



GreenTRIP

Traffic Reduction + Innovative Parking

www.GreenTRIP.org

PROJECT EVALUATION REPORT

THE McEVROY AND DUPONT APTS.

280 MCEVOY STREET, SAN JOSE, CA
 DEVELOPER: FIRST COMMUNITY HOUSING

PROJECTED DAILY DRIVING BY RESIDENTS

GREENTRIP PLATINUM STANDARDS	
LESS THAN 25 MILES/DAY	<input checked="" type="checkbox"/> 12 MILES/DAY
	PER HOUSEHOLD, BASED ON URBEMIS PROJECTION
	URBEMIS 2007 v9.2.4

APPROPRIATE AMOUNT OF PARKING

GREENTRIP PLATINUM STANDARDS	
MAXIMUM 0.375 SPACES/UNIT	<input checked="" type="checkbox"/> 0.26 SPACES/UNIT
Average spaces per home (including guest parking), excluding spaces shared with non-residential uses.	93 STACKED SPACES 358 UNITS

TRAFFIC REDUCTION STRATEGIES

GREENTRIP PLATINUM STANDARDS	
2 OF 3 STANDARD TRAFFIC REDUCTION STRATEGIES	<input checked="" type="checkbox"/> TRANSIT PASSES <input checked="" type="checkbox"/> UNBUNDLED PARKING
The project must have two traffic reduction strategies plus additional strategies with a value of \$5,001 per unit over 40 years, beyond the cost of standard strategies: <ul style="list-style-type: none"> • UNBUNDLED PARKING • DISCOUNT TRANSIT PASSES • FREE CARSHARE MEMBERSHIP 	<ul style="list-style-type: none"> • FREE VTA PASSES • \$5,500+ VALUE PER UNIT IN ADDITIONAL STRATEGIES (SEE BACK FOR DETAILS) • UNBUNDLED PARKING IS WAIVED FOR AFFORDABLE HOUSING IF FEDERAL FINANCING RULES PROHIBIT IT

PLACE TYPE	REGIONAL CENTER
GreenTRIP standards are customized for different types of neighborhoods, or "Place Types," as defined by the Metropolitan Transportation Commission's Station Area Planning Manual.	This project meets GreenTRIP Platinum Certification standards for the Regional Center Place Type. Above is an evaluation of how it satisfies each category.

CONDITIONAL PLATINUM CERTIFICATION AS OF APRIL 2019



THE McEvoy IS PROJECTED* TO RESULT IN:

76% LESS DRIVING
Each household is expected to drive 12 miles/day rather than the Bay Area average of 50 miles/day
68% LESS GHGs
Each household is expected to emit 11 pounds of GHGs per day instead of 34 pounds of GHGs per day.
<small>*URBEMIS Model 2007 v9.2.4</small>

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 and gathered from publicly available sources.

THE McEVoy

TRIP REDUCTION CREDITS

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

DENSITY



320 UNITS/ACRE

SOURCE: FIRST COMMUNITY HOUSING

**17%
REDUCTION**

MIX OF USES



WITHIN A HALF-MILE

**3,167 JOBS
2,883 HOMES**

**7%
REDUCTION**

LOCAL RETAIL PRESENT

SOURCE: 2010 CENSUS

**2%
REDUCTION**

TRANSIT SERVICE



**905 BUSES WITHIN 1/4 MI.
247 TRAINS WITHIN 1/2 MI.
0 SHUTTLES WITHIN 1/2 MILE**

SOURCE: VTA, CALTRAIN, AMTRAK, SANTA CRUZ METRO

**12%
REDUCTION**

PEDESTRIAN/BICYCLE FRIENDLINESS



**277 INTERSECTIONS PER SQ. MILE
83% STREETS WITH SIDEWALKS ON BOTH SIDES
83% ARTERIAL STREETS WITH BIKE LANES OR DIRECT PARALLEL ROUTES WHERE SUITABLE**

SOURCE: GOOGLE MAPS

**6%
REDUCTION**

AFFORDABLE HOUSING



100% OF UNITS ARE DEED RESTRICTED BELOW MARKET RATE HOUSING

SOURCE: FIRST COMMUNITY HOUSING

**4%
REDUCTION**

PROJECT CONTEXT MAP



KEY PROJECT DETAILS:

- 1.12 ACRES, 358 UNITS, 14 STORIES
- FREE VTA ECO-PASSES FOR EVERY RESIDENT OVER 5 YEARS OLD
- \$100 CLIPPER CARD CASH PER UNIT
- 358 LONG-TERM BIKE PARKING SPACES
- 36 GUEST BIKE PARKING SPACES
- FREE BIKESHARE MEMBERSHIPS FOR EVERY RESIDENT FOR FIRST YEAR
- BIKE REPAIR STATION ON-SITE
- TRANSIT INFO SCREEN IN BOTH BUILDINGS
- TRAVEL CONCIERGE ONSITE
- MARKETING AND EDUCATION TO RESIDENTS & ANNUAL TRANSPORTATION FAIR

QUESTIONS?

Contact:

GreenTRIPInfo@TransFormCA.org
www.GreenTRIP.org

a project of

