
Chapter 20.44 – Transportation Demand Management Requirements

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20.44.010 – Purpose

The purpose of this Chapter is to implement the requirements of Orange County's Congestion Management Program. The requirements of this Chapter are intended to:

- A. Reduce the number of peak-period vehicle trips generated in association with the approval of development projects;
- B. Promote and encourage the use of alternative transportation modes, including ridesharing, carpools, vanpools, public bus and rail transit, bicycles and walking, as well as those facilities that support the use of these modes;
- C. Reduce vehicle trips, traffic congestion, and public expenditures for transportation system improvements and improve air quality and environmental quality through the utilization of existing local mechanisms, requirements, and procedures for project review and permit processing;
- D. Promote coordinated implementation of strategies on a Citywide and Countywide basis to reduce transportation demand; and
- E. Achieve the most efficient use of local resources through coordinated and consistent regional and/or local trip reduction programs.

20.44.020 – Applicability

The requirements of this Chapter shall apply to all new nonresidential projects, nonresidential portions of mixed use projects, and employment centers that are estimated to employ 250 or more persons.

20.44.030 – Transportation Demand Management Program

- A. **Program preparation.** Applicants for projects covered by this Chapter shall prepare a transportation demand management program applicable to the proposed project that will:

1. Reduce the number of peak-period vehicle trips generated in association with the proposed project;
2. Promote and encourage the use of alternative transportation modes (e.g., ridesharing, carpools, vanpools, public transit, bicycles and walking); and
3. Provide those facilities that support alternate transportation modes.

B. Review authority approval. The review authority shall issue a written determination to approve, conditionally approve, or deny the approval of the transportation demand management program based on the program's ability to meet the requirements provided in Subsection A, above.

20.44.040 – Employment Generation Factors

The following generation factors are the basis for determining employment projections in the absence of more specific information.

Land Use Category	Gross Square Feet/Employee
Retail	500
Office/Professional	250
Industrial	525
Hotel	1.0/room

Employment projections shall be developed by the project applicant, subject to approval by the City. The employment projection for a mixed-uses development shall be calculated on a case-by-case basis, based upon the proportion of development devoted to each type of use.

20.44.050 – Site Development Requirements

Projects subject to the requirements of this Chapter shall be subject to the following site development requirements. Required improvements shall be reviewed and approved by the review authority concurrent with other project approvals.

- A. Carpool parking.** A parking space shall be reserved and designated for each identified carpool vehicle. Carpool spaces shall only be used by carpool vehicles and shall be located near the employee entrance or at other preferential locations, as approved by the City Traffic Engineer. A minimum of 5 percent of the provided parking shall be reserved for carpools. Additional spaces shall be designated for each new carpool that forms.
- B. Bicycle racks/lockers.** Bicycle lockers or bicycle racks, as determined by the review authority, shall be provided for use by employees or tenants. A minimum of 2 lockers per 100 employees shall be provided. Lockers may be located in a required parking space.
- C. Lockers and showers.** A minimum of 2 showers and 2 lockers shall be provided. Additional showers and lockers may be required by the review authority based on the total number of anticipated employees.

- D. Information on transportation alternatives.** A commuter information area shall be provided in 1 or more central areas that are accessible to all employees or tenants. Information shall include, but not be limited to, current maps, routes and schedules for public transit; ridesharing match lists; available commuter incentives and ridesharing promotional material supplied by commuter-oriented organizations.
- E. Rideshare vehicle loading area.** A rideshare vehicle loading area shall be designated at a location approved by the City Traffic Engineer. The area shall accommodate a minimum of 2 passenger vehicles. Additional loading area may be required by the City Traffic Engineer based on the total number of anticipated employees.
- F. Vanpool accessibility.** Vanpool spaces shall be reserved and designated for each identified vanpool in compliance with the approved plan. A minimum 7'-2" vertical clearance shall be provided and the spaces shall be located near the employee entrance or other preferential location as approved by the City Traffic Engineer.
- G. Bus stop improvements.** Bus stop improvements, including bus pullouts, bus pads, and right-of-way for bus benches and shelters shall be required for developments located along arterials where public transit exists or is anticipated to exist within 5 years. Improvements shall be developed in consideration of the level of transit ridership and the impact of stopped busses on other traffic.
- H. Sidewalks.** Sidewalks or other paved pathways connecting the external pedestrian circulation system to each building in the development shall be provided.

20.44.060 – Equivalent Facilities or Measures.

The project applicant shall have the option of deleting or modifying any or all of the site development requirements if equivalent facilities or measures are provided. The applicant shall demonstrate the equivalency of the proposed measures to the satisfaction of the applicable review authority.

20.44.070 – Enforcement and Penalties.

The City may withhold the issuance of Building Permits, Certificates of Occupancy and/or issue stop work orders for a development project failing to comply with the provisions of this Chapter. If any improvements or programs required by this Chapter are either rendered unusable or discontinued, the property owner, employer and/or tenant may be subject to enforcement procedures in compliance with Chapter 20.68 (Enforcement).

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