



2016

## Member Handbook

A guide to the benefits of working in a TMASF Connects Member Building



## ***Our Mission***

The TMASF is a privately funded not-for-profit association of commercial real estate owners and managers in San Francisco who work together through the Connects program to promote local workforce development and trip reduction strategies delivered through sustainable and state of the art technologies building a mobile and environmentally conscious community.

## ***About Us***

TMASF Connects was established in 1989 to promote commute alternatives to driving alone and serves 79 of The City's commercial office buildings representing over 24,000,000 square feet of real estate, 3,000 employers, and more than 90,000 employees. We do not accept public funding. We provide award-winning commute assistance programs, nationally recognized program models, stable staffing and board of directors, state of the art website, mapping and resources, and extensive workforce development tools – many available as a public service.

## ***Our Programs***

[TMASF Connects Commute](#) is a full-service commute assistance program and offers a state of the art map with public transit options for commuters and those in need of paratransit services.

[TMASF Connects Work](#) offers employers tools, guides, and links to local hiring sources. Job seekers and employees will find links, events, and tips to help boost the skills necessary for maximum employment at any stage of the work life cycle.

[TMASF Connects Community](#) helps residents and visitors assess their daycare needs from caring for children to senior citizens.

## ***Program Results***

Independently administered trip reduction surveys from 2014 indicate that only 7.7% of all trips to member buildings are taken by commuters choosing to use single occupant vehicles. Program has placed more than 200 workers from local programs into temporary employment.

Program qualifies TMASF Connects members for maximum trip reduction credit for US Green Building Council Leadership in Environmental and Engineering Design (LEED) certification.

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## TMASF Connects Member Buildings 2016

*TMASF Connects proudly serves tenants in 79 of San Francisco's premiere high rise buildings.*

<a href="#">275 Battery</a>	400 Howard	505 Montgomery
750 Battery	405 Howard	555 Montgomery
333 Brannan	500 Howard	655 Montgomery
345 Brannan	505 Howard	33 New Montgomery
340 Bryant	875 Howard	90 New Montgomery
185 Berry (Berry Building)	88 Kearny	235 Pine
185 Berry (Wharf)	222 Kearny	One Post (Crocker Plaza)
333 Bush	One Maritime Plaza	350 Rhode Island
One California	One Market	Rincon Center
101 California	333 Market	353 Sacramento
150 California	388 Market	One Sansome
345 California	455 Market	343 Sansome
550 California	685 Market	475 Sansome
580 California	799 Market	55 Second
600 California	800 Market	222 Second
Ferry Building	901 Market	101 Second
201 Filbert	1155 Market	303 Second
100 First	101 Mission	501 Second
22 Fourth	123 Mission	160 Spear
50 Fremont	201 Mission	201 Spear
199 Fremont	535 Mission	345 Spear (Hills Plaza)
One Front	555 Mission	49 Stevenson
601 Gateway	560 Mission	71 Stevenson
651 Gateway	One Montgomery	550 Terry Francois
600 Harrison	250 Montgomery	665 Third
75 Hawthorne	420 Montgomery	260 Townsend
	456 Montgomery	

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### Additional TMA SF Connects Resources

- [Commuter Resource Guide](#)
- [Calendar of Updates](#)
- [Enter to Win Great Prizes](#)
- [Emergency Text Alert Program](#)

### Safety Resources

- [AlertSF Text Notification System](#)
- [TMA SF Connects Emergency Text Alert Program](#)
- [Department of Homeland Security \(See Something, Say Something\)](#)
- [SF Environment Emergency Ride Home](#)

### Local Media Resources

- [KCBS](#) | [KGO](#) | [KTVU](#) | [NBC Bay Area](#) | [SF Gate](#)

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## ***Services Provided to Building Tenants***

### ***Comprehensive trip reduction programs for commuters and employees***

All tenants and their employees receive TMASF Connects services as a condition of residency in a member building.

