

# TMP Menu of Options Review

Bellevue Transportation Commission  
November 5, 2009

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Purpose: Reaffirm or modify Commission's recommendation to Council, regarding the TDC and TMP Menu of Options.

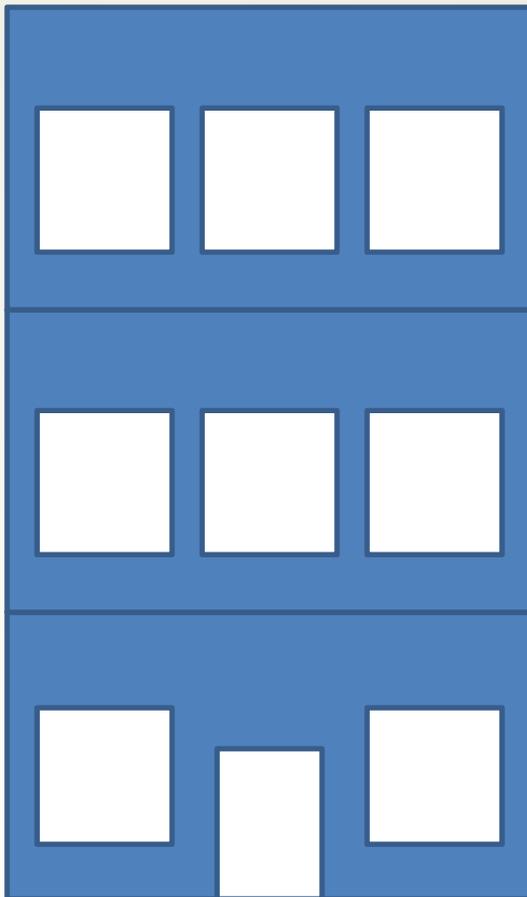
Agenda

- Review TMP Code Update Background
- Council Direction from Oct. 5 Study Session
  - Review Menu of Options Application
  - Review TMP Menu of Options Point Value Criteria
  - Review point value for existing and new TMAs
- Review stakeholder comments
- Summary of Key Issues & Recommendations
- Next Steps

# Using the Menu of Options

## Example #1: Professional Services/Medical Clinic

### Total Points Required: 45 pts



50,000 sf and over: Choose Optional  
TMP Measures (+25 pts)

-See Menu Pages 3 - 5

30,000 sf and over:  
Base TMP Requirements (20 pts)

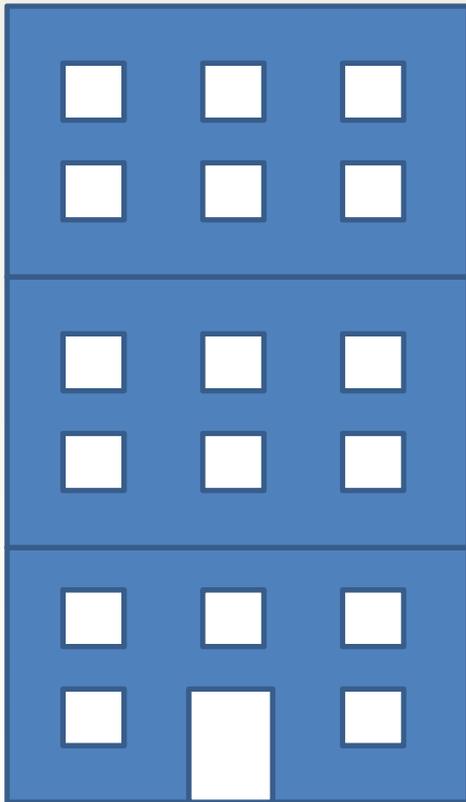
-See Menu Page 1

Less than 30,000 sf:  
No Requirements (0 pts)

# Using the Menu of Options

## Example #2: General Office Development

**Total Points Required: 69 pts**



50,000 sf and Over: Choose Optional  
TMP Measures (+25 pts)

-See Menu Pages 3 - 5

30,000 sf and Over: All Base TMP  
Requirements (44 pts)

-See Menu Pages 1 & 2

Less than 30,000 sf:

No Requirements (0 pts)

# Menu of Options Point Value Criteria

- Start-Up burden of property owners (i.e. upfront capital costs)
- Ongoing burden of property owners (i.e. ongoing operational and maintenance costs)
- Transportation choices (i.e. to what extent the option supports or provides a non-drive alone mode)
- Mode shift impacts (i.e. the expected level of change in drive alone behavior at the building).

