SUNNYVALE PARK PLACE

935, 945 STEWART DRIVE
510, 920, 930, 950 DE GUIGNE DRIVE

Transportation Demand Management Plan
(Transportation Action Plan)

April 14, 2025
Updated: January 29, 2026

TDM SPECIALISTS, INC.
A Transportation Demand Management Company

SUNNYVALE PARK PLACE

510, 920, 930, 950 De Guigne Drive
935, 945 Stewart Drive, Sunnyvale, CA

TRANSPORTATION DEMAND MANAGEMENT PLAN
(Trip Reduction Implementation Plan)

Prepared for:

TIDEWATER

Prepared by:

TDM SPECIALISTS, INC.
A Transportation Demand Management Company

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TDM EXECUTIVE SUMMARY

This Transportation Demand Management (TDM) Plan for Sunnyvale Park Place outlines a strategy to achieve 10 TDM points by reducing vehicle miles traveled (VMT) and encouraging sustainable commuting. A VMT report from the Santa Clara Valley Transportation Authority (VTA) is included for reference.

Developed by TDM Specialists, Inc., the plan leverages over 25 years of expertise and proven commuter programs from similar residential projects. It addresses logistical resources, challenges, and opportunities to reduce peak-hour trips and ensures the applicant's commitment to implementation.

The plan promotes walking, biking, carpooling, and transit use through secure bike parking, repair stands, an air pump, an online commuter resource page, and commuter marketing efforts. These initiatives aim to decrease traffic congestion, minimize air pollution, and support Sunnyvale's quality of life and economy.

Complementary to California's Green Building standards, the plan mitigates VMT by providing guidelines for residential commute programs that align with best practices for sustainable transportation.

California Green Building Standards
The 2022 California Green Building Standards Code is Part 11 of the California Building Standards Code in Title 24 of the California Code of Regulations. Part 11 is also known as the CALGreen Code.

The primary transportation mode-use strategies span across the following five sections:

I. Existing Transportation Conditions
II. TDM Infrastructure and Physical Measures
III. Programmatic Commuter Measures
IV. TDM Monitoring and Reporting

The Sunnyvale Park Place residential project proposes to include the following elements in its TDM Program.

Existing Transportation Conditions

- Proximity to Transit
- Infill Development
- Proximity to Commercial Uses
- Bicycle and Pedestrian Infrastructure
    - Proximity to bicycle/e-scooter share
- Nearby amenities

TDM Infrastructure and Physical Measures

- Affordable housing
- Bicycle/pedestrian access improvements
- Bicycle parking facilities
  - Bicycle parking – long-term (Class I)
  - Enhanced bicycle parking - long-term (Class I)
  - Bicycle parking – short-term (Class II)
  - On-site bicycle Fix-it station, tools, and tire pump
- Increased transit accessibility
- Wayfinding resource information

Programmatic TDM/Commuter Measures

- TDM Coordinator – HOA representative
- TDM Communication
  - Transit trip planning resources
  - Carpool ridematching resources
  - Bicycle resources
  - Safe Routes to School program
  - New owner TDM Welcome Packet
  - Commuter resource flier
  - Guaranteed ride home program
  - Low-income resident resources
    - Resident transit subsidy – Free Caltrain Go Pass program
    - Clipper START discounted pass
    - State E-bike Purchase Incentive Program
- Wayfinding commuter resource website
- As-built TDM Installed and Programmatic Matrix

<u>Transportation Demand Management (TDM) Plan</u>

VTA appreciates the inclusion of a robust draft TDM Plan with the application materials, including references to VTA transit services, the VTA Guaranteed Ride Home Program, and the VTA SmartCommute website.

REGULATORY AND SUSTAINABLE ENVIRONMENTS

The Transportation Demand Management (TDM) Plan integrates comprehensive services, incentives, facilities, and initiatives to mitigate single-occupant vehicle (SOV) travel, thereby alleviating traffic congestion, reducing parking demand, and improving air quality.

In June of 2021, the City of Sunnyvale adopted an update to the TDM Ordinance, which amended Chapter 10.32 of the Municipal Code. The TDM Ordinance aims to address the transportation-related impacts of new and existing developments and establish strategies that decrease the number of daily vehicle trips to and from a property. This TDM Plan adheres to the regulatory framework set forth by the City of Sunnyvale's TDM Ordinance (Chapter 19.45). The implementation of the TDM Plan and its associated measures will result in the following objectives:

Alignment with Policy Goals:

- Supports transportation objectives of the Sunnyvale General Plan and Sunnyvale Climate Action Plan.

Promotion of TDM Programs:

- Encourages implementing TDM programs in industrial, office, and multi-family residential developments.

Reduction in Single-Occupant Vehicle Use:

- Promotes work-related alternative transportation methods, such as transit use, ridesharing, walking, and bicycling, to reduce SOV commuting, particularly during peak hours.

Improved Mobility and Efficiency:

- Aims to enhance overall mobility, circulation, and efficiency of transportation systems by decreasing SOV trips and total vehicle miles traveled (VMT) within the community and region.

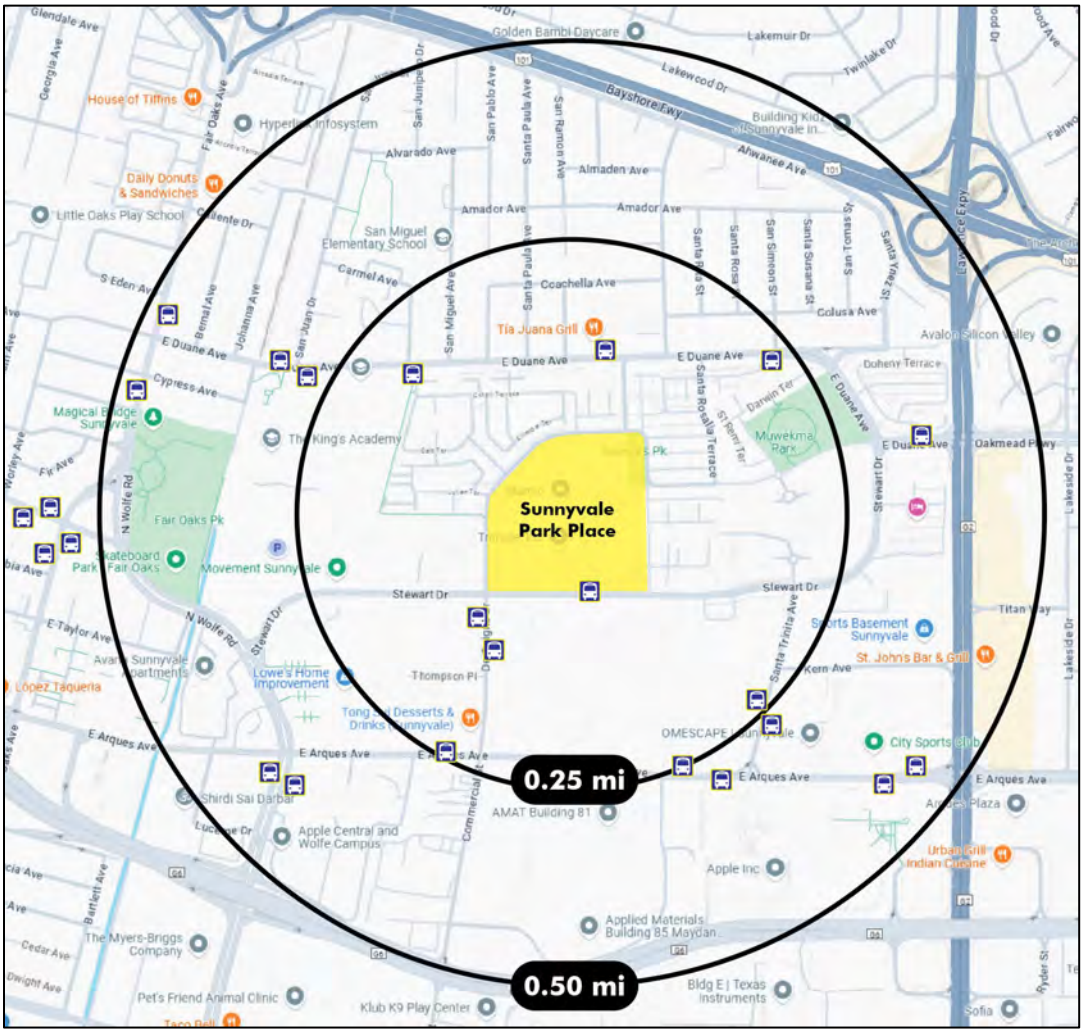
The outcomes of effective TDM Planning extend beyond the traffic-related benefits. These efforts have a consequential impact on reducing greenhouse gas (GHG) emissions and represent a sustainable mobility paradigm. This holistic approach combines inventive strategies with established trip reduction methodologies, mobility-enhancing techniques, and energy consumption reduction programs, all executed citywide. The dividends of these endeavors manifest as the reduction of GHG emissions and other atmospheric pollutants, the enhancement of traffic flow and transportation connectivity, the diminishment of parking demand, and a corresponding decrease in energy-related expenditures.

PROJECT DESCRIPTION

The applicant proposes to redevelop the Property with a total of 370 residential units, including 329 primary for-sale units and 41 accessory dwelling units (ADUs) (the "Project"). The primary units will comprise a mix of 178 townhomes, 71 single-family alley homes, and 80 single-family court homes, offering a variety of sizes and price points to promote diversity within the future community. The project also satisfies the requirements of California's Density Bonus Law (DBL) by providing 48 of the project's for-sale residential units as affordable units for moderate-income households. Planned parking will include 767 parking spaces for vehicles.

The project features a clubhouse, a bicycle repair fix-it station, a multi-use public trail connecting to the Pocket Park, and an array of open spaces. Below is a location map of the Sunnyvale Park Place project.

Sunnyvale Park Place Location Map



The project must achieve 10 points through its residential TDM Program strategy. Below is a list of TDM measures that the project plans to implement. The following section describes each mitigation element the project intends to implement—the mitigation measures listed total 10 points.

Transportation Demand Management Strategic Measures		Points Possible	Proposed Points
Proximity to Commercial Uses	Less than .5 miles from: 1. A shopping center consisting of at least three tenant spaces, or 2. Three separate retail/restaurant/service/recreational uses	1	0
	Less than .25 miles from: 1. A shopping center consisting of at least three tenant spaces, or 2. Three separate retail/restaurant/service/recreational uses	3	3
Access Improvements	Close Gaps: Bicycle and Pedestrian access improvements (e.g. bike lanes)	3	3
Bicycle Facilities	Provide an on-site bicycle repair station and secured bicycle parking	0.5	0.5
Enhanced Bicycle (proposed)	Provide double the amount Class I secure bike parking than zoning code and a second bicycle repair station	n/a	0.5
Increased Transit Accessibility (proposed)	Reduce the distance to the closest transit stop by adding a new stop or relocating an existing stop.	n/a	1
School Pool Program (proposed)	Provide a school pool program that matches parents who transport students to and from schools without a bus program, including private schools, charter schools, and neighborhood schools. A school pool program would encourage families to coordinate carpools for school pick-up and drop-off.	n/a	0.5
Wayfinding Station	On-site kiosk or information center with multi-modal wayfinding information and transit information.	0.5	0.5
	Online HOA Commuter Resource Website will link to transit trip planning, carpool matching tool, $500 mo. MTC and $400 mo. VTA vanpool subsidies ($900/mo.) and the free guaranteed ride home program.		
TDM Coordination	On-site TDM Coordinator (can be property manager or HOA representive) offering: multi-modal and wayfinding information, rideshare matching, walking/biking group coordination	0.5	0.5
TDM Communication	Distribution of transit, wayfinding, and other TDM informational materials to new residents as they move in and annually to all residents (new owner welcome packet)	0.5	0.5
	Total Points Proposed		**10.00**

SECTION I – EXISTING TRANSPORTATION CONDITIONS

TRANSIT INFRASTRUCTURE

This project's advantage is its proximity to multiple VTA buses and an ACE Gray Shuttle that connects to additional transit resources—the VTA bus and ACE shuttle trips serve the nearest stop with 138 weekday trips.

