October 6, 2015

Harry Freitas, Director
City of San Jose, Department of Planning, Building, & Code Enforcement
200 East Santa Clara Street, San Jose, CA 95113

Dear Mr. Freitas,

We are pleased to announce that the Core Companies’ 598 South First Street will qualify for Conditional GreenTRIP Platinum Certification based on the current proposed design and amenities dated August 26, 2015.

We are thrilled because this will be the first GreenTRIP Certified Project to meet our Platinum Certification standards in San Jose! We launched Platinum Certification in January 2015, which recognizes developers who provide even more innovative transportation choices. This level goes significantly beyond our Standard Certification criteria of three traffic reduction strategies: transit passes, carshare memberships, and unbundled parking. Please view the guidelines in our How-To Guide here: http://bit.ly/1KN9bul.

Our evaluation demonstrates that 598 South First Street meets GreenTRIP’s high standards for Platinum Certification with only 17 daily vehicle miles per household projected, a proposed parking ratio of 0.75 residential spaces per unit, and the provision of traffic reduction strategies (described on the following page). Upon approval of these conditions, this project will join an esteemed group of certified projects with low traffic and excellent transportation amenities.

In 2008, TransForm launched GreenTRIP, a certification program for new residential development, focused on Traffic Reduction and Innovative Parking. Since 1997, TransForm has been working for world class public transportation and walkable communities in the Bay Area and beyond. 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 service.
• Reduced greenhouse gas emissions, supporting compliance with SB375 and AB32.

598 South First Street meets the GreenTRIP Certification Standards for the “Neighborhood” 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. Please refer to the attached Project Evaluation Report for a summary. As part of minimum eligibility requirements for certification, the project must participate in GreenTRIP’s Transportation & Parking Survey for annual monitoring to assess parking demand and trip reduction at the site.
We expect to see these commitments included in the project’s proposed conditions of approval and project description. The following describes how 598 South First Street meets GreenTRIP criteria for certification:

1. **598 South First Street must create less than 35 miles/household/day.**

   Using a model created by the California Air Resources Board for estimating greenhouse gas emissions, future residents at 598 South Market Street are projected to drive only **17 miles/household/day**. This is at least **66% less than the Bay Area regional average** of 50 miles/household/day, a conservative estimate. The primary reasons for reduced driving are the project’s density, location and proximity to jobs, services and transit.

2. **598 South First Street must have no more than 0.75 residential parking spaces per unit and must provide at least 1 secured and protected bike parking space per unit.**

   The proposal for 598 South Market Street meets this standard with 79 residential parking spaces for 105 units (0.75 ratio). Fewer spaces provided for parking allows more resources to be spent on other community amenities including transit passes and bikeshare memberships. We are conditionally certifying the project for Platinum Certification based on the understanding that the parking will not exceed **0.75 spaces per unit**. The project will also have a bike room in the parking garage to accommodate 105 bikes (1 per unit) with at least 21 short-term guest bike parking spaces in a mix of at-grade, secured, and on-street.

3. **598 South First Street must provide all 3 Traffic Reduction Strategies for 40 years (Transit Passes, Carshare Memberships, and Unbundled Parking) plus additional Platinum Level strategies equal to a per unit cost over 40 years of $1,000 to $3,000.**

   The value of the required traffic reduction strategies is estimated at $12,600 per unit over 40 years. With the Platinum level strategies of bikeshare memberships, shared cargo bike, and marketing and education for residents (total value of $4,280), the benefit of all these traffic reduction strategies is worth about **$16,880 per unit** over 40 years. The value of these benefits goes above and beyond our thresholds for Platinum Certification.

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

1. Build a total of 105 units (7 stories) on 0.56 acres.
2. Offer 2 free annual bulk discount VTA ECOPasses per unit for 40 years.
3. Offer 2 free Zipcar carshare memberships per unit for 40 years.
4. Provide 100% unbundled parking for all residential spaces.
5. Install 105 long-term, secured residential bike parking spaces plus no fewer than 21 short-term guest bike parking spaces (20% of units, 1 guest space for every 5 units).
6. Contribute $20,800 to neighborhood bike infrastructure and streetscape improvements.
7. Provide one free annual bikeshare membership per unit for 40 years. In anticipation of Bay Area Bike Share expansion to in the South Bay, GreenTRIP and the Core Companies will coordinate with the bikeshare provider and the City of San Jose to ensure that a pod is located in close proximity.
8. Provide at least one community cargo bike to share (1 electric assist cargo bike for every 100 units) in secured common space that can be checked out.
9. Marketing and education to residents about transportation choices.

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

Sincerely,

Jean Long
GreenTRIP Planner