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December 3, 2018

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

Dear Chair Pon and Commissioners,

We are pleased to announce that the **Eden Realty project at 1388 Bancroft Avenue qualifies for GreenTRIP Certification** based on the current design and amenities dated June 24, 2018.

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 **T**raffic **R**eduction and **I**nnovative **P**arking. 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/household/day.

Using a model created by the California Air Resources Board for estimating greenhouse gas emissions, we project that future residents in this project will drive at most 32 miles per day per household, or **36% 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 45 units, or 1.2 spaces per unit. GreenTRIP parking ratios do not include the five parking 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 48 secured bicycle parking spaces and 12 guest bicycle parking spaces, which exceeds our requirements of 1.0 ratio for long-term and 0.2 ratio for short-term bicycle parking.

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 Planner, (510) 740-9340



GreenTRIP

Traffic Reduction + Innovative Parking

www.GreenTRIP.org

PROJECT EVALUATION REPORT

1388 BANCROFT AVE.

1388 BANCROFT AVE., SAN LEANDRO, CA
DEVELOPER: EDEN REALTY

CONDITIONAL CERTIFICATION
AS OF JUNE 27, 2018

PROJECTED DAILY DRIVING BY RESIDENTS

GREENTRIP STANDARDS

LESS THAN **35** MILES/DAY

32 MILES/DAY

PER HOUSEHOLD, BASED ON
URBEMIS PROJECTION
URBEMIS 2007 v9.2.4

APPROPRIATE AMOUNT OF PARKING

GREENTRIP STANDARD

MAXIMUM **1.5** SPACES/UNIT

1.2 SPACES/UNIT

Average spaces per home
(including guest parking),
excluding spaces shared with
non-residential uses.

55 PARKING SPACES
45 UNITS

*PLUS 5 ON-STREET SPACES

TRAFFIC REDUCTION STRATEGIES

GREENTRIP STANDARDS

**1 OF 3 STANDARD TRAFFIC
REDUCTION STRATEGIES**

UNBUNDLED PARKING

The project must have one
of three traffic reduction
strategies:

- UNBUNDLED PARKING
- DISCOUNT TRANSIT PASSES
- FREE CARSHARE MEMBERSHIP

- **UNBUNDLED PARKING,
SEPARATING COST OF
PARKING FROM COST OF
RENT**

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.

TOWN CENTER

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



1388 BANCROFT AVE. IS PROJECTED* TO RESULT IN:

36% LESS DRIVING

Each household is expected to drive
32 miles/day, rather than the Bay Area
average of 50 miles/day

36% LESS GHGs

Each household is expected to emit
30 pounds of GHGs/day instead of 47
pounds of GHGs/day

*URBEMIS Model 2007 v9.2.4

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.

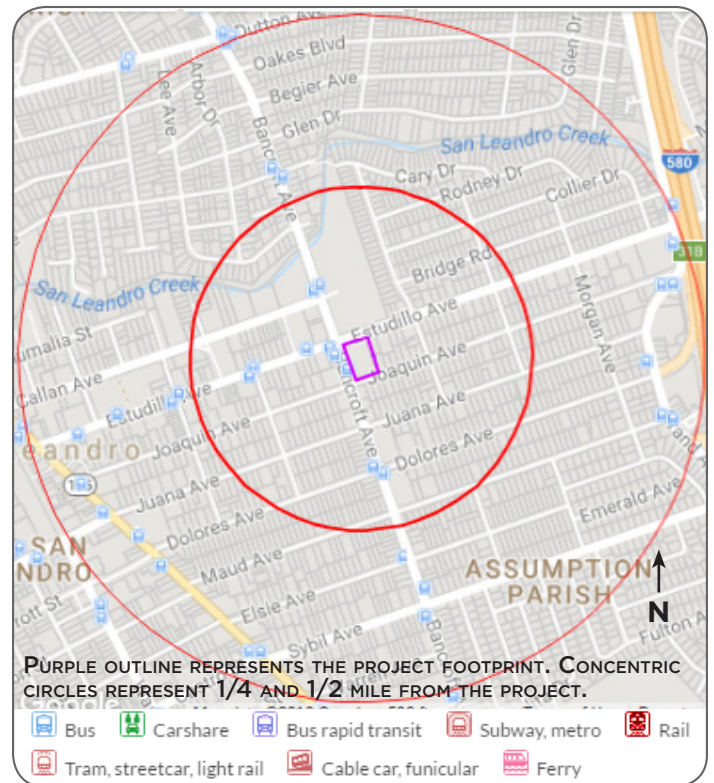
1388 BANCROFT AVE.

