

Transportation Management Plan – Development Tiers

Section 11-704 of the Zoning Ordinance

Tier one uses.

- *Residential* : More than 20 but no more than 99 residential units;
- *Commercial or professional office space*: More than 9,999 but no more than 99,999 square feet of floor area.
- *Retail* : Either more than 9,999 but no more than 74,999 square feet of floor area or more than 3,000 square feet but no more than 10,000 square feet of floor area with more than 50 peak hour trips during either peak hour as defined in the administrative regulations authorized by [section 11-709](#).
- *Hotels* : 30 rooms or more; and
- *Industrial or warehouse*: 30,000 or more square feet of floor area.

Tier two uses.

- *Residential* : More than 99 but no more than 349 residential dwelling units;
- *Commercial and/or professional office space*: More than 99,999 square feet but no more than 249,000 square feet of floor area; and
- *Retail space*: More than 74,999 square feet but no more than 149,000 square feet of floor area.

Tier three uses.

- *Residential* : More than 349 dwelling units;
- *Commercial and/or professional office space* : More than 249,999 square feet of floor area; and
- *Retail space*: More than 149,999 square feet of floor area.

Mixed uses. For a development or building that includes more than one use, each use shall be separately assessed and the highest applicable tier shall apply to the whole development. If a development has more than one use in the same tier, then the next highest tier will be used to define the TMP development tier.

A tier one use shall be required to participate in the citywide TMP program.

A tier two use shall have the option, with the consent of the director of transportation and environmental services and approval of this special use permit, of participating in the citywide TMP program or operating its own stand-alone TMP and may be encouraged to partner with a neighboring use.

A tier three use shall create and operate its own stand-alone TMP and may be encouraged to partner with a neighboring TMP.

TMP Rates (FY17)

Commercial	\$0.263 per sf
Residential	\$84.076 per unit
Retail	\$0.210 per sf
Hotel	\$42.038 per room
Industrial	\$0.105 per sf

