

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DISTRICT DEPARTMENT OF TRANSPORTATION



RECEIVED
D.C. OFFICE OF ZONING
2006 DEC -8 AM 10:19

Transportation Policy and Planning Administration

TO: Jerrily R Kress, FAIA
Director
Office of Zoning

DEC 4 2006

FROM: Ken Laden
Associate Director

Subject: Z.C. Case No. 06-14 (Consolidated PUD-Mid-Atlantic Realty Partners
Square 3584 Washington Gateway)

This is in response to the Zoning Commission request for additional information regarding the below condition requested by the District Department of Transportation related to the Transportation Demand Management Measures outlined in DDOT report. The paragraph stipulates;

“Several Transportation Demand Management (TDM) measures were described in detail on pages 46 – 50 of the Transportation Impact Study. We strongly urge that the Zoning Commission make these recommendations requirements of the Zoning Order. In addition, we recommend that the applicant be required to prepare a comprehensive report on the effectiveness of these Transportation Demand Management measures, and that the report be reviewed by DDOT annually to evaluate their effectiveness.”

To clarify DDOT's position, we offer the following: the area in which this property is being developed is extremely congested, with several failing intersections. The developer has offered to provide an extensive list of TDM measures to mitigate future congestion along the Florida Avenue corridor. Without an effective tool or report to determine if the proposed TDM are being utilized or adhered to DDOT is concerned that future travel on this corridor will worsen. Attached is a proposed format for an annual report on the effectiveness of their TDM plan.

ZONING COMMISSION
District of Columbia

CASE NO. 06-14
EXHIBIT NO. 39

Attachment

Annual Report on TMP Effectiveness

Proposed performance measures include:

- Modal Split for major building tenant types:
 - Office employees, retail employees, retail customers, residential owners/renters. For each user, record percent arriving by the following:
 - Transit
 - Carpool
 - Walking
 - Bicycle
 - Single Occupant Vehicle
- Use of Metrocheck Program:
 - For office employees, retail employees, indicate the percent of each user that uses pre-tax benefit programs for transit uses, including Metrorail and bus, and VRE and MARC or related transit parking.
 - For residents, indicate the percent participating in SmartTrip program.
- Car Sharing:
 - Percent of use of the vehicles stored in each of the three car sharing parking spaces – indicate the number of days per year that each vehicle was used by a customer.
- Loading Zone Access:
 - Report underground loading zone use by hour for four random work days per month. Indicate number of trucks using the loading bays during one hour increments for four random 24 hour periods.
 - Indicate the number of days per month when trucks were double parked on adjacent streets to make deliveries.
- Garage Access:
 - Report parking garage access queuing of public streets on four random week days per month, indicating highest number of vehicles queued to enter the parking garage those for four random 24 hour periods.
- Provide a general description of major accomplishments and problems related to TMP implementation and management during the reporting year, and steps taken to address problems.

In addition to requiring that the applicant prepare an annual report on the effectiveness of the TDM measures, the Zoning Commission should consider potential sanctions against developers who do not fully implement requirements of the Zoning Order.

DDOT has just recently hired a Travel Demand Management Specialist. One of the responsibilities of this position is to establish relationships with developers and property owners to encourage the use of public transportation and promote less dependence on automobiles.

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DISTRICT DEPARTMENT OF TRANSPORTATION



Transportation Policy and Planning Administration

TO: Jerrily R Kress, FAIA
Director
Office of Zoning

DEC 4 2006

RECEIVED
D.C. OFFICE OF ZONING
2006 DEC -4 PM 3:58

FROM: Ken Laden
Associate Director

Subject: Z.C. Case No. 06-14 (Consolidated PUD-Mid-Atlantic Realty Partners
Square 3584 Washington Gateway)

This is in response to the Zoning Commission request for additional information regarding the below condition requested by the District Department of Transportation related to the Transportation Demand Management Measures outlined in DDOT report. The paragraph stipulates;

"Several Transportation Demand Management (TDM) measures were described in detail on pages 46 – 50 of the Transportation Impact Study. We strongly urge that the Zoning Commission make these recommendations requirements of the Zoning Order. In addition, we recommend that the applicant be required to prepare a comprehensive report on the effectiveness of these Transportation Demand Management measures, and that the report be reviewed by DDOT annually to evaluate their effectiveness."

To clarify DDOT's position, we offer the following: the area in which this property is being developed is extremely congested, with several failing intersections. The developer has offered to provide an extensive list of TDM measures to mitigate future congestion along the Florida Avenue corridor. Without an effective tool or report to determine if the proposed TDM are being utilized or adhered to DDOT is concerned that future travel on this corridor will worsen. Attached is a proposed format for an annual report on the effectiveness of their TDM plan.

In addition to requiring that the applicant prepare an annual report on the effectiveness of the TDM measures, the Zoning Commission should consider potential sanctions against developers who do not fully implement requirements of the Zoning Order.

DDOT has just recently hired a Travel Demand Management Specialist. One of the responsibilities of this position is to establish relationships with developers and property owners to encourage the use of public transportation and promote less dependence on automobiles.

Attachment

Annual Report on TMP Effectiveness

Proposed performance measures include:

- **Modal Split for major building tenant types:**
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- **Provide a general description of major accomplishments and problems related to TMP implementation and management during the reporting year, and steps taken to address problems.**

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DISTRICT DEPARTMENT OF TRANSPORTATION

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Transportation Policy and Planning Administration

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Fax: 202-671-0617

FAX SHEET

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Attention		Date	<i>12-04-06</i>
Office location	<i>Office of Zoning</i>	Office location	<i>TPPA</i>
Fax number	<i>727-6022</i>	Phone number	<i>671-2730</i>

If you did not receive all pages, please call 202-~~671-2309~~

☐ Reply ASAP ☐ Please comment ☐ Please review ☐ For your information

Total pages, including this cover page

4

COMMENTS

See Attachment

d.

District Department of Transportation

2000 14th Street, N.W., Washington, D.C., 20009 (202) 671-2730