

148 & 156 Crescent Avenue

Final Sunnyvale Residential TDM Compliance Plan



Prepared for:

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SUNNYVALE RESIDENTIAL TDM COMPLIANCE PLAN

The 148 & 156 Crescent Ave. 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 148 & 156 Crescent Ave. 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 one single-family home and 18 condominium units.

Residents can walk or bike to nearby employment sites, transit stops, dining, shopping, and recreation. The complex includes commercial and community space, with on-site amenities for residents, such as secure bike parking, guest bike parking, and a bicycle repair station.

Potential residents and new occupants will be given information about alternative transportation and commute options during occupancy. Early outreach is a critical juncture to educate people about the benefits of alternative transportation. They may be more receptive to this information as their commute patterns have changed after the relocation.

The future homeowner association (HOA) will provide residents with information and updates regarding transportation resources and implement many of the measures outlined in the TDM Measure Implementation table below.

TDM Measure Implementation Table

The 148 & 156 Crescent Ave. project must achieve a minimum of 1.9 points through its residential TDM Program strategy.

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 2 points.

148 & 156 Crescent Ave. Residential TDM Strategies

Transportation Demand Management Strategies		Points Available*	Points Requested
Proximity to Commercial Uses	Less than .5 miles from:	1	1
	1. A shopping center consisting of at least three tenant spaces, or		
	2. Three separate retail/restaurant/service/recreational uses		
Bicycle Facilities	Provide an on-site bicycle repair station and secured bicycle parking	0.5	0.5
TDM Communication	Distribution of transit, wayfinding and other TDM informational materials to new residents as they move in and annually to all residents	0.5	0.5
	New property owners will receive a "Homeowner Trip Reduction Acknowledgement" form to encourage their participation in reducing solo vehicle trips. Attached is a copy of the acknowledgment form.		
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.		
		Total	2
		Required	1.9
		average	0.1

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

Sunnyvale Residential TDM Measure Descriptions

Proximity to Commercial Uses (1 point)

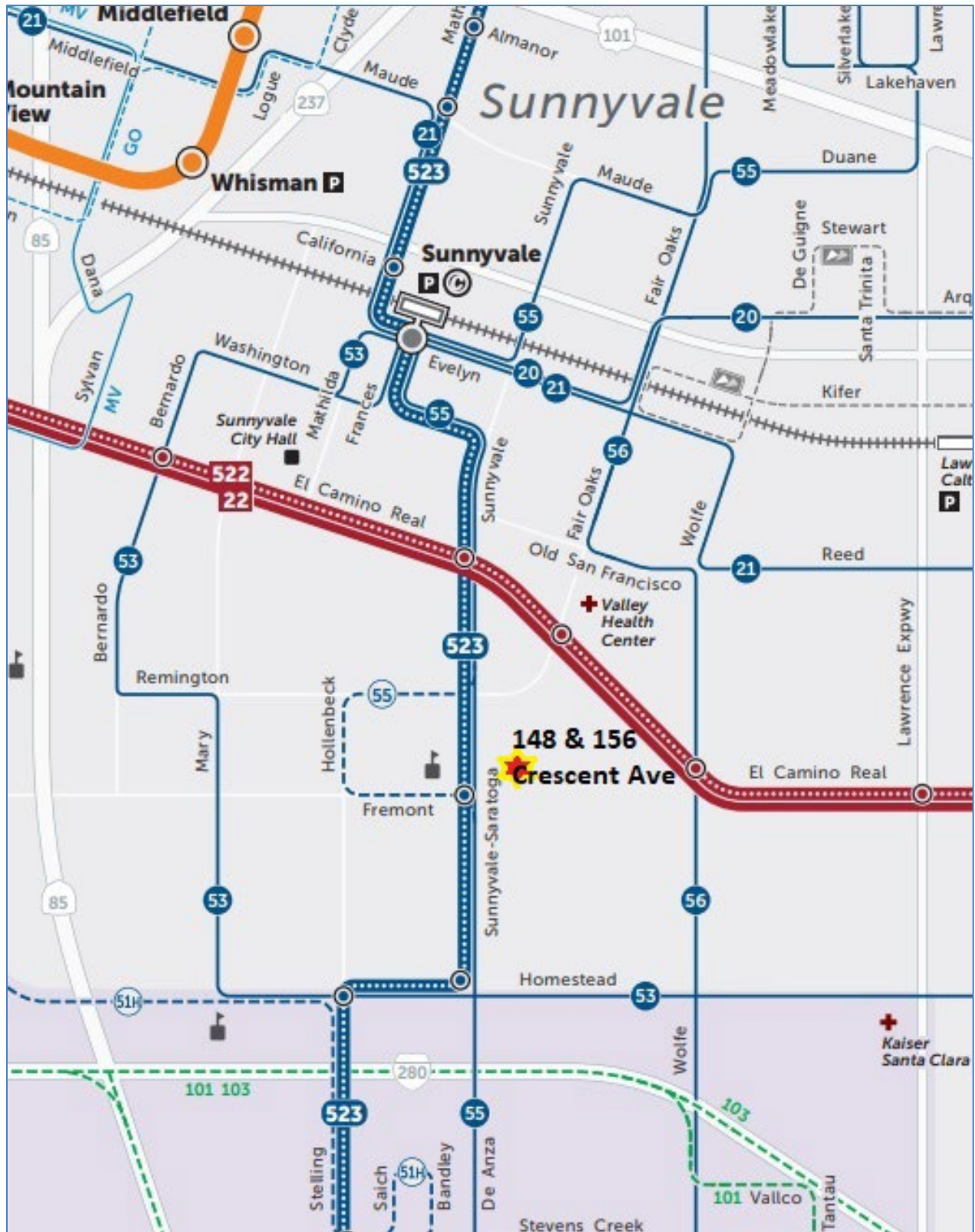
148 & 156 Crescent Ave. is less than 0.5 miles from three retail, restaurant, services, and recreational uses. These services allow residents to access food or groceries without driving within walking distance.

