



TECHNICAL MEMORANDUM

To: Aaron Zimmerman DDOT
From: Katie Wagner, PE, PTOE
Erwin Andres
Date: April 10, 2019
Subject: The Yards Parcel I – Response to DDOT Comments

INTRODUCTION

This memorandum presents the Applicant’s response to DDOT’s review of the proposed development of the Yards Parcel I development as detailed in the DDOT report dated April 1, 2019. The Applicant agrees to the following DDOT comments as outlined in the Site Design and Transportation Demand Management (TDM) sections of the report. The DDOT comments are shown below in italics, and responses are provided below in **bold from Gorove/Slade**.

Site Design

- 1. The proposed two (2) 30-foot loading berths and one (1) 20-foot delivery space meets ZR16 loading requirements. However, it is not clear if the ZR16-required loading platforms are included with the berths. They should be shown on the plan set;*

Response: The applicant agrees to this site design element as shown on the attached plan.

- 2. It is not clear where the long-term bicycle storage rooms are located based on the October 12, 2018 plan set (Exhibit 2k). The plans should be revised to show the storage room(s) in easily accessible location(s) within the building or parking garage, as close to the ground floor as possible, and near the elevator or lobbies;*

Response: The applicant agrees to this site design element as shown on the attached plan.

- 3. No electric vehicle charging stations are proposed. DDOT recommends five (5) charging stations be provided (1 per 50 vehicle parking spaces) and conduit be included in the garage to support any additional EV stations installed in the future.*

Response: The applicant agrees to this site design element.

Continued Coordination

- 4. Public space, including curb and gutter, street trees and landscaping, street lights, sidewalks, curb ramps, and other features within the public rights of way, are expected to be designed and built to DDOT standards;*

Response: The Applicant agrees to the following continued coordination condition, “Public space, including curb and gutter, street trees and landscaping, street lights, sidewalks, curb ramps, and other features within the public rights of way, are expected to be designed and built to PSC - approved standards for the Yards and Yards West;”

5. *Applicant should engage as soon as possible with DDOT to discuss the specific design and timing of construction of the new Metro at the northern end of 1 ½ Street SE entrance well before filing Parcel A Design Review application;*

Response: The Applicant has agreed to this coordination at the appropriate time, as it is memorialized in Subtitle K Section 237.4 of the Zoning Regulations.

Transportation Demand Management (TDM)

6. *Fund and install a 23-dock Capital Bikeshare station in the vicinity of the site, ideally on private property along 1 ½ Street SE, subject to DDOT approval;*

Response: As a part of the overall planning for Yards West, the applicant has considered Capital Bikeshare, and has planned for two other locations that make the most sense; at the north end, next to the potential third entrance to the Navy Yard metro, and at the south end, furthest away from the Metro and closest to the water, in general areas shown on the attached figure. Additionally, the applicant doesn't see a need for a station at this time as there is a 37-dock station one block west, on the east side of 1st Street adjacent to Parcel H. There is a 19-dock station one block east, on the north side of Tingey Street across from Parcel L/Tingey Square. We believe this is a TDM measure that is better addressed when other parcels are developed in Yards West.

7. *Provide an annual Capital Bikeshare membership to each resident for the first five (5) years after the building opens;*

Response: The applicant agrees to offer an annual Capital Bikeshare membership to each unit for the first three (3) years after the building opens, up to a maximum of \$40,000.

8. *Provide TDM Leaders' contact information to DDOT and goDCgo (info@godcgo.com) and report TDM efforts and amenities to goDCgo staff once per year;*

Response: The applicant agrees to this TDM measure.

9. *TDM Leaders will receive TDM training from goDCgo to learn about the TDM conditions for this project and available options for implementing the TDM Plan;*

Response: The applicant agrees to this TDM measure.

10. *Post all TDM commitments online, publicize availability, and allow the public to see what commitments have been promised;*

Response: The applicant agrees to this TDM measure.

11. *Will not lease unused residential parking spaces to anyone aside from tenants of the building (i.e., will not lease to other nearby office employees, townhouse residents, or patrons for events at Nationals Ballpark);*

Response: Parking will be provided at a rate of 0.6 parking spaces per residential unit. Parking will also be provided to support the ground floor retail and other retail uses in Yards West.

Although the amount of parking a residential development provides can influence vehicle ownership among its residents, not all residents use their vehicles on a daily basis. Based on detailed parking data collected in Arlington County (the most comparable data available), a significant amount of multifamily residential parking remains occupied over the course of a full day. Averaging data collected at 36 residential study sites, only 46% of vehicles parked in the residential garages departed the garage over the course of an average weekday. This data suggests that although residents' own vehicles, more than half do not use their vehicles on a daily basis.

12. *Designate two (2) parking spaces in the vehicle parking garage to be dedicated for car-sharing services to use with right of first refusal. If an agreement has not been reached with a car-sharing service to occupy both dedicated spaces, the Applicant will provide an additional one (1) year of membership to Capital Bikeshare for each resident after the building has opened (for a possible total of six years);*

Response: The applicant agrees to designate two (2) parking spaces in the vehicle parking garage to be dedicated for car-sharing services to use with right of first refusal.

