



# GreenTRIP

Traffic Reduction + Innovative Parking

[www.GreenTRIP.org](http://www.GreenTRIP.org)

PROJECT EVALUATION REPORT

## THE OHLONE

SAN JOSE, CA  
 DEVELOPER: GREEN REPUBLIC  
[HTTP://WWW.GREENREPUBLICSJ.COM/](http://www.GreenRepublicsJ.com/)

CERTIFICATION STATUS  
 AS OF DECEMBER 1, 2009

The Ohlone has qualified for a **Conditional Certification**. Full Certification is contingent on inclusion of key project characteristics in final city entitlements.



The Ohlone is one of the first five pilot projects selected to participate in GreenTRIP.

GreenTRIP evaluates how well a proposed residential project design achieves Traffic Reduction and Innovative Parking strategies.

GreenTRIP conducts an evaluation based on information provided by the developer, Green Republic and gathered from publicly available sources.

Families living within a 1/2 mile or 10 minute walk to transit are 10 times more likely to take transit. <sup>1</sup>

Families living within a 1/2 mile of transit drive 50% less than those living further away. <sup>2</sup>

<sup>1</sup> ABAG New Places, New Choices, 2007

<sup>2</sup> Cervero, Arrington, TCRP Report 128, 2008

### GREENTRIP STANDARDS

### THE OHLONE



**PROJECTED DAILY DRIVING BY RESIDENTS**  
 (Vehicle Miles Traveled per Household per Day)

**LESS THAN 35 MILES/DAY**

Bay Area Average Household = 50 miles/household/day

**21 MILES/DAY**

PER HOUSEHOLD, BASED ON **URBEMIS PROJECTION**  
 URBEMIS 2007 v9.2.4



**APPROPRIATE AMOUNT OF PARKING**

**MAXIMUM 1.5 SPACES/UNIT**

Average spaces per home, excluding spaces shared with non-residential uses.

**1.5 SPACES/UNIT**

**PARKING SPACES : 1,200**  
**HOMES: 800**



**TRAFFIC REDUCTION STRATEGIES**

**AT LEAST 1 OF 3 TRAFFIC REDUCTION STRATEGIES**

The project must have at least one of these three traffic reduction strategies:

- **UNBUNDLE PARKING**
- **DISCOUNT TRANSIT PASSES**
- **FREE CARSHARE MEMBERSHIP**

**DISCOUNT TRANSIT PASSES**

**VTA Eco-PASSES TO BE OFFERED:**

- **2 PASSES PER UNIT**
- **WITH A DISCOUNT OF AT LEAST 50% OFF OF RETAIL VALUE.**
- **FOR 40 YEARS**

### PLACE TYPE

GreenTRIP standards are customized for different types of neighborhoods, or "Place Types," as defined by the Metropolitan Transportation Commission's Station Area Planning Manual.

### TRANSIT NEIGHBORHOOD

The Ohlone meets GreenTRIP certification standards for the Transit Neighborhood Place Type. Above is an evaluation of how The Ohlone satisfies each category.

## THE OHLONE

### TRIP REDUCTION CREDITS

The following is an inventory of URBEMIS model inputs. The projected driving is affected by the following trip reduction credits.

#### DENSITY

**125 UNITS/ACRE**

SOURCE: GREEN REPUBLIC



**12%  
REDUCTION**

#### MIX OF USES

**3,583 JOBS IN 1/2 MILE  
1,457 HOMES IN 1/2 MILE**

**LOCAL RETAIL PRESENT**

SOURCE: 2000 CENSUS



**6%  
REDUCTION**

**2%  
REDUCTION**

#### TRANSIT SERVICE

**733 WEEKDAY BUSES IN 1/4 MILE  
339 DAILY RAIL IN 1/2 MILE**

SOURCE: VTA



**12%  
REDUCTION**

#### PEDESTRIAN/BICYCLE FRIENDLINESS

**260 INTERSECTIONS PER SQ. MILE**  
**100% STREETS W/ SIDEWALKS ON BOTH SIDES**  
**56% ARTERIALS/COLLECTORS W/ BIKE LANES OR**  
WHERE SUITABLE, DIRECT PARALLEL ROUTES  
SOURCE: DRAFT SAN JOSE BIKE PLAN 2020



