

**SAN MATEO COUNTY TRANSIT ORIENTED DEVELOPMENT  
INCENTIVE PROGRAM  
PROJECTS PROGRAMMED**

**Sponsor: City of Millbrae**

**Project Name: Site 2, Millbrae Station Area Specific Plan**

**Description:** This is a mixed residential and retail project on the west side of El Camino Real, with excellent access to downtown Millbrae and the new multimodal BART/Caltrain station. Architectural concept work is currently underway.

**Number of Units:** 120+/-

**Number of Bedrooms:** 180+/-

**Density:** 54.5 units/ acre

**Distance from Transit Station:** 600 feet

**Non-Residential Uses:** Retail

**Amount Programmed:** \$316,334

**Sponsor: City of Redwood City**

**Project Name: Franklin Street Project**

**Description:** This project at Jefferson Avenue and El Camino Real will create 300 owner-occupied units and 206 rental units, as well as up to 48,570 square feet of retail space and 35,000 square feet of warehouse space. Surface and underground parking, landscaping, and infrastructure improvements are also included..

**Number of Units:** 422

**Number of Bedrooms:** 715

**Density:** 50.6 units/ acre

**Distance from Transit Station:** 1/4 mile

**Non-Residential Uses:** Retail, Office

**Amount Programmed:** \$1,256,548

**Sponsor: City of San Carlos**

**Project Name: Wheeler Mixed-Use Parking Structure**

**Description:** While design details will be left to the project developer, an advisory committee has recommended a structure with three levels of parking (one below grade), and two levels of housing above the parking. The site is adjacent to shopping on San Carlos Avenue and Laurel Street, and is less than two blocks from the San Carlos Caltrain station.

**Number of Units:** 60

**Number of Bedrooms:** 120

**Density:** 40 units/ acre

**Distance from Transit Station:** 680 feet

**Non-Residential Uses:** Retail, Parking

**Amount Programmed:** \$210,889

**Appendix C-3: San Mateo County Congestion Management Agency, undated *San Mateo County Transit Oriented Development Incentive Program* (San Mateo: SMCMA).**

**SAN MATEO COUNTY TRANSIT ORIENTED DEVELOPMENT INCENTIVE PROGRAM**

San Mateo County has adopted a unique program to facilitate Transit Oriented Development (TOD). Public agencies that approve/ build Transit Oriented Development are eligible for flexible transportation funds.

- Financial incentive to build Transit Oriented Development (TOD)
  - Carrot not the Stick
- TOD Definition - Housing within 1/3 mile of a mile of Caltrain and Bart station and 40 units per acre
- Tries to facilitate and motivate early in the TOD decision process
- Projects must be built to receive the incentive
- \$2,253,000 in State Transportation Improvement (STIP) funds dedicated to fund program
- \$2,000 per bedroom incentive maximum
- Complete agency flexibility on use of transportation funds
  - No restrictions on use of money except project must be eligible for the source of money
- Projects do not have to compete for the funds
  - Every eligible project gets their proportionate share up to \$2,000 / Bedroom
- C/CAG Board determines eligibility
- Funding Commitment resolution adopted by C/CAG and provided to agencies
  - Commitment Resolution assists agency in TOD negotiations on project
- Commitment is for 2 years and non-renewable.
  - Project must apply again next cycle if not built within two years
- First Incentive Cycle fully committed 10/14/99
  - 5 Projects sponsored by 4 agencies with 1,282 Bedrooms

**SAN MATEO COUNTY TRANSIT ORIENTED DEVELOPMENT  
INCENTIVE PROGRAM  
PROJECTS PROGRAMMED (cont-)**

**Sponsor: City of San Carlos**

**Project Name: South Plaza Housing Development**

**Description: This project will create 29, rental units, 49% of which will meet HUD affordability guidelines. The project is located next to Laurel Street shopping and is about three blocks from the San Carlos Caltrain station.**

**Number of Units: 29**

**Number of Bedrooms: 46**

**Density: 64 units/ acre**

**Distance from Transit Station: 1/3 mile**

**Non-Residential Uses: None (retail, parking adjacent)**

**Amount Programmed: \$80,841**

**Sponsor: County of San Mateo**

**Project Name: Colma BART Station Development**

**Description: This high-density mixed-use development is located on a 2-acre site on El Camino Real owned by SamTrans. The project will include between 4,500 and 7,000 square feet of retail space, and will enjoy direct access to BART via a pedestrian walkway. SamTrans is currently reviewing different architectural proposals for the site.**

**Number of Units: 123-164**

**Number of Bedrooms: 213-221**

**Density: 61.5-82 units/ acre**

**Distance from Transit Station: 100 feet**

**Non-Residential Uses: Retail**

**Amount Programmed: \$388,388**