Proximity to Transit

Three bus routes and an ACE Gray shuttle drop-off and pick-up locations offer walkable access near the project.

Below is a list of three VTA buses and one ACE Gray Shuttle route near the project site. These routes provide frequent service and connections to various communities and transit stations, including light rail and Caltrain links.

Transit Resources Near Sunnyvale Park Place

Route	Span of Service	Weekday Trips	Communities Served
20 VTA	5 Days/Week 5:47 a.m. - 8:52 p.m.	58	Sunnyvale Transit Center (N), Arques & Wolfe (E), **Arques & De Guigne (Arques Square)**, Bowers & Scott (N), Mission College (S), Orchard Station (S), and Milpitas BART (Bay 3)
55 VTA	7 Days/Week 5:34 a.m. - 10:28 p.m.	65	Stelling & Stevens Creek (S), Sunnyvale-Saratoga & Homestead (N), Sunnyvale-Saratoga & Fremont (N), Fremont & Sydney (W), Sunnyvale-Saratoga & El Camino (N), **S. Sunnyvale & Olive**, Sunnyvale Transit Center (N), Maude & Fair Oaks (E), Lakehaven & Twinlake (W), and Old Ironsides Station (N)
255 VTA	School Day Only 7:43 a.m. - 3:58 p.m.	5	Lawrence & Tasman, Lakehaven & Lawrence, **Duane & De Guigne**, and Fremont High School
ACE Gray VTA	5 Days/Week 6:21 a.m. - 5:05 p.m.	10	Great America ACE Amtrak Station (N), Scott & Bowers (W), Arques & Lakeside (W), Stewart & Santa Trinita (W), **Stewart & De Guigne**, Wolfe & Arques (S), Evelyn & Holly Terrace (W), Kifer & Intuitive (E), and Kifer & Calabazas (E)
Total Bus Trips/Weekday		**138**	

* All buses and trains are lift equipped for handicapped, elderly, or those in need.

Red Font represents the closest transit resource to the project site.

Blue Font represents connecting transit Centers/Stations

Sunnyvale Park Place is close to several bus stops within 0.20 miles of the site. The nearest transit stops are VTA Routes 20, within 0.30 miles, a seven-minute walk, and routes 55 and 255, within

0.20 miles. The ACE Gray Shuttle is within 400 feet of the site, reflecting a two-minute walk. Below is a walking route to the transit map showing the distance from the site to the transit stops.

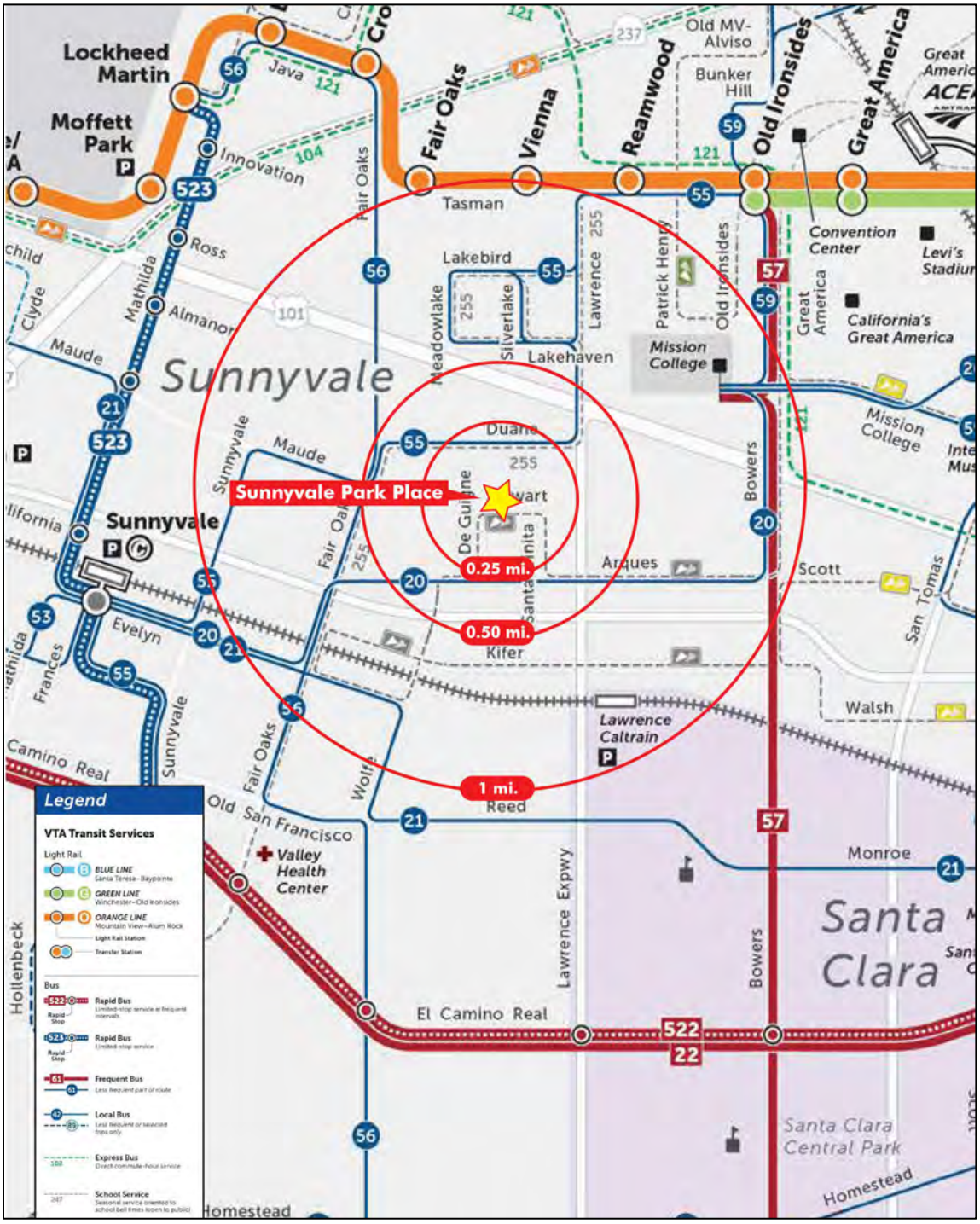
Project Location and Land Use/Transportation Integration

VTA supports the introduction of residential use to the project area, located within close proximity to the VTA bus lines 20, 55, and ACE Shuttle Gray line (400ft to 0.30mi). The introduction of residential units to the project area will support nearby commercial and transportation amenities, and offers additional opportunities for residents and employees to incrementally reduce vehicle trips, and greenhouse gas emissions.

Walking Routes to Transit Map

The VTA System Map is on page 6. The transit map shows the various transit resources available to project residents within walking distance. VTA 20, 55, and ACE Gray Shuttle route maps are provided as attachments.

Santa Clara Valley Transportation Authority Map



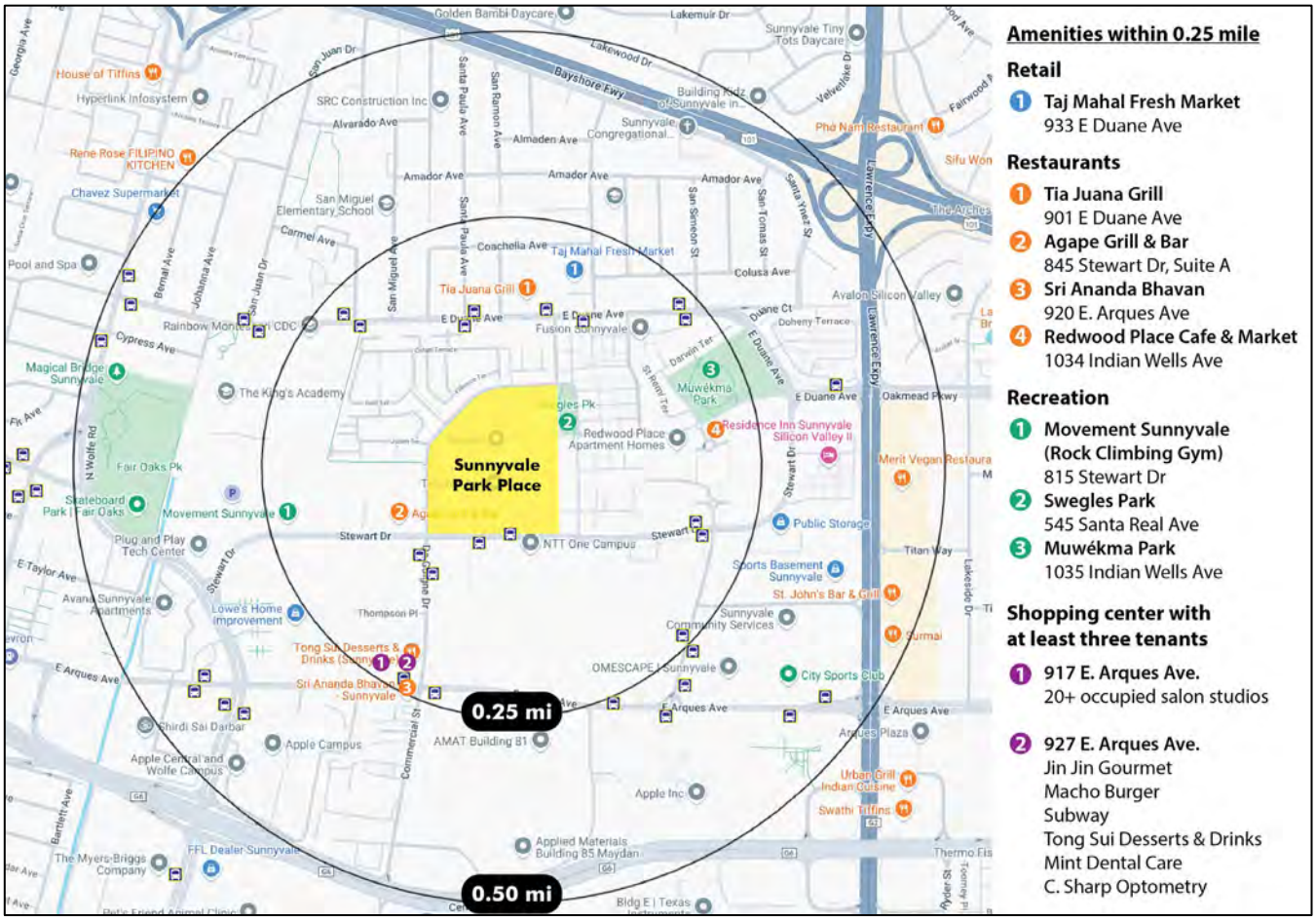
Infill Development

The proposed project will redevelop underutilized parcels within an established urban area. As the surrounding area is primarily developed, this project qualifies as infill development, which supports the objectives of reducing trips. Infill development is recognized as an effective TDM strategy based on national best practices and is projected to reduce peak-hour trips by nearly two percent.[1]

Proximity to Commercial Uses

The Sunnyvale Park Place project is within 0.25 miles of key commercial destinations. Arques Square is a shopping center with more than three tenant spaces. The map below shows several other separate retail, restaurant, service, or recreational uses.

