



**GreenTRIP
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February 26, 2010

Mayor Tony Santos and Members of the San Leandro City Council
City of San Leandro
835 E. 14th Street
San Leandro, CA 94577-3767

Re: The Crossings

Dear Mayor Santos and Councilmembers,

Congratulations! I am writing to inform you that **The Crossings** has been awarded **GreenTRIP Certification** based on the approved design and amenities.

Last fall, TransForm launched GreenTRIP, a certification program for new residential development, focused on **Traffic Reduction** and **Innovative Parking**. The Crossings is one of the first five pilot projects selected to participate in the program.

The purpose of GreenTRIP is to recognize projects that will provide low traffic development through appropriate density, proximity to transit, services and job centers, and the most effective Traffic Reduction and Innovative Parking strategies.

When it comes to green building, how people get to a building is just as important as what that building is made of. GreenTRIP plans to become the new metric for how to measure low-traffic development.

Since 1997, TransForm (formerly the Transportation and Land Use Coalition) has been working for world class public transportation and walkable communities in the Bay Area and beyond. Starting in 2008, we have been developing the GreenTRIP program with funding from the Bay Area Air Quality Management District, the Rockefeller Foundation and the Silicon Valley Community Foundation.

GreenTRIP certifies projects that will allow new residents to drive less. When families 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 improved air quality.
- Greater demand and support of transit service.
- Reduced greenhouse gas emissions, which will support efforts to implement SB375 and AB32.

Based on the information provided by the developers, Westlake Development Partners and BRIDGE Housing, **The Crossings meets the GreenTRIP Certification Standards for the "Town Center" place type**. The Town Center Place Type is determined according to definitions set forth by the Metropolitan Transportation Commission's 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 The Crossings meets GreenTRIP standards, and it is explained in more detail in the attached **Project Evaluation Report**.

1. The Crossings must create less than 35 miles/household/day.

Using a model recommended by the California Air Resources Board for estimating greenhouse gas emissions, future residents at The Crossings are projected to drive only 20 miles/household/day. This is **60% less than the Bay Area regional average** of 50 miles/household/day. The primary reasons for reduced driving are the project's density, location and proximity to jobs, services and transit.

2. The Crossings must have no more than 1.5 parking spaces per unit.

The conceptual design of The Crossings meets this standard by providing 326 parking spaces for 300 units. Fewer spaces provided for parking allows for more resources to be spent on other community amenities including open space, local retail and transit passes described below.

3. The Crossings must provide at least 1 of 3 Traffic Reduction Strategies: Unbundled parking, Free CarShare Membership or 50% Discount own Transit Passes.

Westlake Development Partners is unbundling parking for The Cornerstone part of The Crossings so that all parking spaces will be sold or leased separately from the cost of housing. BRIDGE is exempt from providing unbundled parking for The Alameda part of the Crossings due to federal financing rules that prevent unbundling parking. This will create a large incentive for families to own one less car and take advantage of the other viable transportation choices within walking distance.

We are awarding The Crossings full GreenTRIP Certification based on the July 20, 2009 approvals of the Cornerstone and The Alameda. According to these approvals and documentation provided by Westlake Development Partners and BRIDGE Housing, The Crossings will include the following characteristics:

1. A total of 300 units (5 stories).
2. Net density of 60 units per acre.
3. Maximum of 1.5 parking spaces per unit on average, excluding spaces that are shared with commercial uses on site.
4. Unbundling all parking for The Cornerstone part of The Crossings

For more information please refer our website at: <http://www.GreenTRIP.org>.

Sincerely,



Ann Cheng
Senior Planner