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Reconnecting America

August 30, 2013

Zoning Adjustment Board  
City of Berkeley  
2120 Milvia Street  
Berkeley, CA 94704

Re: Conditional GreenTRIP Certification for Garden Village

Dear Board Chair Cohen and Members,

Congratulations! I am writing to inform you that Garden Village qualifies for **Conditional GreenTRIP Certification** based on the currently proposed design and amenities.

In 2009, TransForm launched GreenTRIP, a certification program for new residential development, focused on **Traffic Reduction** and **Innovative Parking**. Garden Village is the second project in the City of Berkeley to seek GreenTRIP 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 **Traffic Reduction** and **Innovative Parking** strategies proven to be the most effective.

When it comes to green building, how people get to a building is just as important as what that building is made of. GreenTRIP is emerging as a trusted measure for low-traffic development.

Since 1997, TransForm has been working for world class public transportation and walkable communities in the Bay Area and beyond. GreenTRIP certifies projects that will allow new residents to drive less while increasing their mobility in a variety of ways. When households have access to affordable homes close to schools, 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, Nautilus Group, **Garden Village 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 (MTC) 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 Garden Village meets GreenTRIP standards. Please refer to the attached **Project Evaluation Report** for more details.

- 1. Garden Village 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 Garden Village are projected to drive only **15 miles/household/day**. This is **69% 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. Garden Village must have no more than 1.0 parking space per unit.**

The conceptual design of Garden Village meets this standard by providing 0 parking spaces for 81 units. Zero spaces provided for parking allows for more resources to be spent on other community amenities including car share and transit passes described below. We are conditionally certifying the project based on the understanding that the parking will not provide any spaces per unit other than the car share spaces.

**3. Garden Village must provide at least 2 of 3 Traffic Reduction Strategies: Unbundled parking, Free CarShare Membership or 50% Discount on Transit Passes.**

**Nautilus Group will provide an on-site Car Share hub for the exclusive use of the residents with 4 cars with free membership.** This will create a substantial incentive for households to own no cars and take advantage of the full variety of transportation choices and great access to key destinations from the property. Nautilus Group is committed to offering a **90% discounted AC Transit EasyPass for 40 years to residents who do not have a UC Berkeley Class Pass**. They will offer two EasyPasses for each unit. Thanks to the bulk purchase price offered by AC Transit, the cost to residents for passes will be 80-90% below the retail value of a standard monthly pass. Nautilus group's **zero parking project is the ultimate in unbundled parking**. We expect to formalize these commitments in the conditions of approval by the Zoning Adjustment Board.

**Since this project is still going through entitlement, we are awarding a Conditional GreenTRIP Certification. We will award a final GreenTRIP Certification upon city approval of final entitlements, if those entitlements include the following project characteristics:**

1. A total of 77 units (5 stories).
2. Net density of 124 units per acre.
3. Zero parking spaces per unit.
4. On-site car share of 4 cars for resident use, plus the option to offer free City CarShare memberships if the availability on-site proves inadequate.
5. Offering at least two discounted AC Transit EasyPasses to each unit for 40 years.
6. BikeLink cards with \$10 for residents at the signing of the lease.
7. Bike repair station with stand and tools.
8. Two hundred twenty bicycle storage spaces total, including 2 hooks in each unit, 34 basement shared group storage spaces, 24 at-grade secured bike parking spaces and 8 on street spaces for visitors.
9. One grocery cart provided per unit.
10. Marketing of units to people who are willing to live without a car.
11. Digital travel concierge station plus travel support from an on-site property manager.
12. Data shared annually on vehicle ownership, transit use and car share use.

If any of these characteristics change significantly in the ZAB approval (entitlement) process, we will re-evaluate the project to determine if the project still meets criteria for GreenTRIP Certification.

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

Ann Cheng  
Sincerely,  
GreenTRIP Program Director

