



## Tier 2 and 3 TDM Plan Template for Non-Residential Projects

City of Carlsbad  
1200 Carlsbad Village Dr.  
Carlsbad, CA 92008

**How to Use this Document:** Non-residential developments that meet trip generation thresholds specified in the city's TDM Ordinance must submit a TDM Plan. This template applies to projects identified as Tier 2 and Tier 3 projects.

The average new development is required to submit and implement a TDM plan that achieves 18 points. The average redevelopment/tenant improvement is required to submit and implement a plan that achieves 9 points.

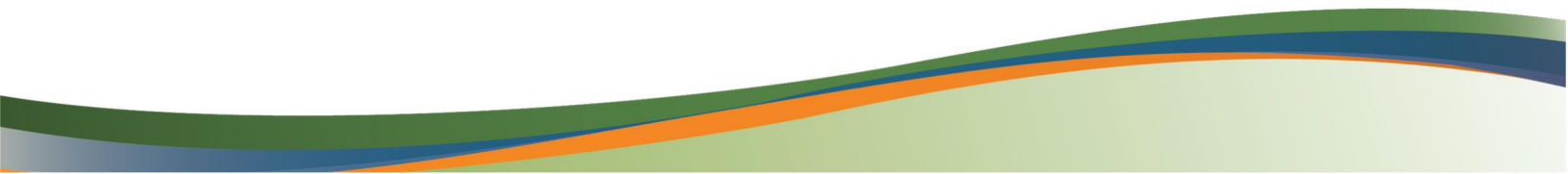
The Carlsbad Transportation Administrator (TA) is available to support developers with TDM Ordinance compliance and completion of your plan. To get started or for questions, please contact: Jennifer Horodyski at (760) 602-2747 or via email at [Jennifer.horodyski@carlsbadca.gov](mailto:Jennifer.horodyski@carlsbadca.gov).

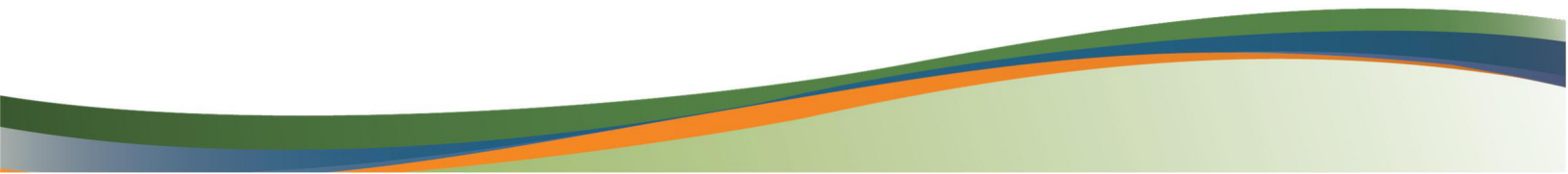
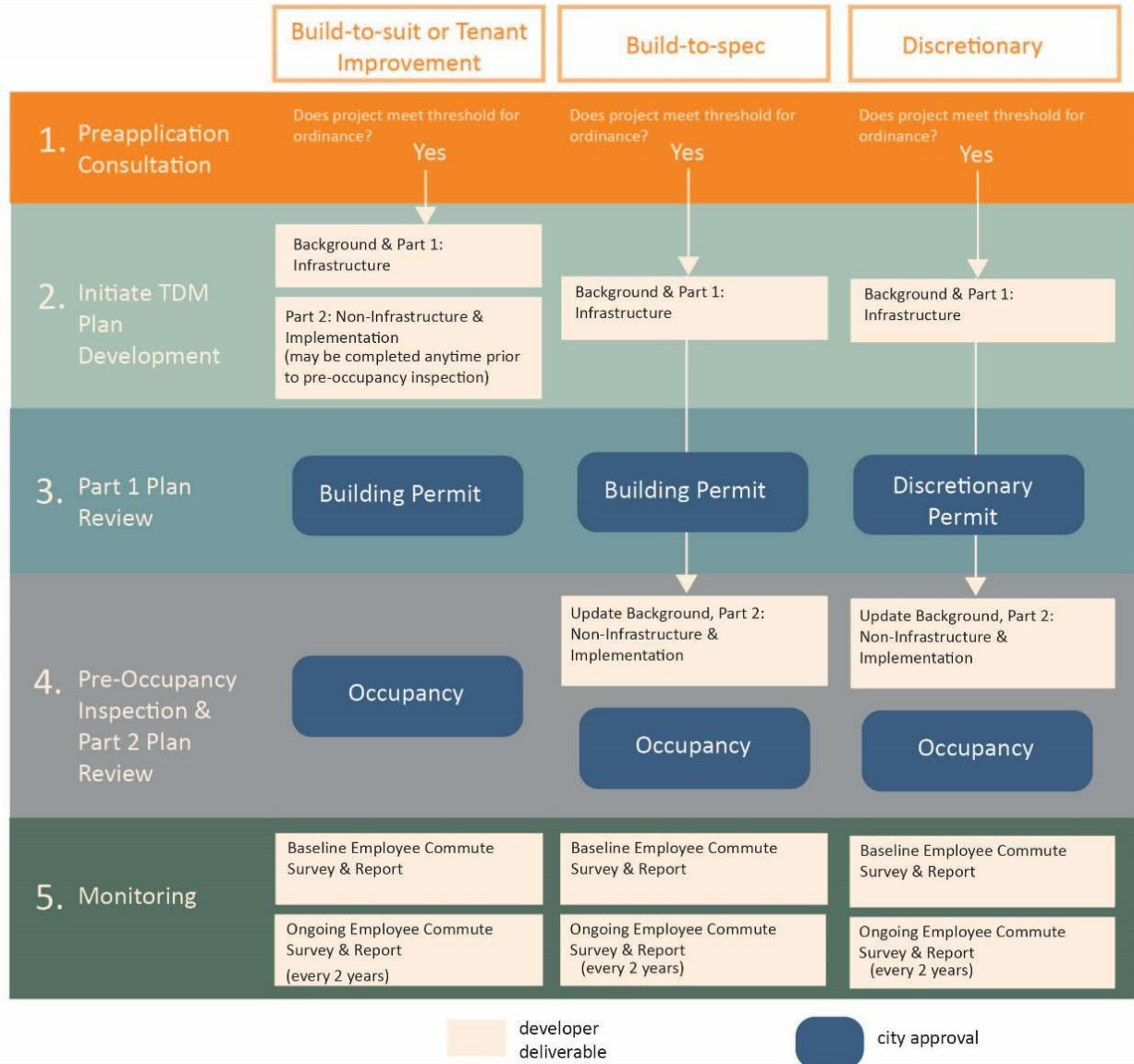
The process for non-residential development is outlined graphically below. The TDM plan process is organized into two separate parts:

1. All developments subject to the ordinance must submit Part I: Project Background, Existing Conditions and Infrastructure TDM Strategies of the TDM plan prior to building permit issuance.
2. Part II of the TDM Plan consists of non-infrastructure strategies and must be submitted and approved prior to occupancy. Build-to-suit projects and tenant improvements may submit Part II along with Part I prior to building permit issuance.

Lastly, all developments are required to begin to monitor the alternative mode share of commute trips to the site through employee surveys within 12 months of reaching 75 percent occupancy or within 18 months of initial occupancy, whichever occurs first. Developments with multiple buildings or phases are required to conduct employee surveys within 12 months of reaching 75 percent occupancy of the first building or within 18 months of initial occupancy of the first building, whichever occurs first.

For more detailed information please refer to section 2, Non-Residential Developer TDM Plan Guidelines within the TDM Handbook.





## PART I: Project Background, Existing Conditions and Infrastructure TDM Strategies

Submission Date: 04/21/2021

This section must be completed prior to building permit issuance and updated prior to occupancy as needed.

### SECTION I: Developer Profile

Developer Name: City of Carlsbad

Property Manager Name: \_\_\_\_\_

Developer Mailing Address: \_\_\_\_\_

Number	Street	Suite
City	State	Zip Code

Primary Contact: \_\_\_\_\_ Email: \_\_\_\_\_

Phone: \_\_\_\_\_

### SECTION II: Project Information

Project Name: Orion Center

Permit Number: TBD

Project Address: 2600 Orion Way

Number	Street	Suite
City	State	Zip Code

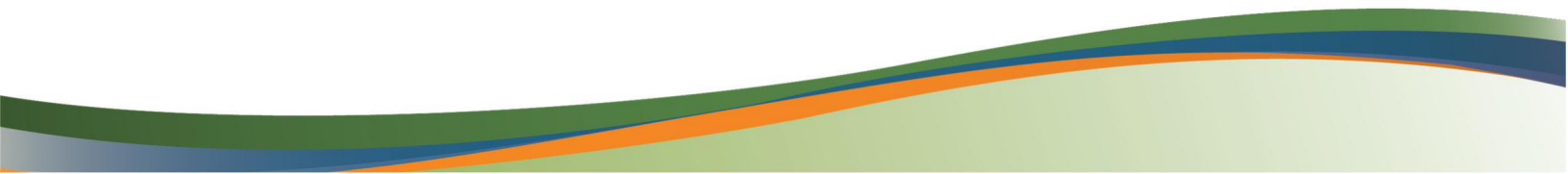
Carlsbad CA 92010

### Project Interim Transportation Coordinator

- Developer agrees to provide an Interim Transportation Coordinator responsible for ensuring the infrastructure is developed as agreed upon with the City of Carlsbad, development and execution of TDM Plan requirements, and transitioning Transportation Coordinator duties to new owners or property managers upon occupancy.

*Provide name, title, and contact information. This individual may be the primary contact listed above for the project.*

Lolly Sangster, Program Manager, Public Works  
(760) 602-2712  
Lolly.Sangster@carlsbadca.gov



## Land Use and Area

Complete the chart below to include each non-residential use, gross floor area and expected number of employees allocated to each use.