TMASF Connects *Alerts* and *Advisories* for daily episodic conditions and long-term construction

State-of-the-art website featuring mapping for trip planning, commute condition monitoring, and public transit and paratransit options.

Both the TMASF Connects Commute and Work programs are dedicated to promoting options to driving alone — local employment, trip linking, wheel based or other. Programs offer incentives, information, events, community coordination and demand responsive activities.

TMASF Connects Community identifies local services to help connect commuting and working seamlessly with daycare needs for children, teens, adults or pets.

### ***Internship, Scholarship, Training***

The TMASF Connects Work program began in 2008 and offers tools for students, job seekers and employees of all stages in their working life. From the first job through the last and for the student intern to the senior mentor – it's all here!

### ***Tenant/Commuter Appreciation Giveaway***

To thank commuters working in TMASF Connects member buildings for considering alternatives to driving alone to work, TMASF Connects has ongoing raffles for Giants, Warriors, and theater tickets. Enter to win on our [website!](#)

### ***Qualifies members for points toward USGBC-LEED EBOM Certification and Renewal***

The United States Green Building Council (USGBC) recognizes TMASF Connects members as eligible to receive dual credits for the alternative transportation credit when pursuing LEED certification or renewal for existing buildings.

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## ***Commute Program Overview***

Since 1990, TMASF Connects has offered a program to help commuters reduce their use of a single-occupant vehicle for their daily trip to work. Currently, 79 of San Francisco's premiere office buildings offer this robust program to encourage commuters to use and understand their alternatives. As surveys have indicated a drop in the drive-alone rate from 18% to 9.9%, we have expanded our programs to include local workforce development and community resource development.

Information links and other resources are available through [www.tmasfconnects.org](http://www.tmasfconnects.org). Currently, the TMASF Connects serves more than 90,000 commuters working in member buildings. Our scholarship and internship programs are available to thousands of San Francisco students.

We connect commuting to [workforce development](#) and [community care](#) to provide a full picture of the possibilities for getting to work and maximizing potential. Providing information and links to San Francisco's vast array of community resources for daycare is another tool to help reduce the number of vehicles entering the City, because commuters feel comfortable with their transit choices and daycare options.

The [TMASF Connects Commute program](#) is a full-service commute assistance program and our site offers real-time traffic conditions and public transit options for commuters and those in need of paratransit services.

- Full scale promotional program – extensive website, transit benefits, informational campaigns, [emergency text alerts](#), and more
- Local planning (Sect. 163/164) and US Green Building Council (LEED-EBOM) compliance
- Ongoing program, transportation and commuter behavior surveys
- Semi-annual reporting of compliance status

Create a better commute using our new [TMASF Connects Commuter Resource Guide](#) - an everyday tool to customize trips around the region with the Bay Area's abundant transit options.



## ***Work Program Overview***

The Work program services offered by TMASF Connects include:

Hosting an extensive website that includes tips for finding, improving, retaining and moving on from employment;

Working together with local employment and educational entities to help develop curriculum and job skills that create a locally employed, competitive job market available for work in member buildings; and,

Offering scholarships and internships to qualified SF students.

The [TMASF Connects Work program](#) intends to encourage continued development of our local workforce, learning options and employment opportunities and help reduce reliance on the single occupant vehicle for daily commute trips.

- Workforce development tools and informational website
- [Scholarship](#) and [internship](#) opportunities

## ***Community Program Overview***

The Community section identifies resources to help commuters be able to trust public transportation with reduced worry about daycare obligations for children, teens and seniors. We even have identified resources to help with pet care concerns.

The [TMASF Connects Community program](#) helps residents and visitors assess their daycare needs, from caring for children to senior citizens. The TMASF Connects website offers robust and easily navigated resources.

