

Transportation Demand Management Year in Review & Potential Changes

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DEPARTMENT OF TRANSPORTATION

TDM Refresher

- TDM Ordinance effective 6/15/23
- Applies to new development, change of use, sites looking to increase parking
- Review what sites will be doing to:
 - Encourage non-single occupancy vehicle trips
 - Invest in sustainable transportation amenities/infrastructure
- Overarching goal → less parking + more transportation options = lower vehicle miles traveled (VMT)

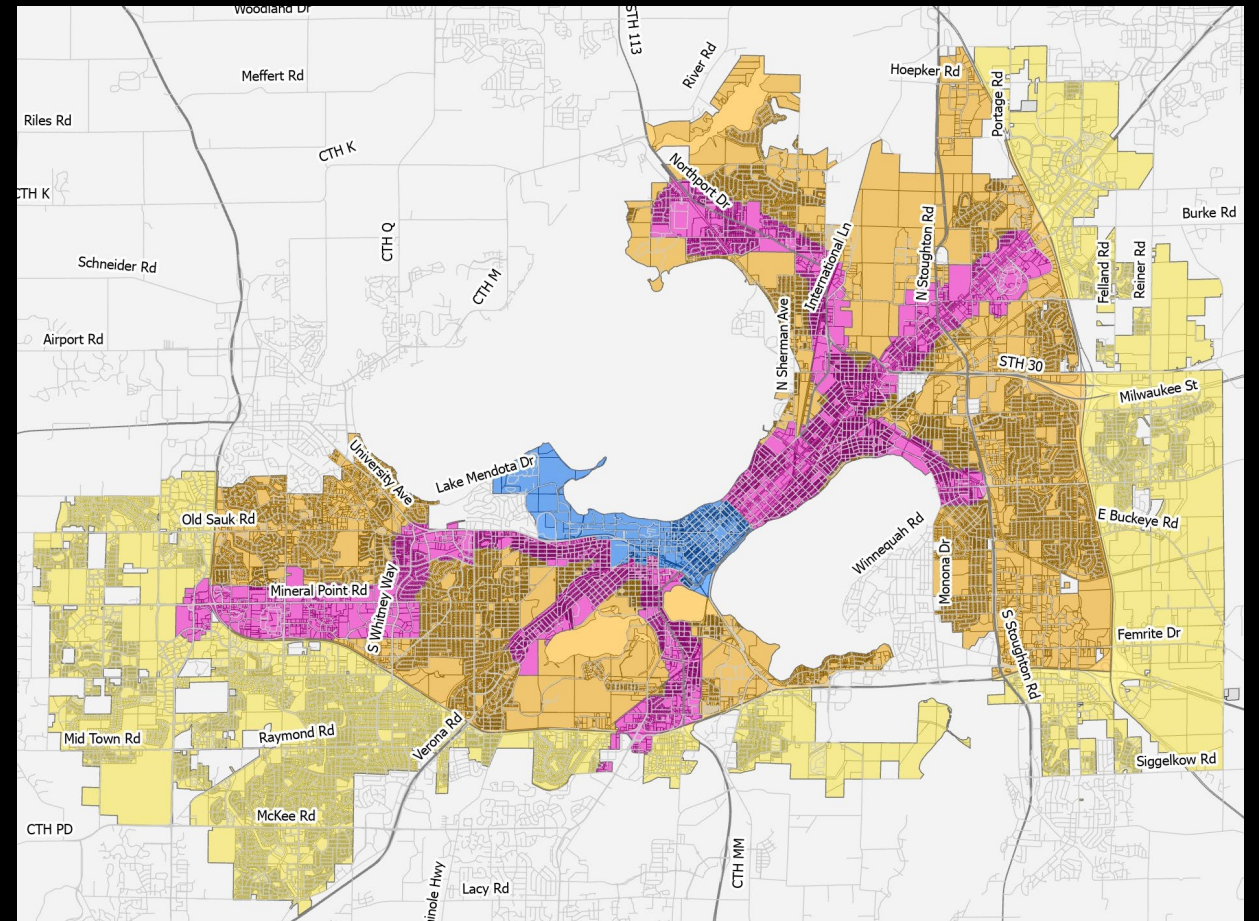
Approved TDM Plans

- 27 approved TDM Plans
- 20 TDM Plan reviews in process
 - ~ 5 on track to be approved soon
- Average required point value of approved projects = 15
- Locations of approved projects:
 - Downtown – 1
 - General Urban – 13
 - Low Density/Suburb – 5
 - Periphery – 8
- Type of projects:
 - New builds – 12
 - Change of use/added parking – 15
- 2 projects w/ approved point reductions

What's Going Well

- Location-based modifiers
- Measure variety
- Processing TDM Plans
 - Integration into site plan review process
 - TDM compliance does not appear to be overly burdensome

TDM Modifiers Map



Downtown – 100% | General Urban – 90%
Low Density – 80% | Periphery – 65%

TDM Changes – November 2023

- Added applicable uses
- Clarified wording/timing of submitting TDM Plans
- Considered exemptions
 - Wholly City-owned properties – not added to exemptions

