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MEMORANDUM



To: TDM Planner
Arlington County Department of Environmental Services

From: Michael Pinkoske, PTP
John Schick

Copy: Nicholas Cummings
Walsh Colucci Lubeley & Walsh

Subject: 1900 Fort Myer Drive
Preliminary Transportation Management Plan
Arlington County, Virginia

Date: August 8, 2019

1420 Spring Hill Road
Suite 610
Tysons, Virginia 22102
703-917-6620
703-917-0739 FAX
www.mjwells.com

Introduction

This document presents a preliminary Transportation Management Plan (TMP) for the 1900 Fort Myer Drive redevelopment project. The site is bounded by N. Nash Street to the west, Lee Highway to the north, N. Fort Myer Drive to the east, and Turnberry Tower to the south in the Rosslyn area of Arlington County, Virginia. The Applicant, Dittmar Company, has filed a 4.1 Site Plan application to raze the existing hotel and redevelop the site with 375 hotel rooms, 502 multifamily dwelling unit, a 10,676 square foot (SF) restaurant, and 3,736 SF of retail space. The subject site is well served by ART and Metrobus bus lines and is conveniently located within ¼ mile of the Rosslyn Metrorail station which provides service to the Orange, Silver, and Blue 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. Upon approval of the TMP by the County Manager, the Developer agrees to implement all elements of the plan with assistance, when appropriate, by agencies of the County. Unless otherwise specified, the Developer agrees that all individual elements of this TMP shall be operational prior to issuance of the First Partial Certificate of Occupancy for Tenant Occupancy.



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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.

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. Payment on this commitment shall begin as a condition of issuance of the First Partial Certificate of Occupancy for Tenant Occupancy for each respective building or phase of construction. Subsequent payments shall be made annually.

Physical Facilities and Improvements

- a. Provide one (1) transportation information display, which could be electronic, in both the hotel and residential lobbies to provide transportation-related information to employees, residents, guests, and visitors. The developer agrees that the required transportation information displays shall meet the Arlington County Neighborhood Transportation Information Display Standards in effect on the date of the site plan approval, or equivalent as approved by the County Manager.
- b. Comply with requirements of Site Plan conditions to provide bicycle parking/storage facilities, a Parking Management Plan (PMP), a Bicycle Facilities Management Plan, and parking for construction workers.



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Carpool and Vanpool Parking

The developer agrees to operate a carpool/vanpool program with required elements including, at minimum:

- a. Provide reserved, signed, spaces for carpools and vanpools conveniently located with respect to main entrances/elevators serving the building.
- b. Provide two-person or more carpools with a parking subsidy.
- c. Provide vanpools, as recognized by the Internal Revenue Service (IRS), with free parking.

Promotions, Services, Policies

- a. Prepare, reproduce, and distribute, in digital or hard copy, materials provided by Arlington County, which includes site-specific transit, bike, walk, and rideshare related information, to each new residential lessee or purchaser, and retail, hotel, property management, or maintenance employee, from initial occupancy through the life of the site plan. These materials shall be distributed as a part of prospective tenant marketing materials, as well as communications associated with lease signing, on-boarding, or similar activities.
- b. Provide one time, per person, to each new residential lessee, and each new 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:
 - Metro fare (amount to be determined) on a SmarTrip card or successor fare medium;
 - A one-year bikeshare membership;
 - A one-year carshare membership.
- c. Provide, administer, or cause the provision of a sustainable commute benefit program for on-site property management, hotel, and maintenance employees. The program shall include, at a minimum, pre-tax employee contributions and/or tax-free transit.
- d. 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.
- e. 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-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.



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- f. Provide reference to the Rosslyn Metro station and local bus routes in promotional materials and advertisements for the building.
- g. 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.

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. 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.
- c. Conduct a transportation performance monitoring study at two (2) years, five (5) years, and each subsequent five (5) years, after issuance of first Certificate of Occupancy. The County will specify the timing and reasonable scope of the study which may include building occupancy rates, average vehicle occupancy, average garage occupancy for various day of the week and times of the day, parking availability by time of day, average duration of stay for short term parkers on various days of the week and times of day, pedestrian traffic, a seven-day count of site-generated vehicle traffic, a voluntary mode-split survey, and hourly/monthly/special event parking rates. The building owner and/or operator shall notify, assist, and encourage building occupants and visitors on site to participate in mode-split surveys which may be online or email variety.

Summary

The elements of the 1900 Fort Myer Drive 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.