

MEMORANDUM

To: Will Goodman
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From: Jim Watson, PTP
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Date: April 25, 2014

Subject: Portner Place PUD – Summary of Transportation Analysis

This memorandum summarizes the Transportation Impact Study (TIS) being developed in support of the Portner Place PUD and Zoning Map Amendment application. Gorove/Slade was engaged by Portner Place Holding, LLC to provide transportation planning and engineering assistance. Gorove/Slade's efforts have revolved around three major tasks: (1) meeting with the Portner Place design team to review transportation elements of the site plan and provide feedback, (2) scoping the TIS with the District Department of Transportation (DDOT), and (3) initiating the base TIS analyses. The scope of the TIS has been developed based on the submitted DDOT scoping form, a subsequent scoping meeting on March 20, 2014, and final comments received from DDOT on April 25, 2014.

The TIS that is being prepared will include discussion and analysis on the following topics:

- **Introduction** - An Introduction to the project describing the surrounding roadway network, transit, car-sharing facilities, bicycle facilities, and pedestrian infrastructure. A review of nearby developments and District initiatives will also be included.
- **Design Review** – The development program, site access and circulation, loading, parking, and bicycle facilities associated with the site will be reviewed. Potential Transportation Demand Management (TDM) strategies will be recommended as well.
- **Impacts Review** – The detailed analysis will include a review and calculation of the trips generated by the development and the mode split of the development. The existing traffic volumes at the study intersections for AM and PM peak hour conditions will be examined including existing levels of service. Future background conditions will be examined without the development of the site including levels of service. Finally, total future conditions with the development of the site will be examined including levels of service and recommendations for mitigation based on the future levels of service. In addition, a review of non-auto impacts to transit, bicycle, and pedestrian facilities as well as crash analyses at the study intersections will be examined.

For Zoning Commission applications, DDOT expects that the TIS be submitted at least 45 days prior to the PUD hearing. The initial PUD submittal occurs well before that deadline, and thus the TIS is still often a work in progress as is the case now. Gorove/Slade will base all TIS analyses on the actual PUD submittal, so that recommendations and any potential mitigation measures can be incorporated into the pre-hearing submission while meeting DDOT's 45-day deadline.