



Preliminary Tier 1 TDM Plan for Non-Residential Projects

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

Tier 1 TDM Requirements

Submission Date: 02/24/22

SECTION I: Developer Profile

Developer Name: Land Development, LLC

Property Manager Name: Audrey Inskeep

Developer Mailing Address: PO Box 12409

<small>Number</small>	<small>Street</small>	<small>Suite</small>
<u>El Cajon</u>	<u>CA</u>	<u>92022</u>
<small>City</small>	<small>State</small>	<small>Zip Code</small>

Primary Contact: Audrey Inskeep Email: audrey@oppmanagement.net

Phone: 619-823-5654

SECTION II: Project Information

Project Name: Valley View

Permit Number: GPA 2018-0001

Project Address: Palmer Way

<small>Number</small>	<small>Street</small>	<small>Suite</small>
<u>Carlsbad</u>	<u>CA</u>	<u>92008</u>
<small>City</small>	<small>State</small>	<small>Zip Code</small>

Type of Use

Select the primary use type for this project.

- Office
 - Retail/Restaurant
 - Warehouse/Industrial
 - Other, please describe use:
-

Number of Employees

Specify the number of employees at this location.

Number of Full-Time Employees	<u>TBD</u>
Number of Part-Time Employees	<u>TBD</u>
Number of Contract Employees	<u>TBD</u>
Total Number of Employees	<u>TBD</u>

Automobile Parking

Automobile Parking	Existing # of Allocated Spaces	Proposed # of Allocated Spaces (ridesharing)	Proposed # of New Parking Spaces
Surface Parking Spaces	0	10	46
Structured Parking Spaces	0	0	0

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)

Palmer Way from Cougar Drive to Faraday Avenue has a contiguous sidewalk on the south/west side of the roadway. The sidewalk along Faraday Avenue continues and intersects with the signalized intersection of El Camino Real where pedestrians can cross in the marked crosswalks. The El Camino Real & Faraday Avenue intersection is the closest signalized intersection from the project site, which is approximately 0.30 miles away. The project proposes to construct a meandering sidewalk along the entire lot frontage. The sidewalk will extend beyond the lot frontage to connect to both Cougar Drive and Impala Drive. Curb ramps and crosswalks are proposed at both locations.

There are no bicycle infrastructure along Palmer Avenue adjacent to the project site.

An existing bus stop is located on the east side of El Camino Real just north of Faraday Avenue and is approximately 0.33 miles from the project's pedestrian access point.

Relevant Project-Specific TDM Infrastructure

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.

Proposed number of public bike racks = 3 (rack near entrance)

Average utilization of bike racks = unknown (project not built)

Proposed number of secure bike racks = 3 (bike room in building)

Average utilization of secure bike racks = n/a

Proposed number of designated carpool/vanpool spaces = 10

Average utilization of designated carpool/vanpool spaces = unknown (project not built)

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.)*

A Google terrain map showing bike lanes and street view screenshots are provided at the end of this document.

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.*

The project is located within 0.25 miles of seven food establishments. Additionally, there are two fitness/healthcare facilities and a bank located within 0.25 miles of the project.

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*
- *Any existing commuting information, such as the percentage of employees using different commute modes and the average commute distance.*

The project is not built and there are no existing businesses at the project site. It is speculative on the exact business(es) that will occupy the project. However, the following summarizes the anticipated profile of the project's employees:

- Commute hours would generally be between 7 AM and 7 PM and will depend on each employee's work schedule. It is anticipated that many employees will have some sort of compressed work schedule (9-80s or 4-10s).
- It is unknown on the number of part-time employees.
- It is unknown on the average commute distance for future employees.
- Employees will be encouraged to use the TDM measures identified in the TDM plan.

SECTION IV: Tier 1 Requirements

Check the boxes and provide the required information below.