Proximity to commercial uses benefits residents by providing convenient access to daily necessities and services, thereby reducing the need for vehicle trips. This encourages walking, biking, or short transit trips, helping to reduce overall vehicle use and traffic congestion.

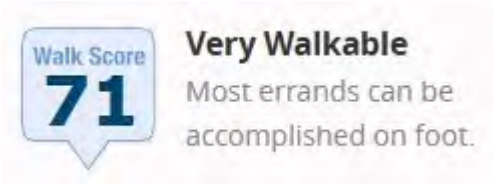


[1] City/County Association of Governments (CCAG) of San Mateo County's Congestion Management Program.

BICYCLE AND PEDESTRIAN INFRASTRUCTURE

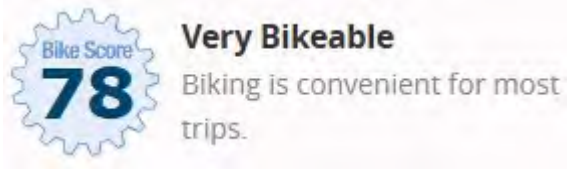
Pedestrian Connections

According to WalkScore.com, the project location scores 71 out of 100. This score indicates the site is "very walkable," and most errands can be accomplished on foot.

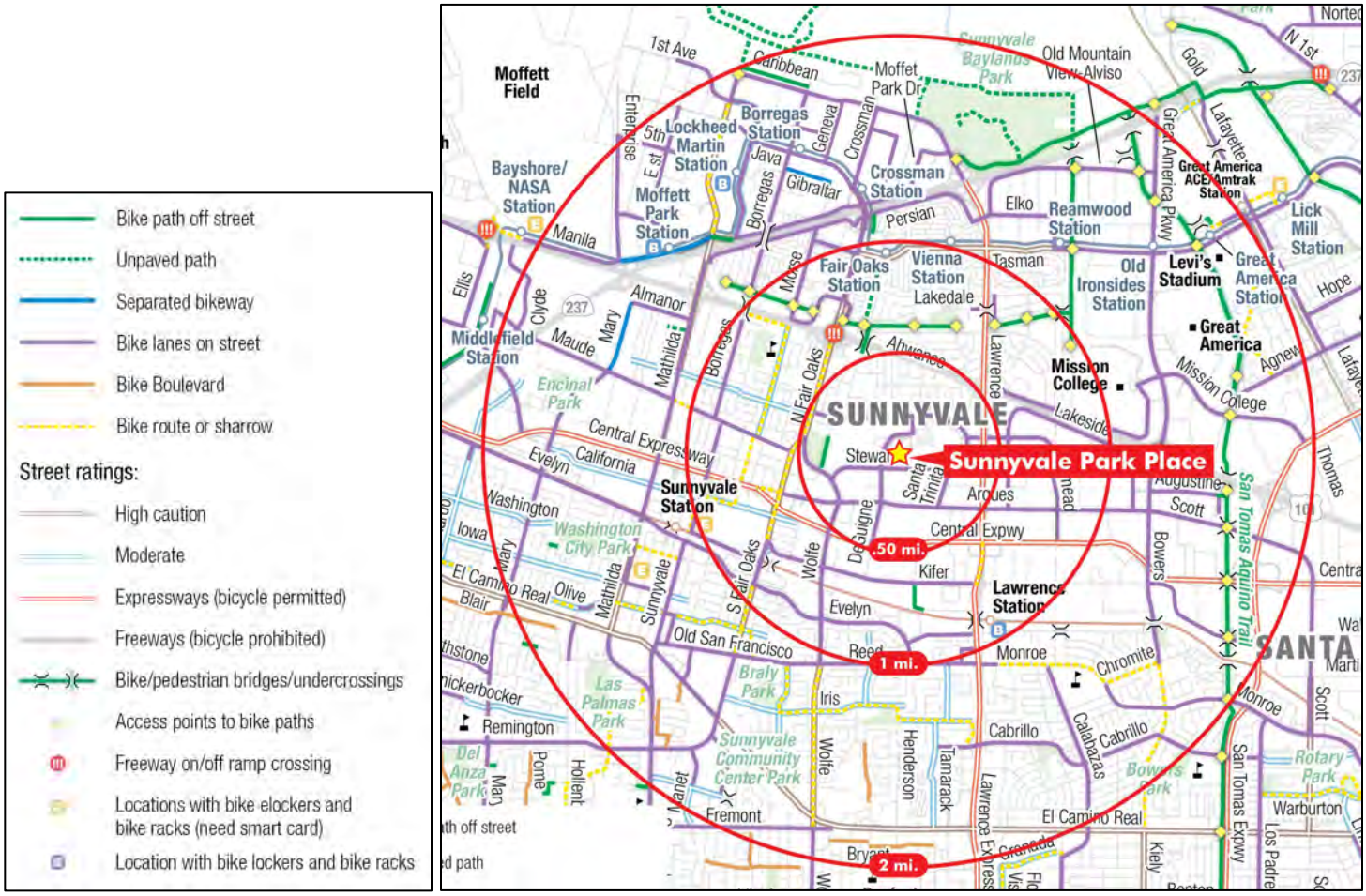


Bicycle Connections and On-street Routes

According to WalkScore.com, the project location enjoys a score of 78 out of 100. This "very bikeable" score indicates that biking is convenient for most trips. The project is near on-street bike lanes along De Guigne Dr. and Steward Dr. Below is the Santa Clara County Bikeway Map.



Santa Clara County Bikeway Map



Nearby Amenities

Amenities provide employees with a full-service work environment and eliminate or reduce the need for an automobile to make midday trips, increasing non-drive-alone rates. Employees and residents may perceive their dependence on the drive-alone mode because of errands and activities they must carry out in different locations. By providing services and facilities at the worksite, reducing this dependence can increase alternative mode usage for commute-based trips. A list of nearby amenities for the Sunnyvale Park Place project includes:

- Restaurants, cafes/delis, coffee
- Shipping and postal services
- Retail, grocery, personal services, and gifts
- Fitness, entertainment, health, and beauty
- Banks and ATM

Attached is a more detailed list of nearby amenities and personal services within a ¼-mile walk from the project site.

SECTION II – TDM INFRASTRUCTURE MEASURES

The following physical infrastructure measures support alternative transportation commuters. These measures are TDM components that exist or are added and installed during construction.

AFFORDABLE HOUSING

Fifteen percent of the project's housing units (48 units) will be designated as Below Market Rate (BMR). Households earning below the Santa Clara County Area Median Income (AMI) typically make fewer trips using personal motorized vehicles than higher-income households, reducing VMT. Affordable housing is crucial in enabling these households to reside closer to transit options, thereby providing greater access to convenient public transportation.

PROVIDE PEDESTRIAN ACCESS IMPROVEMENTS

The project will install a 10-foot-wide, multi-use public trail from Stewart Drive to Swegles Park and provide a 20-foot easement. The TDM Site Plan on page 12 shows the 0.48-acre trail and easement connecting to the Pocket Park.

<u>Bicycle and Pedestrian Accommodations</u>

VTA supports the inclusion of the multi-use trail, the crosswalk on Stewart Drive, and the addition of buffered bike lanes on De Guigne. Where applicable, please recommend applicant reference the VTA CDT Manual in the design of these active transportation accommodations.

INCREASED TRANSIT ACCESSIBILITY

The project will relocate the existing bus stop on Steward Dr. to the intersection of De Guine Dr. It will add a callout to the bus stop location on the plans and emove a 40-foot portion of the curbside landscaping and connect the sidewalk to the curb to allow passenger boarding. It will also add a bench to be specified later through offsite improvement coordination.

BICYCLE PARKING FACILITIES

The project will feature on-site pedestrian and bicycle facilities, as well as connections to local and regional facilities, to encourage resident use. The Sunnyvale Park Place will provide Class I and Class II bicycle parking for residents to promote bicycle travel.

Bicycle Parking – Long-Term (Class I)

The project will provide class I bicycle parking facilities for residential use. Residents will access these spaces in the secured parking garage. Each garage will include one bike parking facility hook.

Enhanced Bicycle Parking – Long-Term (Class I)

The project will provide double the class I bicycle parking facilities for residential use. Residents will access these spaces in the secured parking garage. Each garage will include two bike parking hooks.

Bicycle Parking – Short-Term (Class II)

The project will provide Class II short-term secure bicycle parking facilities (racks) for visitors and guests near the clubhouse or shared common areas.

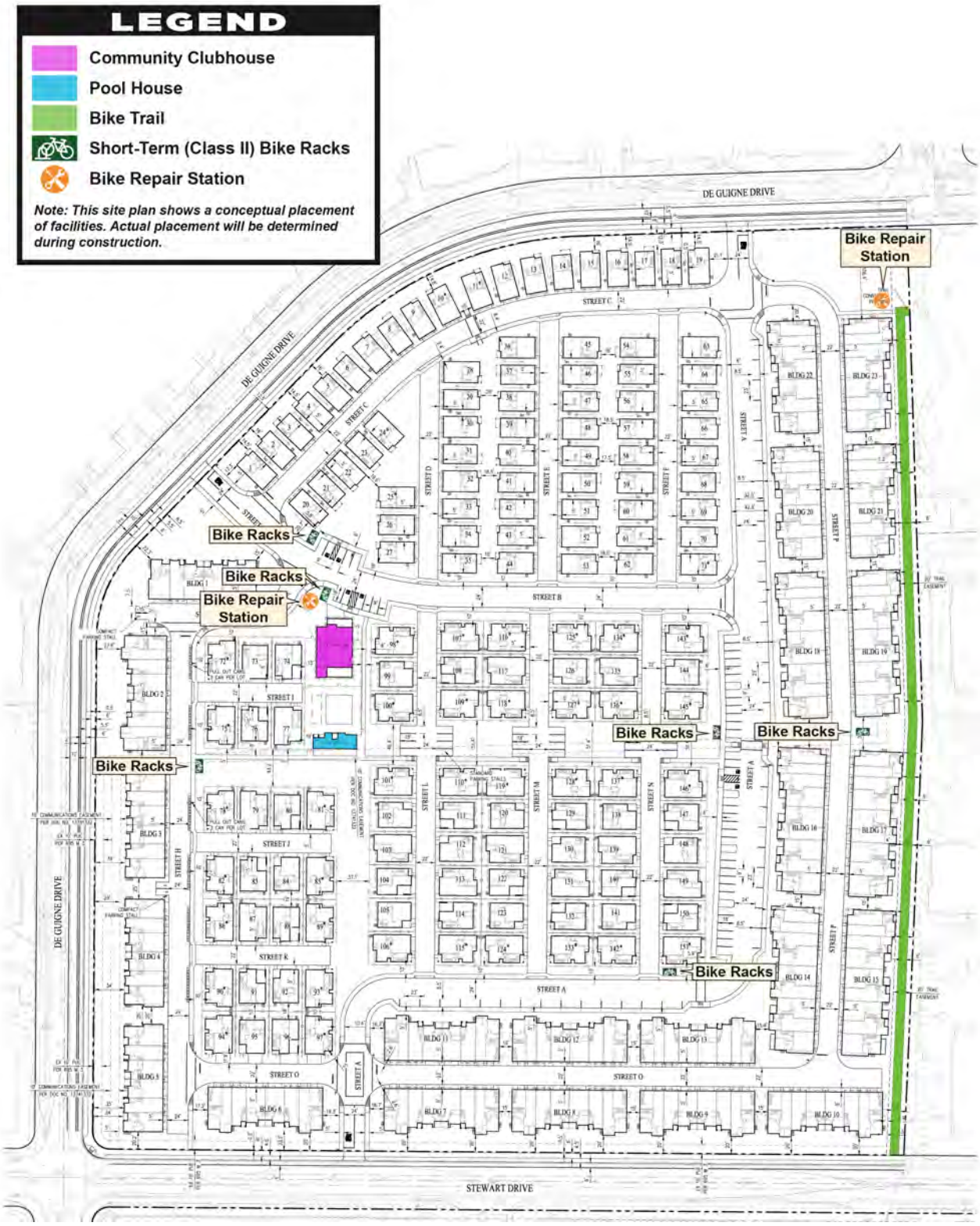
On-site Bicycle Fix-it Repair Station

Sunnyvale Park Place will install two bicycle Fix-it repair stations for residents. One repair unit will be at the clubhouse, and the other will be along the trail. The stations will include an air pump and tools for self-repairing bicycles.

