



Transportation Demand Management (TDM) Tool

INSTRUCTIONS

The Transportation Demand Management (TDM) Tool was created to assist project sponsors, planners, and members of the public to tabulate TDM Plan point targets for a specific project. The tool also serves as a way to figure out how to achieve the point target(s) by providing a user-friendly platform from which to explore various TDM options, and to ultimately develop a TDM Plan. For more assistance, reference the TDM Program Standards and its Appendix A, the TDM Measures.

The following is a step-by-step guide for creating a TDM plan using an example project. Any **bold text** below is meant to indicate an action or project information that needs to be entered into the Tool, if applicable, and *italicized text* indicates a field name.

EXAMPLE PROJECT

The proposed project is the new construction of a mixed use building located at 1650 Mission Street, zoned NCT-3. The project includes 5,000 square feet of new retail space, and **245 dwelling units**: 147 studio and one-bedroom units, and 98 *two-bedroom or larger* units (**40%**). The project includes 20% *on-site affordable housing* units – **10%** for income > 55% <= 80% AMI and 10% for income <= 55% AMI). The project includes **100** accessory parking spaces, 2 of which are for car-share, 136 Class I bicycle parking and 13 Class II bicycle parking. Note that the retail portion of this project is not subject to the TDM Program because it does not exceed 10,000 or more square feet of new construction.

