

# Transportation Demand Management Plan Requirement for Commercial/Mixed Use Zone Development



**PBOT**  
PORTLAND BUREAU OF TRANSPORTATION

Portland Housing Advisory Commission, May 1, 2018

# What is Transportation Demand Management (TDM)?

## Strategies to reduce driving and encourage the use of transit and active modes of transportation

- Subsidized transit passes
- Bike commute reimbursements
- Transportation Options information

## PBOT has a long history of implementing TDM Programs:

- SmartTrips for new movers
- Sunday Parkways
- TDM in Parking Districts



# Policy Direction and Previous Council Actions

## Previous Council Actions - December 2016

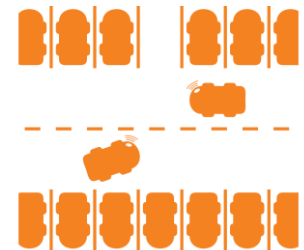
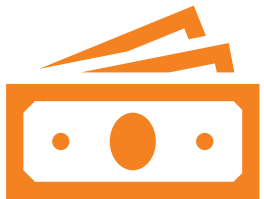
- Comprehensive Plan Update - adopt changes to Title 33
- Transportation System Plan - adopt changes to Title 17

## Supporting City Policy

- **Climate Action Plan** - reduce transportation-related emissions to 50% below 1990 levels by 2035
- **TSP adopted mode splits** - increase mode share of daily non-drive alone trips to 70% citywide by 2035

# Why a TDM requirement?

1. Mitigate transportation and parking impacts
2. Reduced transportation costs
3. Enhanced mobility options



# What development is subject to the TDM requirement?

## Applicability

- Located outside of the Central City Plan District
- In a Commercial/Mixed Use Zone (CR, CX, CM1, CM2, CM3, CE)
- Includes more than 10 new dwelling units
- Located close to transit

# Two Options to Fulfill TDM Requirement

**Option 1:** Pre-Approved TDM Plan - Administrative Route

**Option 2:** Custom TDM Plan - Land Use Review Route

# Where are we now?

City Council tasked PBOT with development of administrative rules and implementation processes

- Inter and Intra-Bureau Coordination
- Programming in TRACS permitting software
- Trainings
- Notification

# Custom TDM Process

## Type II Land Use Review

- Approved through a Transportation Impact Review
- Develop and Implement approved TDM Strategies
- Approval Criteria - must demonstrate how the TDM strategies will contribute to sufficiently achieving the City's mode share and residential auto ownership targets.



