

**1200 THIRD STREET, NE**  
W A S H I N G T O N , D . C .

**ZONING COMMISSION HEARING**

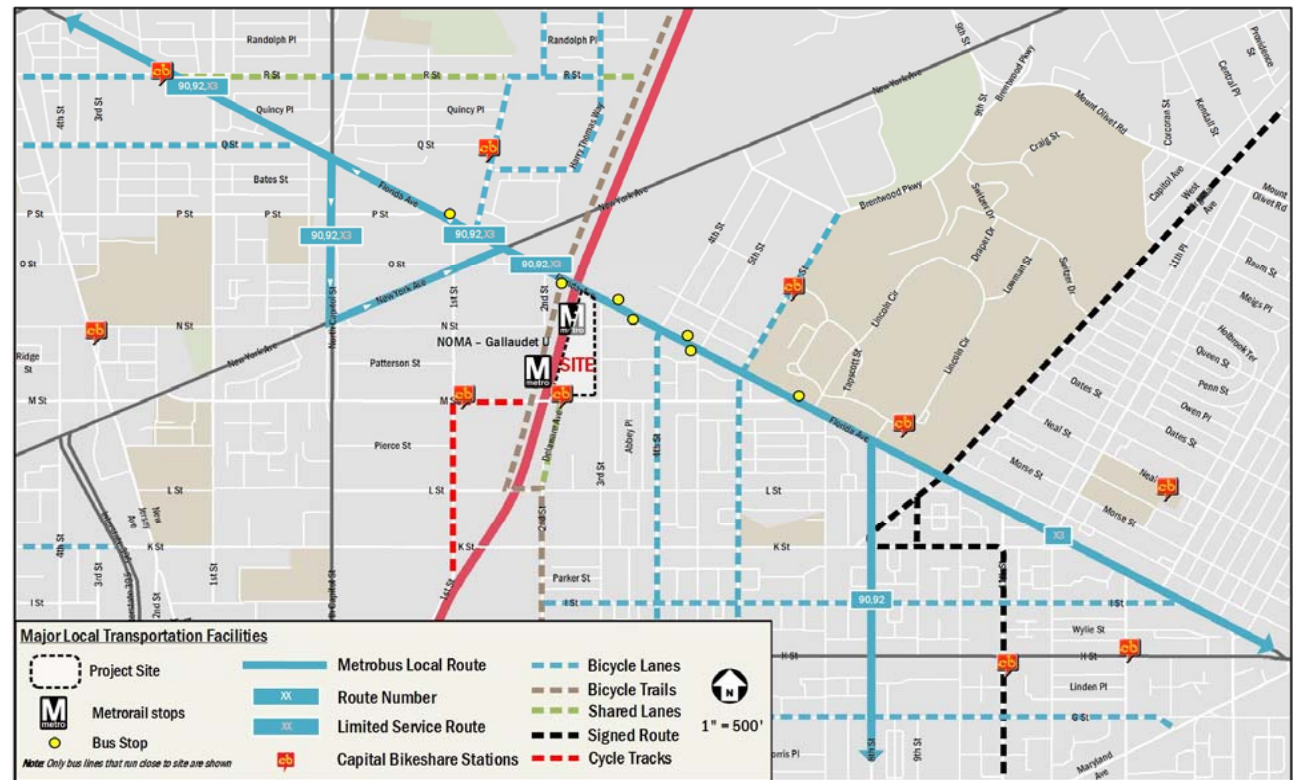
November 03, 2016

Developer TRAMMELL CROW COMPANY  
Capital Partner KSC  
Architect SHALOM BARANES ASSOCIATES  
Landscape Architect PARKER RODRIGUEZ  
Hotel Consultant LEO A. DALY  
Traffic Engineer **GOROVE/SLADE ASSOCIATES**  
Civil Engineer WILES MENSCH CORPORATION  
MEP Engineer INTERFACE ENGINEERING  
LEED Consultant SUSTAINABLE DESIGN CONSULTING  
Land Use Counsel GOULSTON & STORRS



# Site Location

- Metrorail (Red Line)
  - NoMa - Galluadet U Station (0.1 miles)
- Metrobus
  - 90, 92, X3
- Carsharing – 12 vehicles nearby
- Bicycle Facilities
  - Metropolitan Branch Trail
  - 1st Street/M Street Cycle Track
  - 4th Street/6th Street Bike Lanes
- Capital Bikeshare
  - 4 stations approximately 1/3 mile from the site



1200 3<sup>rd</sup> Street NE  
November 3, 2016

# Site Circulation

- Vehicular Access
  - One curb cut for all site-related vehicular traffic
  - Amtrak service access to remain via N Street Plaza
  - Removal of over 200 feet of curb cuts along 3<sup>rd</sup> Street
  - Extensive coordination with DDOT on access plan
- Non-Auto Accommodations
  - Long-term and short-term bicycle parking
  - New Capital Bikeshare station
  - Implementation of N Street Plaza (provides access to future Metrorail tunnel)



## Parking and Loading

- Vehicular Parking
  - 356 spaces provided
- Bicycle Parking
  - 220 long-term spaces
  - 52 short-term spaces
- Internalized Loading
  - Three (3) 30' berths
  - Two (2) 20' service/delivery spaces



# Transportation Demand Management

- TDM Coordinator
- TDM materials for new residents
- Transportation Information Center Displays
- Parking unbundled from lease/purchase
- Bicycle parking that exceeds zoning requirements
- Installation of a Capital Bikeshare station
- Ten electric bikes/stations and 8 publically accessible bike charging stations
- Six electric car charging stations
- Twenty shopping carts for tenants to run daily errands
- Public plaza space and accommodations for future Metro tunnel connection



# Comprehensive Transportation Review

- Vehicular Traffic Impacts
- Multi-modal Considerations
- No detrimental impact with defined mitigations
- DDOT Coordination
  - Scoping interaction
    - 13 study intersections
    - Florida Avenue Multimodal Transportation Study
    - Proposed M Street Cycle Track/Met Branch Trail connections
    - M Street access coordination
  - DDOT approval with conditions





## DDOT Mitigations and Post-PUD Coordination

- Traffic signal and geometric modifications at M Street/Delaware Avenue/Site Driveway
- Public space is expected to be built to DDOT standards
- Fulfill all proposed TDM measures
- Loading Management Plan will limit truck size to 40 feet or less
- Re-striping at 1<sup>st</sup> Street/M Street NW and 2<sup>nd</sup> Street/L Street NE
- Coordinate with DDOT on the location of the Capitol Bikeshare station
- Coordinate with DDOT on the final location of the Florida Avenue curb line



