



WELLS + ASSOCIATES

MEMORANDUM

To: Shanna Austin
Dick Geratz
City of Alexandria

From: Julian L. Coles
Christopher Turnbull

Copy: Chip Ranno - Clear Real Estate Services
Jim D'Agostino – MRP Realty

Re: Parking Management Plan
DSUP #2014-0028

Subject: Potomac Yard – Land Bay G, Block A2
Alexandria, Virginia

Date: May 26, 2016

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

Introduction

This memorandum presents a Parking Management Plan (PMP) for the National Industries for the Blind (NIB) building located within Potomac Yard Land Bay G, Block A2, in the city of Alexandria, Virginia. The PMP has been prepared in accordance with Special Use Permit No. DSUP 2014-0028, Condition 12. This PMP outlines mechanisms to ensure that the parking within the underground parking structure will be efficiently used and shared between each of the uses, consistent with the shared parking analysis prepared by Wells + Associates, Inc. dated October 3, 2008, and updated August 3, 2012, and supplemented February 12, 2015.

The site is bordered by Dogue Street (currently under construction) to the north and west, Potomac Avenue to the east, and East Glebe Road to the south. As shown on Exhibit A, the seven-story building will provide 89,548 square feet of office and 9,918 square feet of retail space, located on the ground level. The office lobby will be accessed from the corner of the Potomac Avenue and East Glebe Road intersection, with additional retail access on East Glebe Road and Potomac Avenue.



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Office parking will be provided in four levels of below-grade parking, and interim surface parking will be provided for retail on a lot just south of the building site. The below-grade parking will be accessed from Dogue Street, and the site will be served by a total of 180 standard, compact, handicap, and handicap van parking spaces, in addition to 26 interim retail surface spaces, as shown on attached Exhibits A-D. Parking will be managed as outlined in the following sections.

Shared Office and Retail Parking

Surface Level: The 26 interim retail spaces are available within a 53 space parking lot located just south of East Glebe Road, as shown on Exhibit B. The spaces will be delineated with signage and provided until a collector lot to be located in Block E of Land Bay G is completed. A total of seven (7) on-street parking spaces are located on Dogue Street (5) and Potomac Avenue (2) that will be managed by the City of Alexandria.

Access to garage levels 1 through 4 is provided by a ramp from Dogue Street. Access will be controlled by an overhead door at the entrance to garage and gate arms located at the bottom of the ramp shown on Level 1, Exhibit C. The owner and/or management company will manage the garage through the issuance of proximity cards and/or remote transponders. The gate arms will also provide a ticket splitter function for office visitors and shared use after core tenant use time periods.

Signage will be provided at the garage entrance indicating: “Weekday Office Parking Only 6AM to 6PM – Open Parking Permitted Weekday Evenings Until 12AM and Weekends from 6AM to 12PM”. The garage will be closed from 12AM to 6AM by building management.

Fifty percent (50%) of NIB garage parking spaces may be reserved for exclusive use of office tenants after 6PM on weekdays and weekends, which is a portion of the spaces provided in Lot A2, and the percentage of reserved spaces permitted for office uses within Blocks A, B, and E of the Town Center. Reserved spaces, if designated, will be signed and would not exceed 90 of the total 180 spaces provided in the garage. The table below summarizes the office spaces provided in the garage:

Garage Level	Standard		Compact		Handicap		Total
		Carpool		Carpool		Van	
P1	12	7	15	1	-	2	37
P2	25	-	21	-	2	-	48
P3	25	-	21	-	2	-	48
P4	26	-	20	-	1	-	47
Total	88	7	77	1	5	2	180

Note: Carpool total spaces = 9 (5% of total)



Summary

Total Parking Provided, per Condition 12:

Office Parking:	180 spaces
Retail Parking:	<u>26 spaces</u>
Total	206 spaces

On-Site Operations

Off-street office visitor and office parking will be controlled by gate arms and activated by ticket spitter, proximity card, and/or remote transponder. Proximity cards and/or transponders will be issued by the owner and/or property management company. Visitor and shared parking use will be free, and the issued ticket will provide egress from the garage. Provisions for market rate charges for visitors and/or shared parking use will be provided with “free” period parking (i.e. one-hour, two-hour, etc.), issuance of validation tickets, and/or pay-on-foot stations. Currently, parking for shared use time periods will be “free” with gate arms automatically set to the open position at those time periods. The parking system would operate without an attendant.

