

# LAND DEVELOPMENT MANUAL APPENDIX Q

## DETERMINING TRANSPORTATION AMENITIES REQUIRED BY THE TRANSIT PRIORITY AREA PARKING REGULATIONS

## Table of Contents

Section 1. Determining the Transportation Amenity Score	..... 3
Section 2. Satisfying the Transportation Amenity Requirements	.....4
Section 3. Notice of Transportation Amenity Form	.....10

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## Introduction

San Diego Municipal Code (SDMC) section 142.0528(c) requires a multiple dwelling residential development within a transit priority area to provide transportation amenities. The amount of transportation amenities required is determined by calculating a Transportation Amenity Score. SDMC § 142.0528(c)(1). The Transportation Amenity Score is determined by adding the sum of the following:

- 1) A Bedroom Ratio Score as set forth in SDMC section 142.0528(c)(1)(A);
- 2) A Jobs-Housing Score as set forth in SDMC section 142.0528(c)(1)(B) and Section 1 below;
- 3) An Environmental Priority Index Score as set forth in SDMC section 142.0528(c)(1)(C) and Section 2 below; and
- 4) A Transit Commute Score as set forth in SDMC section 142.0528(c)(1)(D) and Section 3 below.

Once the Transportation Amenity Score is determined, the transportation amenity requirement for a development is determined in accordance with SDMC section 142.0528(c)(2), Table 142-05E. The transportation amenities that may be used to satisfy a development's transportation amenity requirement is set forth in Section 2 below.

Section 3 includes a form of the notice that must be posted regarding a development's transportation amenity requirement in accordance with SDMC section 142.0528(c)(2)(C).

Any changes to a transportation amenity shall be made to the satisfaction of the Developer Services Department.

### **Section 1. Determining the Transportation Amenity Score (SDMC § 142.0582(c)(1))**

The Transportation Amenity Score shall be calculated using the Planning Department's Transportation Amenity Score Calculator. The Planning Department developed this Calculator as a tool to easily calculate the Transportation Amenity Score by inputting 1) a project's Assessor Parcel Number, 2) total number of project dwelling units, and 3) total number of project bedrooms. The methodology and formulas used for the Calculator are detailed in the Technical Background Report

for the Transportation Amenity Score Calculator, as may be amended, on file in the Planning Department.

**Section 2. Satisfying the Transportation Amenity Requirement (SDMC § 142.0582(c)(2))**

SDMC section 142.0528(c)(2) requires multiple dwelling unit residential development to provide transportation amenities to satisfy its transportation amenity requirement. The following transportation amenities shall be used to satisfy a development's transportation amenity requirement. An applicant shall be responsible for implementation of each amenity that it chooses and may not rely on another party's completion of the amenity to satisfy its own requirements. For example, if another entity provides transit infrastructure improvements adjacent to a development, that improvement would not satisfy the applicant's transportation amenity requirement if the applicant has not funded or implemented that improvement. However, if the applicant itself installed a transit improvement at an existing transit station, where that improvement does not currently exist, that improvement would count toward the applicant's satisfaction of its transportation amenity requirement. Point values assigned to transportation amenities range from 1-5 points. Higher point values reflect community benefit, cost, and process of implementation. Amenities with greater community benefit and/or cost would receive the highest point value of 5, while lower cost amenities and benefits to residents of a particular development would receive lower point values. Transportation amenities are intended to encourage alternative modes of transportation and facilitate non-vehicular access to everyday activities within transit priority areas.

## TRANSPORTATION AMENITY REQUIREMENTS TABLE

Amenity	Description	Points
Transit Infrastructure Improvements	Design and construct a transit improvement on a street adjacent to the development. The transit improvement consists of one or more of the following: 1) the addition of pedestrian scale lighting (Section 142.0740), 2) sidewalk widening to 6 feet along property frontage and sidewalk widening to 8 feet near corners of intersection to allow for ADA required widths, and 3) potential installation of transit shelters and/or benches. The transit infrastructure improvement shall be designed to MTS design standards applicable to the transit improvement to be improved. An approved agreement with MTS for the transit improvement shall be required.	5
Transit Subsidies	Provide monthly subsidized transit passes for MTS, Coaster, or Sprinter (with a minimum of a 50% subsidy of the cost of a monthly MTS regional pass per dwelling unit), to requesting residents within the development for at least the first ten years of the project after the certificate of occupancy for each building. Notify each new resident of the availability of this benefit, and provide proof of participation in a SANDAG program to ensure implementation of this amenity.	3
Transit and Rideshare Information	Install and maintain an on-site kiosk or information center with multi-modal wayfinding information and transit information. The kiosk information center shall be located in a prominent location that can easily be seen by residents entering and exiting the development.	1

Amenity	Description	Points
	The kiosk or information center shall be shown on the project plans.	
Bicycle Fleet	Provide an on-site fleet of bicycles for resident use. The fleet will be in addition to the required bicycle parking spaces in San Diego Municipal Table 142-05C and shall include the same number of bicycles as the number of bicycle parking spaces that would otherwise be required by San Diego Municipal Table 142-05C, or five bicycles, whichever is greater. The bicycle fleet shall be properly stored and maintained in a separate bicycle room or cage. The bicycle fleet shall include locks, lights, and baskets. Electric-powered bicycles are encouraged. The storage area for the bicycle fleet shall be shown on the project plans. Notify each new resident of the availability of this amenity.	1
Micro Mobility fleet	Provide an on-site fleet of micro mobility vehicles and spaces for resident use at a rate of 10% of the total number of dwelling units, with a minimum of 5 spaces. The fleet shall be properly stored and maintained in an easily accessible location for all residents. The micro mobility spaces and charging infrastructure shall be shown on the project plans.	2
On-site Bicycle Repair Station	Install and properly maintain an on-site public bicycle repair station. The bicycle repair station must be located in a well-lit area, near the street frontage and must include, at a minimum, a bike pump, English and metric Allen wrenches, pedal wrench, headset wrench, tire levers, and screwdrivers. The bicycle repair station shall be shown on the project plans.	2