TDM SITE PLAN

The TDM Site Plan below highlights the project's commuter elements, including short-term and long-term bicycle parking, pedestrian features, and a bicycle repair fix-it station.

TDM Site Plan



SECTION III – PROGRAMMATIC TDM MEASURES

The following programmatic measures will enhance the success of the TDM program. After implementation, the TDM strategies will form the Sunnyvale Park Place Commute Program. Occupancy permits will require TDM components and programs.

PROVIDE EDUCATION, MARKETING, AND OUTREACH

The applicant will work with the Homeowner Management Association (HOA) representatives to develop and implement a marketing campaign to provide to Project residents. The campaign will include information on travel options and encourage the use of transit, shared rides, walking, and biking.

Below is a summary of duties and implementation responsibilities for outreach and marketing the commuter programs to residents.

TDM Coordination and TDM Communication

A TDM/Transportation Coordinator will implement various commuter programs. The Transportation Coordinator will be an employee of the HOA management company or an outsourced TDM professional. The applicant will work with the HOA manager to establish a scope for a Transportation Coordinator. The HOA or its outsourced representative will provide commuter engagement services to homeowners. Once formed, the developer will serve as the initial Transportation Coordinator during the initial sales period and transition this responsibility to the HOA management company. The city will receive the coordinator's contact information (including when a new coordinator is named).

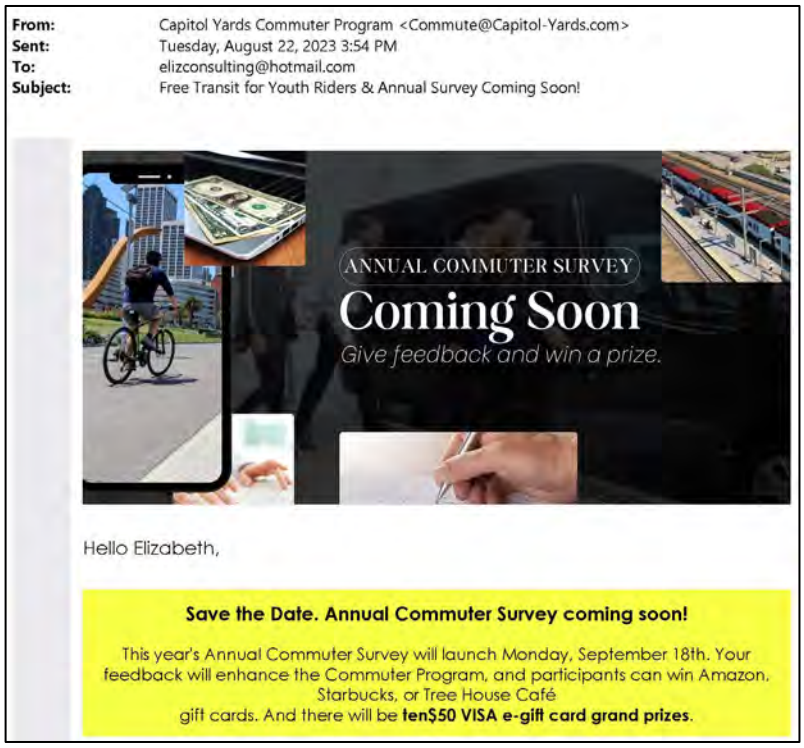
The Transportation Coordinator will provide commute program assistance, onboard new residents, and collaborate with transit and rideshare organizations as necessary. Commute industry data support the idea that a Transportation Coordinator positively impacts the increase and maintenance of alternative modes of use.

The Transportation Coordinator will provide the following services:

- Promote trip reduction and air quality strategies to residents at the project site.
- Be the primary point of contact for residents who wish to commute using an alternative.
- Catalog all existing incentives encouraging residents to utilize alternative transportation programs and maintain the HOA Commuter Resource Webpage.

- Work with local organizations such as VTA, Caltrain, and the Silicon Valley Bicycle Coalition. Disseminate program information to residents via posters, fliers, banners, community newsletters, new resident packets, etc.
- Participate in the BAAQMD Spare the Air program. Spare the Air Day notices will be sent to residents to encourage them to avoid driving alone to work.
- All new residents will receive an online survey at occupancy to gauge their transportation needs and commute preferences. This quick survey will connect the occupant with transit resources, bicycle route maps, and 511.org or ride-matching sources. Additionally, it will provide an early opportunity to educate residents about available resources and benefits.
- Provide commuter resource links to other online sites.
- Distribute transit, wayfinding, and other TDM informational materials to new residents as they move in and annually to all residents (new owner welcome packet).

Resident communications may include emails and newsletters, postcards, and fliers. Below are sample images of mass communication.



From: Capitol Yards Commuter Program <Commute@Capitol-Yards.com>
Sent: Tuesday, August 22, 2023 3:54 PM
To: elizconsulting@hotmail.com
Subject: Free Transit for Youth Riders & Annual Survey Coming Soon!

ANNUAL COMMUTER SURVEY
Coming Soon
Give feedback and win a prize.

Hello Elizabeth,

Save the Date. Annual Commuter Survey coming soon!

This year's Annual Commuter Survey will launch Monday, September 18th. Your feedback will enhance the Commuter Program, and participants can win Amazon, Starbucks, or Tree House Café gift cards. And there will be **ten$50 VISA e-gift card grand prizes**.

E-Bike Safety Tips

Need a quick run-through on e-bike safety? Check out this e-bike safety and etiquette video. You'll learn all of the basic tips and more.

FREE Transit Youth Rides

It's Back-to-School time and what better way to avoid the long drop-off line at school than FREE transit? Yes, children between ages 0-18 can ride Yolobus and Sacramento RT bus, light rail, and SmaRT Ride for **FREE**.

If you live in the Yolobus BeeLine Service Area, rides are only $1.50 for youth.

For trip planning assistance, public transit information, or any commuter need, please reach out.

Regards,

Claudine Schneider
Commuter Concierge
(916) 517-4322
Se habla español

The HOA or Transportation Coordinator may host an annual on-site Travel Behavior Intervention event, including educational activities and personalized commute planning.

The resident Travel Behavioral Intervention event may be designed and focused on an initiative to foster positive changes in travel-related behaviors. The event will combine educational strategies, interactive experiences, and engagement to encourage residents to adopt more sustainable and efficient travel practices, reducing their environmental footprint and promoting a healthier lifestyle.

The HOA may produce or outsource the event planning and execution to professional Transportation Coordinators. The event will occur on the weekend and will include the following activities:

- **Educational Component:** Residents participate in interactive gatherings that provide information about sustainable travel options, the benefits of alternative transportation methods, and the environmental impacts of various travel choices. Experts might be invited to present on cycling, carpooling, public transportation, and walking. Representatives from VTA will be asked.
- **Engagement Component:** Residents are encouraged to share their experiences, challenges, and success stories about changing their travel behaviors. This creates a sense of community support and motivation for positive change.
- **Personalized Travel Plans:** Residents can work with travel behavior specialists who help them create customized travel plans. These plans consider individual preferences, work schedules, and local transportation options to make sustainable choices more feasible.

The HOA must appoint a Transportation Coordinator to implement the TDM Plan and serve as the city's primary contact. The HOA is responsible for notifying the City of any changes to the Transportation Coordinator or their contact information. The Transportation Coordinator's name, mailing address, email, and phone number must continually be updated with the City's TDM Program Manager. All updates must be reported to the City in writing.

New Owner TDM Welcome Packet

The applicant will prepare a new homeowner trip reduction welcome packet that includes the commuter resource flier and information links (such as transit schedules, bike maps, VTA, and 511 resources). The New Owner TDM Welcome Packet aims to welcome and introduce new homeowners to the community's sustainable transportation initiatives. In support of the project's commitment to reducing traffic congestion and promoting eco-friendly commuting options, the packet will include a commuter resource flier and information links, providing essential resources such as transit schedules, bike maps, and 511 resources. Equipping new homeowners with these

valuable tools will encourage and empower residents to make informed and environmentally conscious transportation choices from the outset, as seen in the project's vibrant and eco-conscious community.

Wayfinding Commuter Resource Webpage

The project's HOA will develop a transportation and commute information webpage for residents. As units sell, the transportation information will be available on the HOA transportation webpage.

The website will contain transportation information and resources, and multi-modal wayfinding information, including promotions, incentives, Bay Area Spare the Air notices, transit schedules, VTA ride-matching services, and other related information.

