

Supporting Sustainable Trips to Your Building

A TOOLKIT FOR PROPERTY MANAGERS IN SEATTLE

Commute
Seattle

The logo for Commute Seattle features the words "Commute" and "Seattle" stacked vertically in a white, sans-serif font. To the right of the text is a stylized graphic consisting of a blue horizontal line with a green dot at its end, a green vertical line with a green dot at its top, and an orange vertical line with an orange dot at its bottom. These lines are connected by a curved path that forms a partial 'J' shape.

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WHY SHOULD PROPERTIES INVEST IN TRANSPORTATION?

Starting a transportation program in your building is a low-cost way to expand your suite of tenant services and sustainability initiatives. A building transportation program allows you to offer a broad range of options to your tenants that can differentiate your property, free up parking availability for visitors and clients, and help you achieve sustainability goals.

Attract Tenants and Improve Satisfaction

Getting to and from your building is often the first and last experience people have each day. If that journey is stressful, inconvenient, or expensive, it affects how tenants feel about the place where they live or work. Workers want convenient and affordable commutes, employers want to retain talent, property owners want increased occupancy and parking availability, and everyone wants more choices. Providing options that allow tenants to choose the best commute for them helps you check all those boxes and keeps you competitive in the market.

Improve Sustainability

The sustainability of your building is complicated and multi-faceted, affecting every system and decision. Investing in infrastructure and programming that promotes green transportation can be a high impact choice, often at a lower price point than other infrastructure projects. Transportation and sustainable access is critical for sustainability certifications, like LEED, and ensures your building stays compliant with city transportation demand management requirements.

SUSTAINABILITY FRAMEWORKS FOR TRANSPORTATION PROGRAMS

Transportation is a powerful lever for enhancing both the sustainability and overall value of your building. Local policies, membership organizations, and certification programs provide clear frameworks to prioritize, implement, and recognize impactful transportation strategies.

Transportation Management Programs (TMP)s

Certain large developments within the city of Seattle are required to have a Transportation Management Program (TMP) to reduce traffic and parking impacts by encouraging alternatives to driving alone. TMPs are typically established during construction and are required for the full life of the building. Each TMP sets performance goals, often focused on reducing single-occupant vehicle commute trips, and outlines strategies to manage congestion and support sustainable travel. There are more than 200 TMP-affected buildings in Seattle, each with unique requirements based on when it was built, its use and type, and the surrounding transportation infrastructure.

Property managers are responsible for ongoing implementation of the key strategies and reporting on participation to the Seattle Department of Transportation (SDOT). Commute Seattle works directly with property managers to support their efforts to meet and exceed compliance with their TMP, as well as be partners in supporting sustainable commutes across the region.

2030 District

The [Seattle 2030 District](#) is a membership organization of real estate owners, architects, engineers, contractors, and community partners that bridges the gap between the private and public sector to reduce the environmental impacts of buildings in Seattle.

2030 District provides building professionals with networking opportunities, learning opportunities, and emissions reductions targets, tools, and strategies. As transportation is the largest source of the [city's greenhouse gas emissions](#), transportation is a significant focus of these goals. Parking management, bike facilities, EV infrastructure, and measuring progress over time can help property managers hit goals in the transportation sector. Commute Seattle, the Seattle Department of Transportation, and the Seattle 2030 District collaborate to support transportation projects and programming for buildings that support meaningful reduction of emissions.

Living Building Challenge (LBC)

The [Living Building Challenge](#) is a philosophy, advocacy tool, and certification program providing an advanced measure of sustainability in the built environment.

LBC, specifically integrates transportation through its emphasis on reducing car dependence, limiting parking, and prioritizing walkability, transit access, and active transportation in their “[human scaled living](#)” focus area. Projects are encouraged to promote local transit, support biking and pedestrian infrastructure, and actively discourage single-occupancy vehicle use as part of a holistic carbon reduction strategy. For property managers, aligning with LBC means embedding sustainable transportation into tenant engagement, building design, and ongoing operations.

LEED

[LEED](#) (Leadership in Energy and Environmental Design) is the world’s most widely used green building rating system, developed by the [U.S. Green Building Council](#) (USGBC). It’s notoriety is a huge attractant for tenants who value sustainability.

