

San Mateo Rail Corridor Transportation Management Association

2023 Annual Report Presentation

Presentation

Overview of the TMA

Project Obligations and Enforcement

2023 Trip Generation Count & Results

Project TDM Plans

Survey of Members

Q&A

Origin of the TMA



2005: City of San Mateo adopted the San Mateo Rail Corridor Transit-Oriented Development Plan



Policy 7.17 set a TDM goal of reducing new vehicle trips within the corridor by at least 25%



Policy 7.18 defined a TMA to coordinate efforts towards meeting the 25% trip reduction goal

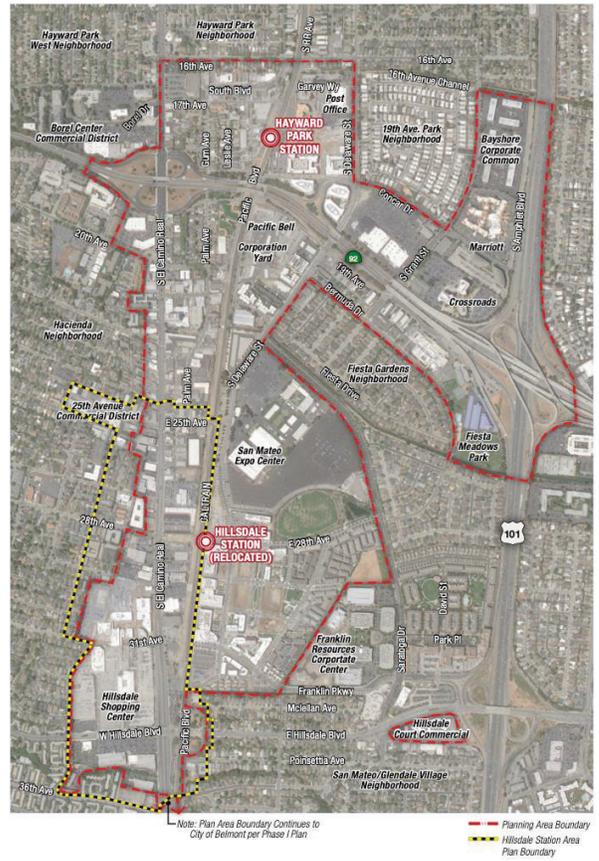


Policy 7.25 required that the TMA submit an annual report to the City Council



2011: City of San Mateo adopted the Hillsdale Station Area Plan expanding the TMA participation zone

TMA Area



TMA Organization and Structure



Operates as a 501(c)(4) nonprofit mutual benefit corporation



Incorporated in 2011 (Restated Articles of Incorporation filed in 2013)



Commute.org has served the role of TMA Administrator since 2011



TMA board is comprised of one representative from each member project and one representative from the City (non-voting)

TMA Members

Project Name	Member Type	Status
2000 Delaware (Westlake Urban/PAP)	General Member	Complete
400 450 Concar (Diamond Properties)	General Member	Complete
Azara (Four Corners Properties)	General Member	Complete
Bay Meadows (Wilson Meany)	General Member	Partial
Delaware Pacific (MidPen)	General Member	Complete
Franklin Templeton (Phase 1 Expansion)	General Member	Complete
Mode Apartments (Sares Regis)	General Member	Complete
Montara (Bridge Housing)	General Member	Complete
Peninsula Station (MidPen)	General Member	Complete
Station Park Green (Essex)	General Member	Complete
The Nueva School	General Member	Complete
City of San Mateo	Non-Voting Member	N/A

Project Obligations and Enforcement



Obligations of projects within the Plan Zone are imposed through Development Agreements and/or Conditions of Approval applicable to each individual project



Obligations are enforced by the City not the TMA



Non-compliant projects are required to provide additional TDM services or amenities to bring the project back into compliance

Annual Trip and Cordon Count

- 2023 count was conducted by Hexagon Transportation Consultants
- Counts were conducted on October 17, 2023, between 4:00-6:00 PM
- Additional analysis performed by Krupka Consulting
- Full details included in the report



Trip Generation – TMA Projects

Project	Short-Term Goal		2023 Count
	%	Trip Threshold	
Peninsula Station	35	40	35
<i>Delaware Pacific & 2000 Delaware</i>	30	52	57
Mode	25	52	31
400/450 Concar	25	363	202
Station Park Green	25	338	244
Franklin Templeton	31	575	484
Azara	25	25	25

Trip Generation – Bay Meadows Phase II

PM Peak Hour Trips (5:00 to 6:00 PM)	
Total IN + OUT	4,075
Trips Not Associated	(29)
Less THROUGH Trips	(1,868)
TOTAL	2,178
Maximum Trip Threshold	2,878

Project TDM Plans - Programs



Bicycle Parking

Secure bicycle parking and supportive features (e.g., repair, programming, showers)



Transit Provisions

Paid or subsidized transit passes, private shuttle bus



Commute Coordination

Coordinator, on-site information/assistance



Parking Management

Reserved parking (car/van pool, car share)
Parking cash-out



Other

Subsidized car sharing
Guaranteed ride home
Onsite amenities

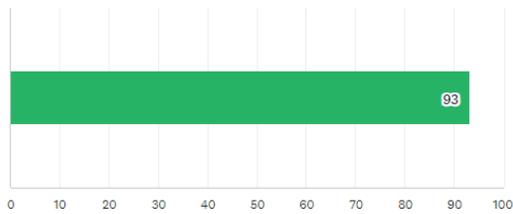
Annual Survey of Members

- Population counts and occupancies
- Management of TDM
- Programs & amenities
- Most effective programs
- TDM information distribution
- Surveying travel behavior
- Measuring performance
- Construction or roadway work that may have impacted project access
- Comments or experiences