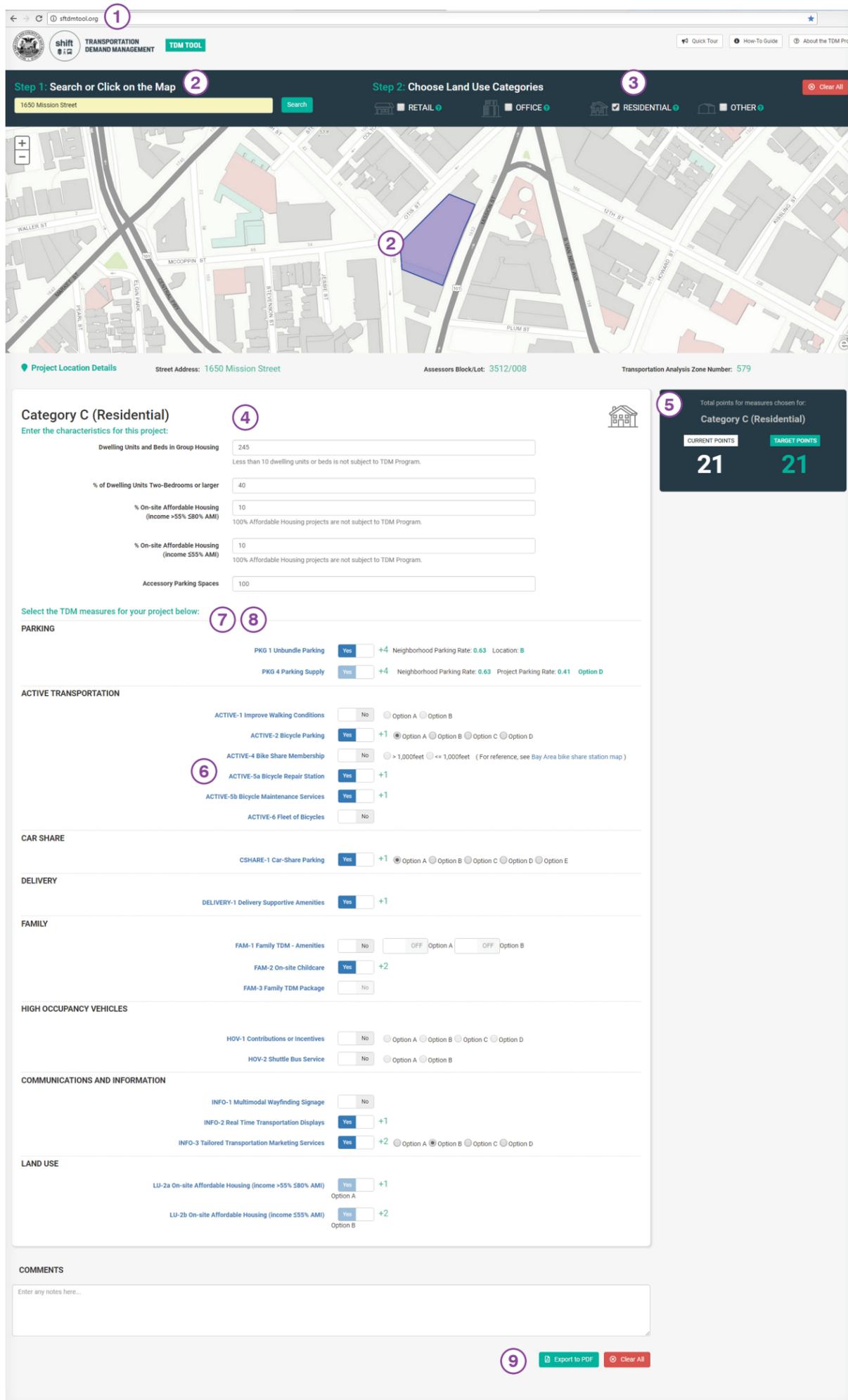


FIGURE 1: The online TDM Tool user interface, and the numbered steps referenced in this guide.

Define the project characteristics

STEP 1

To access the Online TDM Tool, go to <http://sftdmtool.org> in your web browser.

STEP 2

Enter the address “*1650 Mission Street*” or click on the parcel on the map.

STEP 3

Select the land use category(s) appropriate for the project. In this case, select *Residential* because the project includes new construction of more than 10 residential units.

STEP 4

Enter the relevant project information into the *Project Characteristics: Land Use Category C (Residential)* section as shown in Figure 2.

Category C (Residential)	
Enter the characteristics for this project:	
Dwelling Units and Beds in Group Housing	245
Less than 10 dwelling units or beds is not subject to TDM Program.	
% of Dwelling Units Two-Bedrooms or larger	40
% On-site Affordable Housing (income >55% S80% AMI)	10
100% Affordable Housing projects are not subject to TDM Program.	
% On-site Affordable Housing (income ≤55% AMI)	10
100% Affordable Housing projects are not subject to TDM Program.	
Accessory Parking Spaces	100

FIGURE 2: Land Use Specific Project Characteristics

Selecting TDM Measures to meet the target points

STEP 5

Identify the *Current Points* and the *Target Points*

When the project information is entered, the *Target Points* for *Category C (Residential)* shows 21 target points in Figure 4. This is the minimum number of points the residential portion of this project needs to meet in order to comply with the TDM Program requirements. Figure 3 also shows the *Current Points* for *Category C (Residential)* shows seven target points.

Total points for measures chosen for:	
Category C (Residential)	
CURRENT POINTS	TARGET POINTS
7	21

FIGURE 3: Land Use Specific Points

This is the number of points automatically calculated for the TDM Measures that project is already providing, as detailed below.

STEP 5

- For the amount of parking provided, the project automatically received four points from **PKG-4 Parking Supply, Option D** for providing a *Project Parking Rate* of 0.41, less than or equal to 70% and greater than 60% of the neighborhood parking rate that is 0.63. Refer to the PKG-4 fact sheet in Appendix A of the TDM Program Standards for more information on this TDM measure and its options.
- For the amount of on-site affordable housing provided, the project automatically received one point from **LU-2a On-site Affordable Housing, Option A** for providing 10% of the affordable units for *income > 55% <= 80% AMI* and two points from **LU-2a On-site Affordable Housing, Option B** for providing 10% of the affordable units for *income <= 55% AMI*.

For more information on the three TDM measures, refer to the fact sheets in Appendix A of the TDM Program Standards for more information on this TDM measure and its options.

STEP 6

Only the applicable TDM measures for the selected land use will show up. For more information on each TDM measure, **click on the name of the measure**, located on the left side of the screen. A new tab will open in your web browser with the fact sheet for the measure. The fact sheet includes the requirements for each option, along with the point value. For example, **click on ACTIVE-5A Bicycle Repair Station** and Figure 4 will appear in a new browser.

