



## GREENHOUSE GASES EMISSIONS REDUCTION PLAN 1314 FRANKLIN STREET OAKLAND

In April 2017, the City of Oakland's Planning Commission approved the City's tallest housing development ever, a 40-story mixed-use development at 1314 Franklin Street. The proposed project would provide high-density housing and commercial space located in the heart of Oakland, with short distances to BART and other major transit stops and accessibility to urban amenities. It is one of the many infill development projects recently approved by the City to promote housing and sustainable communities.

The City of Oakland required the project to submit a Greenhouse Gas (GHG) Emissions Reduction Plan under the City's Standard Conditions of Approval. To achieve the GHG reduction goals outlined in the City's Energy and Climate Action Plan, the project is required to demonstrate a minimum reduction of 36 percent below the project's 2005 business-as-usual (BAU) scenario.



Baseline prepared the GHG reduction plan and demonstrated that the project will achieve a 46 percent reduction relative to the 2005 levels under the applicable regulations and requirements, without any additional obligatory GHG reduction measures and monitoring. Baseline used the California Emission Estimator Model (CalEEMod) to prepare and compare GHG emission inventories under the 2005 BAU scenario and the project operation scenario in the year 2020. Baseline considered energy efficiency requirements at both state and city levels, including Title 24 Building Efficiency Standards for electricity and natural gas consumption, the Renewable Portfolio Standards, reductions in regional average VMT from 2005 to 2020, the Transportation and Parking Demand Management Plan for the project, and other regulations affecting GHG emissions from water use and construction.

The greatest contributors to the 46 percent decrease in GHG emissions were the building energy consumption and mobile vehicle sources, with reductions of 10 percent and 35 percent, respectively. The GHG Emissions Reduction Plan was approved by City staff in September 2017.

