

Memorandum

Date: October 19, 2022
To: Randy McPherson, Ensemble and Christy Usher, City of South San Francisco
From: Daniel Jacobson, Fehr & Peers
Subject: **Oyster Point Hotel Transportation Demand Management Checklist**

SF22-1215

This memorandum provides a transportation demand management (TDM) checklist for the Oyster Point Hotel project ("Project") consistent with Chapter 20.400 of the City's Draft Zoning Amendment Ordinance. As a Tier 2 project, the Project is required to submit a TDM checklist of required and optional trip reduction measures that achieve a minimum threshold of 30 points. An annual self-certification form is required for the first 20 years after occupancy confirming the implementation of these measures.

Summary of TDM Checklist

The project would implement all required measures. Programmatic measures would include transit pass subsidies, participation in Commute.org programs, carpool/vanpool programs, and a dedicated TDM coordinator. Bicycle and pedestrian-oriented site access would focus on new connections to the Bay Trail and direct paths of access to Marina Boulevard and nearby transit facilities, as illustrated in the Project's site plan. Bicycle storage, showers, and lockers would also be provided. As a hotel, employee work shifts would typically not revolve around a '9 to 5' schedule, so Project commute behavior would be consistent with the City's goals to reduce peak period travel.

The project would implement two optional TDM measures. First, the project would fully subsidize transit passes for its employees, encouraging use of Caltrain, BART, SF Bay Ferry, and SamTrans services. Second, the project would utilize a shared parking approach to right-size parking supply for the hotel, restaurant, and special event uses. As described in the project's *Parking Management Plan*, the shared parking approach would include strategies to manage vehicle trips associated with special events through offering trip planning assistance via the site's TDM coordinator.



Completed TDM Checklist

Tier 2 TDM Certification Checklist

Type	TDM Measure	Eligible Points	Project Points
Required Measures (20 Points)	50% Transit Pass Subsidies and Pre-Tax Transit Benefits	7	7
	Participation in Commute.org Programs	5	5
	Carpool/Vanpool Programs and Parking	3	3
	Bicycle Storage, Showers, and Lockers	2	2
	Designated TDM Coordinator	1	1
	Bicycle and Pedestrian-Oriented Site Access	1	1
	Encourage Telecommuting & Flexible Work Schedules	1	1
Optional Measures	Paid Parking or Parking Cash-Out	10	
	Enhanced Shuttle Commitment	10	
	Fully Subsidized Transit Passes	8	8
	Affordable Housing	Up to 6	
	Active Transportation Gap Closure	Up to 5	
	Transit Capital Improvements	Up to 5	
	On-Site Pedestrian-Oriented Amenities	3	
	Bikeshare Program Participation	3	
	Shared Parking Approach	2	2
	Cash Incentives	2	
	On-Site Carshare	2	
	Active Transportation Subsidies	1	
Bicycle Repair Station	1		
Requirements	Tier 2 Projects	30	30

¹Participation in Kilroy's commuter shuttle services as well as Commute.org's shuttle services