

APPENDIX E2

Transportation Demand Management Plan


WATRY DESIGN, INC.

Date:	10/3/19	WDI No.:	19105.313
Project:	The Carlisle Mixed Use		
From:	M. Davis		
To:	R. Bito		
Regarding:	The Carlisle TDM Plan		

The Carlisle is a mixed use residential, office and retail development planned for downtown San Jose at Carlisle and Notre Dame.

The Office is proposed to be approximately 123,445 Net Square Feet. The parking ratio for the office is 2.5 stalls per 1000 square feet since the project is in the downtown core. Using the City of San Jose's Downtown Core office ratio of 2.5 stalls per 1000 square feet and before TDM and Mixed Use reductions the City parking demand is 309 stalls. We are proposing to reduce the demand by 50% by implementing a TDM plan per the City's requirements. This reduces the office parking demand to 155 stalls. In addition this is a mixed use project so an additional reduction of 15% is allowed. This additional reduction reduces the office parking demand to 132 stalls.

The residential use is planned to have 290 dwelling units. The City of San Jose requires 1 parking stall per unit so 290 stalls are required. We are proposing to provide the full amount of required residential parking.

The retail portion does not require parking per City of San Jose requirements.

422 stalls are required for the office, residential and retail combined.

Below in yellow highlight are the City required TDM strategies to qualify for the 50% parking reduction. Since the project is reducing parking by 20% The following 2 TDM measures, strategies and programs must be implemented:

1. The structure or use is located within 2000 feet of a proposed or an existing rail station or bus rapid transit station, or an area designated as a neighborhood business district, or as an urban village, or as an area subject to an area development policy in the city's general plan or the use is listed in Section 20.90.220G



2. The structure or use provides bicycle parking spaces in conformance with the requirements of Table 20-90.

Since the project is reducing parking by over 20% one of the following 2 TDM measures, strategies and programs must be implemented:

1. Implement a carpool / vanpool or car share program, e.g., carpool ride matching for employees, assistance with vanpool formation, provision of vanpool or car share vehicles, etc.. and assign carpool, vanpool and car-share parking at the most desirable on site locations at the ratio set forth in the development permit or development exception considering type of use.

OR

2. Develop a transit use incentive program for employees and tenants, such as on-site distribution of passes or subsidized transit passes for local transit systems (participation in the region wide Clipper Card or VTA Eco pass system will satisfy this requirement)

Since the project is reducing parking by over 20% 2 of the following TDM measures, strategies and programs will be implemented by ownership.

1. Develop a transit use incentive program for employees and tenants, such as on-site distribution of passes or subsidized transit passes for local transit systems (participation in the region wide Clipper Card or VTA Eco pass system will satisfy this requirement)
2. Provide preferential parking with charging station for electric or alternatively fueled vehicles
3. Provide a guaranteed ride home program
4. Implement telecommuting and flexible work schedules
5. Implement parking cash out program for employees (non driving employees receive transportation allowance equivalent to the value of subsidized parking)
6. Implement public information elements such as designation of an on site TDM manager and education of employees regarding alternative transportation options
7. Make available transportation during the day for emergency use by employees who commute on alternate transportation (this service may be provided by access to company vehicles for private errands during the workday and / or combined with contractual or pre-paid use of taxi cabs, shuttles, or other privately provided transportation.
8. Provide shuttle access to Cal Train stations
9. Provide or contract for on site or nearby child care services
10. Incorporate on site support services (food service, ATM, drycleaner, gymnasium, etc. where permitted in zoning districts
11. Provide on site showers and lockers
12. Provide bicycle share program or free use of bicycles on site that is available to all tenants of the site
13. Unbundled parking