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

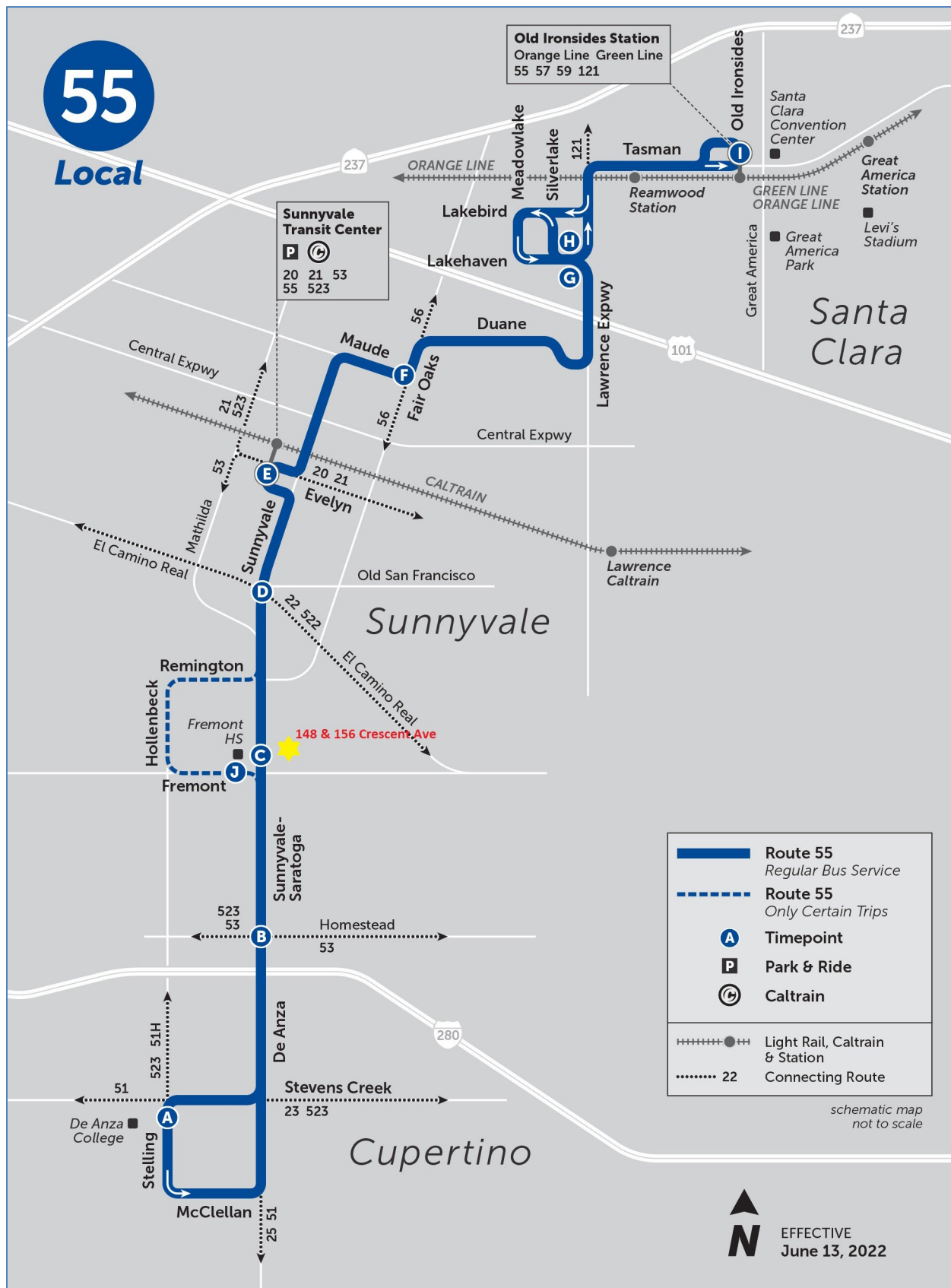
On-site landscaping will provide an appealing setting to walk in. Wayfinding signage will help residents find bike parking facilities and the bike repair stand.