# Custom TDM Plan - Essential Elements

1. Information & Communication



2. On-Site Infrastructure



3. On-Site Parking Management



4. Multimodal Incentives



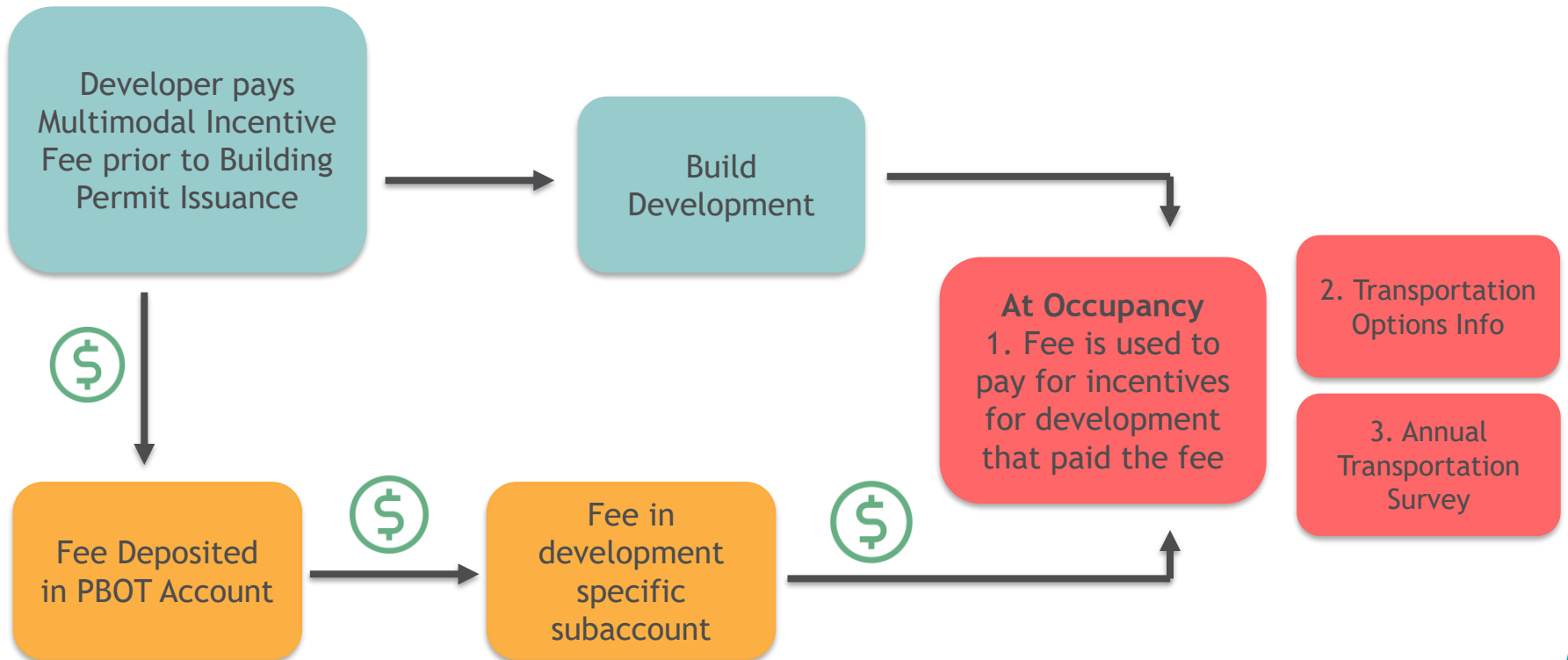
# Pre-Approved TDM Process

## Administrative Process

- Dissemination of Transportation Options Information (for 4 years)
- Annual transportation options survey (for 4 years)
- Multimodal Financial Incentives

# Pre-Approved TDM Process

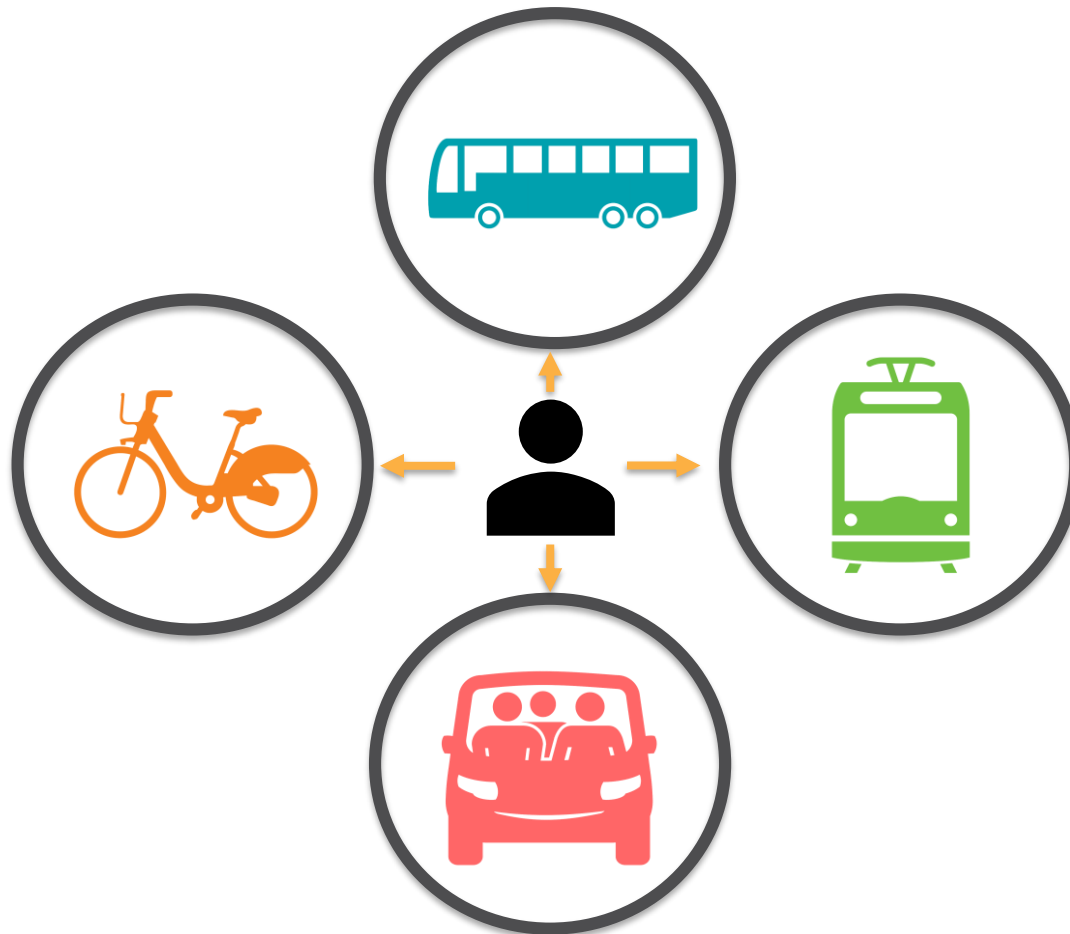
## Where does the Multimodal Incentive Fee go?



