



## FAQ: Transportation Options Requirement for New Development

*The City & County of Denver will now require new developments to implement programs and/or install infrastructure to help expand people's travel options and create attractive alternatives to driving. This document offers answers to questions that staff have received during the process, and it will continue to be updated as we get more questions.*

For more information, please visit: <http://bit.ly/DenverTDM>

### Compliance process

#### **What must be submitted by developers?**

In conjunction with your formal Site Development Plan submittal, you must submit a PDF of the summary page of the TDM Compliance Spreadsheet, which will be available on the Site Development Review website in the near future.

Post-occupancy, there will be ongoing compliance requirements:

- For programmatic strategies, like providing transit passes, within 6 months of your Certificate of Occupancy, you'll need to submit evidence that the programmatic strategy is being offered (such as invoices, contracts, etc).
- There is also an annual reporting requirement to show ongoing programmatic efforts as well as infrastructure maintenance.

#### **At what point in the development review process to do you submit the TDM Compliance summary page?**

At the time you submit a formal application for Site Development Plan. You will be prompted to upload the document with your transportation documents.

#### **How does this impact projects already in the development review process?**

When the program start date arrives (currently anticipated to be June 1), all projects that have not yet submitted a formal site development plan application will be subject to the regulation. This includes any projects in concept review on the start date, which will be subject to the regulation.

Any projects already in the formal site development plan review will not be subject to the regulation.

## Types of properties

### **How do mixed use properties comply?**

Mixed use properties follow the same process as other properties, using the TDM Compliance Spreadsheet, which will show tailored goals and strategies specific to that mixed-use property. The goals are based on a calculation that considers the proportion of building square footage and number of residential units to the Tier thresholds.

You will submit the TDM summary page from the TDM Compliance Spreadsheet with your site development review.

### **How are requirements for adaptive reuse calculated?**

Existing buildings and adaptive reuses are encouraged to consider TDM strategies for the benefit of their tenants, but are not required to comply with the City's TDM Regulation unless a modification involves a building addition that, by itself, meets the Tier 1 or Tier 2 square footage thresholds within the TDM regulation.

### **What is the process for Large Development Review and can some strategies work for multiple buildings on site?**

The goal with large properties is to maximize the potential of the development to benefit individual buildings as well as the whole site area. Properties going through the Large Development Review process will be approached in a more iterative fashion. City staff will work with you through the LDR process to understand how to best leverage any transportation opportunities at a site-wide level. We will work with you, and document the best path forward in the LDR.

## Selecting and changing strategies

### **Are transit subsidies for initial occupants or ongoing?**

Those, and the other programmatic strategies, will be ongoing. Annual reporting will require you to provide evidence that these programmatic strategies are continuing to be offered.

### **What if a property decides to change strategies? For instance, what if an external provider is no longer available, or something changes within the system or property itself?**

Strategies can be changed as desired. Changes to TDM strategies can be proposed and approved through the City website: <http://bit.ly/DenverTDM>

### **If different strategies are desired after Site Development Plan approval, does an SDP modification need to be submitted?**

A revision to the TDM Compliance Plan itself will not trigger the SDP modification. However, if modifications to the building are made in conjunction with a change to the TDM Compliance Plan (e.g. a building addition to accommodate showers and locker rooms as a TDM strategy), then a SDP modification may be required for the building modification, this will follow the City's SDP requirements.

### **What are visitor points within the TDM Compliance Spreadsheet?**

Visitor points are requirements to include strategies that specifically target visitors a property (versus residents or employees). The visitor point requirement is only for Tier 2 commercial properties, as they generate many more visitor trips than residential, office, or industrial properties.

Three points are required, and point values assigned to each TDM strategy can be found in the strategy menu in the TDM Compliance Spreadsheet.

### **Do TDM requirements apply to or need to be acknowledged in the Infrastructure Master Plan?**

At a minimum, the TDM requirements will need to be acknowledged in the Infrastructure Master Plan (IMP).

### Ensuring success and tracking compliance

#### **How will properties demonstrate progress toward their goals? What happens in the event the property is completing its TDM Compliance strategies but not meeting its goals?**

Tier 2 properties will need to submit surveys of tenants every two years. That is how the City will measure the success of your program and progress towards your property's goal, as well as our citywide mobility goals. If a development is not meeting the required reduction, we'll start by working with you to find solutions.

#### **Has there been coordination across City agencies to ensure the policy is streamlined with other requirements?**

Yes, there has been close coordination over the last two years. The Department of Transportation & Infrastructure and Denver Community, Planning and Development are jointly issuing Rules & Regulations that enact this requirement. We have also worked with the City Attorney's Office, the Department of Housing Stability, the teams that manage parking and curb space, as well as many other entities to ensure alignment.

For more information on the process, please see our website: <http://bit.ly/DenverTDM>