

TRANSPORTATION MANAGEMENT PROGRAM (TMP) for:

Tudor Manor
16551-16599 NE 84th Ct
Redmond, WA. 98052

I. Project Summary

Tudor Manor comprises residential of nine townhomes totaling 15,020 square feet of gross floor area and 34 parking spaces. It is located at 16551-16599 NE 84th Ct. (Tax lot #s: 6719700264, 265, 266, 270, 271, 272, 273,274, 276)

II. Program Objective

The objective of this Transportation Management Program (TMP) is to develop STRs (Superior Transportation Residents) who do not have single occupant vehicles (SOVs) that require on site or in neighborhood parking. Natural and Built Environments, LLC will test many ideas to discover what are the most effective ways to reduce SOV use.

III. Program Goal

The goal of this TMP is to limit the number of vehicles being parked on site to 34 or less, which matches the number of parking spaces on site. This will be achieved and maintained by creating lifestyle patterns so that all other residents are STRs, relying on alternate transportation options such as public transportation, bicycling and walking, eliminating the need for a vehicle. Natural and Built Environments, LLC (NABE) will use good faith efforts to ensure that the elements of the TMP are implemented via direct provision, contracted services, lease agreement, voluntary compliance of tenants, or any combination of these methods. * "On site", by definition" means that all on site resident vehicles are parked on site and not in the neighborhood.

IV. Program Elements

A. Transportation Coordinator

Natural and Built Environments, LLC designates Angela Rozmyn as Transportation Coordinator to oversee the implementation of this TMP and its elements. Angela Rozmyn's contact information is:

c/o Natural and Built Environments, LLC
2025 Rose Point Lane
Kirkland, WA. 98033
angela@pantley.com
425 765 4037 cell (preferred contact #)
425 828 4663 Office

Any changes in contact or contact information will be provided to the City in a timely manner.

The Transportation Coordinator provides the following activities:

- Implement TMP elements
- Coordinate the distribution and collection of commuter transportation surveys
- Prepare and distribute materials that describe and promote TMP services
- Provide ridematching services for residents, when applicable

SRO/Residential Suites
Example of Redmond Transportation Management Plan

- Register and monitor resident carpools and vanpools, when applicable
- Monitor vanpool/Zipcar (or similar) parking stalls to ensure that the supply is adequate, signage is in place, and that the spaces are being used appropriately, when applicable.
- Maintain the Transportation Information Center located in the site common area
- Coordinate activities with the City of Redmond, transportation service providers, and other Transportation Coordinators as appropriate.
- Coordinate and conduct the annual and periodic site promotions to encourage program participation.
- Maintain records and prepare reports as required.

B. Tenant Survey

A baseline survey will be taken within the first six months of occupancy as mutually agreed upon by the City of Redmond. The travel survey shall be administered by the Transportation Coordinator. A commuter survey will be conducted annually.

C. Transportation Information Center

Natural and Built Environments, LLC will provide a permanent transportation information center at the site in location convenient for resident access. The displays will contain ridematching information, bus schedules, transportation resource contacts, transportation incentives offered to residents at the site, and other information relevant to finding alternatives.

D. Ridematching

Ridematching services will be made available to all residents at the site through the transportation coordinator. Ridematching services will consist of:

- A registration system in which interested residents may register their interest and requirements for participating in a carpool or vanpool.
- An online matching system in which a resident may actively match with other on site individuals seeking rideshare opportunities.

E. Preferential Parking

Preferential parking for high occupancy vehicles (HOVs) (e.g., carpools, vanpools, and/or Zipcar) will be designated on site. HOV parking in these spaces will be registered, monitored and enforced. Any two or more users who share a vehicle with other residents will be provided free parking on site. Natural and Built Environments, LLC will contribute up to \$1000/month toward underwriting Zipcar or similar company located on or near the residence to support a Downtown City of Redmond flexcar initiative for the first two years of its implementation, provided it is put in place within the first 18 months of occupancy of the site.