PROJECT CONTEXT MAP

TRIP REDUCTION CREDITS

The following is an inventory of URBEMIS model inputs. The projected driving is affected by the following trip reduction credits.

DENSITY	↓
35 UNITS/ACRE <small>SOURCE: EDEN REALTY</small>	15% REDUCTION
MIX OF USES	↓
WITHIN A HALF-MILE 3,372 JOBS 3,555 HOMES	7% REDUCTION
LOCAL RETAIL PRESENT <small>SOURCE: 2015 US CENSUS (ACS DATA)</small>	2% REDUCTION
TRANSIT SERVICE	↓
444 BUSES WITHIN 1/4 MI. 0 RAIL TRAINS WITHIN 1/2 MI. 8 SHUTTLES WITHIN 1/2 MILE <small>SOURCE: AC TRANSIT, CITY OF SAN LEANDRO</small>	7% REDUCTION
PEDESTRIAN/BICYCLE FRIENDLINESS	↓
392 INTERSECTIONS PER SQ. MILE 98% STREETS WITH SIDEWALKS ON BOTH SIDES 80% ARTERIAL STREETS WITH BIKE LANES OR DIRECT PARALLEL ROUTES WHERE SUITABLE <small>SOURCE: GOOGLE MAPS</small>	6% REDUCTION
AFFORDABLE HOUSING	↓
4.4% OF UNITS ARE DEED RESTRICTED BELOW MARKET RATE HOUSING <small>SOURCE: EDEN REALTY</small>	0.2% REDUCTION



RENDERING

KEY PROJECT DETAILS:

- 1.27 RESIDENTIAL ACRES, 45 UNITS, 3 STORIES
- 2 AFFORDABLE UNITS
- 1.2 RESIDENTIAL PARKING SPACES PER UNIT
- 48 LONG-TERM, SECURED BIKE PARKING SPACES
- 12 GUEST BIKE PARKING SPACES
- UPGRADED BUS STOP WITH BENCH AND SHELTER

QUESTIONS?

Contact:
GreenTRIPInfo@TransformCA.org
www.GreenTRIP.org

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

URBEMIS Summary Sheet

Project Name: 1388 Bancroft Ave., San Leandro
 Developer: Eden Realty
 Place Type: Town center

Prepared by: Nina Rizzo

QAQC Check: David Bezzer

URBEMIS File Location:

Site Data

Total acres	
Acres minus common space/yard space (acres - common)	1.27

Land Use Data

Mixed-Use Residential	
Apartments Low Rise	45

Operational Data

Mix of Uses		Bike and Pedestrians	
Number of housing units within 1/2 mile radius <i>Note: This includes the units in the development</i>	3,372	Number of valences (intersection count, walkability measure) per square mile	392
Employment within 1/2 mile radius	3,555	% of streets in 1/2 mile with sidewalks on 1 side	2%
Local Serving Retail Presence		% of streets in 1/2 mile with sidewalks on 2 sides	98%
Local serving retail would include grocery store, pharmacy, hardware store, dry cleaners, café, gym, etc.	Yes	% of arterials/collectors with bike lanes (or where suitable, direct parallel routes exist)	80%
Transit Services		Affordable Housing	
# of daily weekday buses stopping w/in 1/4 mile of	444	Number of Affordable Units	0
# of daily rail/BRT stopping w/in 1/2 mi of site	0	Percentage of Affordable housing	0%
# of dedicated daily shuttle trips	8		

