



# GreenTRIP

Traffic Reduction + Innovative Parking

[www.GreenTRIP.org](http://www.GreenTRIP.org)

PROJECT EVALUATION REPORT

## GARDEN VILLAGE

2201 DWIGHT WAY, BERKELEY, CA  
 DEVELOPER: NAUTILUS GROUP  
[WWW.NAUTILUSGRP.COM](http://WWW.NAUTILUSGRP.COM)

FULLY CERTIFIED  
 AS OF OCTOBER 10, 2013

Garden Village has qualified for Full Certification.



### PROJECTED DAILY DRIVING BY RESIDENTS

(Vehicle Miles Traveled per Household per Day)

#### GREENTRIP STANDARDS

LESS THAN **25** MILES/DAY

**15** MILES/DAY

PER HOUSEHOLD, BASED ON  
**URBEMIS PROJECTION**  
URBEMIS 2007 v9.2.4



### APPROPRIATE AMOUNT OF PARKING

#### GREENTRIP STANDARDS

MAXIMUM **1.0** SPACES/UNIT

**0** SPACES/UNIT

Average spaces per home  
 (including guest parking),  
 excluding spaces shared with  
 non-residential uses.

**6** CAR SHARE PARKING SPACES  
**77** HOMES



### TRAFFIC REDUCTION STRATEGIES

#### GREENTRIP STANDARDS

AT LEAST **2** OF **3** TRAFFIC  
 REDUCTION STRATEGIES

**FREE TRANSIT PASSES  
 AND CAR SHARE**

The project must have at least  
 two of these three traffic  
 reduction strategies:

- **UNBUNDLE PARKING**
- **DISCOUNT TRANSIT PASSES**
- **FREE CARSHARE MEMBERSHIP**

- **FREE MEMBERSHIP FOR ON-SITE CAR SHARE TO ELIGIBLE DRIVERS FOR 40 YEARS**
- **OFFERING EASYPASS TRANSIT PASSES AT A 90% DISCOUNT PER UNIT TO NON-UC-STUDENT RESIDENTS FOR 40 YEARS**



COMPARED TO THE TYPICAL  
**BAY AREA HOUSEHOLD**  
**GARDEN VILLAGE IS**  
**PROJECTED\* TO RESULT IN:**

**69% LESS DRIVING**

**Per Household**  
 Bay Area Average is 50 Miles Driven per Day,  
 per Household

**62% LESS GHGs**

**Per Household**  
 Each household of Garden Village is expected  
 to emit 15 pounds of GHGs per day.

\*URBEMIS Model 2007 v9.2.4

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, Nautilus Group, and gathered from publicly available sources.

#### 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.

#### URBAN NEIGHBORHOOD

Garden Village meets GreenTRIP certification standards for the Urban Neighborhood Place Type. Above is an evaluation of how Garden Village satisfies each category.

## GARDEN VILLAGE

### TRIP REDUCTION CREDITS

The following is an inventory of URBEMIS model inputs. The projected driving is affected by the following trip reduction credits.

#### DENSITY

**124 UNITS/ACRE**

SOURCE: NAUTILUS GROUP



**17%  
REDUCTION**

#### MIX OF USES

WITHIN A HALF-MILE  
**11,902 JOBS**  
**6,968 HOMES**

#### LOCAL RETAIL PRESENT

SOURCE: 2010 CENSUS



**8%  
REDUCTION**

#### TRANSIT SERVICE

**1,967 BUSES IN 1/4 MILE**  
**270 WEEKDAY BART TRAINS**  
**88 UCB SHUTTLES DAILY**  
SOURCE: AC TRANSIT, BART & BEAR TRANSIT



**13%  
REDUCTION**

#### PEDESTRIAN/BICYCLE FRIENDLINESS

**401 INTERSECTIONS PER SQ. MILE**  
**100% STREETS W/ SIDEWALKS**  
**100% ARTERIAL STREETS W/ BIKE LANES**  
OR WHERE SUITABLE, DIRECT PARALLEL ROUTES  
SOURCE: GOOGLE MAPS



**7%  
REDUCTION**

#### AFFORDABLE HOUSING

**10% OF UNITS ARE DEED  
RESTRICTED BELOW MARKET RATE  
HOUSING**  
SOURCE: NAUTILUS GROUP

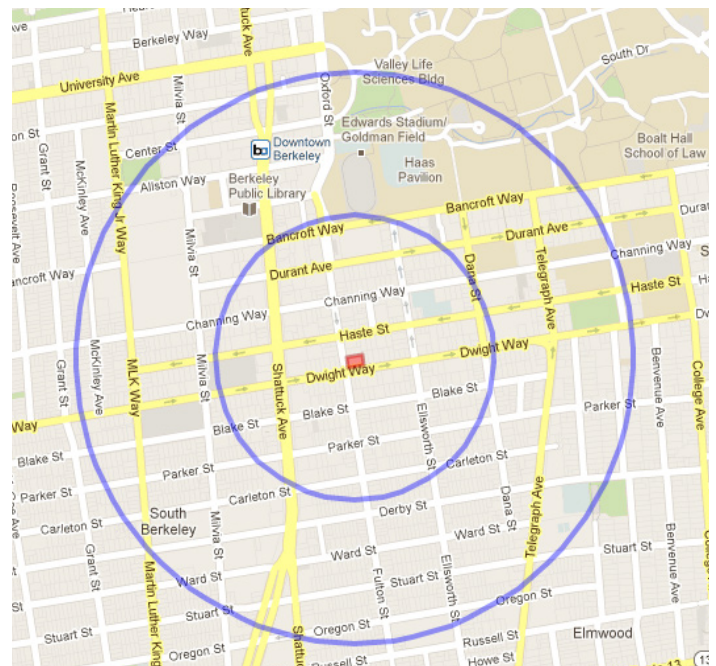


**0.4%  
REDUCTION**

Families living within a 1/2 mile or 10 minute walk to transit are 10 times more likely to take transit.<sup>1</sup>

Families living within a 1/2 mile of transit drive 50% less than those living further away.<sup>2</sup>

## PROJECT CONTEXT MAP



RED SHADING REPRESENTS THE PROJECT FOOTPRINT.

CONCENTRIC CIRCLES REPRESENT THE AREA WITHIN 1/4 AND 1/2-MILE FROM THE PROJECT.

SOURCE: GOOGLE MAPS



### KEY PROJECT DETAILS:

- **0.62 ACRES, 77 UNITS, 5 STORIES, 0 PARKING SPACES**
- **OFFERING 90% DISCOUNTED TRANSIT PASSES**
- **GROCERY CARTS FOR EVERY UNIT**
- **\$10 BIKELINK CARD FOR EVERY RESIDENT**
- **BIKE TOOLS AND REPAIR STATION ON-SITE**
- **220 BIKE PARKING SPACES: 2 HOOKS/UNIT, 34 BASEMENT SPACES, 24 SECURE AND 8 ON-STREET GUEST SPACES**
- **SITE-SPECIFIC CAR SHARE HUB, 4 VEHICLES**
- **MARKETING TARGETS CAR-FREE RESIDENTS**
- **DIGITAL TRAVEL CONCIERGE & TRAVEL SUPPORT FROM ON-SITE PROPERTY MANAGER**
- **DATA COLLECTED ANNUALLY ON VEHICLE OWNERSHIP, TRANSIT USE AND CAR SHARE USE**

### QUESTIONS?

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a project of



<sup>1</sup> ABAG New Places, New Choices, 2007

<sup>2</sup> Cervero, Arrington, TCP Report 128, 2008