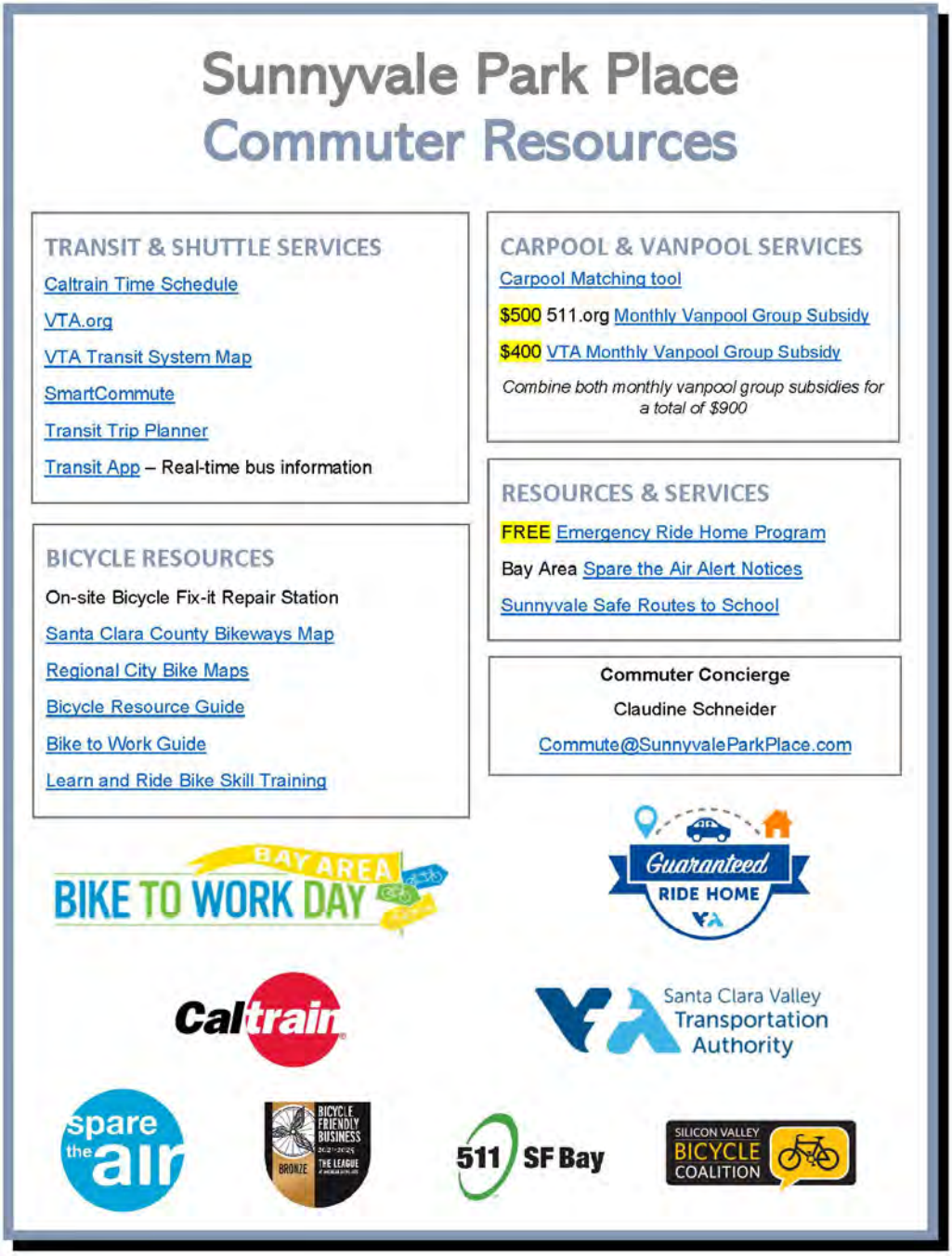
The Online Commuter Resource Website will link to transit trip planning, a carpool matching tool, and Vanpool group subsidy from MTC at $500 per month and $400 per month from VTA (combinable for a group vanpool subsidy of $900 per month) and the free guaranteed ride home program.

Below is a sample commuter resource webpage.

Sample Wayfinding Commuter Resource Webpage

Commuter Resource Flier

All potential and new residents will receive a Commute Resource Flier regarding the Sunnyvale Park Place Commute Program. This flier will include (but not be limited to) information about transit options, commuter resources, and bicycle routes. Below is a sample commuter resource flier containing transportation information for commuter programs, links to bus and shuttle schedules, bicycle maps, and ride-matching materials.



Sunnyvale Park Place
Commuter Resources

TRANSIT & SHUTTLE SERVICES
Caltrain Time Schedule
VTA.org
VTA Transit System Map
SmartCommute
Transit Trip Planner
Transit App – Real-time bus information

BICYCLE RESOURCES
On-site Bicycle Fix-it Repair Station
Santa Clara County Bikeways Map
Regional City Bike Maps
Bicycle Resource Guide
Bike to Work Guide
Learn and Ride Bike Skill Training

CARPOOL & VANPOOL SERVICES
Carpool Matching tool
$500 511.org Monthly Vanpool Group Subsidy
$400 VTA Monthly Vanpool Group Subsidy
Combine both monthly vanpool group subsidies for a total of $900

RESOURCES & SERVICES
FREE Emergency Ride Home Program
Bay Area Spare the Air Alert Notices
Sunnyvale Safe Routes to School

Commuter Concierge
Claudine Schneider
Commute@SunnyvaleParkPlace.com

FREE GUARANTEED RIDE HOME PROGRAM

VTA provides a free Guaranteed Ride Home (GRH) program to encourage commuters to use a sustainable mode of transportation to work, college, or adult education classes in Santa Clara County by providing reimbursement for the cost of getting home in an emergency.

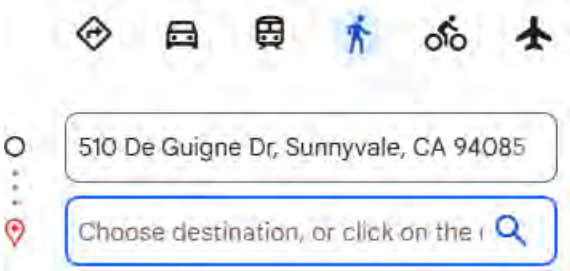
Participants can receive up to six refunds a year or $500 in total repayments, whichever comes first. Each qualified GRH trip may be reimbursed up to $125. The GRH program will provide commuters with peace of mind, knowing that if a child or loved one becomes ill or injured during the day, they can reach them quickly.

GRH programs have proven very successful, as they remove one of the obstacles residents may face when giving up their private automobiles, especially those with young families. Attached are a GRH flier and an overview of the program, along with instructions on how to utilize it.

The Transportation Coordinator or HOA will communicate and promote the GRH program to residents.

PROVIDE TRANSIT TRIP PLANNING RESOURCES

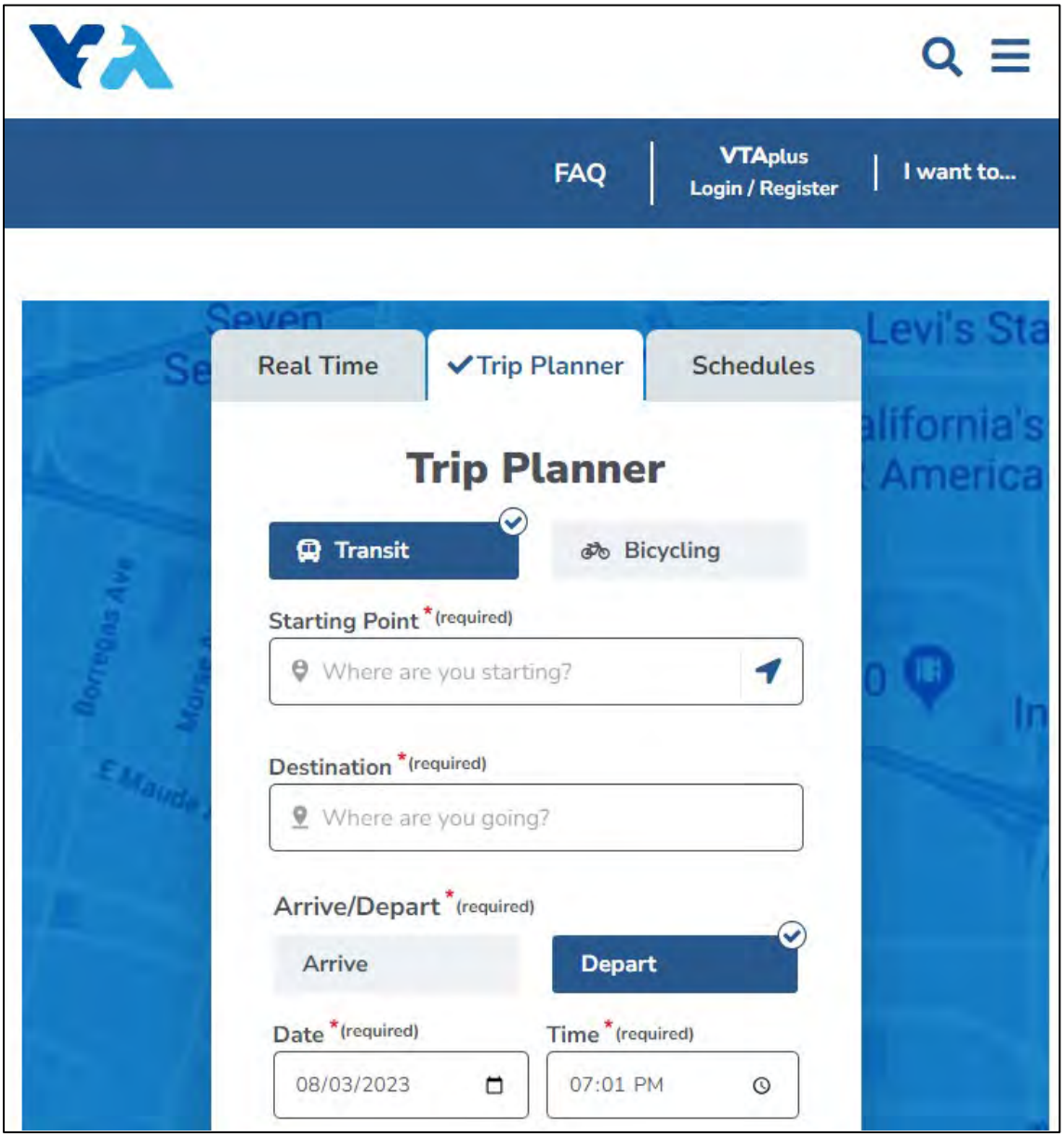
The Transportation Coordinator will promote online trip planning resources and tools for planning walks, bike trips, and public transit trips. Google has also collaborated with select regional transit agencies to provide a public transit planner for VTA, Caltrain, BART, and other San Francisco Bay Area systems riders. This free service is found online at https://maps.app.goo.gl/.



Online trip planning services are valuable for planning bicycle routes, carpool options, and public transit trips.

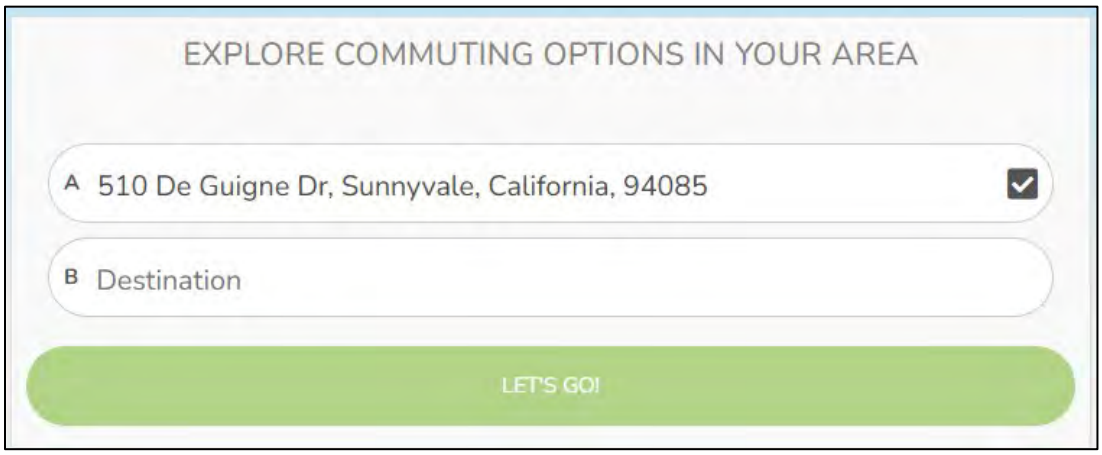
The "Transit" mobile app also provides commuters with trip and route planning resources. Users can view real-time information, including location, departure times, and crowding data, for local transit agencies such as BART, Caltrain, and VTA. Additionally, the Transit app allows users to preview routes using multiple transit modes and integrates fare purchases, as well as Lyft/Uber requests.