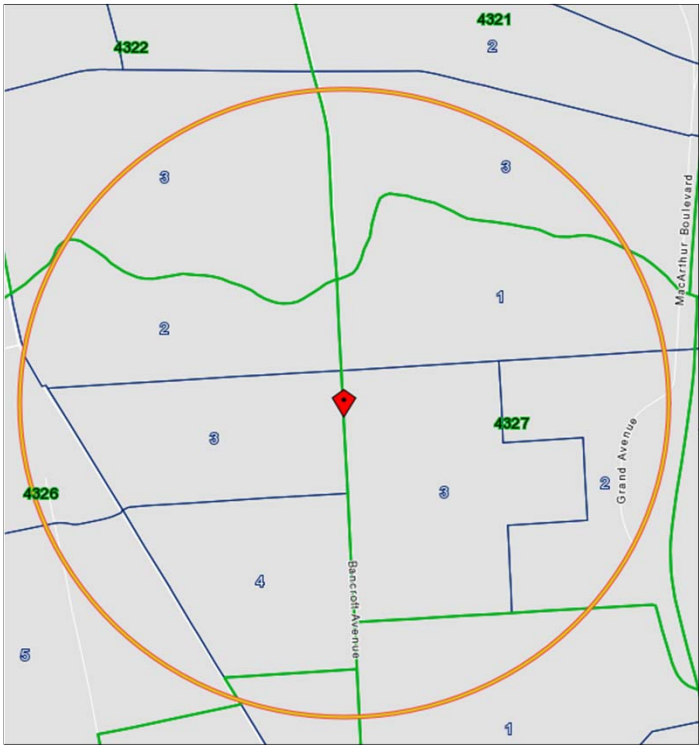
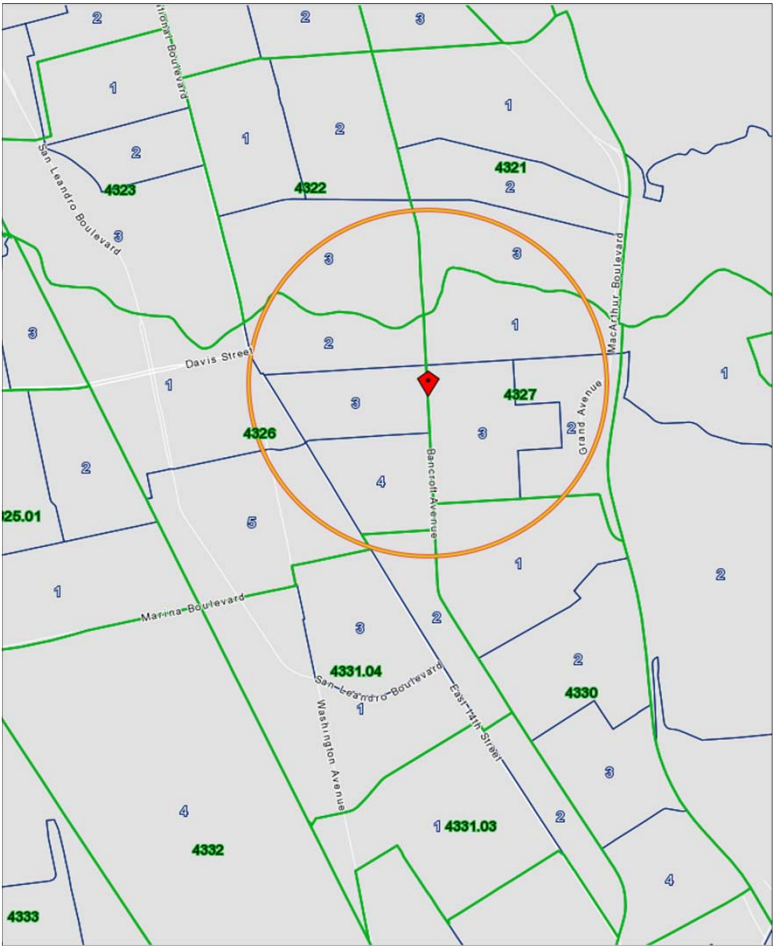
URBEMIS Output Data

