

Transportation Management Program (TMP) Requirements, per Bellevue City Code 14.60.070(E)

Requirement (1)	Office & High Technology Light Industry (2)	Mftng/Assembly (other than High Tech)	Professional Services Medical Clinics & Other Health Care Services	Hospitals (3)	Retail/ Mixed Retail/ Shopping Centers	Mixed Uses (4)
TMP Base Requirements	30,000 gsf and over (5)	50,000 gsf and over	30,000 gsf and over	80,000 gsf and over	150,000 gsf and over	(6)
TMP Menu of Options Requirement	69 points for 50,000 gsf or over	45 points for 150,000 gsf or over	45 points for 50,000 gsf or over	45 points for 80,000 sf or over	45 points for 150,000 sf or over	(6)
If performance targets are attained	5 point reduction after biennial survey confirmation (7)	N/A	N/A	N/A	N/A	(6)
If performance targets are not attained	Additional 5 points required with each biennial survey confirmation until improvement occurs or additional efforts demonstrate no improvement (8)	N/A	N/A	N/A	N/A	(6)

Footnotes to Transportation Management Program Requirements Table:

- (1) Specific actions that the owner of the property must take to mitigate parking and traffic impacts.
- (2) Excluding medical clinics and other health care services.
- (3) Including hospitals conditioned with a TMP under Bellevue City Code 20.25J.050(B).
- (4) Other than mixed retail.
- (5) Base requirements include: Line item parking costs, Employee Survey, Performance Goal
- (6) Requirements for mixed uses will be determined on a project basis.
- (7) Point reductions shall not be below required base level points
- (8) No more than 88 points shall be required for any development

TMP Menu of Options - DRAFT,
per BCC 14.60.070(F(13))

Building TDM Practice	Description	Financial Burden ¹	Administrative Burden ²	Transportation Choices ³	Mode Shift Impacts ⁴	Points	Option / Base Requirement Synergies	Overlap with Leadership in Energy and Environmental Design (LEED) certification					
								LEED Certification Track	LEED Credit Type & #	LEED Credit Option	LEED Credits	LEED Credit Notes	LEED Credit Synergies
Base Requirements (all affected development)	1 Post Information	Low	Low	Med	Low	5	2,3,8,21	Retail-NC ⁷	SS ¹⁴ 4	H	1	¹⁷	SS 4 Options B,D,F, or G
								Retail-CI ⁸	SS 3	H	1	¹⁷	SS 3 Options B,D,F, or G
								ND ⁹	NPD ¹⁵ 7		1	¹⁸	NPD 8 Options 1 & 3
	2 Distribute Information	n/a	Low	Med	Low	4	1,8,21						
	3 Designate Transportation Coordinator	n/a	High	High	High	9	1-2,4,6-8,11-12,15-17,19,21						
	4 Biennial Report	n/a	Med	n/a	n/a	2	3,8,21	EB-OM ¹⁰	SS 4		Prerequisite		All other listed track credits
								EB-OM 2009 ¹⁰	SS 4		Prerequisite		All other listed track credits

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								LEED Certification Track	LEED Credit Type & #	LEED Credit Option	LEED Credits	LEED Credit Notes	LEED Credit Synergies	
5	Line Item Parking Costs	n/a	Low	High	High	7	8,18,20-21,22	ND	NPD 8	5	1-2	¹⁹	NPD 8 Options 1,2,3 or 4	
6	Ridematching Service	n/a	Med	Med	Med	6	2-3,8,12-17,19,21							
Base Requirements (affected Office developments only)	7	Biennial Survey	n/a	Med	n/a	n/a	2	3,8,12	EB-OM	SS 4		Prerequisite	All other listed track credits	
									EB-OM 2009	SS 4		Prerequisite	All other listed track credits	
	8	Performance Goal	n/a	High	High	High	9	All	EB-OM	SS 4		1-4	²⁰	All other listed track credits
									EB-OM 2009	SS 4		3-15	²⁰	All other listed track credits

