

TECHNICAL MEMORANDUM

To: Aaron Zimmerman	DDOT-PSD
Cc: Josh Posnick Will Lansing	Mill Creek Residential Trust Valor Development
From: Daniel Solomon, AICP Erwin Andres	DRAFT
Date: July 3, 2019	
Subject: The Lady Bird PUD Parking Management Plan	

This Parking Management Plan (PMP) supplements the Comprehensive Transportation Report (CTR) for the Lady Bird Planned Unit Development (PUD), by providing specific details 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 Lady Bird parking garage will be divided into three (3) levels as follows:

Level	Parking Spaces	User Group(s)
G1	86	Grocery/Retail
G2	121	Residential
	56	American University Parking*
G3	107	Residential
Total	370	

**parking for monthly pass holders from American University*

Access and Garage Controls

Vehicular access to the parking garage will be from the east-west alley along the southern side of the Lady Bird development. A rolling garage door will control access from the alley to the G1 Level of 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 the grocer/retail parking, located on the G1 Level and containing 86 parking spaces, will be controlled via a fare gate with entry station/terminal (ticket dispenser) at the bottom of the ramp leading to the G1 Level. Up to four (4) of the parking spaces on the G1 Level will be dedicated for car-sharing services to use.

G2 Level – Access to the G2 Level will be controlled by a gate arm using a transponder which will be provided to each resident that chooses to lease a parking space or those that hold a monthly parking pass from American University. The G2 Level of parking will contain 177 parking spaces, 121 parking spaces of which will be for residential use and 56 parking spaces for

monthly parking pass holders from American University. The transponder used to access the G2 Level will allow vehicles to pass through the G1 Level fare gates without payment.

G3 Level – Access to the G3 Level will be controlled via a transponder and gate system similar to the one on the G2 Level. Only those that have leased a residential parking space will have access to the 107 parking spaces on the G3 Level. The transponder used to access the G3 Level will allow vehicles to pass through the G1 Level fare gates without payment.

American University Parking Covenant Considerations

An existing covenant between American University and the site lot requires the Lady Bird 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 July 2019, a monthly parking pass at American University costs \$126. Table 1 reflects this arrangement where American University has access to only 56 parking spaces.

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 of the development).

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 unbundled 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 building owner and/or property management company 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

A total of 83 long-term bicycle spaces will be located in the below-grade parking garage, with at least 50% of the long-term bicycle parking spaces being located in the G1 Level or ground floor of the development.