**5%  
REDUCTION**

#### AFFORDABLE HOUSING

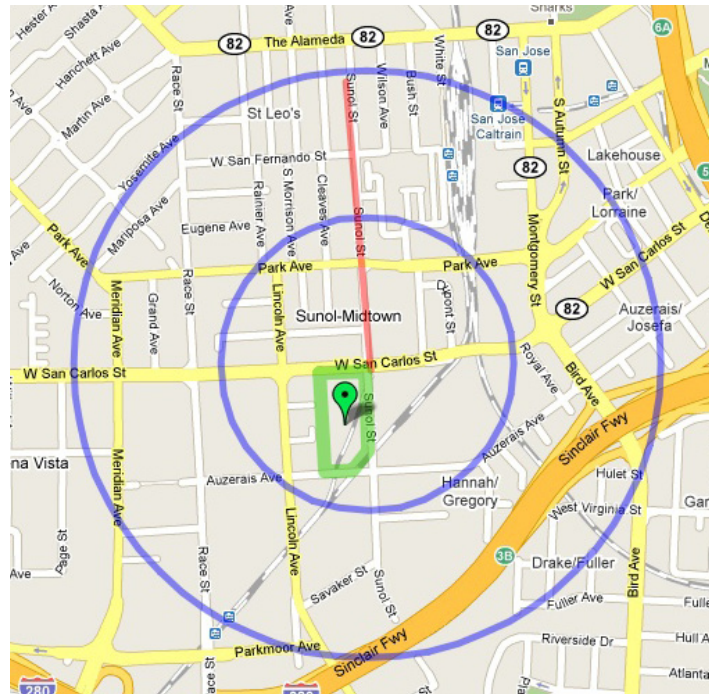
**20% OF UNITS ARE DEED  
RESTRICTED BELOW MARKET RATE  
HOUSING**

SOURCE: GREEN REPUBLIC



**1%  
REDUCTION**

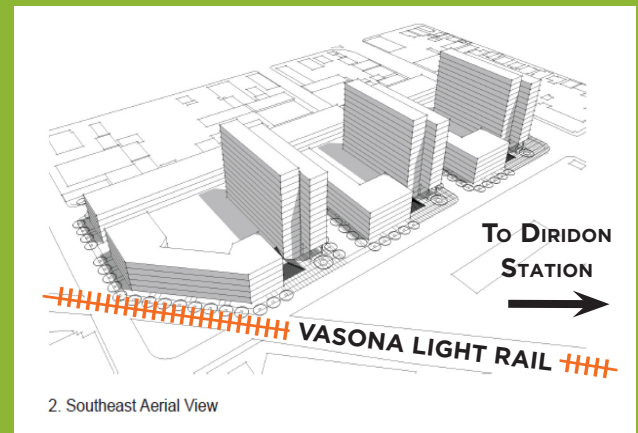
## PROJECT CONTEXT MAP



GREEN BORDER REPRESENTS THE PROJECT FOOTPRINT.

CONCENTRIC CIRCLES REPRESENT THE AREA WITHIN 1/4 AND 1/2-MILE FROM THE PROJECT.

SOURCE: GOOGLE MAPS



#### KEY PROJECT DETAILS:

- 8.25 ACRES
- 800 UNITS
- 120 BELOW MARKET RATE UNITS
- 12-15 STORIES
- 1,200 DEDICATED RESIDENTIAL ONLY PARKING SPACES
- OFFERING 2 VTA ECO PASSES PASSES PER HOUSEHOLD AT A DISCOUNT OF AT LEAST 50% OFF RETAIL VALUE

## QUESTIONS?

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