'BLUE ARROW'
BLUE ARROW RUSH





STREET MATERIALS PHOTOS







David Galen

ENTRANCE PLAZA AND FOUNTAIN





PARK ENTRANCE VIEW FROM WATER ST. & 3rd ST.



PARK ENTRANCE VIEW FROM WATER ST. & 3rd ST.



ENTRANCE PLAZA AND FOUNTAIN



UPPER ENTRANCE GARDEN, CANAL AND BRIDGE



GROTTO AND CANAL





STEPPED LAWN



LUMBERSHED PLAZA

CONCERTS / MOVIE SCREENING EVENTS





PROMENADE