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								LEED Certification Track	LEED Credit Type & #	LEED Credit Option	LEED Credits	LEED Credit Notes	LEED Credit Synergies	
9	Showers	High	High	High	Low	10	8,10-11,14-15,17,19,21	NC ¹¹	SS 4.2		1	21		
								NC 2009 ¹¹	SS 4.2		1	21		
								CS ¹²	SS 4.2		1	21		
								CS 2009 ¹²	SS 4.2		2	21		
								CI ¹³	SS 3.2		1	21		
CI 2009 ¹³	SS 3.2		2	21										
								Retail-NC	SS 4	B	1	17, 22	SS 4 Options D,F,G, or H	
								Retail-CI	SS 3	B	1	17, 22	SS 3 Options D,F,G, or H	
								ND	SLL ¹⁶ 4		1	23	NPD 8 Option 1	
								ND	NPD 5		1	23, 24	NPD 8 Option 1	
10	Lockers	Med	Med	Med	Low	7	8-9,11,14-15,17,19,21							
11	Building or Campus-based Bikeshare or Bike Maintenance Program	Med	Med	High	Low	8	8-10,14-15,17,19,21	Retail-NC	SS 4	B	1	17, 22	SS 4 Options D,F,G, or H	
								Retail-CI	SS 3	B	1	17, 22	SS 3 Options D,F,G, or H	
12	Membership in a TMA maintaining an average client drive-alone rate equal to or less than the current area-wide average ⁵	n/a	High	High	High	18 ⁶	1-4,6-8,17							
13	Designate preferential carpool/vanpool parking for at least 1 space or 5% of spaces, whichever is greater	Low	Med	Med	Med	7	6,8,17,19-22	NC	SS 4.4		1	25		
								NC 2009	SS 4.4		1	2	25	
								CI	SS 3.3			1	25	
								CI 2009	SS 3.3			2	25	
								Retail-NC	SS 4	D	1	17, 25	SS 4 Options B,F,G, or H	
								Retail-CI	SS 3	D	1	17, 25	SS 3 Options B,F,G, or H	
							ND	NPD 5		1	21, 23, 24	NPD 8 Option 1		

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								LEED Certification Track	LEED Credit Type & #	LEED Credit Option	LEED Credits	LEED Credit Notes	LEED Credit Synergies		
Point Options (Options must be implemented by TCO unless otherwise stated, and for at least 2 consecutive years)	14	Locate one or more carshare vehicle(s) onsite, and designate preferential reserved parking stalls for vehicle(s)	Contract with a private carshare company, such as Zipcar, to locate one or more vehicles on site, or locate one or more fleet vehicles on site for building employees to use for work or personal purposes. Provide specially marked parking spaces in a preferential location. A preferential location is characterized by proximity to a main building entrance, exclusive of designated disabled spaces, and covered parking when possible. For structured parking, a preferential location includes proximity to a building or elevator entrance and the primary vehicle entrance to the parking facility.	Med	Low	High	Low	7	8,15-17,19-22	NC 2009	SS 4.3	4	3		
										Retail-NC	SS 4	G	1	17, 26	SS 4 Options B,D,F, or H
										Retail-CI	SS 3	G	1	17, 26	SS 3 Options B,D,F, or H
										ND	NPD 8	4	1-2	19	NPD 8 Options 1,2,3 or 5
	15	Provide one or more carshare membership(s)	Provide tenants one or more memberships in a carshare program, such as Zipcar, or provide one or more fleet vehicles for tenant employees to use for personal or business purposes.	Med	Low	High	Low	7	3,8,14,16-17, 19-22	Retail-NC	SS 4	G	1	17, 26	SS 4 Options B,D,F, or H
										Retail-CI	SS 3	G	1	17, 26	SS 3 Options B,D,F, or H
	16	Provide shuttle service to/from transit center or designated public park and ride facility	Provide "last-mile" transit service (with vans, shuttles, or buses) to/from major public transportation facilities. The service plan must be finalized by TCO, and service must begin when the project is 20% occupied or sooner.	High	High	High	High	12	3,6,8,11,14-15, 17,19-22	ND	NPD 8	3	1-2	18, 19	NPD 8 Options 1,2,4 or 5
	17	Minimum financial incentive of 20% of market-rate parking/mo. for each registered non-drive-alone commuter	Provide a minimum monthly financial incentive for employees on-site who regularly commute by carpool, vanpool, or transit, walking, bicycling, or any other non-drive-alone mode, including teleworking or multiple modes. To be eligible for an incentive as a carpool or vanpool participant, a minimum of 3 persons is required for each registered carpool and vanpool, and a maximum of 2 building employees may be required for each registered carpool and vanpool. The financial incentive will be 20 percent of the building's parking rate, which can be implemented through Free Park days, subsidized transit passes for transit or non-motorized users, reduced monthly parking for carpools/vanpools, or any combination thereof. All non-drive-alone commuters shall have access privileges equivalent to drive-alone commuters, such as daily in-and-out parking privileges, including Free Park days, and weekend access if available.	High	High	High	High	12	3,6,8-16,19, 21-22	Retail-NC	SS 4	F	1	17, 27	SS 4 Options B,D,G, or H
										Retail-CI	SS 3	F	1	17, 27	SS 3 Options B,D,G, or H
										ND	NPD 8	2	1-2	19	NPD 8 Options 1,3,4 or 5
18	Voluntary lease agreements for unsubsidized parking	Identification in lease agreements that tenants will not subsidize employee parking costs. The direct cost of parking to the employee must not be less than the line item parking cost of each parking space, as stated in the lease agreement. Lease agreements must encompass at least 25% of onsite employees.	n/a	Low	High	High	9	5-6,8-11, 13-17,19-22							
19	Guaranteed Ride Home Program	Provide a taxi-scrip system of free rides home for on-site registered non-drive-alone employees who have an unexpected employer requirement to work late or because of a need to leave early due to illness or home emergency.	n/a	Med	Med	Med	6	6,8,9-11, 13-18,20-22	Retail-NC	SS 4	F	1	17, 28	SS 4 Options B,D,G, or H	
									Retail-CI	SS 3	F	1	17, 28	SS 3 Options B,D,G, or H	