The latest version of U.S. Green Building Council’s green building rating system, LEED v5, emphasizes Transportation Demand Management and further values mobility as a core strategy for climate action in buildings, both at construction and in the continued operations. LEED incorporates transportation directly through credits related to transit access, reduced parking footprint, EV infrastructure, bicycle facilities, and commute reporting. LEED provides a structured, performance-based approach to embedding sustainable transportation into both building design and day-to-day operations.

65%

Source: 2025 TMP Program Reports

of buildings in the Seattle Transportation Management Program also have a LEED certification.

The requirements for these certifications, programs, and policies are often overlapping! If your building currently institutes one, you may already be completing requirements for another. Commute Seattle can help you maximize your efforts and coordinate across these frameworks.



BEST PRACTICES

Leverage these best practices to transform your building with state-of-the-art facilities and transportation amenities. In this toolkit you can explore practical transportation solutions in:

- **Education & Communication**
- **Active Transportation Support**
- **Parking Management**
- **Emerging Opportunities**

As your one-stop-shop for transportation support, Commute Seattle is here to help you provide best-in-class transportation options and guidance for implementation.

Schedule a Free Consultation

EDUCATION & COMMUNICATION

Building Transportation Coordinators (BTCs)

You don't have to be a transportation expert to support transportation at your building! A clear point person or Building Transportation Coordinator can help tenants easily understand amenities and why reducing driving alone is important. TMPs usually require designating this point of contact, but it is helpful for any building! Commute Seattle will share information with BTCs about requirements in your TMP, education opportunities, and more!

QUICK ACTIONS

- Designate a Building Transportation Coordinator and make their contact information visible so tenants know who to contact with questions.
- Schedule a consultation with Commute Seattle to set goals, explore strategies, & level up your programming!

Transportation Information Distribution

Building users can't make the best travel choices if they don't know what their options are. Providing clear commute information—such as real-time transportation updates, regularly distributed resources, or onboarding materials for new tenants—gives building users the information they need to make informed commute decisions. Communication also ensures tenants are aware and appreciate the amenities and services your building offers.

QUICK ACTIONS

- Post Commute Seattle's monthly Tip Sheet in a visible spot to give your tenants timely and valuable transportation information.
- Create a "Commute Corner" on your buildings' intranet or tenant portal that gives up-to-date information on amenities and transportation changes.



Transportation Events

Transportation events are a great way to bring your tenants together to learn about your facility's amenities, local transportation, and activate your building. Additionally, Commute Seattle hosts educational and networking events that can help you level up your building transportation programs, connect with other property managers, and stay up to date with the latest Seattle transportation news. If you have a TMP, attending or hosting events annually may be required, so be sure to check if that is the case for your building!

QUICK ACTIONS

- [Join the next](#) Commute University webinar to stay in the loop on best practices, infrastructure changes, and more!
- Host a Transportation Fair at your property. Contact us for more information about our custom events offerings for your building.

Top priorities for Building Transportation Coordinators in Seattle most commonly are related to education or communication.

Source: 2025 TMP Program Reports



ACTIVE TRANSPORTATION AMENITIES

Bike Parking

Secure bike rooms or parking spaces are essential for making biking a viable option for your tenants. Buildings can implement this by providing access-controlled bike rooms or converting parking spaces into fenced bike parking. Within secure bike rooms, having a variety of bike racks that accommodate different sizes and types of bikes is an important amenity for safely and efficiently serving many users.

Bike racks located outside the building or in accessible areas also provide visitors arriving by bike with a convenient place to park.



Level Up Your Active Commute Amenities

Lockers allow people who walk, bike, or roll to work to store clothes and personal items, making active commuting more practical. Showers and changing rooms allow employees to actively commute without spending the workday wet, dirty, or sweaty. Lockers and showers are not only attractive to bike commuters! Many other tenants will appreciate this active lifestyle benefit.

QUICK ACTIONS

- **Level up your bike room by including helpful resources such as bike maps and tire pumps. Simple amenities like hair dryers, combs, mirrors, and places to hang wet layers.**

Micromobility Charging

Charging access supports the growing use of e-bikes and scooters by extending their range and reliability for daily commuters. Buildings can provide standard outlets or dedicated charging stations within secure bike or micromobility storage areas.

