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December 12, 2021

City Council
City of Santa Cruz
809 Center Street
Santa Cruz, CA 95060

Dear Councilmembers,

We are pleased to announce that the project by Novin Development at 831 Water Street, Santa Cruz qualifies for Conditional GreenTRIP Certification based on the current proposed design and amenities dated October 13, 2021. This is first project to receive GreenTRIP Certification in Santa Cruz!

Future residents at this transit- and bike-friendly location will drive significantly less than the regional average and contribute far fewer greenhouse gas emissions. The smart location -- proximity to transit, jobs, and community amenities -- is the main reason for the climate and transportation benefits. The housing affordability and additional traffic reduction strategy of unbundled parking are supporting factors. This project will join an esteemed group of GreenTRIP Certified projects with low traffic and excellent transportation amenities.

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.

The following describes how 831 Water Street meets the criteria for Standard Certification:

1. The project is projected to create less than 35 miles/household/day.
Using the GreenTRIP Connect model for estimating greenhouse gas (GHG) emissions, we project that future residents will drive a mere 4.6 miles per day per household, or 92.5% less than the Bay Area average. Residents will create 81% fewer GHGs too. The primary reasons for reduced driving are the project's density, location, and proximity to transit.

2. The project will not exceed more than 1.5 residential parking spaces per unit and will provide secured and protected bicycle parking spaces on-site.

The conceptual design meets this standard by proposing 136 residential parking spaces for 140 units, or 0.97 spaces per unit. Fewer spaces provided for parking allow more resources to be spent on other community amenities. The project will also include 140 secured bicycle parking spaces and 40 guest bicycle parking spaces, which meets our requirements of 1.0 long-term bicycle parking space per unit and 0.2 short-term bicycle parking spaces per unit.

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

Novin Development will meet this requirement by providing unbundled parking for the units that are not designated Below Market Rate (BMR). Unbundled parking separates the cost of parking a vehicle from the cost of housing. This allows residents who do not have vehicles to save money by not having to pay for a parking space that they are not using. We waive the requirement for one traffic reduction strategy for the BMR units, because federal financing rules sometimes prohibit unbundled parking, and locating affordable homes near transit is a traffic reduction strategy in and of itself.

Please refer to the attached 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 entitlements, we are awarding a Conditional GreenTRIP Standard 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 parking spaces per unit.
2. Install at least 140 secured residential bike parking spaces.
3. Install publicly accessible guest bike parking spaces numbered at no fewer than 20% of units.
4. Provide unbundled parking to units that are not BMR.

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 and Kendra Ma
TransForm