



CITY OF SANTA MONICA – CITY PLANNING DIVISION
PRELIMINARY DEVELOPER TRANSPORTATION DEMAND
MANAGEMENT (TDM) PLAN: MIXED-USE

Applications must be submitted at the City Planning public counter, Room 111 at City Hall.
City Hall is located at 1685 Main Street, Santa Monica, CA 90401. If you have any questions completing this application contact information for the TDM
staff can be found here (smgov.net/Departments/PCD/Transportation/Employers/TDM-Staff-Contact). AVR targets can be found here
(smgov.net/Departments/PCD/AVRLookup.aspx). Fees can be found on the Finance Department page (https://finance.smgov.net/fees-taxes/fees-rates).

PROJECT ADDRESS:
APPLICANT: (Note: All correspondences will be sent to the contact person)
Name:
Address: Zip:
Phone: Email:
CONTACT PERSON: (if different)
Name:
Address: Zip:
Phone: Email:
PROPERTY OWNER:
Name:
Address: Zip:
Phone: Email:
Please confirm the following:
I have initialed the bottom of every page
I have attached a map showing all transportation options available within a half-mile of the
Project Site. This includes bike lanes, bikeshare stations, and bus and rail stops. (You can
use the Transportation layers at http://maps.smgov.net)
I hereby certify that I am the owner of the subject property and that I have reviewed the subject application and
authorize the applicant or applicant's representative (contact person) to make decisions that may affect my prop-
erty as it pertains to this application.
Property Owner's Name (PRINT) Property Owner's Signature/Date
This part completed by City staff:
Date Approved: Amount Paid:
Approved by (Signature): Check No:
TDM Staff Member: Date:
Property Owner Initials:

PRELIMINARY DEVELOPER TDM PLAN: Mixed Use

PROJECT INFORMATION

Total Square Footage: _____ square feet

Total Square Footage of Non-Residential Portion: _____ square feet

Total Number of Residential Units: _____

AVR target of Project Site: _____

Below is relevant information that is initially required under [SMMC Chapter 9.28](#). If the Project Site is exempt from a component, write in "exempt":

Estimated total number of parking spaces: _____

Estimated total number of unbundled parking spaces: _____

Estimated Total number of carpool/vanpool parking spaces: _____

Estimated Total number of long-term bike parking spaces: _____

Estimated Total number of short-term bike parking spaces: _____

If Project site has 10,000 sq. ft. or more of non-residential construction, confirm that showers and lockers will be included:

Site Conditions That Affect Commute Travel

Select transit options located within a half-mile of Project Site:

Big Blue Bus

- | | | | | | | |
|-----------------------------|-----------------------------|-----------------------------------|-----------------------------------|-----------------------------|-------------------------------|--|
| <input type="checkbox"/> 1 | <input type="checkbox"/> 2 | <input type="checkbox"/> 3 | <input type="checkbox"/> Rapid 3 | <input type="checkbox"/> 5 | <input type="checkbox"/> 7 | <input type="checkbox"/> Rapid 7 |
| <input type="checkbox"/> 8 | <input type="checkbox"/> 9 | <input type="checkbox"/> Rapid 10 | <input type="checkbox"/> Rapid 12 | <input type="checkbox"/> 14 | <input type="checkbox"/> 15 | <input type="checkbox"/> 16 |
| <input type="checkbox"/> 17 | <input type="checkbox"/> 18 | <input type="checkbox"/> 41-42 | <input type="checkbox"/> 43 | <input type="checkbox"/> 44 | <input type="checkbox"/> MODE | <input type="checkbox"/> Blue at Night |

Metro

- | | | | | |
|------------------------------------|-----------------------------|------------------------------------|------------------------------------|-----------------------------|
| <input type="checkbox"/> Expo Rail | <input type="checkbox"/> 4 | <input type="checkbox"/> 704 Rapid | <input type="checkbox"/> 720 Rapid | <input type="checkbox"/> 20 |
| <input type="checkbox"/> 733 Rapid | <input type="checkbox"/> 33 | <input type="checkbox"/> 534 | | |

Select [Business Districts](#) located within a half-mile of Project Site:

(smgov.net/uploadedFiles/Departments/HED/Economic_Development/BID%20Map.pdf)

- | | | |
|---|--|--|
| <input type="checkbox"/> Montana Avenue | <input type="checkbox"/> Central Business District | <input type="checkbox"/> Downtown Santa Monica |
| <input type="checkbox"/> Main Street | <input type="checkbox"/> Pico Boulevard | |

Select amenities located within a half-mile of Project Site:

- | | | | |
|---|---|---|---|
| <input type="checkbox"/> Grocery stores | <input type="checkbox"/> Libraries | <input type="checkbox"/> Pharmacies | <input type="checkbox"/> Coffee shops |
| <input type="checkbox"/> Banks | <input type="checkbox"/> Childcare facilities | <input type="checkbox"/> Gyms | <input type="checkbox"/> Restaurants and bars |
| <input type="checkbox"/> Dry cleaners | <input type="checkbox"/> Medical offices | <input type="checkbox"/> Parks and open green space | |