QUICK ACTIONS

- **Communicate charging expectations and safety information to building users early and often!**

PARKING MANAGEMENT

When buildings provide too much low-cost, all-day parking, it encourages more people to drive, which can increase traffic and congestion. Likely the amount of parking at your building is out of your control after construction, but how you manage that parking can make a big impact on how it is used. Strategies, such as adjusting pricing, updating parking allocation in lease terms, and prioritizing certain types of parking spaces, can discourage single-occupancy vehicle commuting. These approaches help make the most of existing parking while supporting transportation goals.

Parking Pricing

When parking feels inexpensive or “included” people are more likely to drive every day. By charging market rate for parking, unbundling parking from leases, and avoiding monthly or annual parking passes people see the true cost of driving and compare it to other options like transit, carpooling, biking, or walking. Avoid discounts for all-day or “early bird” parking, as these encourage daily solo driving. Instead, consider flexible options such as pay-as-you-go parking, daily passes, or limited-use monthly passes. These allow people to drive when they need to, without creating a financial incentive to drive every day.

QUICK ACTIONS

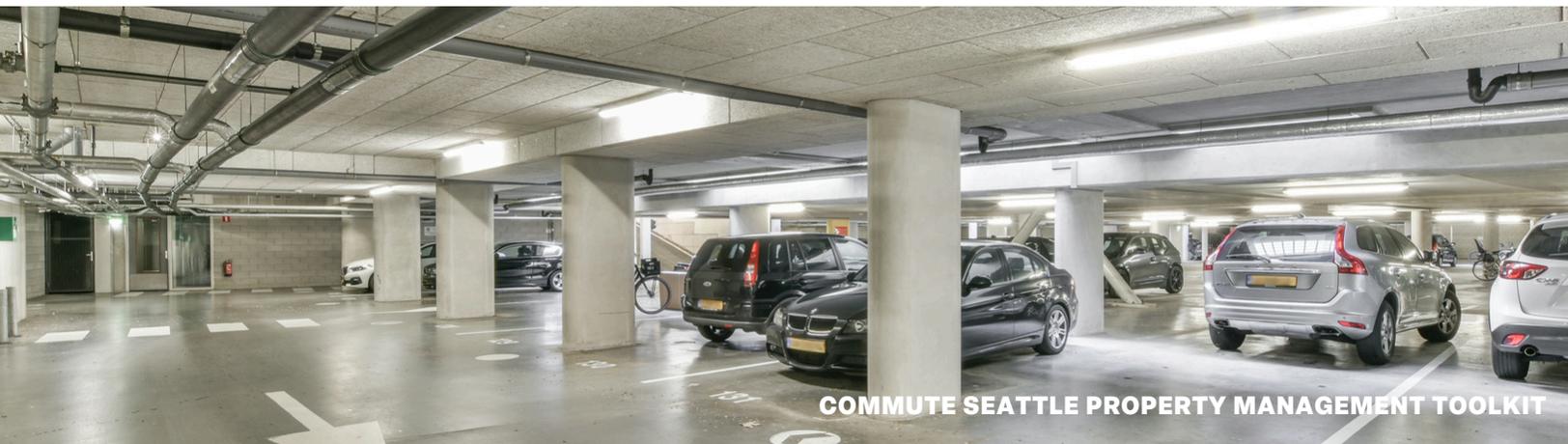
- If you have a TMP, check for specific requirements around parking pricing.
- Change from monthly parking passes to daily parking.

Carpool or Vanpool Spaces and Discounts

Preferential parking or discounted rates for carpools, and vanpools reward sustainable choices and increase visibility of commute programs. Simply reserving a few spots in priority areas of the parking lot, such as near the elevator or exit, can be an inexpensive way to incentivize ridesharing.

QUICK ACTIONS

- Help your tenants find carpools across companies by hosting a carpool match-making event or using a tool like Lum or Rideshare Online.



