



SAN MATEO RAIL CORRIDOR
TRANSPORTATION MANAGEMENT ASSOCIATION

June 29, 2022

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Executive Summary

This report details the results from the vehicle trip monitoring pursuant to the San Mateo Rail Corridor Transit-Oriented Development Plan (Corridor Plan). Data collection for the 2021 annual monitoring of the San Mateo Rail Corridor Transportation Management Association (TMA) was completed on October 26, 2021. Also, this report presents a qualitative overview of Transportation Demand Management (TDM) plans for completed projects in the Rail Corridor area.

Rail Corridor project development in 2021 included completion of Bay Meadows Residential ("RES 4" apartments and "RES 9" detached single family), Mode (conversion of eight 2-bedroom units to 16 1-bedroom units), Station Park Green (balance of apartments) and Azara (a 74-unit residential project at 1650 S. Delaware). Also, the 25th Avenue Grade Separation Project, including the new Hillsdale Caltrain Station, was completed, and opened in 2021.

TMA trip generation counts indicated all but one project were below their short-term thresholds. The exception, Delaware Pacific and 2000 Delaware (considered as a single project site for count purposes due to their shared driveway configuration), generated 58 PM peak hour vehicle trips, which is 6 trips above the short-term threshold of 52 peak hour vehicle trips. The 2021 trip counts indicated higher trip generation at all residential projects, compared to 2019 counts, which makes sense given more residents were at home during the COVID-19 pandemic. On the other hand, trip counts at the commercial office projects were substantially lower than 2019 counts, which also makes sense given the high prevailing rate of remote work and telecommuting, which is higher than pre-pandemic conditions.

Bay Meadows Phase II trip generation was estimated based on the same full monitoring procedure used for the 2019 Annual Report. The resulting trip generation was 2,167 PM peak hour vehicle trips. This value is slightly higher than the 2019 total, 2,113 PM peak hour vehicle trips. The current peak hour trip generation value is approximately 75% of the maximum trip threshold (2,878 PM peak hour vehicle trips) allowed under the COA for the mid-term stage.

All TMA member projects were required, during entitlement, to develop TDM or trip reduction plans to reflect City guiding documents and practice. Relevant documents were reviewed to document trip reduction thresholds and TDM or trip reduction strategies of completed projects. Bicycle parking, transit provisions and commute coordination were cited most often in these documents.

In addition, TMA members completed a survey that was developed to solicit feedback about current practices. The 2021 survey was based on the one used in 2020 but included additional questions that sought to better understand the efforts that TMA members are using to reduce trips to and from their projects. Responses were received from member representatives of all 12 completed projects, and important facts about TDM and trip reduction practices, including management, specific programs offered, participation levels, distribution of TDM information and surveying travel behavior were included in the responses.

Background

In 2005, the City of San Mateo adopted the Corridor Plan. The stated goal of the Corridor Plan is to allow, encourage and provide guidance for the creation of world class transit-oriented development (TOD) within a half-mile radius of the Hillsdale and Hayward Park Caltrain station areas, while maintaining and improving the quality of life for those who already live and work in the area.

The Corridor Plan included a framework for creation of TOD, implementation of a TDM program with a goal of achieving an overall reduction in new vehicle trips of at least 25% corridor-wide, establishment of trip generation thresholds, establishment of parking standards, and monitoring of trip generation. The Corridor Plan also called for the creation of the TMA and stipulated participation in the TMA was *required* for all new development within the TOD zone, *strongly encouraged* for all new development within the broader Corridor Plan area and *available* to any existing uses outside of the Corridor Plan area (Policy 7.18).

In 2011, the city adopted the Hillsdale Station Area Plan (Station Plan). The area addressed in the Station Plan was based on the area within walking distance of the now relocated Hillsdale Caltrain Station. The Station Plan expanded the TMA formed under the Corridor Plan to include all properties within the Station Plan area and required all new development join the TMA. It stated Hillsdale Shopping Center's participation in the TMA will consist of optional measures and will not be subject to the TMA's trip reduction goals (Policy TRA-4.2).

Figure 1 illustrates the Corridor Plan and Station Plan areas.

Purpose of the TMA

As defined in its bylaws, the purpose of the TMA is to implement the Objectives of the Corridor Plan. Within the Corridor Plan area, the TMA provides the following functions.

- Oversees TDM program implementation
- Arranges shared parking, as appropriate
- Markets TDM services and programs
- Coordinates TDM services and programs
- Coordinates with the City on annual trip generation monitoring for completed projects
- Participates in annual reporting to the San Mateo City Council about development trip generation information
- Consults with members regarding trip reduction options if trip generation goals are not being met

Outside the corridor area, the TMA may coordinate with other agencies.

No TDM services or programs are currently funded by the TMA. Member projects with active TDM programs do so at their own expense, in collaboration with other members, or in partnership with Commute.org.



Figure 1: Corridor Plan Boundary and Hillsdale Station Area Plan Boundary

2021 TMA Activities

Official meetings of the TMA were held virtually, using the Zoom platform, in March (General Membership and Board), June and September 2020. The TMA stakeholder contact list, meeting minutes, and proposed 2022 meeting schedule are included in Appendix A.

Corridor Plan Area Project Status

Construction continued in the Corridor Plan area during the 2021 calendar year. Bay Meadows Residential ("RES 4" apartments and "RES 9" detached single family), Mode (conversion of eight 2-bedroom units to 16 1-bedroom units), Station Park Green (balance of apartments) and Azara (a new 74-unit residential complex located at 1650 S. Delaware) were completed in 2021. Also, construction of two Bay Meadows office buildings commenced in 2021. **Figure 2** summarizes completed projects in the Corridor Plan area. **Figure 3** summarizes future projects under construction, approved or under review.

The 25th Avenue Grade Separation Project, including the new Hillsdale Caltrain Station, was completed, and opened in 2021.

Trip Generation Thresholds and TDM Measures

During each development project's entitlement phase, vehicle trip generation is calculated using trip generation rates published in the Institute of Transportation Engineers (ITE) Trip Generation Manual. Trip reductions are calculated based on a development's density, location, proximity to transit, mix of land uses, and TDM programs. The Conditions of Approval (COA) establish short-term and long-term trip generation thresholds that need to be met for the life of a project. Short-term goals are based on the varying status of completed projects within the corridor area. Long-term trip reduction goals are based on full build-out of the area into the transit-oriented neighborhood envisioned in the Corridor Plan. Many of the long-term goals are also based on the now complete 25th Avenue Grade Separation Project, which created new roadway connections on 28th and 31st Avenues between El Camino Real and Delaware Street.

TMA projects are required to submit individual TDM plans that include a list of trip reduction strategies to be implemented once the project is occupied. TDM plans are tailored to reflect the location of the project, proximity and access to transit, walkability, proposed land uses, and other relevant factors.

Trip Generation Monitoring

Scope of Study

The TMA is required to collect data annually regarding the number of vehicle trips generated by each development. Trip generation is determined by collecting driveway counts at all occupied developments. These data are compared to the allowable trip generation threshold identified in each development's COA. All projects are currently required to meet their short-term trip reduction goals.

Completed Rail Corridor TMA Projects (as of 12/31/21)			
Project	Land Use	Quantity	Units
Bay Meadows Phase II (RES 1)	Townhomes	108	Dwelling Units
Bay Meadows Phase II (RES 2)	Townhomes	80	Dwelling Units
Bay Meadows Phase II (RES 3)	Townhomes	156	Dwelling Units
Bay Meadows Phase II (RES 4)	Apartments	82	Dwelling Units
Bay Meadows Phase II (RES 5)	Townhomes	76	Dwelling Units
Bay Meadows Phase II (RES 7)	Apartments Restaurant	158 3,472	Dwelling Units Square Feet
Bay Meadows Phase II (RES 8)	Townhomes	74	Dwelling Units
Bay Meadows Phase II (RES 9)	Townhomes Detached Single Family	31 24	Dwelling Units
Bay Meadows Phase II (STA 2)	Office	189,000	Square Feet
Bay Meadows Phase II (STA 3)	Office Retail	163,089 6,561	Square Feet Square Feet
Bay Meadows Phase II (STA 4)	Office Retail Drinking Place	201,249 3,477 2,097	Square Feet Square Feet Square Feet
Bay Meadows Phase II (MU 1)	High School	450	Students
Bay Meadows Phase II (MU 4)	Restaurant Apartments	5,000 70	Square Feet Dwelling Units
Bay Meadows Retail	Retail	41,132	Square Feet
Peninsula Station (2905 S. El Camino Real)	BMR Apartments Commercial	68 2,000	Dwelling Units Square Feet
Delaware Pacific (1990 S. Delaware St.)	BMR Apartments	60	Dwelling Units
2000 Delaware (2000 S. Delaware St.)	BMR Apartments	60	Dwelling Units
Mode (2089 Pacific Blvd.)	Apartments	119	Dwelling Units
Montara	BMR Apartments	68	Dwelling Units
400/450 Concar	Office	305,000	Square Feet
Station Park Green (MU-1 & RE-2)	Apartments Office Retail	599 11,000 26,000	Dwelling Units Square Feet Square Feet
Azara (1650 S. Delaware St.)	Apartments	74	Dwelling Units
Franklin Templeton Campus Phase 1 Expansion	Office	245,260	Square Feet

Figure 2: Completed TMA Projects

Future Rail Corridor TMA Projects				
Project	Land Use	Quantity	Units	Status
Bay Meadows Phase II (STA 1)	Office	219,831	Square Feet	Approved
Bay Meadows Phase II (STA 5)	Office	218,554	Square Feet	Approved
Bay Meadows Retail	Retail	53,868	Square Feet	Approved
Hillsdale Terraces	Condominiums	64	Dwelling Units	Approved
	Commercial	13,978	Square Feet	
Passage	Multi-Family	961	Dwelling Units	Approved
	Commercial	40,000	Square Feet	
Hayward Park Caltrain	Apartments	189	Dwelling Units	Completed Pre-Application
Bay Meadows Phase II (MU 2 modification)	Office	191,354	Square Feet	Application Under Review
Bay Meadows Phase II (MU 3 modification)	Office	125,760	Square Feet	Application Under Review
	Apartments	67	Dwelling Units	

Figure 3: Future TMA Projects

TMA Trip Generation

Driveway count data were collected during the PM peak period (4:00 PM to 6:00 PM) on Tuesday, October 26, 2022, to determine PM peak hour trips generated by each project. For reference, driveway counts were conducted for all projects *outside* Bay Meadows Phase II because a different monitoring procedure was used for this area. Therefore, driveway counts were not conducted for Montara and Nueva School, which are within Bay Meadows Phase II.

Figure 4 summarizes the trip generation data including the 2021 counts. Orange borders denote the key comparison of short-term trip reduction goal and 2021 counts. One project, Delaware Pacific and 2000 Delaware, generated 58 PM peak hour vehicle trips, which exceeds by 6 trips the short-term threshold of 52 peak hour vehicle trips. The count for Azara was low compared to estimated trip generation, which is consistent with a relatively low occupancy of the recently-completed project.

Figure 5 summarizes trip generation history for the developments. Compared to 2019 counts, the 2021 trip counts indicated higher trip generation at all residential projects, which makes sense given more residents were at home during the COVID-19 pandemic. On the other hand, trip counts at the commercial office projects were substantially lower than 2019 counts, which also makes sense given the high prevailing rate of remote work and telecommuting, which is higher than pre-pandemic conditions.

Project	Land Use	Quantity	Units	ITE Trip Generation (PM Peak)	Short-Term Trip Reduction Goal		Long-Term Trip Reduction Goal		2021 Counted Trip Generation (PM Peak)
					%	Trip Threshold	%	Trip Threshold	
Peninsula Station	BMR Apartments Commercial	68 2,698	DU SF	61	35%	40	54%	28	36
Delaware Pacific	BMR Apartments	60	DU	74	30%	52	47%	39	58
2000 Delaware	BMR Apartments	60	DU						
Mode	Apartments	111	DU	69	25%	52	40%	41	41
400/450 Concar	Office	305,715	SF	484	25%	363	25%	363	26
Station Park Green	Apartments Office Retail	599 11,000 26,000	DU SF SF	450	25%	338	32%	306	148
Franklin Templeton	Office	813,683	SF	833 (Note 1)	31%	575	31%	575	143
Azara	Apartments	74	DU	33	25%	25	40%	20	8
Note 1 Trip generation number was estimated by Hexagon Transportation Consultants, Inc. for the Mitigated Negative Declaration (MND) for the Franklin Templeton Phase I Expansion project based on Hexagon driveway counts and ITE Trip Generation factors. (City of San Mateo, Mitigated Negative Declaration, Franklin Templeton SPAR, PA16-084, June 19, 2017, page 49).									

Figure 4: 2021 TMA Trip Generation

Project	Short-Term Trip Threshold (PM Peak)	Counted Trip Generation (PM Peak Hour)							
		2013	2014	2015	2016	2017	2018	2019	2021
Peninsula Station	40	31	28	19	34	29	32	25	36
Delaware Pacific	52	N/A	22	20	67	58	71	51	58
2000 Delaware									
Mode	52	N/A	N/A	30	35	25	32	37	41
400/450 Concar	363	N/A	N/A	N/A	N/A	101	105	186	26
Station Park Green	338	N/A	N/A	N/A	N/A	N/A	71	144	148
Franklin Templeton	575	N/A	N/A	N/A	N/A	N/A	N/A	388	143
Azara	25	N/A	N/A	N/A	N/A	N/A	N/A	N/A	8

Figure 5: TMA Trip Generation History

Bay Meadows Phase II Trip Generation

As documented in the 2019 Annual Report, trip generation for Bay Meadows Phase II, evaluated under the full monitoring requirement using cordon counts, was estimated to be 2,113 PM peak hour vehicle trips. For the 2020 Annual Report, given the COVID-19 pandemic, the TMA and City agreed a one-year release from the condition to collect trip generation data for all member projects in exchange for a qualitative overview of TDM plans for completed projects. For 2021, the TMA and City agreed to carry out the full monitoring using the same procedure used for the 2019 Annual Report, that is PM peak period cordon counts by the video count and license plate recognition method on one weekday. The procedures and results of this monitoring effort are presented below.

Previous Driveway Counts and Maximum Trip Threshold

Prior to 2019, the city conducted annual driveway counts at each block within Bay Meadows Phase II as an interim method to gain some insight to trip generation in the neighborhood. The driveway count program has proven to be a cost-effective way to capture most of the trips generated by Bay Meadows Phase II. It was noted in the 2018 Annual Report that Bay Meadows Phase II trip generation will likely increase when

the full monitoring program is implemented and all trips, including vehicles that park on the street, are counted.

Bay Meadows Phase II project development is divided into four stages: one stage reflecting pre-grade separation conditions and three stages post-grade separation reflecting short-term (Phase I), mid-term (Phase II), and long-term (Phase III) conditions. For the post-grade separation stages, trip generation goals were set as follows: 10% short-term, 16% mid-term and 25% long-term reduction. The trip reduction goal was determined based on the grade separation project and the overall amount of development completed.

Bay Meadows Phase II is currently in the mid-term (Phase II) post-grade separation stage of development after completion of the 25th Avenue Grade Separation Project, based on the COA. Also, per the COA, the mid-term trip reduction goal for this stage is 16% of the total PM peak hour ITE trip generation for completed projects. The maximum trip threshold for the mid-term stage is 2,878 PM peak hour vehicle trips.

Estimated Trip Generation in 2021

Cordon and Gateways

All area access points, or gateways, used by vehicles entering and leaving the Bay Meadows Phase II area (Study Area) were defined, including those at 28th Avenue and 31st Avenue created by the 25th Avenue Grade Separation Project. **Figure 6** illustrates the Study Area and traffic gateways, which are listed below.

- O1 – South Delaware Street north of East 28th Avenue
- O2 – South Delaware Street south of Lopez Drive
- O3 – 28th Avenue west of Delaware Street
- O4 – East 28th Avenue west of Saratoga Drive
- O5 – 31st Avenue west of Delaware Street
- O6 – Franklin Parkway east of Baze Road

Cordon Counts

Automatic cordon counts of weekday PM peak period traffic entering and leaving the Study Area were conducted using a sophisticated camera and software system that counts and tags every vehicle by gateway and time of entry and identifies every vehicle that is tagged at two gateways during the count period (referred to as a “paired vehicle trip”). Cordon counts were conducted at the six gateways on Tuesday, October 26, 2021, between 4:00 PM and 6:00 PM.

Travel Time Surveys

Field surveys were conducted to determine typical PM peak period drive times between entry and exit gateways on travel paths associated with typical through trips, which are illustrated in **Figure 7**. The surveys were performed Thursday, March 17, 2022 and Tuesday, March 22, 2022 during the PM peak period. **Figure 8** summarizes resulting travel times for each travel path.



