
TECHNICAL MEMORANDUM

To: Aaron Zimmerman
From: Noah Hagen
William Zeid, PE
Erwin Andres, PE
Date: November 10, 2022
Subject: 1100 South Capitol Street Revised TDM Plan

DDOT – PSD

In response to the DDOT report, dated November 7, 2022, the Transportation Demand Management (TDM) plan has been updated to include the following language for the Project.

For the entire building, the Applicant proposes the following:

- Unbundle the cost of vehicle parking from the lease or purchase agreement for each residential unit and charge a minimum rate based on the average market rate within a quarter mile.
- Identify Transportation Coordinators for the planning, construction, and operations phases of development. The Transportation Coordinators will act as points of contact with DDOT, goDCgo, and Zoning Enforcement and will provide their contact information to goDCgo.
- Transportation Coordinator will conduct an annual commuter survey of building employees and residents on-site, and report TDM activities and data collection efforts to goDCgo once per year.
- Transportation Coordinator 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 Coordinator will subscribe to goDCgo's residential newsletter and receive TDM training from goDCgo to learn about the transportation 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.
- Provide residents who wish to carpool with detailed carpooling information and will be referred 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.
- Post all transportation and TDM commitments on building website, publicize availability, and allow the public to see what has been promised.
- Offer one (1) SmarTrip card and one (1) complimentary Capital Bikeshare coupon good for a free ride to every new resident.
- Provide at least 13 short-term and 88 long-term bicycle parking spaces.
- Long-term bicycle storage rooms will accommodate non-traditional sized bikes including cargo, tandem, and kids' bikes, with a minimum of four (4) spaces designed for longer cargo/tandem bikes (10 feet by 3 feet) for this Project. A minimum of nine (9) spaces will be designed with electrical outlets for the charging of electric bikes and scooters. A minimum of 44 spaces will be placed horizontally on the floor. There will be no fee to the residents or employees for usage of the bicycle storage room and strollers will be permitted to be stored in the bicycle storage room.

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- Install EV charging infrastructure for a minimum of twenty-five (25) spaces in the parking garage, with dedicated electrical capacity available for up to an additional 25 spaces.
 - Following the issuance of a Certificate of Occupancy for the Project, the Transportation Coordinator will submit documentation summarizing compliance with the transportation and TDM conditions of the Order (including, if made available, any written confirmation from the Office of the Zoning Administrator) to the Office of Zoning for inclusion in the IZIS case record of the case.
 - Following the issuance of a Certificate of Occupancy for the Project, the Transportation Coordinator will submit a letter to the Zoning Administrator, DDOT, and goDCgo every five (5) years (as measured from the final Certificate of Occupancy for the Project) summarizing continued substantial compliance with the transportation and TDM conditions in the Order, unless no longer applicable as confirmed by DDOT. If such letter is not submitted on a timely basis, the building shall have sixty (60) days from date of notice from the Zoning Administrator, DDOT, or goDCgo to prepare and submit such letter.

Enhanced TDM Components

- Will not lease unused parking spaces to anyone aside from tenants of the building unless the other building(s) can demonstrate that they have no on-site parking (e.g., will not lease surplus spaces to other nearby office employees, residential buildings, or sporting attendees).
- Offer an annual Capital Bikeshare membership to each resident (16 years of age or older) for the first three (3) years after the building opens.
- Provide a bicycle repair station in each long-term bicycle parking storage room.
- Provide one (1) collapsible shopping cart (utility cart) for every 50 residential units, for a total of five (5) to encourage residents to walk to the grocery store and run errands.

Enhanced Plus TDM Components

- Offer one (1) SmarTrip card pre-loaded with \$25 to each residential unit during the initial lease-up of the building.
- Fund and install the expansion of the existing First Street SE and M Street SE Capital Bikeshare (CaBi) station with a single four-dock expansion plate (or other location to be confirmed with and approved by DDOT).
- Hold a transportation event for residents, employees, and members of the community once per year for two (2) years following the opening of the building. 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.
- To encourage teleworking, provide a business center on-site and available to residents as a part of the building's amenity package 24 hours per day, 7 days per week. Access to a copier and internet services will be included, as well as both communal and private workstations.
- Collect parking demand and trip generation data annually for two (2) years after building opening and report this information to DDOT's Planning and Sustainability Division (PSD).
- Offer a carshare company the right of first offer to provide two cars for carsharing services in the parking garage. In the event there is no contract for a carshare company to utilize both reserved parking spaces, provide five (5) additional inverted U racks (10 short-term bike parking spaces) within the neighborhood.