EMERGING OPPORTUNITIES

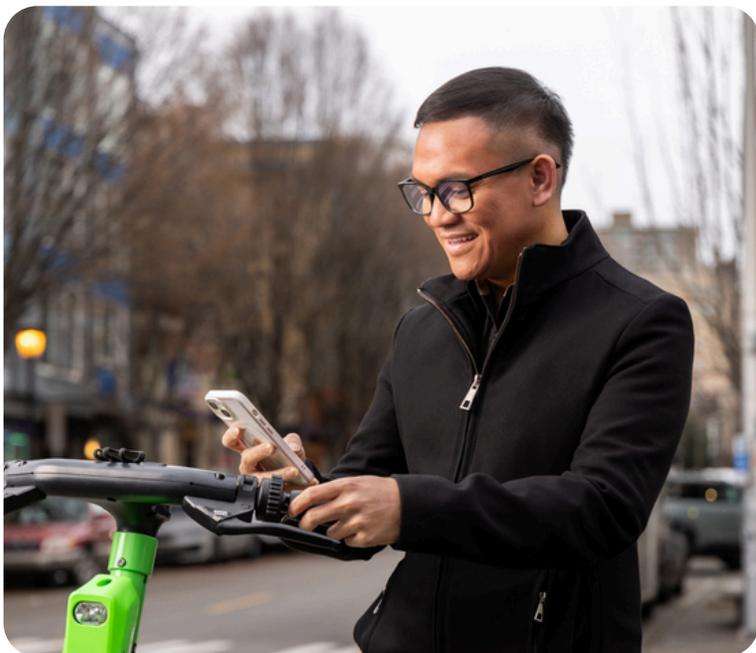
Transportation options in the Seattle region are evolving rapidly, with expanded transit service, growing micromobility networks, and new incentives that influence how employees choose to commute. The City of Seattle has also introduced updated programs to support mode shift and reduce emissions, making it increasingly important for buildings to stay informed and align with current opportunities. While Transportation Management Program (TMP) requirements don't often change after construction, property managers need to stay on top of new management strategies to keep their transportation options modern and attractive.

Shared Micromobility Parking

Shared micromobility such as e-scooters and bikes are a growing commute mode in Seattle. This presents both opportunities for zero-emissions commutes and a device management challenge for properties. SDOT is installing over 200 new parking areas in downtown by summer 2026 to organize the parking of devices. Coordinating with SDOT to promote this parking or request parking corrals near your building can earn LEED points or align with your TMP, as well as keep your building entrance clear and accessible.

QUICK ACTIONS

- Communicate parking and safety expectations to your building users and promote using the established corrals or set up your own designated parking zones.
- Submit maintenance requests for parking corrals through [Find It, Fix It.](#)



73%

shared micromobility
ridership growth from
2024-2025

200

new device parking areas in
downtown by summer 2026

Source: Seattle Department of Transportation

Electric Vehicles

While TMPs focus primarily on mobility options that get people out of cars, electric vehicles are a growing transportation choice for many commuters. Installing EV-ready or EV charging parking spaces gives tenants and employees a valuable everyday amenity that makes electric vehicles more convenient to use and supports reduced greenhouse gas emissions. Providing this infrastructure can also help projects earn [LEED certification](#) points under the Electric Vehicles credit. Additionally, [Seattle City Light offers rebates and incentives](#) when you add publicly accessible charging that can help lower the cost of installing EV charging stations or electrical upgrades to prepare for infrastructure installation making it more affordable to add this feature to your property.

Subsidized Transit Passes

Offering subsidized transit passes can be an effective way to reduce drive-alone commuting at a building. In addition to the ORCA Business Programs, King County Metro now has programs for residential buildings. By covering part or all of the cost of a monthly ORCA pass for employees, residents, and on-site staff, property managers make transit a more affordable and convenient option. While this strategy may be required for some projects, it is a strong best practice for any building looking to increase transit use, support sustainability goals, and provide a meaningful transportation benefit to tenants and residents.

QUICK ACTIONS

- Check out the [ORCA Multifamily Development Passport Program](#) for affordable transit passes for your residents or employees.





QUESTIONS?

Commute Seattle is here to help with free consultations, expert advice, events, and resources!

Contact us at TMP@commuteseattle.com.