Figure 6: Bay Meadows Phase II Study Area and Gateways

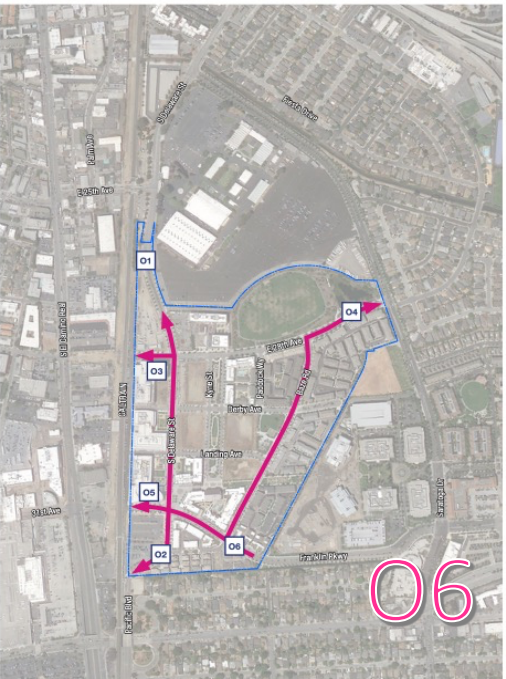
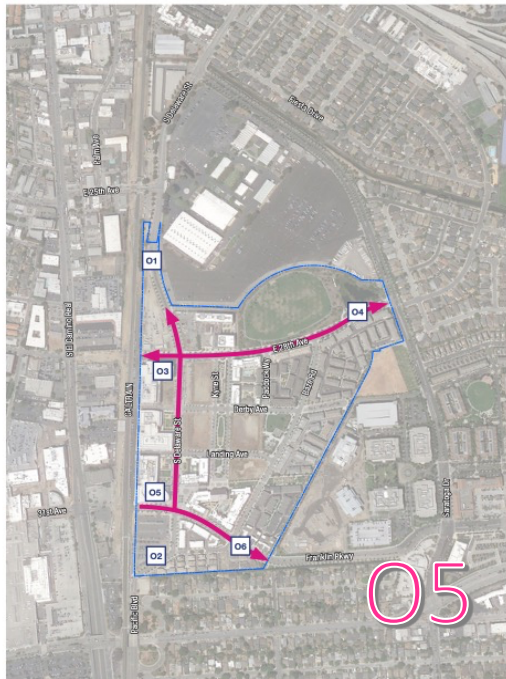
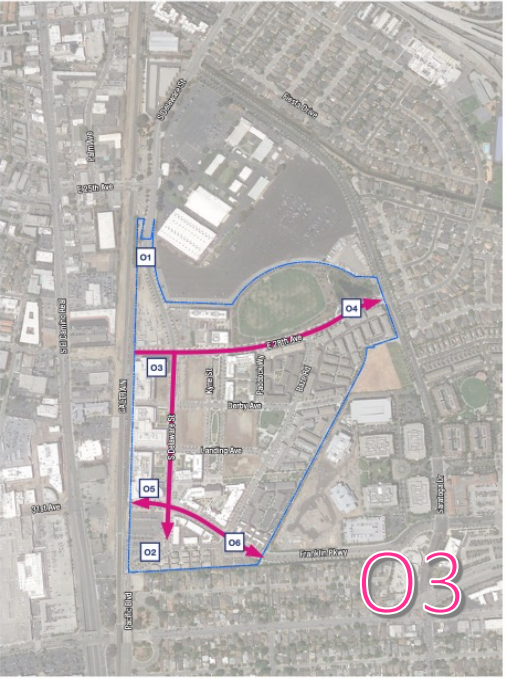
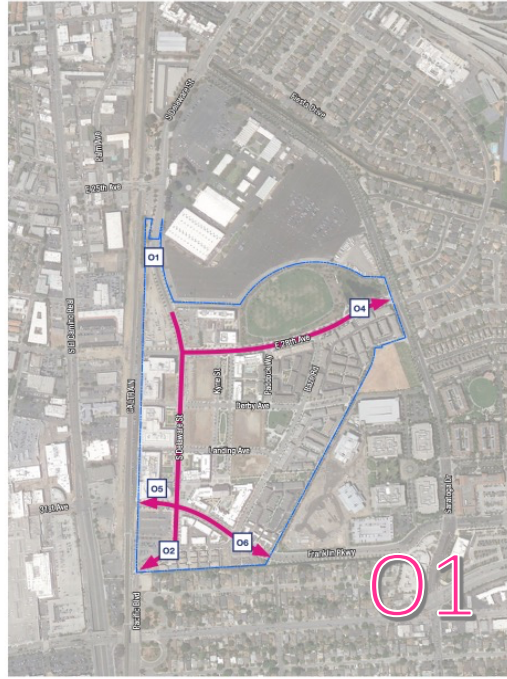


Figure 7: Typical Travel Paths by Gateway

ESTIMATED TRAVEL TIME BY GATEWAY AND PATH (minutes)						
	From Gateway					
	O1 Southbound	O2 Northbound	O3 Eastbound	O4 Westbound	O5 Eastbound	O6 Westbound
To Gateway						
O1 Northbound		1.1		1.2	0.8	1.6
O2 Southbound	1.1		1.3	2.0		0.3
O3 Westbound		0.8		1.4	2.0	1.5
O4 Eastbound	1.1	2.0	1.1		2.3	1.6
O5 Westbound	1.1		0.8	2.3		0.7
O6 Eastbound	1.3	0.3	1.4	1.7	0.4	

Figure 8: Estimated Travel Times by Travel Path

These results were used to quantify through vehicle trips - those vehicle trips found with travel times less than or equal to respective travel times - within the time-stamped counts at gateways. This revealed 206 *through* PM peak period vehicle trips and 830 *total* PM peak period vehicle trips. The estimated ratio of through to total trips, 25%, was used in the trip generation analysis. For reference, the 2019 analysis found through trips to be 29% of total trips.

Estimated Trip Generation

Cordon counts provided total PM peak period vehicle trips entering and leaving the Study Area. **Figure 9** summarizes the results by gateway.

CORDON COUNTS BY GATEWAY (PM Peak Period Vehicle Trips)													
	Gateway												TOTAL
	O1 Northbound	O1 Southbound	O2 Northbound	O2 Southbound	O3 Eastbound	O3 Westbound	O4 Eastbound	O4 Westbound	O5 Eastbound	O5 Westbound	O6 Eastbound	O6 Westbound	
Entering Study Area		358	353		443			304	219			488	2165
Leaving Study Area	538			435		312	332			429	418		2464
TOTAL	538	358	353	435	443	312	332	304	219	429	418	488	4629

Figure 9: Cordon Counts by Gateway

A total of 4,629 PM peak period vehicle trips were counted entering and leaving the Study Area. This value includes through trips. The derivation of Study Area trip generation is summarized below.

PM PEAK PERIOD TRIP GENERATION (PM peak period vehicle trips)

- Trips ENTERING: 2,165
- Trips LEAVING: 2,464
- Subtotal TRIPS: 4,629
- Less THROUGH TRIPS: - 541 (equals 25% of Trips ENTERING)
- TRIP GENERATION: 4,088

Peak hour vehicle trip generation was calculated, based on cordon counts, to be 53% of the above total, or 2,167 PM peak hour vehicle trips. This value is slightly higher than the 2019 total, 2,113 PM peak hour vehicle trips.

The current peak hour trip generation value is approximately 75% of the maximum trip threshold (2,878 PM peak hour vehicle trips) allowed under the COA for the mid-term stage.

Project TDM Plans

This section presents a qualitative overview of TDM or trip reduction plans for member projects.

TDM Plans

All projects were required, during entitlement, to develop TDM or trip reduction plans to reflect City guiding documents and practice. The following documents were reviewed for this report.

- 1650 S. Delaware Street Final Transportation Demand Management Plan (Hexagon Transportation Consultants, Inc., July 18, 2018) [Azara]
- 2000 Delaware Trip Reduction Program and Trip Generation Threshold (Nelson\Nygaard Consulting Associates, Memorandum, February 9, 2011) [also covers Delaware Pacific]
- 92 and Delaware Trip Reduction Plan (Nelson\Nygaard Consulting Associates, Memorandum, February 9, 2011) [400/450 Concar]
- Bay Meadows Phase II Traffic Management Plan (Kimley Horn, Latest Revision: August 24, 2018)
- Franklin Templeton Campus Expansion Transportation Impact Analysis (Hexagon Transportation Consultants, Inc., June 8, 2017)
- 2090 South Delaware Trip Reduction Program (Nelson\Nygaard Consulting Associates, Memorandum, April 30, 2012) [Mode]
- 2901 - 2905 El Camino Real TDM and Trip Reduction Program (Nelson\Nygaard Consulting Associates, Memorandum, April 10, 2008) [Peninsula Station]
- Station Park Green TDM Program – Final Plan (Nelson\Nygaard Consulting Associates, Memorandum, May 30, 2010)
- Conditions of Approval, PA 12-051, The Nueva High School SPAR (City of San Mateo, Approved by the Planning Commission on December 11, 2012)

While respective TDM or trip reduction requirements for projects within Bay Meadows Phase II were defined in its Traffic Management Plan, one such project, The Nueva School, prepared a transportation management plan to provide supplemental details for the school operation.

Figure 10 provides an overview of trip reduction thresholds defined in TDM or trip reduction plans for completed projects.

Project	Land Use	Trip Reduction Threshold by Term		
		Short	Medium	Long
Peninsula Station	BMR Apartments	35%		54%
Station Park Green	Apartments - Office - Retail	25%		32%
The Nueva School (Bay Meadows Phase II)	High School	10%	16%	25%
Delaware Pacific	BMR Apartments	30%		47%
Montara (Bay Meadows Phase II)	BMR Apartments	10%	16%	25%
Mode	Apartments	25%		40%
Franklin Templeton	Office	31%		31%
2000 Delaware	BMR Apartments	30%		47%
Bay Meadows Phase II	Townhomes - Apartments - Office - Retail - Restaurant	10%	16%	25%
400/450 Concar	Office	25%		25%
1650 S. Delaware (Azara)	Apartments	25%		40%

Figure 10: Trip Reduction Thresholds of Completed TMA Projects

All TDM or trip reduction plans included programs in the following categories, which were arranged to reflect relative number of projects that cited respective programs, from high to low.

- Bicycle Parking
 - Secure bicycle parking
 - Supportive features like repair, programming to encourage use, and on-site showers
- Transit Provisions
 - Paid or subsidized transit passes
 - Private shuttle bus services
- Commute Coordination
 - TDM or transportation coordinator
 - On-site information and assistance
- Alternate Modes
 - Subsidized car sharing program or partnership
 - Subsidized Transportation Network Companies (TNC) usage (e.g., Uber and Lift)
 - Guaranteed ride home
- Parking Management
 - Reserved carpool and vanpool parking
 - Reserved car share parking
 - Parking cash-out
- Alternate Work Schedules
 - Flexible work hours
 - Telework
- Other
 - On-site amenities to support employees and residents while on site

Survey of Members

The above information provided a reasonable overview of what TDM or trip reduction programs were established for member projects during entitlement. A brief survey of TMA members was developed to feedback about current practices. For comparative interest, two Bay Meadows Phase II members were designated – residential and commercial (office and retail) -- and surveyed separately.

The survey covered the following points.

- Project contact
- Number of on-site residents or employees and both
- Parking provisions for tenants, residents, and employees
- Management of TDM programs and activities
- TDM program coordinator contact
- Programs and amenities currently offered
- Programs most effective in reducing drive-alone vehicle trips
- Desire for information on TDM programs
- Participation by residents and employees
- TDM program information distribution methods
- Responsibility for surveying travel behaviors of tenants, residents or employees, or combination
- Metrics used to measure performance of TDM or traffic reduction programs
- Comments or experiences related to TDM

Responses were received from member representatives of all 12 completed projects. They revealed important facts about TDM and trip reduction practices, which are summarized below. Appendix B includes the full survey responses by project.

Management

Nine members reported in-house management. One indicated a third-party, one noted that tenants were responsible, and one didn't know.

Programs and Amenities

The following points summarize member reported programs in place. **Figure 11** presents an overview of current programs and relative usage by project.

- Secure bicycle storage was cited by 11 of 12 members; some noted other related features like bicycle repair and on-site showers.
- Transit provisions were noted by the majority and included passes or subsidies and shuttle programs.
- Commute coordination efforts related to on-site transportation information were reported by eight members. Three members reported commute planning assistance.
- Parking provisions were noted by five members, including paid parking at market rates, reduced parking supply, free or preferential carpool and vanpool parking, and short-term daily parking.
- Amenities reported facilities to support deliveries and family needs and uses serving pedestrian traffic.
- Alternate modes were mentioned by one member, which involved a carpool or vanpool program.
- Guaranteed ride home was cited by two members.

Project	Alternate Modes	Amenities			Commute Coordination	
		Delivery	Family Supportive	Pedestrian Oriented Uses on Ground Floor	Commute Planning Assistance	Information
Peninsula Station			X			X
Station Park Green				X		
Nueva School	X			X	X	X
Delaware Pacific			X		X	X
Montara		X				X
Mode Apartments						X
Franklin Templeton		X	X			X
2000 Delaware				X	X	X
Bay Meadows Commercial						
Bay Meadows Residential		X				
400/450 Concar						
Azara						X

Figure 11: Programs and Amenities Reported by Members

Project	Bicycle				Transit	
	Secure Bike Storage	Bike Repair Station	Bicycle Education	Showers, Changing Rooms and Lockers	Shuttle Program	Transit or Ridesharing Pass or Subsidy
Peninsula Station	X					X
Station Park Green						
Nueva School	X			X		X
Delaware Pacific	X					X
Montara	X	X				
Mode Apartments	X	X	X			
Franklin Templeton	X			X	X	
2000 Delaware	X					X
Bay Meadows Commercial	X			X		
Bay Meadows Residential	X					
400/450 Concar	X	X		X	X	
Azara	X	X				

Figure 11: Programs and Amenities Reported by Members (Cont'd)

Project	Parking				Other
	Paid Parking at Market Rates	Reduced Parking	Free or Preferential for Carpools and Vanpools	Short Term Daily Parking	Guaranteed Ride Home
Peninsula Station		X			
Station Park Green					
Nueva School					
Delaware Pacific		X		X	X
Montara					
Mode Apartments					
Franklin Templeton				X	X
2000 Delaware	X				
Bay Meadows Commercial			X		
Bay Meadows Residential					
400/450 Concar				X	
Azara	X	X		X	

Figure 11: Programs and Amenities Reported by Members (Cont'd)

The array of strategies reported lines up well with TDM strategies stated in TDM or trip reduction plans, and generally reflects industry practices.

Three programs were cited most effective in reducing drive-alone trips: secure bicycle storage, commute information, and transit or ridesharing passes or subsidies.

Participation

Eight members reported participation in their TDM programs, one under 10%, two at 11% to 20%, one at 21% to 30%, and one over 50%. The rest answered unknown or not measured.

Distribution of TDM Program Information

Nine of 12 members indicated they distributed information to respective populations, using electronic and paper documents, bulletin boards or kiosks, and face to face gatherings.

Responsibility for Surveying

Four members reported that in-house staff developed and administered surveys about travel behavior. Two indicated that SamTrans provided surveys of project Way2Go users. One indicated tenants conducted surveys. Five members reported surveys were not conducted.

Metrics Used to Track Performance

Four members reported tracking based on numbers of participants in programs. Three reported using counts of driveway traffic or parking occupancy.

Appendix A – TMA Information

Current TMA Stakeholder Contact List

2021 Meeting Minutes

2022 Proposed Meeting Schedule

San Mateo Rail Corridor TMA Stakeholder Contact List
As of March 2021

<u>Developer/Owner Contact</u>	<u>Project</u>	<u>Status</u>	<u>TMA Director</u>	<u>TMA Alternate</u>
Deanna Chalfant Essex Property Trust 1100 Park Place, Suite 200 San Mateo, CA 94403 (650) 655-7897	Station Park Green 430 Station Park Circle #100	General Member	Charla Neta cneta@essex.com	Deanna Chalfant dchalfant@essex.com Kristina Bacigalupo kbacigalupo@essex.com
Wilson Meany 4 Embarcadero, 33 rd Floor San Francisco, CA 94111 (415) 905-5383	Bay Meadows 2750 S. Delaware Strret (multiple addresses)	General Member	Adam Hamilton ahamilton@wilsonmeany.com	Diana Singh dsingh@wilsonmeany.com Stephanie Pearlman spearlman@wilsonmeany.com
Diamond Investment Properties 450 Concar Dr., Suite 100 San Mateo, CA 94402 (650) 776-1281	400 450 Concar 450 Concar Dr.	General Member	Andrew Diamond (Vice Chair) andrew@diamondprops.com	
MidPen Housing Corporation 303 Vintage Park Drive, Suite 250 Foster City, CA 94404 (650) 356-2915	Peninsula Station 2905 S. El Camino Real	General Member	Mollie Naber mollie.naber@midpen-housing.org	
MidPen Housing Corporation 303 Vintage Park Drive, Suite 250 Foster City, CA 94404 (650) 356-2915	Delaware Pacific 1990 S. Delaware Street	General Member	Sarah Etheredge (Chair) setheredge@midpen-housing.org	
Sares Regis of Northern California 901 Mariners' Island Blvd. #700 San Mateo, CA 94404 (650) 378-2800	Mode Apartments 2089 Pacific Blvd.	General Member	Chim Chune Ko CKo@srgnc.com	Ryan Hinrichs - Regional Manager Sares Regis Property Management rhinrichs@sares-regis.com
Westlake Urban, LLC 520 S. El Camino Real, 9 th Floor San Mateo, CA 94402 (650) 353-5624	2000 Delaware Apartments 2000 S. Delaware Street	General Member	Jessica Smith jessica@westlake-realty.com	Pattie Philibosian pattie@djaproperties.com Sally Carlisle sally@djaproperties.com
The Nueva School 131 E. 28 th Avenue San Mateo, CA 94403 (650) 350-4600	The Nueva School 131 E. 28 th Avenue	General Member	Steve Osborne sosborne@nuevaschool.org	Terry Lee tlee@nuevaschool.org
Bridge Housing 600 California Street, Suite 900 San Francisco, CA 94108 (415) 321-4036	Montara 2775 S. Delaware	General Member	Jon McCall jmccall@bridgehousing.com	Cathy Escobar cescobar@bridgehousing.com
Franklin Templeton One Franklin Parkway San Mateo, CA 94403 (925) 875-2510	Franklin Templeton (Phase 1) One Franklin Parkway	General Member	Nael Younes nael.younes@franklintempleton.com	Julie Venturi julie.venturi@franklintempleton.com Dan Stuber danny.stuber@franklintempleton.com

San Mateo Rail Corridor TMA Stakeholder Contact List

As of March 2021

Developer/Owner Contact

Brian Myers
4 Embarcadero, Suite 1400
San Francisco, CA 94111

Dave Wilbur
Four Corners Properties
One Embarcadero Center, 37th Floor
San Francisco, CA 94111
(650) 793-5000

Albert Costa
Costa Brown Architecture
1620 Montgomery St., Suite 300
San Francisco, CA 94111

Project

Concar Passage
Concar Drive, between S. Grant St. &
S. Delaware St.

