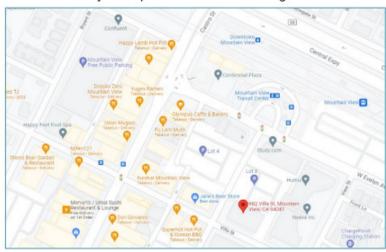


682 Villa Street Mountain View

Preliminary Transportation Demand Management Plan



Prepared for:
Smith Development

Prepared by:
TDM SPECIALISTS, INC.
A Transportation Demand Management Company
(408) 420-2411
September 10, 2021

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TDM SPECIALISTS, INC. QUALIFICATIONS

TDM EXECUTIVE SUMMARY

The Transportation Demand Management (TDM) plan at 682 Villa Street provides a viable and dynamic program to support an eight percent peak-hour vehicle trip reduction.

The TDM measures listed below are consistent with other well-performing TDM plans and trip-reduction programs in Mountain View, Palo Alto, the San Francisco Bay Area, and other national locations.

The following outline provides a summary of the applicant's plan for the project:

- Infrastructure
 - Long-term bike parking
 - Nearby amenities
 - Commute resource flyer
- Commuter Benefits
 - Subsidies
 - Transit subsidies
 - Vanpool subsidies
 - Caltrain GoPass
 - VTA SmartPass
 - Flexible work schedule
 - Tenant offered Guaranteed Ride Home program
- Commuter Resources
 - Employee Transportation Coordinator
 - Clipper START discounted pass
 - Clipper Card Grants up to \$7,500
 - MTC \$350 monthly vanpool group subsidy
 - VTA \$350 monthly vanpool group subsidy
 - MVgo free and discounted carpool incentive
 - Merge 511 \$25 carpool rewards
 - Carpool and vanpool ride-matching services
- Monitoring and Reporting
 - Tenant performance and lease language
 - Annual employee commute survey
 - Trip generation estimate
 - Annual commute survey report

INTRODUCTION

This 682 Villa Street Transportation Demand Management (TDM) Plan meets the project's specific needs, considering the site's logistical resources, opportunities, and constraints. The plan measures provide specific elements and actions that commit the applicant and future tenant to their implementation. The plan's measures will increase pedestrian, bicycle, carpool, and transit uses and achieves an eight percent reduction in peak hour vehicle trips.

1.0 PROJECT DESCRIPTION

The project includes a one-story building containing approximately 7,598 gross square feet and sits at Villa Street and Hope Street. The proposed use is single-tenant office space.

On-site bicycle parking, commuter assistance, and transit benefits will provide appealing resources to enable occupants to take alternative transportation to the site. In addition, with several bus and shuttle routes making nearby stops, this project will bring valuable transit-oriented office space to downtown Mountain View.

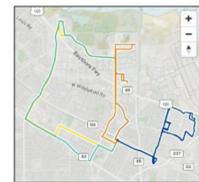
2.0 EXISTING TRANSPORTATION FACILITIES

The project is in downtown Mountain View, near Caltrain, Valley Transportation Authority (VTA) light rail and buses, and several MVgo and commuter shuttles.

The Mountain View Transit Center is a brief walk from the project. The immediate proximity to the Transit Center creates a superior advantage for project commuters.



Public Transportation Access (Transit, Shuttle, Commuter Rail, and Light Rail)
The Mountain View Transit Center connects with regional transit services provided by Caltrain, VTA, MVgo, and Mountain View community shuttles.



In total, transit services provide a total of 357 trips per day. The table on page 3 shows the 682 Villa Street Transit Resources.

Many of the MVgo shuttles provide service between Caltrain and various employers. However, each route makes at least one stop near the residential neighborhoods shown at the left.

Shown on page 4 is the Santa Clara Valley Transportation Authority (VTA) map. This map identifies various VTA bus routes, the light rail line, and Caltrain.

