

TECHNICAL MEMORANDUM

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DDOT - PPSA
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CC: Dave Platter
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The JBG Companies
Holland & Knight

From: Maris Fry, EIT
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Date: February 22, 2016

Subject: West Half Street – ZC No. 08-30B
Revised Transportation Demand Management (TDM) Plan

This memorandum presents a revised Transportation Demand Management (TDM) plan for the West Half Street, Capital Gateway Overlay Review Modification – ZC No. 08-30B. The revised plan was developed based on further coordination with DDOT since their staff report (dated February 16, 2016) was submitted to the Zoning Commission.

Revised TDM Plan Proposal

The Applicant proposes the following TDM measures to be included in the revised TDM plan:

- The Applicant will identify a TDM Leader (for planning, construction, and operations). The TDM Leader will work with goDCgo staff to create free customized marketing materials and a TDM outreach plan for residents and retail employees, including developing a site-specific transportation guide for residents and visitors.
- The building management will provide updated contact information for the TDM Leader and report TDM efforts and amenities to goDCgo staff once per year.
- The building management will stock Metrorail, Metrobus, DC Circulator, Capital Bikeshare, Guaranteed Ride Home, DC Commuter Benefits Law, and other brochures.
- The Applicant will unbundle the cost of residential parking from the cost of lease or purchase.
- The Applicant will comply with Zoning requirements to provide bicycle parking/storage facilities. This includes secure parking located in the garage for residents.
- The Applicant will provide a bicycle maintenance facility within the building.
- The Applicant will dedicate two spaces in the residential garage for car sharing services to use with right of first refusal. These spaces will be convenient to the garage entrance, available to members of the car sharing 24 hours a day, seven days a week, without restrictions (the garage may be gated – members of the service would have access to the spaces via a key pad combinations to a pass code system or other similar device).

- The Applicant will place electronic message boards in each of the two residential lobbies that provide real-time information on nearby transit services.
- The Applicant will provide a one-time, annual Capital Bikeshare membership, annual carshare membership, or SmarTrip card preloaded with \$100 for each dwelling unit at initial occupancy.