Four Corners Properties
1650 S. Delaware

Hillsdale Terraces
2700-2790 South El Camino Real

Status

General Member (pending)

General Member (pending)
*In construction

General Member (pending)
*City Council approved 2/2017

TMA Director

Brian Myers
bmyers@nuquestventures.com

Dave Wilbur
info@fourcornersproperties.com

Albert Costa
albert@costa-brown.com

TMA Alternate

Julie Baigent
jbaigent@sbcglobal.net

Bruce Burkard

MINUTES

SAN MATEO RAIL CORRIDOR TMA General Membership & Board of Directors Meeting

March 8, 2021, 11:00 AM
Online (Zoom)

Present:	Pattie Philibosian – Westlake Urban (2000 Delaware) Andrew Diamond – 400/450 Concar Sarah Etheredge – MidPen Housing Corporation (Delaware Pacific) Chim Chune Ko – Sares Regis (Mode) Dan Stuber – Franklin Templeton Adam Hamilton – Wilson Meany (Bay Meadows) Charla Neta – Station Park Green Cathy Escobar – Bridge Housing (Montara)
Staff:	John Ford – Commute.org
Guests:	Mike Wiley – Land & Houses (Mode) Nael Younes – Franklin Templeton Sue-Ellen Atkinson – City of San Mateo Virada Chatikul – Commute.org Paul Krupka – Krupka Consulting

1. Call to Order

- The meeting was called to order by TMA Chair Sarah Etheredge at 11:03 AM.

2. Approvals

- On a motion/second by Dan/Andrew, the meeting minutes of December 14, 2020 were approved as presented.
- On a motion/second by Dan/Andrew, the financial statement from February 2021 was accepted as presented.

3. Report from Consultant

- Paul Krupka of Krupka Consulting gave a presentation on the status of the 2020 annual report that is being compiled. Survey data was collected from each of the members. That effort was led by Virada from Commute.org and the information is now being analyzed by Paul.
- Next steps are to deliver a draft of the report to the officers and John for review and comment. The final version of the report will be delivered to the City of San Mateo and presented to the commission that oversees compliance.

4. Project Updates

- The general members introduced themselves and gave a brief update as to the status of their respective projects. There were several new representatives attending their first official meeting.
- Most projects reported status quo conditions since the last meeting in December. Everyone is optimistic that the impacts of the pandemic in San Mateo County will subside as the vaccine is more widely distributed and the case counts decrease.

- Mode Apartments was sold to Sares Regis. Chim Chune was welcomed to the group as Sares Regis' representative. They are converting some of the existing apartments into split units which will result in 8 additional units upon completion in 2021.
- Wilson Meany is still working on Res 4 (Morgan) as well as Station 1 and Station 5 (commercial office buildings). Those projects are expected to continue in development through 2021.

5. Report from City of San Mateo

- Sue-Ellen Atkinson gave an update for the City of San Mateo. Azalea Mitch, the interim public works director, was unable to attend the meeting due to a scheduling conflict.
- The Hillsdale Caltrain station is expected to reopen in its new location in April. The grade crossing projects at 25th, 28th and 31st Avenues were discussed. John shared an article from the Daily Journal that described the status and included photos of the recently opened 28th Avenue undercrossing.

6. Report from Acting Executive Director (John Ford)

- Tax returns for calendar year 2020 were filed and accepted in February.
- John informed the directors that Commute.org would be willing to continue as the TMA administrator for 2021. The role is now in line with a new strategic direction that the Commute.org board is encouraging the agency to pursue. John reminded the board that they have the option, at any time, to replace Commute.org with a TMA administrator of their choosing.

7. New Business

a. Election of New Directors:

The following member representatives were nominated to serve on the board of directors:

<u>Project</u>	<u>Director</u>	<u>Alternate</u>
Station Park Green (Essex)	Charla Neta	Kristina Bacigalupo
Bay Meadows (Wilson Meany)	Adam Hamilton	Diana Singh
400 450 Concar (Diamond Properties)	Andrew Diamond	
Peninsula Station (MidPen)	Mollie Naber	Sarah Etheredge
Delaware Pacific (MidPen)	Sarah Etheredge	Mollie Naber
Mode Apartments (Sares Regis)	Chim Chune Ko	Ryan Hinrichs
2000 Delaware (Westlake Urban)	Jessica Smith	Pattie Philibosian
The Nueva School	Steve Osborne	Terry Lee
Montara (Bridge Housing)	Jon McCall	Cathy Escobar
Franklin Templeton	Nael Younes	Julie Venturi
City of San Mateo	Azalea Mitch	

On a motion/second by Dan/Andrew, the slate of directors was unanimously approved.

b. Election of Officers:

Officers are elected to two-year terms and elections were held in 2020; however, since the Secretary/Treasurer position was not filled in 2020, the board chose to conduct a new election for 2021. The current chair and vice chair volunteered to stand for election for 2021 and Charla Neta volunteered to be nominated for the secretary/treasurer position.

- Sarah Etheredge, MidPen Housing, Chair
- Andrew Diamond, Diamond Properties, Vice Chair
- Charla Neta, Secretary/Treasurer

On a motion/second by Adam/Nael, the office slate as shown above was unanimously approved.

c. 2021 Dues and Budget Review and Approval

- John presented a draft budget for 2021 which included expenditures for the consultant's production of the 2020 annual report (\$9,300) plus estimated expenses for the consultant to oversee the 2021 counts (\$2,700), estimated costs for 2021 study counts (\$8,000), up to 48 hours of admin/management time (\$6,864), insurance (\$2,400), and miscellaneous expenses (\$150). Nothing was budgeted for "programs" in 2021.
- Revenue for the budget was forecast using the same dues structure as 2020. Revenue will increase modestly in 2021 due to more projects being part of the TMA as well as more of the residential and commercial projects becoming eligible for inclusion in the dues structure.
- The proposed budget would result in a \$7,800 surplus and leave reserves of approximately \$53,800 at year end.
- Dues invoices will be generated by John and sent to all members by the end of March. Adjusting invoices (if necessary) will be generated and sent in Q4.

On a motion/second by Andrew/Nael, the 2021 budget was approved, and member dues for 2021 were set as follows:

Dues:	2021
<i>Residential rate per unit</i>	\$ 6
<i>Commercial rate per rentable square foot</i>	\$ 0.0225
<i>Educational rate per square foot of buildings</i>	\$ 0.0075

d. Other New Business

- None.

8. Adjournment

The general member and board of directors meeting adjourned at 11:46 AM.

MINUTES

SAN MATEO RAIL CORRIDOR TMA Board of Directors Meeting

June 21, 2021, 11:00 AM
Online (Zoom)

Present:	Randy Waters – DJA Properties (2000 Delaware) Andrew Diamond – 400 450 Concar Sarah Etheredge – MidPen Housing Corporation (Delaware Pacific) Chim Chune Ko – Sares Regis (Mode) Nael Younes – Franklin Templeton Adam Hamilton – Wilson Meany (Bay Meadows) Steve Osborne – Nueva School Charla Neta – Station Park Green
Staff:	John Ford – Commute.org
Guests:	Dan Stuber – Franklin Templeton Sue-Ellen Atkinson – City of San Mateo Paul Krupka – Krupka Consulting Virada Chatikul – Commute.org Rebecca Roberts – Commute.org
Absent:	Mollie Naber – MidPen Housing Corporation (Peninsula Station) Steve Osborne – The Nueva School Cathy Escobar – Bridge Housing (Montara) Azalea Mitch – City of San Mateo

1. Call to Order

- The meeting was called to order by TMA Chair Sarah Etheredge at 11:04 AM.

2. Approvals

- On a motion/second by Nael/Andrew, the meeting minutes of March 8, 2021 were approved as presented.
- On a motion/second by Andrew/Charla, the financial statement from May 31, 2021 was accepted as presented.

3. Project Updates

- The general members introduced themselves and gave a brief update as to the status of their respective projects.
- Most projects reported status quo conditions since the last meeting in March 2021. Updates included:
 - Adam (Wilson Meany) reported that Station 1 is under construction and due to be completed in Q1 2022. Station 5 is expected to be completed in Q1 2023. Morgan, Residential 4 in the Bay Meadows development, is being leased.
 - Franklin Templeton and 400|450 Concar are both expecting buildings to start returning to normal during the summer with September 7 being a date that many companies are using as a return to office date.

- Mode is still working on the conversion of 8 2-bedroom apartments into 16 studio apartments.
 - Station Park Green reported that the final 107 units in their development are expected to be completed in December 2021 with pre-leasing starting in November.
 - MidPen and DJA reported that their projects are fully leased with nothing new to report.
 - Azara, the new development of Four Corner Properties, will include 74 units with 6 of those units classified as affordable housing. Dave Wilbur attended the meeting and provided the report; however, they are not yet required to participate in the TMA but will once the certificates of occupancy are issued.
4. Report from Acting Executive Director (John Ford)
- Dues invoices were sent out to all members in March. Please try to get them paid as soon as possible so that John can close the Q2 books at the end of June.
 - John described the stolen check and subsequent fraudulent activity on the TMA's bank account. The check was stolen out of the mail. The bank has been very helpful in dealing with the situation. A new bank account has been opened and the funds from the stolen check are expected to be returned to the account by the end of June.
5. Report from City of San Mateo
- Sue-Ellen Atkinson gave an update for the City of San Mateo. The grade crossings are still expected to be completed in August. Hillsdale Caltrain station is now open. John added that shuttle service has not yet returned to Hillsdale station, but is expected to when the streets are reopened later this summer.
 - Sue-Ellen also encouraged people to attend the public meeting regarding 28th Avenue. That meeting will be held in the evening on June 30.
 - Sue-Ellen closed by letting everyone know that the 2020 TMA report is scheduled to be presented to the Transportation and Infrastructure Committee on July 14.
6. New Business
- a. 2020 Annual Report:
 - Paul Krupka of Krupka Consulting gave a presentation on the final version of the 2020 Annual Report. He reiterated that in future reports, it would be helpful to have occupancy and density data for all of the projects. Paul suggested that the data collection be added to the project list for the 2021 count.
 - The report will be presented to the city's Sustainability and Infrastructure Commission in July and then added to the city council's consent agenda later this summer.
 - b. 2021 Driveway and Cordon Counts:
 - The board discussed the timing of the driveway and cordon counts for the 2021 report. It was agreed that October would be the best time for the counts as long as it did not align with the San Mateo-Foster City School district holiday period (10/11-10/15). John will contact the company that did the counts in 2019 to schedule the 2021 counts. The board will finalize plans for the counts at their next meeting in September.
7. Adjournment

The board of directors meeting adjourned at 11:44 AM.

MINUTES

SAN MATEO RAIL CORRIDOR TMA Board of Directors Meeting

September 20, 2021, 11:00 AM
Online (Zoom)

Present:	Randy Waters – 2000 Delaware (DJA Properties) Andrew Diamond – 400 450 Concar (Diamond Properties) Sarah Etheredge – Delaware Pacific (MidPen Housing Corporation) Chim Chune Ko – Mode (Sares Regis) Nael Younes – Franklin Templeton Adam Hamilton – Bay Meadows (Wilson Meany) Charla Neta – Station Park Green (Essex) Cathy Escobar – Montara (Bridge Housing) Molly Naber – Peninsula Station (MidPen Housing Corporation)
Staff:	John Ford – Commute.org
Guests:	Rick Bonilla – Deputy Mayor, City of San Mateo Sue-Ellen Atkinson – City of San Mateo Justin Horng – SamTrans
Absent:	Dave Wilbur – Azara (Four Corners Properties) Steve Osborne – The Nueva School Azalea Mitch – City of San Mateo

1. Call to Order
 - The meeting was called to order by TMA Chair Sarah Etheredge at 11:03 AM.
2. Approvals
 - On a motion/second by Andrew/Nael, the meeting minutes of June 21, 2021, were approved as presented.
3. Project Updates
 - Most projects reported status quo conditions since the last meeting in June 2021. Updates included:
 - Adam (Wilson Meany) reported that MU2 and MU3 received SPAR approval. MU2 will have 191,354 SF of commercial space while MU3 will have 125,760 SF of commercial space as well as 67 residential units. Both projects will include a small amount of retail space.
 - Franklin Templeton and 400|450 Concar reported that employees and tenants have postponed their return to office dates and are now looking at a return in January 2022.
 - Mode completed the conversion of eight 2-bedroom apartments into 16 studio apartments.

4. Report from City of San Mateo:

- Sue-Ellen Atkinson gave an update for the City of San Mateo. The grade crossings at 25th, 28th and 31st Avenues have all been opened to vehicles. The Hillsdale Station had a grand opening ribbon cutting ceremony on September 17th.
- Sue-Ellen described a Transit Oriented Development (TOD) survey for pedestrians that the city is preparing to release. The survey is not yet ready for distribution, but she will make it available to TMA members upon release. She also encouraged people to attend the pop-up events that will be held at 28th Avenue and Delaware Street in the coming month.
- Sue-Ellen closed by letting everyone know that the 2020 TMA report is scheduled to be on the consent agenda for acceptance by the City Council on September 20th.

5. Report from Acting Executive Director (John Ford)

- John reported that the bank had returned the \$2,000 to the TMA account after it had been fraudulently withdrawn by a stolen check earlier in the year. He thanked Sarah for her assistance in getting the necessary documents signed and delivered to the bank. Paul Krupka was also very helpful in getting the issue resolved as he was the original payee on the check that was stolen and need to provide certification to the bank.
- On a motion/second by Andrew/Nael, the financial statement from August 31, 2021, was accepted as presented.

6. Old Business

- 2020 Annual Report Recap:
 - i. John reviewed the process that was taken to get the 2020 Annual Report finalized and delivered to City Council for acceptance. A copy of the final report was sent to each of the TMA members.
 - ii. The city's Sustainability and Infrastructure Commission received a presentation from Paul Krupka and John Ford in July. They had good questions about the process and strongly encouraged the TMA to consider keeping the "qualitative" data and analysis in the report for 2021.

7. New Business

- 2021 Annual Report:
 - i. John provided information about the driveway and cordon counts that will be conducted for the 2021 Annual Report. The same traffic consultants who did the counts in 2019 have been awarded the project which will be done sometime between October 18 and October 29. John reviewed the Scope of Work document that had been prepared with the assistance of Ryan Brunmeier (city staff).
 - ii. John reiterated the strong suggestion from the Sustainability and Infrastructure Commission to include the qualitative data that was gathered from TMA members by survey. Commute.org staff organized the data collection and assisted in the analysis. John said that Commute.org staff would be available to assist with a similar data collection approach for the 2021 report.
 - iii. Adam Hamilton reminded John, Sue-Ellen, and those present that Bay Meadows was now in the next step of their transportation management plan (TMP) and that needed to be communicated to the consultant when performing the analysis.
 - iv. On a motion by Chim Chune/Andrew, the board voted to approve the recommendation from the city to include qualitative data in the 2021 Annual Report.
- 2022 Meeting Schedule:
 - i. The board discussed the pros/cons of moving the annual meeting from March to January so that the budget, dues, and director/officer positions could be established as early in the year as possible. The bylaws stipulate that the annual membership meeting take

place in the first quarter, but do not require it to happen in a specific month. There was unanimous consent to move the annual meeting to January. John suggested either January 10 or January 24. Most of the attendees favored the later date due to proximity of the earlier date to the holidays.

- ii. As a result of the decision to move the annual meeting to January, the board agreed to cancel the board of directors meeting that had been scheduled for December 13, 2021.

7. Adjournment

The board of directors meeting adjourned at 11:54 AM.

***San Mateo Rail Corridor TMA
Membership & Board of Directors Meeting Schedule 2022***

PROPOSED MEETINGS

Date	Meeting Description	Start Time	Location
January 24, 2022	Annual Membership Meeting - Election of Directors - Approval of Budget - Establishment of Dues Annual Board of Directors Meeting - Election of Officers - General Business	11:00 am	Zoom
May 9, 2022	Q2 Board of Directors Meeting	11:00 am	Zoom
September 12, 2022	Q3 Board of Directors Meeting	11:00 am	Zoom
TBD	Q4 Board of Directors Meeting	11:00 am	TBD

Appendix B – Member Survey

Detailed Survey Responses

#1

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, December 09, 2021 5:03:45 PM
Last Modified: Thursday, December 09, 2021 5:07:31 PM
Time Spent: 00:03:46
IP Address: 52.119.119.144

Page 1: Welcome

Q1**400/450 Concar**

Please select the project site you are completing this survey for. If you manage multiple sites listed below, you will need to complete a separate survey for each site.

