

EXHIBIT B

TECHNICAL MEMORANDUM

To: Jonathan Rogers
From: Mollie Smith
Katie Wagner, PE, PTOE
Erwin N. Andres
Date: December 3, 2018
Subject: 1530 First Street SW LMP and TDM

District Department of Transportation

INTRODUCTION

This memorandum presents a review of the loading management plan (LMP) and transportation demand management (TDM) for the proposed development at 1530 First Street, SW as described in the Comprehensive Transportation Report dated September 27, 2018 and the DDOT Report dated November 1, 2018.

LOADING MANAGEMENT PLAN

The applicant proposes a Loading Management Plan to mitigate the requested residential loading relief. The loading zone consists of one (1) 20-foot service space with a 100- square foot platform. Under current zoning regulations, a development of this size in the CG zone is required to provide one 20-foot service space and one 30-foot loading berth. Due to the narrow alley way, the applicant is requesting a relief of the 30-foot loading berth as a 23-foot truck is the largest truck able to be accommodated in the narrow alley. AutoTurn analysis attached to this memo demonstrates a 23-foot truck able to maneuver in and out of the loading area without encroaching adjacent properties.

A loading management plan will be employed for the 1530 First Street development with the following elements:

- A loading manager will be designated by the building management. The manager will coordinate with residents to schedule deliveries and will be on duty during delivery hours. The loading manager will oversee both the rear loading area and any loading that would need to occur on First Street.
- Trucks utilizing the loading area will be restricted to 23 feet in length. The few trucks longer than 23 feet will be required to load curbside utilizing the metered spaces on First Street.
- Residents will be required to schedule move-in and move-outs with the loading manager through leasing regulations.
- The loading manager will coordinate with trash pick-up to minimize the time trash trucks need to use the loading area. Trash services will need to be serviced by a private company that utilizes trash trucks able to be accommodated in the loading area provided on site.
- All trucks accessing the will not be allowed to idle and must follow all District guidelines for heavy vehicle operation including but not limited to DCMR 20 – Chapter 9, Section 900 (Engine Idling), the regulations set forth in DDOT’s Freight Management and Commercial Vehicle Operations document, and the primary access routes listed in the DDOT Truck and Bus Route System.
- The loading manager will be responsible for disseminating DDOT’s Freight Management and Commercial Vehicle Operations document to drivers as needed to encourage compliance with District laws and DDOT’s truck routes. The loading manager will also post these documents in a prominent location.