- Guide to finding the right licensed care facilities and other options around the region for children, adults, and seniors
- Valuable resources to discovering and understanding financial assistance

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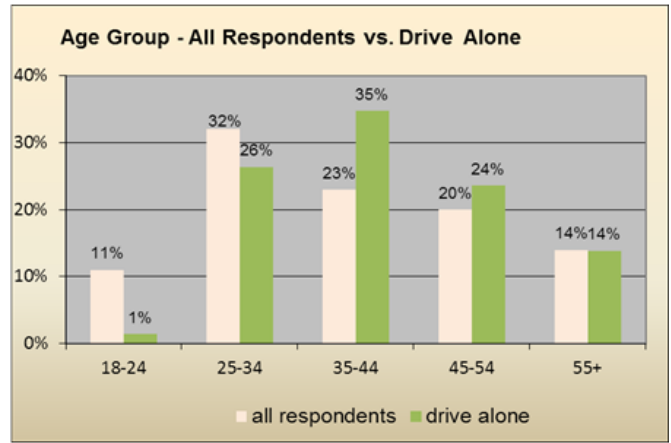
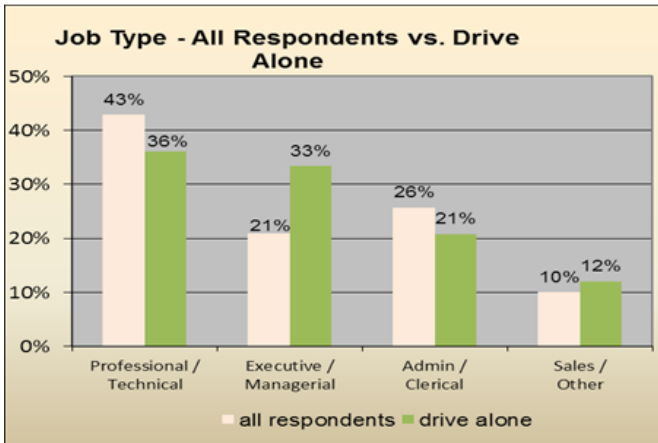
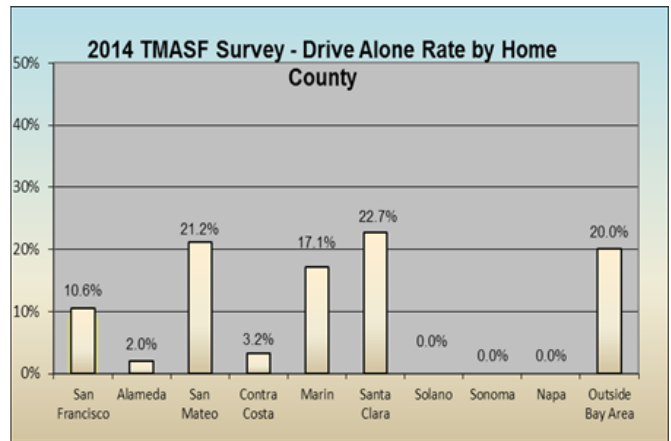
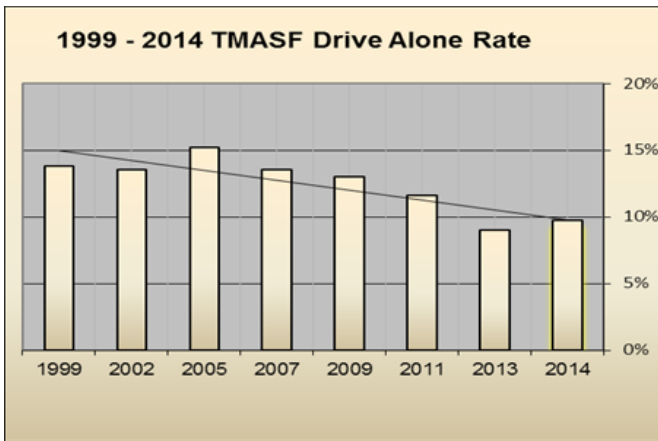
## 2014 Survey Results

