



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

CONDITIONAL CERTIFICATION
AS OF MARCH 31, 2020



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



1388 BANCROFT AVE IS PROJECTED TO RESULT IN:



TRAFFIC REDUCTION STRATEGIES

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 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.

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

PROJECT CONTEXT MAP

DRIVING REDUCTION

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

SELECTED SITE



0%
REDUCTION

IF BUILT ON SELECTED PARCEL

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

AFFORDABLE HOUSING



1%
REDUCTION

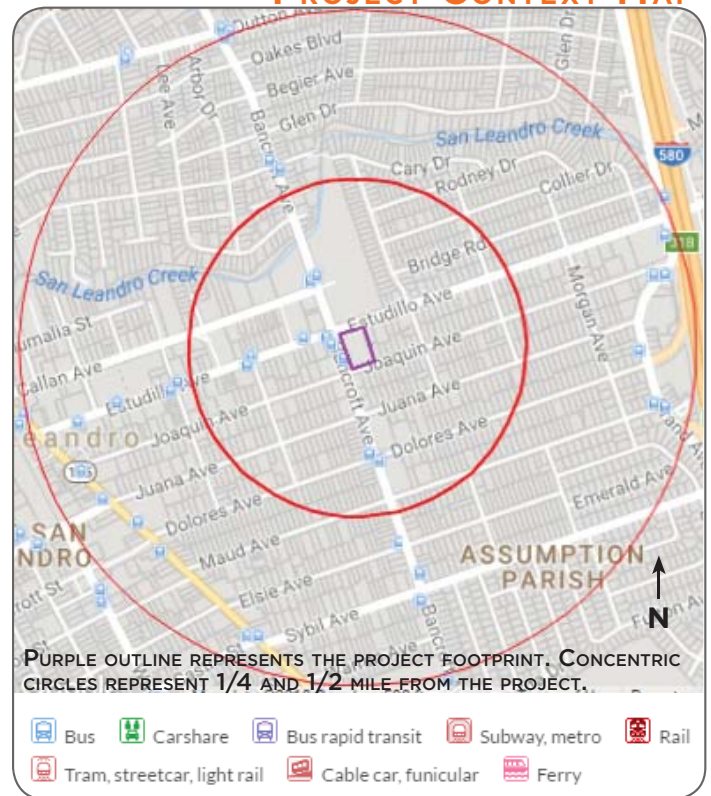
5% OF UNITS (2 UNITS) WILL BE DEED RESTRICTED BELOW MARKET RATE

TRAFFIC REDUCTION STRATEGIES



13%
REDUCTION

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



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

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:

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a project of



¹ ABAG New Places, New Choices, 2007

² Cervero, Arrington, TCRP Report 128, 2008