KP_arch

Cell | 408.438.3231
Email | karissa@kparch.com



NOT FOR CONSTRUCTION

NO.	DESCRIPTION	DATE
1	PLANNING REVIEW	07.19.21
2	PLANNING RESPONSE 1	10.07.21
3	PLANNING RESPONSE 1.1	11.17.21

682 Villa Street Transit Resources

Route	Span of Service	Weekday Trips	Communities Served
21	7:00a-7:30p	50	Arboretum & Sand Hill, Palo Alto Transit Center, Middlefield & Embarcadero, Middlefield & Charleston, Stevens & Johnson, Mountain View Transit Center, Redwood and Central Expressway, Jackson, Middlefield & Ellis, Evelyn & Francis, Evelyn & Wolfe, Moorpark & Rowan, Stevens & Johnson, and Santa Clara Transit Center
40	7:00a-7:30p	50	Foothill College, San Antonio & Almaden, Shovens & El Camino, Bengertoff & San Ramon, Charleston & East, Stevenson & Palomares, and Mountain View Transit Center
51	5:00a-5:30p	40	North Alamo & McCred, Middlefield & Jackson, Mountain View Transit Center, El Camino Hospital, Grant & Fremont, Truman & Bryant, Stevens Creek & Foothill, Stevens Creek & Judding, Serrano & Saratoga & Prospect, Saratoga & Saratoga San Jose, and West Valley Transit Center
52	5:00a-5:30p	38	Mountain View Transit Center, El Camino & Shoreline, El Merita & Munich, and Foothill College
53	5:00a-5:30p	38	Mountain View Transit Center, 502 E Evelyn Parking Lot, 380 N Whisman (George Sams), 311 Franklin (George), 145 Chya Ave (Samung), VTA Middlefield Station, Whisman @ Middlefield (George Sams), El Estero, and Mountain View Transit Center
54	5:00a-5:30p	38	Mountain View Transit Center, Shoreline @ Terra Bella, Fox @ Impa, 300 La Avenida (Merrill), 2200 Redwood (George), Shoreline @ Park, Shoreline @ Charleston, 303 Shoreline Court (George), Orinda Lane @ Google, Shoreline @ Charleston, Shoreline @ Park, Shoreline @ Terra Bella, and Mountain View Transit Center
55	5:00a-5:30p	29	Mountain View Transit Center, Charleston & George, 1900 Charleston, Garcia @ Salada, Garcia @ Marine, Marine @ Casey, El Camino @ Distei, San Antonio @ Miller, Marine @ Casey, Garcia @ Marine, Garcia @ Salada, Charleston @ Judding, Charleston @ Hill, and Mountain View Transit Center
56	5:00a-5:30p	28	Mountain View Transit Center, Charleston & George, 1900 Charleston, Garcia @ Salada, Garcia @ Marine, Marine @ Casey, El Camino @ Distei, San Antonio @ Miller, Marine @ Casey, Garcia @ Marine, Garcia @ Salada, Charleston @ Judding, Charleston @ Hill, and Mountain View Transit Center
57	5:00a-5:30p	28	Mountain View Transit Center, Charleston & George, 1900 Charleston, Garcia @ Salada, Garcia @ Marine, Marine @ Casey, El Camino @ Distei, San Antonio @ Miller, Marine @ Casey, Garcia @ Marine, Garcia @ Salada, Charleston @ Judding, Charleston @ Hill, and Mountain View Transit Center
