Toolbox Tuesday Training Webinar
June 6, 2017

www.GreenTRIP.org

Ann Cheng
GreenTRIP Program Director

Michael Dieden
Creative Housing Associates

David Somers
City of Los Angeles
1. 15 minutes – GreenTRIP, Ann Cheng

2. 10 minutes - Empire Yards, Rancho Cucamonga, Michael Dieden

3. 15 minutes - City of Los Angeles, David Somers

4. 30 minutes - Questions & Answers
1. Introduction to GreenTRIP
2. GreenTRIP Connect Case Study
3. Next Steps

Purpose: Show how GreenTRIP Connect can help support a Southern California with more affordable homes, less traffic, and more transportation choices!
First Platinum and Zero Parking Project!

Key Project Details:
- 0.08 acres, 54 units, 9 stories
- Offer Two Free VTA ECOPasses per unit for 40 years
- 3 shared smart cars on-site, with $200 yearly driving credit per unit for 40 years
- 108 secured, protected bike parking spaces (at least 1 per unit) on each floor
- 1 on-site bikeshare station with 1 free membership per unit for 40 years
- Travel concierge on-site
- Marketing and education to residents about travel choices
- 2 shared cargo bikes
- Transit info screen installed in lobby
San Jose Diridon Station Area - Montgomery 7
San Jose’s first ZERO Parking and Platinum Certified Project!

INITIAL PROPOSAL:
34 units, zero parking

Bike Parking On Every Floor
FREE VTA ECOPasses 2/unit
BikeShare Station 20 docking spaces, 9 bikes
Bikeshare memberships
TransitScreen in Lobby
2 Shared Electric Cargo Bikes

108 total secured protected bicycle parking spaces & On-site Travel Concierge
3 Shared SMART Cars; $200= Annual Driving Credit

AFTER GreenTRIP: Increase to 56 Units
Traffic Reduction Package $850,000 over 40 years
Certified Developers

- Anderson Architects
- Barry Swenson Builder
- Blake Griggs Properties
- BRIDGE Housing
- BUILD INC
- City Centric
- Community Housing and Development Corp.
- The CORE Companies
- EBL&S
- Eden Housing
- First Community Housing
- Greenheart Land Co.
- Holliday Development
- LENNAR
- Mid-Peninsula Housing
- Nautilius/RAD Urban
- Panoramic Interests
- Resources for Community Development
- Rhoades Planning Group
- Republic Family of Properties
- Sparx LLC
- Thompson Dorfman
- YHLA
GreenTRIP leveraged $21+ Million in Private Investment for Public Transit
Program

- Certification
- Policy Guidance
- Research & Tools
- Affordable Housing Sustainable Communities (AHSC)
Please watch and share the “Why GreenTRIP Connect?” video

https://Connect.GreenTRIP.org
Step 1: Enter a location

Enter address, city, zip, transit station, etc...

Connect beta
Creating affordable, low-traffic and healthy homes
Step 1: Enter a location

Enter address, city, zip, transit station, etc...
Step 1: Enter a location

Step 2: Pick a parcel

Step 3: Tell us about the project
Step 1: Enter a location

Enter address, city, zip, transit station, etc...

Enter a location or use the map navigation to find the place you are interested in.

If you aren’t sure where to look first, explore the “Map Layers” to find places with great transportation choices.
Step 1: Enter a location
Enter address, city, zip, transit station, etc...

Step 2: Pick a parcel

Find a parcel (a piece of land that can be bought or sold) by searching for an address or zooming into the block level and turning on the satellite view.

Click on the map to select a parcel or click the “Draw to Select” button to select multiple parcels. The Clear button will clear all selected parcels.
Step 1: Enter a location
Enter address, city, zip, transit station, etc...

Step 2: Pick a parcel
- Select a parcel
- Draw to select
- Clear parcel

Step 3: Tell us about the project
GreenTRIP Connect dashboard for your project
Step 3: Tell us about the project

Enter details on your proposed residential project, or create a hypothetical one, to explore how a variety of project characteristics change the amount of driving, greenhouse gas emissions and parking.

Start by selecting one or more parcels on the map above.

Building
How many housing units will there be?

Total units: 136
Q: Why does the unit field auto-fill?

A: Once you pick a parcel, Connect uses that parcel's county to auto-fill the "average" building size in that county by unit count. This is also how the building defaults are auto-filled in "Customize Units" drop-down. Mix of Unit sizes by bedroom and average rents are based on PUMS data for this county.

The default characteristics below are based on a typical building with 250 units in the geography you selected. Edit the unit characteristics below if you know them.

<table>
<thead>
<tr>
<th>Number of units</th>
<th>Estimated avg. sq. ft.</th>
<th>Expected rent ($/mo)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Studio</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>1 BR</td>
<td>105</td>
<td>660</td>
</tr>
<tr>
<td>2 BR</td>
<td>115</td>
<td>850</td>
</tr>
<tr>
<td>3+ BR</td>
<td>30</td>
<td>1100</td>
</tr>
<tr>
<td>Total</td>
<td>250 units</td>
<td>800</td>
</tr>
</tbody>
</table>
Affordable housing

- Will there be affordable units? [✓]
- Will there be a charge for parking? [✓]

GreenTRIP strategies

- Resident transit passes [✓]
- Car sharing memberships
- Bike sharing memberships

Below market rate (BMR) units have four levels of affordability. All are relative to the county area median income (AMI) and adjusted annually.