Q2

Please enter the contact information of the person filling out this survey.

Name	Andrew Diamond
Email Address	andrew@diamondprops.com
Phone Number	6507378090

Page 2: Background Info

Q3**250 to 499**

How many residents and/or employees are on-site at your project?

Q4**Parking is included as part of leases/rents/ownership**

Which of the following best describes how parking is provided to your tenants, residents, and/or employees? (Select all that apply)

Q5**In-house staff**

Who manages your TDM programs and activities? (Select all that apply)

Q6

Please provide the contact information for your TDM program coordinator.

Name	Andrew Diamond
Email Address	andrew@diamondprops.com
Phone Number	6507378090

Page 3: Your Programs

Q7

Which of the following TDM programs and amenities do you offer? (Select all that apply). Please contact alliance@commute.org if you have questions about the programs listed below.

Delivery amenities	Not offered/applicable
Family supportive amenities	Not offered/applicable
Orientation, educational, or promotional programs and/or materials	Not offered/applicable
Guaranteed Ride Home	Not offered/applicable
Paid parking at market rates	Not offered/applicable
Reduced parking	Not offered/applicable
Free or preferential parking for carpoolers/vanpoolers	Not offered/applicable
Short term daily parking	Currently offer
Carpool or vanpool program	Not offered/applicable
Commute planning assistance	Not offered/applicable
Shuttle program	Currently offer
Transit or ridesharing pass/subsidy	Not offered/applicable
Car share on-site	Not offered/applicable
Capital improvements for transit and/or shared rides (e.g. bus shelter)	Not offered/applicable
Secure bike storage (e.g. bike racks/lockers)	Currently offer
Bike/scooter share on-site	Not offered/applicable
Active transportation (bike/walk) subsidies	Not offered/applicable
Bike repair station/maintenance services	Currently offer
Bicycle education	Not offered/applicable
Showers, changing rooms, and lockers	Currently offer
Pedestrian-oriented uses on ground floor	Not offered/applicable

Page 4: Your Programs

Q8

Of the programs offered, which do you feel are the most effective in reducing drive-alone trips? (Please select up to three programs)

Shuttle program,

Secure bike storage (e.g. bike racks/lockers)

Q9

If there are TDM programs you would like to learn more about, please list them below.

Respondent skipped this question

Page 5: Communications

Q10

How do you distribute information on TDM programs to your tenants, residents, and/or employees? (Select all that apply)

Email communications,

Bulletin boards/information kiosks

Page 6: Program Performance

Q11

Who develops surveys used to track your tenants, residents, and/or employees' travel behaviors? (Select all that apply)

Other (please specify):

Office Tenants Perform Employee Surveys

Q12

What percentage of your residents and/or employees participate in one or more of your TDM programs?

Don't know/don't measure

Q13

What metrics do you use to track performance of your TDM programs? (Select all that apply)

Vehicle trips/driveway counts,

Parking utilization,

Program participation

Page 7: Comments

Q14

Please share any additional comments and/or experiences related to TDM at your project that you feel would be useful for the annual report and the TMA.

Respondent skipped this question

#2

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, December 10, 2021 7:43:53 AM
Last Modified: Friday, December 10, 2021 8:23:42 AM
Time Spent: 00:39:49
IP Address: 76.126.153.227

Page 1: Welcome

Q1**Mode Apartments**

Please select the project site you are completing this survey for. If you manage multiple sites listed below, you will need to complete a separate survey for each site.

Q2

Please enter the contact information of the person filling out this survey.

Name	Chim Chune Ko
Email Address	cko@srgnc.com
Phone Number	8142297326

Page 2: Background Info

Q3**100 to 249**

How many residents and/or employees are on-site at your project?

Q4**Parking is included as part of leases/rents/ownership**

Which of the following best describes how parking is provided to your tenants, residents, and/or employees? (Select all that apply)

Q5**In-house staff**

Who manages your TDM programs and activities? (Select all that apply)

Q6

Please provide the contact information for your TDM program coordinator.

Name	Yana Kayutkin
Email Address	ykayutkin@sares-regis.com
Phone Number	6503895793

Page 3: Your Programs

Q7

Which of the following TDM programs and amenities do you offer? (Select all that apply). Please contact alliance@commute.org if you have questions about the programs listed below.

Delivery amenities	Not offered/applicable
Family supportive amenities	Not offered/applicable
Orientation, educational, or promotional programs and/or materials	Currently offer
Guaranteed Ride Home	Not offered/applicable
Paid parking at market rates	Not offered/applicable
Reduced parking	Not offered/applicable
Free or preferential parking for carpoolers/vanpoolers	Not offered/applicable
Short term daily parking	Not offered/applicable
Carpool or vanpool program	Not offered/applicable
Commute planning assistance	Not offered/applicable
Shuttle program	Not offered/applicable
Transit or ridesharing pass/subsidy	Not offered/applicable
Car share on-site	Not offered/applicable
Capital improvements for transit and/or shared rides (e.g. bus shelter)	Not offered/applicable
Secure bike storage (e.g. bike racks/lockers)	Currently offer
Bike/scooter share on-site	Not offered/applicable
Active transportation (bike/walk) subsidies	Not offered/applicable
Bike repair station/maintenance services	Currently offer
Bicycle education	Currently offer
Showers, changing rooms, and lockers	Not offered/applicable
Pedestrian-oriented uses on ground floor	Not offered/applicable

Page 4: Your Programs

Q8

Of the programs offered, which do you feel are the most effective in reducing drive-alone trips? (Please select up to three programs)

Orientation, educational, or promotional programs and/or materials

**Secure bike storage (e.g. bike racks/lockers),
Bicycle education**

Q9

If there are TDM programs you would like to learn more about, please list them below.

Respondent skipped this question

Page 5: Communications

Q10

How do you distribute information on TDM programs to your tenants, residents, and/or employees? (Select all that apply)

**Email communications,
Bulletin boards/information kiosks,
Info sessions (e.g. "lunch and learns", orientations, etc.)**

Page 6: Program Performance

Q11

Who develops surveys used to track your tenants, residents, and/or employees' travel behaviors? (Select all that apply)

In-house staff

Q12

What percentage of your residents and/or employees participate in one or more of your TDM programs?

11% - 20%

Q13

What metrics do you use to track performance of your TDM programs? (Select all that apply)

Performance is not tracked

Page 7: Comments

Q14

Please share any additional comments and/or experiences related to TDM at your project that you feel would be useful for the annual report and the TMA.

Respondent skipped this question

#3

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, December 10, 2021 1:57:27 PM
Last Modified: Friday, December 10, 2021 2:06:23 PM
Time Spent: 00:08:55
IP Address: 69.12.255.6

Page 1: Welcome

Q1**Bay Meadows Residential**

Please select the project site you are completing this survey for. If you manage multiple sites listed below, you will need to complete a separate survey for each site.

Q2

Please enter the contact information of the person filling out this survey.

Name	Amy Knox
Email Address	aknox@wilsonmeany.com
Phone Number	650-771-4288

Page 2: Background Info

Q3**500 to 999**

How many residents and/or employees are on-site at your project?

Q4**Parking is included as part of leases/rents/ownership,**

Which of the following best describes how parking is provided to your tenants, residents, and/or employees? (Select all that apply)

Other (please specify):
Additional parking spaces also available for rent

Q5

Other (please specify):

Who manages your TDM programs and activities? (Select all that apply)

Unknown

Q6**Respondent skipped this question**

Please provide the contact information for your TDM program coordinator.

Page 3: Your Programs

Q7

Which of the following TDM programs and amenities do you offer? (Select all that apply). Please contact alliance@commute.org if you have questions about the programs listed below.

Delivery amenities	Currently offer
Family supportive amenities	Not offered/applicable
Orientation, educational, or promotional programs and/or materials	Not offered/applicable
Guaranteed Ride Home	Not offered/applicable
Paid parking at market rates	Not offered/applicable
Reduced parking	Not offered/applicable
Free or preferential parking for carpoolers/vanpoolers	Not offered/applicable
Short term daily parking	Not offered/applicable
Carpool or vanpool program	Not offered/applicable
Commute planning assistance	Not offered/applicable
Shuttle program	Not offered/applicable
Transit or ridesharing pass/subsidy	Not offered/applicable
Car share on-site	Not offered/applicable
Capital improvements for transit and/or shared rides (e.g. bus shelter)	Not offered/applicable
Secure bike storage (e.g. bike racks/lockers)	Currently offer
Bike/scooter share on-site	Not offered/applicable
Active transportation (bike/walk) subsidies	Not offered/applicable
Bike repair station/maintenance services	Not offered/applicable
Bicycle education	Not offered/applicable
Showers, changing rooms, and lockers	Not offered/applicable
Pedestrian-oriented uses on ground floor	Not offered/applicable

Page 4: Your Programs

Q8

Secure bike storage (e.g. bike racks/lockers)

Of the programs offered, which do you feel are the most effective in reducing drive-alone trips? (Please select up to three programs)

Q9 Respondent skipped this question

If there are TDM programs you would like to learn more about, please list them below.

Page 5: Communications

Q10 We do not distribute information on TDM programs

How do you distribute information on TDM programs to your tenants, residents, and/or employees? (Select all that apply)

Page 6: Program Performance

Q11 Not currently surveying, but interested in receiving assistance

Who develops surveys used to track your tenants, residents, and/or employees' travel behaviors? (Select all that apply)

Q12 11% - 20%

What percentage of your residents and/or employees participate in one or more of your TDM programs?

Q13 Performance is not tracked

What metrics do you use to track performance of your TDM programs? (Select all that apply)

Page 7: Comments

Q14 Respondent skipped this question

Please share any additional comments and/or experiences related to TDM at your project that you feel would be useful for the annual report and the TMA.

#4

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, December 16, 2021 4:02:42 PM
Last Modified: Thursday, December 16, 2021 4:19:19 PM
Time Spent: 00:16:36
IP Address: 76.126.252.173

Page 1: Welcome

Q1 Peninsula Station (MidPen Housing)

Please select the project site you are completing this survey for. If you manage multiple sites listed below, you will need to complete a separate survey for each site.

Q2

Please enter the contact information of the person filling out this survey.

Name	Sarah Etheredge
Email Address	setheredge@midpen-housing.org
Phone Number	6502426524

Page 2: Background Info

Q3 100 to 249

How many residents and/or employees are on-site at your project?

Q4 Parking is included as part of leases/rents/ownership

Which of the following best describes how parking is provided to your tenants, residents, and/or employees? (Select all that apply)

Q5 In-house staff

Who manages your TDM programs and activities? (Select all that apply)

Q6

Please provide the contact information for your TDM program coordinator.

Name	Sarah Etheredge
Email Address	setheredge@midpen-housing.org
Phone Number	6502426524

Page 3: Your Programs

Q7

Which of the following TDM programs and amenities do you offer? (Select all that apply). Please contact alliance@commute.org if you have questions about the programs listed below.

Delivery amenities	Not offered/applicable
Family supportive amenities	Currently offer
Orientation, educational, or promotional programs and/or materials	Currently offer
Guaranteed Ride Home	Not offered/applicable
Paid parking at market rates	Not offered/applicable
Reduced parking	Currently offer
Free or preferential parking for carpoolers/vanpoolers	Not offered/applicable
Short term daily parking	Not offered/applicable
Carpool or vanpool program	Not offered/applicable
Commute planning assistance	Not offered/applicable
Shuttle program	Not offered/applicable
Transit or ridesharing pass/subsidy	Not offered/applicable
Car share on-site	Not offered/applicable
Capital improvements for transit and/or shared rides (e.g. bus shelter)	Not offered/applicable
Secure bike storage (e.g. bike racks/lockers)	Currently offer
Bike/scooter share on-site	Not offered/applicable
Active transportation (bike/walk) subsidies	Not offered/applicable
Bike repair station/maintenance services	Not offered/applicable
Bicycle education	Not offered/applicable
Showers, changing rooms, and lockers	Not offered/applicable
Pedestrian-oriented uses on ground floor	Not offered/applicable
Other (please specify)	Way2Go bus pass program for all residents

Page 4: Your Programs

Q8

Of the programs offered, which do you feel are the most effective in reducing drive-alone trips? (Please select up to three programs)

Orientation, educational, or promotional programs and/or materials

,

Reduced parking,

Other (please specify):

Way2Go bus passes

Q9

If there are TDM programs you would like to learn more about, please list them below.

Respondent skipped this question

Page 5: Communications

Q10

How do you distribute information on TDM programs to your tenants, residents, and/or employees? (Select all that apply)

Email communications,

Printed info packets or newsletters,

Bulletin boards/information kiosks,

Info sessions (e.g. "lunch and learns", orientations, etc.)

Page 6: Program Performance

Q11

Who develops surveys used to track your tenants, residents, and/or employees' travel behaviors? (Select all that apply)

Other (please specify):

SamTrans

Q12

What percentage of your residents and/or employees participate in one or more of your TDM programs?

0% - 10%

Q13

What metrics do you use to track performance of your TDM programs? (Select all that apply)

Program participation

Page 7: Comments

Q14

Respondent skipped this question

Please share any additional comments and/or experiences related to TDM at your project that you feel would be useful for the annual report and the TMA.

#5

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, December 17, 2021 11:06:12 AM
Last Modified: Friday, December 17, 2021 12:04:39 PM
Time Spent: 00:58:26
IP Address: 24.23.177.252

Page 1: Welcome

Q1**2000 Delaware**

Please select the project site you are completing this survey for. If you manage multiple sites listed below, you will need to complete a separate survey for each site.

Q2

Please enter the contact information of the person filling out this survey.

Name	Randy Waters
Email Address	randy@djaproperties.com
Phone Number	9257848316

Page 2: Background Info

Q3**100 to 249**

How many residents and/or employees are on-site at your project?

Q4

Which of the following best describes how parking is provided to your tenants, residents, and/or employees? (Select all that apply)

Parking is included as part of leases/rents/ownership,
Other (please specify):
We charge for an additional space if requested and available

Q5**A third-party contractor/consultant**

Who manages your TDM programs and activities? (Select all that apply)

Q6

Please provide the contact information for your TDM program coordinator.

Name	Randy Waters
Email Address	randy@djaproproperties.com
Phone Number	9257848316

Page 3: Your Programs

Q7

Which of the following TDM programs and amenities do you offer? (Select all that apply). Please contact alliance@commute.org if you have questions about the programs listed below.

Delivery amenities	Not offered/applicable
Family supportive amenities	Not offered/applicable
Orientation, educational, or promotional programs and/or materials	Currently offer
Guaranteed Ride Home	Not offered/applicable
Paid parking at market rates	Currently offer
Reduced parking	Not offered/applicable
Free or preferential parking for carpoolers/vanpoolers	Not offered/applicable
Short term daily parking	Not offered/applicable
Carpool or vanpool program	Not offered/applicable
Commute planning assistance	Currently offer
Shuttle program	Not offered/applicable
Transit or ridesharing pass/subsidy	Currently offer
Car share on-site	Not offered/applicable
Capital improvements for transit and/or shared rides (e.g. bus shelter)	Not offered/applicable
Secure bike storage (e.g. bike racks/lockers)	Currently offer
Bike/scooter share on-site	Not offered/applicable
Active transportation (bike/walk) subsidies	Not offered/applicable
Bike repair station/maintenance services	Not offered/applicable
Bicycle education	Not offered/applicable
Showers, changing rooms, and lockers	Not offered/applicable
Pedestrian-oriented uses on ground floor	Currently offer

Page 4: Your Programs

Q8

Of the programs offered, which do you feel are the most effective in reducing drive-alone trips? (Please select up to three programs)

Orientation, educational, or promotional programs and/or materials
,
Transit or ridesharing pass/subsidy,
Secure bike storage (e.g. bike racks/lockers)

Q9

If there are TDM programs you would like to learn more about, please list them below.

Respondent skipped this question

Page 5: Communications

Q10

How do you distribute information on TDM programs to your tenants, residents, and/or employees? (Select all that apply)

Internal website,
Email communications,
Printed info packets or newsletters,
Bulletin boards/information kiosks

Page 6: Program Performance

Q11

Who develops surveys used to track your tenants, residents, and/or employees' travel behaviors? (Select all that apply)

In-house staff

Q12

What percentage of your residents and/or employees participate in one or more of your TDM programs?

0% - 10%

Q13

What metrics do you use to track performance of your TDM programs? (Select all that apply)

Vehicle trips/driveway counts

Page 7: Comments

Q14

Please share any additional comments and/or experiences related to TDM at your project that you feel would be useful for the annual report and the TMA.

Respondent skipped this question

#6

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, December 17, 2021 4:38:52 PM
Last Modified: Friday, December 17, 2021 4:46:05 PM
Time Spent: 00:07:13
IP Address: 76.126.252.173

Page 1: Welcome

Q1 **Delaware Pacific (MidPen Housing)**

Please select the project site you are completing this survey for. If you manage multiple sites listed below, you will need to complete a separate survey for each site.

Q2

Please enter the contact information of the person filling out this survey.