Land Use	GFA	Employees
<b>H-0 Hospital</b>		
<b>C-1 Neighborhood Commercial</b>		
<b>C-2 General Commercial</b>		
<b>C-T Commercial Tourist</b>		
<b>C-M Heavy Commercial</b>		
<b>C-L Local Shopping Center</b>		
<b>O Office</b>	41,900	169
<b>V-R Village Review</b>		
<b>L-C Limited Control</b>		
<b>M Industrial</b>	26,330	
<b>P-M Planned Industrial</b>		
<b>Total</b>	68,230	169

## Average Daily Traffic Estimation

Table 1 below displays the expected total employee average daily employee trips based on the employee ADT estimations.

**Table 1 Employee ADT Estimation for Various Commercial Uses**

Use	Employee ADT for first 1,000 square feet	Employee ADT / 1,000 square feet thereafter <sup>1</sup>
Office-all uses <sup>2</sup>	13	13
Restaurant	11	11
Retail	8	4.5
Industrial	4	3.5
Manufacturing	4	3
Warehousing	4	1

*Source: City of Carlsbad TDM Handbook, August 2019.*

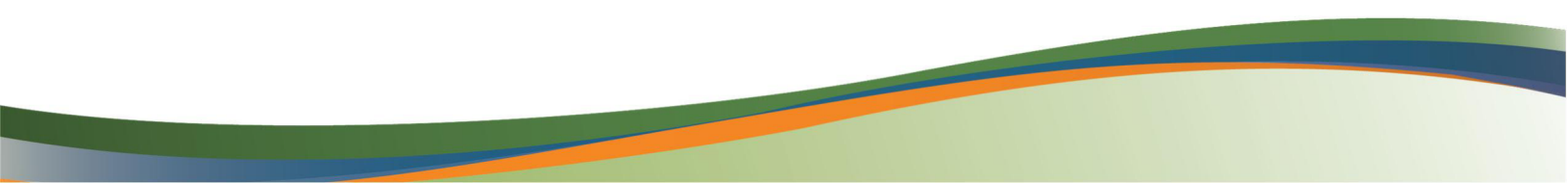
Notes:

<sup>1</sup> Unless otherwise noted, rates estimated from ITE Trip Generation Manual, 10th Edition

<sup>2</sup> For all office categories. Calibrated based on typical number of employees/square foot for office uses.

<sup>3</sup> Retail uses include shopping center, variety store, supermarket, gyms, pharmacy, etc.

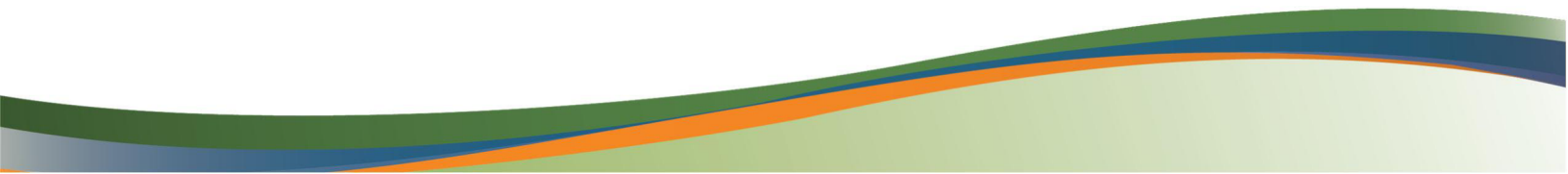
Based on the trip generation rates displayed in the table above, the proposed Orion Center Project is anticipated to generate a total of 677 average daily employee trips. The calculations were performed as follows:





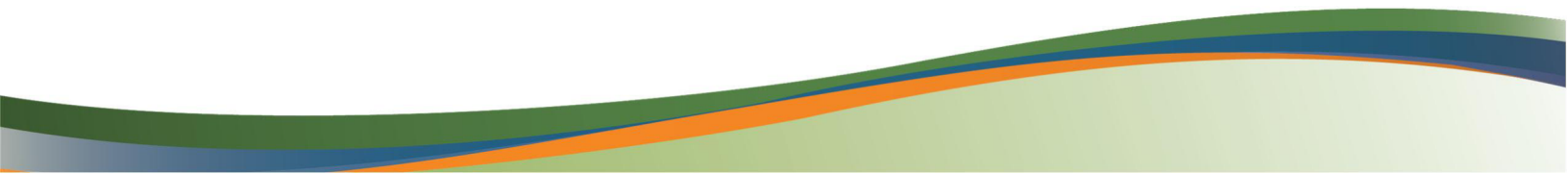
- *Office (41,900 square feet) – 13 trips for the first 1,000 sq.ft. and 532 trips for the next 40,900 sq.ft.  $(40,900/1,000 * 13) = \underline{545 \text{ trips}}$ ;*
- *Industrial (26,330 square feet) – 4 trips for the first 1,000 sq.ft. and 89 trips for the next 25,330 sq.ft.  $(25,330/1,000 * 3.5) = \underline{93 \text{ trips}}$ ; and*
- *Storage (35,280 square feet) – 4 trips for the first 1,000 sq.ft. and 35 trips for the next 34,280 sq.ft.  $(34,280/1,000 * 1) = \underline{39 \text{ trips}}$ .*

The proposed Orion Center Project is anticipated to generate 677 average daily employee trips; therefore, a Tier 3 Plan is required.



## Automobile Parking

<b>Automobile Parking</b>	<b>Existing # of Allocated Spaces</b>	<b>Proposed # of Allocated Spaces</b>	<b>Proposed # of New Parking Spaces</b>
Surface Parking Spaces	34	-	94
Structured Parking Spaces	-	-	334



## SECTION III: Existing Conditions & TDM Context

Complete the following section to establish existing conditions and TDM context.

### Relevant Existing TDM Infrastructure Network

*Please provide a brief discussion or map that describes the alternative transportation infrastructure available that serves the project site. Include the following items:*

- *Pedestrian infrastructure adjacent to the site (e.g. sidewalks, nearby crosswalks or signalized crossings)*
- *Bike infrastructure by type (e.g. Class I, II, or III) adjacent to the site*
- *Transit or shuttle services serving the site with a stop/station within a ¼ mile (or a 5-minute walk)*

See Appendix A - Existing  
TDM Infrastructure

### Relevant Project-Specific TDM Infrastructure (Tenant Improvements Only)

*Please provide a brief discussion and site plan describing the onsite TDM infrastructure currently available:*

- *Number of public bike racks and approximate location with regards to building entrance*
- *Average utilization of bike racks (in %)*
- *Number secure bike racks (specify whether in bike cage, bike room or bike lockers)*
- *Average utilization of bike racks (in %)*
- *Number of designated carpool/vanpool spaces and location with regards to building entrance*
- *Average utilization of carpool/vanpool spaces (in %)*
- *Any other infrastructure or services available to property tenants that encourage the use of public transit, carpooling, vanpooling, walking and biking, such as a bike repair station, an onsite shelter or waiting area for buses or shuttles, etc.*

None currently available.

## Environmental

*In the box below, please provide maps of the relevant topographical and experiential conditions that will influence travel behaviors to the project site. At a minimum, provide the following:*

- *A Google map with terrain view and bike lanes showing approximately a 2-mile radius around the site*
- *Photos (or street view screenshot) of the roads adjacent to the property*
- *If relevant, discuss additional environmental aspects that may impact use of active and alternative transportation, such as traffic speeds, pedestrian safety, lighting, etc.)*

See Appendix B - Project Setting and Environmental Surroundings

## Project-Specific and/or Nearby Amenities

*Count and report the number of project-specific and neighboring amenities onsite or within a 5-minute walk (1/4 mile) of the project site and provide map.*

- *Report the number of amenities or establishments by type. Include number of food establishments, child-care facilities, fitness/healthcare facilities and other relevant services such as dry-cleaning that can impact trip generation.*

All of the establishments within a 5-minute walk (1/4) of the project site are light industrial uses or office buildings.

The closest food establishment is approximately 1/2 mile away (On the Tracks Brewery)

## Anticipated Workforce and Commute Patterns

*The makeup of the existing or anticipated workforce will help shape the approach to TDM for a given site. Include the following:*

- *Existing or anticipated commute hours based on shifts or typical work hours*
- *Existing or anticipated percentage of part-time employees*
- *If available, any existing commuting information, such as the percentage of employees using different commute modes and the average commute distance.*

Full-time and Part-time staff arrive between 6:30 AM and 8:00 AM; There's a total of 143 staff of which 95.10% are full-time staff and 4.90% are part-time staff.

Part-time staff leave before 3:30 PM

Full-time staff leave between 3:30 PM and 6 PM.

## SECTION IV: Infrastructure TDM Selections

The developer will work with the TA to determine infrastructure strategies applicable to the site and the appropriate placement of TDM infrastructure.

Please reference **Table 2-4 Menu of TDM Strategies, Part I: Infrastructure** found in the Non-Residential Developer TDM Plan Guidelines within the TDM handbook for infrastructure strategies and points. An average new development is required to achieve a total of 18 points while a redevelopment/tenant improvement is required to achieve 9 points. Required strategies add 4 points towards the total required number of points. New developments must achieve a minimum of 6 points through infrastructure strategies unless otherwise agreed upon with city staff. Tenant improvement projects are eligible to achieve all required points in Part II.

In case of a tenant improvement, if the tenant has access to any infrastructure amenity below, the tenant can claim that amenity in their plan unless that amenity does not meet minimum standards or is, on average, fully utilized, such as two carpool spaces that are both occupied on most weekdays. The capacity of an existing infrastructure amenity will need to be evaluated at the time the strategy is proposed.

Points not earned through infrastructure strategies will be expected to be earned in Part II. Reference Part II strategies to ensure that the appropriate infrastructure is selected to support desired amenities or programs.

