

MEMORANDUM

To: Aaron Zimmerman DDOT - PSD
Jamie Henson DDOT - PSD

CC: Matt Steenhoek PN Hoffman

Shane Dettman Holland & Knight

From: Robert B. Schiesel, P.E.

Date: November 9, 2017

Subject: The Wharf Phase 2 Stage 2 PUD

Revised TDM Plan

This memorandum contains the revised TDM plan for The Wharf Phase 2. It is based on the original TDM plan presented by the Applicant's CTR, adjusted to reflect DDOT's requested changes in their staff report, and discussions between the Applicant and DDOT.

Revised TDM Plan

The Applicant agrees to construct the following TDM measures as part of Phase 2:

- Install Transportation Information Center Displays (electronic screens) within each of the lobbies in Phase 2 (residential, office, and hotel) containing information related to transit alternatives.
- Fund the installation of two (2) new Capital Bikeshare stations, one (1) along Maine Avenue SW and one (1) near Waterfront Park. Both stations will have a minimum of 19-docks;
- Fund an expansion of the existing Capital Bikeshare station at the intersection of Maine Avenue and 7th Street SW by a minimum of four (4) docks, provided adequate space is available to accommodate the expansion of the existing Capital Bikeshare station;
- Install a grade-separated bi-directional cycle track along the southern side of Maine Avenue SW; and
- Install shared lane markings ("sharrows") and other improvements along 6th Street, M Place, and Water Street SW that will connect the Maine Avenue SW cycle track to the Anacostia Riverwalk Trail.

The Applicant agrees to commit to the following TDM elements for the life of the project, as proposed by DDOT:

- Significantly exceed Zoning requirements to provide bicycle parking/storage facilities at the proposed-development.
 This includes secure parking located on-site and short-term bicycle parking around the perimeter of the site;
- Unbundle the cost of residential vehicle parking from the cost to lease or purchase each unit;
- Unbundle the cost of vehicle parking from the cost of each office lease and only offer daily, weekly, or monthly
 parking rates.

- Identify TDM Leaders (for planning, construction, and operations). TDM Leaders will work with residents and employees in the development to distribute and market various transportation alternatives and options;
- Provide TDM coordinator's contact information to DDOT and goDCgo;
- Provide TDM materials to new residents in the Residential Welcome Package materials;
- Provide residents and employees who wish to carpool with detailed carpooling information, including information
 on other carpool matching services sponsored by the Metropolitan Washington Council of Governments (MWCOG),
 or other similar comparable service is MWCOG does not offer this in the future;
- Continue to coordinate with the SW BID on a way finding plan along walking routes from the L'Enfant and Waterfront
 Metrorail stations. Particular focus should be placed on adding signage at the Metrorail stations directing visitors
 toward The Wharf;
- Improve the District Wharf website to stress non-automotive options for traveling to the site, provide greater detail about these options, and add other visuals such as maps;
- Designate carpooling and vanpooling spaces in a convenient location within each parking garage; and
- Provide one shopping cart (utility cart) for every 100 residential units to encourage residents to walk to the grocery store and run errands; and

The Applicant will expand, enhance or remove TDM elements from the TDM Plan, as necessary, to meet the performance monitoring goals set forth in the TDM monitoring plan. If the first round of TDM monitoring on Phase 2 exceeds vehicular trip targets by 10%, the Applicant agrees to implement some or all of the following three measures, with flexibility to suggest comparable measures with DDOT's approval:

- Provide an annual Capital Bikeshare membership to every resident of Phase 2 age 16 and above for the first five (5) years of occupancy and an equivalent value toward the use of a carshare service for the first three (3) years of occupancy; and
- Provide family-friendly facilities at residential buildings such as secure storage for strollers.

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