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August 1, 2011

Mayor Tom Bates and Members of the Berkeley City Council
City of Berkeley
2180 Milvia Street
Berkeley, CA 94704

Re: Parker Place Project

Dear Mayor Bates and Members of the Berkeley City Council,

Congratulations! **Parker Place** has been awarded **Full GreenTRIP Certification** based on the design and amenities approved on April 22, 2010 and upheld by the City Council on September 21, 2010.

We would like to present the certificate to the Council, Planning Manager Debra Sanderson, Zoning Adjustment Board Chair Debra Matthews and the developers, City Centric at a future City Council meeting, as projects like this are a result of all of your efforts. Please let us know when would be a convenient time to provide very brief presentation of the plaques.

TransForm launched GreenTRIP, a certification program for new residential development, focused on **Traffic Reduction** and **Innovative Parking** in 2009. Parker Place is one of the first five projects in the Bay Area to be awarded certification.

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. With your help GreenTRIP certification is becoming a new standard for truly low-traffic development.

Since 1997, TransForm has been working for world class public transportation and walkable communities in the Bay Area and beyond. We developed the GreenTRIP program with funding from the Bay Area Air Quality Management District, the Rockefeller Foundation and the Silicon Valley Community Foundation beginning in 2008.

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, supporting compliance with SB375 and AB32.

Based on the information provided by the developer, City Centric, **Parker Place meets the GreenTRIP Certification Standards for the "Urban Neighborhood" place type.** The Urban Neighborhood 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 Parker Place meets GreenTRIP standards, explained in more detail in the attached **Project Evaluation Report**.

1. Parker Place must create less than 25 miles/household/day.

Using a model recommended by the California Air Resources Board for estimating greenhouse gas emissions, future residents at Parker Place are projected to drive only 15 miles/household/day. This is **70% 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. Parker Place must have no more than 1 parking space per unit.

The design of Parker Place meets this standard by providing 113 parking spaces for 155 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. Parker Place must provide at least 2 of 3 Traffic Reduction Strategies: Unbundled parking, Free CarShare Membership or 50% Discount on Transit Passes.

City Centric is committed to offering one free annual AC Transit Pass per home or 2 annual AC Transit Passes per home with deep discounts (minimum 50% off the retail price). City Centric is also unbundling parking so that all parking spaces will be sold or leased separately from the cost of housing. These strategies 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 Parker Place Full GreenTRIP Certification based on the April 22, 2010 Zoning Adjustments Board approval of Use Permit #08-10000130. According to this approval and documentation provided by City Centric, Parker Place will include the following project characteristics:

1. A total of 155 units
2. Net Density of 111 units per acre
3. 140 mid-rise units (5 stories)
4. 15 townhouse units (3 stories)
5. Less than 1 parking space per unit on average, excluding spaces that are shared with commercial uses on site.
6. Offering one free annual AC Transit Pass per unit or 2 annual AC Transit Passes per unit with deep discounts (minimum 50% off the retail price) for at least 40 years.

For more information please visit our website: www.GreenTRIP.org

Sincerely,


Ann Cheng