Density Adjustment			
Default Acreage from URBEMIS	2.81		
Default Trip/Day Generation Rate	6.9		
Adjusted Trip Generation for higher density	5.84	15.4%	
Operational Results			
	ITE Unmitigated	Urbemis Mitigated	% Reduction
Daily Trips/Unit	5.8	3.8	
Total Daily Trips	262.8	169.4	
Daily VMT/Housing Unit	49.9	32.2	35.6% **
Total Daily VMT (Annual Average Calculation)	2246.9	1448.4	35.5%
Daily pounds of CO2 unmitigated/Dwelling Unit	47.0	30.3	
Total Annual tons of CO2 (From Annual calculations)	385.9	248.8	35.5%
<i>** % Improvement over Bay Area Average of 50 VMT/DU</i>			
Operational Mitigations			
Mix of Use			6.9%
Local Serving Retail			2.0%
Transit Service			6.5%
Pedestrian/Bicycle Friendliness			6.3%
Affordable Housing			0.0%

Household (HH) Density within 1/2 Mile of Site

County	Census Tract	Census Block Group	HH in Block Group	% of block in Area	HH in 1/2 Mi. Area
Alameda	4321	3	424	60%	254
Alameda	4327	1	336	90%	302
Alameda	4327	2	360	80%	288
Alameda	4327	3	384	100%	384
Alameda	4330	1	388	25%	97
Alameda	4331.04	2	437	10%	44
Alameda	4326	1	686	10%	69
Alameda	4326	2	588	95%	559
Alameda	4326	3	423	100%	423
Alameda	4326	4	278	100%	278
Alameda	4326	5	1098	20%	220
Alameda	4332	3	683	60%	410
TOTAL					3327

with project 3372



Work Area Profile Report

Total All Jobs	2015	
	Count	Share
Total All Primary Jobs within 0.5 mile	3,555	100%

Jobs by Worker Age	2015	
	Count	Share
Age 29 or younger	683	19.2%
Age 30 to 54	2,087	58.7%
Age 55 or older	785	22.1%

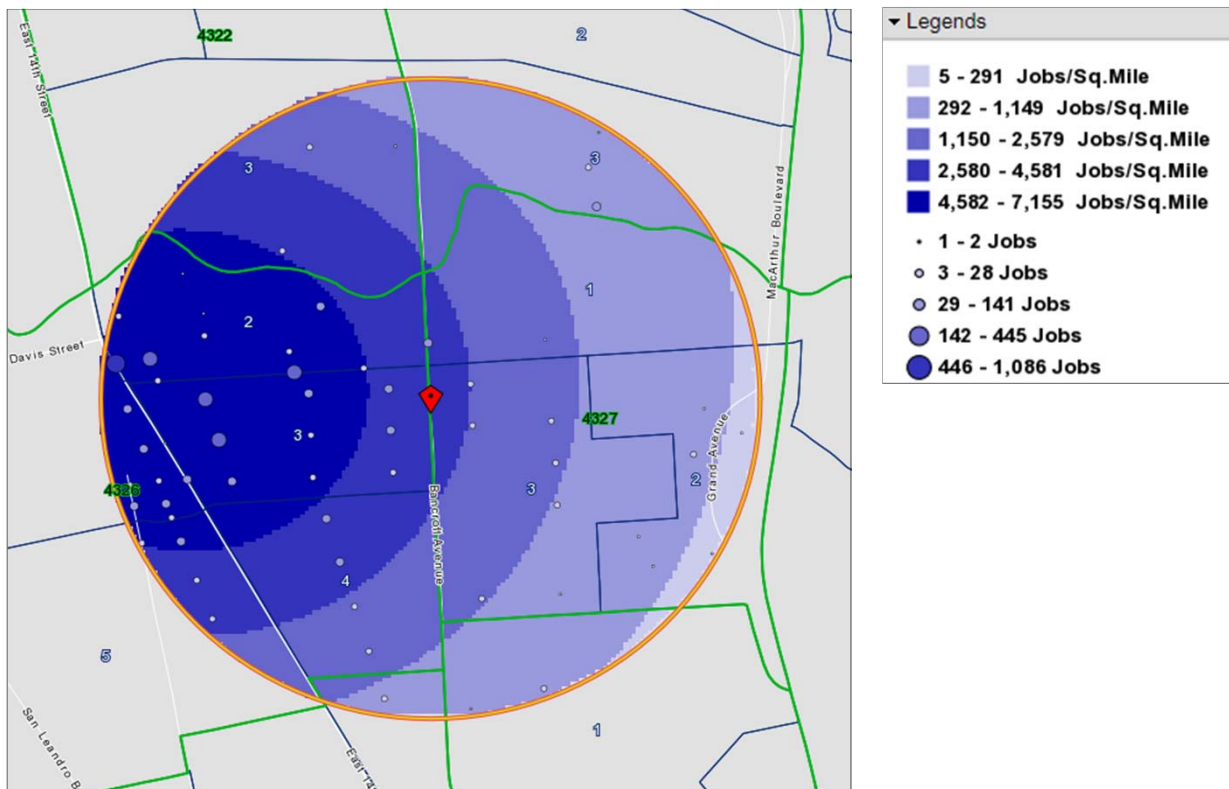
Jobs by Earnings	2015	
	Count	Share
\$1,250 per month or less	615	17%
\$1,251 to \$3,333 per month	1,090	31%
More than \$3,333 per month	1,850	52%

