



October 12, 2022

Ms. Deanna Chalfant
Essex Property Trust, Inc.
1100 Park Pl, #200
San Mateo, CA 94403

Subject: Residential TDM Certification Checklist for 7. S Linden Avenue

Dear Ms. Chalfant:

Hexagon Transportation Consultants has prepared the following TDM Certification Checklist for 7 S. Linden Avenue residential development project. The proposed project consists of 543 dwelling units that would be built in a seven-story podium building. Based on the City’s draft TDM Ordinance update, the project falls under Tier 1 land use projects and is subject to implementing a list of TDM measures. The project shall complete and submit an annual self-certification form to the City for the first five years after occupancy. Since the project is located within ½ mile of the Caltrain station, the total required points are 20. As shown in the checklist below, the project will commit to implementing TDM measures that will add up to a total of 46 points.

Residential TDM Certification Checklist for 7 S. Linden Avenue Residential Development

TDM Measure	Points	✓
Unbundled parking	10	✓
Free transit passes to residents for first year of tenant’s residency	10	✓
Sidewalk/bikeway facility improvement*	8	✓
Affordable Housing	6	✓
Transit facility improvement*	6	X
TDM coordinator/point of contact for commute assistance	5	✓
Onsite Carshare	3	X
Sidewalk-oriented pedestrian entrance	2	✓
Bicycle storage per City Code	2	✓
Mixed-use development with ground-floor retail	2	X
Bicycle repair station	1	✓
Pedestrian-oriented street lighting	1	✓
Promotional programs & materials	1	✓
Total Required if Located within ½ Mile of a High-Quality Transit Corridor or Low-VMT Residential Area	20	46
Total Required for Other Locations with Potential VMT Impact	30	