Infrastructure strategies must be selected and approved prior to building permit issuance. Programmatic strategies in Part II may be submitted after the building permit has been issued, but must be approved prior to occupancy.

Check the box to the left of the strategy to include it in the plan. Provide information as requested in the box below the strategy and indicate the points requested for the strategy, using the handbook as a guide. For strategies with a range of points, work with the TA who will assist in determining the appropriate number of points based on the unique context of the site and the proposed project. Refer to the Carlsbad TDM Handbook for details about each strategy.

***Provide one building/site plan that shows all infrastructure improvements. If credit is claimed for existing infrastructure elements, please differentiate existing and proposed improvements on the plan.***

**Secure Bike Parking**

**Points Requested: 1**

*Indicate the number of secure, long-term bike parking spaces to be provided, how they will be accessed and where they will be located on the project site (include on building/site plan). Refer to the handbook for the number of spaces required to earn points.*

4 Long term storage spaces will be provided.

**Public Bike Parking**

**Points Requested: 1**

*Indicate the number of short-term spaces and the type of bike rack to be provided and include the location on the building/site plan. Refer to the handbook for the number of spaces required to earn points and guidance on installation.*

10 Short term storage spaces will be provided.

**Bicycle Repair Station**

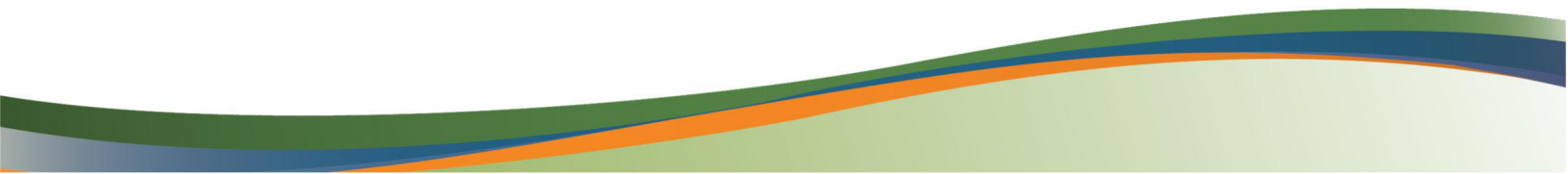
**Points Requested:**

*Describe what items will be included in the bicycle repair station and include the location on the building/site plan.*

**Micromobility Parking**

**Points Requested:**

*Indicate where micromobility parking space (or interim bike racks) will be located on the project site. Include location on the building/site plan.*



**Transit Shelter Additions or Improvements**

**Points Requested:**

*Describe the location of transit stops and what types of additions/improvements are being proposed.*

**Preferential Parking for Car/Vanpools**

**Points Requested: 2**

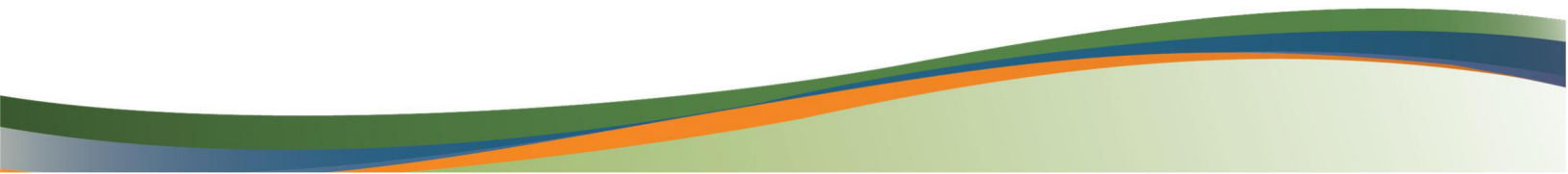
*Indicate the number of carpool and vanpool reserved spaces to be provided and where they will be located on the project site (on the building/site plan). Refer to the handbook for guidance on the required number of spaces. Maximum points will be awarded when offered in conjunction with ride-matching services.*

16 Car/Vanpool parking spaces will be provided.

**Parking Spaces for Car Share Vehicles**

**Points Requested:**

*Indicate the number of reserved spaces to be provided for car share vehicles and where they will be located on the project site (include in building/site plan). Should be offered in conjunction with car share vehicles.*





**End of Trip Facilities**

**Points Requested: 1**

*Indicate the number of showers and changing rooms and where they will be located on the building/site plan.*

3 men and 3 women locker rooms and 9 showers will be provided. Additionally, the project will also include a gym.

**On-site Amenities**

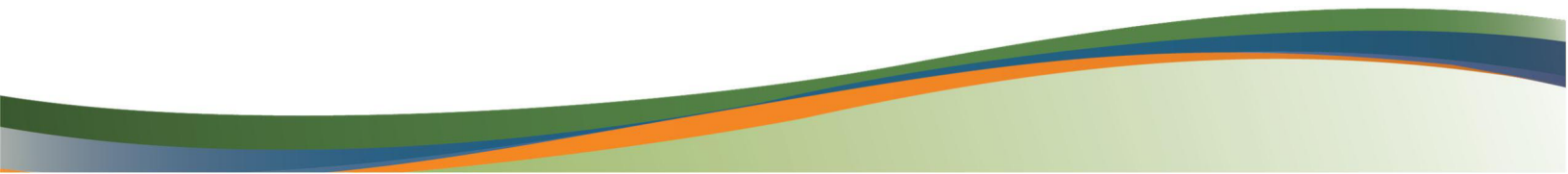
**Points Requested:**

*Discuss the on-site amenities that will be located at the development and explain how these offerings will mitigate trips rather than serve as trip-generators. Discuss discounts available to tenants if applicable. Show the location of the amenities on the building/site plan.*

**Bicycle and Pedestrian Connections**

**Points Requested:**

*Provide a map showing proposed pedestrian and bicycle infrastructure and connections to existing facilities.*



**Passenger Loading Zone**

**Points Requested: 1**

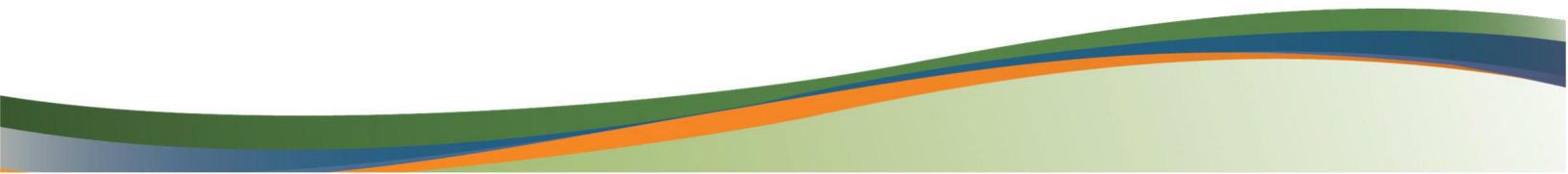
*Describe location of and denote loading zone on building/site plan.*

1 loading zone for passengers will be provided

**Innovation (Infrastructure-Based)**

**Points Requested:**

*Describe the strategy and discuss how it will lead to reduced single-occupancy vehicle trips to and from the site and include locations on the building/site plan..*



## SECTION V: Authorization for Building Permit Issuance

By signing below, Developer certifies that the information provided in this document is complete and accurate. By signing this document, a developer is committing to build/provide the infrastructure strategies identified in this document. Failure to provide the identified infrastructure may result in a building not obtaining an occupancy permit until such infrastructure is constructed or other commitments are made to reduce vehicle trips by an amount equivalent to the trips that would have likely been reduced by constructing and providing the listed infrastructure strategies. The developer also acknowledges that commitments to implement additional TDM strategies and monitor and report on those strategies must be made prior to occupancy. These commitments can be made by completing Part II of this document and obtaining subsequent approval of the proposed strategies and monitoring plan.

### **Name and Signature of Developer Representative or Designated Applicant:**

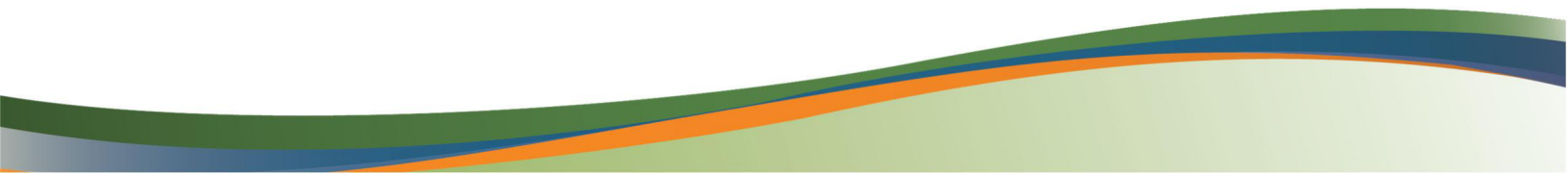
Printed Name	Signature	Date

### **Name and Signature of Property Owner (if different from above):**

Printed Name	Signature	Date

### **Name and Signature of City of Carlsbad Representative:**

Printed Name	Signature	Date



## PART II: Non-Infrastructure TDM Strategies, Implementation and Monitoring Plan

Submission Date: 04/21/2021

This section must be completed and approved prior to occupancy.

### SECTION I: Non-Infrastructure TDM Selections

The developer will work with the TA to determine strategies applicable to the site.

Please reference **Table 1-5 Menu of TDM Strategies, Part II: Non-Infrastructure** found in the Developer TDM Plan Guidelines within the TDM handbook for relevant infrastructure strategies and points. It is expected that Part II will contain a sufficient number of strategies to earn the remaining required points not earned through infrastructure strategies. A total of 18 points is required from Part I and Part II combined for new developments and 9 points for redevelopments/tenant improvements. Required strategies add 4 points towards the required total.