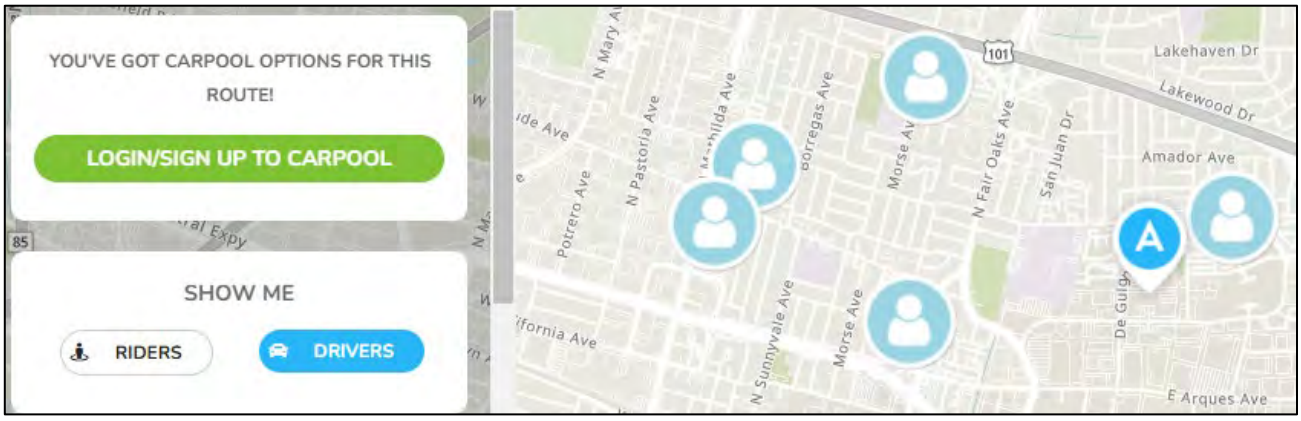
Other Online Commuter Resources



PROVIDE CARPOOL AND VANPOOL RESOURCES

The Transportation Coordinator will encourage carpooling and vanpooling at the project. The applicant will promote free ride-matching services. The VTA SmartCommute site collaborates with private ride-matching companies to offer commuters alternative ridematching resources. A sample of a carpool ridematching site includes the following:





Promote Public Vanpool Incentives

Vanpools are gaining popularity as Bay Area commuters become increasingly frustrated with heavy traffic. Now, VTA is making it more affordable for vanpoolers to pay for their commute with a $400 monthly subsidy, added to the Metropolitan Transportation Commission's (MTC) $500 vanpool program.

- **511 Bay Area $500 Monthly Vanpool Subsidy**
  The Bay Area Vanpool Program provides qualified vanpool groups with $500 off the monthly cost. It also helps commuters find vanpool seats, start vanpools, keep vanpools on the road with an "empty seat" subsidy, provide free bridge tolls to qualifying vanpools, and help vanpools get discounted parking. The Transportation Coordinator will promote vanpool incentives to residents.

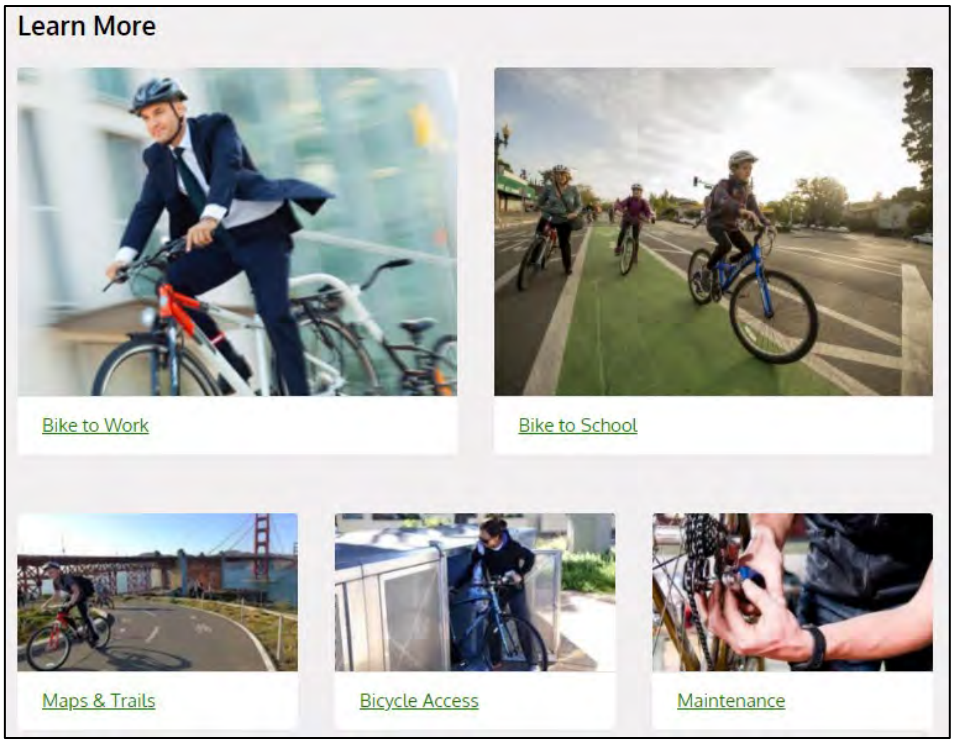
- **VTA $400 Vanpool Monthly Subsidy**
  VTA provides funding for qualified vanpools with a $400 monthly subsidy. VTA offers vanpool groups $400 per month for vanpool expenses. The VTA subsidy may be combined with the 511 monthly subsidy.

The HOA commuter representative will educate residents about vanpooling incentives and how they can combine MTC's 511 Bay Area Vanpool Program subsidies with the VTA vanpool subsidies. Commuters starting and ending their commutes in Santa Clara County will receive **up to $900 per month,** discounted from their group vanpool costs.

PROVIDE COMMUTER BICYCLE RESOURCES

The Transportation Coordinator will promote the 511 system, which provides significant resources for bicycle commuters, including:

- Bicycle maps
- Safe bicycle route mapping
- Location of public bike lockers
- How to take your bike on public transit
- How to take your bicycle across Bay Area toll bridges
- How to ride safely in traffic
- Tips on commuting
- Tips for bike selection
- Links to bicycle organizations
- Bike to Work Day



The Transportation Coordinator will promote maps, events, and training resources from the Silicon Valley Bicycle Coalition. Bicycle education includes free classes courtesy of Valley Transit Authority, MTC, Peninsula Clean Energy, Lyft Bay Wheels, or Bay Area Air Quality Management District. Smart Cycling Part 1 and Part 2 and bike maintenance classes will teach residents how to ride anywhere in any condition. Event promotions may include the annual Bay Area Bike to Work Day.

The project aims to enhance residents' and commuters' ability to own and commute by bike to work. It will also inform commuters about the bicycle-friendly amenities within the surrounding area.

PROVIDE SCHOOL POOL PROGRAMS

The Project's HOA or Transportation Coordinator will promote the Sunnyvale Safe Routes to School program, which helps parents share the responsibility of getting children to school, whether driving, bicycling, or walking.

Sunnyvale Safe Routes to School (SR2S) is a collaborative partnership between City staff and the Santa Clara Public Health Department dedicated to promoting safer, more active travel options for students and families commuting to and from Sunnyvale.

The Sunnyvale Safe Routes to School program aims to unite key stakeholders to enhance student safety throughout the city.

Spare the Air Youth is a regional program that aims to educate, inspire, and empower youth and their families to walk, bicycle, and carpool. The program features a guidebook to the School Pool, which is accessible at the following link.

Additionally, the HOA will promote other green, sustainable bike-to-school programs to residents, as shown below.

Bike to School

Here are some programs and services to help you commute to school.

Bay Area Bike Mobile

Bay Area Bike Mobile is a mobile bicycle repair clinic that offers schools, community organizations, and public events in the Bay Area free bike repair services, and bike mechanics & safety education.

Safe Routes to School

Safe Routes to School programs provide safe and direct access to schools, training for students, and encouragement and information for families in order to reduce vehicle miles traveled (VMT) and greenhouse gas emissions. Find a Safe Routes to School Program near you.

Spare the Air Youth

Spare the Air Youth educates and encourages Bay Area youth and their families to bicycle, walk, carpool, and take transit. To learn more about bicycling, pedestrian, transit, and carpool programs near you, browse Spare the Air Youth's Events & Programs page.

LOW-INCOME RESIDENT RESOURCES

Transit Subsidy (Income-eligible Program)

Qualified residents may coordinate with the Palo Alto TMA to receive an annual free transit through the Caltrain Pass Forward (formerly the Go Pass) Program. The Palo Alto TMA has been selected to continue partnering with Caltrain on its Pass Forward Donation Program for 2024. Caltrain supports the program by assisting with improvements, providing marketing collateral, and offering customer service to participants.

The Palo Alto TMA (as a representative organization for Santa Clara projects) will distribute its allocation of passes directly and in partnership with community-based organizations that serve

essential workers, students, and eligible employees. Interested persons can apply for a free Caltrain Go Pass in English or Spanish at the following link: https://www.paloaltotma.org/programs.

Go Pass recipients must use the pass for their work commute or while seeking employment or school. Additional details are provided on the application form. A Go Pass program flier is available as an attachment.

Clipper START Discounted Transit Pass

The applicant's transportation coordinator will promote the Clipper START discounted transit pass program to employees. The Metropolitan Transportation Commission (MTC) initiated a new means-based fare discount program for eligible low-income adults. Discounts are 50% off all Bay Area transit for those whose annual earnings are up to 200 percent of the federal poverty level. More information is available at this link.

SUMMARY OF ADMINISTRATIVE PROCEDURES

The City's Director of Community Development is responsible for adopting rules and guidelines to ensure compliance with the section's requirements. The TDM compliance procedures include the following:

1. **TDM Plan Submission**: Include a TDM plan outlining compliance with the multi-family TDM program in discretionary planning entitlement applications for covered projects.
2. **Building Permit Requirements**: The required physical improvements must be shown in the building plans, as specified in the approved TDM plan.
3. **Final Inspection and Occupancy**: Provide evidence confirming the implementation of all physical improvements and programmatic measures required by the approved TDM plan before final building inspection and occupancy.

The Director of Community Development is responsible for enforcing TDM procedures and compliance. If the director determines that a project under construction is not complying with or is unlikely to comply with the approved TDM plan, a stop-work order may be issued. The stop work order will remain in effect, and the final certificate of occupancy will be withheld until the director confirms that the project will be brought into compliance with the approved TDM plan.

No Expiration of TDM Document or Programs

The applicant will continue to implement all measures in this TDM document continuously. This plan has no expiration, and the City of Sunnyvale may conduct periodic on-site auditing.

ATTACHMENTS

VTA VMT Screening Report
VTA Route Maps 20, 55, and ACE Gray Shuttle Map
List of Nearby Amenities
Sample Resident Trip Reduction Pledge
Guaranteed Ride Home Program Flier
Caltrain Pass Forward Program Flier
TDM Specialists, Inc. Qualifications

VTA VMT Screening Report

Santa Clara Countywide VMT Evaluation Tool - Version 2.1 - Report

Project Details

Timestamp of Analysis	April 14, 2025, 12:35:30 PM
Project Name	Sunnyvale Park Place
Project Description	A redevelopment project proposing 370 dwelling units consisting of 329 for-sale units and 41 ADU. Dwelling unit mix is 178 townhomes, 71 single-family alley homes, and 80 single-family court homes.