Also within walking distance is VTA bus Route 55, and transit connectivity serves various transit centers and light rail stations. Route 55 provides 23 trips for residents with connecting features to the Sunnyvale Transit Center, Sunnyvale Caltrain Station, Light Rail Green, Orange Lines, and De Anza College. On page 3 is a VTA transit system map showing various bus routes and connections to the Caltrain station, and page 4 is the VTA Route 55 map.

VTA Transit System Map



VTA Bus Route 55



Bicycle Facilities (0.5 points)

The project provides an on-site bicycle repair station, short-term bike racks, and 19 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.



According to WalkScore.com, this project location scores 83 out of 100 for bikeability. An 83 score means biking is convenient for most trips, and this connectivity provides excellent bicycle access for the project.

Very Bikeable
Biking is convenient for most trips.

The Sunnyvale Caltrain Station is two miles from the project and is a 12-minute bike ride.

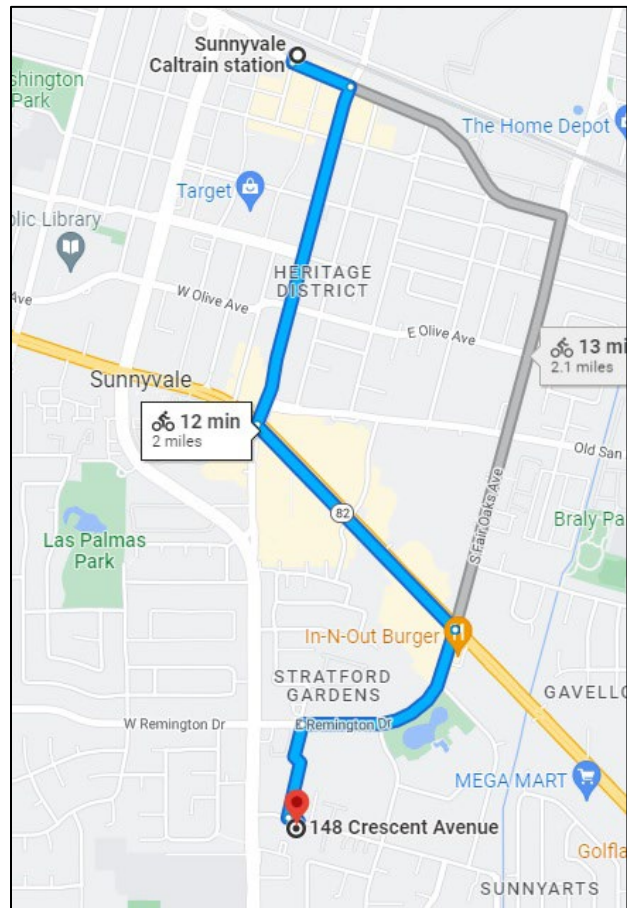
Virtual Wayfinding Station (0.5 points)

The project will add a widget on the resident dashboard containing information and links to commuter resources. The virtual wayfinding page will include features on the Commuter Resource flier below.