The non-infrastructure strategies are organized into the following categories: amenities, policies, developer/employer programs, employer programs, partnerships and innovation. A well-rounded, effective and sustainable TDM plan should include strategies from multiple categories and be applicable to the anticipated workforce and commute patterns.

Check the box to the left of the strategy if it will be included in the development. Provide information as requested in the box below the strategy. Additionally, indicate the points requested for the strategy. Refer to the Carlsbad TDM Handbook for additional guidance and for the number of points available for each strategy.

### Required Strategies

**Transportation Coordinator**

**Points: 1**

All developments subject to the TDM ordinance are *required* to designate an on-site transportation coordinator responsible for ensuring that infrastructure is maintained, policies and programs are implemented, and amenities and partnerships are maintained as described in the approved TDM Plan and otherwise ensuring compliance with City of Carlsbad TDM Plan requirements.

*Provide the name, title and contact information for the TC.*

Lolly Sangster  
(760) 602-2712  
Lolly.Sangster@carlsbadca.gov

**Distribute New Hire Transportation Information**

**Points: 1**

*All developments subject to the TDM ordinance are required to ensure that transportation options information is distributed to new employees during the hiring and orientation process.*

**Citywide TDM Program**

**Points: 2**

Transportation Coordinators of all developments subject to the TDM ordinance are required to meet with the citywide TDM programs outreach staff on a regular basis (at least annually) and participate in at least one event held by the citywide TDM program (if available).

Elective Strategies

Amenities

**Car Share Vehicles**

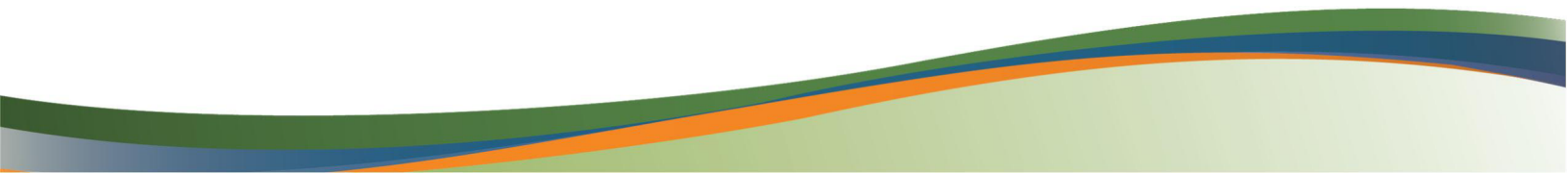
**Points Requested:**

*Identify the number of car share vehicles that will be provided on-site and if these vehicles will be provided by an existing car share operator or by the employer/property owner. Indicate whether membership will be fully or partially subsidized for employees/tenants. Indicate the number of reserved spaces to be provided for car share vehicles and where they will be located on the project site.*

**Micromobility Service Credits**

**Points Requested:**

*Describe the micromobility service that will be available for use by employees/tenants and the level of service credits/subsidy. Indicate if all employees/tenants will have access to the service credits and how the program will be administered.*



**Real-Time Travel Information**

**Points Requested: 1**

*Describe the proposed location of the resources and any other relevant information (i.e., range of the WiFi hotspot, location of real-time travel information screens or kiosk).*

The City will provide Wifi hotspots in both the city staff locations and locations accesible by the public to display real time transit information as well as promote all modes of travel information, education, and benefits.

**Mobile On-site Amenities**

**Points Requested: 1**

*Discuss the mobile on-site amenities that will be located at the development and explain how these offerings will mitigate trips rather than serve as trip-generators. Discuss discounts available to tenants. Provide a map showing the location of these amenities if applicable and discuss agreements between vendors and schedules.*

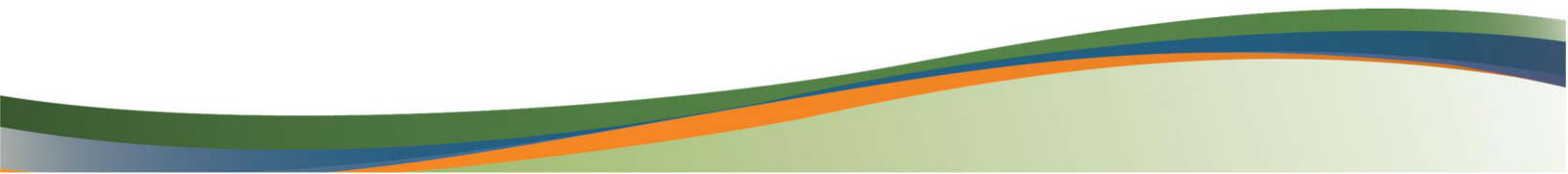
The City currently invites mobile food and coffee trucks, cleaners and mail services that stop by city facilities. As more mobile amenities are available, they will be incorporated into the on-site amenities schedule.

Policies

**TDM in Leases and Purchase Agreements**

**Points Requested:**

*Applies to new developments only. Provide language that will be included in the lease that will allow for TDM supporting roles.*



**Non-Standard Vehicle Policies**

**Points Requested:**

*Applies to new developments only. Describe the site's non-traditional vehicle management plan. This strategy may be implemented with the non-standard vehicle parking infrastructure strategy (micromobility/bicycle/etc.).*

Developer/Employer Programs

**Mobility Services Incentives Budget**

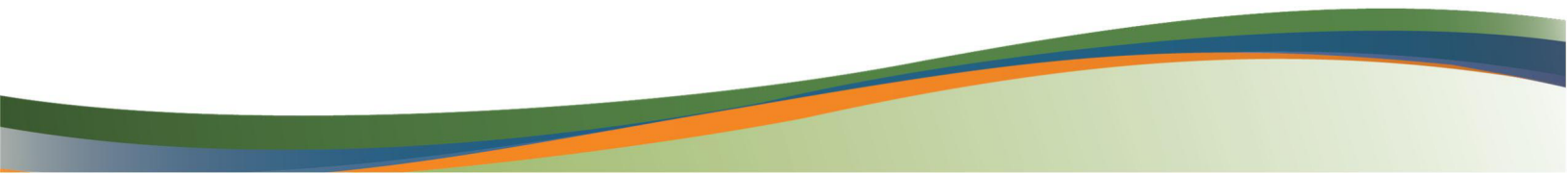
**Points Requested:**

*Include details of program including how the program will be administered. Indicate the total annual budget, describe what percentage of the workforce will be eligible to participate, how the program will be marketed and how participation will be monitored.*

**Ride-matching Services**

**Points Requested:**

*Developer should discuss plans to create an internal ride-matching program. At a minimum, developer will promote existing ride-matching platform.*





**Guaranteed Ride Home (GRH) Services**

**Points Requested: 1**

*Developer should discuss plans to create an internal GRH program. At a minimum, developer will promote existing services, such as SANDAG's iCommute.*

The City participates in the iCommute Guaranteed Ride Home services and will continue to promote these opportunities via staff communication.

**Marketing and Outreach**

**Points Requested: 1**

*Include details of marketing and outreach efforts.*

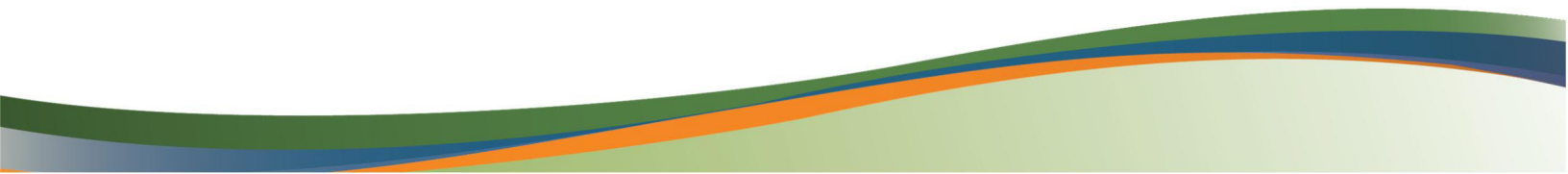
The City has a formal TDM program called CarlsbadCommuter.com. There will be a minimum of four events per year. The first event is associated with the new year and promotes balanced work and new habits; telework, shift schedules, walking, biking, carpooling, vanpooling, and transit. The second event in May complements the regional efforts and focuses on biking and bike safety via bike to school day and bike to work day. The third event complements the regional car-free day and focuses on site specific business health fair promotion of TDM during the health care open enrollment period. The fourth event is about recognition, awards, and sharing best practices.

Employer Programs

**Telework Program**

**Points Requested:**

*Include information about the program, such as the infrastructure and policies that will be available to support teleworking, the anticipated percentage of employees that will be eligible and any limits or guidance on the number of days employees can telework per week or month. The number of points range based on the expected number of telework days and associated trip reductions (see handbook for further guidance).*



**Flexible/Alternative Work Schedules**

**Points Requested: 1**

*Include information about the program, such as the anticipated percentage of employees that will be eligible and any limits or guidance on the arrangements that are acceptable.*

City staff at this location typically have a wide variety of schedules based on their job responsibilities. The City will continue to monitor their schedules and promote a flexible/alternative work schedule as appropriate. It is anticipated that a minimum of 30% of the staff is on alternative work schedule.