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Point Options (Options must be implemented by TCO unless otherwise stated, and for at least 2 consecutive years)	20	Parking not exceeding minimum req'd by Land Use Code	Size parking capacity to meet, but not exceed, minimum requirements specified in the Land Use Code.	n/a	High	n/a	High	6	5-6,8-11, 13-19	NC	SS 4.4	1	1	²⁹	
	21	TDM program to reduce weekday pk trips by 20% compared to forecasted trips	Create and implement a comprehensive transportation demand management (TDM) program for the project that reduces weekday peak period motor vehicle trips by at least 20% compared to the forecasted trip generation for the project without the TDM strategies. Verification must be conducted by an approved organization and using an approved methodology.	n/a	High	High	High	9	1-6,8-20,22	NC 2009	SS 4.4	1	2	²⁹	
										CS	SS 4.4	1	1	²⁹	
22	Variable priced parking	In coordination with the parking facility operator, price at least 5% of parking stalls at variable rates (e.g. daily, weekly, and/or 1/2 month increments) to facilitate employee commute options. Daily in-and-out parking privileges shall be equivalent to monthly-priced commuters.	Low	High	Med	Low	7	5-6,8-11,13-21	CS 2009	SS 4.4	1	2	²⁹		
										CI	SS 3.3		1	²⁹	
										CI 2009	SS 3.3		2	²⁹	
										Retail-NC	SS 4	D	1	^{17, 29}	SS 4 Options B,F,G, or H
										Retail-CI	SS 3	D	1	^{17, 29}	SS 3 Options B,F,G, or H
										ND	NPD 8	1	1-2	¹⁹	All other listed track credits

¹ Capital costs of property owners
² Operational and Maintenance costs of property owners
³ Score based on provision and support of a non-drive-alone mode
⁴ Score based on expected building-wide changes in drive-alone behavior
⁵ As determined by the City's Mode Share Survey, or the current area-wide target as determined by the director
⁶ Score is weighted to account for TMA services that reduce property owners' administrative burdens of: updating posted information, information distribution, designating a transportation coordinator, surveying and reporting, attaining performance goals, and providing incentives
⁷ Retail: New Construction (July 2008 Pilot)
⁸ Retail: Commercial Interior (July 2008 Pilot)
⁹ Neighborhood Development (2009 2nd Public Comment)
¹⁰ Existing Building: Operations and Maintenance (September 2008 and v3, 2009)
¹¹ New Construction (v2.2, Oct. 2005 and v3, 2009)
¹² Core and Shell (v2.0, July 2006 and v3, 2009)
¹³ Commercial Interior (v2.0, Dec. 2005 and v3, 2009)
¹⁴ Sustainable Sites
¹⁵ Neighborhood Pattern & Design
¹⁶ Smart Location & Linkage
¹⁷ 4 credits available if implementing four of Options A-H
¹⁸ Credit dependent on provision of transit shelter(s)
¹⁹ One point for implementing two Options, for a maximum of two points implementing Options 1-5.
²⁰ Credit varies depending on drive-alone rate reduction of 10, 25, 50, or 75%
²¹ One point for implementing two Options, for a maximum of two points implementing Options 1-5.
²² Credit dependent on provision of shower(s), changing facility, and secure bicycle parking
²³ Credit dependent on provision of secure bicycle parking and at least one of following: bike maintenance program, showers, changing facility, or route assistance
²⁴ Credit dependent on provision of commuter and visitor bicycle parking, and proximity and connectivity of bicycle network
²⁵ Credit dependent on designating 10% of total parking for rideshare vehicles, locating parking at side or rear of buildings, and no more than 20% of development footprint used for surface parking
²⁶ Credit dependent on provision of minimal parking
²⁷ Credit dependent on carshare membership, preferential parking for carshare vehicle, and proximity to transit
²⁸ Incentives may include transit subsidies, pre-tax transit passes, preferential employee schedules, Emergency Ride Home program, preferential carpool/vanpool parking, bike accessory/maintenance discounts
²⁹ Otherwise known as "Emergency Ride Home" in Option F
³⁰ Credit dependent on provision of 5% preferential parking for carpools and/or vanpools