Jobs by Worker Race	2015	
	Count	Share
White Alone	2,333	65.6%
Black or African American Alone	341	9.6%
American Indian or Alaska Native Alone	32	0.9%
Asian Alone	736	20.7%
Native Hawaiian or Other Pacific Islander	25	0.7%
Two or More Race Groups	88	2.5%

Jobs by Worker Educational Attainment	2015	
	Count	Share
Less than high school	400	11.3%
High school or equivalent, no college	625	17.6%
Some college or Associate degree	910	25.6%
Bachelor's degree or advanced degree	937	26.4%
Educational attainment not available (workers aged 29 or younger)	683	19.2%

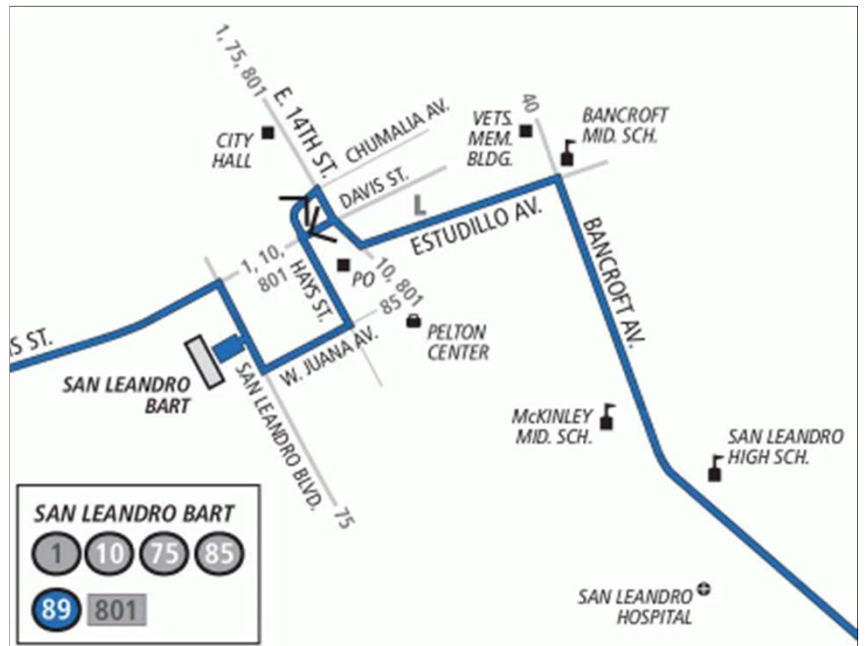
Jobs by Worker Ethnicity	2015	
	Count	Share
Not Hispanic or Latino	2,783	78.3%
Hispanic or Latino	772	21.7%

