**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 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.

**Define the project characteristics**

**STEP 1**
To access the Online TDM Tool, go to [http://sftdmtool.org](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.

**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 5 also shows the Current Points for Category C (Residential) shows seven target points.

This is the number of points automatically calculated for the TDM Measures that project is already providing, as detailed below.
Figure 4: TDM Measure Example

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**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 $< 80\%AMI$ 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.

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**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.

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**STEP 7**
Select TDM measures for Category C: Residential that both works for the project and meets the Target Points.

Click on the Yes 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.

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**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.

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**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.

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**FIGURE 4:** TDM Measure Example

**FIGURE 5:** TDM Tool Results