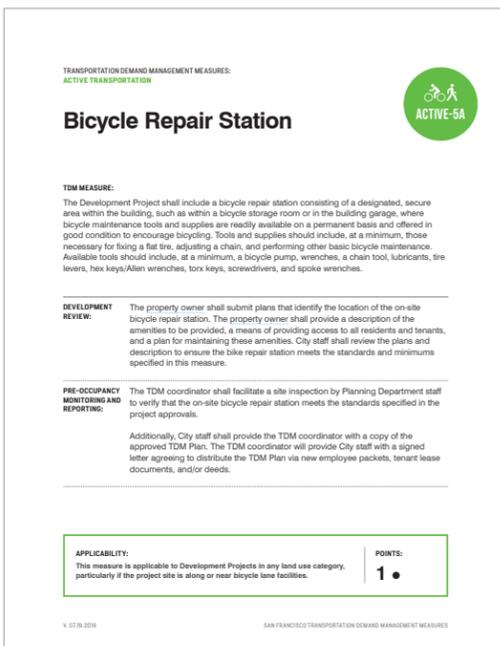


FIGURE 4: TDM Measure Example

STEP 7

Select TDM measures for *Category C: Residential* that both works for the project and meets the *Target Points*.

Click on the *No* button to turn the measure to *Yes*. Click again to turn the measure to *No*. As TDM measures are selected, see the *Current Points* reflect the new calculation.

Note: Some TDM measures may already be required by the Planning Code.

For this example project, the Planning Code requires the project to provide Class 1 and 2 bicycle parking spaces, which equates to one point for **ACTIVE-2 Bicycle Parking, Option A**. The Planning Code also requires car-share parking spaces, which equates to one point for **CSHARE-1 Car-share Parking, Option A**. The Planning Code also requires the project to lease or sell separately all Accessory Parking spaces from the rental or purchase fees, which equates to four points for **PKG-1 Unbundle Parking, Location D**.

For these requirements, **click** on the TDM measures and **select** the appropriate *Option*, if applicable.

STEP 8

Select additional measures for *Category C: Residential*, as shown in the Figure 6, until the 21 target points are reached.

In this example, the following were selected to fulfill the remaining eight target points:

- ACTIVE-5A Bicycle Repair Station**, one (1) point
- ACTIVE-5B Bicycle Maintenance Services**, one (1) point
- DELIVERY-1 Delivery Supportive Amenities**, one (1) point
- FAM-2 On-site Childcare**, two(2) points
- INFO-2 Real Time Transportation Displays**, one (1) point
- INFO-3 Tailored Transportation Marketing Services, Option B**, two(2) points

Figure 1 shows a complete view of all of the TDM measures chosen and shows that the *Current Points* and *Target Points* both show 21 points.

STEP 9

Scroll to the bottom of the page. **Write** any notes down about this project down for your reference in the *Comments* section.

Click the *Export to PDF* button to print the TDM Tool results. A PDF of the final results will be created as shown in Figure 5.

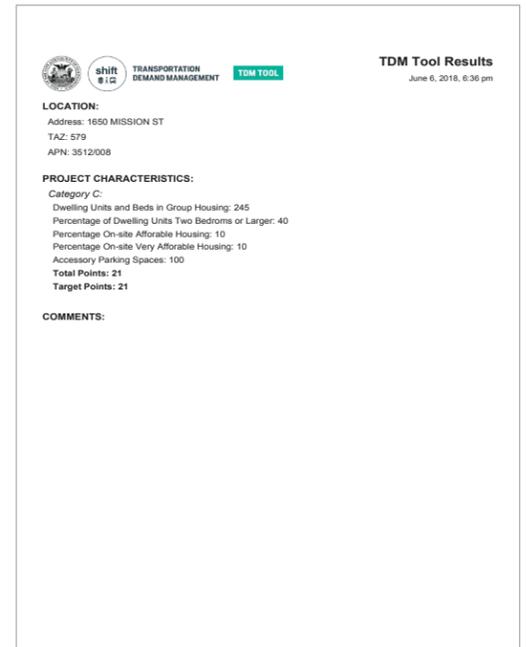


FIGURE 5: TDM Tool Results