58	5:00a-5:30p	28	Mountain View Transit Center, Charleston & George, 1900 Charleston, Garcia @ Salada, Garcia @ Marine, Marine @ Casey, El Camino @ Distei, San Antonio @ Miller, Marine @ Casey, Garcia @ Marine, Garcia @ Salada, Charleston @ Judding, Charleston @ Hill, and Mountain View Transit Center
59	5:00a-5:30p	28	Mountain View Transit Center, Charleston & George, 1900 Charleston, Garcia @ Salada, Garcia @ Marine, Marine @ Casey, El Camino @ Distei, San Antonio @ Miller, Marine @ Casey, Garcia @ Marine, Garcia @ Salada, Charleston @ Judding, Charleston @ Hill, and Mountain View Transit Center
60	5:00a-5:30p	28	Mountain View Transit Center, Charleston & George, 1900 Charleston, Garcia @ Salada, Garcia @ Marine, Marine @ Casey, El Camino @ Distei, San Antonio @ Miller, Marine @ Casey, Garcia @ Marine, Garcia @ Salada, Charleston @ Judding, Charleston @ Hill, and Mountain View Transit Center
61	5:00a-5:30p	28	Mountain View Transit Center, Charleston & George, 1900 Charleston, Garcia @ Salada, Garcia @ Marine, Marine @ Casey, El Camino @ Distei, San Antonio @ Miller, Marine @ Casey, Garcia @ Marine, Garcia @ Salada, Charleston @ Judding, Charleston @ Hill, and Mountain View Transit Center
62	5:00a-5:30p	28	Mountain View Transit Center, Charleston & George, 1900 Charleston, Garcia @ Salada, Garcia @ Marine, Marine @ Casey, El Camino @ Distei, San Antonio @ Miller, Marine @ Casey, Garcia @ Marine, Garcia @ Salada, Charleston @ Judding, Charleston @ Hill, and Mountain View Transit Center
63	5:00a-5:30p	28	Mountain View Transit Center, Charleston & George, 1900 Charleston, Garcia @ Salada, Garcia @ Marine, Marine @ Casey, El Camino @ Distei, San Antonio @ Miller, Marine @ Casey, Garcia @ Marine, Garcia @ Salada, Charleston @ Judding, Charleston @ Hill, and Mountain View Transit Center
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69	5:00a-5:30p	28	Mountain View Transit Center, Charleston & George, 1900 Charleston, Garcia @ Salada, Garcia @ Marine, Marine @ Casey, El Camino @ Distei, San Antonio @ Miller, Marine @ Casey, Garcia @ Marine, Garcia @ Salada, Charleston @ Judding, Charleston @ Hill, and Mountain View Transit Center
70	5:00a-5:30p	28	Mountain View Transit Center, Charleston & George, 1900 Charleston, Garcia @ Salada, Garcia @ Marine, Marine @ Casey, El Camino @ Distei, San Antonio @ Miller, Marine @ Casey, Garcia @ Marine, Garcia @ Salada, Charleston @ Judding, Charleston @ Hill, and Mountain View Transit Center

