

GRADING NOTES:

- 1. DETAILED GRADES SHOWN HEREIN ARE SUBJECT TO CHANGE AS DESIGN PROGRESSES.
- 2. NO SIDEWALK CROSS SLOPE OR ADA RAMP CROSS SLOPE SHALL EXCEED 8.33% IN THE LONGITUDINAL DIRECTION.

BUILDING A-2:

(PHASE II)

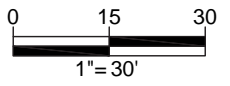
13-STORY
RESIDENTIAL BUILDING
W/ GROUND FLOOR RETAIL

RETAIL: 6,587 SF
RESIDENTIAL: 260,108 SF
(260 UNITS)

3RD STREET, N.E.

GRADING PLAN - BUILDING A2 FRONTAGE

SCALE: 1" = 30'



17 JUN, 2019

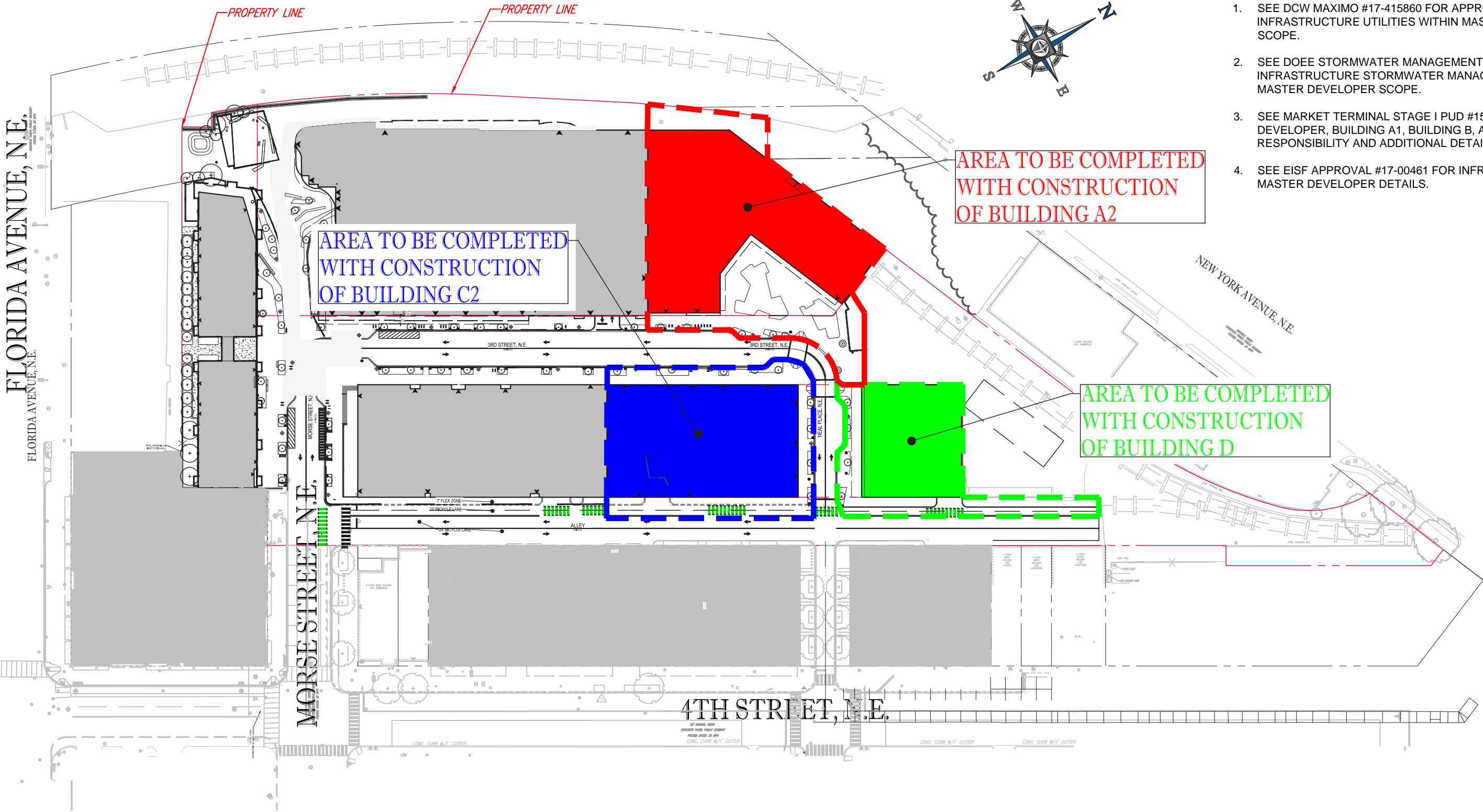


MARKET TERMINAL - A2 EXHIBITS



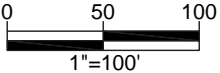
ADDITIONAL REFERENCE NOTES

1. SEE DCW MAXIMO #17-415860 FOR APPROVED INFRASTRUCTURE UTILITIES WITHIN MASTER DEVELOPER SCOPE.
2. SEE DOEE STORMWATER MANAGEMENT PLAN #5519 FOR INFRASTRUCTURE STORMWATER MANAGEMENT WITHIN MASTER DEVELOPER SCOPE.
3. SEE MARKET TERMINAL STAGE I PUD #15-27 FOR MASTER DEVELOPER, BUILDING A1, BUILDING B, AND BUILDING C1 RESPONSIBILITY AND ADDITIONAL DETAILS.
4. SEE EISF APPROVAL #17-00461 FOR INFRASTRUCTURE AND MASTER DEVELOPER DETAILS.



DEVELOPER RESPONSIBILITY PLAN

SCALE: 1" = 100'