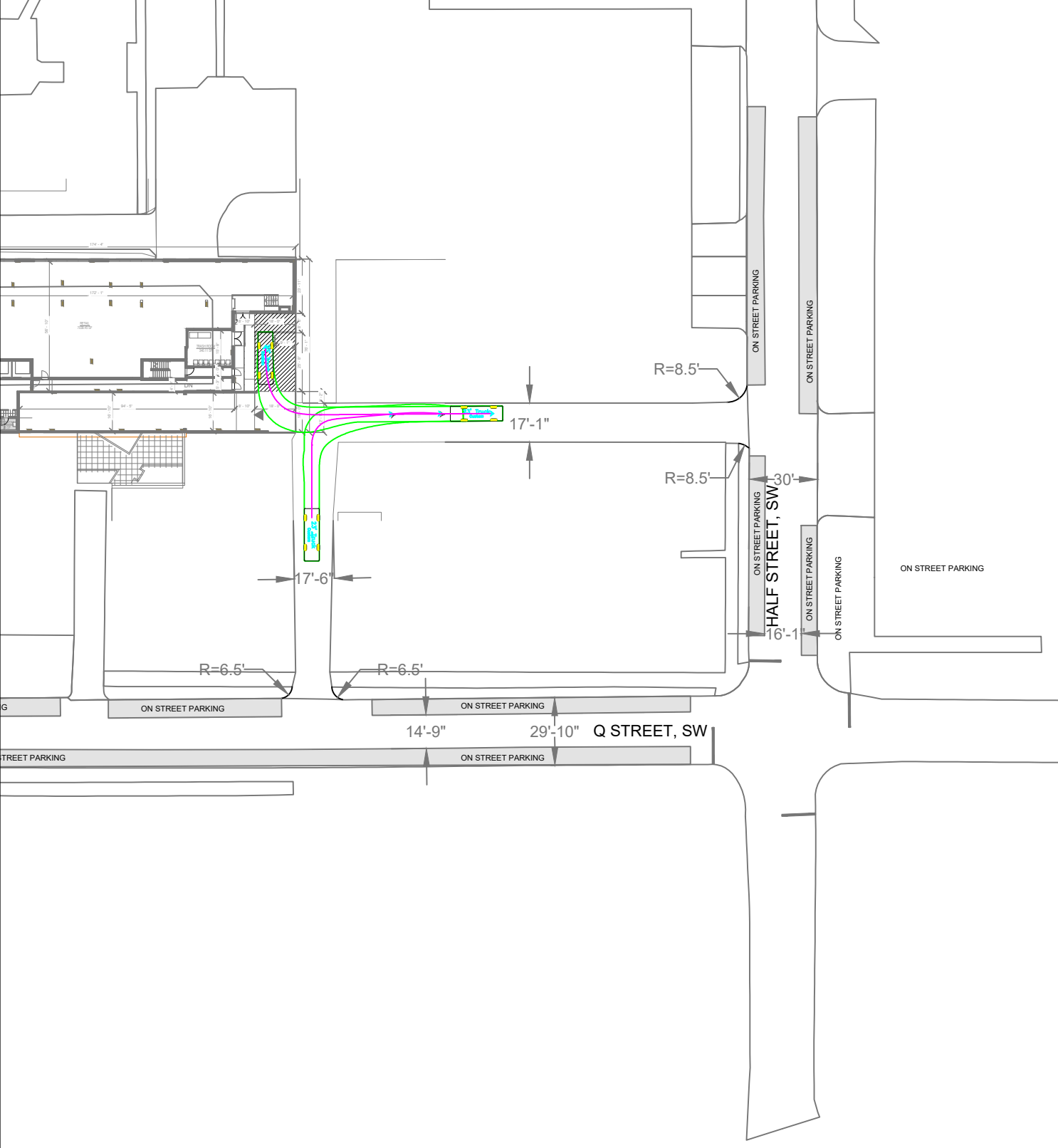
- Schedule deliveries such that the dock's capacity is not exceeded. In the event that an unscheduled delivery vehicle arrives while the dock is full, that driver will be directed to return at a later time when a berth will be available so as to compromise safety or impede street or intersection function.
- Schedule residential loading activities so as not to conflict with retail deliveries. All residential loading will need to be scheduled with the dock manager.
- Monitor inbound and outbound truck maneuvers and ensure that trucks accessing the loading dock do not block vehicular, bike, or pedestrian traffic except during those times when a truck is actively entering or exiting a loading berth.
- Prohibit the scheduling of residential move-in/move-outs within three (3) hours of a scheduled event at Audi Field or at least 10,000 attendees.

TRANSPORTATION DEMAND MANAGEMENT

The TDM plan for the 1530 First Street development is based on the DDOT expectations for TDM programs focusing on reducing the demand of single-occupancy, private vehicles during peak period travel times or on shifting single-occupancy vehicular demand to off-peak periods. The Applicant proposes the following TDM measures for the 1530 First Street Development:

- The Applicant will identify a TDM Leader (for planning, construction, and operations) at the building, who will act as a point of contact with DDOT/Zoning Enforcement with annual updates. The TDM Leader will work with residents 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 meet Zoning requirements by providing approximately 45 long-term bicycle parking spaces in the building garage.
- Eight (8) short-term bicycle parking spaces will be provided along First Street, meeting zoning requirements.
- All parking on site will be priced at market rates, at minimum, defined as the average cost for parking in a 0.25-mile radius from the site.
- The Applicant will unbundle the cost of residential parking from the cost of lease or purchase of each unit.
- The Applicant will provide each unit's incoming residents with an \$100 SmartTrip Card. A proactive marketing strategy will be provided to ensure residents are aware of this benefit.
- The Applicant will provide a bicycle repair station to be located in the secure long-term bicycle storage room.
- The Applicant will provide an on-site business center to residents with access to copier, fax, and internet services.
- The Applicant will install a Transportation Information Center Display (electronic screen) within the residential lobbies containing information related to local transportation alternative.
- The Applicant will work with DDOT and goDCgo, DDOT's TDM program to implement TDM measures at the site.
- The Applicant will share the full contact information of the TDM coordinator for the site with DDOT and goDCgo.
- The Applicant will provide at least two (2) shopping carts for residential use.
- The Applicant will offer residents either an annual carshare or Capital Bikeshare membership for a period of three (3) years.

Inbound from Q Street, SW



Outbound to Half Street, SW

