



Proposed Transportation Management Plan Policy Update

City Council - May 23, 2023

TMP BACKGROUND

- SUP that commits development to a transportation plan
- Development funds their TMPs based on pre-determined annual rate
- TMPs required to report to City annually with measures of success & how they spent funds
- In 2014, City managed program was added for “Tier 1” or smaller TMPs

Overview of Proposed Policy

- Developments would pay City TMP fee to make transportation investment
 - Discounted rates & credits available
 - Payment requirements end after 30 years
 - City uses funds to make transportation investments
- Standard condition for overall development approval rather than a separate SUP
- Existing TMPs can opt-in to new program administratively
- City manages program and measures effectiveness



End Date Option



Full Payment for 30 years

- From years 30-40, Neighborhood portion of payment goes away (50% reduction), while Citywide Payment remains
 - Citywide services are continuing to offset trips generated by the development
 - With 30 or 40 year timeline, staff can plan ahead for increasing or decreasing of funds

*30 year development projection show a continued increase in most land use types, but mainly residential.

Commercial Rate Option

- For developments that currently have a commercial rate that is more than 25% below the current rate (less than about \$.23/sq ft), they can opt into the program with a 20% increase per year until they catch up to the current rate.



Next Steps

May

City Council re-consideration

May-June

Continued outreach to existing TMPs

July

Launch new program

September

Payments Due to City

Fall

Develop FY25 Work Plan to utilize funds

Recommendation

The City Council APPROVE the:

- Zoning Text Amendment
- TMP Policy