**Alternative Transportation Incentive**

**Points Requested:**

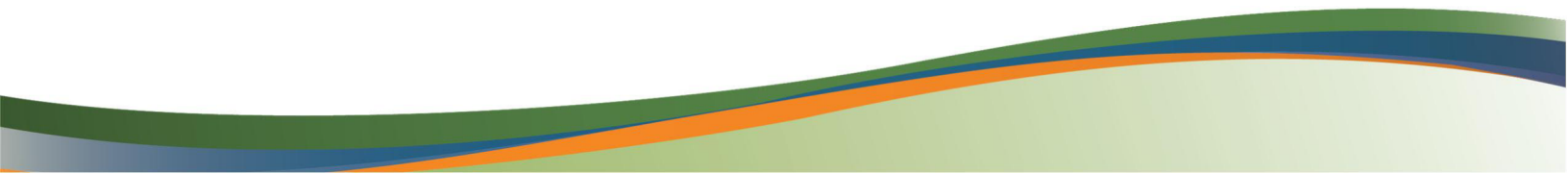
*Include details of program including how the program will be administered. Indicate the total annual budget, describe what percentage of the workforce will be eligible to participate, how the program will be marketed and how participation will be monitored.*

**Commuter Tax Benefits**

**Points Requested: 1**

*Include how the program will be marketed to employees.*

The City currently offers a pre-tax commuter benefit to employees allowing them to pay for qualifying commuter expenses with pre-tax funds. This is marketed with all of our employee benefits which are showcased during the open enrollment period in the fall.



**Customized Travel Plans**

**Points Requested: 1**

*Identify department/position that will be responsible for implementation.*

The City has a designated Transportation Coordinator via the CarlsbadCommuter.com site that will work with all available resources to create a customized travel plan for every employee that requests the assistance with their travel plans.

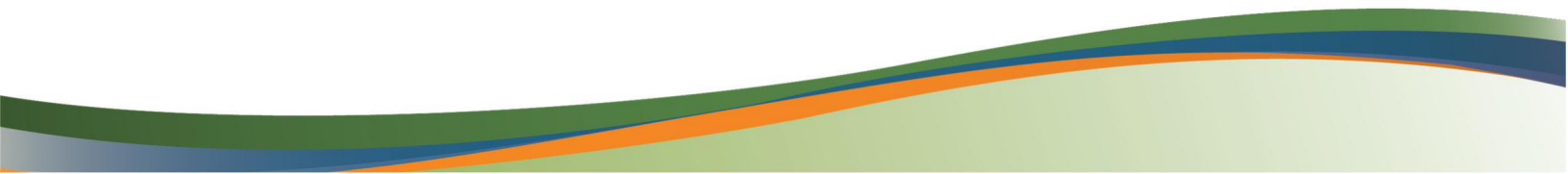
Partnerships

**Establish and Maintain Partnerships with Area Businesses Points Requested:**

*Identify partner business(es) or entities and the TDM resource(s) that will be provided through the partnership. Describe how costs will be shared.*

**Establish and Maintain Partnerships with Private Vendors Points Requested:**

*Identify partner business(es) or entities and the TDM resource(s) that will be provided through the partnership.*



Innovation

**Innovation (Non-Infrastructure-Based)**

**Points Requested: 1**

*Describe the strategy and discuss how it will lead to reduced single-occupancy vehicle trips to and from the site.*

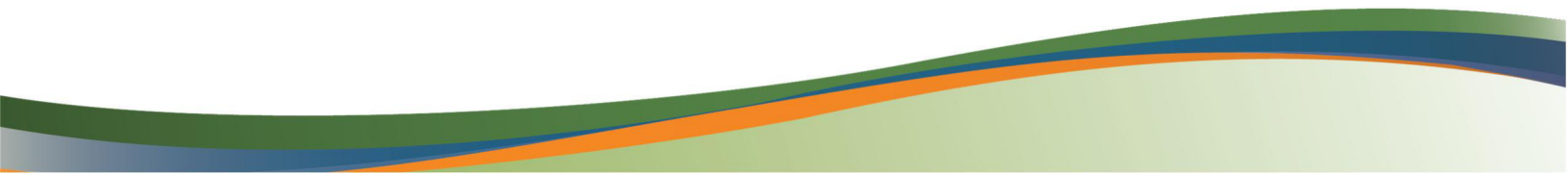
The City has partnered with RideAmigos, an APP, to find alternative transportation sources, incentivize, track, reward, and match potential shared mobility options to employees. The CarlsbadCommuter.com website has an innovative chat option with a TDM specialist to help both employees and employers to find the resources and services they need to stay connected, engaged, and active in TDM opportunities.

**SECTION III: Implementation (New Developments Only)**

By signing below, developer agrees to inform the city of a sale and provide contact information for a new owner to ensure that the plan will continue throughout the life of the project.

**Name and Signature of Developer Representative or Designated Applicant:**

Printed Name	Signature	Date

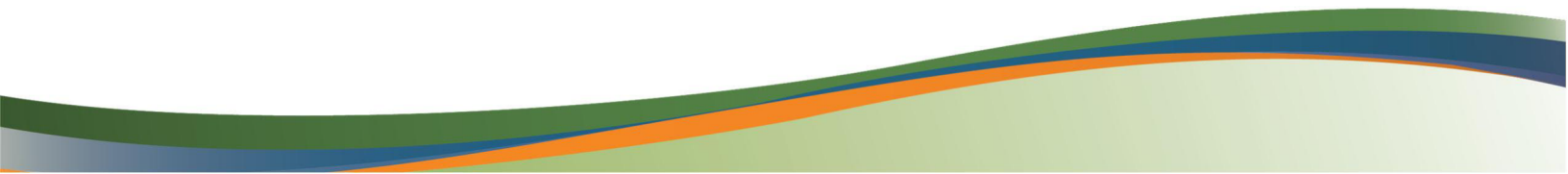


## SECTION IV: Monitoring

By signing below, developer agrees to distribute commute surveys to employees every two years following the baseline survey conducted within 12 months of occupancy reaching 75 percent or within 18 months of initial occupancy, whichever occurs first. Alternatively, developer may provide a copy of the signed lease that stipulates that the employer tenant(s) will administer employee commute surveys on the same schedule.

In addition, developer acknowledges the interim and final alternative mode share goals, listed below, that the development is required to achieve. Should the goals not be achieved, transportation coordinator agrees to work with the citywide program to identify and implement additional measures suitable to the project site.

Period in which Reporting Falls	Alternative Mode Share Goal	
	New Developments	Existing Buildings/Tenant Improvements
Present till 2025	25%	24%
2025 - 2029	30%	26%
2030 -2034	35%	28%
2035 on	40%	30%





## Tier 2 and 3 TDM Plan Template for Non-Residential Projects

City of Carlsbad  
1200 Carlsbad Village  
Dr.  
Carlsbad, CA 92008

### SECTION V: Authorization Occupancy

By signing below, developer and transportation coordinator certify that the information provided in this document is complete and accurate. By signing this document, the transportation coordinator is committing to providing the strategies identified in this document and to participate in monitoring activities described in Section IV.

#### **Name and Signature of Developer Representative or Designated Applicant:**

Printed Name and Organization	Signature	Date

#### **Name and Signature of (Interim or Final) Transportation Coordinator:**

Printed Name and Organization	Signature	Date

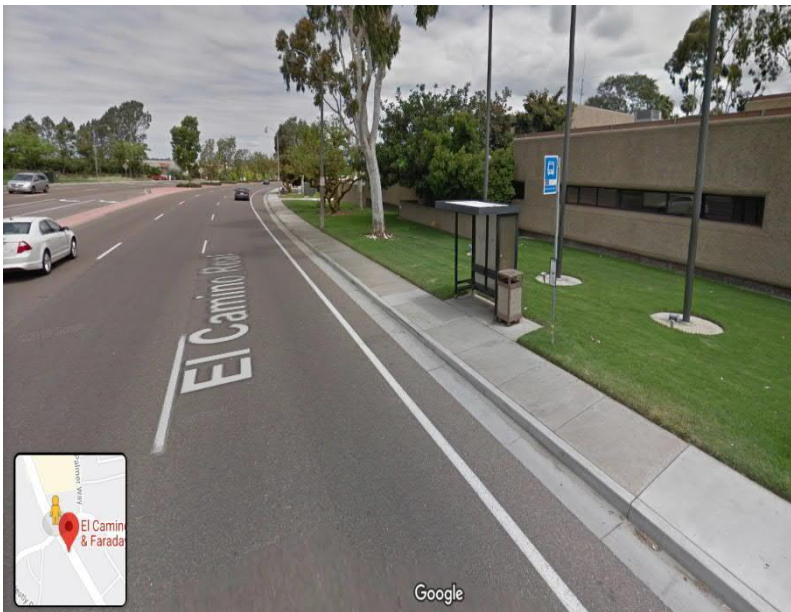
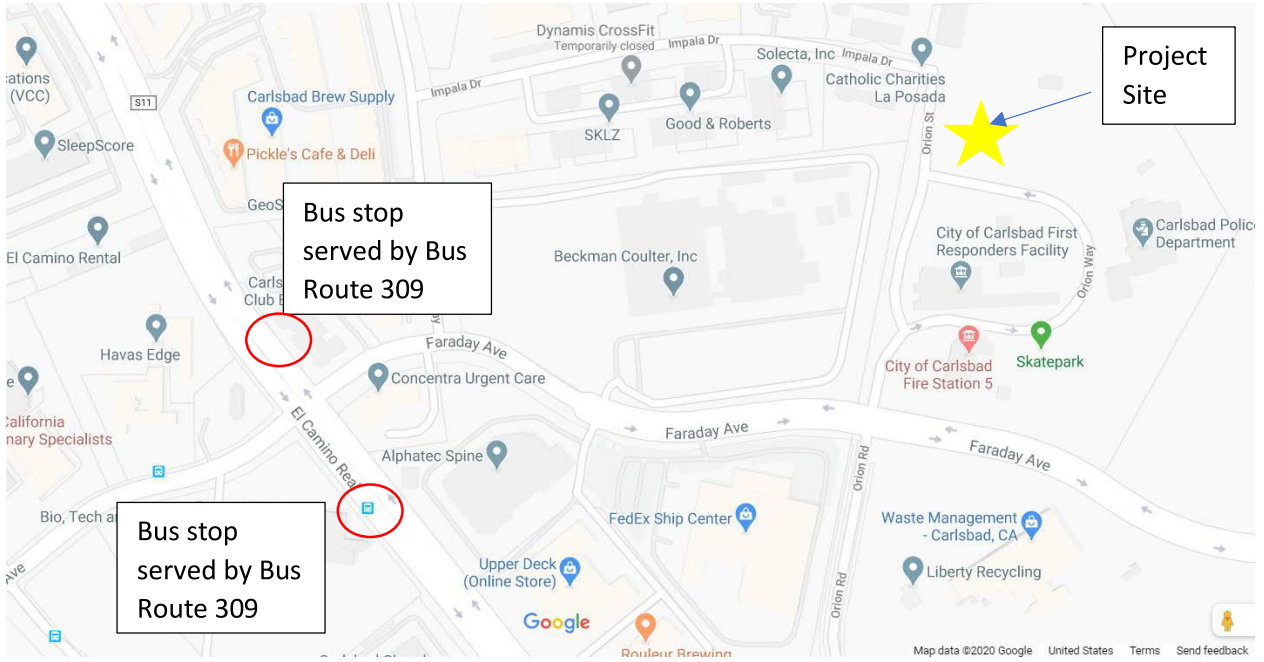
#### **Name and Signature of City of Carlsbad Representative:**

