

## TECHNICAL MEMORANDUM

To: Jonathan Rogers  
Cc: Robin Bettarel  
Cary Kadleck  
From: Daniel Solomon  
Daniel VanPelt, P.E., PTOE  
Date: January 24, 2016  
Subject: 1401 Pennsylvania Avenue SE PUD – ZC# 15-12  
Supplemental Transportation Information

DDOT-PPSA

CAS Riegler  
Goulston & Storrs

This memorandum serves as a supplemental to the Comprehensive Transportation Report (CTR) for the 1401 Pennsylvania Avenue SE PUD. The CTR is dated December 21, 2015. This memo provides additional information related to:

- Parking
- Transportation Demand Management
- Loading Management Plan
- Proposed Curbside Management

### ***Parking***

A total of 58 parking spaces will be supplied by the development. Fifty (50) spaces will be for residential use and eight (8) spaces will be for retail uses, specifically for employees/managers of the retail that need to drive.

A total of 218 bicycle parking spaces will be supplied by the development as shown in Figure 2. The breakdown of the 218 bicycle spaces is as follows:

- 20 short-term bicycle spaces on the perimeter of the site
- 71 long-term secure bicycle spaces in the ground floor bike room
- 61 long-term secure bicycle spaces in below-grade bike room
- 86 long-term bike racks along the walls of the vehicular parking area

### ***Transportation Demand Management (TDM)***

The Applicant has agreed to enhance and amend the TDM for the development as follows:

- The Applicant will exceed Zoning requirements to provide bicycle parking/storage facilities at the proposed development. This includes secure parking located in the on-site, short-term bicycle parking around the perimeter of the site, as well as a bike service area and a shower/changing area.
- The Applicant will unbundle the cost of residential parking from the cost of lease or purchase.
- The Applicant will identify a TDM Leader (for planning, construction, and operations). The TDM Leader will work with residents in the building to distribute and market various transportation alternatives and options.
- The Applicant will provide TDM materials to new residents in the Residential Welcome Package materials.
- The Applicant will install a Transportation Information Center Display (electronic screen) within the residential lobby, containing real-time information related to local transportation alternatives.
- The Applicant will provide each unit's incoming residents for the first three years with either; (1) one-year membership to Capital Bikeshare, or; (2) one-year membership to a Carsharing service.
- Retail tenants of the development will offer SmartBenefits for all retail employees regardless of the size of the business (under 20 employees) or level of employment (part-time/full-time)
- The Applicant will provide access to bike showers, changing area, and bike repair station for retail employees (a rarely offered amenity for retail employees)

### ***Loading Management Plan***

The site plan has been updated to reflect a loading corridor that extends to the eastern retail spaces and does not cross the retail lobby, and is shown in Figure 3.

The Applicant proposes the following loading management plan:

- Designate a member of the on-site management team as a loading dock coordinator
- Requires all tenants to use the on-site loading facilities for move-in/move-out activities
- Restricts all tenants from using trucks longer than 30 feet
- Requires all tenants to secure DDOT permits for any oversize and overweight vehicles needed to service the site
- Requires the loading dock door to be closed when not in active use
- Prohibits truck idling (as defined by DCMR 20-900.1)
- Prohibits stopping or standing of trucks for 3 minutes or more
- Commercial deliveries allowed 9 AM – 7 PM (7 days a week), and discouraged from making deliveries after 4PM on weekdays
- Sanitation Collection (both commercial & residential) allowed 9 AM – 4 PM (7 days a week)
- Residential Move-ins/outs allowed 9 AM – 4 PM (Monday-Saturday)

### ***Curbside Management***

The existing curbside management is shown in Figure 4 and the proposed curbside management plan is shown in Figure 5. The proposed curbside management plan proposes adding metered parking on Pennsylvania Avenue SE and along 14<sup>th</sup> Street SE abutting the development. Final determination of the curbside management will be determined by DDOT with input from the Applicant and community members.