Total Bus Trips/Weekday: 357

* All buses and vans are lift equipped for handicapped, elderly, or those in need.



Transit Trip Planning Resources
Online trip planning services are a helpful tool for planning bike, carpool, and public transit trips.



Google collaborates with select regional transit agencies to provide a public transit planner for riders of VTA, Caltrain, BART, and other San Francisco Bay Area systems. This free service is available online at www.google.com/transit.

MVGO is the tracking website for MVgo shuttles. Shuttle riders can see real-time traffic information and arrival estimates on the website.



The "Transit" mobile app also provides trip and route planning resources for commuters to use. Users can view real-time location, pending departure times, and crowding data for local transit agencies like BART, Caltrain, and VTA. The Transit app lets users preview routes using multiple transit modes and integrates fare purchases and Lyft/Uber requests.



The Caltrain mobile app offers commuters the ability to purchase and use fares instantly on their mobile phones. For easy access to Caltrain's schedules and rider alerts, employees can download the CaltrainMe app.

Bicycle Connections
Class III bike routes are along West Evelyn Street and View Street. The City of Mountain View Bicycle Map, shown below, provides a view of various bicycle facilities.



Bicycle Commuter Resources

Bicycle commuters looking to find a riding partner can log on to <https://511.org/biking> for more information. The 511 system also provides significant resources for bicycle commuters, including:

- Bicycle maps
- Location of lockers
- How to take your bike on public transit
- How to take your bike across Bay Area toll bridges
- How to ride safely in traffic
- Tips on commuting
- Tips for bike selection
- Links to bicycle organizations
- Bike to Work Day



Pedestrian Facilities

According to WalkScore.com, this project location scores an 87 out of 100 for walkability, which means most errands are accomplishable on foot. This type of connectivity provides a high level of pedestrian access for the project.

Employees working at 682 Villa Street are 0.20 miles from Caltrain, which is a four-minute walk.



3.0 BICYCLE FACILITIES

The applicant will provide one interior bike storage space and one exterior Class II bike rack.

Bike parking can expand to accommodate more bike parking for future needs. Shown to the right is a photo of an exterior bike rack.



4.0 EMPLOYEE COMMUTER RESOURCE FLIER

The applicant will provide the future tenant with a reproducible and editable employee commuter flier.

This flier will include (but is not limited to) information about carpool parking, transit opportunities, shuttle routes, and on-site amenities and resources. The flier will promote commuter assistance, incentives, and rewards along with links to helpful resources. Shown to the left is a sample flier.

5.0 NEARBY AMENITIES

Nearby Amenities

This project has several delivery services and amenities nearby. Shown as an attachment is a list containing more than 80 food, grocery, and personal services within 0.2 miles of 682 Villa Street.

6.0 COMMUTER BENEFITS

Transit Subsidies

The applicant will encourage the tenant to provide all employees a transit subsidy or a transit pass for commuting to the project site. A transit subsidy program will include participation in the VTA SmartPass program or a comparable transit subsidy or commuter allowances such as Caltrain GoPass or Commuter Check for employees using transit other than VTA.

VTA SmartPass:
VTA's SmartPass is an annual calendar-year pass available for institutions within Santa Clara County. It is a deeply discounted pass making it a low-cost benefit allowing employees to reduce their environmental impact while saving their employees from the expenses and hassles of driving and parking. SmartPass participants may use their pass as often as they need or choose, whether they are daily VTA riders, use the service occasionally, or are entirely new to public transit.¹

Caltrain GoPass:
The Caltrain Go Pass program allows companies to purchase annual unlimited-ride passes for all eligible employees. A Go Pass sticker affixes to an approved identification badge, and the user presents it on the train as proof of payment. The GoPass is good for travel on Caltrain between all zones, seven days a week, for one low annual cost per user.²

Vanpool Subsidies
The applicant will encourage the tenant to offer vanpool subsidies equivalent to the amount provided to transit riders. Employees can use vanpools through a vendor such as Commute with Enterprise and utilize an employer-provided (if offered) subsidy to cover gas, parking, and more. Vanpool subsidies may work in tandem with pre-tax payroll deductions. Combining vanpool subsidies with existing subsidies through Commute.org and MTC \$11 can significantly lower the vanpool cost for commuters.

Alternative Work Schedule Option – Flextime, Compressed Workweek

The office tenant will offer their employees the option to use an alternative work schedule when viable. An alternative work schedule may include a compressed workweek (e.g., four-day week) option or flextime (e.g., adjusting work hours to fit arrival and departure times).

A compressed workweek lets employees work longer hours but shorter weeks. The shortened workweek and shifted hours may help employees avoid rush-hour traffic and reduce commute days. Employees also have an additional day for leisure activities, personal business, and family time.

Typical compressed work options include a 9/8/80 workweek and a 4/10 schedule. A 9/8/80 work schedule is eight, nine-hour workdays (72 hours) plus one eight-hour day, totaling 80 hours over two weeks. This program allows employees to have one day off every two weeks. A 4/10 schedule enables the employee to work four 10-hour days per week. Employees typically are divided into two groups: one group works Monday through Thursday; the other group works Tuesday through Friday.

Flextime provides versatility, enables employees to use rideshare options conveniently, and avoids traffic congestion and transit crowding. It is also an attractive employee recruitment tool that allows employees to work around childcare or school schedules.