Printed Name	Signature	Date

# **APPENDIX A – Existing TDM Infrastructure**



# TRANSIT ENVIRONMENT



**PEDESTRIAN ENVIRONMENT**

**Faraday Avenue, between El Camino Real and Orion Street (looking west)**



**Faraday Avenue, between El Camino Real and Orion Street (looking east)**





**BICYCLE ENVIRONMENT**

**Class II bicycle lanes along Faraday Avenue, between El Camino Real and Orion Street (looking east)**

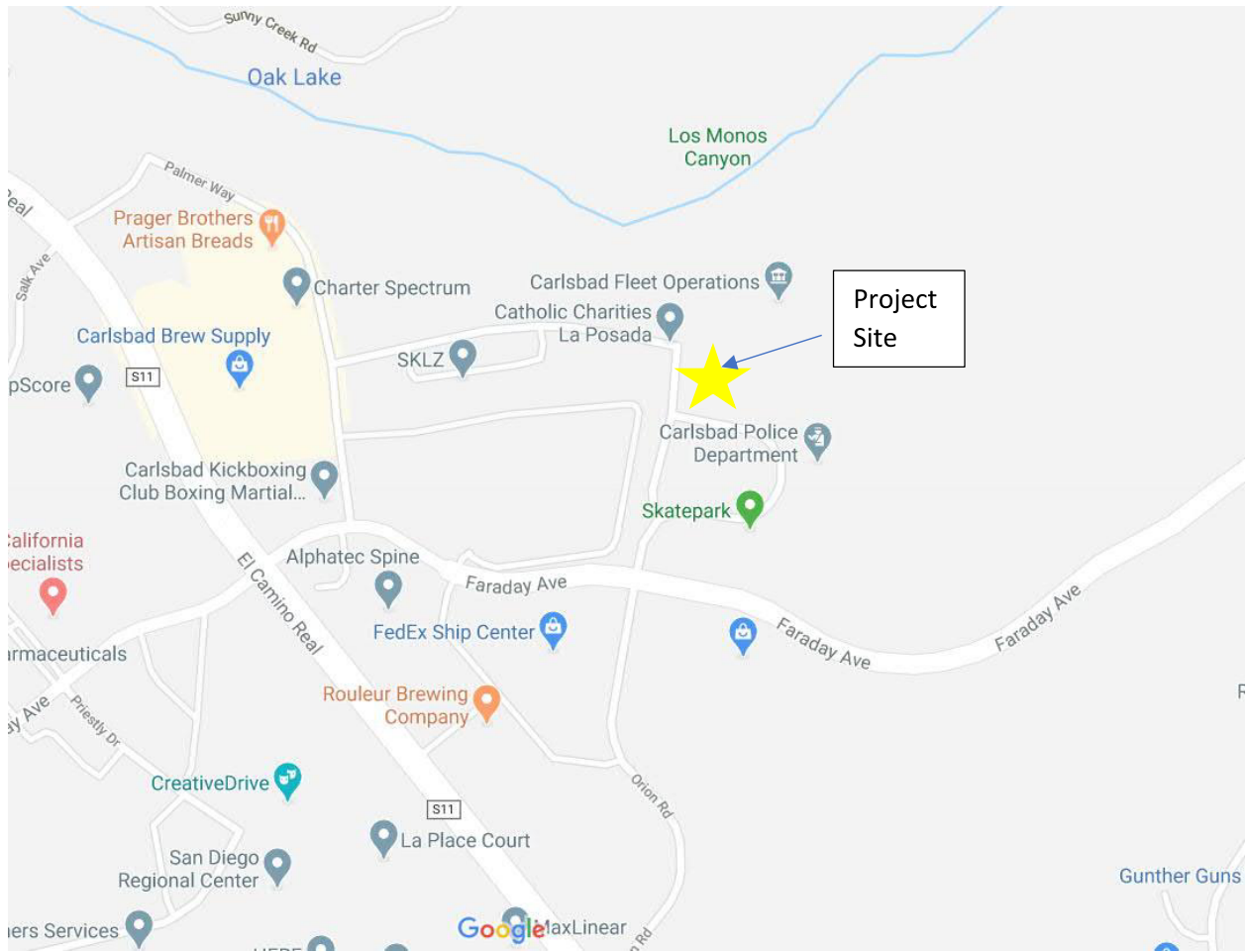


**Class II bicycle lanes along Orion Street, between Faraday Avenue and Orion Way (looking north)**

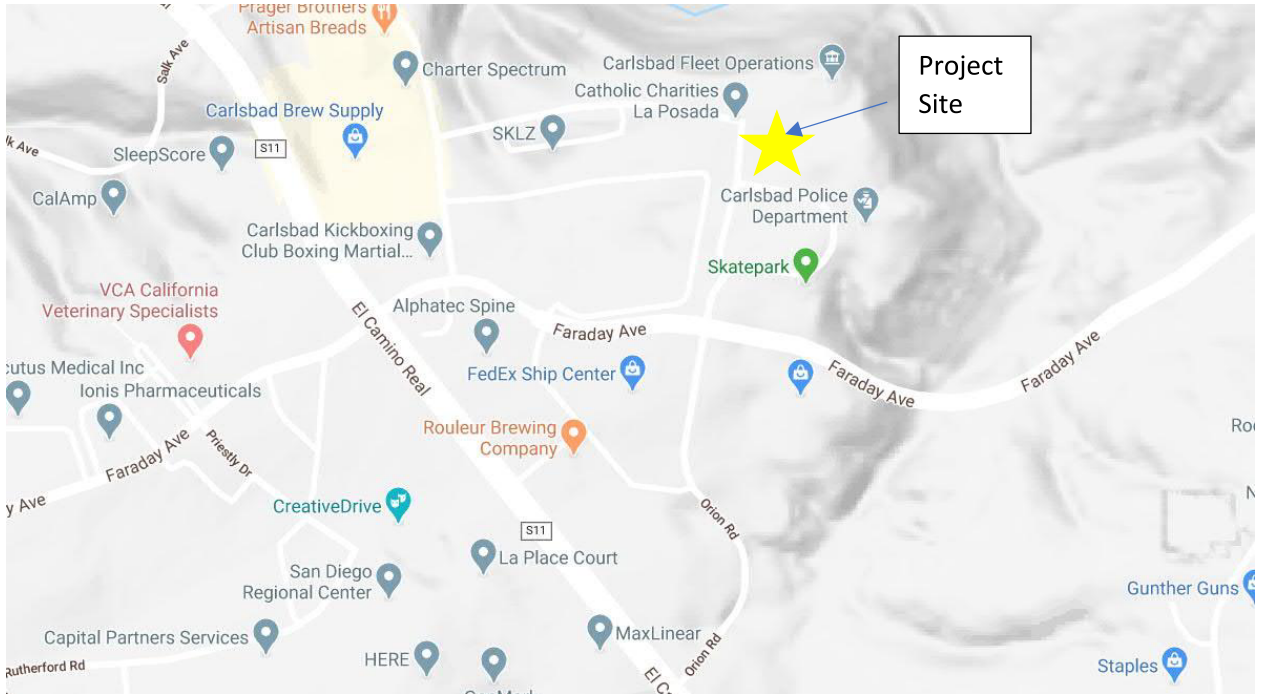


# **APPENDIX B – Project Setting and Environmental Surroundings**

## Project Site Location

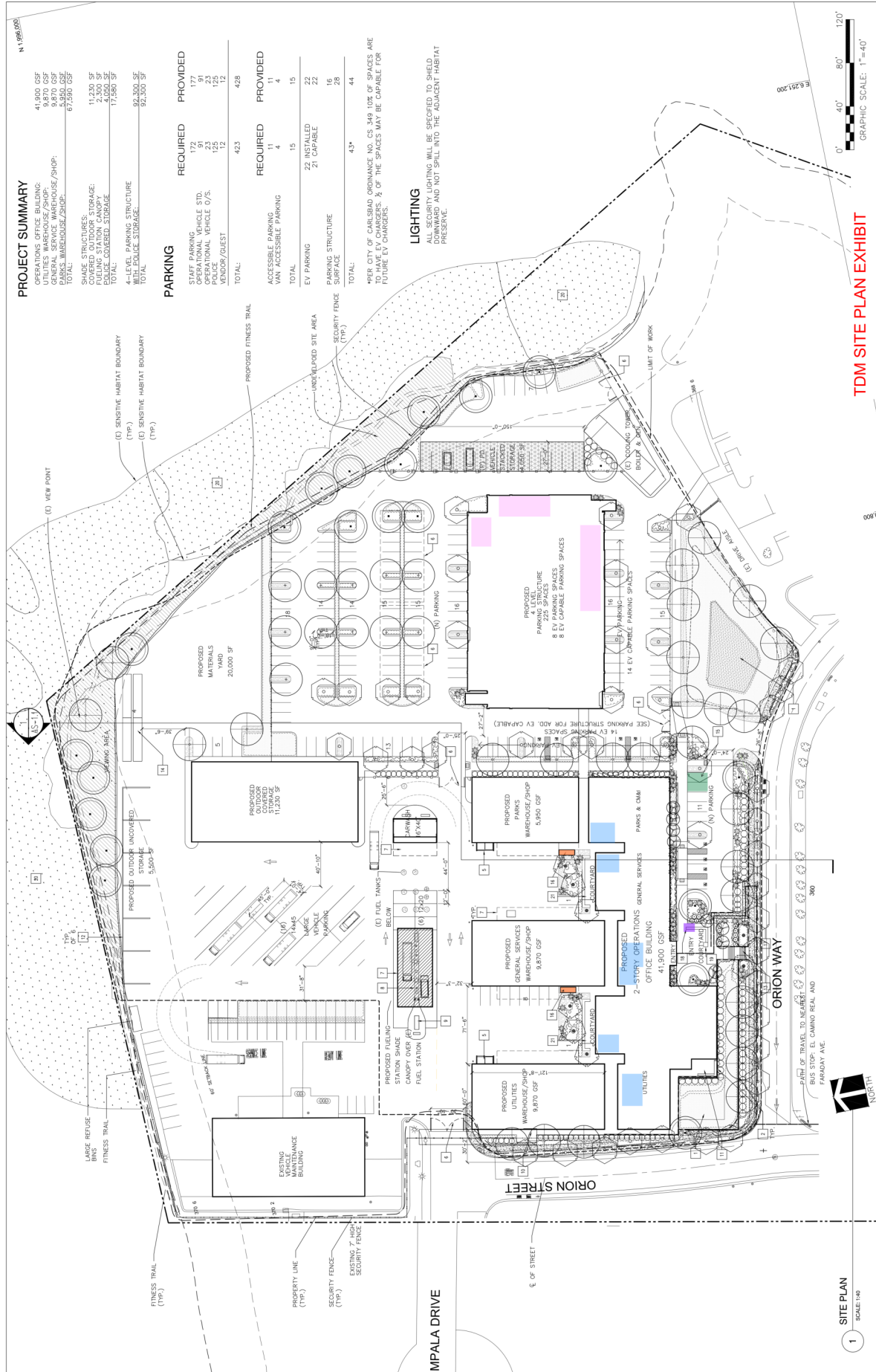


## TERRAIN CONDITIONS





SHEET 1	CITY OF CARLSBAD PUBLIC WORKS DEPARTMENT	SHEETS 11
102219 RE MC C.U.P. SUBMITTAL #1	03/11/19 RE MC C.U.P. SUBMITTAL #2	05/05/19 RE MC C.U.P. SUBMITTAL #3
08/01/19 RE MC C.U.P. SUBMITTAL #4	12/10/19 RE MC C.U.P. SUBMITTAL #5	
<b>SITE PLAN</b>		
APPROVED:	DATE:	DATE:
CITY ENGINEER:	DATE:	DATE:
PROJECT NO. 3572	PROJECT NO. 3572	DRAWING NO. 356-9
DATE:	DATE:	DATE:
OTHER APPROVAL:	DATE:	DATE:
REVISION DESCRIPTION:	REVISION DESCRIPTION:	REVISION DESCRIPTION:



**PROJECT SUMMARY**

OPERATIONS OFFICE BUILDING:	41,900 GSF
GENERAL SERVICES WAREHOUSE/SHOP:	9,870 GSF
PARKS WAREHOUSE/SHOP:	5,950 GSF
TOTAL:	67,720 GSF
SHADE STRUCTURES:	11,230 SF
FUELING STATION CANOPY:	2,300 SF
FOULAGE COVERED STORAGE:	3,000 SF
TOTAL:	17,530 SF
ACCESSIBLE PARKING STRUCTURE:	92,300 SF
TOTAL:	92,300 SF

**PARKING**

STAFF PARKING:	172	PROVIDED
OPERATIONAL VEHICLE O/S:	23	
POLICE:	125	
VENDOR/GUEST:	12	
TOTAL:	423	428

ACCESSIBLE PARKING:	4	PROVIDED
VAN ACCESSIBLE PARKING:	1	
TOTAL:	5	15
EV PARKING:	23 UNLOADED	22
	21 CAPABLE	16
PARKING SURFACE:	28	
TOTAL:	43*	44

