

Docket Item #19
SPECIAL USE PERMIT #2003-0092
CAMERON STATION

Planning Commission Meeting
November 6, 2003

ISSUE: Consideration of a request to amend the special use permit for transportation management plan (TMP) for Cameron Station to include Phase VI and VII.

APPLICANT: Cameron Development, LLC
by Duncan Blair, attorney

LOCATION: 400 and 500 Cameron Station Boulevard / Ferdinand Day Drive

ZONE: CDD-9/Coordinated Development District

A. SUMMARY:

The applicant, Cameron Development, LLC has applied for an amendment to the approved Transportation Management Plan (TMP) for Cameron Station to incorporate Phase VI and Phase VII of the development into the existing Transportation Management Plan for the development. The original TMP for Cameron Station was approved by City Council in 1996 (SUP#95-189) and has been amended to incorporate each subsequent phase of development, as required by the original TMP. Staff recommends approval to amend the special use permit for the transportation management plan (TMP) for Cameron Station to include Phase VI and VII subject to all applicable codes and ordinances and the recommended conditions.

B. STAFF ANALYSIS:

The Cameron Station project is subject to a single, unified, TMP program; one of the key elements of the program is the provision of a shuttle to the metro station during peak morning and evening hours. As each phase of the Cameron Station Development has been approved, a TMP amendment has been processed to incorporate that phase into the TMP. This approach was taken so that unique TMP programs could be introduced for phases of Cameron Station which might benefit from special TMP programs.

Shuttle Service

The shuttle service was proposed as part of their initial TMP application, and in the future, the Homeowners Association will be required to maintain the shuttle service for the residents. The shuttle service was provided beginning with the issuance of the 100th certificate of occupancy, and a second shuttle was to be added when the 1,000th CO is issued. At the time the 1,000th certificate of occupancy permit was issued, a survey of the ridership of the shuttle was conducted. The survey indicated that additional capacity was needed. In consultation with the City and the Homeowners Association (HOA), the shuttle capacity was increased from 27 to 35 seats to accommodate the increased ridership to and from the Van Dorn Metrorail Station.

Cameron Station representatives have voiced support for the incorporation of Phase VI (97 townhouses) and Phase VII (148 condominiums) into the master TMP program and have stated that the additional funding that will be contributed by the new homeowners will aid them in evaluating and enhancing bus shuttle service as necessary through the final build-out of the Cameron Station development. In its future annual reports, the community association will be required to evaluate the shuttle operation to determine if it adequately accommodates the users.

Bus Shelters

Staff has added a condition recommending that the applicant provide a comprehensive bus shelter plan for Cameron Station to determine the location and placement of shelters within Cameron Station. The original Cameron Station approvals already require the developer to place shelters at appropriate locations within the development, but no planning or installation has occurred to date, except along Duke Street. The condition is placed within this approval to require the developer to move forward at this time with the planning and installation of shelters. The applicant will be required to pay for the shelters and their installation; the HOA will be responsible for their ongoing maintenance.

C. STAFF RECOMMENDATION:

Staff recommends **approval** of the amendment to incorporate Phase VI and VII within the existing TMP, with the conditions outlined within the staff report.

STAFF: Eileen Fogarty, Director, Department of Planning and Zoning;
Jeffrey Farner, Chief, Development;
Stephen Milone, Urban Planner;
Lorrie Pearson, Urban Planner.

STAFF RECOMMENDATION:

Staff recommends **approval** of an amendment to the Cameron Station Transportation Management Plan special use permit to incorporate Phases VI and VII, subject to all applicable codes and ordinances and the following conditions:

The following conditions have been brought forward from SUP#95-0189:

