

**PRELIMINARY TRANSPORTATION DEMAND MANAGEMENT PLAN, LOADING
MANAGEMENT PLAN, AND TRASH OPERATIONS FOR REDEVELOPMENT OF
3000 M STREET, NW**

1. Transportation Demand Management. The Applicant's preliminary thoughts are that the Transportation Demand Management plan will include the following components:
 - a. Designate a member of the property management team as a Transportation Management Coordinator (TMC). The TMC shall provide information to residents and retail tenants identifying the available alternative modes of transportation and other supportive programs as well as parking restrictions and parking resources.
 - b. Provide a transportation information screen in a common, shared space in the building that will show real-time availability information for nearby trains, buses, and other transportation alternatives.
 - c. Provide at least 16 secured, covered bicycle parking spaces within the building and at least 10 bicycle parking racks in public space near the building's entrance, the latter subject to approval by public space officials. The Applicant will work with public space officials to ensure that the placement of the bicycle racks does not cause pedestrian conflicts.
 - d. Offer a WMATA SmarTrip card preloaded with \$20 to all new employees of the hotel and retail establishments.
2. Loading Management Plan. The Applicant's preliminary thoughts are that the Loading Management Plan will include the following components:
 - a. The Applicant shall designate a loading management coordinator to coordinate all loading activities of the building.
 - b. The Applicant shall require all retail tenants to schedule deliveries that utilize the loading dock with the loading management coordinator. If the retail tenant is a restaurant or food store, the Applicant shall require that the tenant designate its own loading manager to coordinate with the loading management coordinator.
 - c. The loading management coordinator shall schedule deliveries so that deliveries do not exceed the dock's capacity. In the event that an unscheduled delivery vehicle arrives when the dock is full, the driver shall be directed to return at a later time when a delivery space is available.
 - d. The loading management coordinator shall monitor inbound and outbound truck maneuvers and shall ensure that trucks accessing the loading dock do not block vehicular traffic from accessing 30th Street or adjacent driveways except during those times when a truck is actively entering or exiting a loading berth.

- e. The loading dock shall be open seven days a week. The potential overlap of service vehicle traffic with 30th Street traffic shall be monitored at all times, and management measures shall be taken if necessary to reduce conflicts between truck, vehicular, and pedestrian movements..
 - f. Trucks using the loading dock shall not be allowed to idle and must follow all District guidelines for heavy vehicle operation including but not limited to 20 DCMR Chapter 9, Section 900 (engine idling), regulations set forth in DDOT's Freight Management and Commercial Vehicle Operations document, and the primary access routes listed in the DDOT Truck and Bus Route System. The loading management coordinator shall also be responsible for disseminating information regarding the above regulations to retail tenants and to drivers from delivery services that frequently use the loading dock. The loading management coordinator shall also post these documents in a prominent location within the service area.
 - g. The loading management coordinator shall coordinate with the community quarterly to discuss any specific issues regarding the loading dock or loading operations.
 - h. The loading management coordinator shall ensure that bicycle access to the service elevator remains available at all times and is not blocked by trucks or delivery vehicles.
3. Trash Operations. The Applicant will require that all trash operations will be conducted in accordance with the following conditions:
- a. All trash shall be collected and compacted in a trash room in the basement of the Project, which shall not be audible outside the building.
 - b. Dumpsters shall be wheeled up to the loading dock by building personnel for trash servicing.
 - c. The dumpsters shall be picked up by a rear-end loading style truck.
 - d. Trash pickups shall not be made between the hours of 9 PM and 7 AM.