



WELLS + ASSOCIATES

**TRANSPORTATION MANAGEMENT PLAN
GATEWAY MARKET AND RESIDENCES**

The Gateway Market and Residences is located at 340 Florida Avenue, Square 3587, which generally is bounded by Florida Avenue on the south, 4th Street on the east, Morse Street on the north, and a private property on the west, in the northeast section of Washington, D.C.

The subject site is proposed to be re-developed with a 304,439 G.S.F. building that will contain 23,159 G.S.F. of retail space on two floors, 70,920 G.S.F. of office space on three floors, and 116 condominiums.

The proposed building would be served by 188 vehicle parking spaces and 44 bicycle spaces on three (3) underground garage levels. One 30-foot loading berth, one 55-foot loading berth, and one 20-foot delivery vehicle space also would be provided. All access to the garage and docks would be provided from Morse Street.

The following strategies are proposed to reduce the number of peak hour trips generated by the project, consistent with DDOT policy:

Bicycle Parking and Bike Facilities

1. The Applicant will provide 44 bicycle parking spaces within the garage. This exceeds the District Department of Transportation (DDOT) goal of providing a number of bicycle spaces equivalent to 10 percent of the number of vehicle parking spaces provided, or 19 spaces in this case.

Parking and Car Sharing Facilities

2. The Applicant will encourage DDOT to make two street parking spaces adjacent to the Gateway building at the 4th and Morse Street intersection available for car sharing. These spaces will be available to the public 24-hours a day, seven days a week, without restrictions. Adequate signage will be provided to direct users to this space. Zipcar, DC's only car sharing service, has indicated through its regional operations manager that the company would be interested in having Zipcars at the Gateway location, but only if they are located in spaces providing 24/7 public access.

ZONING COMMISSION
District of Columbia

CASE NO. 06-40
EXHIBIT NO. 70 67

Participation, Contributions, and Funding

3. To support the car sharing program, a one-time-only car sharing membership fee subsidy of \$40 per residential unit will be provided to the initial residential occupants upon move-in.
4. Complementary SmarTrip cards with \$20 Metro fare media per person will be provided to the initial residential occupants upon move-in.
5. The property management and developer websites will provide hotlinks to CommuterConnections.com and goDCgo.com.

Facilities and Improvements

6. A member(s) of the building management team will be designated as Property Transportation Coordinator, who will be the primary point of contact and responsible for coordinating and completing TDM obligations on behalf of the Applicant.
7. Information on alternative transportation modes and brochures will be provided via lobby kiosks, welcome packets, and bulletin boards.
8. The Applicant will develop an employer outreach program to encourage employees to use alternate modes of transportation.

Please contact Wells + Associates with any questions regarding this document.