F. Bicycle Racks

Bicycle parking racks will be provided in safe, convenient weather resistant locations. The 25 bicycle parking spaces will be provided at completion of the project and will add spaces on a request basis, up to 100% of residents. To the extent the bicycle population increases, it is expected that the use of vehicle parking spaces will decrease both in use and numbers.

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G. Incentives

Natural and Built Environments, LLC will provide incentives to increase the percentage of STRs. These incentive programs will be implemented within three months at the beginning of first occupancy as follows:

- a) NABE will provide public transportation support of up to \$50/month for every STR, who does not receive transit support from another source.
- b) NABE will provide a bicycle purchase support program for anyone who buys a bicycle from a retail outlet within the City of Redmond. This program will offer a \$5/month rent reduction for up to half the cost of the bike not to exceed \$125.

H. Promotion

As new residents move into the community, NABE will provide a Resident Information Meeting (RIM) that will include a detailed introduction into the goals and objectives of the TMP and will include Metro (or similar) ridematch forms and transit/commuter information packets. NABE will also hold a special Transportation Day annually to increase resident awareness of available programs and commuting alternatives. NABE will develop a website pertaining to alternate transportation opportunities for residents, which will be established and matured within six months of substantial rent up.

V. Program Review

A detailed report on the TMP activities, survey results and progress toward meeting the TMP goals will be prepared and submitted to the City of Redmond Technical Committee annually by July 30th of each year. Upon meeting and maintaining the goal, report submittals (including survey information) may be submitted biennially.

VI. Contingency Measures

In the event the stated goal of 34 single occupancy vehicles or fewer is not achieved by the second year after substantial occupancy, NABE shall institute a program to make up the difference between the stated goal and the actual reduction achieved after the second year. The program shall consist of the following:

1.

Membership in the Greater Redmond Transportation Management Association

Natural and Built Environments, LLC will join and maintain a paying membership in the Greater Redmond Transportation Management Association (GRTMA) to facilitate the distribution of program services and coordination of trip reduction efforts.

2. In the event the first strategy is not fully effective to reach the stated goal, NABE will combine rentable rooms of non STRs or rent only to tenants without vehicles until vehicles are reduced to a number that the 34 on site parking stalls are sufficient to park all vehicles on site.

3. Unbundle parking costs from lease costs so that the price of a parking space can be increased to manage parking space availability.

In the event that the stated goal is not achieved by the second year after implementation of contingency measures, NABE agrees to work with the City of Redmond Technical Committee to revise the TMP with additional mutually agreed upon measures. .

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VII. TMP Modification

Depending on the progress made toward the performance goal and the evolving nature of trip reduction strategies, it may be in the best interest of the parties to delete, modify, or add

elements to this TMP. Such changes may be initiated by NABE, in writing, to the City of Redmond. The City will approve, deny or suggest modifications to proposed changes and notify NABE within 60 days of request.

VIII. Nature of Obligation

NABE agrees that the obligations contained in this TMP will run with the land and bind the owner or owners of Tudor Manor and their successors and assigns. This TMP and the legal description to which it applies will be recorded in the real property records of King County, Washington. A copy of the recorded TMP will be provided to the City.

Failure to implement this TMP may result in the implementation of a civil penalty provided that no penalty, other than that described in the Contingency Measures above, may be assessed for failure to reach the applicable non-SOV goals.

Failure to comply with the TMP may result in the imposition of penalties, which by chapter 1.14 of the Redmond Municipal Code may include civil penalties up to \$1,000.00 per day or criminal penalties of up to \$5,000.00 per day. Each day the TMP is not implemented is a separately punishable violation. Other sanctions and remedies may be imposed as well.

This Transportation Management Program is approved by:

Natural and Built Environments, LLC.

BY: *Robert Pantley* 11/15/2011
By Robert Pantley, Its Manager Date

ROBERT PANTLEY ITS MANAGER
Printed Name Title

CITY OF REDMOND

BY: *Chet Knapp* 11/05/2011
Signature Date

Chester Knapp Transp. Programs Coordinator
Printed Name Title