An overhead, roll down door is provided at the entrance to the garage at the sidewalk level to close the garage during after-hours. The overhead door will be activated by timer and/or building personnel. In the event after-hours ingress to the garage is required, access will be provided by proximity card, transponder and/or key pad adjacent to the garage entry. Egress during after-hours will be provided by standard vehicle detection methods in accordance with manufacturer requirements.

Parking during office and visitor core hours will be periodically monitored by property management and towing will be used to remove vehicles identified to be using parking illegally.

Towing services will be provided by:

A1 Towing
5609 Vine Street
Alexandria, Virginia 22310
703-971-2600



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Any unregistered vehicle parked in designated office spaces will be subject to towing at the vehicle owners' expense. Signs in accordance with the City of Alexandria along with restrictions enforced by towing will be posted within the property. The towing company may be changed at the sole discretion of the Owner. Signage showing the towing rates and all restrictions enforced by towing shall be visible from the entrances to the parking areas and the garage. The public, office tenants, or visitor towing complaints shall be addressed to the designated property management contact.

A total of 23 bicycle parking spaces are provided as required by Condition 16, with fifteen (15) spaces located on Garage Level 1, and eight (8) spaces located on street level.

Hours of Operation

The parking areas will be open weekdays for office users from 6:00 AM to 6:00 PM and for shared use weekdays from 6:00 PM to 12:00 AM and weekends from 6:00 AM to 12:00 PM. The garage will be closed from 12:00 AM to 6:00 AM, seven days a week.

The Owner reserves the right to change the Parking Management Plan at any time with prior approval from the City of Alexandria.

Questions regarding this document should be directed to the Owner.

Attached:

Exhibit A	Reduced Site Plan
Exhibit B	Interim Retail Parking
Exhibit C	Garage Levels 1 and 2
Exhibit D	Garage Levels 3 and 4