Jobs by Worker Sex	2015	
	Count	Share
Male	1,917	53.9%
Female	1,638	46.1%



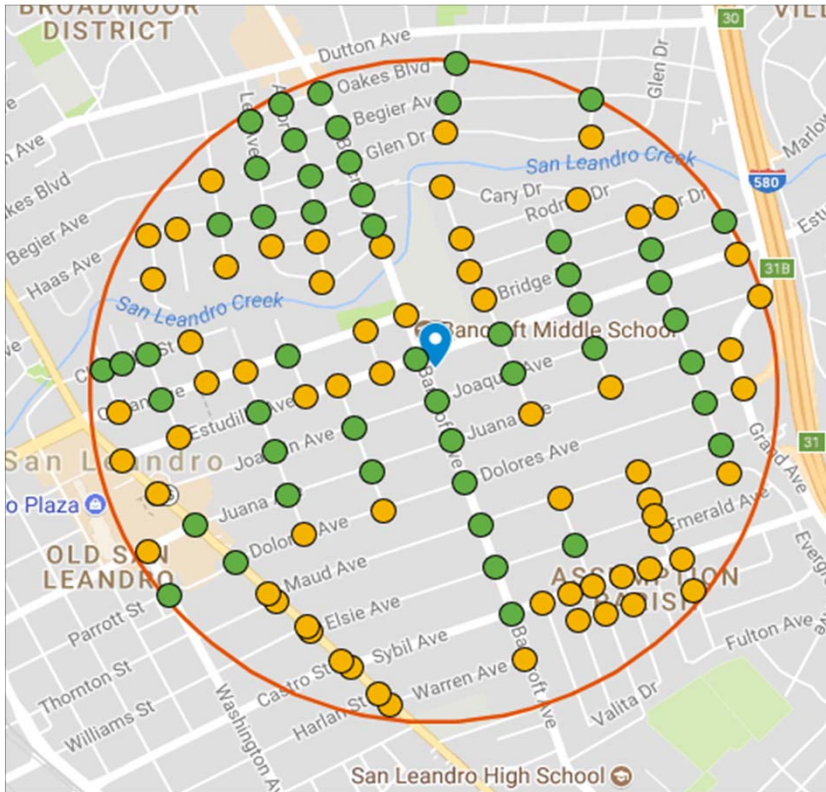
Transit Services

Rail (1/2 mile radius)	Destinations accessible		Stops		Occurances/ Weekday		Sub totals
	Operator: BART	North or East Bound	South or West Bound	N/E	S/W	N/E	
							0
							0
Shuttle							
City of San Leandro Flex Shuttle for seniors	Downtown Plaza, San Leandro BART, Senior Community Center, Kaiser, Walmart, Broadmore Plaza, Main Library	Transfer to South Route at Senior Community Center to go to: BayFair Center, Eden Lodge, Greenhouse marketplace/Safeway, Marina Communiyt Center	1		8		8
							0
			Shuttle Total				8
AC Transit (1/4 mile radius)							
40	Eastmont Transit Center, Fruitvale, Downtown Oakland 12th St BART	BayFair BART	3	3	44	40	252
89	San Leandro BART, Monarch Center, (reverse route to S/W)	McKinley Middle School, San Leandro HS, Bay Fair BART, Fashion Faire, Alameda County Juvenile Justice Center, Washinton Manor Middle School, Marina Community Center and Gold Course, San Leandro Marina	3	3	32	32	192
							0
							0
			Bus Total				444



Intersection Density

Valence Counts	Qty	Totals
3	64	192
4	50	200
5		0
6		0
Totals	114	392



0.5 Mile Radius

- Individual styles
- Radius
- 1388 Bancroft Ave.