To maximize alternative transportation mode use, the project tenant may offer alternative work schedules to employees who use an alternative transportation mode.

Tenant Offered Guaranteed Ride Home Program

The applicant will encourage tenants to establish an emergency guaranteed ride home program (GRH). Employees who commute to work using transit, bicycle, carpool, or vanpool will be guaranteed a free ride home in the case of a personal emergency or when they unexpectedly must work late, thereby missing the last bus or their regular carpool home. The GRH program has proven very successful, as it removes one of the significant objection's employees must giving up their private automobiles, especially those with young families.

Uber and Lyft offer businesses a guaranteed ride home solution that enables tenants to distribute credits for employees that need to use the guaranteed ride home program.

Employee Transportation Coordinator/Employee Assistance

The tenant shall identify an employee transportation coordinator (ETC) to manage and monitor the alternative commute program. The ETC will provide ongoing commuter assistance to employees, collaborate with VTA to promote the SmartPass program, promote carpooling resources, conduct the annual survey, and create the yearly commute report.

The ETC will provide the following services:

- Promote trip reduction and air quality strategies to employees at the project site;
- Be the main point of contact for tenant/employer and employees who wish to commute using an alternative transportation mode;
- Work with local agencies such as Caltrain, VTA, S11 Rideshare, and Silicon Valley Bicycle Coalition;
- Disperse alternative program information to employees via posters, fliers, banners, e-newsletters, new employee orientation, etcetera;
- Provide timely transit alerts to riders of VTA and Caltrain; and;
- Coordinate various aspects of the program that require periodic updating or monitoring, such as the annual survey or bike parking assignment and enforcement.

Alternate transportation programs will be presented to commuters comprehensively and proactively like any other employee program.

An Employee Commute Program is similar to other employee benefit programs. Employees must recognize the benefits on a personal and community level to see how they gain better air quality; less traffic congestion on the highways and the surrounding neighborhoods; fewer parking hassles; and cost savings for employees, among other benefits. The ETC will work to build employee participation in the commute programs.

Clipper START Discounted Pass
The Metropolitan Transportation Commission (MTC) initiated a new means-based fare discount program for eligible low-income adults. Clipper START discounts range between 20 and 50 percent, depending on the transit agency.

The ETC will promote this existing program to employees. More information is available at <https://www.clipperstartcard.com/>.



JOB NO: SD-01
DATE: 07.19.21
SCALE: AS SHOWN

PROJECT:

MARKET READY
682 VILLA ST
MOUNTAIN VIEW, CA

CLIENT:

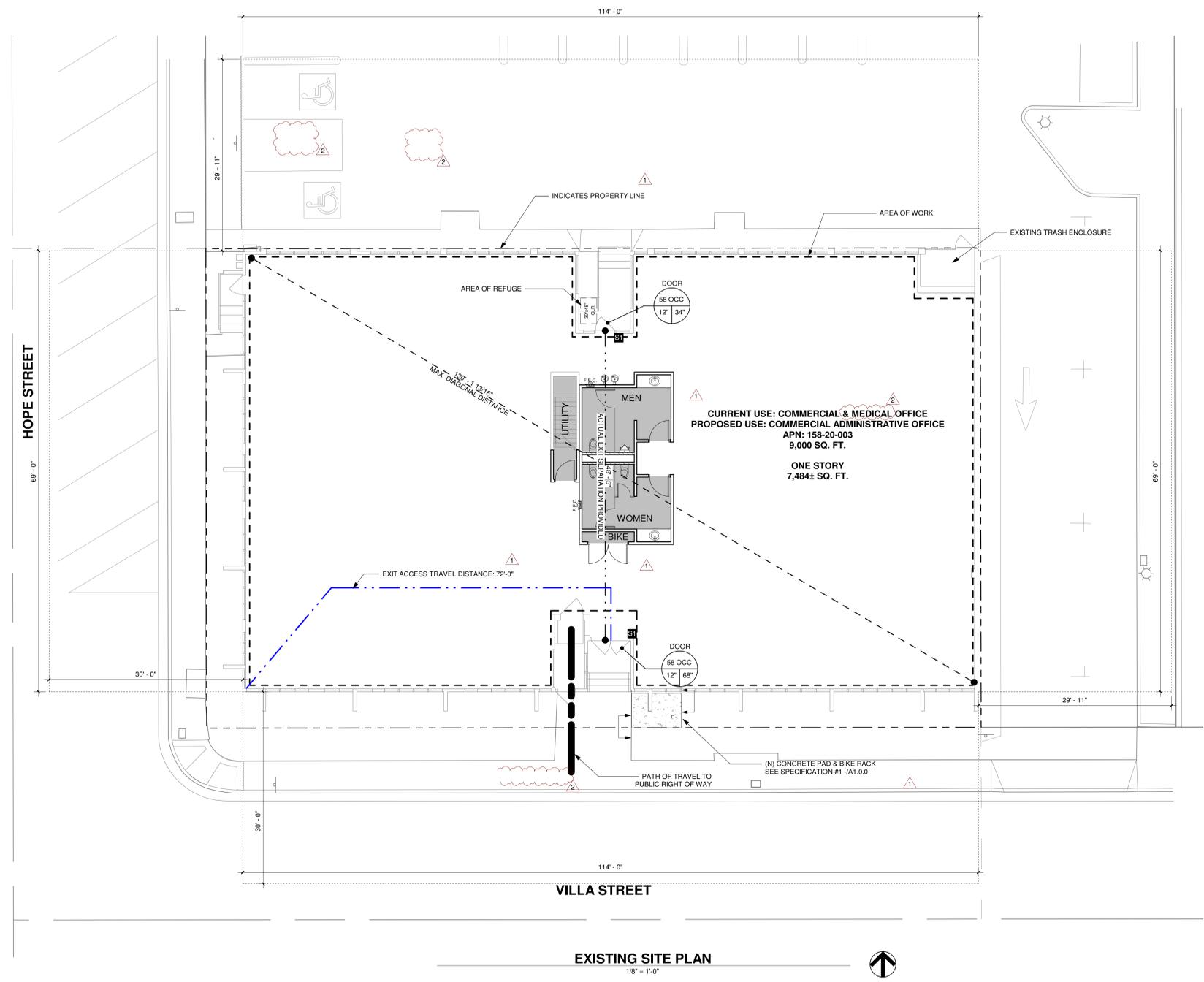
SMITH DEVELOPMENT
682 VILLA ST
MOUNTAIN VIEW, CA

SHEET TITLE:

TDM PLAN

SHEET NO:

A0.0.1



OCCUPANCY CALCULATION

GROUND FLOOR TOTAL: 7,598 SF

A - OCCUPANCY (10% MAX)
7,598 SF * .10 = 760 SF

B - OCCUPANCY OFFICE:
UNOCCUPIED: 6,506 SF / 150 SF = 332 SF

OCCUPANT LOAD CALCULATION

A - OCCUPANCY (10% MAX)
760 SF / 15 SF = 51 OCC

B - OCCUPANCY
6,506 SF / 150 SF = 44 OCC

TOTAL OCCUPANTS: 95 OCC

REQUIRED EXIT WIDTH CALCULATION

DOOR FACTOR: .2

TOTAL OCCUPANTS: 95 OCC

.2 * 116 OCC = 19 INCHES

PLUMBING CALCULATION

B OCC REQUIRED: 7598 SF / 200' = 38

MALE: 19	FEMALE: 19
WC: 1	WC: 2
LAV: 1	LAV: 1
URINAL: 1	
DF: 1	

TOTAL MALE:		TOTAL FEMALE:	
**REQUIRED:	PROVIDED:	**REQUIRED:	PROVIDED:
WC: 1	WC: 1	WC: 2	WC: 2
LAV: 1	LAV: 1	LAV: 1	LAV: 1
URINAL: 1	URINAL: 1		
DF: 1	DF: 1	UNISEX: 0	