Name	Sarah Etheredge
Email Address	setheredge@midpen-housing.org
Phone Number	6502426524

Page 2: Background Info

Q3 **100 to 249**

How many residents and/or employees are on-site at your project?

Q4 **Parking is included as part of leases/rents/ownership**

Which of the following best describes how parking is provided to your tenants, residents, and/or employees? (Select all that apply)

Q5 **In-house staff**

Who manages your TDM programs and activities? (Select all that apply)

Q6

Please provide the contact information for your TDM program coordinator.

Name	Sarah Etheredge
Email Address	setheredge@midpen-housing.org
Phone Number	6502426524

Page 3: Your Programs

Q7

Which of the following TDM programs and amenities do you offer? (Select all that apply). Please contact alliance@commute.org if you have questions about the programs listed below.

Delivery amenities	Not offered/applicable
Family supportive amenities	Currently offer
Orientation, educational, or promotional programs and/or materials	Currently offer
Guaranteed Ride Home	Currently offer
Paid parking at market rates	Not offered/applicable
Reduced parking	Currently offer
Free or preferential parking for carpoolers/vanpoolers	Not offered/applicable
Short term daily parking	Currently offer
Carpool or vanpool program	Not offered/applicable
Commute planning assistance	Currently offer
Shuttle program	Not offered/applicable
Transit or ridesharing pass/subsidy	Currently offer
Car share on-site	Not offered/applicable
Capital improvements for transit and/or shared rides (e.g. bus shelter)	Not offered/applicable
Secure bike storage (e.g. bike racks/lockers)	Currently offer
Bike/scooter share on-site	Not offered/applicable
Active transportation (bike/walk) subsidies	Not offered/applicable
Bike repair station/maintenance services	Not offered/applicable
Bicycle education	Not offered/applicable
Showers, changing rooms, and lockers	Not offered/applicable
Pedestrian-oriented uses on ground floor	Not offered/applicable
Other (please specify)	Way2Go bus pass program for all residents, public transit data/times on monitor in the lobby, bi-annual meetings with residents focused on transportation

Page 4: Your Programs

Q8

Of the programs offered, which do you feel are the most effective in reducing drive-alone trips? (Please select up to three programs)

Orientation, educational, or promotional programs and/or materials

,

Transit or ridesharing pass/subsidy

Q9

If there are TDM programs you would like to learn more about, please list them below.

Respondent skipped this question

Page 5: Communications

Q10

How do you distribute information on TDM programs to your tenants, residents, and/or employees? (Select all that apply)

Printed info packets or newsletters,

Bulletin boards/information kiosks,

Info sessions (e.g. "lunch and learns", orientations, etc.)

,

Commuter/benefits fairs and events

Page 6: Program Performance

Q11

Who develops surveys used to track your tenants, residents, and/or employees' travel behaviors? (Select all that apply)

Other (please specify):

SanTrans with the Way2Go program

Q12

What percentage of your residents and/or employees participate in one or more of your TDM programs?

0% - 10%

Q13

What metrics do you use to track performance of your TDM programs? (Select all that apply)

Program participation

Page 7: Comments

Q14

Respondent skipped this question

Please share any additional comments and/or experiences related to TDM at your project that you feel would be useful for the annual report and the TMA.

#7

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, December 22, 2021 3:43:20 PM
Last Modified: Wednesday, December 22, 2021 3:53:02 PM
Time Spent: 00:09:42
IP Address: 173.228.14.210

Page 1: Welcome

Q1**Bay Meadows Commercial (Office and Retail)**

Please select the project site you are completing this survey for. If you manage multiple sites listed below, you will need to complete a separate survey for each site.

Q2

Please enter the contact information of the person filling out this survey.

Name	Diana Singh
Email Address	dsingh@wilsonmeany.com
Phone Number	415 905 5353

Page 2: Background Info

Q3**500 to 999**

How many residents and/or employees are on-site at your project?

Q4**Parking is included as part of leases/rents/ownership**

Which of the following best describes how parking is provided to your tenants, residents, and/or employees? (Select all that apply)

Q5

Who manages your TDM programs and activities? (Select all that apply)

Other (please specify):
Tenants manage their individual programs

Q6**Respondent skipped this question**

Please provide the contact information for your TDM program coordinator.

Page 3: Your Programs

Q7

Which of the following TDM programs and amenities do you offer? (Select all that apply). Please contact alliance@commute.org if you have questions about the programs listed below.

Delivery amenities	Not offered/applicable
Family supportive amenities	Not offered/applicable
Orientation, educational, or promotional programs and/or materials	Not offered/applicable
Guaranteed Ride Home	Not offered/applicable
Paid parking at market rates	Not offered/applicable
Reduced parking	Not offered/applicable
Free or preferential parking for carpoolers/vanpoolers	Currently offer
Short term daily parking	Not offered/applicable
Carpool or vanpool program	Not offered/applicable
Commute planning assistance	Not offered/applicable
Shuttle program	Not offered/applicable
Transit or ridesharing pass/subsidy	Not offered/applicable
Car share on-site	Not offered/applicable
Capital improvements for transit and/or shared rides (e.g. bus shelter)	Not offered/applicable
Secure bike storage (e.g. bike racks/lockers)	Currently offer
Bike/scooter share on-site	Not offered/applicable
Active transportation (bike/walk) subsidies	Not offered/applicable
Bike repair station/maintenance services	Not offered/applicable
Bicycle education	Not offered/applicable
Showers, changing rooms, and lockers	Currently offer
Pedestrian-oriented uses on ground floor	Not offered/applicable

Page 4: Your Programs

Q8

Secure bike storage (e.g. bike racks/lockers)

Of the programs offered, which do you feel are the most effective in reducing drive-alone trips? (Please select up to three programs)

Q9

Respondent skipped this question

If there are TDM programs you would like to learn more about, please list them below.

Page 5: Communications

Q10

We do not distribute information on TDM programs

How do you distribute information on TDM programs to your tenants, residents, and/or employees? (Select all that apply)

Page 6: Program Performance

Q11

In-house staff

Who develops surveys used to track your tenants, residents, and/or employees' travel behaviors? (Select all that apply)

Q12

Don't know/don't measure

What percentage of your residents and/or employees participate in one or more of your TDM programs?

Q13

Performance is not tracked

What metrics do you use to track performance of your TDM programs? (Select all that apply)

Page 7: Comments

Q14

Respondent skipped this question

Please share any additional comments and/or experiences related to TDM at your project that you feel would be useful for the annual report and the TMA.

#8

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, December 30, 2021 5:30:29 PM
Last Modified: Thursday, December 30, 2021 5:36:37 PM
Time Spent: 00:06:08
IP Address: 70.58.204.30

Page 1: Welcome

Q1**Azara**

Please select the project site you are completing this survey for. If you manage multiple sites listed below, you will need to complete a separate survey for each site.

Q2

Please enter the contact information of the person filling out this survey.

Name	DAVID WILBUR
Email Address	dwilbur@fourcornersproperties.com
Phone Number	6507935000

Page 2: Background Info

Q3**49 or under**

How many residents and/or employees are on-site at your project?

Q4**Parking is unbundled from leases/rents and charged separately**

Which of the following best describes how parking is provided to your tenants, residents, and/or employees? (Select all that apply)

Q5**In-house staff**

Who manages your TDM programs and activities? (Select all that apply)

Q6

Please provide the contact information for your TDM program coordinator.

Name	Lina Chernobilskaya
Email Address	azara.cd@fpimgt.com

Page 3: Your Programs

Q7

Which of the following TDM programs and amenities do you offer? (Select all that apply). Please contact alliance@commute.org if you have questions about the programs listed below.

Delivery amenities	Plan to offer
Family supportive amenities	Not offered/applicable
Orientation, educational, or promotional programs and/or materials	Currently offer
Guaranteed Ride Home	Not offered/applicable
Paid parking at market rates	Currently offer
Reduced parking	Currently offer
Free or preferential parking for carpoolers/vanpoolers	Not offered/applicable
Short term daily parking	Currently offer
Carpool or vanpool program	Not offered/applicable
Commute planning assistance	Plan to offer
Shuttle program	Not offered/applicable
Transit or ridesharing pass/subsidy	Not offered/applicable
Car share on-site	Not offered/applicable
Capital improvements for transit and/or shared rides (e.g. bus shelter)	Not offered/applicable
Secure bike storage (e.g. bike racks/lockers)	Currently offer
Bike/scooter share on-site	Not offered/applicable
Active transportation (bike/walk) subsidies	Not offered/applicable
Bike repair station/maintenance services	Currently offer
Bicycle education	Not offered/applicable
Showers, changing rooms, and lockers	Not offered/applicable
Pedestrian-oriented uses on ground floor	Not offered/applicable

Page 4: Your Programs

Q8 **Paid parking at market rates**

Of the programs offered, which do you feel are the most effective in reducing drive-alone trips? (Please select up to three programs)

Q9 **Respondent skipped this question**

If there are TDM programs you would like to learn more about, please list them below.

Page 5: Communications

Q10 **Email communications,
Social media (e.g. Instagram, Facebook, Twitter, etc.),
Bulletin boards/information kiosks**

How do you distribute information on TDM programs to your tenants, residents, and/or employees? (Select all that apply)

Page 6: Program Performance

Q11 **Not currently surveying, but interested in receiving assistance**

Who develops surveys used to track your tenants, residents, and/or employees' travel behaviors? (Select all that apply)

Q12 **Don't know/don't measure**

What percentage of your residents and/or employees participate in one or more of your TDM programs?

Q13 **Performance is not tracked**

What metrics do you use to track performance of your TDM programs? (Select all that apply)

Page 7: Comments

Q14

Please share any additional comments and/or experiences related to TDM at your project that you feel would be useful for the annual report and the TMA.

At less than 40% leased, this data is not that meaningful

#9

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, January 04, 2022 8:24:06 PM
Last Modified: Wednesday, January 05, 2022 8:49:16 AM
Time Spent: 12:25:10
IP Address: 67.180.59.140

Page 1: Welcome

Q1**Nueva School**

Please select the project site you are completing this survey for. If you manage multiple sites listed below, you will need to complete a separate survey for each site.

Q2

Please enter the contact information of the person filling out this survey.

Name	Terry Lee
Email Address	terry@nuevaschool.org
Phone Number	650 350 4529

Page 2: Background Info

Q3**500 to 999**

How many residents and/or employees are on-site at your project?

Q4**Parking is included as part of leases/rents/ownership**

Which of the following best describes how parking is provided to your tenants, residents, and/or employees? (Select all that apply)

Q5**In-house staff**

Who manages your TDM programs and activities? (Select all that apply)

Q6

Please provide the contact information for your TDM program coordinator.

Name	Jennifer Caputo
Email Address	jcaputo@nuevaschool.org
Phone Number	650 235 7100

Page 3: Your Programs

Q7

Which of the following TDM programs and amenities do you offer? (Select all that apply). Please contact alliance@commute.org if you have questions about the programs listed below.

Delivery amenities	Not offered/applicable
Family supportive amenities	Not offered/applicable
Orientation, educational, or promotional programs and/or materials	Currently offer
Guaranteed Ride Home	Not offered/applicable
Paid parking at market rates	Not offered/applicable
Reduced parking	Not offered/applicable
Free or preferential parking for carpoolers/vanpoolers	Not offered/applicable
Short term daily parking	Not offered/applicable
Carpool or vanpool program	Currently offer
Commute planning assistance	Currently offer
Shuttle program	Not offered/applicable
Transit or ridesharing pass/subsidy	Currently offer
Car share on-site	Not offered/applicable
Capital improvements for transit and/or shared rides (e.g. bus shelter)	Not offered/applicable
Secure bike storage (e.g. bike racks/lockers)	Currently offer
Bike/scooter share on-site	Not offered/applicable
Active transportation (bike/walk) subsidies	Not offered/applicable
Bike repair station/maintenance services	Not offered/applicable
Bicycle education	Not offered/applicable
Showers, changing rooms, and lockers	Currently offer
Pedestrian-oriented uses on ground floor	Currently offer

Page 4: Your Programs

Q8

Of the programs offered, which do you feel are the most effective in reducing drive-alone trips? (Please select up to three programs)

Orientation, educational, or promotional programs and/or materials

,

Commute planning assistance,

Transit or ridesharing pass/subsidy

Q9

If there are TDM programs you would like to learn more about, please list them below.

Respondent skipped this question

Page 5: Communications
Q10

How do you distribute information on TDM programs to your tenants, residents, and/or employees? (Select all that apply)

Internal website,

Email communications

Page 6: Program Performance
Q11

Who develops surveys used to track your tenants, residents, and/or employees' travel behaviors? (Select all that apply)

In-house staff

Q12

What percentage of your residents and/or employees participate in one or more of your TDM programs?

> 50%

Q13

What metrics do you use to track performance of your TDM programs? (Select all that apply)

Program participation

Page 7: Comments
Q14

Please share any additional comments and/or experiences related to TDM at your project that you feel would be useful for the annual report and the TMA.

Respondent skipped this question

#10

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, January 11, 2022 10:58:56 AM
Last Modified: Tuesday, January 11, 2022 11:05:21 AM
Time Spent: 00:06:25
IP Address: 73.202.17.10

Page 1: Welcome

Q1**Station Park Green**

Please select the project site you are completing this survey for. If you manage multiple sites listed below, you will need to complete a separate survey for each site.

Q2

Please enter the contact information of the person filling out this survey.

Name	Erin Morella
Email Address	emorella@essex.com
Phone Number	925-451-1615

Page 2: Background Info

Q3**500 to 999**

How many residents and/or employees are on-site at your project?

Q4**Parking is included as part of leases/rents/ownership**

Which of the following best describes how parking is provided to your tenants, residents, and/or employees? (Select all that apply)

Q5**In-house staff**

Who manages your TDM programs and activities? (Select all that apply)

Q6

Please provide the contact information for your TDM program coordinator.

Name	Danielle Reyes
Email Address	DReyes@essex.com
Phone Number	650-293-0303

Page 3: Your Programs

Q7

Which of the following TDM programs and amenities do you offer? (Select all that apply). Please contact alliance@commute.org if you have questions about the programs listed below.

Delivery amenities	Not offered/applicable
Family supportive amenities	Not offered/applicable
Orientation, educational, or promotional programs and/or materials	Not offered/applicable
Guaranteed Ride Home	Not offered/applicable
Paid parking at market rates	Not offered/applicable
Reduced parking	Not offered/applicable
Free or preferential parking for carpoolers/vanpoolers	Not offered/applicable
Short term daily parking	Not offered/applicable
Carpool or vanpool program	Not offered/applicable
Commute planning assistance	Not offered/applicable
Shuttle program	Not offered/applicable
Transit or ridesharing pass/subsidy	Not offered/applicable
Car share on-site	Not offered/applicable
Capital improvements for transit and/or shared rides (e.g. bus shelter)	Not offered/applicable
Secure bike storage (e.g. bike racks/lockers)	Not offered/applicable
Bike/scooter share on-site	Not offered/applicable
Active transportation (bike/walk) subsidies	Not offered/applicable
Bike repair station/maintenance services	Not offered/applicable
Bicycle education	Not offered/applicable
Showers, changing rooms, and lockers	Not offered/applicable
Pedestrian-oriented uses on ground floor	Currently offer

Page 4: Your Programs

Q8

Pedestrian-oriented uses on ground floor

Of the programs offered, which do you feel are the most effective in reducing drive-alone trips? (Please select up to three programs)

Q9

Respondent skipped this question

If there are TDM programs you would like to learn more about, please list them below.

Page 5: Communications

Q10

We do not distribute information on TDM programs

How do you distribute information on TDM programs to your tenants, residents, and/or employees? (Select all that apply)

Page 6: Program Performance

Q11

Not currently surveying, and not interested in learning more

Who develops surveys used to track your tenants, residents, and/or employees' travel behaviors? (Select all that apply)

Q12

Don't know/don't measure

What percentage of your residents and/or employees participate in one or more of your TDM programs?

Q13

Performance is not tracked

What metrics do you use to track performance of your TDM programs? (Select all that apply)

Page 7: Comments

Q14

Respondent skipped this question

Please share any additional comments and/or experiences related to TDM at your project that you feel would be useful for the annual report and the TMA.

#11

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, January 25, 2022 10:13:29 PM
Last Modified: Tuesday, January 25, 2022 10:16:31 PM
Time Spent: 00:03:02
IP Address: 66.234.197.162

Page 1: Welcome

Q1**Montara**

Please select the project site you are completing this survey for. If you manage multiple sites listed below, you will need to complete a separate survey for each site.

Q2

Please enter the contact information of the person filling out this survey.

Name	Cathy Escobar
Email Address	cescobar@bridgehousing.com
Phone Number	14153213519

Page 2: Background Info

Q3**100 to 249**

How many residents and/or employees are on-site at your project?

Q4**Parking is included as part of leases/rents/ownership**

Which of the following best describes how parking is provided to your tenants, residents, and/or employees? (Select all that apply)

Q5**In-house staff**

Who manages your TDM programs and activities? (Select all that apply)

Q6**Respondent skipped this question**

Please provide the contact information for your TDM program coordinator.

Page 3: Your Programs

Q7

Which of the following TDM programs and amenities do you offer? (Select all that apply). Please contact alliance@commute.org if you have questions about the programs listed below.