PARCEL: 025.04-03-00
OWNER: CITY OF ALEXANDRIA
ZONE: CDD#10
USE: CITY PARK

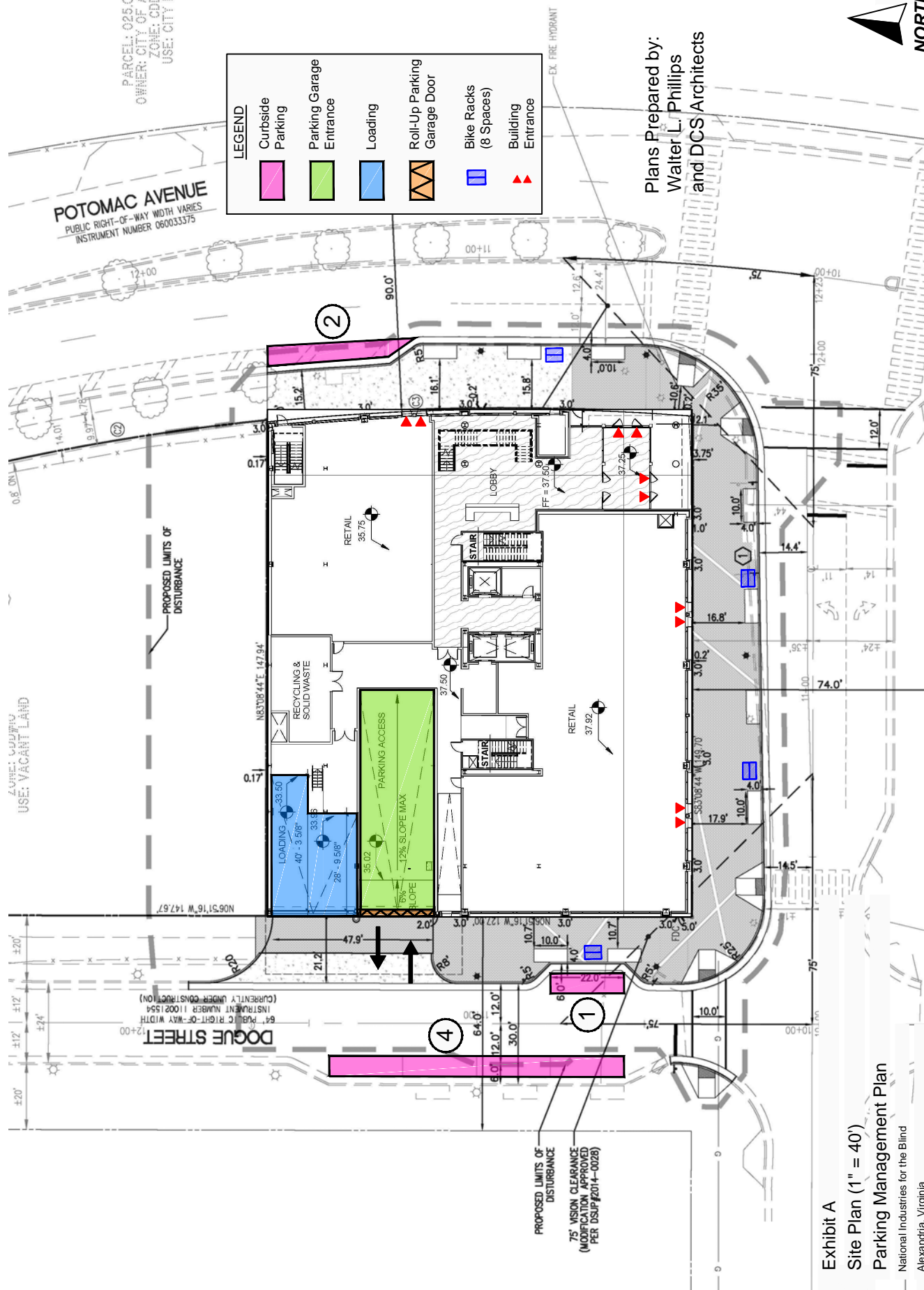


Exhibit A
Site Plan (1" = 40')