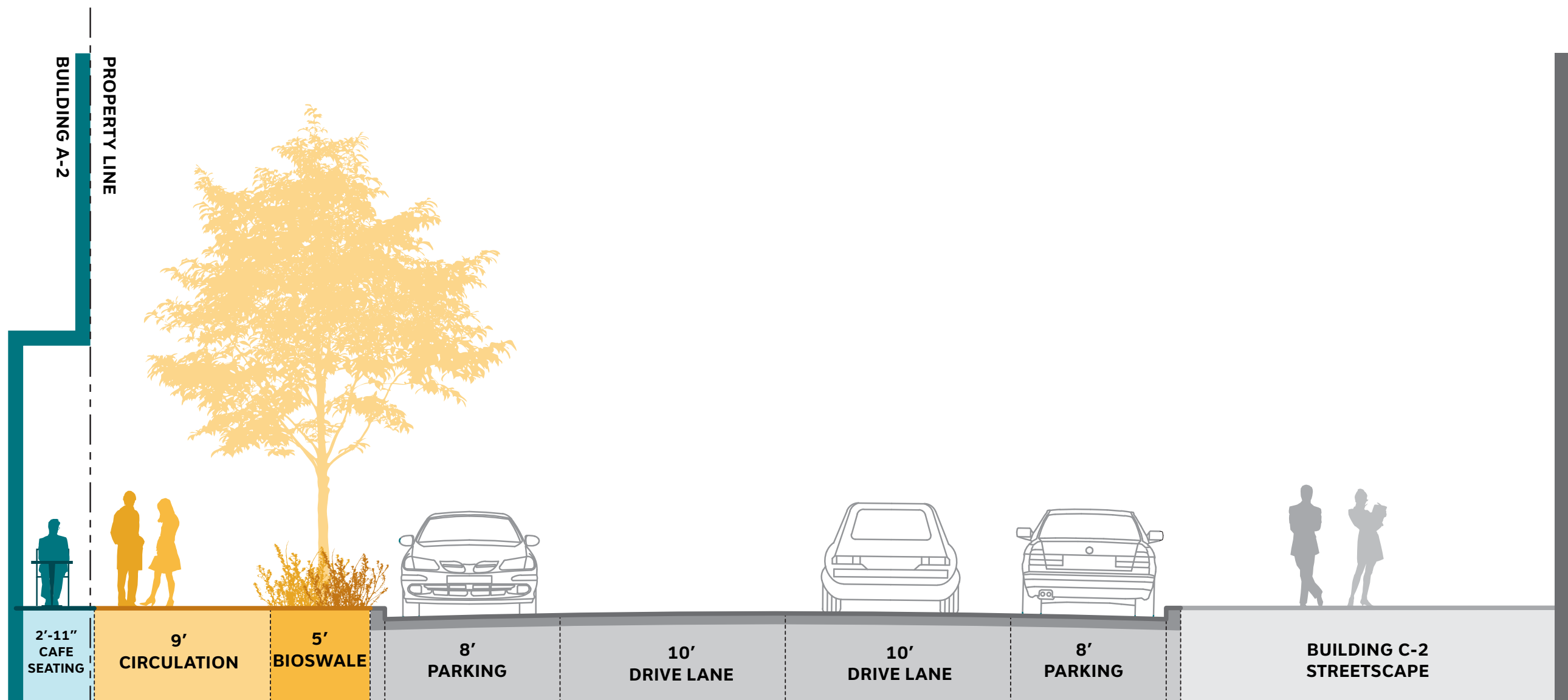
17 JUN, 2019



BOHLER
DC

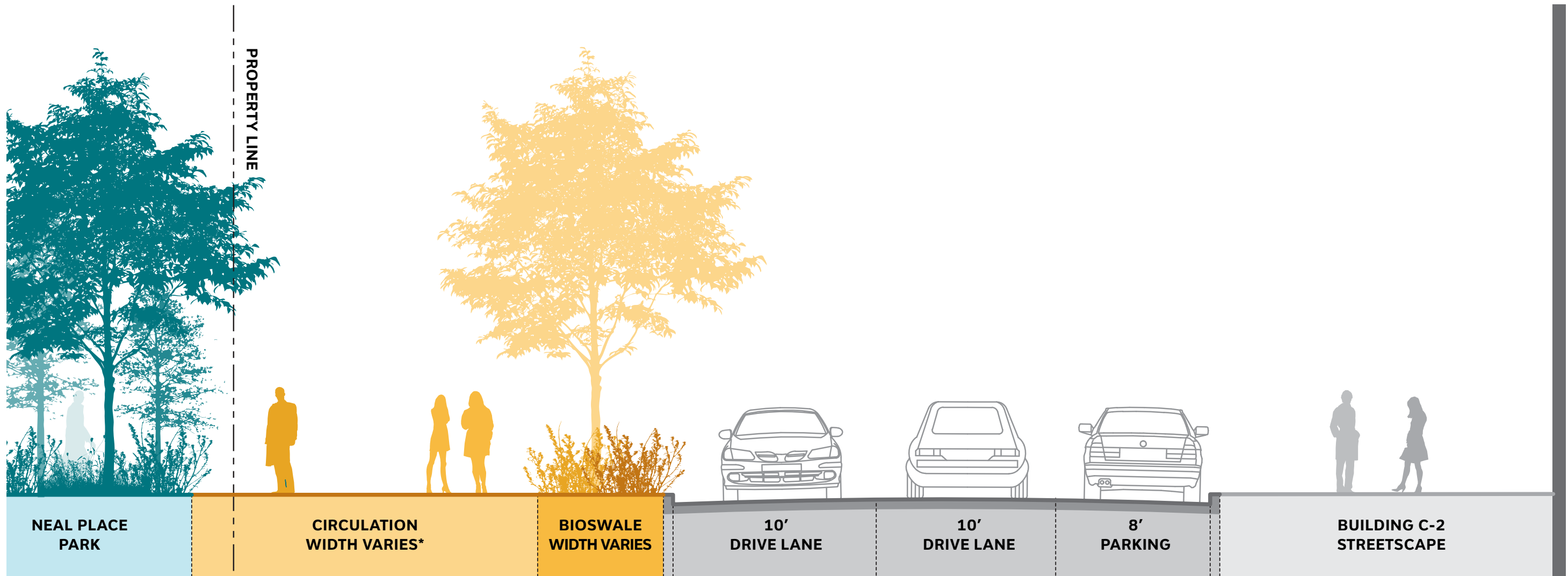
MARKET TERMINAL - A2 EXHIBITS





JUNE 17, 2019

STREETSCAPE SECTION 1

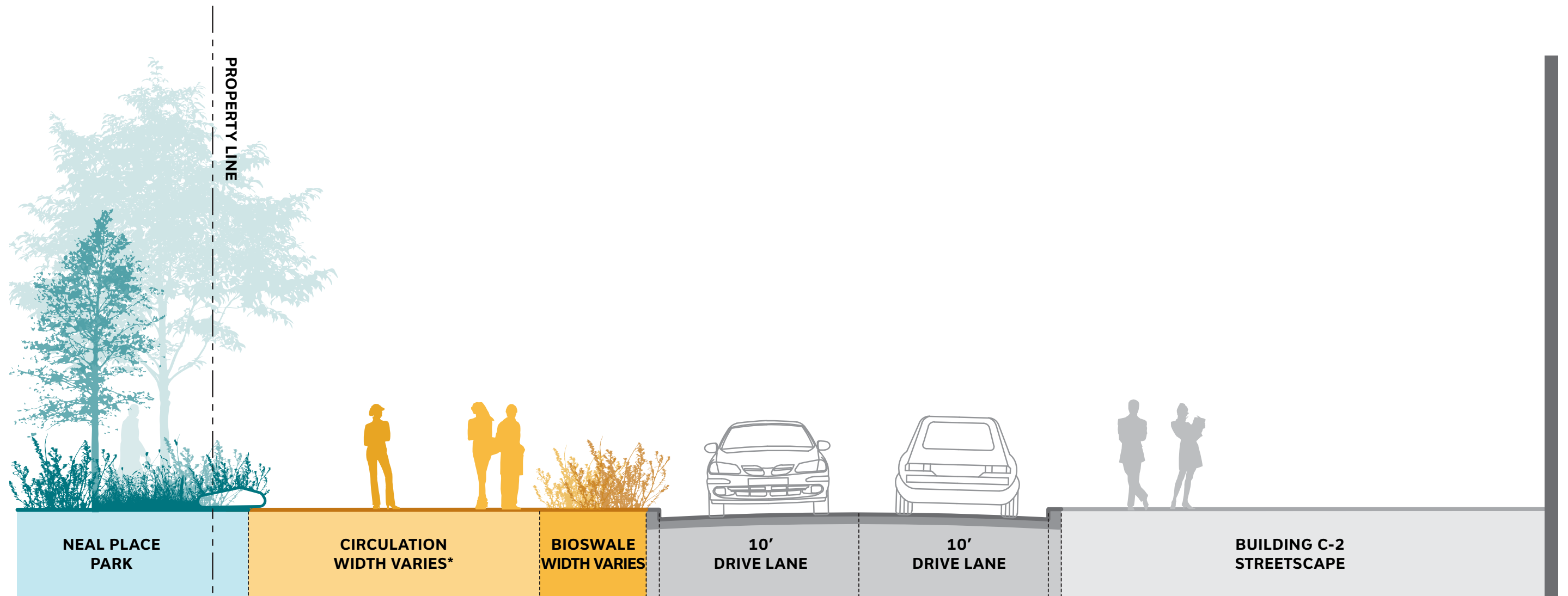


* REFER TO "STREETScape PLAN - BUILDING A2 FRONTAGE, SHEET 1 OF 3" FOR DIMENSIONS WITHIN STREETScape ZONE.



JUNE 17, 2019

STREETScape SECTION 2



* REFER TO "STREETSCAPE PLAN - BUILDING A2 FRONTAGE, SHEET 1 OF 3" FOR DIMENSIONS WITHIN STREETSCAPE ZONE.



JUNE 17, 2019

STREETSCAPE SECTION 3

BUILDING A-2: TRANSPORTATION

JUNE 17, 2019

Market Terminal Building A-2 Stage 2 PUD (Case 15-27A)