 *Fee amount stays with development that contributed.*

# What does the Multimodal Incentive Fee get tenants?

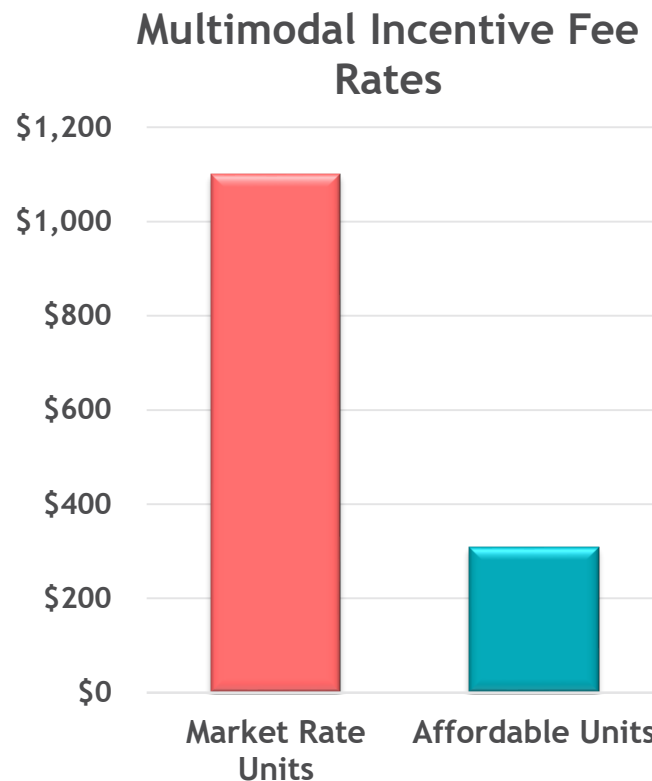
## Package of Transportation Options Incentives



# An Affordable Unit Rate

## A reduced Multimodal Incentive Fee rate

- TriMet's new Low-Income Fare
- 72% reduction in rate:
  - Affordable Units: \$308
  - Market Rate Units: \$1,100
- Benefits for a population that could use them



# Addressing Affordability in Development

## PBOT actions to reduce financial barriers to affordable housing development

- Waiving Transportation System Development Charges (TSDC)
- Exemption from minimum vehicle parking requirements
- And now...developing an affordable unit rate for the Multimodal Incentive Fee

# Next Steps

## What's next?

- Discussion DRAFT - public comment closes on Friday, May 4<sup>th</sup>
- Director to authorize final Administrative Rule
- Bring Transportation Fee Schedule updates to City Council
- Enacted on May 24<sup>th</sup> at 1:00 pm
- Prepare for next phase of implementation - at occupancy