Designate a Transportation Coordinator (TC)

All developments subject to the TDM ordinance are required to designate an on-site transportation coordinator responsible for implementing the requirements listed below. The transportation coordinator agrees to attend at a minimum one citywide TDM program meeting or event per year and to distribute marketing information provided by the citywide program. The contact listed below may be an interim contact until a permanent transportation coordinator is identified. This contact shall be an employee of the tenant's organization. Developer is responsible for notifying the City of Carlsbad any time the transportation coordinator contact changes in the future.

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

Audrey Inskip
President
OPP Management
1059 Tierra Del Rey, Suite L
Chula Vista, CA 91910
619-823-5654
Audrey@oppmanagement.net

Distribute New Hire Transportation Information

Transportation coordinator agrees to distribute transportation options information provided by the citywide TDM program to all new employees at the point of hiring.

Promote One Citywide Event per Year

Transportation coordinator agrees to actively promote at least one citywide event (provided that at least one event is held each year).

Comply with Monitoring and Reporting

Transportation coordinator 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. Survey results along with a status report of above listed activities will be submitted to the city within one month of survey completion.

In addition, transportation coordinator agree 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
	Existing Buildings/Tenant Improvements
Present till 2025	24%
2025 - 2029	26%
2030 -2034	28%
2035 on	30%

SECTION V: Required TDM Measures

The following section describes the TDM measures that will be required for the life of the project.

Ride Sharing Program

The Project will designate up to 10 parking spaces, which equates to approximately 20 percent of the available parking spaces as ride-sharing parking spaces. Signs will be installed in front of each designated parking space.

The Project will designate an area in the parking structure for passenger loading, unloading, and waiting areas for ride sharing vehicles.

The TDM Coordinator will work with each employer's HR department and provide ride sharing options like iCommuter for employees to use to find ride sharing opportunities. Another option is to promote ridesharing opportunities that are part of the City of Carlsbad's Commuter program (<https://www.carlsbadcommuter.com/>).

Telecommuting and Alternative Work Schedules

The TDM Coordinator will work with each employer's HR department and obtain a monthly summary of the work schedule of each employee. The participation goal of 25 percent and telecommuting 1.5 days a week will be checked and validated on quarterly basis.

CTR Marketing

The TDM Coordinator will develop marketing material summarizing the benefits of commute trip reduction. The marketing material will be distributed to each employer's HR department and requested to be provided to each employee as part of their orientation. The TDM Coordinator will have a yearly event on-site that will promote the benefits of commute trip reduction. This yearly event will also be coordinated with the City to ensure that it occurs on a permanent basis. The TDM Coordinator will also provide surveys (printed and/or electronic) to each employer's HR department on a quarterly basis (with the intent to be distributed to each employee) to determine preferences, knowledge, barriers, and opportunities for changing travel behavior and providing TDM services. The main purpose of the outreach and marketing

is to provide employees with options and monetary incentives to use alternate forms of transportation, as well as to clearly and deliberately promote and educate employees of the various options available.


SECTION VI: Authorization for 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 implementing the required Tier 1 TDM plan elements listed above and participate in ongoing monitoring.

Name and Signature of Developer Representative or Designated Applicant:

Audrey M Inskeep, OPP Management		02/24/21
Printed Name and Organization	Signature	Date

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

Audrey M Inskeep, OPP Management		02/24/21
Printed Name and Organization	Signature	Date

Name and Signature of City of Carlsbad Representative:

Printed Name	Signature	Date

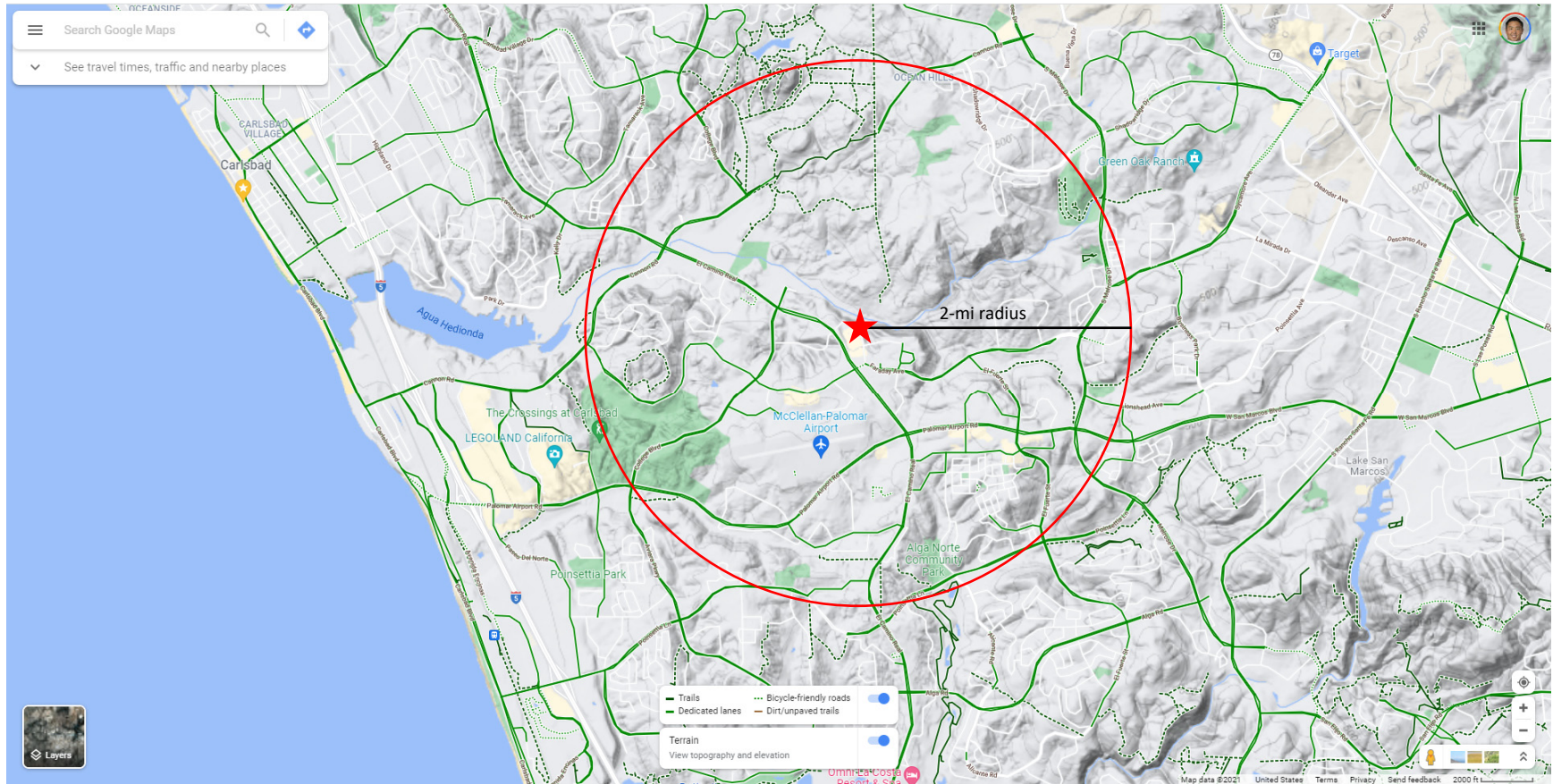
Looking north along Palmer Way



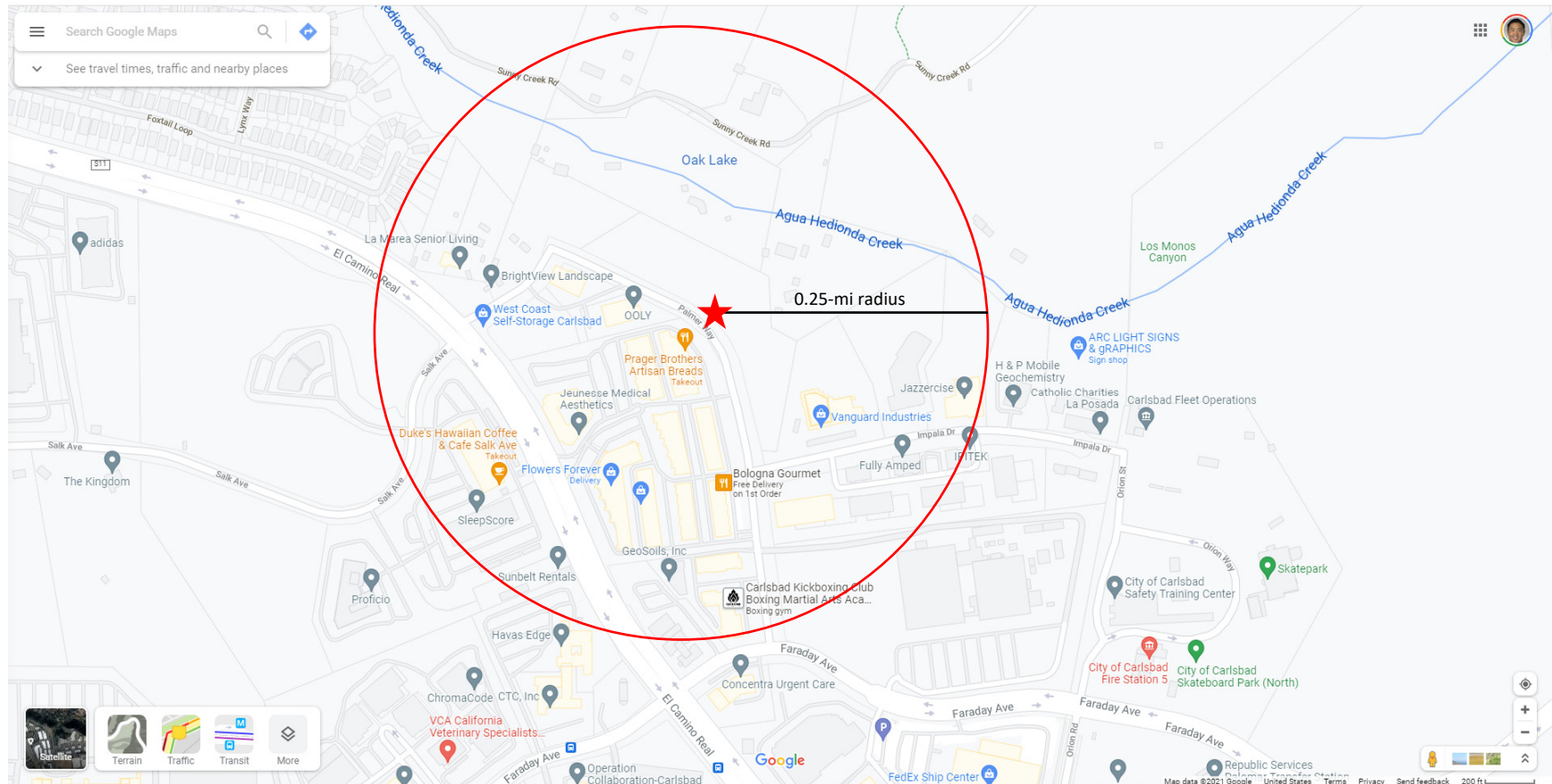
Looking south along Palmer Way



Google Terrain Map with Bike Lanes



Neighboring amenities within a 5-minute walk (0.25 mile)



Food Establishments

- Plantiful Kitchen (5661 Palmer Way #G)
- GelatoLove Production Lab (5661 Palmer Way #C)
- Bologna Gourmet (5661 Palmer Way #B)
- Choice Jucery (5631 Palmer Way #A)

- Aloha Acai Bowls (5671 Palmer Way #H)
- Prager Brothers Artisian Breads (5611 Palmer Way #C)
- Happy Pantry Carlsbad (5611 Palmer Way #B)

Fitness/Healthcare Facilities

- Jazzercise (2460 Impala Dr)
- Carlsbad Kickboxing Club (5751 Palmer Way #F)

Other Relevant Services

- Southwest Community Bank (5650 El Camino Real #130)