In addition to the curbside management plan, the Applicant has agreed to restrict residents of the building from participating in the Residential Permit Parking (RPP) program. The residential lease shall include the following or substantially similar language: "Residents are not eligible for Residential Permit Parking (RPP). Residents are prohibited from applying for or obtaining RPP or any other short term, temporary, or visitor parking pass. The property manager will regularly check with DDOT and/or DMV to make sure that no RPP has been sought or obtained by residents. Failure to comply with this provision shall be considered a violation of this lease."

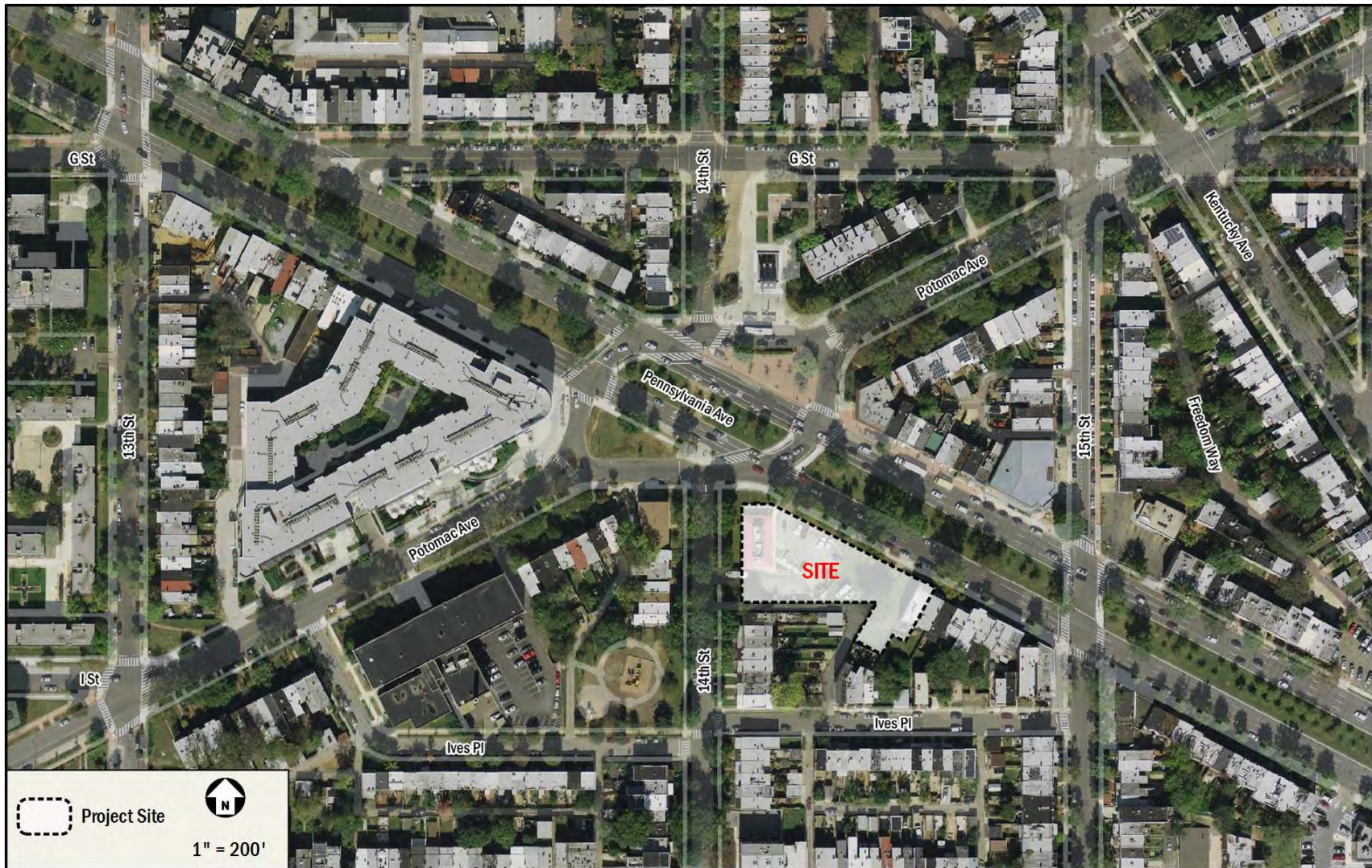


Figure 1: Site Location

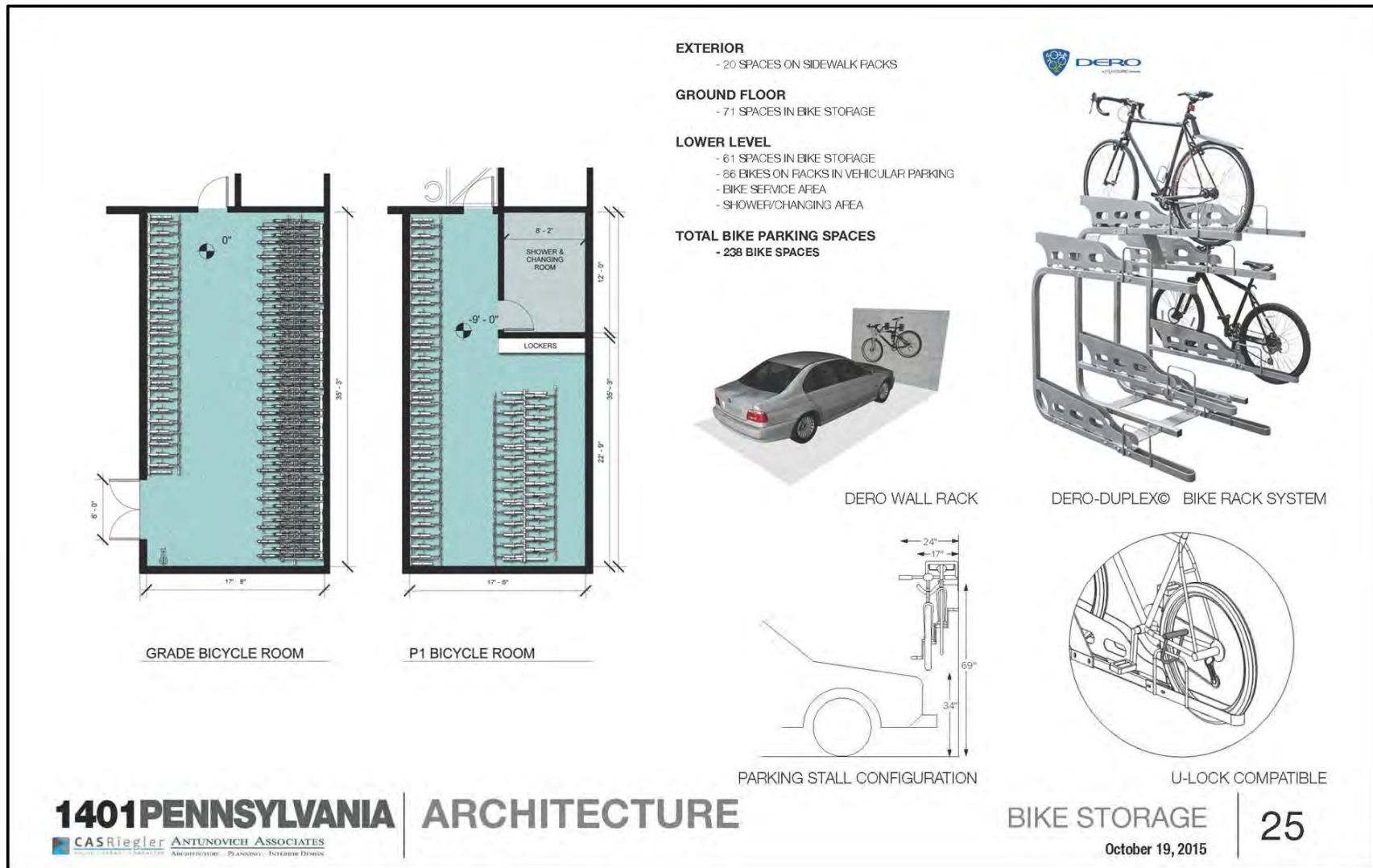