# Weighting of Point Value Criteria

No Cost or Impact .....	0 points
Low Cost or Impact .....	1 point
Medium Cost or Impact .....	2 points
High Cost or Impact .....	3 points

# Example of Criteria Weighting Applied

Menu Item		Start-Up Burden	Ongoing Burden	Transportation Choices	Mode Shift Impacts	Points	
13	Designate preferential carpool/vanpool parking for at least 1 space or 5% of spaces, whichever is greater	Low (1 pt)	Med (2 pts)	Med (2 pts)	Med (2 pts)	7	
Point Options	reserved parking stalls for vehicle(s)						
15	Provide one or more carshare membership(s)		Med (2 pts)	Low (1 pt)	High (3 pts)	Low (1 pt)	7
16	Provide shuttle service to/from transit center or designated public park and ride facility		High (3 pts)	High (3 pts)	High (3 pts)	High (3 pts)	12

# Review point value for existing TMA

Menu Item	Start-Up Burden	Ongoing Burden	Transportation Choices	Mode Shift Impacts	Points
Membership in a TMA maintaining an average client 12 drive-alone rate equal to or less than the current area-wide average	n/a (0 pts)	High (3 pts)	High (3 pts)	High (3 pts)	<b>18</b>

# Review point value for existing TMA

Menu Item		Start-Up Burden <sup>1</sup>	Ongoing Burden <sup>2</sup>	Transportation Choices <sup>3</sup>	Mode Shift Impacts <sup>4</sup>	Credits due to TMA Administrative Support
Scoring Criteria: Low=1 point, Med=2 points, High=3 points						
1	Post Information <i>w/TMA admin. support</i>	Low	Low (1 pt.)	Med	Low	0
2	Distribute Information <i>w/TMA admin. support</i>	n/a	Low (1 pt.)	Med	Low	0
3	Designate Transportation Coordinator <i>w/TMA admin. support</i>	n/a	Low (1 pt.)	High	High	2

Menu Item	Ongoing Burden	Credits due to TMA Administrative Support
3	Designate Transportation Coordinator	High (3 pts.)
	Designate Transportation Coordinator <i>w/TMA admin. support</i>	Low (1 pt.)
		$3 - 1 = 2$

# Review point value for existing TMA

Menu Item	Start-Up Burden <sup>1</sup>	Ongoing Burden <sup>2</sup>	Transportation Choices <sup>3</sup>	Mode Shift Impacts <sup>4</sup>	Credits due to TMA Administrative Support
Scoring Criteria: Low=1 point, Med=2 points, High=3 points					
12 Membership in a TMA maintaining an average client drive-alone rate equal to or less than the current area-wide average <sup>5</sup>	n/a (0 pts.)	High (3 pts.)	High (3 pts.)	High (3 pts.)	9 standalone points + 9 credits = 18 total points

# Recommended Partial Credit and add'l Criteria for contracting with a New TMA

New TMAs to submit the following documentation to demonstrate potential during a 2-year trial period:

- Experience of all TMA Staff
- TMA affiliation with other organizations
- TMA mission statement, goals, and objectives
- TMA Strategic Plan (include proposed service area and services offered)
- TMA Financial Plan

Menu Item	Start-Up Burden	Ongoing Burden	Transportation Mode Choices	Shift Impacts	Points
Membership in a new TMA	n/a (0 pts)	n/a-High (0 to 3 pts)	n/a-High (0 to 3 pts)	n/a-High (0 to 3 pts)	<b>0 to 9</b>

# Bellevue Downtown Assoc. Comments

1. Increase the value of points assigned to TransManage services to 25 points

Staff Recommendation: No increase

2. Add a menu item that awards points for providing a tenant roster with contact information, for transportation-related communication

Staff Recommendation: Add menu item as follows

Menu Item	Start-Up Burden	Ongoing Burden	Transportation Choices	Mode Shift Impacts	Points
23 Tenant Roster	n/a (0 pts)	Low (1 pt)	n/a (0 pts)	Low (1 pt)	2

# Kemper Development Co. Comments

3. A 20% drive-alone reduction goal is not achievable

Staff Recommendation: No Change

4. Changing the financial incentive from \$15 to 20% of the monthly parking rate is a large increase for buildings with expensive parking

Staff Recommendation: No Change

5. There should be a 'sunset' provision for implementing the TMP

Staff Recommendation: No Change

# Kemper Development Co. Comments

6. Achieving a 70% response rate for the employee survey is difficult and unnecessary

Staff Recommendation: No Change

7. Setting aside 5% of parking spaces for carpools may be wasteful

Staff Recommendation: No Change

8. Why isn't a guaranteed ride home program subject to the availability of a City-sponsored program?

Staff Recommendation: No Change

# Wright Runstad & Co. Comments

1. Consider modifications to create financial incentives for developers to implement truly effective TMPs

Staff Recommendation: Consistent with staff and Commission conclusion, this issue can and should be addressed through the Impact Fee Code

# Key Issues and Recommendations

Issue: Menu of Options structure

*Recommendation*: No change to point value criteria

Issue: Value of Existing and New TMAs

*Recommendation*: No change to value of existing TMAs; partial points and add'l criteria for new TMAs

Issue: Add Tenant Roster to Menu

*Recommendation*: Add Tenant Roster

Issue: 20% performance goal unachievable

*Recommendation*: No change to proposed performance goal

Issue: Sunset provision for implementing a TMP

*Recommendation*: No change to implementation requirements

# Next Steps

Transportation Commission representation at a future Council Study Session

Subject to Council direction, return with legislation to adopt revised Transportation Development Code