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October 15, 2009

Joe Horwedal, Deputy Director  
City of San Jose  
Planning Building and Code Enforcement  
200 East Santa Clara Street  
San Jose, CA 95113-1905

Re: Green Republic LLLP-The Ohlone Mixed-Use  
Development at Midtown


Dear Mr. Horwedal,

As the Executive Director of the Mineta Transportation Institute (MTI), I can state, after careful review, that the proposed General Plan Amendment for the Ohlone Project is an excellent example of Transit Oriented Development (TOD). As a matter of policy, and as a federally funded University Transportation Research Center, MTI is not able to serve as an advocate for an individual project. However, I would like to identify the many ways in which the concepts espoused in the general plan amendment are positive and represent an "In-Fill" application of the type of research that MTI conducts. Specifically, the project site is within a short walk of commuter and light rail and is well served by several bus routes while being somewhat buffered from the surrounding single family community. The inclusion of retail and residential space, coupled with proximity to transit, pedestrian walkways, and bicycle paths are consistent with the theory that development should occur near transit. Furthermore, as outlined, the proposed plan is compliant with San Jose's Green Building Policy and includes several environmentally sustainable features.

All of these factors are consistent with the research findings that suggest that TOD decreases dependence on a car for mobility and survival.

Thank you for your time and consideration.

With warm regards,

  
Rod Diridon, Sr., Executive Director  
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