Parking Management Plan

National Industries for the Blind
Alexandria, Virginia

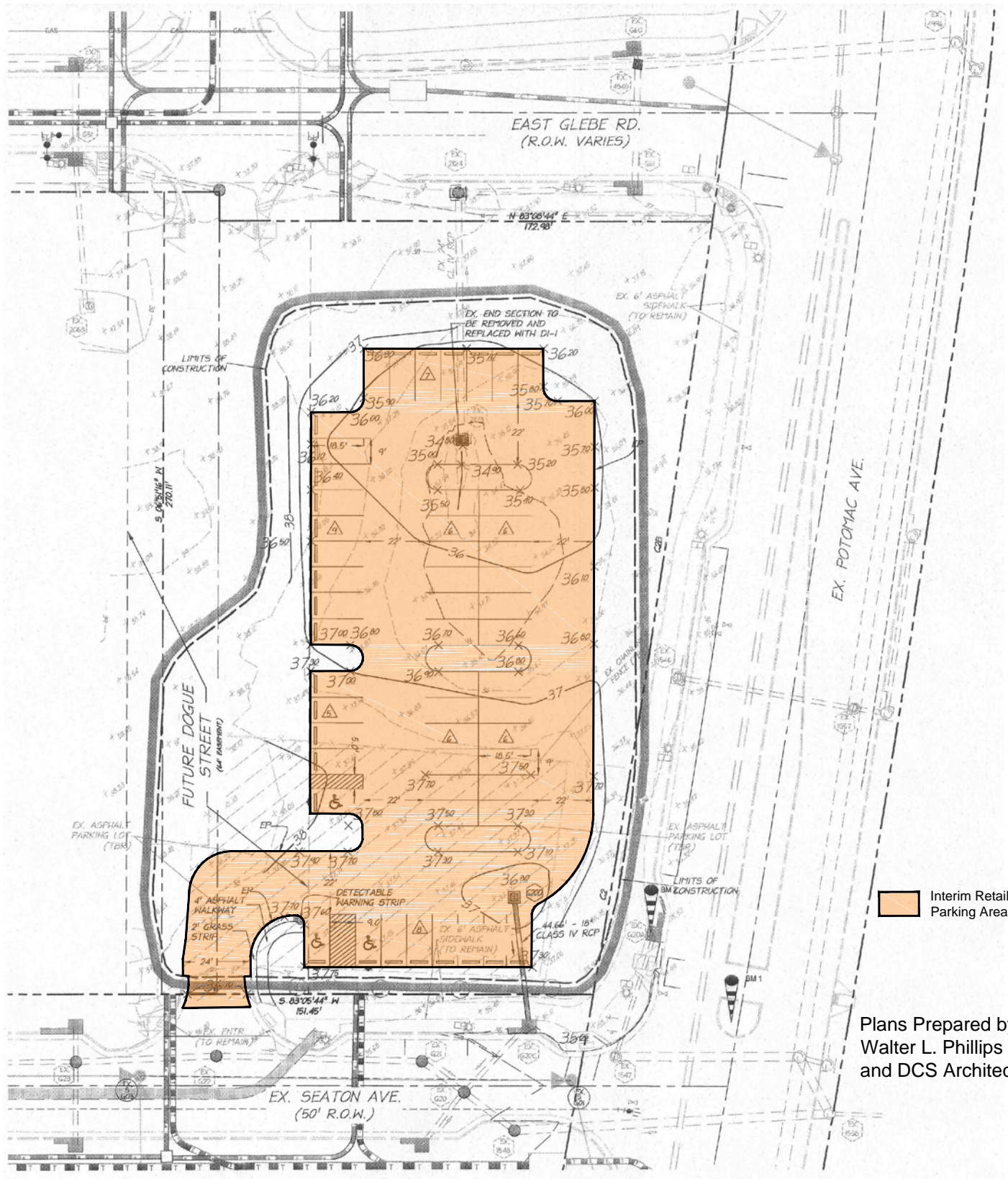
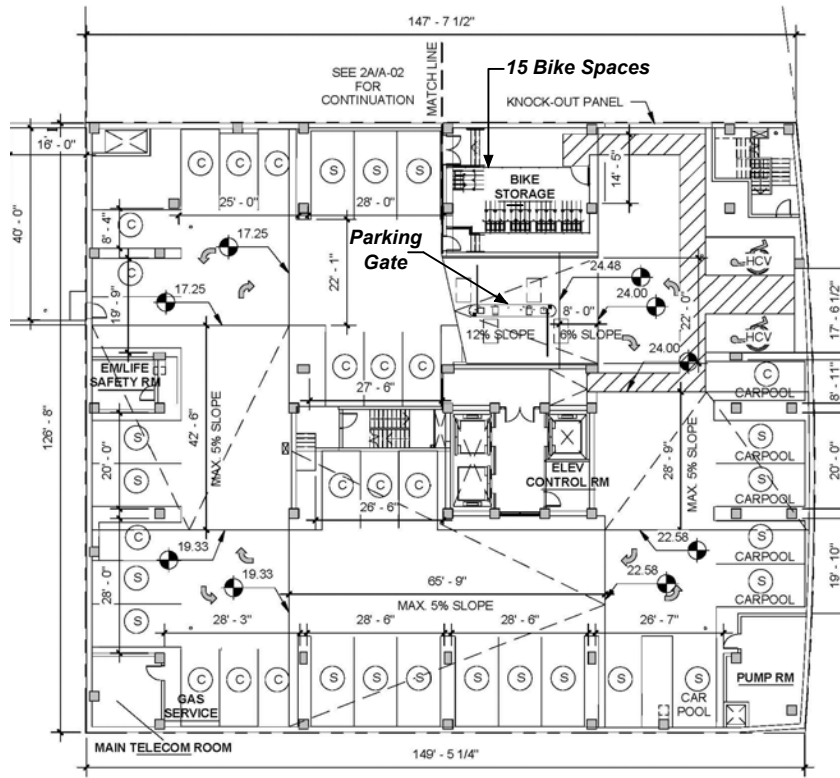