*CPC 2019 TABLE A
*CPC 2019 TABLE 422.1
NOTE: ASSEMBLY SPACES WITH 50 OR LESS OCCUPANTS ARE "B" OCCUPANCY PER CBC 303.1.2
TENANT IS RESPONSIBLE FOR ANY ADDITIONAL FIXTURES REQUIRED DUE TO A-OCCUPANCY OVER 50+ OCCUPANTS

SITE & PARKING DATA

THE EXISTING PARKING AND PATH OF TRAVEL TO THE AREA OF WORK ARE IN COMPLIANCE FOR DISABLED ACCESSIBILITY AS REQUIRED BY CALIFORNIA BUILDING CODE, CHAPTER 11B.

SPECIFICATIONS

#1. EXTERIOR BIKE RACK	
MFR: FORMS & SURFACES	
STYLE: CAPITOL BIKE RACK	
COLOR: DARK GREY METALLIC TEXTURE	

ALLOWABLE AREA CALCULATION

AREA FACTOR INCREASE

$I = IFIP - 0.25IW/30$

$I = [366/366 - 0.25]30/30 = .75$

$F = 114 + 114 + 69 + 69 = 366$

$P = 114 + 114 + 69 + 69 = 366$

$W = ((114 \times 30) + (114 \times 30) + (69 \times 30) + (69 \times 30)) / 366 = 30$

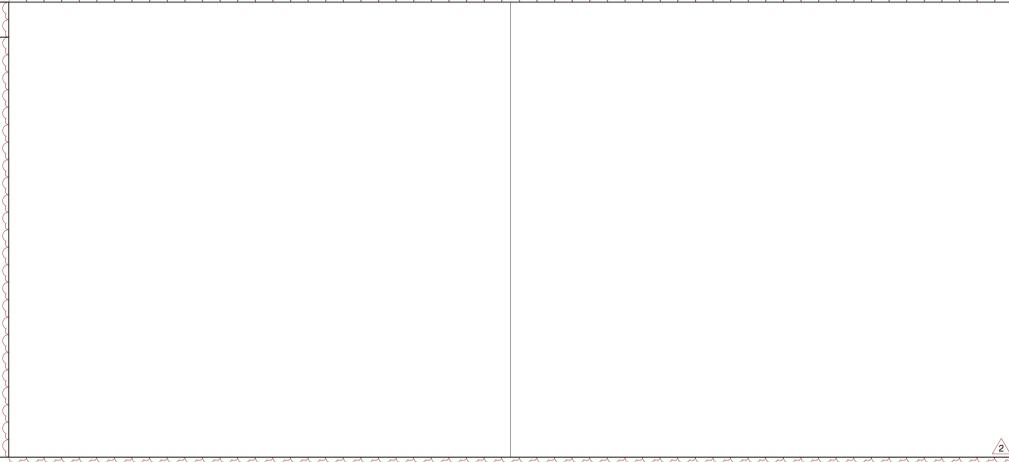
ALLOWABLE AREA - SINGLE OCCUPANCY, ONE-STORY BUILDINGS

$A_s = A_u + (NS \times I)$

$A_s = 19,000 + (19,000 \times .75) = 33,250 SF > (E) 7,598 SF$

$A_u = 19,000$

$NS = 19,000$



KP_arch

Cell | 408.438.3231
Email | karissa@kparch.com



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2	PLANNING RESPONSE 1.1	11.17.21

JOB NO: SD-01
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SCALE: AS SHOWN

PROJECT:
MARKET READY
682 VILLA ST
MOUNTAIN VIEW, CA

CLIENT:
SMITH DEVELOPMENT
682 VILLA ST
MOUNTAIN VIEW, CA

SHEET TITLE:
EXISTING SITE & EXITING PLAN

SHEET NO:
A1.0.0

