

Exhibit D

Art Place at Fort Totten – Block B

Updated Transportation Demand Management Plan

May 2, 2019

Based on DDOT’s comments and requests from the Lamond Riggs Citizen’s Association, the Applicant proposes a robust TDM plan, including the following:

- The applicant will work with DDOT to identify a space for a Capitol Bikeshare station on or near the site and provide funding for that station.
- A member of the property management team will be designated as the Transportation Management Coordinator (TMC). The TMC will be responsible for ensuring that information regarding transportation options is disseminated to retail and residential tenants of the building. The position may be part of other duties assigned to the individual.
- The contact information for the TMC will be provided to DDOT and goDCgo, and the TMC will work with them to promote sustainable and active transportation options to and from the site.
- The property management website will include information on and/or links to current transportation programs and services, such as:
 - Capital Bikeshare,
 - Car-sharing services,
 - Ride-hailing services (e.g. Lyft or Uber),
 - Transportation Apps (e.g. Metro, Citymapper, Spotcycle, Transit)
 - The requirements of this TDM plan.
- A move-in kit will be provided to each new resident for the first 10 years of the development containing:
 - A Get Around Guide highlighting local transportation options
 - A one-year annual membership to Capital Bikeshare (\$85)
 - A carshare membership of equivalent value (\$85) and
 - A SmarTrip Card preloaded with \$20.00.
- The retailers and performing arts space tenants will work with DDOT and goDCgo to tailor and share transportation options to/from the site.
- The performing arts space tenant will share “Getting Here” information with attendees and guests ahead of any events and post the same information on the website.
- An electronic display will be provided in residential lobby as well as the main cultural building lobby and will provide public transit information such as nearby Metrorail stations and schedules, Metrobus stops and schedules, car-sharing locations, and nearby Capital BikeShare locations indicating the number of bicycles available at each location.
- Shower and changing facilities will be provided in the retail bike parking area building for employees who bike, walk, or jog to work.

- Convenient and covered secure bike parking facilities will be provided in accordance with the minimum required by ZR16.
- A bicycle repair station will be provided on the P1 level of the garage.
- A sufficient number of electric car charging stations as required under LEED ND standards will be provided in the garage.
- The cost of parking spaces for tenants will be unbundled from leases and will be based on market rates, and spaces will not be leased to outside groups with exceptions for district services.
- Two spaces will be designated in the garage for carsharing vehicles, and the applicant will work with regional carsharing companies to locate vehicles on this site if possible based on demand.
- Two spaces will be designated in the garage for vanpooling spaces to be used by commuters who vanpool to the area for work.
- Two annual transportation events will be held for residents, such as walking tours of local transportation options, a transportation fair, lobby events, and resident socials.
- The TMC will monitor parking demands so as to minimize spillover parking in surrounding neighborhood.
- The TMC will monitor the use of the Capital Bikeshare and bicycle use around the Block B site to look for opportunities to implement elements of the moveDC plan, particularly with respect to bicycle infrastructure.
- The Applicant will maintain the TDM measures for the life of the Block B project.

In addition to the specific TDM strategies described above, the Applicant proposes to locate a Capital Bikeshare station on the site. The Capital Bikeshare station will further decrease single-occupancy vehicle trips for the site and provide mitigation for those impacts that cannot be addressed by operational improvements to the vehicular traffic.