

TECHNICAL MEMORANDUM

To: TDM Planner
Arlington County DES

From: Maris Fry, P.E.
Daniel VanPelt, P.E., PTOE

Date: August 20, 2018

Subject: 600 N Glebe Road
Preliminary Transportation Management Plan

Introduction

This document presents a preliminary Transportation Management Plan (TMP) for the proposed development at 600 N Glebe Road. The site is located on the south side of N Glebe Road between N Carlin Springs Road and N Henderson Road in Arlington, Virginia. The existing site consists of a 49,500 square foot Harris Teeter grocery store, a car dealership, and surface parking lots serving both uses individually. Plans for the site include a new 70,600 square foot Harris Teeter store, an additional 13,000 square feet of retail, and approximately 700 residential units. The site is located approximately 0.4 miles from the Ballston Metrorail Station, which serves the Orange and Silver Metrorail Lines. Based on the proposed development program and the location of site, a preliminary TMP was developed as part of the 4.1 submission; however, it should be noted that the TMP will continue to be developed and negotiated throughout the 4.1 Site Plan process.

Preliminary Transportation Management Plan

A TMP has many components that are tailored to accommodate a given facility with the goal being the reduction of automobile trips by encouraging alternative forms of transportation. A few of the typical TMP components include the establishment of a TMP coordinator, the distribution of transit literature, the establishment of ride-sharing programs, and the on-site sale of discounted fare media. The Applicant agrees to develop and implement a TMP that is appropriate for the proposed project and that helps achieve the desired results of the Arlington County Transportation Demand Management (TDM) program. Management measures taken by the 600 N Glebe Road project can be monitored and adjusted as needed to continually create opportunities to reduce the amount of vehicular traffic generated by the site.

The TMP will include a schedule and details of implementation and continued operation of the elements in the plan. The location of the site near the Ballston Metrorail Station allows for a TMP that may include, but is not be limited to, the following:

Participation and Funding

- a. The Applicant will maintain an active membership in Arlington Transportation Partners (ATP), or successor entity at no cost to the developer, on behalf of the property management company.

- b. The Applicant will designate a member(s) of the building management team as Property Transportation Coordinator (PTC) who will be the primary point of contact with the County and undertake the responsibility for coordinating and completing all TMP obligations.
- c. Provide contributions for Arlington County Commuter Services (ACCS) as negotiated with Arlington County staff during the 4.1 Site Plan process.

Facilities and Improvements

- a. Provide in the new buildings one information display with transportation related information for residents, employees and visitors, the content/design/location of which shall be mutually agreeable to ACCS and Applicant.
- b. Comply with requirements of the Site Plan conditions to provide bicycle parking/storage facilities and construction worker parking.

Parking Management Plan

- a. Prepare a Parking Management Plan to show how adjacent curb space to the site will be designated for parking and potential on-street loading zones.
- b. Provide effective directional signage to direct residents and visitors to appropriate locations on the property, to include provisions for the items specified in the Parking Management Plan.

Promotions, Services, Policies

- a. Provide website hotlinks to CommuterPage.comTM under a “transportation information” heading from the property manager’s websites regarding this site.
- b. Distribute new-resident and new-employee packages, materials provided by Arlington County including site-specific transit-related information to all residents and all on-site employees of the building management company.
- c. Place a reference to the Ballston Metrorail Station and nearby bus routes in promotional materials and ads.
- d. Cooperate, at no cost to the Applicant, with Arlington County to assist the County in implementing a transit-advertising program that will distribute information four times per year to all residents and employees.
- e. Participate in regionally sponsored clean air, transit, and traffic mitigation promotions by posting notice of such promotions in locations within the building.
- f. Provide marketing support to encourage ridesharing.

Performance and Monitoring

- a. Reimburse the County, for a specified amount subject to CPI, for and participate in a transportation performance monitoring study at two years, five years, and at each subsequent five years (at the County’s option) after issuance of first Certificate of Occupancy.
- b. During the first year of startup of the TMP and on an annual basis thereafter for a duration of years to be determined, the Applicant will submit an annual letter to the County Manager describing the TDM related activities of the site.