13. *Provide website links to CommunterConnections.com and goDCgo.com on property websites;*

Response: The applicant agrees to this TDM measure.

14. *Provide at least 10 shopping carts (utility cart) for resident use to run errands and for grocery shopping;*

Response: The applicant agrees to this TDM measure.

Provide family-friendly facilities for the residential component, such as secure storage for strollers;

Response: The applicant will provide family friendly, non-traditional bike storage but will not provide additional storage for items such as strollers. Those are items stored in individual units for convenience of the families.

15. *Long-term bicycle storage rooms will accommodate non-traditional sized bikes including cargo, tandem, and kids bikes;*

Response: The applicant agrees to this TDM measure.

16. *Clarify that the welcome packets to be provided to all new residents will, at a minimum, include the Metrorail pocket guide, brochures of local bus lines (Circulator, Metrobus) carpool and vanpool information, Capital Bikeshare coupon or rack card, Guaranteed Ride Home (GRH) brochure, and the most recent DC Bike Map. These brochures can be ordered from DDOT's goDCgo program;*

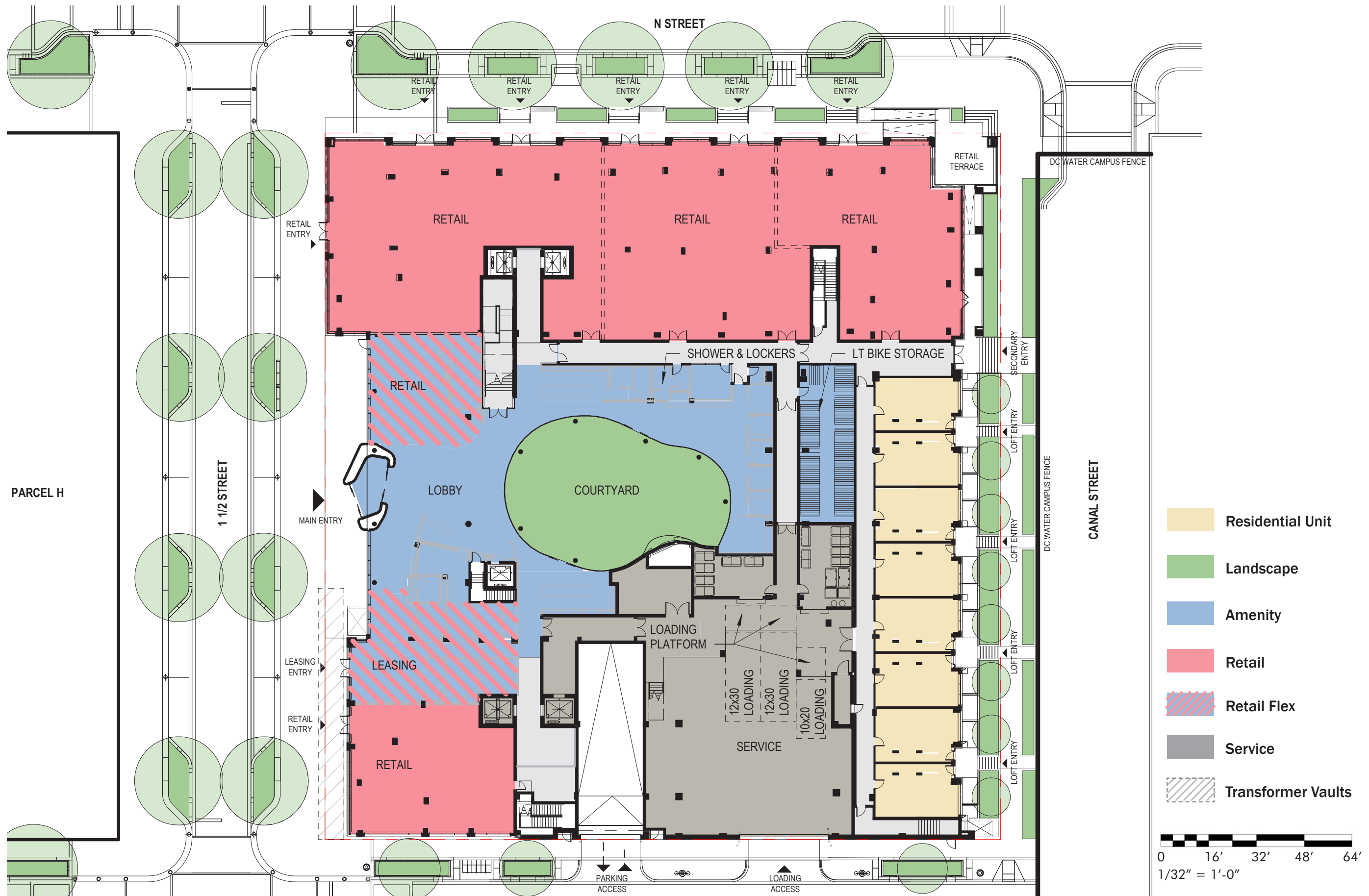
Response: The applicant agrees to this TDM measure.

