



. TECHNICAL MEMORANDUM

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From: Daniel Solomon
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Date: December 27, 2017

Subject: The Ladybird
Parking Management Plan

This Parking Management Plan (PMP) is supplemental to the Comprehensive Transportation Report (CTR) for the Ladybird Design Review Application. Specifically, the purpose of this PMP is to provide greater detail regarding layout of the garage, parking access and controls, car-share parking, the American University parking covenant, parking rates, bicycle parking, and enforcement.

Garage Layout

The proposed Ladybird parking garage will be divided into three (3) levels as follows:

Level	Parking Spaces	User Group(s)
G1	85	Residential
G2	90	Grocery/Retail
	16	American University Parking*
G3	139	Residential
	40	American University Parking*
Total	370	

**parking for monthly pass holders from American University*

The garage plans are attached to this memo.

Access and Garage Controls

Vehicular access to the parking garage will be from the east-west alley abutting the Ladybird development to the south on the G1 Level. A rolling garage door will control access to the below-grade parking garage. The door will be open during the grocer/retail hours of operation and closed outside of those hours, with access still possible to those in possession of a transponder.

G1 Level – Access to residential parking, located on the G1 Level and containing 85 parking spaces, will be controlled via a gate arm using a transponder which will be provided to each resident that chooses to lease a guaranteed parking space. The 85 parking spaces on the G1 Level are only available to residents of the development, and each parking space is guaranteed to the resident that leases that specific parking space.

G2 Level - Access to the G2 Level will be controlled by a fare gate with entry station/terminal (ticket dispenser) at the bottom of the ramp leading to the G2 Level from the G1 Level. The G2 Level of parking will contain 106 parking spaces, 90 parking spaces of which will serve the grocery/retail component of the development, and 16 parking spaces for monthly parking pass holders from American University. Up to four (4) of the parking spaces on the G2 Level will be dedicated for car-sharing services to use, with right of first refusal. As these car-sharing spaces will be available to the wider public, their location needs to be in a publicly accessible location.

G3 Level – Access to the G3 Level will be controlled via a transponder and gate system similar to the one on the G1 Level. Only those that have leased a residential parking space, or hold a monthly parking pass from American University will have access to the 179 parking spaces on the G3 Level. The transponder that will allow access to the G3 Level will allow vehicles to pass through the G2 Level fare gates without payment.

American University Parking Covenant Considerations

An existing covenant between American University and the site lot requires the Ladybird development to carry forth 236 non-exclusive parking spaces for the use of American University. American University has agreed to lease 180 parking spaces back to the Applicant, reducing the number of spaces available to American University pass holders to 56 parking spaces.

The 56 parking spaces will be available to parking pass holders of American University, in addition to the 269 parking spaces already available in the below-grade parking garage belonging to the AU Administrative Building. As of December 2017, a monthly parking pass at American University costs \$126. Table 1 reflects this arrangement where American University has access to only 56 parking spaces.

The non-exclusive parking spaces shared by American University pass holders will be clearly signed and marked.

Parking Rates

The parking rate structure for the parking garage will be determined and reviewed regularly by the developer. Parking is planned to be priced at the market-rate (within 0.25 miles).

Reserved residential parking will be available to residents of the development wishing to lease a monthly parking space. The cost of a reserved residential parking space will be separate from the cost of lease or purchase of each unit.

Allocation of Parking Spaces

The allocation of parking spaces to the various user groups (retail/residential/AU pass holders) within the below-grade garage will be reviewed regularly by the developer to ensure that the parking demand of each user group is met, and impact to on-street parking is minimized.

Enforcement

The building owner and/or property management company will have a contract with a towing company to remove improperly parked vehicles from the site, such as unauthorized vehicle parking in an ADA or improper parking space.

Bicycle Parking

The plans identify a total of 83 long-term spaces in two separate areas located in the G2 Level of the below-grade parking garage. The first storage and maintenance space will house 77 long-term bicycle spaces for residents of the proposed development. The second storage space will house six (6) long-term bicycle spaces for use of the grocery/retail employees so that they may store their bicycles securely.