TDM Communication (0.5 points)

At occupancy, the HOA will invite new residents to participate in an initial commuter training session to learn about the site's transportation resources, incentives, and sustainability goals. In addition, residents will receive a commute resource flier. Shown on page 6 is a sample commute resource flier.

All residents will receive an online distribution of transit, wayfinding, and other TDM informational materials annually.



Sample Commuter Resource Flier

148 & 156 Crescent Commuter Resources

TRANSIT & SHUTTLE SERVICES

[Caltrain Time Schedule](#)

[Real-time Sunnyvale Caltrain Station – mobile](#)

[Transit Trip Planner](#)

[Transit App – Real-time bus crowding information](#)

[VTA Transit System Map](#)

[VTA Bus Route 56 – Light Rails Orange & Green Lines, Sunnyvale Transit Center & Caltrain](#)

CARPOOL & VANPOOL SERVICES

[Merge 511 online Carpool Matching](#)

[\\$25 Carpool reward](#) (for every 25 trips logged)

\$400 [MTC Monthly Vanpool Group Subsidy](#)

\$350 [VTA Monthly Vanpool Group Subsidy](#)

INCENTIVES & SERVICES

Commuter Kiosk Materials in each lobby

Bay Area [Spare the Air Alert Notices](#)

BICYCLE PARKING & FACILITIES

[Bicycle Fix-it Repair Stations in plaza and garage](#)

[City of Sunnyvale Bike Map](#)

[San Mateo County Bike Map](#)

[Santa Clara County Bikeways Map](#)

[Regional City Bike Maps](#)

[Bicycle Resource Guide](#)



Homeowner Trip Reduction Acknowledgement

New property owners will receive a "Homeowner Trip Reduction Acknowledgement" form to encourage their participation in reducing solo vehicle trips. Attached is a copy of the acknowledgment form.

Homeowners Association Section

- The HOA will encourage resident awareness throughout the year by providing annual newsletters or emails about commute resources and options, highlighting transit and trip-planning services, rideshare matching, incentives, and other commute opportunities available to residents.
- The HOA will be responsible for ongoing maintenance and availability of the on-site bicycle repair Fix-it station and air pump.
- The HOA will distribute to new property owners through the Commuter Resource flier. The HOA will biannually update the Commuter Resource flier and redistribute it to property owners as regular communication material.

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 (148 & 156 Crescent Avenue project) approved by the City of Sunnyvale (Date, Year - to be provided by client), applicable to the Property and/or each Parcel 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.

ATTACHMENT

Homeowner Trip Reduction Acknowledgement

**148 & 156 Crescent Avenue, Sunnyvale
Homeowner Trip Reduction Acknowledgement
Commuter Programs and Sustainable Transportation Goals**

The City of Sunnyvale requires the 148 & 156 Crescent Avenue residential project to implement green transportation, mobility, and commuter programs and report annual trip reduction successes. Homeowners and residents are asked to reduce single-vehicle occupant (SOV) commuter trips. The trip reduction goal of the Crescent Avenue project is for residents to use transit, carpool, bike, walk, or telework instead of driving alone.

This program aims to reduce our peak period (commute) vehicular trips and maximize public transit, shuttles, carpooling, car-sharing, bicycles, and walking options.

I acknowledge receipt of the 148 & 156 Crescent Avenue Commuter Resource Flier, which includes links to the online 511.org transportation website and sites for VTA, Caltrain, and Commute with Enterprise. The flier provides transportation and commuter information and links to local and regional transportation services and benefits. Commuter benefits include cash incentives for carpoolers, vanpool subsidies, transit planning and incentives, ridematching support, and bicycle route planning.

Homeowner Name

Homeowner Name

Address

Phone Number

Email Address

DATE