



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

(completed by City staff) ENT number: _____

Applications must be submitted at the City Planning public counter 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 (www.santamonica.gov/tdmcontact). 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).

PRELIMINARY DEVELOPER TDM PLAN: Mixed Use

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 samomap.santamonica.gov)

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 property as it pertains to this application.

Property Owner's Name (PRINT)

Property Owner's Signature

Date Signed

This part completed by City staff:

Plan Approval Date: _____

Check/Invoice No: _____

Plan Approved By (Sign): _____

Amount Paid: _____

Plan Approved By (Print): _____

Payment Date: _____

Simple TDM Fee
Complex TDM Fee

Property Owner Initials: _____

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

1	2	3	5	7	Rapid 7	8	9	Rapid 10
Rapid 12	14	15	17	18	41	43	MODE	

Metro

E Line	4	704 Rapid	720 Rapid	20
733 Rapid	33	534		

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

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

Montana Avenue	Central Business District	Downtown Santa Monica
Main Street	Pico Boulevard	

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

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

Property Owner Initials: _____

Site Conditions That Affect Commute Travel (continued):

Number of Shared-Mobility Drop Zones (including former bikeshare docking stations) located within a 2-block radius of Project Site:

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

East-West:	E 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 Trail (beach bike path)	Main Street	Ocean Avenue
	<input type="checkbox"/> 11th Street	<input type="checkbox"/> 14th Street	17th Street
			28th/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. If no City-managed bikeshare system is in operation, you must provide the on-site shared bicycles.
- **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.
- **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](#).

The Transportation Allowance requirement for residents does not apply if your project is 100% affordable housing as defined by SMMC Section 9.52.020.0050, per [SMMC 9.53.130](#).

Check this box if your project is 100% affordable housing

Property Owner Initials: _____

Developer TDM Program Measures

- **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.
- **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. If no City-managed bikeshare system is in operation, you must provide the on-site shared bicycles.

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 Signed

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: _____