2023 Survey Highlights (occupancy)

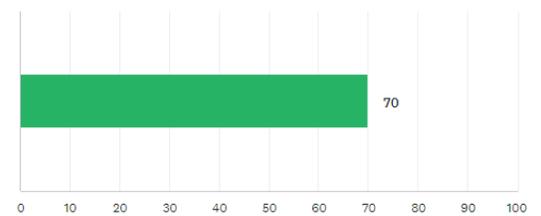
Average Residential Occupancy (Oct. 2023)

Answered: 8 Skipped: 4

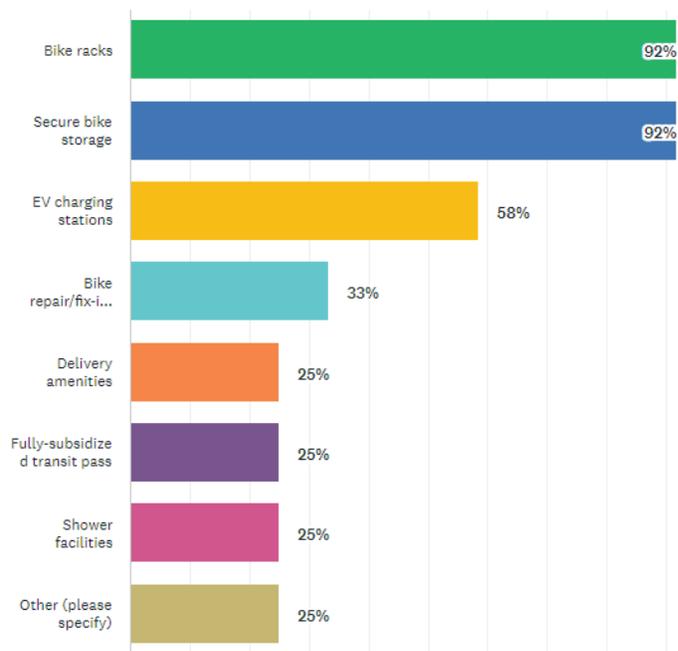


Average Commercial Occupancy (Oct. 2023)

Answered: 3 Skipped: 9



2023 Survey Highlights (TDM provided)



2023 Annual Report Summary

- Bay Meadows Station 5 office project was completed
- All but one of the TMA projects were below short-term thresholds
 - Delaware Pacific & 2000 Delaware was above threshold
- Bay Meadows Phase II full monitoring
 - Involved counts, travel time estimates, and trip generation
 - 2,178 PM peak hour trips
 - Below maximum trip threshold (2,878 peak hour trips)
- Project TDM or trip reduction plans were reviewed
- Survey of members about project TDM programs
 - Responses from all members included important feedback

Non-Compliant Projects

- Delaware Pacific and 2000 Delaware exceeded their trip generation goal by 5 PM peak hour trips
- Additional TDM Measures:
 - City is working with both projects to add additional outreach and education
 - Both projects are implementing their required TDM measures plus additional

Recommendation

- Receive an update on the 2023 Rail Corridor TMA Annual Report and make a motion to recommend City Council acceptance of the report

Questions

2023 Annual Report Presentation

Project TDM Plans - Thresholds

Project	Trip Reduction Threshold by Term		
	Short	Medium	Long
Peninsula Station	35%		54%
Station Park Green	25%		32%
The Nueva School	10%	16%	25%
Delaware Pacific	30%		47%
Montara	10%	16%	25%
Mode	25%		40%
Franklin Templeton	31%		31%
2000 Delaware	30%		47%
Bay Meadows Phase II	10%	16%	25%
400/450 Concar	25%		25%
Azara	25%		40%

Member Projects (Approved or Built)	Residential		Commercial		Educational	
	Units to be Built	Units Built/Occupied	Planned SF	Built/Occupied SF	Planned SF	Built/Occupied SF
2000 Delaware (Westlake Realty/DJA Properties)		60				
400 Concar (Diamond Properties)				95,813		
450 Concar (Diamond Properties)				210,115		
Azara (Four Corners Properties)		74				
Bay Meadows Residential (HOA)		859				
Bay Meadows Retail			14,224	30,210		
Bay Meadows Station 1				219,831		
Bay Meadows Station 2 (Guidewire)				189,000		
Bay Meadows Station 3 (OpenText + others)				174,000		
Bay Meadows Station 4 (Survey Monkey)				210,000		
Bay Meadows Station 5 (Q2 2023)				218,554		
Bay Meadows MU2 (Station 6)			191,354			
Bay Meadows MU3 (Station 7)	67		125,760			
Delaware Pacific (MidPen Housing)		60				
Franklin Templeton (Phase 1 Expansion)				245,260		
Mode Apartments (Sares Regis)		119				
Montara (Bridge Housing - 2775 S. Delaware)		68				
Peninsula Station (MidPen Housing)		68		2,000		
Station Park Green		599		27,886		
The Nueva School						134,345
Total Approved/Built	67	1,907	331,338	1,622,669	0	134,345
Prospective Members/Projects	Residential		Commercial		Educational	
	Units Planned	Units Built/Occupied	Planned SF	Built/Occupied SF	Planned SF	Built/Occupied SF
Hillsdale Terraces (2790 S. El Camino Real)	64		13,978			
Concar Passage	961		40,000			
Sares Regis (Hayward Park Caltrain)	189					
Wall Street Properties (Saratoga/Yates)						
Total Proposed/Approved	1,214	0	53,978	0	0	0
Grand Total	Residential	3,188	Commercial	2,007,985	Educational	134,345