Affordable units:
- Extremely low-income (BMR Below...): 17 units
- Very low-income (BMR 31-50%...): 54 units

Monthly value of pass:
- $70
## GreenTRIP Connect dashboard for your project

### Project characteristics
- Building: 250 units (custom)
- Parking proposed: 220 spaces (default)
- Density: 24.89 units/acre
- Parking ratio: 0.88 spaces/unit

### Comparison snapshot

<table>
<thead>
<tr>
<th>Comparison snapshot</th>
<th>Driving miles/day</th>
<th>Greenhouse gases kg CO₂/day</th>
</tr>
</thead>
<tbody>
<tr>
<td>per unit</td>
<td>40.34</td>
<td>21.42</td>
</tr>
<tr>
<td>per day</td>
<td>23.4</td>
<td>12.42</td>
</tr>
<tr>
<td>per year</td>
<td>22.85</td>
<td>12.13</td>
</tr>
<tr>
<td>with affordable housing</td>
<td>15.17</td>
<td>8.06</td>
</tr>
<tr>
<td>with GreenTRIP strategies</td>
<td>15.17</td>
<td>8.06</td>
</tr>
<tr>
<td>Your project</td>
<td>15.17</td>
<td>8.06</td>
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### Highlights
- Yellow Highlights = Outputs Changed

Resident savings from selected GreenTRIP strategies per year/household: $960

Saved on parking compared to municipal parking requirement of **2.2** spaces/unit, or **550** spaces total.

Total driving and climate impact compared to San Bernardino County.

### Additional Information
- **62%** Less driving
- **25.17** Fewer miles per day
- **13.36** Fewer kg of CO₂ per day

### Actions
- Share dashboard
- View project report
- Apply for certification

See inspiring examples of GreenTRIP Certified projects.
GreenTRIP Connect dashboard for your project

**Project characteristics**
- Building: 250 units (custom)
- Parking proposed: 220 spaces (default)
- Density: 24.89 units/acre
- Parking ratio: 0.88 spaces/unit

**Get started?**
See requirements

**Comparison snapshot**
- **Toggles**
- **Change Comparison**

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<tr>
<th>Driving</th>
<th>Greenhouse gases</th>
<th>Parking spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td>miles/day</td>
<td>kg CO₂/day</td>
<td>predicted use</td>
</tr>
<tr>
<td><strong>if built in an average location in the</strong></td>
<td>County</td>
<td></td>
</tr>
<tr>
<td>San Bernardino County</td>
<td>40.34</td>
<td>21.42</td>
</tr>
<tr>
<td>County</td>
<td>234</td>
<td>12.42</td>
</tr>
<tr>
<td>City</td>
<td>22.85</td>
<td>12.13</td>
</tr>
<tr>
<td>Region</td>
<td>15.17</td>
<td>8.06</td>
</tr>
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</table>

**Your project**
- 15.17
- 8.06

**Resident savings from selected GreenTRIP strategies per year/household**
- $960
- $16,500,000

- Saved on parking compared to municipal parking requirement of 2.2 spaces/unit, or 550 spaces total.

**62% Less driving**
- Fewer miles per day
- 25.17

**62% Less climate impact**
- Fewer kg of CO₂ per day
- 13.36

Total driving and climate impact compared to San Bernardino County average.

**Share dashboard** | **View project report** | **Apply for certification**
### Project characteristics
- Building: 250 units (custom)
- Parking proposed: 220 spaces (default)
- Density: 24.89 units/acre
- Parking ratio: 0.88 spaces/unit

### Comparison snapshot
- **Driving**
  - miles/day
- **Greenhouse gases**
  - kg CO₂/day
- **Parking spaces**
  - n/a

#### if built in an average location in the
- **San Bernardino County**
  - Driving miles/day: 40.34
  - Greenhouse gases kg CO₂/day: 21.42
  - Parking spaces: n/a

#### if built on selected parcel
- Driving miles/day: 23.4
- Greenhouse gases kg CO₂/day: 12.42
- Parking spaces: n/a

#### with affordable housing
- Driving miles/day: 22.85
- Greenhouse gases kg CO₂/day: 12.13
- Parking spaces: n/a

#### with GreenTRIP strategies
- Driving miles/day: 15.17
- Greenhouse gases kg CO₂/day: 8.06
- Parking spaces: n/a

#### Your project
- Driving miles/day: 15.17
- Greenhouse gases kg CO₂/day: 8.06
- Parking spaces: n/a

### Resident savings from selected GreenTRIP strategies per year/household
- $960

### Saved on parking compared to municipal parking requirement of
- 2.2 spaces/unit, or 550 spaces total.

### Total driving and climate impact compared to San Bernardino County average.
- 62% Less driving
  - Fewer miles per day: 25.17
- 62% Less climate impact
  - Fewer kg of CO₂ per day: 13.36

### Additional Information
- See the full Connect project report.
- Get detailed input and outputs.
“Permalink” has a unique 5 Digit Numeric Code

Share this project with this URL:


Open link in new tab or window Close

Share project URL by emailing GreenTRIP staff at GreenTRIPInfo@transformca.org to determine if it might be eligible for certification.

Share your GreenTRIP Connect scenario with city staff, city council members, planning commissioners or neighborhood groups.
NEXT STEPS

• Discussions with SCAG to bring GreenTRIP Certification to Southern California

• Looking for partners to bring City of L.A. Parking Data and Parking Prediction online

• Contact Jennifer West for Support for AHSC

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