Exhibit B
Interim Retail Parking (1" = 40')
Parking Management Plan

National Industries for the Blind
 Alexandria, Virginia



Level 1



Level 2

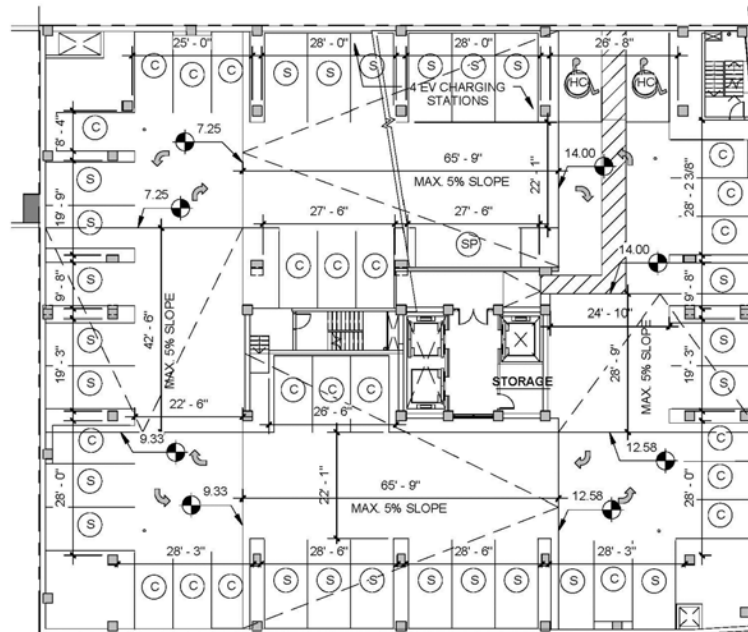
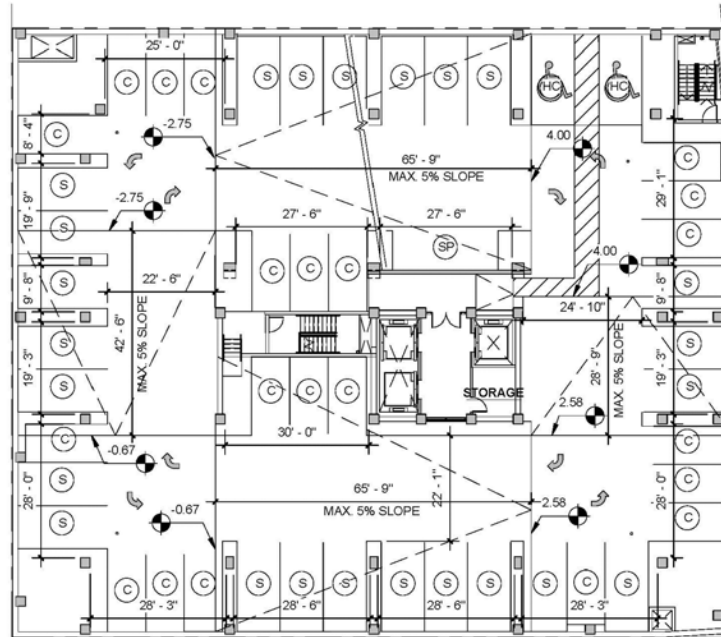