**Thank you  
& Questions?**



# Amend the Transportation Fee Schedule

## Adopt two fee rates for the Multimodal Incentive Fee

Service/ Permit Type	Description	FY 16-17 Fee	FY 17-18 Fee
Multimodal Incentive Fee (see City Code Title 17.107.035)			
Market-Rate Units	Per unit	N/A	\$1,100
Affordable Units	Per unit	N/A	\$308

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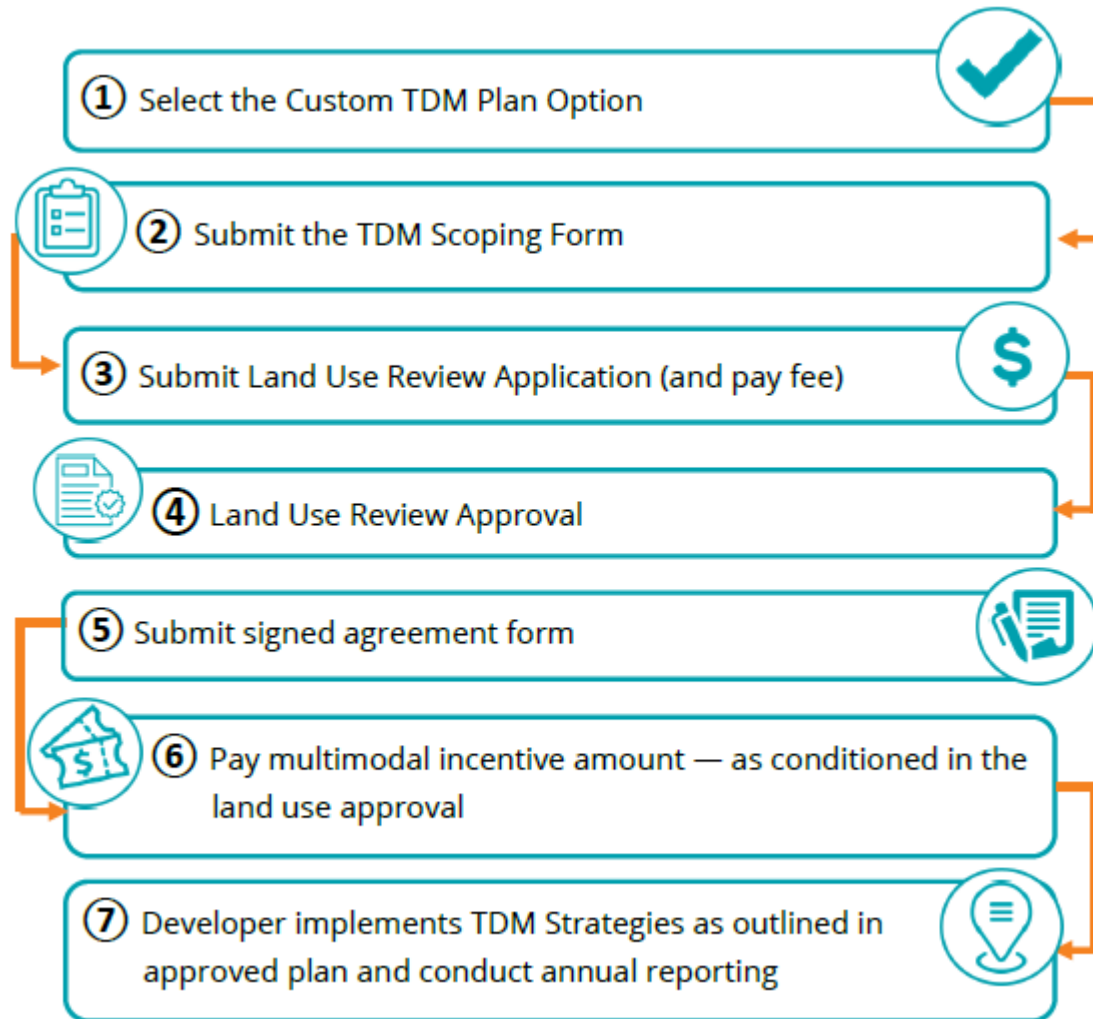
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# Custom TDM Process

## Type II Land Use Review (Transportation Impact Review)



# Pre-Approved TDM Process

