

TECHNICAL MEMORANDUM

To: Kelsey Bridges
Cc: Sam Hollman
Jeff Utz
From: Preston Jutte, EIT
Daniel Solomon, AICP
Daniel B. VanPelt, PE, PTOE
Date: September 8, 2021
Subject: Union Square Design Review – ZC Case #21-09
Supplemental Transportation Information

DDOT – PSD
Network Realty Partners
Goulston & Storrs

This memorandum serves as a supplement to the Transportation Statement dated July 30, 2021 (Exhibit 11). DDOT reviewed and provided comments on the report in its Staff Report dated September 3, 2021 (Exhibit 14). The Applicant is pleased to have received support from DDOT in the form of a no-objection recommendation with conditions and offers the following relevant responses to DDOT's comments.

DDOT Conditions

The Applicant offers the following responses to DDOT's recommendations and approval conditions:

Response to DDOT Conditions

At this time, we believe we have reached agreement with DDOT on the responses to their conditions as given below.

1. *Implement the Transportation Demand Management (TDM) Plan as proposed in the Applicant's July 30, 2021 Transportation Statement (Exhibit 11 and outlined at the end of this report), for the life of the project, unless otherwise noted, with the following additions:*
 - a. *Add to TDM Plan: Prior to issuance of a Certificate of Occupancy associated with either Phase 1 or Phase 2 development, whichever occurs first, the Applicant will fund and construct the missing ADA curb ramp on the west side of North Capitol Street on the northern side of the intersection with I Street NW, subject to DDOT approval.*
 - b. *Add to TDM Plan: Future employees of the 901 N. Capitol Street NE building will be permitted and encouraged to use shared shower and locker facilities located in the 899 and 999 buildings.*
 - c. *Add to TDM Plan: Applicant will implement a pick-up/drop-off plan in the 999 parking garage for the future 901 N. Capitol Street NE hotel if curbside signage on N. Capitol Street is not approved by DDOT. The contents of this pick-up/drop-off plan will be further discussed and finalized during public space permitting.*

Response: The Applicant agrees to these conditions, with the following addition (shown in bold and underlined):

- a. Prior to issuance of a Certificate of Occupancy associated with either Phase 1 or Phase 2 development, whichever occurs first, the Applicant will fund and construct the missing ADA curb ramp on the west side of North Capitol Street on the northern side of the intersection with I Street NW, subject to DDOT approval.

- b. Future employees of the 901 N. Capitol Street NE building will be permitted and encouraged to use shared shower and locker facilities located in the 899 and 999 buildings.
- c. Applicant will implement a pick-up/drop-off plan in the 999 parking garage for the future 901 N. Capitol Street NE hotel if curbside signage **regarding a pick up/drop off, loading or similar zone** on N. Capitol Street is not approved by DDOT. The contents of this pick-up/drop-off plan will be further discussed and finalized during public space permitting.

An updated TDM plan that has been amended in response to DDOT's conditions is included in this document.

Revised Transportation Demand Management Plan

This section provides a complete TDM plan that has been amended in response to DDOT's conditions. It replaces the TDM plan provided in the Transportation Statement.

899 North Capitol Street TDM Plan

Building Wide TDM Plan (Office Only)

- Unbundle the cost of parking from the cost to lease an office unit and only hourly, daily, or weekly rates will be charged. Free parking, validation, or discounted rates will not be offered.
- Identify Transportation Coordinators for the planning, construction, and operations phases of development. There will be a Transportation Coordinator for each tenant and the entire site. The Transportation Coordinators will act as points of contact with DDOT, goDCgo, and Zoning Enforcement.
- Will 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. All employer tenants must survey their employees and report back to the Transportation Coordinator.
- Transportation Coordinators will develop, distribute, and market various transportation alternatives and options to the employees, 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.
- Will notify goDCgo each time a new office tenant moves in and provide TDM information to each tenant as they move in.
- Will provide links to CommuterConnections.com and goDCgo.com on property websites.
- Transportation Coordinator will implement a carpooling system such that individuals working in the building who wish to carpool can easily locate other employees who live nearby.
- Distribute information on the Commuter Connections Guaranteed Ride Home (GRH) program, which provides commuters who regularly carpool, vanpool, bike, walk, or take transit to work with a free and reliable ride home in an emergency.
- Transportation Coordinator will demonstrate to goDCgo that tenants with 20 or more employees are in compliance with the DC Commuter Benefits Law and participate in at least one of the three transportation benefits outlined in the law (employee-paid pre-tax benefit, employer-paid direct benefit, or shuttle service), as well as any other commuter benefits related laws that may be implemented in the future.

- Provide employees 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.
- Will meet ZR16 short- and long-term bicycle parking requirements. Long-term bicycle parking will be provided free of charge to all employees. Eight (8) short-term and 88 long-term spaces will be provided directly adjacent to or within 899 North Capitol Street with a site-total of 32 short-term and 212 long-term spaces across the Union Square development.
- Following the issuance of a certificate of occupancy for the Project, the Transportation Coordinator shall submit documentation from DCRA 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 compliance with the transportation and TDM conditions in the Order.
- Prior to issuance of a Certificate of Occupancy associated with either Phase 1 or Phase 2 development, whichever occurs first, the Applicant will fund and construct the missing ADA curb ramp on the west side of North Capitol Street on the northern side of the intersection with I Street NW, subject to DDOT approval.