Project Location Map

Jurisdiction:

Sunnyvale

APN	TAZ
20522022	1473
20522023	1473

Analysis Details

Data Version	VTA Countywide Model December 2019
Analysis Methodology	TAZ
Baseline Year	2015

Project Land Use

Residential:

Single Family DU:	370
Multifamily DU:	
Total DUs:	370

Non-Residential:

Office KSF:

Local Serving Retail KSF:

Industrial KSF:

Residential Affordability (percent of all units):

Extremely Low Income:	0 %
Very Low Income:	0 %
Low Income:	15 %

Parking:

Motor Vehicle Parking:	767
Bicycle Parking:	658

Proximity to Transit Screening

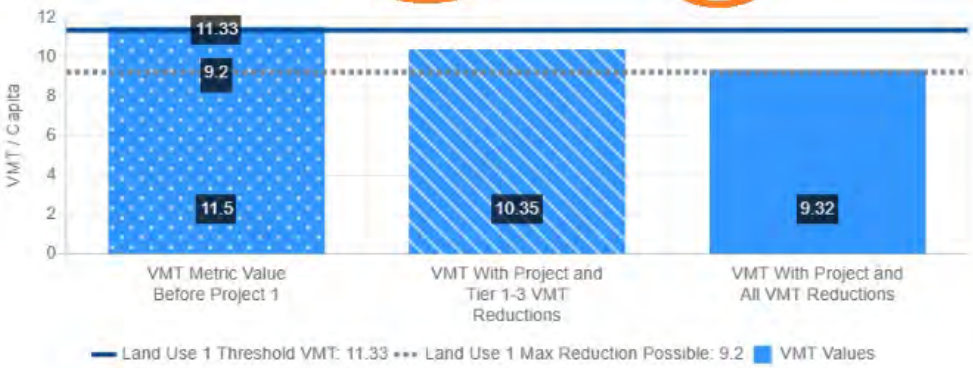
Inside a transit priority area? Yes (Pass)

Santa Clara Countywide VMT Evaluation Tool - Version 2.1 - Report

Residential Vehicle Miles Traveled (VMT) Screening Results

Land Use Type 1:	Residential
VMT Metric 1:	Home-based VMT per Capita
VMT Baseline Description 1:	County Average
VMT Baseline Value 1:	13.33
VMT Threshold Description 1 / Threshold Value 1:	-15% / 11.33
Land Use 1 has been Pre-Screened by the Local Jurisdiction:	N/A

	Without Project	With Project & Tier 1-3 VMT Reductions	With Project & All VMT Reductions
Project Generated Vehicle Miles Traveled (VMT) Rate	11.5	10.35	9.32
Low VMT Screening Analysis	No (Fail)	Yes (Pass)	Yes (Pass)



Santa Clara Countywide VMT Evaluation Tool - Version 2.1 - Report

Tier 1 Project Characteristics

PC01 Increase Residential Density

Existing Residential Density:	13.83
With Project Residential Density:	21.98

PC02 Increase Residential Diversity

Existing Residential Diversity Index:	0.67
With Project Residential Diversity Index:	0.53

PC03 Affordable Housing

Low Income:	15 %

Tier 2 Multimodal Infrastructure

MI02 Improve Connectivity

Tier 3 Parking

PK02 Provide Bike Facilities

Bicycle Parking:	658

Santa Clara Countywide VMT Evaluation Tool - Version 2.1 - Report

Tier 4 TDM Programs

TP01 School Pool Programs

School Pool Program Percent of Expected Participant Households:	75 %

TP13 Ride-Sharing Programs

Expected Percent of Ride-Sharing Participants:	20 %

TP18 Voluntary Travel Behavior Change Program

Percent of Behavior Program Participants :	100 %

VTA Route Maps 20, 55, and ACE Gray Shuttle

20
Local
Milpitas
N
880
ORANGE LINE
Tasman
Capitol
Trade Zone
Mission College
20 57 59
Sunnyvale Transit Center
20 21 53
55 523
Great America
Great America ACE · Amtrak
1st
Orchard Station
Montague Expwy
Plumeria
Montague Expwy
60 77
BART
Mission College
57 59
Great America
Agnew
Sunnyvale Park Place
Lawrence Expwy
Wolfe
Fair Oaks
56 255
Mission College
Scott
Arques
Evelyn
CALTRAIN
21
Frances
Sunnyvale
Washington
56 255
21
Bowers
57
59
ACE · AMTRAK
101
GREEN LINE · BLUE LINE
Milpitas BART
Orange Line 20 47 60
66 70 71 77 104
AC217
Berryessa BART
Sunnyvale
Santa Clara
87
San Jose
Route 20
Timepoint
Park & Ride
BART
Caltrain
Light Rail, BART, Caltrain & Station
22 Connecting Route
schematic map not to scale
EFFECTIVE
January 13, 2025

55
Local
255
Old Ironsides Station
Orange Line Green Line
55 57 59 121
Sunnyvale Transit Center
20 21 53
55 523
Meadowlake
Silverlake
121
Tasman
Old Ironsides
Santa Clara Convention Center
Great America Station
Levi's Stadium
ORANGE LINE
Reamwood Station
GREEN LINE
ORANGE LINE
Lakebird
Lakehaven
Great America Park
Great America
Lawrence Expwy
Santa Clara
Duane
56
Maude
Central Expwy
Fair Oaks
Sunnyvale Park Place
Central Expwy
21 523
53
20 21
CALTRAIN
Evelyn
Mathilda
Sunnyvale
El Camino Real
Lawrence Caltrain
Old San Francisco
56
22 522
Sunnyvale
El Camino Real
Remington
Hollenbeck
Fremont HS
Fremont
Sunnyvale-Saratoga
523
53
Homestead
53
De Anza
523
51
Stevens Creek
23 523
De Anza College
Stelling
Cupertino
McClellan
25 51
Route 55
Regular Bus Service
Route 55
Only NB PM Trips
Between 1pm-4:45pm
Route 255
School Days Only
Timepoint
Park & Ride
Caltrain
Light Rail, Caltrain & Station
22 Connecting Route
schematic map not to scale
N
EFFECTIVE
October 30, 2023

Legend
Altamont Corridor Express (ACE) & Capitol Corridor
Caltrain
Stations
VTA Light Rail
Orange Shuttle: Mountain View/Palo Alto
Red Shuttle: North Sunnyvale
Gray Shuttle: South Sunnyvale
Green Shuttle: North Santa Clara
Yellow Shuttle: South Santa Clara
Brown Shuttle: Light Rail
Purple Shuttle: West Milpitas
Violet Shuttle: West Milpitas
VTA/SJC Airport Flyer (Line 10)
Downtown Area Shuttle (DASH)
AM ACE Shuttle Stop
PM ACE Shuttle Stop
AM/PM ACE Shuttle Stop
Sunnyvale
Sunnyvale Park Place
Mt. View
W. Maude
Mathilda
Fair Oaks
Evelyn
Wolfe
De Guigne
Stewart
Santa Trinita
Arques
Kifer
Lawrence
Expwy
Bowers
Great America Pkwy
Mission College Blvd.
Scott
Central Expwy
San Tomas Expwy
Walsh
101
TRIMBLE
APPLE
FORTINET
TEXAS INSTRUMENTS
INTUITIVE
FUJITSU
APPLIED MATERIALS
QUALCOMM
PALO ALTO NETWORKS
LENOVO
ARUBA
ERICSSON
MCAFEE
INTEL
GENERAL DYNAMICS
NVIDIA
NVIDIA

LIST OF NEARBY AMENITIES

Restaurants, Cafes/Delis, Coffee, and Bakeries	Phone #	Distance Away
• **Agape Grill & Bar** 845 Stewart Dr, Suite A, Sunnyvale, CA	408-739-3354	223 ft.
• **Sri Ananda Bhavan** 920 E Arques Ave, Sunnyvale, CA	408-735-111	0.20 mi.
• **Macho Burger** 927 E Arques Ave #121, Sunnyvale, CA	669-249-7063	0.20 mi.
• **Jin Jin Gourmet** 927 E Arques Ave #131, Sunnyvale, CA	408-900-8152	0.20 mi.
• **Tong Sui Desserts & Drinks** 927 E Arques Ave #151, Sunnyvale, CA	408-962-0167	0.20 mi.
• **Subway** 927 E Arques Ave Unit A, Sunnyvale, CA	408-732-3436	0.20 mi.
• **Tia Juana Grill** 901 E Duane Ave, Sunnyvale, CA	408-730-8578	0.30 mi.
• **Redwood Place Café & Market** 1034 Indian Wells Ave, Sunnyvale, CA	844-718-2848	0.30 mi.
Retail	**Phone #**	**Distance Away**
• **Taj Mahal Fresh Market** 933 E Duane Ave, Sunnyvale, CA	408-962-0477	0.20 mi.
• **Lowe's Home Improvement** 811 E Arques Ave, Sunnyvale, CA	408-470-1680	0.30 mi.
Health, Beauty & Fitness	**Phone #**	**Distance Away**
• **Kary Beauty Designer** 830 Stewart Dr #182, Sunnyvale, CA	650-520-3542	0.10 mi.
• **Movement Sunnyvale** 815 Steward Dr, Sunnyvale, CA	408-991-9090	0.20 mi.
• **Beautizen** 917 E Arques Ave, Sunnyvale, CA	650-705-6007	0.20 mi.
• **Beyond Veneer Hair Salon** 917 E Arques Ave #14, Sunnyvale, CA	408-745-9684	0.20 mi.
• **Beauty of Scalp Micropigmentation** 917 E Arques Ave #6, Sunnyvale, CA	310-237-3957	0.20 mi.
• **Cherina Capri** 917 E Arques Ave #6, Sunnyvale, CA	408-829-1514	0.20 mi.
• **Diana Antes** 917 E Arques Ave #23, Sunnyvale, CA	408785-1495	0.20 mi.
• **Eric Tran** 917 E Arques Ave #16, Sunnyvale, CA	510-585-7777	0.20 mi.
• **Geekgirls** 917 E Arques Ave #9, Sunnyvale, CA	425-213-8242	0.20 mi.
• **Hang Do (Aura Spa Salon)** 917 E Arques Ave #3, Sunnyvale, CA	510-709-8068	0.20 mi.
• **Jennifer Nava** 917 E Arques Ave #20, Sunnyvale, CA	669-206-7060	0.20 mi.