Transportation Presentation

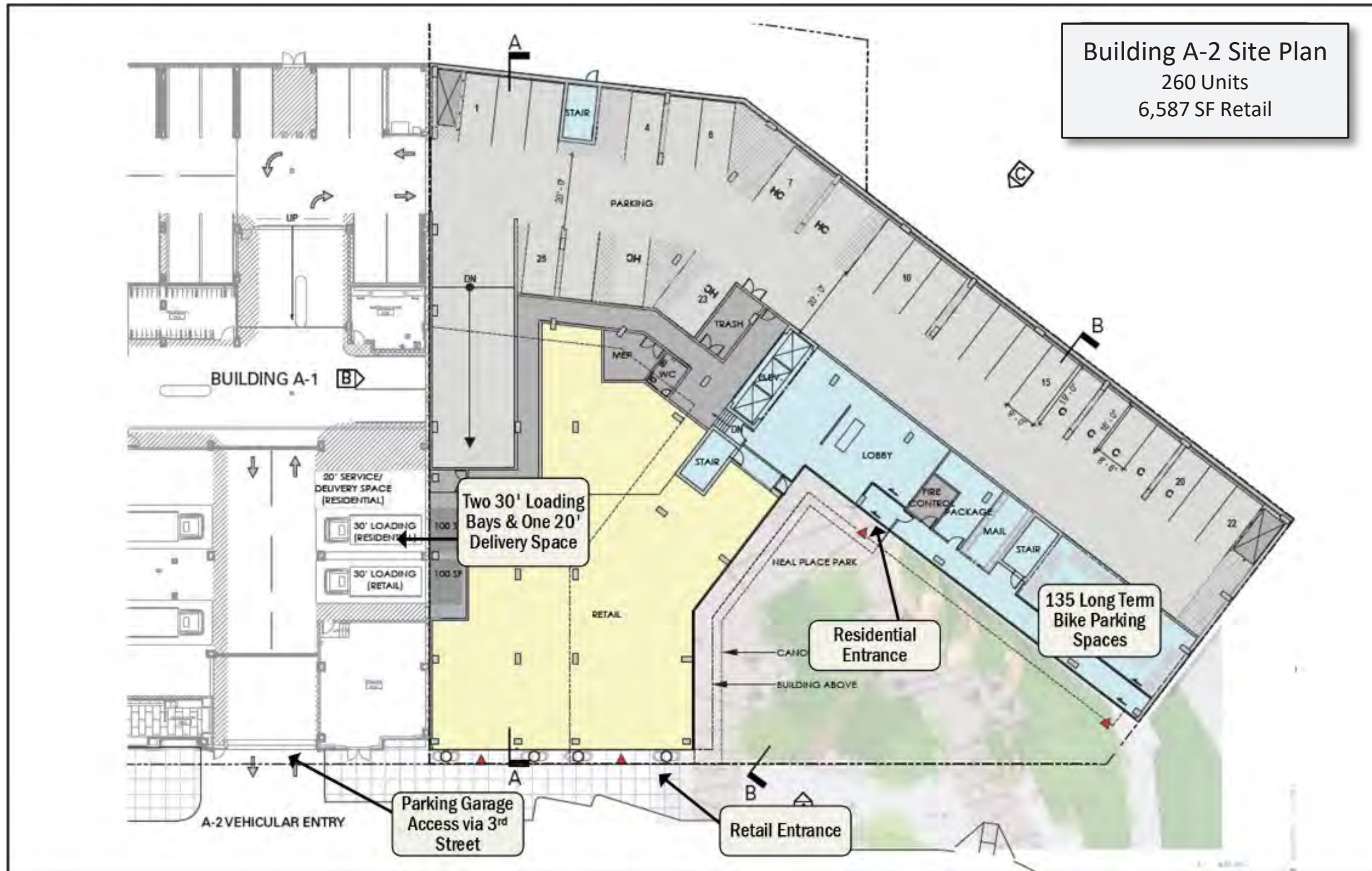


Development Program

- Parking
 - 165 vehicular parking spaces
 - 135 long term bicycle parking spaces on ground floor
 - 16 short term bicycle parking spaces
- Loading
 - Two (2) 30' loading berths and one (1) 20' service space
- Parking and Loading are consistent with what was analyzed in the Stage 1 PUD
- Trip generation decrease from the Stage 1 PUD analysis:
 - 9 fewer trips in the AM peak hour
 - 18 fewer trips in the PM peak hour



Site Plan



Market Terminal Building A-2 – Transportation

Transportation Demand Management (TDM) Measures

- The Applicant shall designate a TDM Coordinator, who is responsible for organizing and marketing the TDM plan and who will act as a point of contact with DDOT.
- All parking on site will be priced at market rates at minimum, defined as the average cost for parking in a 0.25-mile radius from the site.
- All residential parking will be unbundled from the cost of purchase.
- The Applicant will install a Transportation Information Screen (electronic screen) within Building A2's residential lobby.
- The Applicant will provide TDM materials to new residents in the Residential Welcome Package materials.
- The Applicant will exceed Zoning requirements for short-term and long-term bicycle parking, including 135 long-term bicycle parking spaces located in a secure room on the ground floor of the development and 16 short-term bicycle parking spaces in the form of 8 bicycle racks along the perimeter of the site.



Transportation Demand Management (TDM) Measures

- The Applicant will provide a bicycle repair station within the long-term bicycle storage room.
- The Applicant will provide a bicycle repair station within a publicly accessible location along the perimeter of Building A2 or within the Neal Place Park.
- The Applicant will purchase two cargo bicycles which will be kept within Building A2 and made available to residents of Building A2 for use.
- The Applicant will purchase three rolling shopping carts which will be kept within Building A2 and made available to residents of Building A2 for use.
- The Phase 2 PUD building owners will fund the installation and one year of maintenance for a new Capital Bikeshare by Certificate of Occupancy of the first Phase 2 building completed.



DDOT Conditions

The Applicant agrees to implement all of DDOT's conditions that include:

- Implement the TDM Plan as presented
- Provide three (3) EV charging stations in the parking garage
- Clarification on TDM fund:
 - Provide each unit owner a \$200 credit for Capital Bikeshare



Questions/Discussion