17. *Post "getting here" information on tenant websites that includes information about how to travel to the site via Metro, biking, and walking and where to park if driving. A printable map should also be available and goDCgo can assist with this effort; and*

Response: The applicant agrees to this TDM measure.

18. *Host a transportation event for residents, employees, and members of the community once per year for the first three (3) years after the opening of the building. These could include a walking tour of local transportation options, transportation fair, WABA Everyday Bicycle Seminars. In lieu of the proposed traffic signal at Martin Luther King Jr Avenue and Shannon Place, the Applicant should fund and construct the following pedestrian network improvements in the vicinity of the site to offset vehicular impacts to the transportation network and encourage nonautomotive travel:*

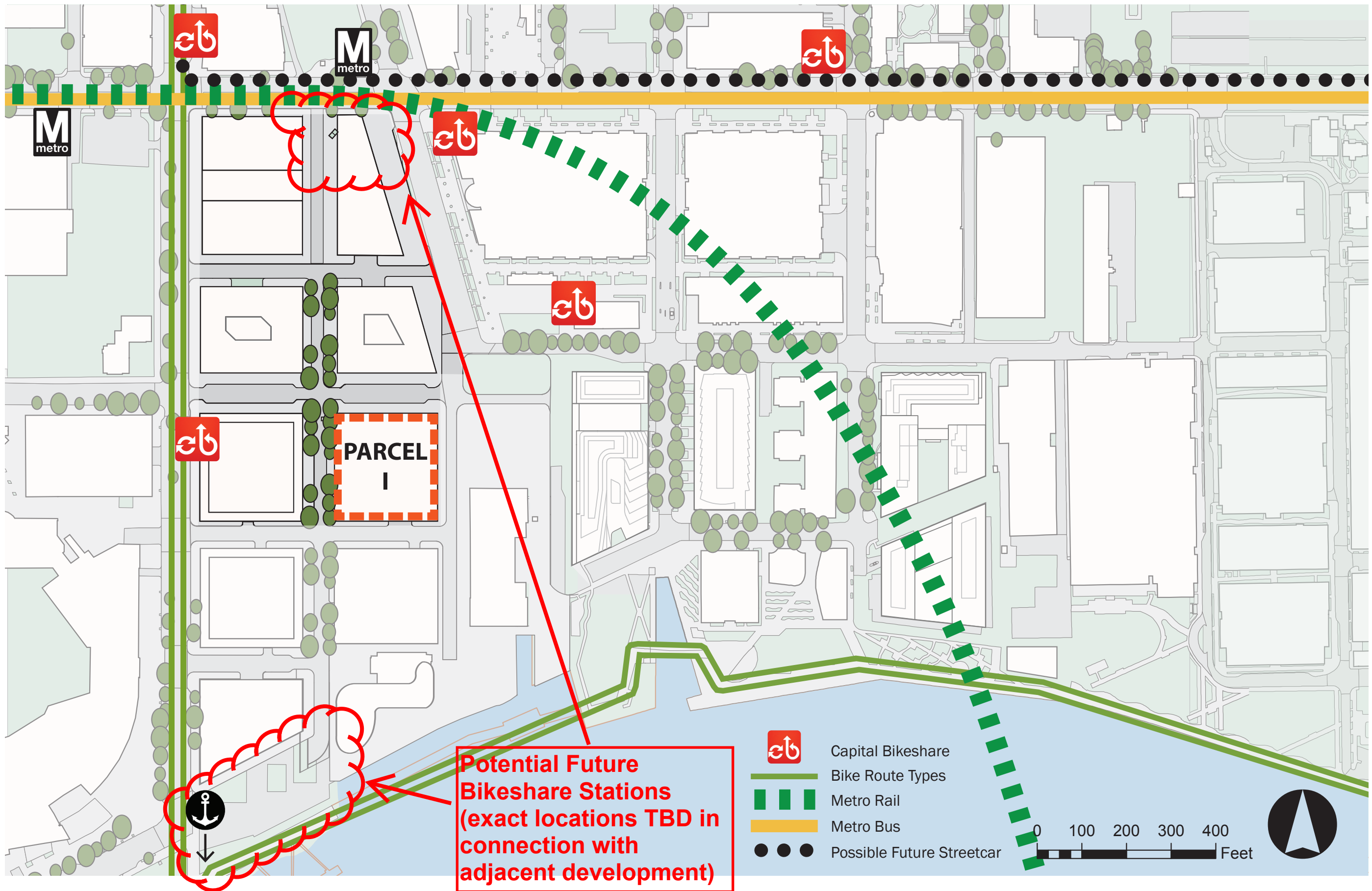
Response: The applicant agrees to this TDM measure.



Floor Plan - Level 1

Parcel I at The Yards West - Design Review Application

April 11th, 2019



Potential Future Bikeshare Stations (exact locations TBD in connection with adjacent development)

Public Transit

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