

# TDM Proffer Study Recommendations

*presented to*

**Planning Commission—Transportation Committee**

**October 20, 2010**



## Recommended TDM Proffer Thresholds

Transit Accessibility	>250 trips/hr.	100 - 249 trips/hr.	<100 trips/hr.
Urban Center	Full	Full	Full
High Transit	Full	Full	Light
Moderate Transit	Full	Light	Marketing
Low Transit	Light	Light	Marketing

Full TDM proffers include goals, programs and enforcement mechanisms, "TDM Light" includes goals, smaller programs, and less monitoring; Marketing only includes TDM programs.



## Recommended Vehicle Trip Reduction Goals: Office Developments

Level of Transit Service		Urban Center	High		Moderate and Low	
Urban Accessibility			High	Low	High	Low
Percent Reduction from ITE Rates	Baseline	up to 35%	25%		20%	
	With TDM	45-65%	35-45% <sup>c</sup>		25-35%	



- Trip reduction goals will be established compared to ITE predicted rates
- “High” transit = within one-half mile walking distance of a rail transit station; “Moderate and Low” transit = other areas.
- “High” urban accessibility = at least eight retail/service uses within a one-quarter mile walk; “Low” urban accessibility = other areas.
- An “Urban Center” is a special case of contiguous high-density, mixed-use environments within ½ mile of rail transit.
- Use of the higher end of the reduction range should be considered especially for developments in areas of high existing or planned urban accessibility and located close to and with easy and convenient pedestrian access to transit stations (<1/4 mile for rail, <1/8 mile for bus service).

## Recommended Vehicle Trip Reduction Goals: Residential Developments

Level of Transit Service		Urban Center	High		Moderate and Low	
Urban Accessibility			High	Low	High	Low
Percent Reduction from ITE Rates	Baseline	up to 35%	25%	20%	15%	10%
	With TDM	45-65%	35-45%	25-35%	20-25%	15-20%



- Trip reduction goals will be established compared to ITE predicted rates
- Developer will assess transit service, urban accessibility
- Cells of table to be completed based on survey findings
- Range of 10% provided in each cell – select goal in consultation w/County considering site conditions

# Parking Recommendations TODs/Transit Station Areas

Parking Spaces Per Unit or Spaces Per 1,000 sq. ft.						
	Use	Current	0 - 1/4 mile Rail Station		1/4 - 1/2 mile Rail Station	
			Min.	Max.	Min.	Max.
	Single-Family	2.0	2.0	2.0	2.0	2.0
	Townhouse	2.75	1.75	2.2	2.0	2.5
Multifamily	0-1 bedroom	1.6	1.0	1.3	1.1	1.4
	2 bedroom	1.6	1.0	1.6	1.35	1.7
	3+ bedroom	1.6	1.0	1.9	1.6	2.0
Office	<50,000 square feet	3.6	1.8	2.7	2.2	3.3
	50,000 - 125,000 s.f.	3.0	1.6	2.4	1.8	2.7
	>125,000 s.f.	2.6	1.4	2.1	1.6	2.4



## Discussion

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❖ Questions

❖ Next steps