Exhibit C
Garage Levels 1 and 2 (1" = 40')
Parking Management Plan

National Industries for the Blind
Alexandria, Virginia



Level 3



Level 4

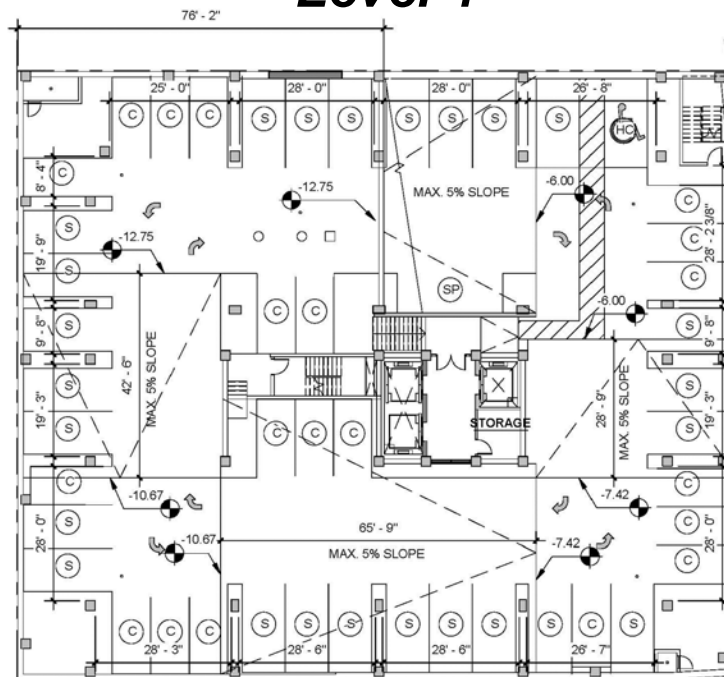


Exhibit D
Garage Levels 3 and 4 (1" = 40')
Parking Management Plan

National Industries for the Blind
Alexandria, Virginia





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August 16, 2016

Mr. Dirk H. Geratz, AICP
Principal Planner, Development
301 King Street
Room 2100
Alexandria, VA 22314

1420 Spring Hill Road
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Re: National Industries for the Blind
Final Site Plan # 4 – DSP2014-0028
Medical Services Parking Demand Comparable

Dear Dirk,

This letter provides additional parking information to demonstrate the proposed parking rates for the National Industries for the Blind (NIB) building will serve the users of the building. Currently, the NIB building consists of approximately 99,466 square feet of space with 52,548 square feet allocated to office, 37,000 square feet to medical services, and 9,918 square feet of retail which includes a 3,000 square foot pharmacy.

Parking rates for office are set at 1.53/1,000 SF and 2.58/1,000 SF for retail space based on the updated shared parking analyses. Parking for retail will be provided in a future collector lot in Block E of the Potomac Yard Town Center and temporarily located on a surface lot south of East Glebe Road.

As a zoning requirement to monitor and evaluate Station Place's Transportation Management requirements, Wells + Associates completed parking occupancy counts for Station Place, an office and medical office complex located at 700 2nd Street, NE in the District of Columbia. The complex consists of three buildings located approximately 800 feet east of Union Station. The majority of the building is occupied by the Security and Exchange Commission (SEC) with secured parking. The remaining users of the building, Kaiser Permanente (KP) and American Chemistry Council (ACC), occupy 302,000 square feet of space with approximately 592 parking spaces available on three levels of parking. The KP space would be classified as a medical service user while ACC is an office user. The building owner provided an approximate number of employees by tenant and is provided below.

Parking occupancy counts were taken on May 26, 2011 and again on April 30th, 2014 for a 12-hour period (7:00 AM to 7:00 PM). The occupancy count sheets are attached for reference. The data collected also included vehicle passenger (Average Vehicle Occupancy – AVO) information and is available upon request. The following table summarizes the parking occupancy and demand calculations based on peak utilization of the spaces:



Station Place Parking Occupancy

Tenant	2011				2014			
	Space (SF)	Employees	Parking Occupancy	Parking Demand ⁽¹⁾	Space (SF)	Employees	Parking Occupancy	Parking Demand
Kaiser Permanente	210,000	500	488	1.72 spaces per 1,000	234,000	500	461	1.68 spaces per 1,000
American Chemistry	92,000	215			68,000	215		
Total	302,000	715			302,000	715		
AVO	AM 1.15/PM 1.15				AM 1.10/PM 1.28			
Non-Auto Mode Split	73%				80%			

Notes:

1. Parking Demand = Parking Occupancy x 10%

AVO = Average Vehicle Occupancy

Non-Auto Mode Split is estimated based on other data points.

A review of the data indicates that the combined medical and office use parking demand is 1.72 and 1.68 spaces per 1,000 square feet for 2011 and 2014, respectively. These rates reflect a heavier portion of medical services users (70%) than that proposed with NIB (40%) and therefore is considered conservative. The AVO for 2011 and 2014 is roughly 1.10 to 1.15 passengers per vehicle during the AM peak hour and 1.15 and 1.28 passengers per vehicle during the PM peak hour. Based on these and other data, approximately 70 to 80 percent non-auto mode split is estimated.

A parking rate of 2.68 spaces per 1,000 square feet is proposed for the medical services portion of the NIB building and 1.53 spaces per 1,000 square feet for office users. This translates to an effective parking rate for the NIB building, without retail, of 2.01 spaces per 1,000 square feet which exceeds the comparable study location noted above.

It should also be noted that should additional parking be needed, parking can be available from adjacent Town Center blocks, as those office parking rates were established without Metro. In particular, Blocks A1 and E owners have indicated a willingness to lease out additional parking spaces either in the short or long term.

