

The Ladybird 4330 48th Street NW Design Review

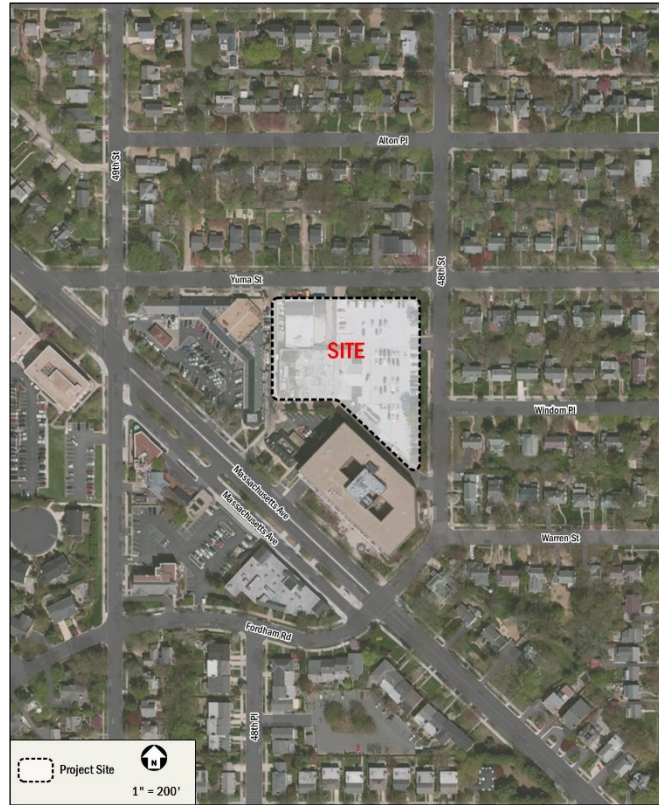
Transportation Presentation



Grove/Slade Associates

ZONING COMMISSION
District of Columbia
CASE NO. 16-23
EXHIBIT NO. 155A2
January 11, 2018

