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MEMORANDUM



To: TDM Planner
Arlington County Department of Environmental Services

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Subject: 1501 Arlington Boulevard
Preliminary Transportation Management Plan
Arlington County, Virginia

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Introduction

This document presents a preliminary Transportation Management Plan (TMP) for the 1501 Arlington Boulevard redevelopment project bounded by 16th Street N., N. Pierce Street, and Fairfax Drive in the Rosslyn area of Arlington County, Virginia. The proposed redevelopment would include a 160-key hotel and a multifamily apartment building with 64 units. The site is conveniently located within 1/8 mile of the Rosslyn Metro station on the Orange, Silver, and Blue lines, and within 1/2 mile of the Courthouse Metro station on the Orange and Silver Lines.

The TMP has been developed for implementation by the developer/building owner and consists of a number of strategies and methods to contribute individually and in combination to achieving objectives outlined as part of the Arlington County Transportation Demand Management (TDM) program.

Transportation Management Plan

The Developer/Owner agrees to obtain the approval of the County Manager or his designee for such plan prior to the issuance of the first Certificate of Occupancy (CO) for the building.

Should the TMP include annual assessments, they will be adjusted for inflation by the U.S. Department of Labor, Bureau of Labor Statistics Consumer Price Index (CPI) Inflation Calculator from the date of site plan approval.

The TMP shall include a schedule and details of implementation, and continued operation of the elements in the plan. The TMP shall include, but not be limited to, the following strategies.



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Participation and Funding

- a. Maintain an active, ongoing relationship with Arlington Transportation Partners (ATP), or successor entity, at no cost to the developer, on behalf of the property owner.
- b. Designate a member of building management as Property Transportation Coordinator (PTC) to be a primary point of contact with the County and undertake the responsibility for coordinating and completing all TMP obligations. The Developer/Owner and/or building management company will provide, and keep current, the name and contact information of the PTC to Arlington County Commuter Services (ACCS). The PTC shall be appropriately trained, to the satisfaction of ACCS, to provide rideshare, transit, and other information provided by Arlington County intended to assist residents of the building with transportation to and from the site.
- c. In addition to supporting the ongoing activities of the PTC and other commitments of this TMP, the Developer/Owner agrees to contribute to the ACCS, or successor, to sustain direct and indirect on-site and off-site services in support of TMP, in an amount to be determined during the 4.1 process.

Physical Facilities and Improvements

- a. Provide, in each building, one (1) transportation information display to provide transportation-related information to employees, residents, guests, and visitors.
- b. Comply with requirements of Site Plan conditions to provide bicycle parking/storage facilities, a Parking Management Plan (PMP), and parking for construction workers.

Promotions, Services, Policies

- a. Provide one time, per person, to each new residential lessee, hotel, property management, or maintenance employee, directly employed or contracted, who moves into or begins employment in the buildings throughout initial occupancy, the choice of one of the following:
 - A SmarTrip card (amount to be determined) or successor fare medium
 - A one year bikeshare or car share membership
- b. Distribute a new-resident package, or similar, as specified by the County TDM planner; material provided by Arlington County which includes site-specific ridesharing and transit-related information to each residential lessee. Packages will be distributed to tenants no later than the day of move-in on-site.
- c. Distribute a new-employee package, or similar, as specified by the County TDM planner; material provided by Arlington County which includes site-specific ridesharing and transit-



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related information for on-site property management and maintenance employees. Packages will be distributed to employees no later than their first week of work on-site.

- d. Provide reference to the Rosslyn Metro station and local bus routes in promotional materials and advertisements for the building.
- e. Cooperate with Arlington County to assist the County in implementing a transit-advertising program that will distribute information four times per year to employees, residents, guests, and visitors.
- f. Participate in regionally sponsored clean air, transit, and traffic mitigation promotions by posting notice of such promotions in locations within the building.

Performance and Monitoring

- a. Upon approval of the TMP by the County, the Developer/Owner agrees to implement all elements of the plan with assistance when appropriate by agencies of the County.
- b. Conduct a transportation performance monitoring study at two years and five years after issuance of first Certificate of Occupancy. The County will specify the timing and reasonable scope of the study which may include average vehicle occupancy, daily vehicle-trips to and from the site, parking availability by time of day for the site and pedestrian traffic. Such reports shall include an all-day count of site-generated vehicle traffic and a voluntary mode-split survey. The building owner and/or operator will assist and encourage participation in mode split surveys which may be of an on-line, email variety.
- c. During the first year of implementation of the TMP, and on an annual basis thereafter, the Developer/Owner will submit an annual letter to the County Manager, describing completely and correctly, the TDM related activities of the site.

Summary

The elements of the 1501 Arlington Boulevard TMP will influence the travel behavior of residents, employees, guests, and visitors in an effort to maximize the use of the transportation facilities available. The TMP will reduce peak hour vehicle-trips, reduce parking demand, and promote use of alternative transportation modes.