<b>Amenity</b>	<b>Description</b>	<b>Points</b>
Car Share	Provide an on-site vehicle for resident use and establish and maintain a program for residents to use the shared vehicle or vehicles. The location for the storage of the shared vehicle shall be shown on the project plans. Notify each new resident of the availability of this benefit.	3
Guaranteed Ride Home	Provide a guaranteed ride home program to residents within the development. The program shall provide a free ride home to each adult resident up to six times per calendar year, in case of emergency. Notify each new resident of the availability of this benefit and provide proof of participation in a SANDAG program to ensure implementation of this amenity.	2
Subsidies for Rides with Transportation Network Companies (TNC)	Provide a monthly subsidy for rides with Transit Network Companies to requesting residents within the development, with a minimum subsidy equivalent to 50% of the cost of a monthly MTS regional transit pass per dwelling unit for at least the first ten years of the project. Notify each new resident of the availability of this benefit and provide proof of participation in a SANDAG program to ensure implementation of this amenity.	2
Child Transportation Storage	Provide at least one secure storage location for personal car seats, strollers, and child bike seats, and at least one secure cargo area or other large bicycle parking space per every twenty dwelling units, with a minimum of two secure storage spaces and two secure cargo or other large bicycle parking spaces per building. The storage spaces and cargo spaces shall be shown on the project plans.	1

<b>Amenity</b>	<b>Description</b>	<b>Points</b>
Delivery Support	Provide a secure area for receipt of deliveries that offers at least one of the following: (1) closed lockers, (2) temporary storage for packages, laundry, and other deliveries, or (3) temporary refrigeration for groceries. The secure area shall be shown on the project plans.	1
On-site Childcare	Construct and maintain a commercial space that can be readily occupied, and is reserved for, a licensed childcare center within the development. The designated space for the child care center shall be shown on the project plans.	5
Healthy Food Retail	Construct and maintain a commercial space that can be readily occupied, and is reserved for, a healthy food facility within the development. The designated space for the healthy food option shall be shown in the project plans. A healthy food facility includes a facility that offers fresh fruits, vegetables, whole grains, fat-free and low-fat dairy products, eggs, and seafood, as well as foods with less sodium (salt), saturated fats, trans fats, cholesterol, added sugars, and refined grains.	5
Micro Mobility <sup>1</sup> 10%	Provide dedicated micro mobility spaces (including charging infrastructure) at a rate of 10% of the total number of dwelling units, with a minimum of two spaces. The micro mobility spaces and charging infrastructure shall be shown on the project plans.	3
Micro Mobility <sup>1</sup> 25%	Provide dedicated micro mobility spaces (including charging infrastructure) at a rate of 25% of the total number of dwelling units, with a minimum of five spaces. The micro mobility	5



Amenity	Description	Points
	spaces and charging infrastructure shall be shown on the project plans.	
Outdoor Fitness Circuit <sup>2</sup>	Construct and maintain an outdoor fitness circuit within the development premises. The outdoor fitness circuit shall be available to the public at least 12 hours a day, 7 days a week and shall provide a minimum of 4 workout stations. The outdoor fitness circuit shall be shown on the project plans.	2
Private Outdoor Fitness Circuit <sup>2</sup>	Construct and maintain a private outdoor fitness circuit within the development premises. The fitness circuit shall be available to residents at least 12 hours a day, 7 days a week and shall provide a minimum of 4 workout stations. The outdoor fitness circuit shall be shown on the project plans.	1
On-Site Passenger Loading Area	Within the development (not within the public right-of-way), provide a dedicated passenger loading/unloading area or bay that accommodates at least two vehicles at the same time. The passenger loading area or bay shall be shown on the project plans. This would be in addition to the requirements of Section 142.1001.	2
Co-Working Space	Provide and maintain a co-working space within the project premises available for resident use. The co-working space shall be at least 500 square feet and shall provide private or semi-private office work spaces. The co-working space shall be shown on the project plans.	2

1. Micro mobility is defined as a compact sized vehicle designed for personal mobility with one or two passengers that are powered by a rechargeable electric battery.

Micro mobility vehicles include for example, electric scooters, electric bicycles, or other similar-sized personal compact vehicles.

2. Outdoor fitness circuit is defined as an outdoor exercise track or course, especially for joggers, equipped with a series of stations along the way where one is to stop and perform a specific exercise.

**Section 3: Notice of Transportation Amenity Form (SDMC § 142.0582(c)(1)(C))**

The notice shall include contact information regarding the Transportation Amenities, as well as a statement that the Transportation Amenities are required pursuant to the San Diego Municipal Code to the satisfaction of the Development Services Department. The notice shall be in substantially the same form as below.

<h1>Notice of Transportation Amenity</h1>
<p>The Transportation Amenity measures required for a development shall be posted in a prominent and accessible common area where it can easily be seen by residents. The notice shall include contact information regarding the Transportation Amenities which are required pursuant to San Diego Municipal Code Section 142.0528(c)(1)(C).</p>
Owner Name: _____
Contact Information: _____
List of Transportation Amenity(ies) _____ _____
Signature: _____
Print Name & Title: _____
Company Organization Name: _____
Date : _____

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