



Case Study: Jones Lang LaSalle America's Inc.'s Sunnyvale City Center

OVERVIEW OF A BUILDING PROGRAM

Jones Lang LaSalle Americas, Inc. (JLL) is a financial and professional services firm specializing in real estate services and investment management, and employs more than 40,000 people in 1,000 locations in 70 countries to serve the local, regional and global real estate needs of their clients. JLL manages the Sunnyvale City Center located at 100 Mathilda Place in Sunnyvale, California. Sunnyvale City Center is a 4.5 acre site with two six-story buildings and one five-story building, totaling 472,442 square feet.

Sunnyvale City Center

- LEED Gold, U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) program.
- LEED Silver for Existing Buildings Operations and Maintenance, U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) program.

Background

In its March 2000 Transportation Demand Management (TDM) Plan, the City of Sunnyvale required the Sunnyvale City Center to promote and implement a comprehensive Transportation Demand Management program for the tenants, employers and employees working at the complex. This plan included the objective of reducing vehicle trips to the center by 15 percent. The center's TDM plan goals are to improve air quality, create a sustainable work environment, reduce employee-parking demand, and enhance participation in rideshare programs.

For the approximately 14 tenants and 1,300 employees of the Sunnyvale City Center, JLL offers the following transportation programs:

- Free Emergency Ride Home (ERH) Program for commuters in the event of a midday emergency
- Preferential carpool/vanpool parking
- Secure bicycle storage racks and enclosed lockers
- Bike buddy matching and 511 BikeMapper services
- Employee showers and lockers for bicycle commuters in each building
- 511 Trip Planning services
- Onsite Commute Coordinator
- Transportation and commute kiosks in each building containing information on 511 services, VTA and Caltrain schedules, and bicycling maps
- Conveniently-located amenities including ATM banking services, cafes, shops and recreational facilities
- Close proximity and easy access to Caltrain and VTA stations and bicycle routes



Conclusion

People working in the center were surveyed in 2008 and 2011 to document the accomplishments of the property management's TDM plan, and to provide a benchmark for the number of people using alternative transportation to the Sunnyvale City Center. The 2008 survey results showed 14.42 percent of the employees were using alternative transportation, and that 74.2 percent of respondents would consider using an alternative to driving alone. By 2011, the survey showed 17.4 percent were using alternative transportation and 36.4 percent reported they would consider using an alternative transportation method.

Based on these results, the Sunnyvale City Center continues to meet its target goal of reducing vehicle trips to the center by 15 percent and was able to achieve this goal despite the lure of free on-site parking.



511 OFFERS FREE SERVICES AND TOOLS FOR EMPLOYERS

Want to help your employees find more efficient and economical ways to get to work? 511 offers a variety of services and tools to help you assemble a successful Transportation Demand Management (TDM) program at your worksite. This service is provided at no cost to your organization by the Metropolitan Transportation Commission. Services include:

ONLINE RIDEMATCHING

With just a few clicks on 511.org, the RideMatch Service instantly matches your employees with other people making a similar commute.

VANPOOL FORMATION AND SUPPORT

Vanpooling may be an option at your worksite, and we can help you set up vanpools from start to finish.

COMMUTE INCENTIVES

Employees who use commute alternatives to driving alone can benefit from a variety of incentives, including commuter tax breaks, free bridge tolls, carpool lanes and other financial incentives.

WORK SITE EVENTS

511's representatives will participate in select events to promote carpooling and vanpooling at your worksite.