Site Location



The Ladybird (4330 48th Street NW) - Transportation

Local Transit Facilities

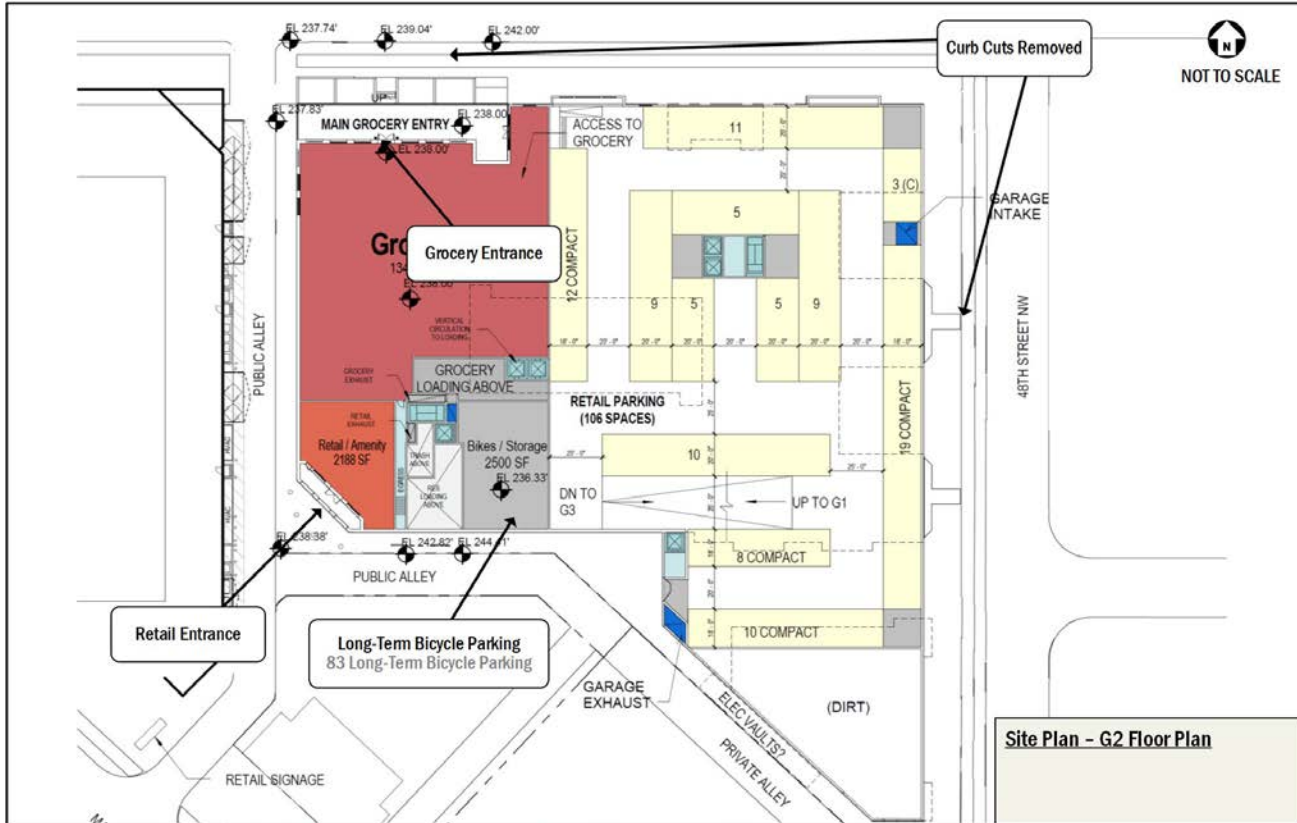


Project Transportation Characteristics

- Proximity to transit and alternative travel modes:
 - Nearby Tenleytown-AU Metrorail Station (0.8 miles away)
 - 2 Nearby Metrobus routes
 - Site has Walkscore of 78 “Very Walkable” and Bikescore of 65 “Bikeable”
- Implementation of Comprehensive Transportation Demand Management (TDM) Plan
- Implementation of on-site pedestrian, bicycle, & loading facilities
- Meets Zoning Requirements for Parking and Loading



Site Plan – G2 Floor



The Ladybird (4330 48th Street NW) - Transportation

Site Plan – G1 Floor



Site Plan – First Floor



Vehicular Parking

- Vehicular parking
 - Required – 87 spaces
 - Provided – 370 spaces
 - Retail – 90 spaces
 - Residential – 224 spaces
 - Unbundle residential parking from cost of lease or purchase
 - Restrict residents from obtaining RPP
 - American University – 56 spaces



Traffic Demand Management (TDM) Elements

- TDM Coordinator
- Marketing program
- Exceed zoning requirements for bicycle parking/storage.
- Bicycle repair facilities
- Unbundle cost of residential parking from the cost of lease or purchase
- Install Transportation Information Center Displays in residential lobbies
- HAWK Signal
- Provide each unit's incoming residents for the initial lease up with either:
 - One-year membership to Capital Bikeshare; or
 - One-year membership to a Carsharing service
- Provide Car-share spaces



DDOT Conditions

Based on DDOT's review, the Applicant **agrees** to all of DDOT's conditions:

- HAWK signal on Massachusetts Avenue, subject to DDOT approval;
- Pedestrian improvements at four (4) intersections adjacent to site, subject to DDOT approval;
- Extend Loading Management Plan for the life of the project, with the following additions:
 - Relocate trash bins associated with Spring Valley Shopping Center from Yuma Street into the proposed trash enclosures; and
 - Continued coordination with DDOT and Spring Valley Shopping Center to achieve a consolidated loading management plan, if possible.



DDOT Conditions (cont.)

Based on DDOT's review, the Applicant **agrees** to all of DDOT's conditions:

- Additional Transportation Demand Management:
 - If an agreement has not been reached with a car sharing service to occupy the four (4) dedicated car sharing spaces in the garage then the Applicant will provide an additional year of Capital Bikeshare memberships to new residents;
 - Unbundle the cost of parking based on at a minimum, the average market rate within 0.25 miles;
 - Provide a bike repair station in each of the two long-term bike storage facilities;
 - No free parking shall be offered to any resident, employee, student, or otherwise. Only daily, weekly, and monthly rates will be made available for purchase;
 - To provide one (1) shopping cart for grocery shopping and running errands for every 30 units.