Should you have any questions please feel free to contact me at (703) 676-3643.

Sincerely,

Christopher Turnbull
Vice President

Attachments: 2011 and 2014 Parking Accumulation Counts

NIB Parking Analysis Summary

Copy: Chip Ranno – Clear Real Estate Services

Kenneth W. Wire, McGuire Woods

Parking Occupancy Count

5149

Surveyor: Charlie, Sam, Carmen & Admir

Hours: 7AM-7 PM

Date: Thursday, May 26, 2011

Weather: clear

	Garage 1		Garage 2			Garage 3			
Cars	Level 1	Level 2	Level 1	Level 2	Level 3	Level 1	Level 2	Outside	
AM									Total Cars
7:00 AM	59	13	7	0	0	11	27	30	147
8:00 AM	113	39	25	3	0	29	47	48	304
9:00 AM	159	83	39	43	0	44	88	98	554
10:00 AM	165	145	63	69	0	54	105	122	723
11:00 AM	166	164	65	83	0	56	111	126	771
12:00 PM	163	166	69	64	0	53	112	124	751
1:00 PM	164	164	71	37	0	53	112	125	726
2:00 PM	161	166	73	45	0	55	114	125	739
3:00 PM	156	157	72	44	0	51	109	123	712
4:00 PM	132	152	70	41	0	47	112	117	671
5:00 PM	99	145	52	24	0	42	78	96	536
6:00 PM	65	87	35	4	0	25	47	53	316
7:00 PM	43	42	20	0	0	15	39	36	195

 SEC Parking

Parking Occupancy Count

6010

Surveyor: Damir & Luz

Hours: 7AM-7 PM

Date: Wednesday, April 30, 2014

Weather: rain

	Garage 1		Garage 2			Garage 3			
Cars	Level 1	Level 2	Level 1	Level 2	Level 3	Level 1	Level 2	Outside	
AM									Total Cars
7:00 AM	53	9	9	2	1	19	53	20	166
8:00 AM	115	27	25	9	1	45	88	78	388
9:00 AM	144	71	51	28	6	66	110	130	606
10:00 AM	174	141	67	84	12	67	120	144	809
11:00 AM	174	154	62	68	16	73	125	157	829
12:00 PM	171	151	63	81	17	82	123	158	846
1:00 PM	170	151	62	70	17	71	116	144	801
2:00 PM	166	151	68	82	17	73	120	166	843
3:00 PM	151	149	60	64	16	74	117	173	804
4:00 PM	129	147	54	34	14	61	111	134	684
5:00 PM	89	116	40	7	14	49	86	80	481
6:00 PM	50	65	19	1	6	20	89	56	306
7:00 PM	30	27	6	0	1	8	76	43	191

 SEC Parking



Block A2 Parking Analysis Summary

Total Space shown on Latest Plans from WLP and DCS dated April 2016

Office	52,548	SF
Medical Services	37,000	SF
Retail	<u>9,918</u>	SF
Total	99,466	SF

			<u>Eff. Rate</u>	<u>Demand</u>
Medical Services	37,000	SF	2.68	99
Office	<u>52,548</u>	SF	<u>1.53</u>	<u>81</u>
Block A2 Primary Space	89,548	SF	2.01	180

Spaces Provided	180
Additional Spaces Required	0

Retail	9,918	SF	2.58	<u>26</u>
Total Spaces				206

Notes:

Non-Auto Mode Split (percent, i.e. transit, bus, walk, carpool, bike, etc.):
 Captive/Synergy (Visitors Live/Works nearby, Emp Live nearby)

<u>Office</u>	<u>Med. Services</u>
40%	57% emp/ 25% visitors
n/a	10%

- 1 Medical Services ITE Base Rate = 4.5sp/1,000. ULI provided 3.0 sp/1,000 for Visitors and 1.5 sp/1,000 for Employees
- 2 Medical Services Lobby and Pharmacy = 3,000 SF for a total space of 40,000 SF. Eight (8) spaces to be located in the interim lot and ultimately in the collector lot in Block E. Spaces for Medical use allocated to employees (24) and to visitors/patrons (75), total of 99 spaces.