1. A TMP Coordinator (TMPC) shall be designated for Cameron Station upon application for the initial building permit for the project. The name, address and telephone number of the TMP Coordinator shall be kept on file with the Office of Transit Services and Programs (OTS&P). The Coordinator shall maintain an on-site office in Cameron Station and shall be responsible for establishing and administering a Transportation Management Plan for the entire Cameron Station project, including both residential and retail uses in Phase I, II, III, IV, V, VI and VII.
2. The applicant shall promote the use of transit, carpooling/ vanpooling and other components of the TMP with prospective tenants of the retail space, and prospective residents of the housing during marketing/leasing activities.
3. The applicant shall display and distribute information about transit, carpool/vanpool and other TMP programs and services to tenants, and residents of the project, including maintaining, on site, stocks of appropriate bus schedules and applications to the regional rideshare program.
4. The applicant shall administer a ride-sharing program, including assisting in the formation of two person car pools and car/vanpools of three or more persons, and registering pools of three or more persons with the Office of Transit Services and Programs.
5. Annual surveys shall be conducted to determine the number of employees and their place of residence, the number of residents and their place of employment, modes of transportation, arrival and departure times, willingness and ability to use carpooling and public transit, and such additional information as the City may require.
6. The applicant shall provide annual reports to OTS&P, including an assessment of the effects of TMP activities on carpooling, vanpooling, transit ridership and peak hour traffic, an accounting of receipts and disbursements of the TMP account; and a work program for the following year. The initial report shall be submitted 1 year following approval of a certificates of occupancy (CO) for at least 100 residential units. This report, and each subsequent report, shall identify, as of the end of the reporting period, the number of square feet of commercial floor area and the number of dwelling units occupied, the actual number of employees and residents occupying such space. (PC)

7. Quarterly reports on the receipts and disbursements of the TMP accounts shall be provided using the City's standardized reporting procedures.
8. The applicant shall administer the on-site sale of discounted bus and rail fare media. The fare media to be sold will include, at a minimum, fare media for Metrorail, Metrobus, DASH and other public transportation system fare media requested by employees and/or OTS&P. The availability of these fare media will be prominently advertised. The transit media will be sold at a minimum 20% discount to the residents of the residential units and the employees of the retail and space unless otherwise approved by the Director of T&ES. Upon approval by the Director of T&ES, this requirement may be satisfied by an agreement by another party to sell such transit fare media at a location convenient to the applicant's project.
9. The applicant shall participate with other projects in the vicinity of the site and OTS&P in the mutually agreed upon cooperative planning and implementation of TMP programs and activities, including the provision of enhanced bus service.
10. That the applicant work with the City's Office of Transit Services and Programs and with WMATA and DASH to promote and, as appropriate, to improve bus services to and from the site.
11. The applicant shall fund, at an annual rate of 0.1254 per net occupied square foot of commercial space and at a rate equal to \$60.00 per occupied residential unit a transportation account to be used exclusively for the following TMP activities: 1) discounting the cost of transit fare media for on-site employees and residents; 2) operation of a shuttle bus service; 3) marketing and promotional materials to promote the TMP; or any other TMP activities as may be proposed by the applicant and approved by the Director of T&ES. Commencing on January 1, 1996, the annual rate shall be increased a rate equal to the rate of inflation for that year, unless a waiver is obtained from the Director of T&ES. As determined by the Director of T&ES, any unencumbered funds remaining in the TMP account at the end of each reporting year may be either reprogrammed for TMP activities during the ensuing year or paid to the City for use in transit and/or ridesharing programs and activities.
12. That the applicant prepare, as part of its leasing, sales and homeowner's agreements, appropriate language to inform tenants and housing purchasers of the special use permit and conditions therein; such language to be reviewed and approved by the City Attorney's Office.
13. Modifications to approved TMP activities shall be permitted upon approval by the Director of T&ES, provided that any changes are consistent with the goals of the TMP.
14. The applicant shall prepare a revised Transportation Management Plan Summary, which summarizes the measures approved for the Cameron Station TMP, for approval by T&ES and P&Z prior to the release of the final site plan.

15. The developer/Cameron Station Associates, LLC shall submit a comprehensive plan depicting the location, size and type of all shuttle/bus shelters to be located within Cameron Station prior to the release of the final site plan for Phases VI and VII. The design, location and number of bus/shuttle shelters shall be approved to the satisfaction of the Directors of T&ES and P&Z. The developer/Cameron Station Associates, LLC. shall be responsible for the installation of the facilities and the Homeowners Association for Cameron Station shall be responsible for their ongoing maintenance.

Staff Note: In accordance with section 11-506(c) of the zoning ordinance, construction or operation shall be commenced and diligently and substantially pursued within 18 months of the date of granting of a special use permit by City Council or the special use permit shall become void.

CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F - finding

Transportation & Environmental Services:

No additional comments.