Delivery amenities	Currently offer
Family supportive amenities	Not offered/applicable
Orientation, educational, or promotional programs and/or materials	Currently offer
Guaranteed Ride Home	Not offered/applicable
Paid parking at market rates	Not offered/applicable
Reduced parking	Not offered/applicable
Free or preferential parking for carpoolers/vanpoolers	Not offered/applicable
Short term daily parking	Not offered/applicable
Carpool or vanpool program	Not offered/applicable
Commute planning assistance	Not offered/applicable
Shuttle program	Not offered/applicable
Transit or ridesharing pass/subsidy	Not offered/applicable
Car share on-site	Not offered/applicable
Capital improvements for transit and/or shared rides (e.g. bus shelter)	Not offered/applicable
Secure bike storage (e.g. bike racks/lockers)	Currently offer
Bike/scooter share on-site	Not offered/applicable
Active transportation (bike/walk) subsidies	Not offered/applicable
Bike repair station/maintenance services	Currently offer
Bicycle education	Not offered/applicable
Showers, changing rooms, and lockers	Not offered/applicable
Pedestrian-oriented uses on ground floor	Not offered/applicable

Page 4: Your Programs

Q8

Secure bike storage (e.g. bike racks/lockers)

Of the programs offered, which do you feel are the most effective in reducing drive-alone trips? (Please select up to three programs)

Q9 Respondent skipped this question

If there are TDM programs you would like to learn more about, please list them below.

Page 5: Communications

Q10 Printed info packets or newsletters,

How do you distribute information on TDM programs to your tenants, residents, and/or employees? (Select all that apply) Bulletin boards/information kiosks

Page 6: Program Performance

Q11 Not currently surveying, and not interested in learning more

Who develops surveys used to track your tenants, residents, and/or employees' travel behaviors? (Select all that apply)

Q12 21% - 30%

What percentage of your residents and/or employees participate in one or more of your TDM programs?

Q13 Other (please specify):
Bike parking log that tracks rack assignments

What metrics do you use to track performance of your TDM programs? (Select all that apply)

Page 7: Comments

Q14 Respondent skipped this question

Please share any additional comments and/or experiences related to TDM at your project that you feel would be useful for the annual report and the TMA.

#12

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, February 11, 2022 9:57:42 AM
Last Modified: Friday, February 11, 2022 10:19:40 AM
Time Spent: 00:21:57
IP Address: 12.47.48.228

Page 1: Welcome

Q1**Franklin Templeton**

Please select the project site you are completing this survey for. If you manage multiple sites listed below, you will need to complete a separate survey for each site.

Q2

Please enter the contact information of the person filling out this survey.

Name	Nael Younes
Email Address	nael.younes@franklintempleton.com
Phone Number	650-312-5852

Page 2: Background Info

Q3**100 to 249**

How many residents and/or employees are on-site at your project?

Q4**Parking is included as part of leases/rents/ownership**

Which of the following best describes how parking is provided to your tenants, residents, and/or employees? (Select all that apply)

Q5**In-house staff**

Who manages your TDM programs and activities? (Select all that apply)

Q6**Respondent skipped this question**

Please provide the contact information for your TDM program coordinator.

Page 3: Your Programs

Q7

Which of the following TDM programs and amenities do you offer? (Select all that apply). Please contact alliance@commute.org if you have questions about the programs listed below.

Delivery amenities	Currently offer
Family supportive amenities	Currently offer
Orientation, educational, or promotional programs and/or materials	Currently offer
Guaranteed Ride Home	Currently offer
Paid parking at market rates	Not offered/applicable
Reduced parking	Not offered/applicable
Free or preferential parking for carpoolers/vanpoolers	Not offered/applicable
Short term daily parking	Currently offer
Carpool or vanpool program	Not offered/applicable
Commute planning assistance	Not offered/applicable
Shuttle program	Currently offer
Transit or ridesharing pass/subsidy	Not offered/applicable
Car share on-site	Not offered/applicable
Capital improvements for transit and/or shared rides (e.g. bus shelter)	Not offered/applicable
Secure bike storage (e.g. bike racks/lockers)	Currently offer
Bike/scooter share on-site	Not offered/applicable
Active transportation (bike/walk) subsidies	Not offered/applicable
Bike repair station/maintenance services	Not offered/applicable
Bicycle education	Not offered/applicable
Showers, changing rooms, and lockers	Currently offer
Pedestrian-oriented uses on ground floor	Not offered/applicable

Page 4: Your Programs

Q8

Of the programs offered, which do you feel are the most effective in reducing drive-alone trips? (Please select up to three programs)

Guaranteed Ride Home,
Shuttle program,
Secure bike storage (e.g. bike racks/lockers)

Q9 Respondent skipped this question

If there are TDM programs you would like to learn more about, please list them below.

Page 5: Communications

Q10 Internal website,
Email communications,
Commuter/benefits fairs and events

How do you distribute information on TDM programs to your tenants, residents, and/or employees? (Select all that apply)

Page 6: Program Performance

Q11 Not currently surveying, and not interested in learning more

Who develops surveys used to track your tenants, residents, and/or employees' travel behaviors? (Select all that apply)

Q12 0% - 10%

What percentage of your residents and/or employees participate in one or more of your TDM programs?

Q13 Performance is not tracked

What metrics do you use to track performance of your TDM programs? (Select all that apply)

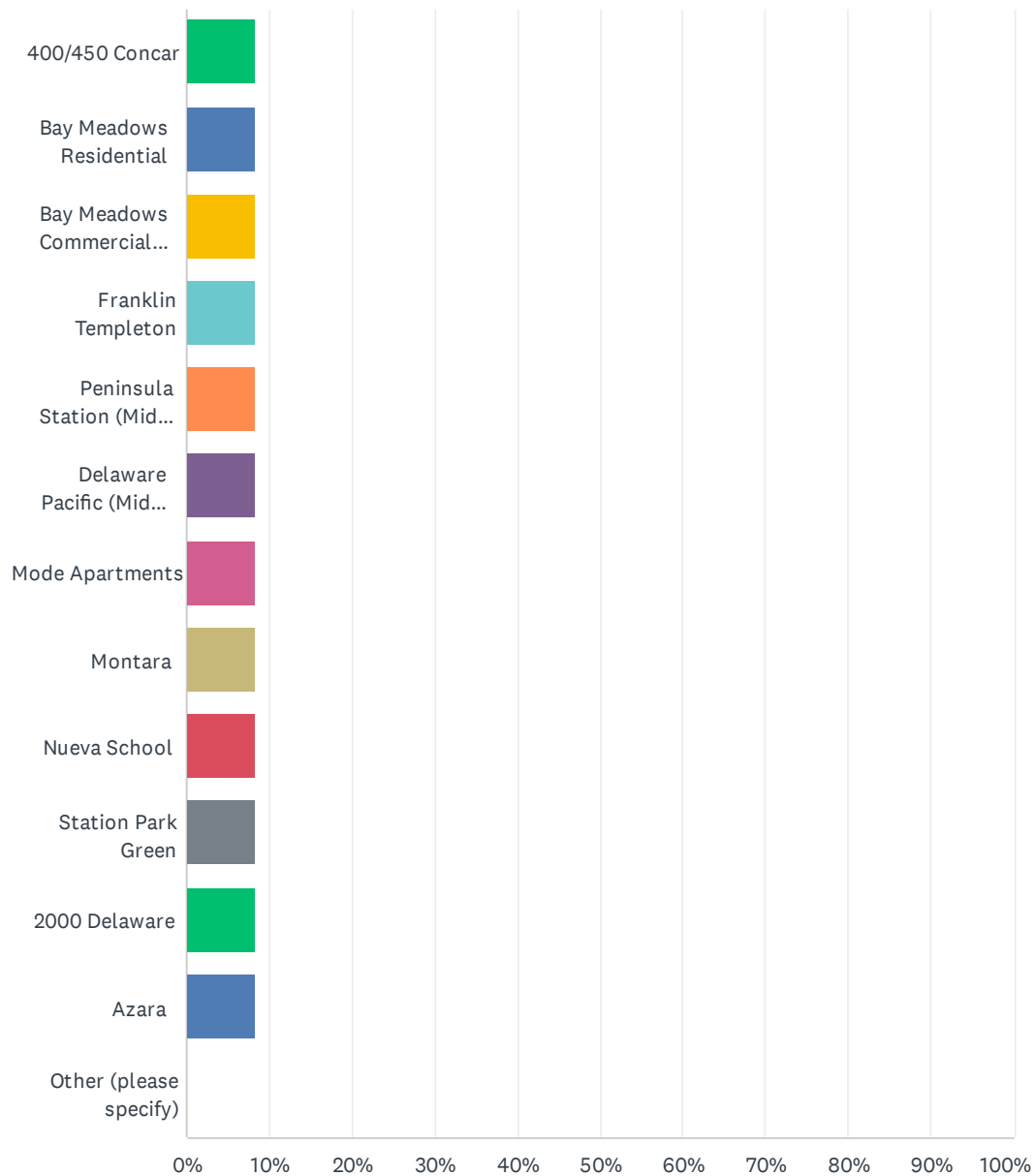
Page 7: Comments

Q14 Respondent skipped this question

Please share any additional comments and/or experiences related to TDM at your project that you feel would be useful for the annual report and the TMA.

Q1 Please select the project site you are completing this survey for. If you manage multiple sites listed below, you will need to complete a separate survey for each site.

Answered: 12 Skipped: 0



2021 San Mateo Rail Corridor TMA Annual TDM Survey

ANSWER CHOICES	RESPONSES	
400/450 Concar	8.33%	1
Bay Meadows Residential	8.33%	1
Bay Meadows Commercial (Office and Retail)	8.33%	1
Franklin Templeton	8.33%	1
Peninsula Station (MidPen Housing)	8.33%	1
Delaware Pacific (MidPen Housing)	8.33%	1
Mode Apartments	8.33%	1
Montara	8.33%	1
Nueva School	8.33%	1
Station Park Green	8.33%	1
2000 Delaware	8.33%	1
Azara	8.33%	1
Other (please specify)	0.00%	0
TOTAL		12

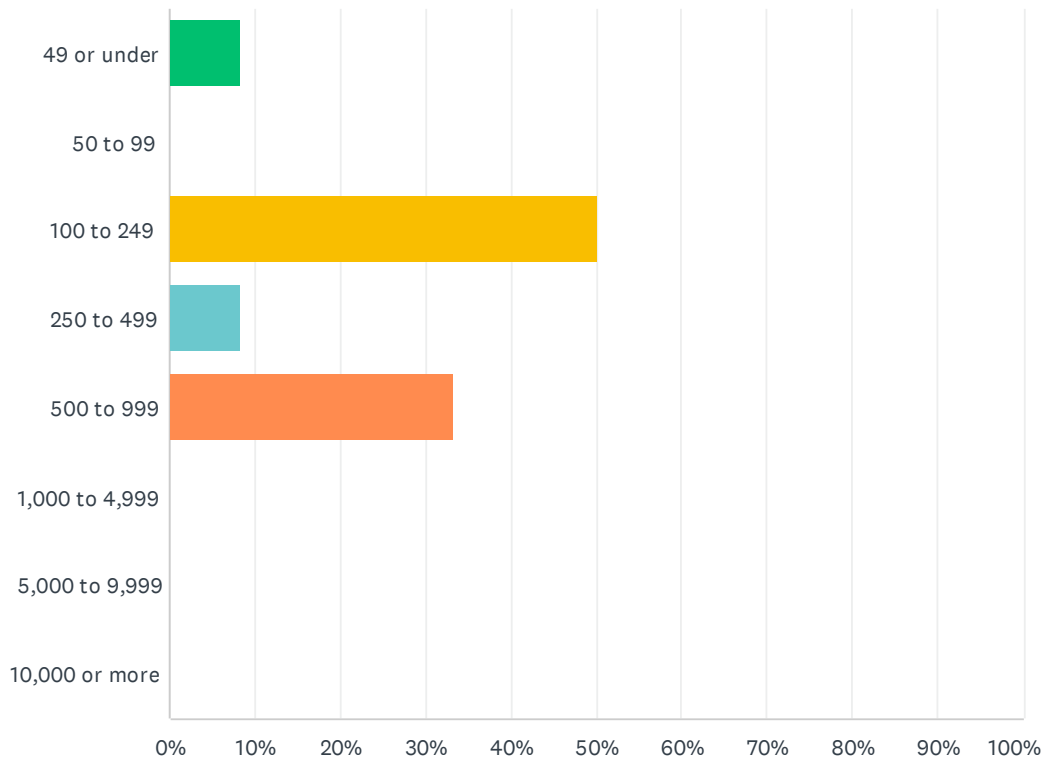
Q2 Please enter the contact information of the person filling out this survey.

Answered: 12 Skipped: 0

ANSWER CHOICES	RESPONSES	
Name	100.00%	12
Email Address	100.00%	12
Phone Number	100.00%	12

Q3 How many residents and/or employees are on-site at your project?

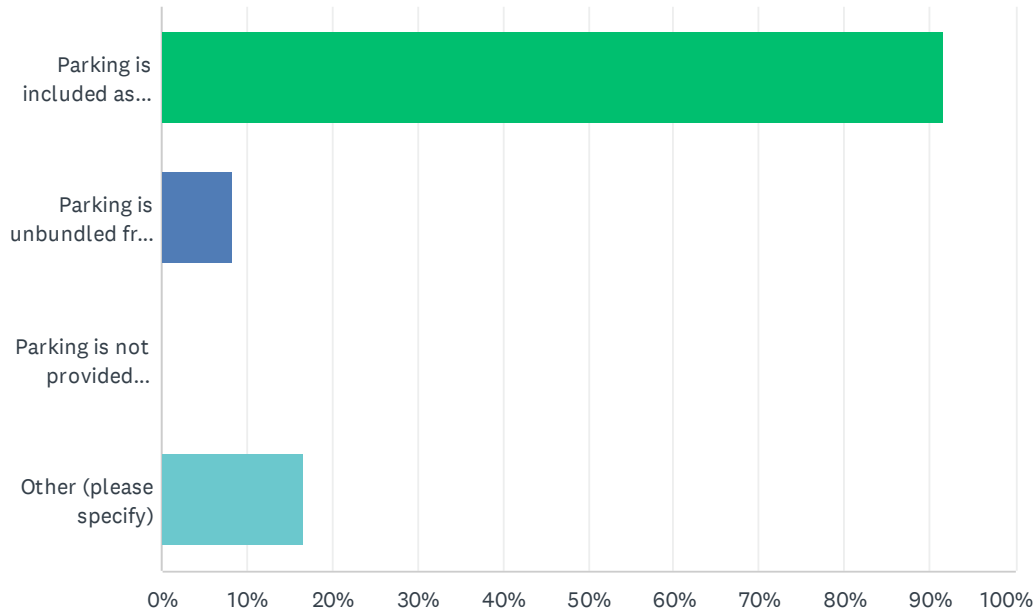
Answered: 12 Skipped: 0



ANSWER CHOICES	RESPONSES	
49 or under	8.33%	1
50 to 99	0.00%	0
100 to 249	50.00%	6
250 to 499	8.33%	1
500 to 999	33.33%	4
1,000 to 4,999	0.00%	0
5,000 to 9,999	0.00%	0
10,000 or more	0.00%	0
TOTAL		12

Q4 Which of the following best describes how parking is provided to your tenants, residents, and/or employees? (Select all that apply)

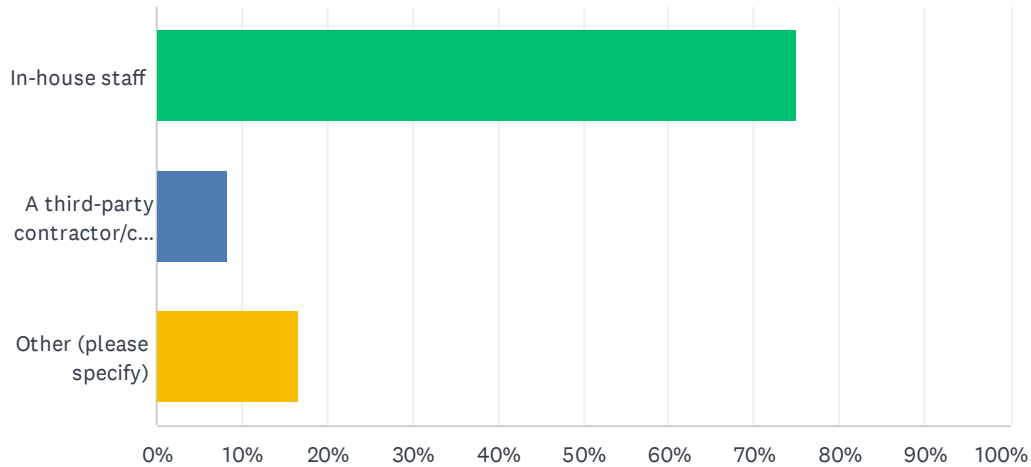
Answered: 12 Skipped: 0



ANSWER CHOICES	RESPONSES	
Parking is included as part of leases/rents/ownership	91.67%	11
Parking is unbundled from leases/rents and charged separately	8.33%	1
Parking is not provided on-site	0.00%	0
Other (please specify)	16.67%	2
Total Respondents: 12		

Q5 Who manages your TDM programs and activities? (Select all that apply)

Answered: 12 Skipped: 0



ANSWER CHOICES	RESPONSES	
In-house staff	75.00%	9
A third-party contractor/consultant	8.33%	1
Other (please specify)	16.67%	2
Total Respondents: 12		