• **Jessica Ishii** 917 E Arques Ave #7, Sunnyvale, CA	408-893-2525	0.20 mi.
• **Jessica Lam** 917 E Arques Ave #5, Sunnyvale, CA	408-389-8896	0.20 mi.
• **Jillian LeBlanc** 917 E Arques Ave #18, Sunnyvale, CA	669-208-9549	0.20 mi.
• **Just Beautifully Blended** 917 E Arques Ave #19, Sunnyvale, CA	408-752-2781	0.20 mi.
• **Kateryna Chalhoub** 917 E Arques Ave #13, Sunnyvale, CA	408-333-5808	0.20 mi.
• **Kristina Kaimanova** 917 E Arques Ave #10, Sunnyvale, CA	650-499-7890	0.20 mi.
• **Linda's Salon** 917 E Arques Ave #22, Sunnyvale, CA	669-236-9099	0.20 mi.
• **Pauline Chew** 917 E Arques Ave #11, Sunnyvale, CA	408-733-7572	0.20 mi.
• **Rebecca Le** 917 E Arques Ave #8, Sunnyvale, CA	408-398-3879	0.20 mi.
• **Tammi Bui (Beauty by Tammi)** 917 E Arques Ave #4, Sunnyvale, CA	408-207-5533	0.20 mi.
• **Thy Trinh** 917 E Arques Ave #12, Sunnyvale, CA	408-833-3657	0.20 mi.
• **Xiomara Cedillo** 917 E Arques Ave #21, Sunnyvale, CA	408-420-1491	0.20 mi.
• **Yun Kim** 917 E Arques Ave #15, Sunnyvale, CA	408-335-8026	0.20 mi.
• **Mint Dental Care** 927 E Arques Ave Suite 171, Sunnyvale, CA	408-400-3133	0.20 mi.
• **C. Sharp Optometry** 927 E Arques Ave Suite 181, Sunnyvale, CA	408-749-1530	0.20 mi.
Leisure & Entertainment	**Phone #**	**Distance Away**
• **Knight Byte Chess Club** 1035 Indian Wells Ave, Sunnyvale, CA		0.30 mi.
Banks & ATM	**Phone #**	**Distance Away**
• **Bank of America Financial Center** 921 E Arques Ave, Sunnyvale, CA	408-720-6030	0.20 mi.
Transportation, Gas, Shipping & Storage	**Phone #**	**Distance Away**
• **Public Storage** 875 E Arques Ave, Sunnyvale, CA	408-604-0050	0.30 mi.
Daycare	**Phone #**	**Distance Away**
• **Rainbow Montessori Daycare Center** 790 E Duane Ave, Sunnyvale, CA	408-727-4776	0.50 mi.

SAMPLE RESIDENT TRIP REDUCTION PLEDGE

Sunnyvale Park Place Resident Acknowledgement and Pledge Supporting Sustainable Commuting and Green Transportation Goals

At Sunnyvale Park Place, we are committed to supporting sustainable transportation and reducing single-vehicle occupant (SOV) trips to create a healthier, greener community. As part of this commitment, residents are encouraged to help minimize drive-alone trips by 20%, as required by the city's green transportation initiatives.

This program aims to lower peak-period vehicular trips and make sustainable commuting options more accessible and convenient for everyone. These options include:

- Public transit services
- Carpools and ride-sharing programs
- Biking and walking
- Teleworking and remote work opportunities
- Car-sharing services and shuttles

To support these efforts, the **Sunnyvale Park Place Commuter Resource Flier** provides essential information and links to local and regional transportation services such as transit route planning (VTA.org, 511.org), nearby bikeshare programs, carpool ridematching, and more. The flier also highlights benefits like a free guaranteed ride home program to give commuters peace of mind. The Homeowners Association will continue to provide updates and additional resources as they become available.

By signing this pledge, I acknowledge that I have received the Commuter Resource Flier and understand its resources and opportunities. I commit to participating in this commuter program by exploring and utilizing sustainable commuting options whenever possible.

Let's create a community that values sustainability, reduces traffic, and supports a healthier future.

_____
Property Owner Name

_____
Property Address

_____
Phone Number

_____
Email Address

_____
DATE SIGNED

SAMPLE

GUARANTEED RIDE HOME PROGRAM FLIER

Guaranteed RIDE HOME

DURING AN EMERGENCY*—
IT'S ON US!

Bay Area Air Quality Transportation Fund for Clean Air

Commute with confidence when traveling to work or school using a sustainable transportation mode knowing you have a guaranteed back-up ride during unexpected times. You choose the best way to get home in an emergency and we reimburse your trip.

*Visit ***vta.org/grh*** for program rules and limitations.

What is the Guaranteed Ride Home program?

The Guaranteed Ride Home Program (GRH) is provided by VTA to encourage commuters to use a sustainable mode of transportation to work, college, or adult education classes in Santa Clara County by providing a reimbursement ($$$) on the cost to get home in the event of an emergency. Participants may request a GRH reimbursement due to qualifying events such as: personal injury/illness, home emergency, childcare/eldercare emergency, vanpool vehicle breaks down, bike/scooter breaks down, bike/scooter is stolen, participant is required to work unexpected overtime, or if the last transit trip of the day is cancelled. The GRH program reimburses commuters who choose public transportation, an employer-provided shuttle, carpool, vanpool, micro-transit, bicycle or walk to work or college in Santa Clara County.

Visit ***vta.org/grh*** for more information.

Who is eligible for a GRH reimbursement?

- Must be 18 years or older
- Must work in Santa Clara County or attend a post-secondary school/college in Santa Clara County
- Must have used a sustainable transportation mode to get to work or school on day GRH is needed
- Must have a VTA GRH account at the GRH portal

What types of emergencies are eligible for a qualified GRH trip?

- Personal or family illness, injury or emergency
- Home emergency
- Eldercare or daycare emergency
- Bicycle/e-scooter theft or breakdown
- Unforeseen change of work schedule (supervisor verification will be required)
- Carpool/shuttle partner emergency/cancellation resulted in loss of ride home
- Local air quality index exceeds 300

What types of trips or reasons are not covered?

- Typical transit delays
- Worker strikes
- Personal errands or appointments
- Ride to work or school
- Carpool app provider cannot find a match to get the commuter home
- Non-emergency side trips
- Business-related travel
- Transportation to a doctor or hospital resulting from an on-the job injury

What mode of transportation can I use for my GRH trip?

- Taxis
- Rental cars (including insurance and tolls)
- Carshare vehicles (including insurance and tolls)
- Transportation network companies (Lyft, Uber, etc.)
- Public transportation
- Shared bicycle or e-scooter provider (micro-transit)

Fuel and gratuity are not eligible for reimbursement.

How do I request a reimbursement?

VTA GRH participants may redeem a GRH reimbursement request via the GRH participant portal. Participants must complete the questionnaire provided in the reimbursement request and provide GRH trip receipt(s) and accompanying information to receive reimbursement. Reimbursement requests must be submitted within 30 days of GRH trip. Visit ***vta.org/grh*** for program rules and limitations.

CALTRAIN GO FORWARD PROGRAM

TDM SPECIALISTS, INC. QUALIFICATIONS

TDM SPECIALISTS, INC.

A Transportation Demand Management Company

We are planners and technical experts *focused on development projects and improving employee mobility options. Our Transportation Demand Management (TDM) planning solutions reduce vehicle traffic, parking demand, greenhouse gases, and air pollution impacts. We work successfully with developers, employers, and government agencies to get TDM Plans approved and projects entitled. We also implement and manage on-site commuter programs and achieve required TDM goals.*

"We have finished the review of the Draft TDM. First let me say, that was the best TDM I have ever seen! The best by a large margin...a fantastic TDM Plan. Thank you so much."

Steve Lynch, AICP, Senior Planner, City of Santa Clara, California

Our TDM practitioners provide full-service commute and traffic mitigation, sustainable LEED planning, and air quality conformity. Serving as an extension of client staff, we provide a broad range of services to get the job done efficiently while meeting the unique needs of the client and specific jurisdiction.

Transportation Demand Management

TDM Specialists develop Transportation Demand Management plans, traffic mitigation plans, and sustainable programs that address green commuting, mobility, and constrained parking issues. The purpose of TDM is to promote more efficient utilization of existing transportation facilities, reduce traffic congestion and mobile source emissions, and ensure that projects are designed in ways to maximize the potential for alternative transportation use.

Commute Program Implementation

We have a proven track record of getting employees out of their cars. As projects are built and occupied, TDM Specialists can develop the structure, outreach and promotions necessary to implement and manage employee Commute Programs. The initial start-up, implementation, and ongoing management of the Commute Program are designed to meet TDM or trip reduction objectives and requirements. The overarching goal of a Commute Program is to enhance the quality of life and reduce commute trips for project employees.

Quality of life improvements can enhance employee recruitment, morale and retention, and increase productivity that create positive benefits for businesses.

Sustainable Air Quality and Greenhouse Gas (GHG) Solutions

TDM Specialists successfully implements trip reduction programs tailored to fit the project, and can typically reduce employee trips to the site by 30 percent. This results in reduced drive-alone trips and complies with requirements to reduce project GHG impacts. We coordinate the mechanisms to calculate and report these results to appropriate agencies.

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TDM SPECIALISTS, INC.

A Transportation Demand Management Company

Areas of Expertise

Traffic Mitigation

TDM/TSM Mitigation Plans
TDM Employer Training
Commute Program Development
Commute Program Management
Commute Program Audits
Commuter Surveys
Transportation Fairs and Events
Car Management Strategies
Shuttle Programs
TMA Management

Parking Mitigation

Parking Demand Reduction
Parking Management Strategies
Parking Constraints Solutions

Entitlement

Project Support
Strategic Counsel
Critical Response Support
Environmental (EIR) Mitigation
(Air Quality and Transportation)

Sustainability

Greenhouse Gas Emission Reductions
Supporting LEED Components
Air Quality Mitigation Plans

TDM Applications

- Office or R&D buildings
- Corporate Headquarters/Campus
- Master Plan projects
- Specific Plans
- Business Parks
- Hospitals/Medical Offices
- Retail/Shopping Centers
- Residential (multi family, single family, hi-rise, etc.)
- Special Events
- Recreation
- Universities and Colleges
- Warehouse and Manufacturing
- Airports and Transit Stations

Development, Property Management and Employer Projects

- Facebook
- Genentech
- NVIDIA
- SAP Labs
- Intel Folsom
- Intel Santa Clara
- Nokia
- Yahoo! Inc.
- NetApp
- VMware
- McClellan Business Park
- Juniper Networks
- Sunnyvale City Center
- Marvell
- Access/Palm Source
- Alexandria Real Estate Equities
- Oyster Point Business Park
- Metro Air Park
- Raley Field
- Moffett Park Business and Transportation Association
- Intuitive Surgical
- The Allen Group
- Spieker Properties
- HCP, Inc.
- Granite Regional Park
- Hyatt Place Hotel – So. San Francisco
- So. San Francisco Business Center
- Masonic Homes of California
- Fairview River Landing
- Donahue Schriber
- BioMed Realty Trust
- Panattoni Development
- Taylor Properties Development Co.
- SKS Investments, LLC
- Shorenstein
- LBA Realty
- Jones Lang LaSalle
- California Farm Bureau
- California Highway Patrol
- Separovich • Domich
- Newell Real Estate Advisors
- Linkedin
- Menlo Equities, LLC
- TMG Partners
- The Minkoff Group
- Arnell Enterprises, Inc.
- The Pollock Financial Group
- Wolff Enterprises

Municipal & Agency Locations

- Sacramento Area Council of Governments
- California Highway Patrol
- County of Sacramento, Dept. of Human Services
- City of South San Francisco
- City of Mountain View
- City of Santa Clara
- City of Sunnyvale
- State of California, Dept. of General Services
- San Mateo City/County Association of Governments
- City of Union City
- Cal PERS
- Cal STRS
- Ogden City, UT
- City of Brisbane
- Grand Rapids Interurban Transit, MI
- City of Citrus Heights
- University of California San Diego West Campus
- Sacramento County International Airport

Biotech, Pharmaceutical and Hospital Projects

- Genentech
- Amgen
- Rigel
- Takeda
- Onyx Pharmaceutical
- University of California San Diego, East Campus Medical Center
- Sutter Medical Center, Sacramento
- Mercy General Hospital
- Mercy San Juan Medical Center
- Enloe Medical Center
- Intuitive Surgical
- Blood Source
- Eclipsys, MA
- Counsyl, Inc.
- Theravance, Inc.