Property Owner Initials: _____

Site Conditions That Affect Commute Travel (continued):

Number of citywide bikeshare stations located within a 2-block radius of Project Site:

Number of Shared-Mobility Drop Zones located within a 2-block radius of Project Site:

Select bike paths located within a half-mile of Project Site:

- East-West: Expo Line Bike Path Michigan Avenue Neighborhood Greenway (MANGo)
- San Vicente Boulevard Montana Avenue California Avenue
- Arizona Avenue Broadway Pearl Street
- Ocean Park Boulevard

- North-South: Marvin Braude Bike Trail (beach bike path) Main Street to 2nd Street
- 11th Street 14th Street 17th Street 28th Street/Stewart Street

Any additional details can be attached to the end of the form.

Developer TDM Program Measures

By signing the bottom of this section, you confirm that you understand the minimum required physical and programmatic elements, as required under [SMMC 9.53.130](#), listed below. For full details, please refer to the SMMC text.

- **On-site Transportation Information:** Shall include, but not limited to, current maps, routes, and schedules for nearby transit routes, promotional ridesharing materials, bicycle routes and facility information, and walking and biking maps. Located where the greatest number of employees, visitors, and residents are likely to see it. This can take the form of a bulletin board, kiosk, digital screen, etc.
- **Active participation in a Transportation Management Organization (TMO):** Participation by business tenants and property management includes attending organizational meetings and providing parking and travel demand data.

Minimum requirements for non-residential portion:

- **New employee orientation:** Tenant leases shall include educating new employees about all available commute options
- **Parking Cash-Out:** This applies to business tenants. If parking spaces are partly or entirely subsidized for employees, then tenants must offer their employees the option to give up their parking spaces and receive a cash subsidy equal to the amount to the cost of the parking space
- **Incentives for employees that live within a half-mile of the workplace**
- **Information regarding availability of bike commute training**

Continues on next page

Property Owner Initials: _____

Developer TDM Program Measures

- **Free on-site shared bicycles intended for employee use during the day**, unless Project Site is located within a 2-block radius of a citywide bikeshare station
- **Commuting matching services for all employees on an annual basis and for all new employees upon hiring**
- **Transportation allowance for employees**: This shall be included in tenant leases. The allowance shall equal at least 50% of the current cost of a monthly regional transit pass of an employee’s choice, as long as the employee continues to not drive alone for the majority of the daily commute. Within the Downtown Community Plan area, the Transportation Allowance shall be at least 100% of the current cost of a monthly regional transit pass.

For Tier 2 projects: The allowance shall equal at least 75% of the cost of a monthly regional transit pass, as required under [SMMC 9.23.030](#).
- **Customer and visitor incentives for uses with significant numbers of customers and visitors**: this includes customer incentives programs (e.g. discounts), public directions prioritizing rideshare modes, and special event rideshare services.
- **Bike Valet**: This applies to Tier 2 projects. This shall be provided free of charge during all automobile valet operating hours, as required under [SMMC 9.23.030](#).

Minimum requirements for residential portion

- **Transportation Welcome Package for Residents**: Provide packets on a per-unit basis that includes information about Project Site programmatic elements.
- **Local Preference Marketing Plan**: A marketing and outreach program for rental of units that focuses on employees of nearby businesses and within the City, the Santa Monica Malibu Unified School District, and the City’s police and fire departments.
- **Transportation allowance for residents**: This shall be included in rental leases. The allowance shall equal at least 50% of the current cost of a monthly regional transit pass of a resident’s choice. Within the Downtown Community Plan area, the Transportation Allowance shall be at least 100% of the current cost of a monthly regional transit pass. Residents can accept the allowance as long as they continue to not use a parking space, and does not and will not own or lease an automobile. This shall be offered to all residents listed on a lease and their immediate family living at the same address.

For Tier 2 projects: The allowance shall equal at least 75% of the cost of a monthly regional transit pass, as required under [SMMC 9.23.030](#).
- **On-site shared bicycles**: This is required for Tier 2 projects, under [SMMC 9.23.030](#). This shall be provided for free and intended for resident and guest use. This shall be optional if Citywide bikeshare is available within a 2-block radius of project site.

Property Owner Initials: _____

I confirm that I have read and understood the list of duties, responsibilities, and qualifications of the Project Transportation Coordinator (PTC) as outlined and required by [SMMC Section 9.53.130\(B\)\(2\)\(a\)](#).

Property Owner's Name (PRINT)

Property Owner's Signature

Date

Other This section is for describing any measures that are in addition to the mandated programmatic elements listed above:

Attach any additional pages as needed.

Property Owner Initials: _____