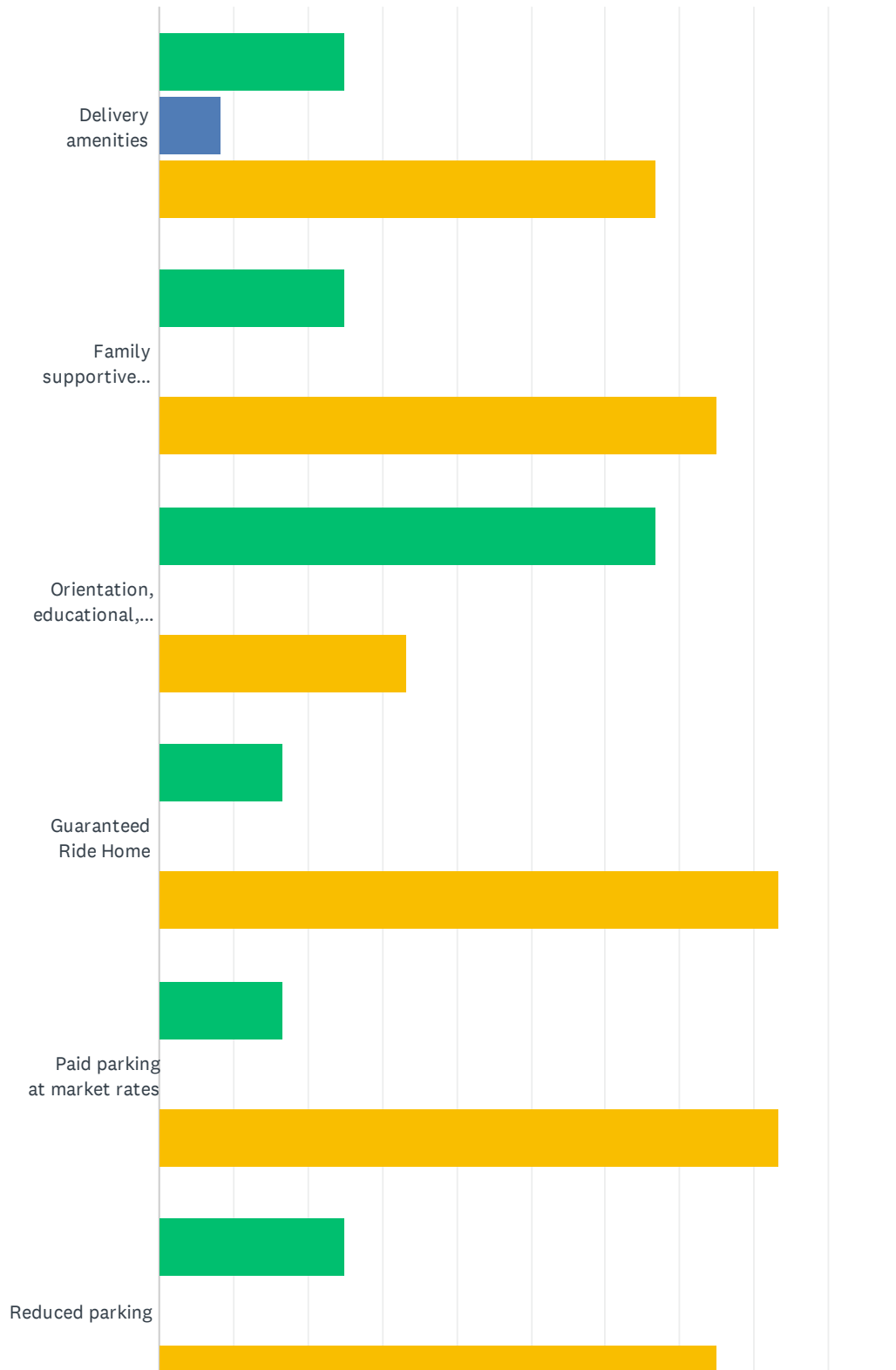
Q6 Please provide the contact information for your TDM program coordinator.

Answered: 8 Skipped: 4

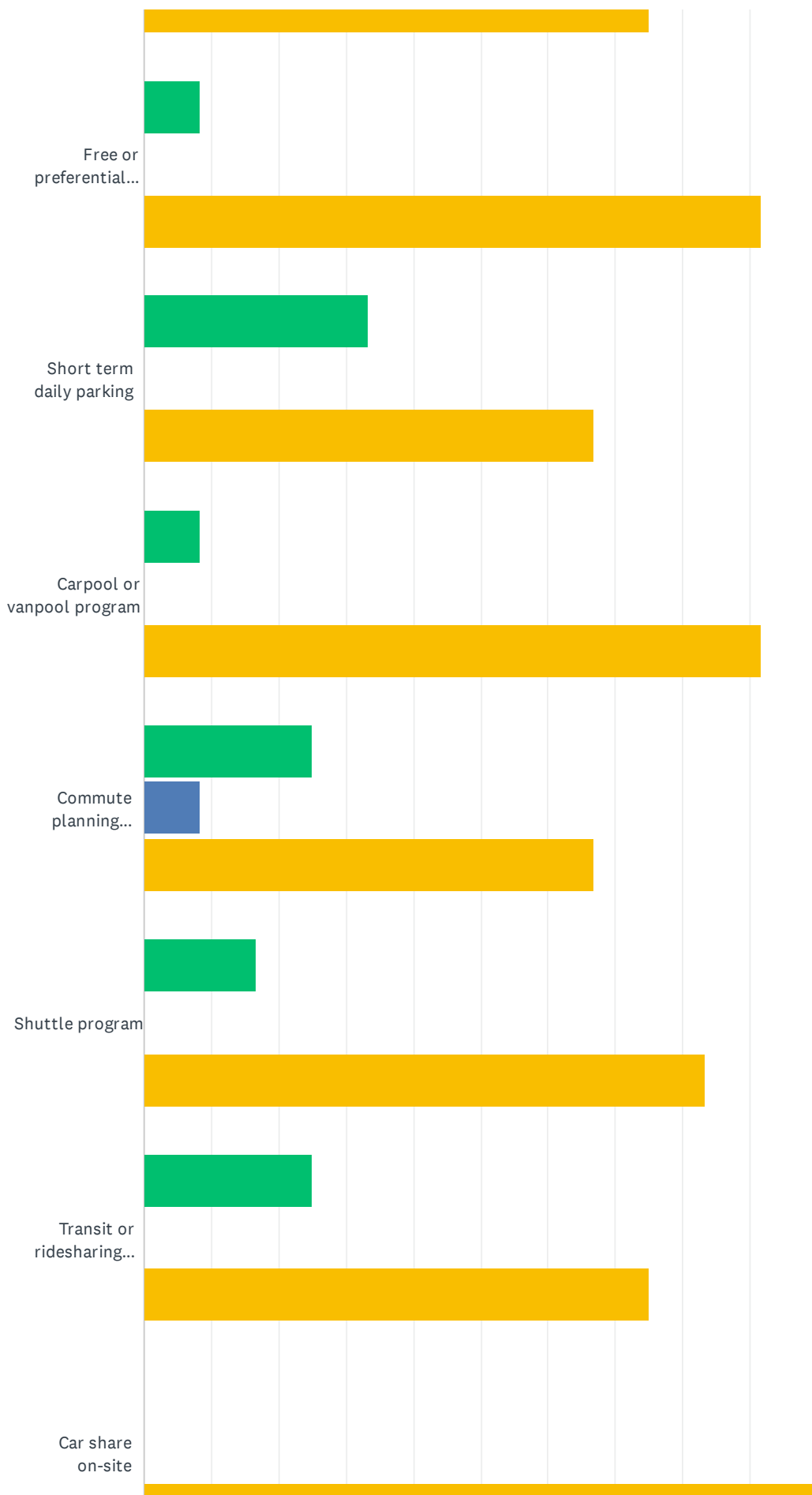
ANSWER CHOICES	RESPONSES	
Name	100.00%	8
Company	0.00%	0
Address	0.00%	0
Address 2	0.00%	0
City/Town	0.00%	0
State/Province	0.00%	0
ZIP/Postal Code	0.00%	0
Country	0.00%	0
Email Address	100.00%	8
Phone Number	87.50%	7

Q7 Which of the following TDM programs and amenities do you offer?
(Select all that apply). Please contact alliance@commute.org if you have
questions about the programs listed below.

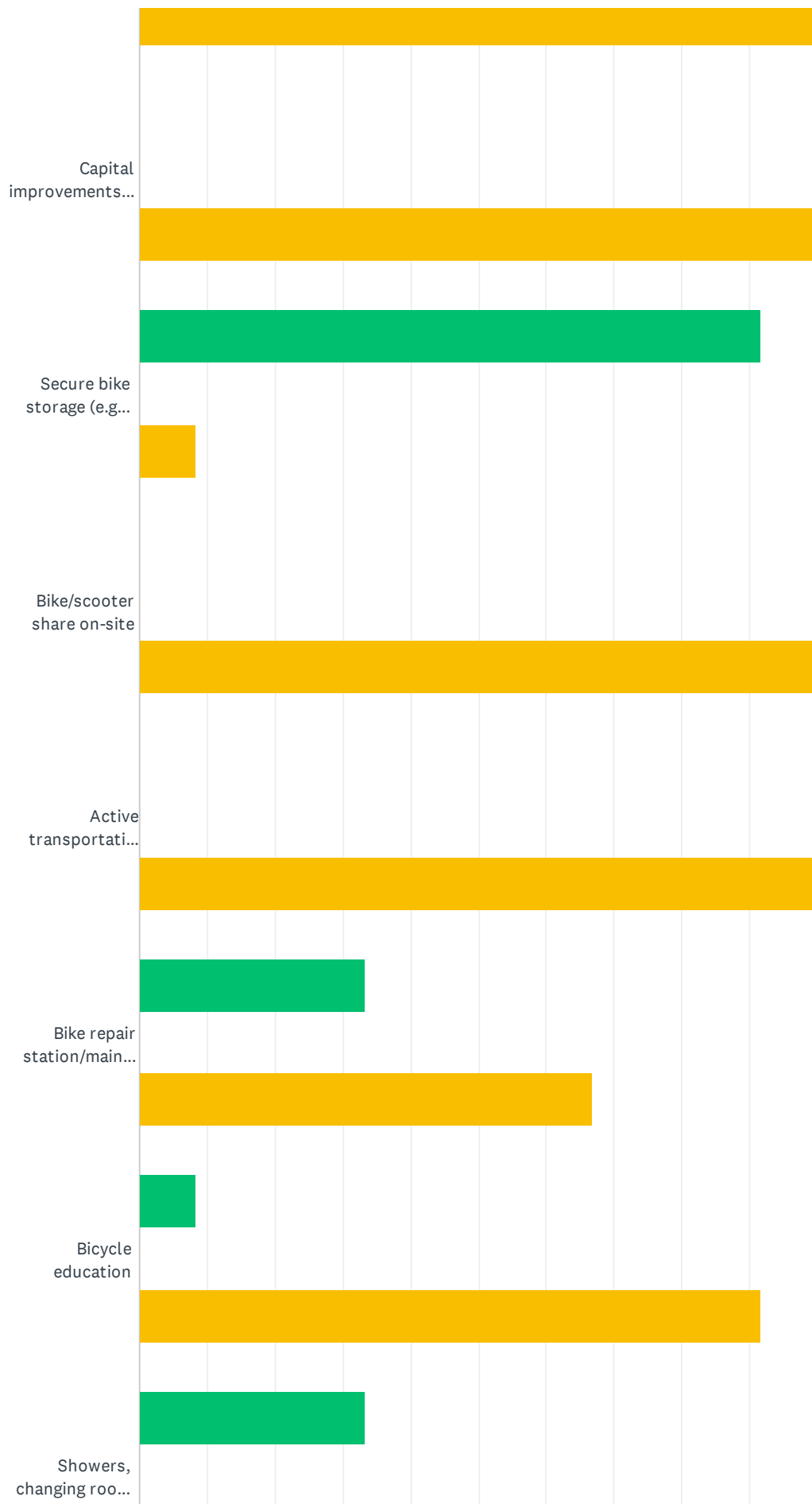
Answered: 12 Skipped: 0



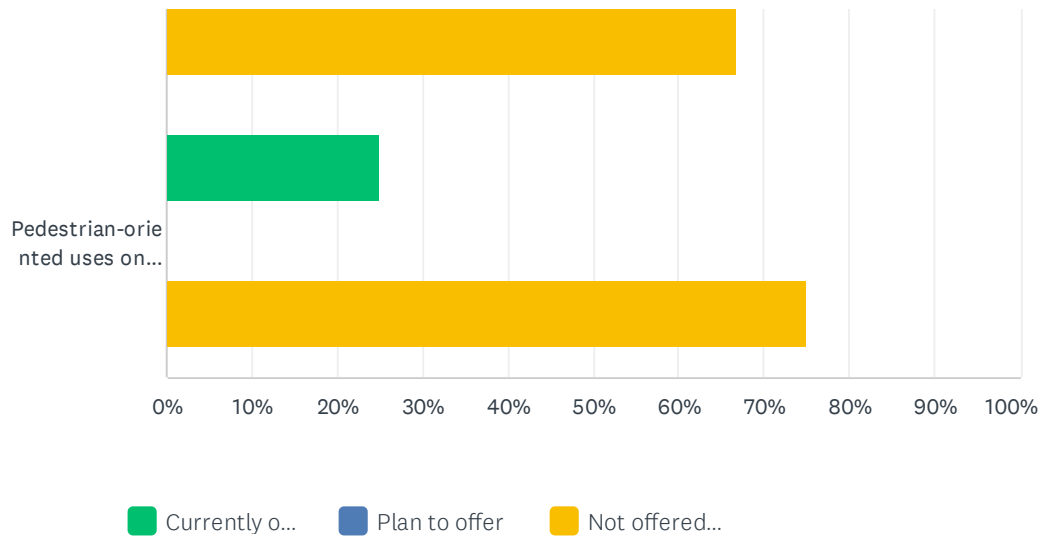
2021 San Mateo Rail Corridor TMA Annual TDM Survey



