



# GreenTRIP

Traffic Reduction + Innovative Parking

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

## PROJECT EVALUATION REPORT

# FOURTH STREET FAMILY APARTMENTS

SAN JOSE, CA  
DEVELOPER: FIRST COMMUNITY HOUSING  
[WWW.FIRSTHOUSING.COM](http://WWW.FIRSTHOUSING.COM)

FULL CERTIFICATION  
AS OF FEBRUARY 4, 2013

Fourth Street Family Apartments has achieved full Certification for Existing Buildings.

This project was completed in 2012.



### PROJECTED DAILY DRIVING BY RESIDENTS

(Vehicle Miles Traveled per Household per Day)

#### GREENTRIP STANDARDS

LESS THAN **35** MILES/DAY

**24** MILES/DAY

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



### APPROPRIATE AMOUNT OF PARKING

#### GREENTRIP STANDARDS

MAXIMUM **1.5** SPACES/UNIT

**1.15** SPACES/UNIT

Average spaces per home  
(including guest parking),  
excluding spaces shared with  
non-residential uses.

**115** RESIDENTIAL PARKING SPACES  
**100** HOMES



### TRAFFIC REDUCTION STRATEGIES

#### GREENTRIP STANDARDS

AT LEAST 1 OF 3 TRAFFIC  
REDUCTION STRATEGIES

**2 EcoPASSES PER UNIT**

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

- UNBUNDLE PARKING
- DISCOUNT TRANSIT PASSES
- FREE CARSHARE MEMBERSHIP

- OFFERING AT LEAST 2 FREE VTA ECO PASSES PER HOUSEHOLD FOR LIGHTRAIL AND BUS FOR THE LIFE OF THE PROJECT



COMPARED TO THE TYPICAL BAY AREA HOUSEHOLD FOURTH STREET FAMILY APARTMENTS IS PROJECTED\* TO RESULT IN:

## 52% LESS DRIVING

Per Household  
Bay Area Average is 50 Miles Driven per Day, per Household

## 41% LESS GHGs

Per Household  
Each household of Fourth St. Family Apts. is expected to emit 23 pounds of GHGs per day.

\*URBEMIS Model 2007 v9.2.4

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, First Community Housing, and gathered from publicly available sources.

### 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.






### NEIGHBORHOOD

Fourth St. Family Apartments meets GreenTRIP certification standards for the Neighborhood Place Type. Above is an evaluation of how Fourth St. Family Apartments satisfies each category.

## FOURTH STREET FAMILY APARTMENTS

### TRIP REDUCTION CREDITS

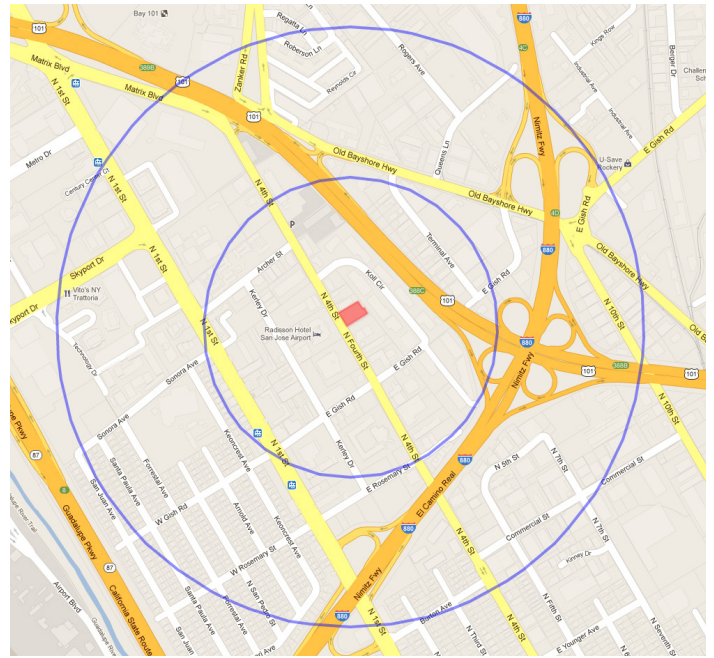
The following is an inventory of URBEMIS model inputs. The projected driving is affected by the following trip reduction credits.

<b>DENSITY</b>	
<b>134 UNITS/ACRE</b> SOURCE: FIRST COMMUNITY HOUSING	<b>18% REDUCTION</b>
<b>MIX OF USES</b>	
<b>WITHIN A HALF-MILE</b> <b>4,995 JOBS</b> <b>1,284 HOMES</b>	<b>4% REDUCTION</b>
<b>LOCAL RETAIL PRESENT</b> SOURCE: 2010 CENSUS	<b>2% REDUCTION</b>
<b>TRANSIT SERVICE</b>	
<b>246 WEEKDAY LIGHTRAIL TRAINS</b> <b>IN 1/4 MILE</b>  SOURCE: VALLEY TRANSPORTATION AUTHORITY	<b>6% REDUCTION</b>
<b>PEDESTRIAN/BICYCLE FRIENDLINESS</b>	
<b>136 INTERSECTIONS PER SQ. MILE</b> <b>70% STREETS W/ SIDEWALKS BOTH SIDES</b> <b>58% ARTERIAL STREETS W/ BIKE LANES</b> OR WHERE SUITABLE, DIRECT PARALLEL ROUTES SOURCE: VTA BIKE MAP	<b>4% REDUCTION</b>
<b>AFFORDABLE HOUSING</b>	
<b>100% OF UNITS ARE DEED RESTRICTED BELOW MARKET RATE HOUSING</b>	<b>4% REDUCTION</b>

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>

## 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:

- 0.74 ACRES
- 100 UNITS
- 9 STORIES
- 115 DEDICATED RESIDENTIAL PARKING SPACES
- OFFERING 2 FREE TRANSIT PASSES PER HOUSEHOLD

## QUESTIONS?

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a project of **TRANSFORM**



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

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