Figure 2: Bicycle Parking Facilities



Figure 3: Updated Site Plan

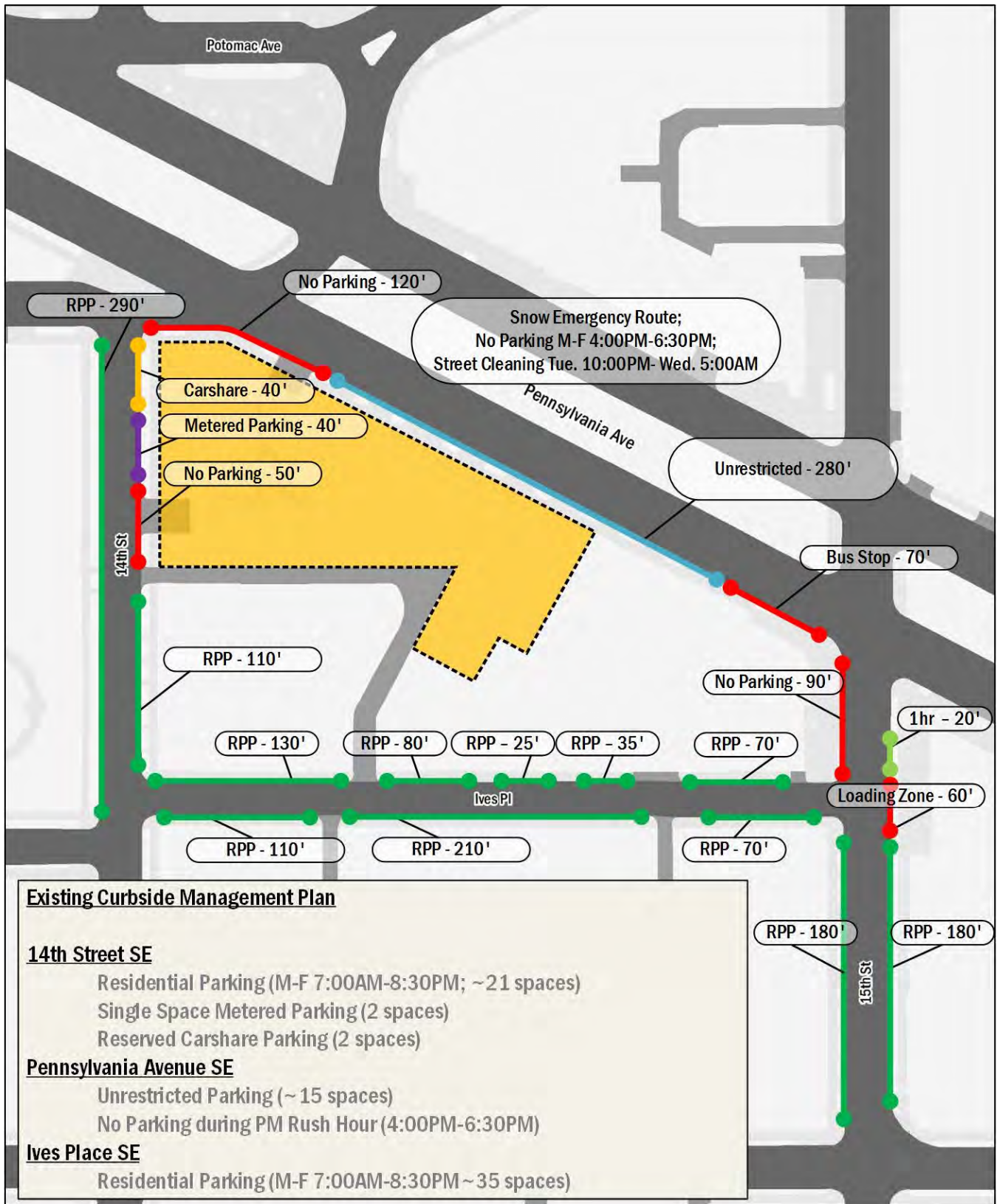


Figure 4: Existing Curbside Management

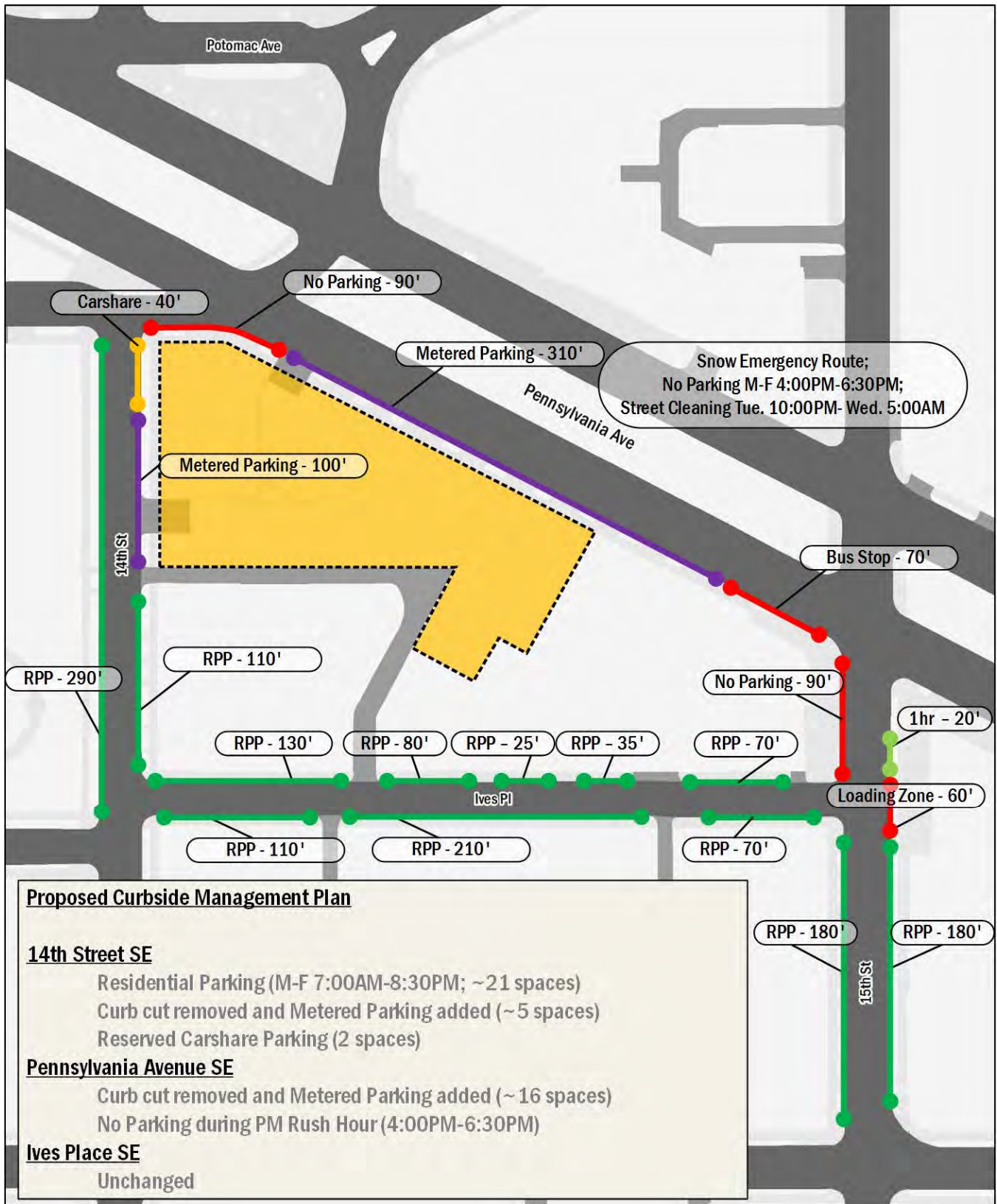


Figure 5: Proposed Curbside Management