

Proposed TDM Ordinance Amendments

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TDM Refresher

- TDM Ordinance took effect in June 2023
- Reviews new development, change of use, sites with increased parking
- Requires applicable developments to provide amenities and infrastructure that encourage non-SOV vehicle trips
- TDM Ordinance → TDM Plan → TDM measures

TDM at Transportation Commission

- November 2023 – advanced TDM Ordinance amendments; approved TDM Program changes
 - Aligning TDM with allowed Zoning Code uses
 - Clarifying review procedures
- July 2024 – Reviewed potential TDM Ordinance amendments; TDM Program changes
- Today – Advancing TDM Ordinance amendments; reviewing/approving TDM Program changes

Proposed Amendments – Focus Areas

- 1) Modifying parking ratio calculations
- 2) Removing several use exemptions

1) Modifying Parking Ratio Calculations

	SMALL	LOW-MEDIUM	MEDIUM	HIGH-MEDIUM	LARGE
EDUCATIONAL USES	< 500 STUDENTS	501 - 1000 STUDENTS	1001 - 2000 STUDENTS	2001 - 5000 STUDENTS	> 5000 STUDENTS
INSTITUTIONAL USES	< 40,000 sq. FT.	40,001 - 100,000 sq. FT.	100,001 - 150,000 sq. FT.	150,001 - 200,000 sq. FT.	> 200,000 sq. FT.
RATIO OF PROPOSED PARKING TO USE-SPECIFIC BASE PARKING (BP)	TDM points required				
UNDER PM	no TDM	5	7	9	12
1.00 - 1.24 TIMES BP	no TDM	9	12	15	17
1.25 - 1.49 TIMES BP	7	12	17	19	22
1.50 - 1.74 TIMES BP	12	17	22	25	27
1.75 - 2.00 TIMES BP	17	22	27	29	32
2+ TIMES BP	22	27	32	35	37

TDM Points

- Required TDM Points are based on:
 - Use – residential, employment, commercial, institutional
 - Scale – # of dwelling units, sq. ft. of tenant space
 - Location – required TDM points decrease further from the isthmus/high-frequency transit
 - Parking – less parking = lower required TDM points

Parking Ratios by Use Category

- Residential – Parking stalls per dwelling unit
- Employment – Parking stalls per 500 sq. ft. of gross floor area
- Commercial – *Parking stalls per use-specific base parking*
- Institutional – *Parking stalls per use-specific base parking*

Base Parking Examples

- Determined by Zoning Administrator
- 1 space per classroom + 1 space per 5 students of legal driving age based on the maximum number of students attending classes at any one time
- 1 per 2 employees
- 10% of capacity

Proposed Changes

- Commercial – parking stalls per use-specific base parking
 - Proposed: *parking stalls per 500 sq. ft. gross floor area*
- Institutional – parking stalls per use-specific base parking
 - Proposed: *parking stalls per 500 sq. ft. gross floor area*

Impact Analysis

- Roughly 1/3 of approved TDM Plans within Commercial or Institutional use categories
- Equity considerations for changes of use and smaller tenant spaces
- Parking ratio change with the least amount of increase/decrease in required TDM points
- Employment uses already use parking stalls per 500 sq. ft. gross floor area

2) Removing Use Exemptions

Current Use Exemptions

- Commercial
 - Day care centers
 - Nursery schools
 - Animal daycare facilities
- Institutional
 - K-8 schools
 - Institutions with campus master plans
 - Places of worship
 - Public safety facilities

Removing Use Exemptions – Considerations

- Improve TDM Ordinance consistency/predictability
- Increase the number of projects subject to TDM
- Better align with peer TDM Ordinances

Proposed Use Exemptions

- Commercial
 - ~~Day care centers*~~
 - ~~Nursery schools*~~
 - ~~Animal daycare facilities~~
- Institutional
 - ~~K-8 schools~~
 - Institutions with campus master plans
 - ~~Places of worship~~
 - ~~Public safety facilities~~

Exemption Removal Impact/Considerations

- Small scale change of use projects with a lot of on-site parking appear to be most impacted by proposed changes
- New construction or larger tenant spaces might not be required to provide a TDM Plan
- Subject to the TDM Ordinance =/= required to receive TDM Plan approval
- TDM point relief – up to 5-point reduction at staff discretion

Site Example – Day care centers/nurseries

4017 Lien Rd

- 2,040 sq. ft. tenant space
- ¼ mile from nearest bus stop (A)
- ~20 TDM points required



Site Example – Day care centers/nurseries

2346 Winnebago St

- 19,975 sq. ft. tenant space
- ~1,000' from two BRT stations (A/B)
- No TDM Plan required



TDM Program Changes

- Areas of changes:
 - Parking ratio calculations – Commercial, Institutional, & Educational
 - Removing use exemptions
 - New/revised TDM measures

Commercial Use Table

	SMALL	LOW-MEDIUM	MEDIUM	HIGH-MEDIUM	LARGE
COMMERCIAL USES	< 40,000 sq. FT.	40,001 - 100,000 SQ. FT.	100,001 - 150,000 SQ. FT.	150,001 - 200,000 SQ. FT.	> 200,000 sq. FT.
PARKING STALLS PER 500 SQ. FT. FLOOR AREA	TDM Points required				
< 1	no TDM	5	7	9	12
1 - 1.24	no TDM	9	12	15	17
1.25 - 1.49	12	15	17	19	22
1.5 - 1.74	17	19	22	25	27
1.75 - 2.0	22	25	27	29	32
>2	27	29	32	35	37

Educational/Institutional Use Table

	SMALL	LOW-MEDIUM	MEDIUM	HIGH-MEDIUM	LARGE
EDUCATIONAL USES	< 500 STUDENTS	501 - 1000 STUDENTS	1001 - 2000 STUDENTS	2001 - 5000 STUDENTS	> 5000 STUDENTS
INSTITUTIONAL USES	< 40,000 sq. FT.	40,001 - 100,000 sq. FT.	100,001 - 150,000 sq. FT.	150,001 - 200,000 sq. FT.	> 200,000 sq. FT.
PARKING STALLS PER 500 SQ. FT. FLOOR AREA	TDM Points required				
< 1	no TDM	5	7	9	12
1 - 1.24	no TDM	9	12	15	17
1.25 - 1.49 TIMES BP	7	12	17	19	22
1.5 - 1.74 TIMES BP	12	17	22	25	27
1.75 - 2 TIMES BP	17	22	27	29	32
>2	22	27	32	35	37

New Measures

- Transit-related:
 - Provide Fast Fare Cards
 - Provide Fast Fare Cards with Fare Value
 - Subsidized Commute Cards
 - Complementary Commute Cards
 - Sponsor a Shelter/Bench

New Measures

- Parking-related:
 - Unbundle Some Parking
 - Additional Accessible Parking
- Shared Mobility:
 - Offer Subsidized Bikeshare Memberships/Passes

Revised/Clarified Measures

- Revised:
 - Delivery Supportive Amenities → Secure Area for Deliveries
 - Package Drop-Off Area → Tenant/Customer Package Drop-Off Area
 - Carpool Preferential or Free Parking → Carpool Preferential Parking
- Clarified:
 - Clothes Lockers and Showers
 - Shared Parking Agreement
 - Flexible Work Schedules