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March 31, 2020

City Council
City of San Leandro
845 E. 14th Street
San Leandro, CA 94577

Dear Mayor Pauline Cutter and Councilmembers,

Last year we were pleased to announce that the Eden Realty project at 1388 Bancroft Avenue qualified for **GreenTRIP Certification** based on the design and amenities dated June 24, 2018, which included 45 units. The new design with 42 units still qualifies.

Our evaluation demonstrates that this project meets GreenTRIP standards for the Town Center place type with daily household driving projected to be no more than 35 daily vehicle miles driven per household, a parking ratio of 1.5 spaces per unit or less, and the provision of at least one traffic reduction strategy. The project meets GreenTRIP bicycle parking standards with 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. Upon approval of these conditions, this project will join an esteemed group of 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.

This project meets the GreenTRIP Certification Standards for the "Town Center" 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 1388 Bancroft Avenue meets the criteria for Standard Certification:

1. This project is projected to create less than 35 miles driven/household/day.

Using GreenTRIP Connect for estimating greenhouse gas emissions, we project that future residents in this project will drive at most 34 miles per day per household, or **45% less than the Bay Area regional average**. The primary reasons for reduced driving are the project's density, location, and proximity to transit.

2. This 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 55 residential parking spaces for 42 units, or 1.3 spaces per unit. GreenTRIP parking ratios do not include the five on-street parking spaces that residents may use. Fewer spaces provided for parking allow more resources to be spent on other community amenities. The project will also include 42 secured bicycle parking spaces and 12 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. This project will provide at least 1 of 3 Traffic Reduction Strategies for 40 years (Transit Passes, Carshare Memberships, and/or Unbundled Parking).

Eden Realty will provide 100% unbundled parking, which separates the cost of parking from rent. Therefore, residents who do not have vehicles will save money by not having to pay for a parking space that they are not using.

Please refer to the attached 2-page **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 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 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 numbered at no fewer than 20% of units.
4. Provide one traffic reduction strategy per the How-to-Guide.

Upon approval of these conditions, this project will join an esteemed group of GreenTRIP-certified projects with low traffic and excellent transportation amenities. For more information, please refer to our website at: www.GreenTRIP.org.

Sincerely,



Nina Rizzo
GreenTRIP Certification Program Manager
(510) 740-9340



GreenTRIP

Traffic Reduction + Innovative Parking

www.GreenTRIP.org

PROJECT EVALUATION REPORT

1388 BANCROFT AVENUE

1388 BANCROFT AVE., SAN LEANDRO, CA

DEVELOPER: EDEN REALTY



PROJECTED DAILY DRIVING BY RESIDENTS

GREENTRIP STANDARDS

LESS THAN 35 MILES/DAY	<input checked="" type="checkbox"/> 34 MILES/DAY
52% less than the regional average household driving of 62 miles/day. <i>Source: MTC Vital Signs and Bay Area Census</i>	EACH HOUSEHOLD IS PROJECTED TO DRIVE 34 MILES/DAY <i>Source: GreenTRIP Connect</i>



APPROPRIATE AMOUNT OF PARKING

GREENTRIP STANDARDS

MAXIMUM 1.5 SPACES/UNIT	<input checked="" type="checkbox"/> 1.3 SPACES/UNIT
Average spaces per home (including guest parking), excluding spaces shared with non-residential uses.	55 PARKING SPACES 42 UNITS



TRAFFIC REDUCTION STRATEGIES

GREENTRIP STANDARDS

1 OF 3 STANDARD TRAFFIC REDUCTION STRATEGIES	<input checked="" type="checkbox"/> UNBUNDLED PARKING
The project must have one of three traffic reduction strategies: <ul style="list-style-type: none"> UNBUNDLED PARKING DISCOUNT TRANSIT PASSES FREE CARSHARE MEMBERSHIP 	<ul style="list-style-type: none"> UNBUNDLED PARKING: PAYING FOR A PARKING SPACE IS SEPARATE FROM HOUSING.

PLACE TYPE

GreenTRIP standards are customized for different types of neighborhoods, or "Place Types," as defined by the Metropolitan Transportation Commission's Station Area Planning Manual.

NEIGHBORHOOD

This project meets GreenTRIP Certification standards for the Neighborhood Place Type. Above is an evaluation of how this project satisfies each requirement.

