February 2, 2017

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

Dear Chair Abelite and Commissioners,

We are pleased to announce that the Quetzal Gardens project located at 1695 Alum Rock Avenue will qualify for Conditional GreenTRIP Certification based on the current proposed design and amenities dated January 25, 2017.

Our evaluation demonstrates that Quetzal Gardens meets GreenTRIP Standard Certification with only 23 daily vehicle miles per household projected, a proposed parking ratio of less than 1.5 residential vehicle parking spaces per unit, and the provision of at least one traffic reduction strategy. We are waiving the requirement of unbundled parking because 100% of the units are below market rate, the project does not exceed maximum parking spaces per unit, and federal financing rules prohibit unbundled parking. As part of minimum eligibility requirements, the project will provide at least one secured bicycle parking space per unit, and guest bicycle parking for at least 20% of units. The project will also participate in GreenTRIP’s Transportation and Parking Survey for annual monitoring.

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 service.
- Reduced greenhouse gas emissions, supporting compliance with SB375 and AB32.

Quetzal Gardens 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.
The following describes how Quetzal Gardens meets the criteria for Standard Certification:

1. **Quetzal Gardens will 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 Quetzal Gardens are projected to drive only **23 miles/household/day**. This is at least **54% less than the Bay Area regional average** of 50 miles/household/day. The primary reasons for reduced driving are the project’s density, location and proximity to jobs, services and transit.

2. **Quetzal Gardens will build no more than 1.5 residential parking spaces per unit and must provide at least 1 secured and protected bike parking space per unit.**

   The proposal for Quetzal Gardens meets this standard with 68 residential parking spaces for 71 units (0.96 ratio). Fewer spaces provided for parking allows more resources to be spent on other community amenities. The project will also include 71 secured bicycle parking spaces in the parking garage, and at least 14 short-term guest bike parking spaces.

3. **Quetzal Gardens will provide at least 1 of 3 Traffic Reduction Strategies for 40 years (Transit Passes, Carshare Memberships, and/or Unbundled Parking).**

   Quetzal Gardens will provide at least one traffic reduction strategy, such as unbundled parking. By virtue of its affordability we are waiving this requirement because Quetzal Gardens’ parking ratio is below the maximum of 1.5 and federal financing rules prohibit unbundled parking. Locating affordable homes near transit is a traffic reduction strategy in and of itself.

Please refer to the attached 2-page **Project Evaluation Report** for a summary of the project’s benefits and you may view the guidelines in our How-To Guide here: https://goo.gl/7OOHvM.

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

1. Build no more than 1.5 dedicated residential parking spaces per unit.
2. Install no fewer than one secured residential bike parking space per unit.
3. Install publicly accessible guest bike parking spaces at no fewer than 20% of units.

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 Certification. For more information please refer to our website at: www.GreenTRIP.org.

Sincerely,

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