



GreenTRIP

Traffic Reduction + Innovative Parking

www.GreenTRIP.org

PROJECT EVALUATION REPORT

STATION PARK GREEN

SAN MATEO, CA
DEVELOPER: EBL&S
WWW.EBL-S.COM

CERTIFICATION STATUS
AS OF FEBRUARY 26, 2010

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



Station Park Green 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, EBL&S, 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. ¹

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

GREENTRIP STANDARDS

STATION PARK GREEN



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

29 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

RESIDENTIAL PARKING SPACES: 899
HOMES: 599



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**

FREE CARSHARE MEMBERSHIP

- **OFFERED TO ALL ELIGIBLE RESIDENTS**
- **FOR 40 YEARS**
- **CARSHARE POD PROVIDED ON SITE**

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

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






¹ ABAG New Places, New Choices, 2007

² Cervero, Arrington, TCRP Report 128, 2008

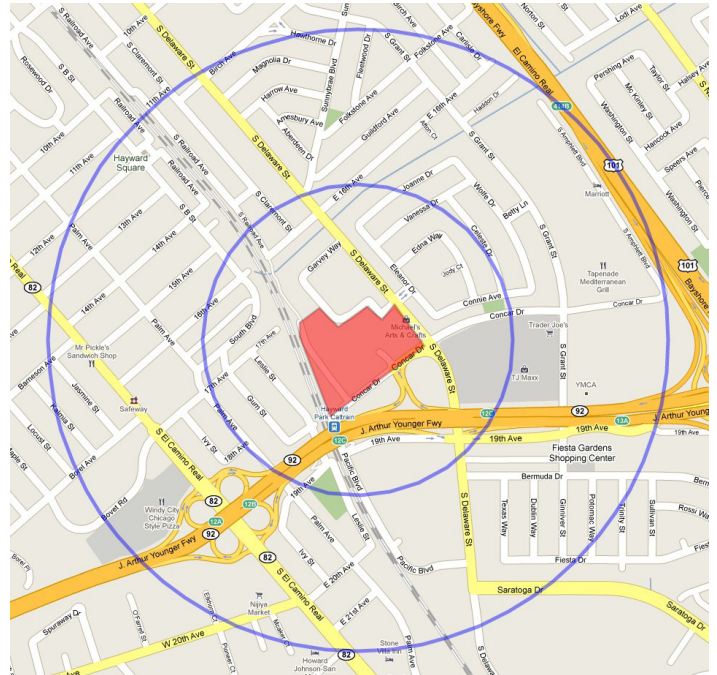
STATION PARK GREEN

TRIP REDUCTION CREDITS

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

DENSITY 50 UNITS/ACRE <small>SOURCE: EBL&S</small>	 7% REDUCTION
MIX OF USES 3,182 JOBS IN 1/2 MILE 1,941 HOMES IN 1/2 MILE LOCAL RETAIL PRESENT <small>SOURCE: 2000 CENSUS</small>	 8% REDUCTION 2% REDUCTION
TRANSIT SERVICE 160 WEEKDAY BUSES IN 1/4 MILE 40 DAILY RAIL IN 1/2 MILE 12 DEDICATED SHUTTLE TRIPS <small>SOURCE: CALTRAIN, SAMTRANS & EBL&S</small>	 3% REDUCTION
PEDESTRIAN/BICYCLE FRIENDLINESS 274 INTERSECTIONS PER SQ. MILE 95% STREETS W/ SIDEWALKS ON BOTH SIDES 48% ARTERIALS/COLLECTORS W/ BIKE LANES OR WHERE SUITABLE, DIRECT PARALLEL ROUTES <small>SOURCE: GOOGLE MAPS</small>	 5% REDUCTION
AFFORDABLE HOUSING 15% OF UNITS ARE DEED RESTRICTED BELOW MARKET RATE HOUSING <small>SOURCE: EBL&S</small>	 1% REDUCTION

PROJECT CONTEXT MAP



RED SHADING 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:

- 12 ACRES
- 599 UNITS
- 90 BELOW MARKET RATE UNITS
- 5 STORIES
- 899 DEDICATED RESIDENTIAL ONLY PARKING SPACES
- 12 DAILY WEEKDAY SHUTTLE TRIPS TO DOWNTOWN SAN MATEO
- PROVIDING ON SITE CARSHARE POD AND OFFERING FREE CARSHARE MEMBERSHIP TO ALL ELIGIBLE RESIDENTS FOR 40 YEARS

QUESTIONS?

Contact: Ann Cheng GreenTRIP@TransFormCA.org
 Senior Planner, TransForm
 (510) 740-3150 x316
www.GreenTRIPcertified.org