CONDITIONAL CERTIFICATION AS OF MARCH 31, 2020



1388 BANCROFT AVE IS PROJECTED TO RESULT IN:

45% LESS DRIVING

Each household is expected to drive 34 miles/day rather than the regional average of 62 miles/day

Source: GreenTRIP Connect, MTC Vital Signs and Bay Area Census

13% LESS GHGs

Each household is expected to emit 17.8 pounds of GHGs/day instead of 20.4 pounds of GHGs/day.

Source: GreenTRIP Connect

GreenTRIP evaluates how well a proposed residential project design achieves Traffic Reduction and Innovative Parking strategies.

GreenTRIP conducts an evaluation based on information provided by the developer and gathered from publicly available sources.

1388 BANCROFT AVENUE

DRIVING REDUCTION

The following is an inventory of GreenTRIP Connect model inputs and the projected driving reduction.

SELECTED SITE

IF BUILT ON SELECTED PARCEL

(LOCATION EFFICIENCY VARIABLES INCLUDE EMPLOYMENT DENSITY, TRANSIT AVAILABILITY, NEIGHBORHOOD COMMUTE DISTANCE)

AFFORDABLE HOUSING

5% OF UNITS (2 UNITS) WILL BE DEED RESTRICTED BELOW MARKET RATE

TRAFFIC REDUCTION STRATEGIES

UNBUNDLED PARKING: PAYING FOR A PARKING SPACE IS SEPARATE FROM PAYING FOR HOUSING.

↓
0% REDUCTION
↓
1% REDUCTION
↓
13% REDUCTION



NEARBY TRANSPORTATION

Transit within a 1/4 mile:

AC Transit 34, 35, 40

Transit within a 1/2 mile:

AC Transit 10, 34, 35, 40, 801

AC Transit Transbay NX4 and NXC

GREENTRIP Connect REPORT:

<https://connect.greentrip.org/map-tool.php?p=248122>

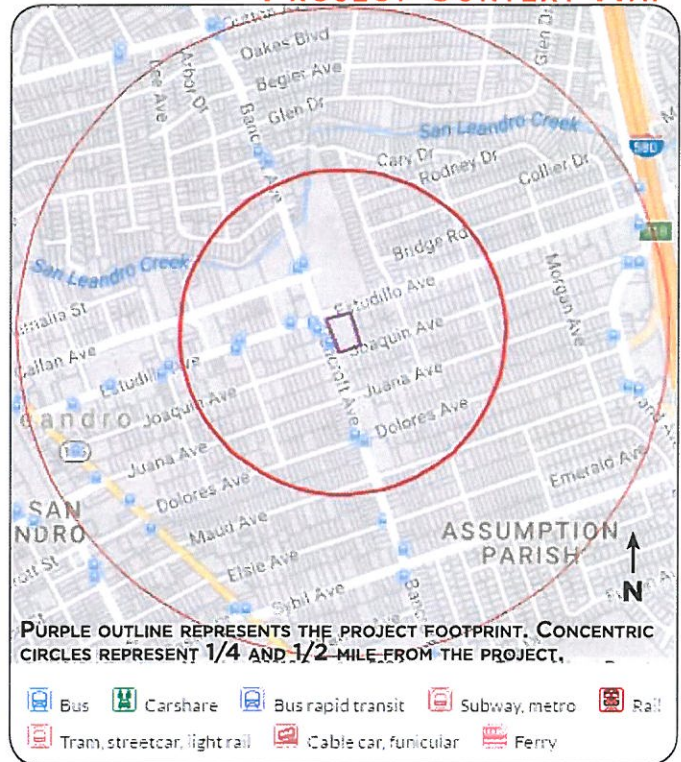
Residents living and working within a 1/2 mile or 10 minute walk to transit are 10 times more likely to take transit.¹

Residents living within a 1/2 mile of transit drive 50% less than those living further away.²

¹ ABAG New Places, New Choices, 2007

² Cervero, Arrington, TCRP Report 128, 2008

PROJECT CONTEXT MAP



KEY PROJECT DETAILS:

- DENSITY OF 33 UNITS/ACRE
- 42 SECURED LONG TERM BIKE PARKING SPACES
- 12 GUEST BIKE PARKING SPACES
- UPGRADED BUS STOP WITH BENCH AND SHELTER
- PHOTOVOLTAIC PANELS FOR ELECTRIC VEHICLE CHARGING
- WITHIN 1/2 MILE OF FLEX SHUTTLE STOP FOR

QUESTIONS?

Contact:

GreenTRIPInfo@TransFormCA.org

www.GreenTRIP.org

a project of