\*PER CITY OF CARLSBAD ORDINANCE NO. CS 249 10% OF SPACES ARE CAPABLE FOR FUTURE EV CHARGERS.

**LIGHTING**

ALL SECURITY LIGHTING WILL BE SPECIFIED TO SHIELD LIGHT AND NOT SPILL INTO THE ADJACENT HABITAT PRESERVE.

**TDM SITE PLAN EXHIBIT**

GRAPHIC SCALE: 1"=40'

**LEGEND**

- 10 TRANSIT INFORMATION HOSE
- 11 OUTDOOR MEETING DECK
- 12 CIP CONC. MATERIAL ENCLOSURE WALLS
- 13 EMPLOYEE SHOWER / CHANGING ROOMS
- 14 CONTAINERS
- 15 RIDESHARE DROP OFF AREA
- 16 LONG-TERM BIKE LOCKER STORAGE (10 BIKES TOTAL)
- 17 ACCESSIBLE RAMP
- 18 BIKESCOOTER STORAGE & SEATING AREA
- 19 HIGH SECURITY FENCE
- 20 LIMIT OF WORK
- 21 PATH OF TRAVEL TO NEAREST BUS STOP

**KEY NOTES**

- 1 BIODIVALE PLANTER, SEE CIVIL & LANDSCAPE DRAWINGS
- 2 RETAINING WALL, SEE CIVIL DRAWINGS
- 3 SEE CIVIL DRAWINGS FOR GRADING, CHANGE AND UTILITY PLANS
- 4 SEE LANDSCAPE DRAWINGS FOR PLANTING AND LANDSCAPE RESTORATION PLANS
- 5 BUS STOPS: NEAREST BUS STOPS ARE ACROSS THE STR.
- 6 CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING EMERGENCY VEHICLE ACCESS DURING CONSTRUCTION
- 7 EXISTING MATURE TREES AND VEGETATION FROM DAMAGE DURING CONSTRUCTION
- 8 (B) FUELING STATION TO BE REPLACED BY NEW
- 9 ALL PAVING AND FINISH GRADIES SHALL SLOPE AWAY FROM BUILDINGS.

**GENERAL NOTES**

- A. ALL STOPS ARE NEW UNLESS NOTED OTHERWISE
- B. SEE CIVIL DRAWINGS FOR GRADING, CHANGE AND UTILITY PLANS
- C. SEE LANDSCAPE DRAWINGS FOR PLANTING AND LANDSCAPE RESTORATION PLANS
- D. BUS STOPS: NEAREST BUS STOPS ARE ACROSS THE STR.
- E. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING EMERGENCY VEHICLE ACCESS DURING CONSTRUCTION
- F. EXISTING MATURE TREES AND VEGETATION FROM DAMAGE DURING CONSTRUCTION
- G. ALL PAVING AND FINISH GRADIES SHALL SLOPE AWAY FROM BUILDINGS.

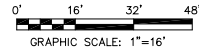
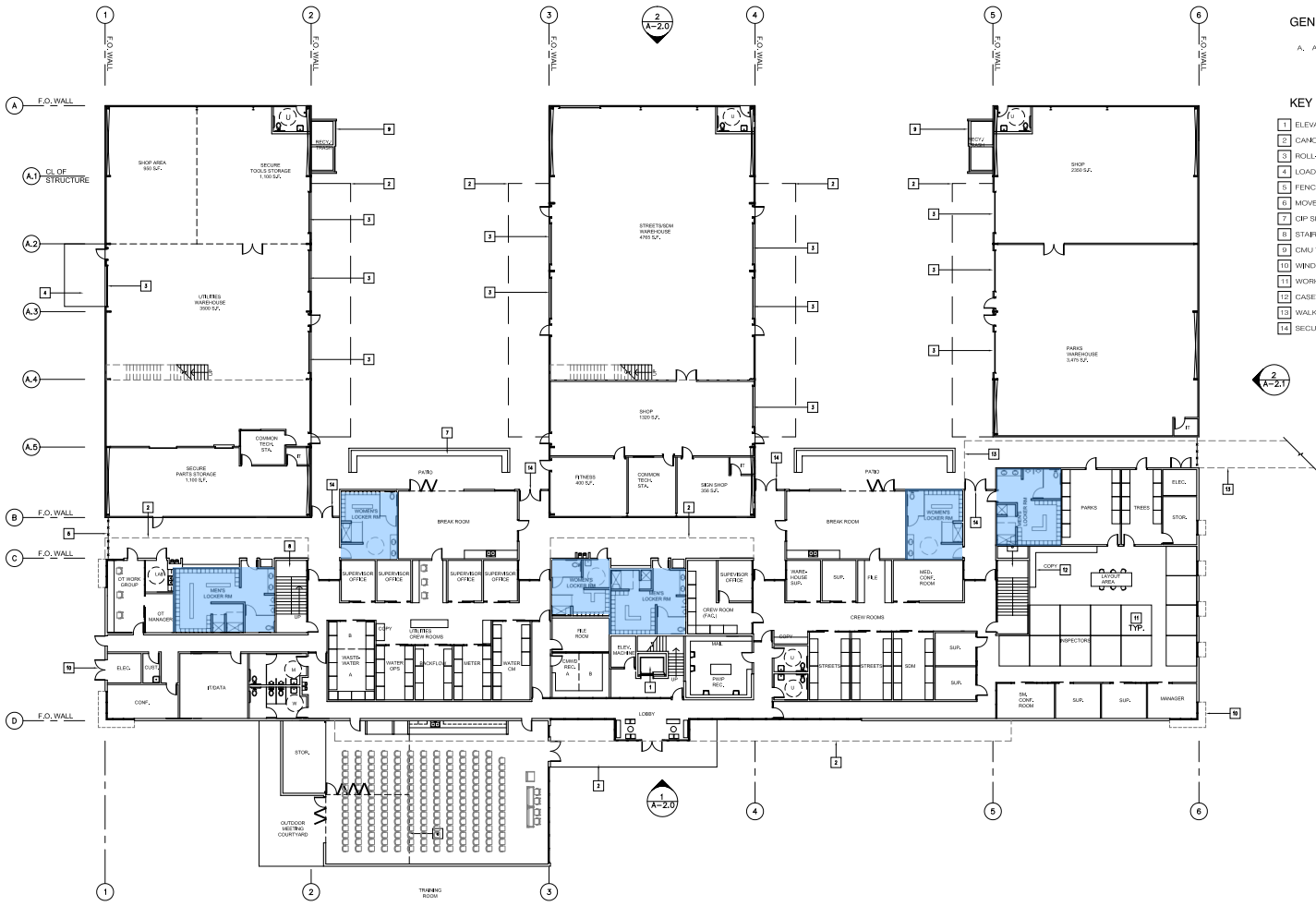
**1 SITE PLAN**