Primary Commute Mode	2014	2013	2011	2009	2007	2005	2002	1999
<b>Public Transportation</b>	<b>73.8%</b>	<b>77.6%</b>	<b>73.1%</b>	<b>71.8%</b>	<b>68.3%</b>	<b>62.3%</b>	<b>72.1%</b>	<b>71.5%</b>
BART	37.7%	34.3%	37.7%	35.4%	31.8%	29.7%	36.8%	31.6%
Muni	22.4%	27.6%	21.3%	22.4%	24.5%	25.3%	20.7%	23.2%
AC Transit	2.9%	3.4%	2.1%	3.1%	0.8%	1.4%	3.0%	2.7%
Caltrain	4.4%	4.9%	3.5%	3.5%	4.8%	1.8%	2.7%	1.7%
Samtrans	0.4%	0.2%	0.6%	1.7%	0.8%	0.5%	0.8%	1.2%
Golden Gate Transit Bus	2.0%	2.8%	3.9%	1.0%	1.5%	1.8%	4.1%	6.0%
Golden Gate Ferry	1.7%	1.2%	1.2%	2.3%	1.3%	1.6%	2.7%	4.6%
Alameda/Oakland/Vallejo Ferry	1.3%	2.2%	1.7%	1.0%	1.3%			
Other	0.9%	1.0%	1.1%	1.4%	1.5%	0.2%		
<b>Drive alone</b>	<b>9.7%</b>	<b>9.0%</b>	<b>11.6%</b>	<b>13.0%</b>	<b>13.5%</b>	<b>15.2%</b>	<b>13.5%</b>	<b>13.8%</b>
Auto, gas powered	8.3%	8.0%	10.8%	12.2%	13.5%	15.2%	13.5%	13.8%
Auto, hybrid	1.5%	1.0%	0.8%	0.8%	0.8%			
<i>Auto, uses car for work</i>	2.0%	2.3%	3.7%	3.5%	6.8%	7.3%	n/a	n/a
<b>Motorcycle/scooter</b>	<b>0.7%</b>	<b>0.2%</b>	<b>0.4%</b>	<b>0.4%</b>	<b>0.5%</b>	<b>2.1%</b>		
<b>Carpool/Rideshare</b>	<b>7.5%</b>	<b>6.9%</b>	<b>7.9%</b>	<b>8.3%</b>	<b>9.1%</b>	<b>15.2%</b>	<b>11.3%</b>	<b>7.9%</b>
Carpool (same people)	4.0%	3.4%	5.4%	5.4%	4.5%	7.1%	10.2%	7.2%
Casual carpool	2.9%	3.2%	2.3%	2.3%	2.8%	7.6%		
Vanpool	0.1%	0.3%	0.2%	0.6%	1.8%	0.5%	1.1%	0.7%
<b>Rideshare/Car Sharing Service</b>	0.4%							
<b>Employer Shuttle/Other</b>	<b>0.5%</b>	<b>0.3%</b>	<b>0.2%</b>	<b>0.1%</b>	<b>1.8%</b>	-	<b>0.1%</b>	<b>0.1%</b>
<b>Walk</b>	<b>5.2%</b>	<b>4.5%</b>	<b>5.6%</b>	<b>3.5%</b>	<b>5.5%</b>	<b>3.9%</b>	<b>2.4%</b>	<b>5.3%</b>
<b>Bicycle</b>	<b>2.7%</b>	<b>1.5%</b>	<b>1.2%</b>	<b>2.5%</b>	<b>1.0%</b>	<b>1.4%</b>	<b>0.6%</b>	<b>1.4%</b>
<b>Work at home/telecommute</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.2%</b>	<b>0.4%</b>	<b>0.3%</b>			
<b>Total number of people surveyed</b>	755	597	483	483	400	435		

2014 Survey Results, DNV GL

## 2014 Survey Results

Number of people surveyed: 751  
 Number of buildings surveyed: 65  
 Percent of tenants taking public transportation: 73.8%  
 Percent of tenants driving alone: 9.7%