2021 San Mateo Rail Corridor TMA Annual TDM Survey



2021 San Mateo Rail Corridor TMA Annual TDM Survey

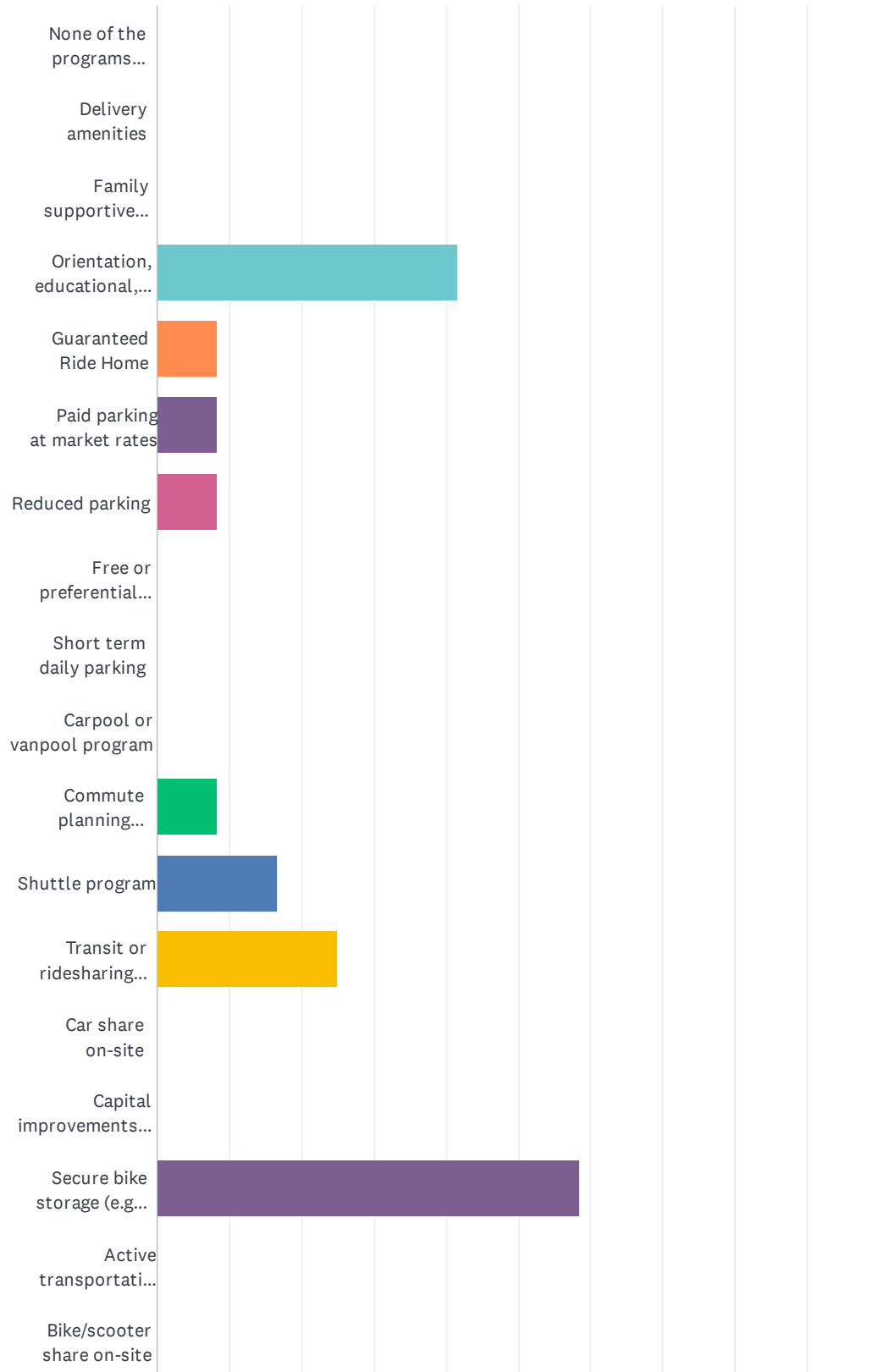


2021 San Mateo Rail Corridor TMA Annual TDM Survey

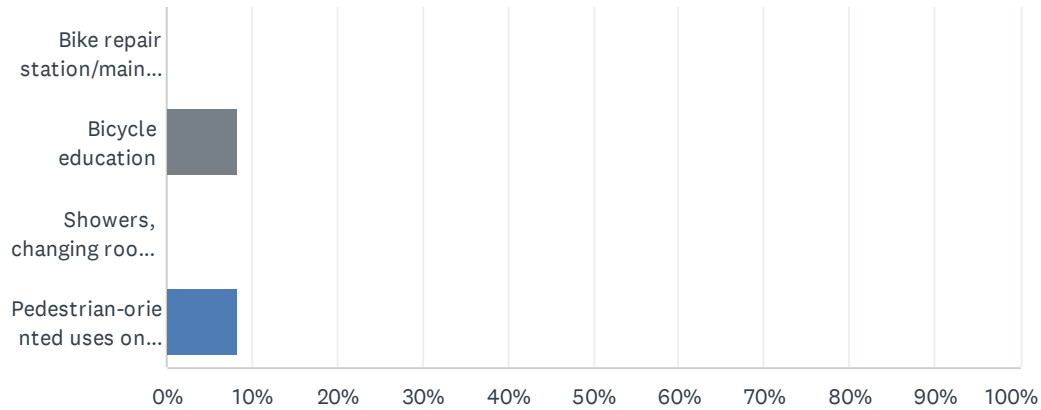
	CURRENTLY OFFER	PLAN TO OFFER	NOT OFFERED/APPLICABLE	TOTAL
Delivery amenities	25.00% 3	8.33% 1	66.67% 8	12
Family supportive amenities	25.00% 3	0.00% 0	75.00% 9	12
Orientation, educational, or promotional programs and/or materials	66.67% 8	0.00% 0	33.33% 4	12
Guaranteed Ride Home	16.67% 2	0.00% 0	83.33% 10	12
Paid parking at market rates	16.67% 2	0.00% 0	83.33% 10	12
Reduced parking	25.00% 3	0.00% 0	75.00% 9	12
Free or preferential parking for carpoolers/vanpoolers	8.33% 1	0.00% 0	91.67% 11	12
Short term daily parking	33.33% 4	0.00% 0	66.67% 8	12
Carpool or vanpool program	8.33% 1	0.00% 0	91.67% 11	12
Commute planning assistance	25.00% 3	8.33% 1	66.67% 8	12
Shuttle program	16.67% 2	0.00% 0	83.33% 10	12
Transit or ridesharing pass/subsidy	25.00% 3	0.00% 0	75.00% 9	12
Car share on-site	0.00% 0	0.00% 0	100.00% 12	12
Capital improvements for transit and/or shared rides (e.g. bus shelter)	0.00% 0	0.00% 0	100.00% 12	12
Secure bike storage (e.g. bike racks/lockers)	91.67% 11	0.00% 0	8.33% 1	12
Bike/scooter share on-site	0.00% 0	0.00% 0	100.00% 12	12
Active transportation (bike/walk) subsidies	0.00% 0	0.00% 0	100.00% 12	12
Bike repair station/maintenance services	33.33% 4	0.00% 0	66.67% 8	12
Bicycle education	8.33% 1	0.00% 0	91.67% 11	12
Showers, changing rooms, and lockers	33.33% 4	0.00% 0	66.67% 8	12
Pedestrian-oriented uses on ground floor	25.00% 3	0.00% 0	75.00% 9	12

Q8 Of the programs offered, which do you feel are the most effective in reducing drive-alone trips? (Please select up to three programs)

Answered: 12 Skipped: 0



2021 San Mateo Rail Corridor TMA Annual TDM Survey



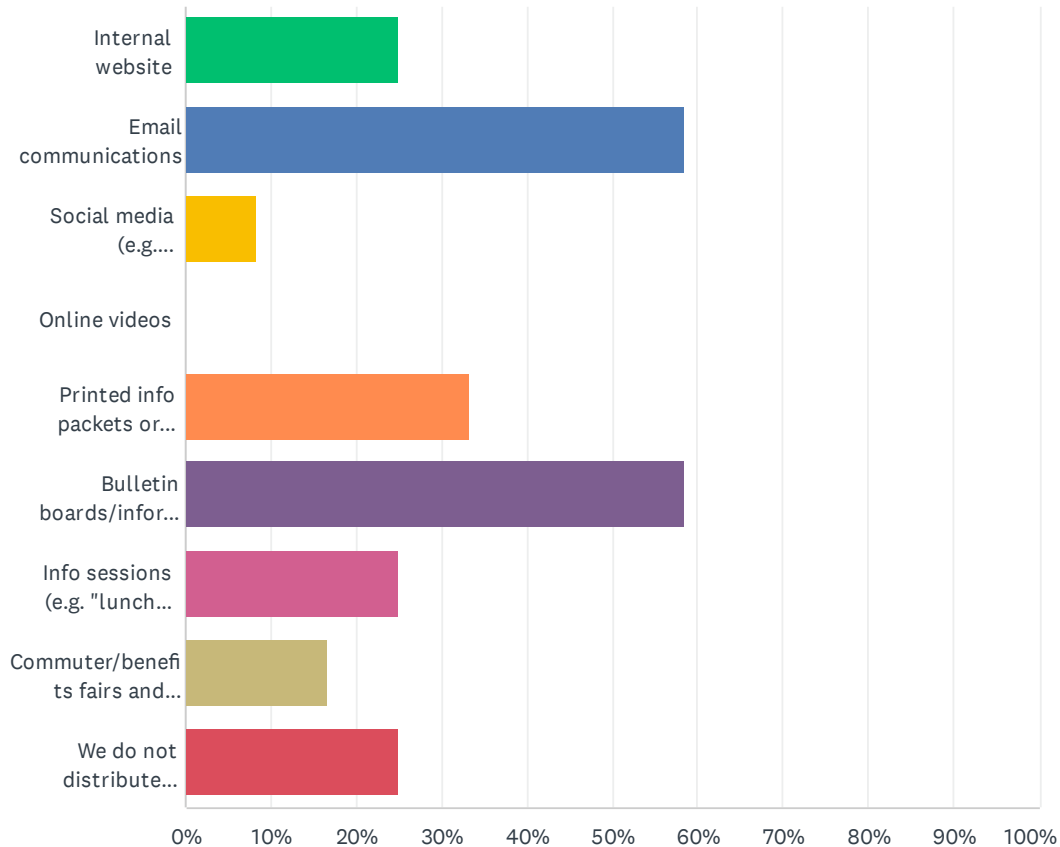
ANSWER CHOICES	RESPONSES	
None of the programs offered are effective	0.00%	0
Delivery amenities	0.00%	0
Family supportive amenities	0.00%	0
Orientation, educational, or promotional programs and/or materials	41.67%	5
Guaranteed Ride Home	8.33%	1
Paid parking at market rates	8.33%	1
Reduced parking	8.33%	1
Free or preferential parking for carpoolers/vanpoolers	0.00%	0
Short term daily parking	0.00%	0
Carpool or vanpool program	0.00%	0
Commute planning assistance	8.33%	1
Shuttle program	16.67%	2
Transit or ridesharing pass/subsidy	25.00%	3
Car share on-site	0.00%	0
Capital improvements for transit and/or shared rides (e.g. bus shelter)	0.00%	0
Secure bike storage (e.g. bike racks/lockers)	58.33%	7
Active transportation (bike/walk) subsidies	0.00%	0
Bike/scooter share on-site	0.00%	0
Bike repair station/maintenance services	0.00%	0
Bicycle education	8.33%	1
Showers, changing rooms, and lockers	0.00%	0
Pedestrian-oriented uses on ground floor	8.33%	1
Total Respondents: 12		

Q9 If there are TDM programs you would like to learn more about, please list them below.

Answered: 0 Skipped: 12

Q10 How do you distribute information on TDM programs to your tenants, residents, and/or employees? (Select all that apply)

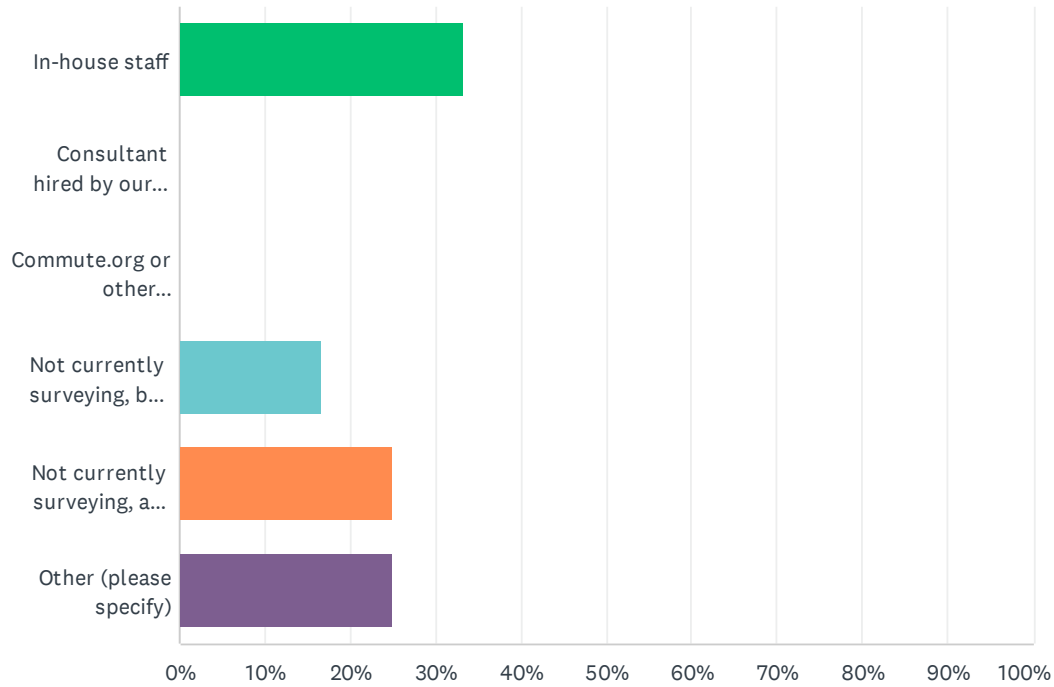
Answered: 12 Skipped: 0



ANSWER CHOICES	RESPONSES	
Internal website	25.00%	3
Email communications	58.33%	7
Social media (e.g. Instagram, Facebook, Twitter, etc.)	8.33%	1
Online videos	0.00%	0
Printed info packets or newsletters	33.33%	4
Bulletin boards/information kiosks	58.33%	7
Info sessions (e.g. "lunch and learns", orientations, etc.)	25.00%	3
Commuter/benefits fairs and events	16.67%	2
We do not distribute information on TDM programs	25.00%	3
Total Respondents: 12		

Q11 Who develops surveys used to track your tenants, residents, and/or employees' travel behaviors? (Select all that apply)

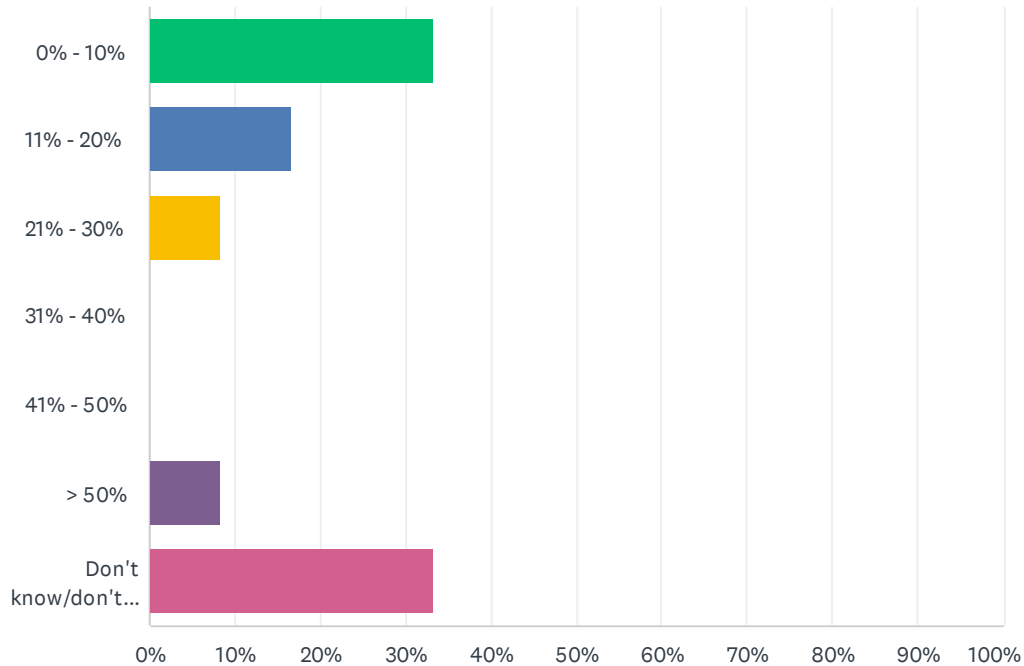
Answered: 12 Skipped: 0



ANSWER CHOICES	RESPONSES	
In-house staff	33.33%	4
Consultant hired by our organization	0.00%	0
Commute.org or other regulatory body (not including this survey)	0.00%	0
Not currently surveying, but interested in receiving assistance	16.67%	2
Not currently surveying, and not interested in learning more	25.00%	3
Other (please specify)	25.00%	3
Total Respondents: 12		

Q12 What percentage of your residents and/or employees participate in one or more of your TDM programs?

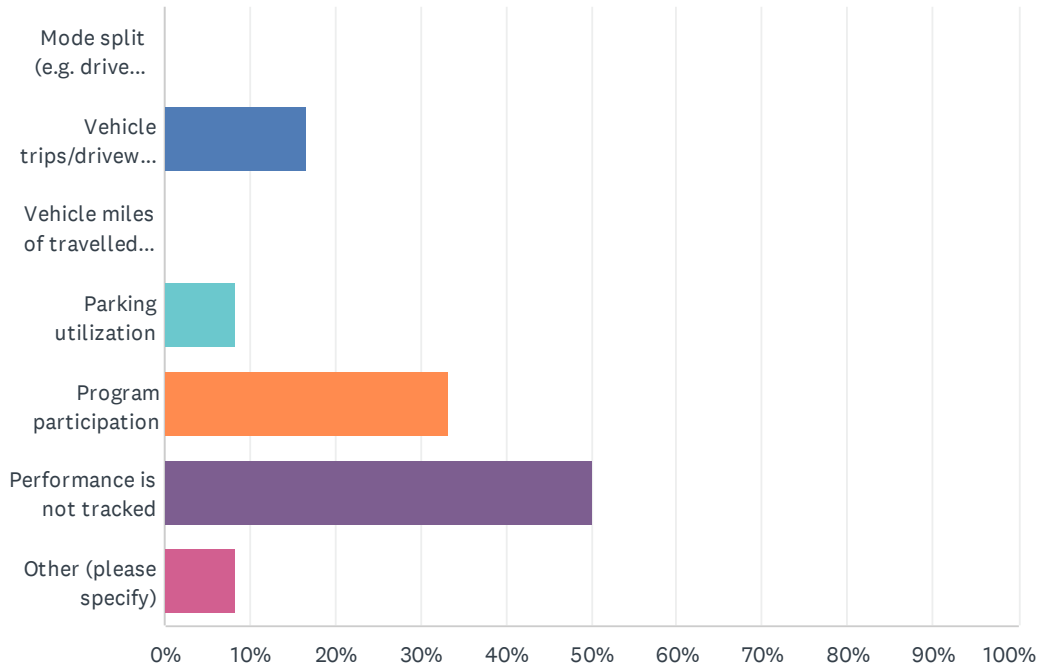
Answered: 12 Skipped: 0



ANSWER CHOICES	RESPONSES	
0% - 10%	33.33%	4
11% - 20%	16.67%	2
21% - 30%	8.33%	1
31% - 40%	0.00%	0
41% - 50%	0.00%	0
> 50%	8.33%	1
Don't know/don't measure	33.33%	4
TOTAL		12

Q13 What metrics do you use to track performance of your TDM programs? (Select all that apply)

Answered: 12 Skipped: 0



ANSWER CHOICES	RESPONSES	
Mode split (e.g. drive alone/carpool/bike/transit rate)	0.00%	0
Vehicle trips/driveway counts	16.67%	2
Vehicle miles of travelled (VMT)	0.00%	0
Parking utilization	8.33%	1
Program participation	33.33%	4
Performance is not tracked	50.00%	6
Other (please specify)	8.33%	1
Total Respondents: 12		

Q14 Please share any additional comments and/or experiences related to TDM at your project that you feel would be useful for the annual report and the TMA.

Answered: 1 Skipped: 11