SCALE: 1/8"=1'-0"



**GENERAL NOTES**  
 A. ALL ITEMS ARE NEW UNLESS OTHERWISE NOTED

- KEY NOTES**
- 1 ELEVATOR
  - 2 CANOPY OVERHANG ABOVE
  - 3 ROLL-UP DOOR
  - 4 LOADING DOCK PLATFORM
  - 5 FENCE
  - 6 MOVEABLE WALL PARTITION
  - 7 OIP SEAT WALL W/ 5" HIGH STEEL LATTICE SCREEN
  - 8 STAIRS W/ LIGHT MONITOR ABOVE
  - 9 CMU TRASH ENCLOSURE
  - 10 WINDOW SHADE FINS AND AWNING
  - 11 WORK STATION CUBICLES
  - 12 CASEWORK FOR COFFEE STATION W/ SINK
  - 13 WALKWAY ABOVE
  - 14 SECURITY GATE



**1 FLOOR PLAN - FIRST LEVEL**  
 SCALE: 1/8" = 1'-0"  


10/22/18 RE MC	C.U.P. SUBMITTAL #1	SHEET 3	CITY OF CARLSBAD	SHEETS 11
03/11/19 RE MC	C.U.P. SUBMITTAL #2	PUBLIC WORKS DEPARTMENT		
05/15/19 RE KN	C.U.P. SUBMITTAL #3	CITY OF CARLSBAD ORION CENTER		
07/31/19 RE MC	C.U.P. SUBMITTAL #4	FLOOR PLAN - FIRST FLOOR		
12/10/19 RE MC	C.U.P. SUBMITTAL #5	APPROVED:		
DATE INITIAL ENGINEER OF WORK		CITY ENGINEER		DATE
REVISION DESCRIPTION		RCE		EXPIRES
DATE INITIAL OTHER APPROVAL		DATE INITIAL CITY APPROVAL		DATE
DATE INITIAL ENGINEER OF WORK		PROJECT NO. 3572		DRAWING NO. 395-9
DATE INITIAL ENGINEER OF WORK		REVISED BY:		

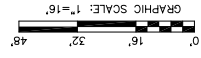
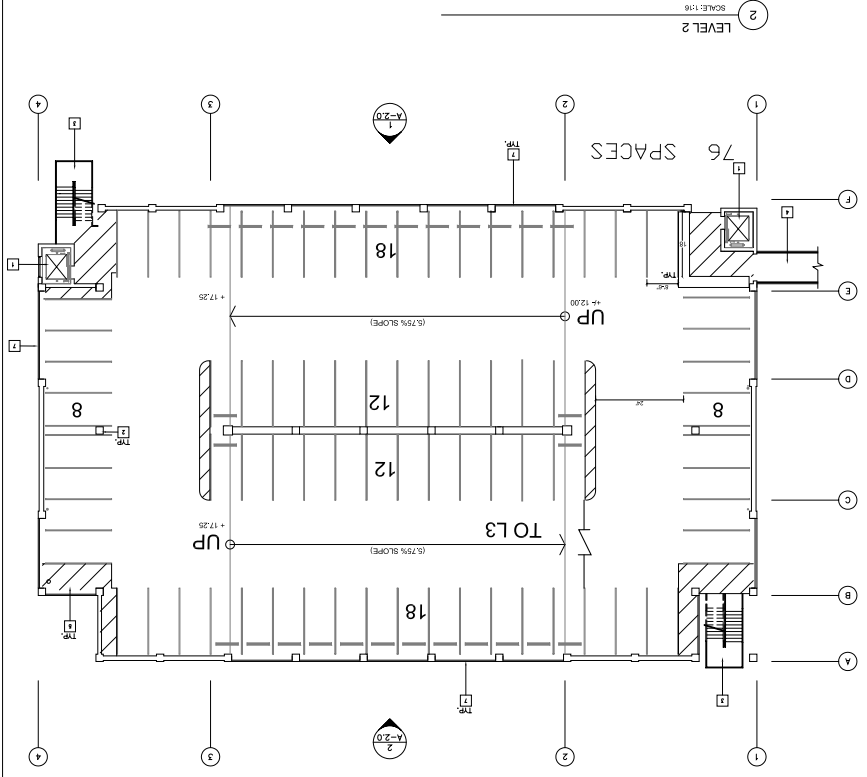
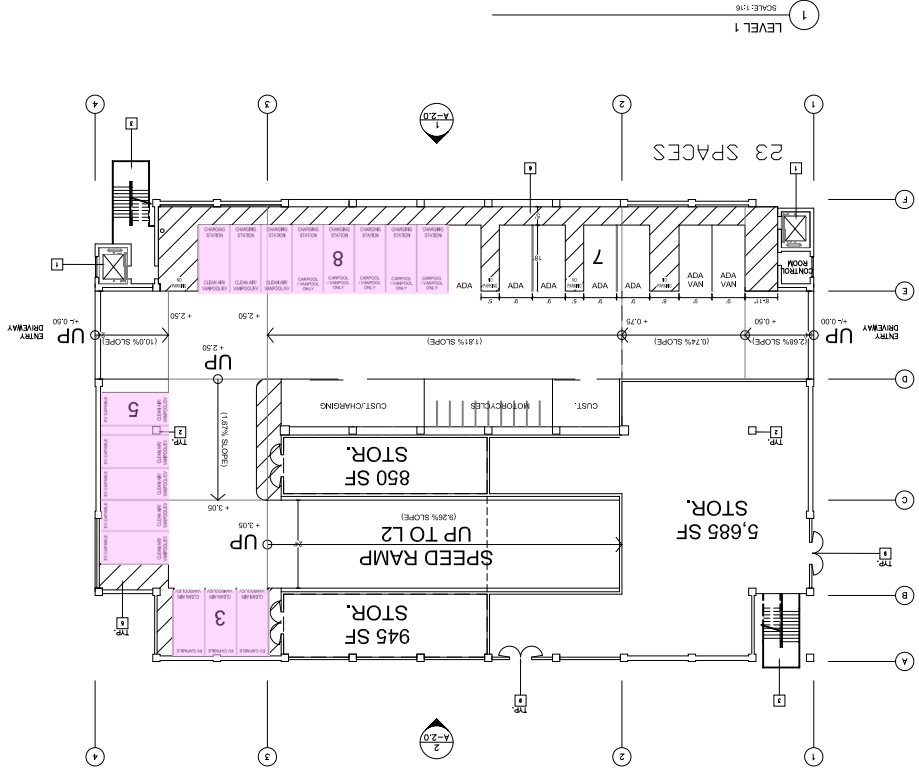
CITY OF CARLSBAD ORION CENTER  
 CONDITIONAL USE PERMIT SUBMITTAL

ALL ITEMS ARE NEW UNLESS NOTED OTHERWISE

GENERAL NOTES

- 1 ELEVATOR
- 2 CP CONCRETE COLUMN
- 3 STEEL FRAMED STAIRWAY
- 4 BELOW LEVEL WALKWAY TO OFFICE BUILDING
- 5 STRIPPED NO PARKING ZONE
- 6 ACCESSIBLE PATH OF TRAVEL
- 7 STEEL GUARD RAIL
- 8 STEEL SHADE CANOPY ABOVE W/ PHOTO VOLTAGE PANELS
- 9 STEEL ACCESS DOOR

KEY NOTES



ENGINEER OF WORK	REVISION DESCRIPTION	DATE	INITIAL
	10/22/18 RE MC C.U.P. SUBMITTAL #1		
	03/11/18 RE KN C.U.P. SUBMITTAL #2		
	05/15/18 RE KN C.U.P. SUBMITTAL #3		
	07/17/18 RE MC C.U.P. SUBMITTAL #4		
	12/10/18 RE MC C.U.P. SUBMITTAL #5		

DATE	INITIAL	DATE	INITIAL

ENGINEER OF WORK	REVISION DESCRIPTION	DATE	INITIAL

DATE	INITIAL	DATE	INITIAL

DATE	INITIAL	DATE	INITIAL

A-2.2

CITY OF CARLSBAD ORION CENTER  
CONDITIONAL USE PERMIT SUBMITTAL

CUP  
2018-0022

Rolling Meadows  
1000 Avenue  
Suite 200  
Carlsbad, CA 92008  
Tel: 760.439.0000  
www.rollingsouthwest.com