

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF TRANSPORTATION



d. Policy Planning and Sustainability Administration

MEMORANDUM

TO: Sara Bardin
Director, Office of Zoning

FROM: Sam Zimbabwe 
Associate Director

DATE: January 10, 2014

SUBJECT: ZC Case No. 06-40C -Gateway Market, 340 Florida Ave, NE - Supplemental Report

The District Department of Transportation (DDOT) has reviewed the January 6, 2014 submission by the Applicant. The Applicant has proposed the following conditions, which have been summarized here:

1. Reserve at least 1 parking space for a carsharing service;
2. Provide a transportation information screen in the lobby that would show real time arrival / availability for nearby trains, buses, carshare, and bikeshare;
3. Provide a \$40 subsidy to each new resident at the time of initial sales/lease for a period of 3 years for use toward a membership in a carshare or bikeshare program;
4. Provide at least 72 long-term bicycle parking spaces in the parking garage;
5. Provide at least 16 short-term bicycle parking spaces in public space;
6. Provide electrical wiring and disconnects to allow for the subsequent outfitting, as demanded by future building tenants, of 2 parking spaces with 208/240-volt electric car charging station in the parking garage;
7. Bring the southeast corner of the intersection of 4th Street and Morse Street NE up to current DDOT standard by installing (a) a stop bar on Morse for eastbound traffic, (b) a new stop sign for eastbound traffic and (c) a no parking sign to provide adequate clear space for the aforementioned stop sign; and
8. Modify the proposed Loading Management Plan to (a) require both residential and retail tenants to schedule loading activities with the loading coordinator and (b) include loading requirements into retail and residential leases.

Please refer to the Applicant submission on January 6, 2014 for further details on each condition.

DDOT agrees with all of the Applicant's TDM measures with the exception of the Condition #3 above. The \$40 cap is insufficient to cover a one-year membership to Capital Bikeshare and Zipcar, which are valued at \$75 and \$50, respectively. DDOT's position is that the incentive should be valued at up to \$75

in order to cover membership costs for all carshare and bikeshare providers for an entire year. Year-long memberships encourage sustained behavioral changes, which will result in fewer vehicle trips associated with the project. Fewer vehicle trips will in turn help to mitigate the project's impact on safety and operations on Florida Avenue. DDOT agrees with the three year term for the incentive.

DDOT wishes to clarify a detail of Condition #7. A stop sign already exists at the southeast corner of the intersection of 4th Street and Morse Street NE for eastbound traffic, but the sign placement needs to be upgraded. The Applicant will be expected to relocate the existing stop sign in a manner consistent with DDOT standards. In addition to the improvements listed in Condition #7, the Applicant is expected to rehabilitate the streetscape infrastructure between the curb and the property lines. This includes curb and gutter, pedestrian ramps, street trees and landscaping, street lights, sidewalks, and other appropriate features within the public rights of way bordering the site. These elements will be addressed during the public space permitting process.

SZ:jr