

TECHNICAL MEMORANDUM

To: Jonathan Rogers
Cc: Leila Batties
Paige Hackler
Julia Telzak
From: Robert Schiesel, P.E.
Daniel VanPelt, P.E., PTOE
Date: October 10, 2019
Subject: Sursum Corda Phase 1 Stage 2 PUD (ZC Case No. 15-20C)
Response to DDOT Supplemental Report

DDOT – PSD
Holland & Knight
Toll Brothers
L&M Development Partners

Introduction

This memorandum is a response to the Conditions listed in DDOT’s Supplemental Report dated September 23, 2019, which reviewed case materials submitted for the Sursum Corda Stage 1 PUD Modification and Phase 1 Stage 2 PUD (ZC Case No. 15-20C).

In addition to responses to Conditions, this memorandum proposes a revised Transportation Demand Management (TDM) plan according to DDOT’s response to the mitigations proposed in this project’s Stage 2 CTR, and the Applicant’s responses to DDOT’s requests.

It is our understanding that these responses and the revised TDM plan satisfy DDOT’s outstanding issues and conditions.

Responses to Conditions

The Applicant’s response to Conditions is as follows:

Condition: Finalize the negotiated settlement and transmit the payment to DDOT prior to the Certificate of Occupancy for the first building on the site.

Applicant response: The Applicant has finalized the settlement and transmitted the settlement payment to DDOT.

Condition: Commit to the L Street commitments outlined in Exhibit 42 in conjunction with the adjacent Northwest One development.

Applicant response: The Applicant agrees.

Condition: Commit to pedestrian improvements at the following locations: North side of L Street; First Street; missing or substandard sidewalks along the perimeter. (Further details provided in DDOT Report.)

Applicant response: The Applicant agrees.

Condition: Implement the LMP as outlined in Exhibit 23E.

Applicant response: The Applicant agrees.

Condition: Supplement the TDM plan to include the elements identified in this report.

Applicant response: The Applicant agrees but suggests a few modifications as follows. The full, revised TDM plan proposed by the Applicant is listed at the end of this memorandum.

DDOT request: Provide an annual membership to Bikeshare to each resident of an affordable dwelling unit for five (5) years after the building opens.

Applicant proposal: The Applicant agrees to this addition.

DDOT request: Provide a free SmarTrip card to every new resident and a complimentary Capital Bikeshare coupon good for one ride.

Applicant proposal: Agree, but limit to one per market-rate dwelling unit instead of one per resident, and distribute at initial occupancy.

DDOT request: Will not lease unused residential parking spaces to anyone aside from tenants of Phase 1 or Phase 2 of the project (e.g., will not lease to other nearby office employees, single-family home residents, or sporting events).

Applicant proposal: Agree but revise to allow parking use by residential visitors and Mt. Airy Church visitors. As our neighbor and co-applicant, Mt. Airy Baptist Church may want to park staff or congregants in our garage and the Applicant wants the ability to address if the need arises and should the Applicant be in a position to do so.

DDOT request: Provide a bicycle repair station in each long-term bicycle parking storage room.

Applicant proposal: Agree, each long-term bike storage room will include a bicycle repair station. In addition, each storage room will provide electrical outlets for the charging of electric bikes. And lastly, the project will include a bike lounge with amenities for cyclist.

Condition: Revise the Pierce Street plans to show a minimum of six (6) bicycle racks.

Applicant Response: The Applicant agrees.

Revised Transportation Demand Management (TDM) Plan

In its review of mitigations proposed in this project's Stage 2 CTR, DDOT required the Applicant to strengthen its TDM plan. The following TDM plan replaces the original TDM plan outlined in the Stage 1 PUD, and represents the Applicant's proposed TDM plan commitments for the modified Stage 1 PUD and Phase 1 Stage 2 PUD.

- Designate a TDM Coordinator;
- Establish a TDM marketing plan;
- Provide Transportation Coordinators' contact information to goDCgo, conduct an annual commuter survey of employees on-site, and report TDM activities and data collection efforts to goDCgo once per year;
- Transportation Coordinators will develop, distribute, and market various transportation alternatives and options to the residents, including promoting transportation events (i.e. Bike to Work Day, National Walking Day, Car Free Day) on property website and in any internal building newsletters or communications;

- Transportation Coordinators will receive TDM training from goDCgo to learn about the TDM conditions for this project and available options for implementing the TDM Plan;
- Provide welcome packets to all new residents that should, at a minimum, include the Metrorail pocket guide, brochures of local bus lines (Circulator and Metrobus), carpool and vanpool information, CaBi coupon or rack card, Guaranteed Ride Home (GRH) brochure, and the most recent DC Bike Map. Brochures can be ordered from DDOT's goDCgo program by emailing info@godcgo.com;
- Install electronic displays in each building's residential lobby;
- Provide residents who wish to carpool with detailed carpooling information and refer them to other carpool matching services sponsored by the Metropolitan Washington Council of Governments (MWCOG) or other comparable service if MWCOG does not offer this in the future;
- Transportation Coordinator will subscribe to goDCgo's residential newsletter;
- Post all TDM commitments on website, publicize availability, and allow the public to see what commitments have been promised;
- Install a 50-foot (19-dock) Capital Bikeshare station within the site as part of the Phase 1 development and include one year's operating expenses;
- Provide an annual Capital Bikeshare membership to each affordable dwelling unit resident for five (5) years after the building opens;
- Provide a complimentary Capital Bikeshare coupon good for one ride to each market-rate dwelling unit at initial occupancy (annual memberships will be provided to each affordable unit resident for a period of five (5) years);
- Provide a free SmarTrip card to each dwelling unit at initial occupancy;
- Long-term bicycle storage rooms will accommodate non-traditional sized bikes including cargo, tandem, and kids' bikes;
- Provide a bicycle repair station in each long-term bicycle parking storage room;
- Provide electric outlets in the long-term bicycle parking storage rooms for charging electric bikes;
- Provide a bicycle lounge with amenities for cyclists;
- Unbundle all parking costs from the cost of lease and set the cost at no less than the charges of the lowest fee garage located within a quarter-mile of the site;
- Dedicate two (2) parking spaces in each garage for car sharing services to use with the right of first refusal;
- Unused residential parking spaces will not be leased to anyone aside from tenants of Phase 1 or Phase 2 of the project, visitors of tenants, or visitors to Mt. Airy Church (e.g. will not lease to other nearby office employees, single-family home residents, or sporting events);
- Provide one (1) collapsible shopping cart (utility cart) for every 50 residential units, for a total of 11 to encourage residents to walk to grocery shopping and run errands;

- Hold a transportation event for residents, employees, and members of the community once per year for a total of five (5) years. Examples include resident social, walking tour of local transportation options, goDCgo lobby event, transportation fair, WABA Everyday Bicycling seminar, bicycle safety/information class, bicycle repair event, etc.)