



MEMORANDUM

TO: Christopher Delfs
Anna McLaughlin

DDOT, Ward 6 Planner
DDOT, TDM Coordinator

FROM: Robert Schiesel, P.E.
Steve Pinkus

DATE: March 18, 2008

SUBJECT: Florida Rock Transportation Management Plan

The following is a list of Transportation Demand Management (TDM) measures to which the applicant will commit for the development of the project in the 100 block of Potomac Avenue, set forth in the application of Zoning Commission Case No. 04-14. These TDM measures are suggested to reduce the number of Single Occupant Vehicle (SOV) Trips as well as the steps that need to be taken by the management in order to implement each measure.

In addition, following the list of TDM measures, the proposed truck loading management plan for the property is presented.

- *Designate a member of building management or third party service provider as the point of contact who is responsible for coordinating and implementing Transportation Management Plan (TMP) obligations:* Management will hire and/or designate an individual to manage and monitor all aspects of Florida Rock's transportation management plan. Duties will involve implementation of the preferred carpool and vanpool parking, locating and designating car-sharing spaces and communicating with car-sharing companies on their use, implement the car-sharing and SmarTrip card subsidy programs, and monitor/update the information kiosk.
- *Provide bicycle parking:* Special locations adjacent to the main pedestrian entrances, particularly those with direct trail access, will have bicycle racks located nearby. In addition, bicycle parking for residents and office-workers is provided in the parking garages.
- *Provide preferred carpool and vanpool parking:* Management will ensure that priority spaces in the parking garage will be reserved for carpool and vanpool vehicles.
- *Provide designated car-share parking spaces and on-site vehicles if car-sharing company is interested in*

location: Management will ensure that some curbside and garage spaces are designated for car-share vehicles, based on the preference of the car-sharing companies. These spots will be placed in close proximity to the main building entrances. Management will work to select a car-share vendor and will work out the specific number of spaces, number of vehicles, and location of the spaces. It is possible that the best location for car-sharing spaces is not on the site but in the on-street parking lane on Potomac Avenue, near the street entrances to the east office and residential buildings.

- *Sponsor a shuttle bus to nearby Metrorail stations in cooperation and coordination with a BID and/or other property owners in the area:* Management will work with the newly established Capitol Riverfront BID and other area property owners to obtain shuttle vehicles, determine a route, and designate stops. There is no current timeline for shuttle implementation.
- *Provide a one-time membership fee subsidy in a car sharing plan of \$35 per residential unit:* Management will work with a selected car share vendor to establish the administration of this program. The establishment of this program will be coordinated with the establishment of the car-sharing location.
- *Provide an on-site business center to residents of the Residential Building with access to copier, fax, and internet services:* Management will designate a section of the residential building's main lobby for the business center and will purchase the technical equipment necessary for residents to carry out their business-related needs.
- *Provide complementary SmartTrip cards with \$20 Metro fare per person to residential lessees upon move-in, and complementary \$60 Metro fare to tenants' employees at initial occupancy:* Management will work with WMATA to ensure SmartTrip cards are distributed to Florida Rock's residents and employees.
- *Distribute Transportation Management Plan information and brochures via lobby kiosks, welcome packets, and bulletin boards:* Management will designate a space in an office building lobby for a kiosk, help set up a kiosk, and obtain, print, and stock TDM-related materials to place in that kiosk. If a central leasing/marketing area is designated for the residential building, TDM information will also be distributed there.
- *Promote flexible work hours and telecommuting policies:* Management will ensure that all companies that are sufficient in size (50 or more employees) will register with *Commuter Connections*, so their staff can assist with promoting these policies.

Truck Management Plan

The objective of the truck management plan is to ensure that truck-loading requirements of the property have minimal impacts on traffic on the adjacent public streets. Since the loading docks are below-grade, most impacts to adjacent public streets will be minimal, but some additional measures may be necessary. An assigned on-site loading dock manager that is part of the building management staffing will accomplish this (this task could also be performed by an on-site Transportation Coordinator). The following measures will be part of the truck management plan:

- *Hours of operation.* The loading dock will be open for operation during hours that will not generate noise that could be heard in residential areas. The anticipated hours of operation are from 6 a.m. to 7 p.m. on weekdays, and only for special needs on weekends.
- *Truck routing.* Trucks drivers will by necessity arrive on South Capitol Street and leave by First Street. City truck routes will be posted in the loading dock facilities.
- *Truck marshalling.* The manager will schedule as many truck trips as possible to avoid the need to queue and marshal trucks. In the rare event that there are more trucks on site than the capacity of the loading docks, the manager will accommodate the trucks on-site in the driveways in locations that will not interfere with other traffic movements.
- *Coordination with major events in the area.* The manager will maintain a calendar of events in the waterfront area, including Nationals ball games, concerts, and other public gatherings. Truck activity at Florida Rock will be scheduled to avoid conflicts with these events.
- *Enforcement.* In the event that truck drivers do not adhere to the manager's requirements, the vendor company will be notified, and the manager will follow up with vendor management to ensure that infractions are kept to a minimum.