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DEPARTMENT OF  
PUBLIC WORKS

TRANSPORTATION DIVISION

CITY OF SACRAMENTO  
CALIFORNIA

CITY HALL  
ROOM 304  
915 I STREET  
SACRAMENTO, CA  
95814-2608

916-449-5307

ROBERT L. LEE  
TRANSPORTATION  
DIVISION MANAGER

March 14, 1989

Transportation & Community Development Committee  
Sacramento, California

Honorable Members in Session:

SUBJECT: Revisions to the Developer Transportation Systems  
Management (TSM) Handbook

SUMMARY

This report is to inform the City Council of revisions made to the handbook used by staff for implementation of Section 6-E of the Comprehensive Zoning Ordinance No. 2550, Fourth Series, relating to Transportation Systems Management regulations for New Non-Residential Development.

BACKGROUND

On December 13, 1988, City Council adopted Ordinance No. 88-083 to amend Section 6-E of the Comprehensive Zoning Ordinance relating to Transportation Systems Management Regulations for New Non-Residential Development (Developer TSM Ordinance). Paragraph 6-E-6 of the Developer TSM Ordinance specifies that, "Implementation requirements and methods for compliance shall be contained in the Developer TSM Handbook." City staff has modified the previous handbook used for implementation of Section 6-E of the Zoning Ordinance (dated November, 1983) and anticipates publication of the revised handbook on April 1, 1989.

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A draft of the Developer TSM Handbook has been distributed to committee members under separate cover. City staff has generated new forms that developers will use for submittal of Transportation Management Plans for all new, non-residential projects that must comply with the December, 1988 Developer TSM Ordinance. In addition, staff has worked with Regional Transit and other transit providers in the Sacramento region to modify the procedures used for implementation of transit-related measures.

The revised forms that will be used for submittal of Transportation Management Plans now relate the TSM measures directly to achievement of the goal of 35% alternative mode use for the commute trip. Forms have also been developed for the annual status report that is a new requirement of the ordinance.

Substantial revisions have been made to the agreements for transit-related TSM measures, and additional information has been provided to the developer. For transit pass subsidies, the previous TMP Handbook required a 25 year commitment. City staff has modified this commitment to 10 years and has made changes in the implementation. The number of subsidies offered will now directly correspond to the current occupancy rate of the project rather than a static number. As occupancy increases, so must the number of subsidies in keeping with the 35% alternative commute mode goal.

Staff believes that the changes in the Developer TSM program will allow for flexible management of TSM resources and will provide more incentives to developers for improved services to future employees/tenants. In this manner, the developer can give the on-going program a sound foundation allowing the employers (as tenants of the project) to continue the process.

#### FINANCIAL DATA

No financial impact.

#### POLICY CONSIDERATIONS

Establishment of the new procedures for transit-related measures is contingent upon the approval of the Sacramento Regional Transit Board. The changes have been made in an effort to entice the development community to select transit-related measures over measures that will have less of a significant impact in the reduction of traffic congestion and emissions relating to air quality.

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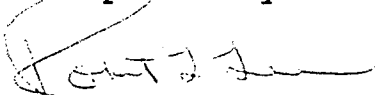
MBE/WBE EFFORTS

No impact.

RECOMMENDATION

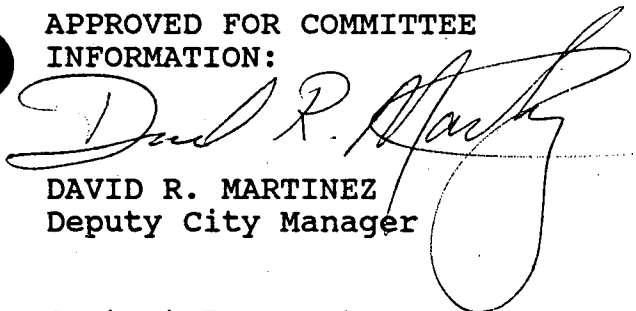
The Public Works Staff supports the proposed changes regarding procedures for transit-related measures under the Developer TSM Ordinance. This report is provided for committee information, and no action is required.

Respectfully submitted,



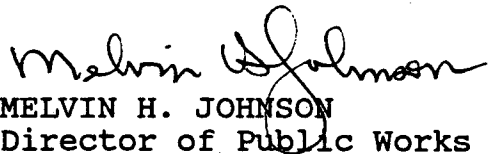
ROBERT L. LEE  
Deputy Director of Public  
Works--Engineering Services

APPROVED FOR COMMITTEE  
INFORMATION:



DAVID R. MARTINEZ  
Deputy City Manager

APPROVED:

  
MELVIN H. JOHNSON  
Director of Public Works

Contact Person to  
Answer Questions:

March 14, 1989  
All Districts

MARILYN KUNTEMAYER, SENIOR ENGINEER  
449-5307

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