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September 30, 2019

Planning Commission
City of San Jose
200 E. Santa Clara Street
San Jose, CA 95113

Dear Chair Allen and Commissioners,

We are pleased to announce that the **First Community Housing project, McEvoy and Dupont Apartments, at 280 McEvoy Street, qualifies for Conditional Platinum GreenTRIP Certification** based on the current proposed design and amenities dated April 17, 2019.

The McEvoy and Dupont Apartments will be the first affordable housing project to receive Platinum level GreenTRIP Certification. We launched Platinum Certification in January 2015, which recognizes developers who provide more innovative transportation choices. This level goes significantly beyond our Standard Certification criteria, and only five projects have achieved it so far.

Our evaluation demonstrates that this project meets Platinum GreenTRIP standards with daily household driving projected to be no more than 25 vehicle miles/household/day, a parking ratio of 0.375 spaces per unit or less, the provision of two traffic reduction strategies, plus additional Platinum Level strategies over 40 years valued at more than \$5,001 per unit. The project meets GreenTRIP bicycle parking standards with at least one secured bicycle parking space per unit, and guest bicycle parking. The project will also participate in GreenTRIP's Transportation and Parking Survey.

Since 1997, TransForm has been working for world class public transportation and walkable communities in the Bay Area and beyond. In 2008, TransForm launched GreenTRIP, a certification program for new residential development, focused on **Traffic Reduction** and **Innovative Parking**. GreenTRIP certifies projects that will allow new residents to drive less while increasing their mobility in a variety of ways. When residents have access to affordable homes close to services, jobs and transit, and developments are designed with traffic reduction and innovative parking, there are benefits for all:

- Increased household transportation savings.
- Economic support for locally serving businesses.
- Less freeway traffic and fewer vehicle collisions.
- Improved public health through increased walking and better air quality.
- Greater demand and support of transit services.
- Reduced greenhouse gas emissions, supporting compliance with SB375 and AB32.

McEvoy and Dupont Apartments meets the GreenTRIP Certification Standards for the aspirational "Regional Center" place type. The Place Type is determined according to definitions set forth by the Metropolitan Transportation Commission's (MTC) Station Area Planning Manual, 2007. GreenTRIP Certification standards are designed according to these Place Types and tailored to create a feasible yet innovative standard.

The following describes how McEvoy and Dupont Apartments meets the criteria for Platinum Certification:

1. McEvoy and Dupont Apartments is projected to create less than 25 miles driven/household/day.

Using a model created by the California Air Resources Board for estimating greenhouse gas emissions, we project that future residents at McEvoy and Dupont Apartments will drive at most 14 miles/household/day, or **71% less than the Bay Area regional average**. The primary reasons for reduced driving are the project's density, location, and proximity to transit.

2. McEvoy and Dupont Apartments will not exceed more than 0.375 residential parking spaces per unit and will provide secured and protected bicycle parking spaces on-site.

The conceptual design of McEvoy and Dupont Apartments meets this standard by proposing 93 residential parking spaces for 358 units, or 0.26 spaces per unit. Fewer spaces provided for parking allow more resources to be spent on other community amenities. The project will also include 358 secured bicycle parking spaces and 36 guest bicycle parking spaces.

3. McEvoy and Dupont Apartments will provide at least 2 of 3 Traffic Reduction Strategies for 40 years (Transit Passes, Carshare Memberships, and/or Unbundled Parking) plus additional Platinum Level strategies equal to a per unit cost over 40 years of more than \$5,001.

First Community Housing will provide free or deeply discounted VTA Eco-Passes to all residents over 5 years old. By virtue of the project's affordability, we waive the unbundled parking requirement because federal financing rules prohibit unbundled parking. Locating affordable homes near transit is a traffic reduction strategy in and of itself.

The *additional* Platinum Level strategies, listed below, are worth an estimated total of over **\$5,500 per unit** over 40 years:

- Provide \$100 Clipper Card cash per unit for 40 years.
- Offer 1 bikeshare membership per unit for the first year.
- Provide marketing and education on travel choices for residents, including an annual transportation fair, and have onsite staff who can answer travel questions.
- Provide an onsite bike repair station.
- Install a Transit Info Screen in both buildings.

Please refer to the attached 2-page **Project Evaluation Report** for a summary of the project's benefits. You may also view Certification guidelines here: bit.ly/GreenTRIPHowToGuide.

Since this project is still going through entitlement, we are awarding a Conditional GreenTRIP Platinum Certification. We will award a full certification to McEvoy and Dupont Apartments upon city approval of final entitlements, if those entitlements include the following project characteristics:

1. Build no more than 0.375 vehicle parking spaces per unit.
2. Install no fewer than one secure, long term bike parking space per unit.
3. Install guest bike parking spaces.
4. Offer free or deeply discounted VTA Eco-Passes to all residents over 5 years old.
5. Offer additional traffic reduction strategies from the How-to-Guide valued over \$5,001 per unit over 40 years.

If any of these characteristics change significantly in the approval process, we will need to re-evaluate the project to determine if the project still meets criteria for GreenTRIP Certification. For more information please refer to our website at: www.GreenTRIP.org.

Sincerely,



Nina Rizzo

GreenTRIP Certifications Program Manager (510) 740-9340