901 North Capitol Street TDM Plan

Hotel TDM Plan

- Unbundle the cost of parking from the cost to lease the building and only hourly, daily, or weekly rates will be charged. Free parking, validation, or discounted rates will not be offered.
- 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. There will be a Transportation Coordinator for each tenant and the entire site. The Transportation Coordinators will act as points of contact with DDOT, goDCgo, and Zoning Enforcement.
- Will 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 employees and patrons, 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.
- Front office and customer-facing staff will be provided training by goDCgo (either in-person or webinar) to learn of the non-automotive options for traveling to the property.
- Provide guests with goDCgo's Get around Guide by making it available on the property website and in printed format for front office or customer-facing staff.
- Transportation Coordinator will subscribe to goDCgo's hospitality newsletter.
- Will meet ZR16 short- and long-term bicycle parking requirements. Long-term bicycle parking will be provided free of charge to all employees. 35 long-term spaces will be provided within 901 North Capitol Street with a site-total of 32 short-term and 212 long-term spaces across the Union Square development.
- Will post "getting here" information in a visible and prominent location on the website with a focus on non-automotive travel modes. Also, links will be provided to goDCgo.com, CommuterConnections.com, transit agencies around the

metropolitan area, and instructions for patrons discouraging parking on-street in Residential Permit Parking (RPP) zones.

- Provide comprehensive transportation information and directions on hotel website, including promoting the use of non-automotive modes of transportation and links to website for goDCgo, Capital Bikeshare, DC Circulator, and the Washington Metropolitan Area Transit Authority (WMATA).
- Transportation Coordinator will demonstrate to goDCgo that tenants with 20 or more employees are in compliance with the DC Commuter Benefits Law and participate in one of the three transportation benefits outlined in the law (employee-paid pre-tax benefit, employer-paid direct benefit, or shuttle service), as well as any other commuter benefits related laws that may be implemented in the future.
- Provide employees 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.
- Following the issuance of a certificate of occupancy for the Project, the Transportation Coordinator shall submit documentation from DCRA 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 compliance with the transportation and TDM conditions in the Order.
- Prior to issuance of a Certificate of Occupancy associated with either Phase 1 or Phase 2 development, whichever occurs first, the Applicant will fund and construct the missing ADA curb ramp on the west side of North Capitol Street on the northern side of the intersection with I Street NW, subject to DDOT approval.
- Future employees of the 901 N. Capitol Street NE building will be permitted and encouraged to use shared shower and locker facilities located in the 899 and 999 buildings.
- Applicant will implement a pick-up/drop-off plan in the 999 parking garage for the future 901 N. Capitol Street NE hotel if curbside signage regarding a pick up/drop off, loading or similar zone on N. Capitol Street is not approved by DDOT. The contents of this pick-up/drop-off plan will be further discussed and finalized during public space permitting.

Retail TDM Plan

- Unbundle the cost of parking from the cost to lease the building or unit and only hourly, daily, or weekly rates will be charged. Free parking, validation, or discounted rates will not be offered.
- 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. There will be a Transportation Coordinator for each tenant and the entire site. The Transportation Coordinators will act as points of contact with DDOT, goDCgo, and Zoning Enforcement.
- Will 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 employees and patrons, 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.

- Will post “getting here” information in a visible and prominent location on the website with a focus on non-automotive travel modes. Also, links will be provided to goDCgo.com, CommuterConnections.com, transit agencies around the metropolitan area, and instructions for patrons discouraging parking on-street in Residential Permit Parking (RPP) zones.
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- Prior to issuance of a Certificate of Occupancy associated with either Phase 1 or Phase 2 development, whichever occurs first, the Applicant will fund and construct the missing ADA curb ramp on the west side of North Capitol Street on the northern side of the intersection with I Street NW, subject to DDOT approval.
- Future employees of the 901 N. Capitol Street NE building will be permitted and encouraged to use shared shower and locker facilities located in the 899 and 999 buildings.

999 North Capitol Street TDM Plan

Office TDM Plan

- Unbundle the cost of parking from the cost to lease an office unit and only hourly, daily, or weekly rates will be charged. Free parking, validation, or discounted rates will not be offered.
- Identify Transportation Coordinators for the planning, construction, and operations phases of development. There will be a Transportation Coordinator for each tenant and the entire site. The Transportation Coordinators will act as points of contact with DDOT, goDCgo, and Zoning Enforcement.
- Will 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. All employer tenants must survey their employees and report back to the Transportation Coordinator.
- Transportation Coordinators will develop, distribute, and market various transportation alternatives and options to the employees, 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.

- Will notify goDCgo each time a new office tenant moves in and provide TDM information to each tenant as they move in.
- Will provide links to CommuterConnections.com and goDCgo.com on property websites.
- Transportation Coordinator will implement a carpooling system such that individuals working in the building who wish to carpool can easily locate other employees who live nearby.
- Distribute information on the Commuter Connections Guaranteed Ride Home (GRH) program, which provides commuters who regularly carpool, vanpool, bike, walk, or take transit to work with a free and reliable ride home in an emergency.
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Retail TDM Plan

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