4-way Intersections

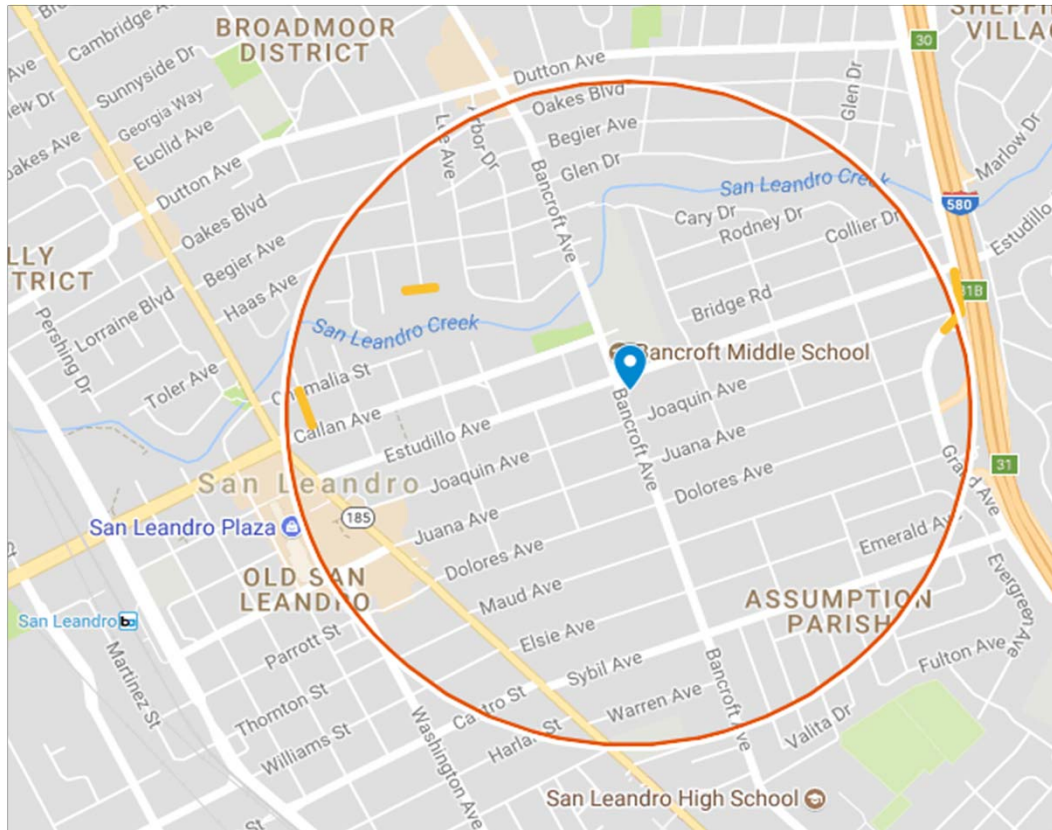
- Uniform style
- All items (50)

3-way Intersections

- Uniform style
- All items (64)

Sidewalk Connectivity

	Percent Coverage
2 sidewalks	98%
1 sidewalk (yellow)	2%
0 sidewalks (red line)	
Total	100%



Source: Google maps observation

Acceptable Bike Routes

Arterials		Bike Lanes		Suitable Parallel route			Bike Lane or Parallel Route	
Name	Length (Mi)	Length (Mi)	% of Arterial	Name	Length (Mi)	% of Arterial	Length (Mi)	% of Arterial
Estudillo Ave.	0.95	0.95	100%			0%	1.0	100%
Bancroft Ave.	1.00	1.00	100%			0%	1.0	100%
Sybil Ave.	0.60	0.00	0%	Sybil Ave. (shared road, not lane)	0.60	100%	0.6	100%
E. 14th St.	0.65	0.00	0%	N/A		0%		0%
TOTAL	3.2						2.6	80%

Source: City of San Leandro Bike Map, Connect (Google)

