

TDM Administrative Guidelines

This document's purpose is to serve as a set of guidelines to assist in navigating the Transportation Demand Management (TDM) Plan requirements for large developments.

TDM describes a range of strategies designed to mitigate roadway traffic congestion by reducing single-occupancy vehicle trips and/or vehicles-miles traveled, especially in locations and during times that experience high travel demand. Encouraging the use of sustainable travel modes, increasing the number of travelers in each vehicle, and creating a more equitable transportation system for those who do not own vehicles are the primary objectives sought by TDM strategies in pursuit of this goal.

The intent of TDM is to leverage the trip-mitigation and parking demand impacts of TDM to further sustainable growth and development across the City and to the support the City in meeting its goal of creating a more equitable transportation system focused around people versus single occupancy vehicles.

The steps below are the recommended process and order of operations to ensure that your TDM Plan meets the requirements set forth in the Code of Ordinances

1. Determine if the development is required to submit a TDM Plan at zoning utilizing the criteria below or by following the flowchart below available at www.birminghamal.gov/parking
2. View and complete the TDM Workbook which presents the menu of TDM strategies and point values associated with each.
3. Consider scheduling an informal conceptual meeting with the Department of Planning Engineering and Permits to go over the proposed plan and ensure that it meets the requirements.
4. Submit the completed TDM Workbook along with required plan documents at zoning for review.

TDM Determination Criteria

The determination criteria as set forth below shall be applied to all sites in regard to TDM requirements.

1. Sites less than 25,000 sq ft. are not required to submit a TDM plan.
2. Residential sites of any size that are designated as Single-Family Detached, Cottage Developments, Conservation Subdivisions, or Manufactured Housing are not required to submit a TDM plan.
3. Manufacturing sites excepting Breweries, Micro Breweries, Brew-Pubs, and Artisanal Distilleries are not required to submit a TDM plan.
4. Sites equal to or greater than 25,000 sq ft. up to 49,999 sq ft. not covered by previously established exemptions are required to submit a TDM plan under the criteria set forth in Tier 1 as established in the *TDM Worksheet*.
5. Sites equal to or greater than 50,000 sq ft. are required to submit a TDM plan under the criteria set forth in Tier 2 as established in the *TDM Worksheet*.

6. All Sites designated as Mixed-Use Downtown which are equal to or greater than 25,000 sq ft. are required to submit a TDM plan under the criteria set forth in Tier 1 as established in the *TDM Worksheet* even if they exceed 50,000 sq ft.

For additional information contact the City of Birmingham Department of Planning, Engineering and Permits at 205-254-2211