

# Bell Plaza

## Sunnyvale Residential TDM Compliance Plan



*Prepared for:*

**Balboa Retail Partners**

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## SUNNYVALE RESIDENTIAL TDM COMPLIANCE PLAN

The Bell Plaza Transportation Demand Management Compliance Plan provides basic information about the project and outlines how the project will comply with the Sunnyvale Residential TDM Ordinance. The Bell Plaza TDM Plan incorporates TDM strategies to reduce traffic impacts and maximize mobility options.

### *City of Sunnyvale Transportation Demand Management Program*

In June of 2021, the City of Sunnyvale adopted an update to the TDM Ordinance, which amended Chapter 10.32 of the Municipal Code. The TDM Ordinance aims to address the transportation-related impacts of new and existing developments to establish strategies that decrease the number of daily vehicle trips to and from a property.

All multi-family development projects consisting of 10 or more residential units shall participate in the Multi-family Residential TDM Program.

### *Project Description*

The approved project includes forty-six (46) attached townhome units.

Residents can walk or bike to nearby employment sites, transit stops, dining, shopping, and recreation. The complex includes secure bike parking, guest bike parking, wayfinding signage and a bicycle repair station.

### *TDM Measure Implementation Table*

The Bell Plaza project must achieve a minimum of 4.6 points through its residential TDM Program strategy.<sup>i</sup>

Page 2 shows the TDM measures that the project plans to implement. The following section describes each mitigation element the project intends to implement. The mitigation measures listed total five (5) points.

### Bell Plaza Residential TDM Strategies

Transportation Demand Management Strategies		Points Available*	Points Requested
<b>Proximity to Transit</b>	Less than .5 miles to a major transit route (15-min headway):	1	1
<b>Proximity to Commercial Uses</b>	Less than .25 miles from:	3	3
	1. A shopping center consisting of at least three tenant spaces, or 2. Three separate retail/restaurant/service/recreational uses		
<b>Bicycle Facilities</b>	Provide an on-site bicycle repair station and secured bicycle parking	0.5	0.5
<b>Wayfinding Station</b>	On-site kiosk or information center with multi-modal wayfinding information and transit information	0.5	0.5
		<b>Total</b>	<b>5</b>
		Required	4.6
		overage	0.4

\* If a TDM category has multiple options, only one option/point value can be used.

### Sunnyvale Residential TDM Measure Descriptions

#### *Proximity to Transit (1 point)*

VTA bus Routes 22 and 522, stop directly in front of Bell Plaza which support transit connectivity to various transit centers and light rail stations as well as locations along El Camino Real. Both routes have 15-minute headways during peak hours and provide residents with connecting features to the Palo Alto, Santa Clara and Eastridge Transit Centers

#### *Proximity to Commercial Uses (3 points)*

Bell Plaza is less than 0.25 miles from El Camino Plaza which houses three retail, restaurant, services, and recreational uses. These services allow residents to access food or groceries without driving within walking distance.

Proper lighting and signage will provide a safe, pedestrian-oriented environment that supports bicycle and walking trips.

#### *Bicycle Facilities (0.5 points)*

The project provides an on-site bicycle repair station, short-term bike racks, and 46 secured bicycle parking facilities by providing bike hooks in each garage. A bicycle Fix-it repair station offers do-it-yourself bike repair tools, an air pump, a functional pedestal, and steel braided cables for theft protection.



- The HOA will be responsible for ongoing maintenance and availability of the on-site bicycle repair Fix-it station and air pump.

***Wayfinding Station (0.5 points)***

An onsite kiosk/information center with wayfinding and transit information will be provided in the central, common courtyard along El Camino Real. The HOA will be responsible for for maintaining and updating the information.

***TDM Reference in Covenants, Conditions, and Restrictions***

The project will include CC&Rs that record the TDM Plan. In this manner, the CC&Rs will maintain the program's longevity and be responsible for its ongoing implementation. Incorporating TDM program requirements into the CC&Rs of a property ensures that the TDM Plan remains a component of the site.

Provided below is sample homeowner CC&R language:

*Transportation Demand Management (TDM) Submittal. The Property (and every portion thereof) and every Owner and Occupant thereof shall be subject to and shall abide by and satisfy each and all of the provisions and obligations contained in that certain Transportation Demand Management submittal for the (Bell Plaza project) approved by the City of Sunnyvale (Date, Year - to be provided), applicable to the Property and/or each Lot therein, including any obligations to provide funding and resources to implement the Transportation Demand Management submittal and compliance with any applicable requirements of any condition of approval enacted by the City of Sunnyvale applicable to the Property or to Sunnyvale generally.*

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<sup>i</sup> Applicant reserves the right to modify the strategies of compliance with the TDM policy dependent upon acceptable, alternative, future strategies that may become available and/or alternative strategies listed in the City's TDM Program.