Potential Changes – 2024

- TDM Points
- Use exemptions
- New/revised measures

TDM Points

- Required TDM points are based on scale of use and amount of parking

	SMALL	LOW-MEDIUM	MEDIUM	HIGH-MEDIUM	LARGE
RESIDENTIAL USES	10-25 DU	26-50 DU	51-100 DU	101-150 DU	> 150 DU
EMPLOYMENT USES	10,000 - 25,000 sq. ft.	25,001 -50,000 sq. ft.	50,001 - 100,000 sq. ft.	100,001 - 150,000 sq. ft.	> 150,000 sq. ft.
PARKING STALLS PER DWELLING UNIT (DU) OR 500 SQ. FT. FLOOR AREA	Mitigation points required				
< 0.5	no TDM	5	7	9	12
0.5 - 0.99	no TDM	9	12	15	17
1.0 - 1.49	12	15	17	19	22
1.5 - 1.99	17	19	22	25	27
2.0 - 2.5	22	25	27	29	32
2.5 +	27	29	32	35	37

TDM Points

- Residential & Employment uses
 - Parking stalls / dwelling unit
 - Parking stalls / 500 sq. ft. floor area
- Commercial & Institutional Uses
 - Parking stalls / use-specific base parking
 - Base parking examples:
 - 1 stall per 2 employees (clinic)
 - 10% capacity of persons (health/sports club)
 - 1 per 4 beds or based on a parking study or Campus Master Plan (hospital)

TDM Points – Problems

- Commercial & Institutional uses determine points through “base parking”, using parking minimums within the Zoning Code
- Parking minimums do not exist in the TOD Overlay, Central Area, and several zoning districts (with some exceptions)
- Several parking minimums are challenging, such as:
 - Schools = *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*
 - Indoor recreation = *Determined by Zoning Administrator*
 - Library = 0

TDM Points – Education/Institutional Uses

	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)	Mitigation 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 – Institutional Use Example

- 1709 Aberg Ave – Affordable Dental Care
 - Institutional use (clinic)
 - 4,094 sq. ft. tenant space
 - Change of use
 - Base parking: 1 stall per 2 employees
 - 13 employees
 - 14 parking stalls
 - 20 TDM points required
 - 2 points of relief granted



Institutional Example – Possible Modification

- 1709 Aberg Ave – Affordable Dental Care
 - Parking stalls / 500 sq. ft. floor area, instead of 1 stall per 2 employees
 - 4,094 sq. ft. tenant space
 - 15 TDM points required



TDM Points – Commercial Uses

	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.
RATIO OF PROPOSED PARKING TO USE-SPECIFIC BASE PARKING (BP)	Mitigation 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	12	15	17	19	22
1.50 - 1.74 TIMES BP	17	19	22	25	27
1.75 - 2.00 TIMES BP	22	25	27	29	32
2+ TIMES BP	27	29	32	35	37

Addressing Issues With TDM Points

- Change base parking requirements on a use-by-use basis
 - Ex: Determined by Zoning Administrator → 1 stall per 400 sq. ft. floor area
 - Not consistent throughout use categories
- Modify entire use categories to use a consistent scoring method (like residential/employment uses)
 - Ex: 1 stall per 2 employees, 10% capacity (all commercial uses) → 1 stall per 500 sq. ft. floor area
 - More ordinance uniformity
 - Consider impact on smaller/larger projects

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

Use Exemptions – Considerations

- Impact
- Peer TDM Ordinances
- Applicability/Nuances

Use Exemptions – Impact

- Removing exemptions would:
 - Increase the number of projects subject to TDM
 - Improve ordinance consistency – Ex: animal boarding facilities need TDM compliance, animal daycare facilities are exempt

Use Exemptions – Peer TDM Ordinances

- Majority of cities with TDM ordinances do not have use-specific exemptions
- Some cities have exemptions based on:
 - Affordable units (Berkeley, CA)
 - Smaller-scale projects (St. Paul, MN)

Use Exemptions – Applicability/Nuances

- Public safety or service facility – *A government facility for public safety, service, and emergency services, including a facility that provides police or fire protection and public-related services.*
- How should TDM apply to public uses?
- Should some public uses be specifically exempted?

Use Exemptions – Applicability/Nuances

- Consider base parking of exempted uses
 - Ex: Places of worship – *1 per 10 seats or 15 lineal feet of seating area in the main worship space. If no fixed seats, 1 per 70 sq. ft. of floor area in main worship space*

TDM Measures



Active Transportation



Transit



Parking Management



Shared Mobility



Info & Communication



Delivery



Land Use



Employer Policies



Other Measures

TDM Measures – Considerations

- New Metro Transit fare technology/pass options
- Feedback from Metro Transit staff – restroom access for drivers
- Feedback from applicants
 - Unbundling parking – all or nothing
 - Distinguish between “delivery supportive amenities” (1-point measure), and “package drop-off area” (2-point measure)

Timeline/Next Steps

- Meet with City Staff
 - Metro Transit – new fare technology considerations, new measures
 - City Engineering – public safety use exemption
- RESJI analysis of changes
- Feedback from TDM Plan applicants, etc.
- Aiming for early September introduction to Common Council
 - Coming back to Transportation Commission in mid October
 - On track for final Common Council review in late October