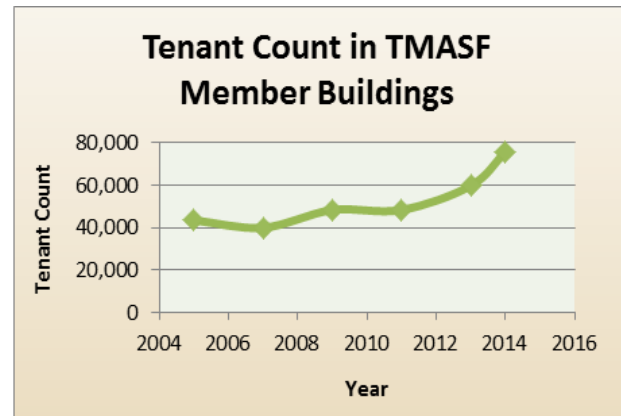
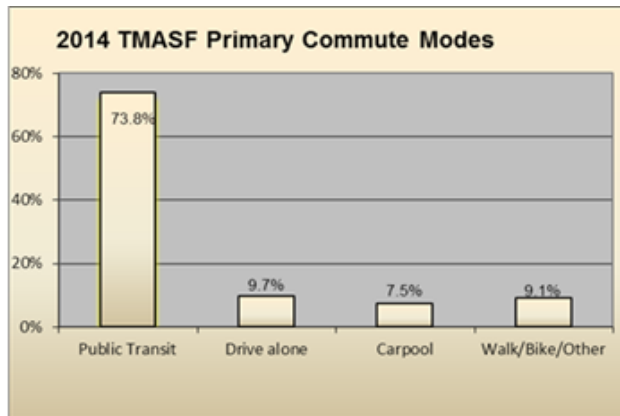


2014 Survey Results, DNV GL

## 2014 Survey Results

### LEED-EB:O&M SSc4 Alternative Commuting Transportation Calculation of Reduction in Conventional Commuting Trips

Travel Mode	Mode Reported	Total Weekly Trips	Weekly Conventional Trips
Public Transit	554	2770	0
Single occupancy vehicle – gas powered	70	350	350
Single occupancy vehicle – hybrid/alternative fuel	11	55	0
Carpool – 2 passengers	23	115	58
Carpool – 3 passengers	22	110	37
Carpool – 4 passengers	7	35	9
Vanpool/Shuttle – 14 passenger	3	15	1
Motorcycle/scooter	5	25	25
Bicycle	21	105	0
Walk	39	195	0
Work at home/telecommute	0	0	0
<b>TOTALS</b>	<b>755</b>	<b>3,775</b>	<b>479</b>



2014 Survey Results, DNV GL



## TMASF Connects at a Glance

<b>Program Name</b>	TMASF Connects
<b>Legal Entity</b>	Transportation Management Association of San Francisco
<b>Non-Profit Status</b>	501(C) 4
<b>Milestones</b>	Incorporation November 1989/ Operational April 1990
<b>Funding</b>	Private; Membership Fees Only
	Developer compliance programs for CCSF Planning Code Sections 163 (Transportation Management) and 164 (SF Residents Jobs and Training)
	All tenants and their employees in member buildings are encouraged to use TMASF Connects programs and services
<b>Programs</b>	
<b><i>Commute</i></b>	Comprehensive commuter assistance program
<b><i>Work</i></b>	Workforce development, job and educational training
<b><i>Community</i></b>	Links between living and working in SF
<b>Features</b>	Surveys, commute clinics, <a href="#">advanced web tools for trip planning</a>
	<a href="#">Commuter Resource Guide</a>
	Comprehensive links and resources for commute, workforce, job training and community resources available
	Large events, building events, promotions
<b>Benefits</b>	
<b><i>Employers</i></b>	Link to resources for telecommuting, car sharing, financial incentives, local, state and federal employment sites and other tools
<b><i>Employees</i></b>	Access to events, information, promotions, and commute consultations
<b><i>SF Public</i></b>	Links to internship, job training, scholarship opportunities and community resources for daycare options for children, seniors and even pets.
<b>LEED/Green</b>	Membership qualifies buildings for maximum number of LEED-EBOM credits from the US Green Building Council

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