



September 30, 2015

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

Re: Conditional GreenTRIP Certification for The Residences at Berkeley Plaza

Dear Chair Pinto and Board Members,

We are pleased to announce that The Residences at Berkeley Plaza qualifies for **Conditional GreenTRIP Certification** based on the currently proposed design and amenities dated September 9, 2015.

The Residences at Berkeley Plaza meets GreenTRIP standards with a projected maximum 12 vehicle miles/household/day, a parking ratio of less than one space per unit, and the provision of two traffic reduction strategies. This project will go above and beyond business as usual with a suite of transportation strategies that encourage residents to drive less.

The developer will provide two free AC Transit Easy Passes per unit (one for the life of the project and one for 40 years), as well as one free AC Transit Easy Pass per employee. The Residences will also have unbundled parking so residents pay parking separately from the cost of rent. The free transit passes alone will generate \$23 million in transportation savings for residents over 40 years.

In 2008, TransForm launched GreenTRIP, a certification program for new residential development, focused on **Traffic Reduction** and **Innovative Parking**. 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 residents 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.
- Public health benefits with 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 consultant, Rhoades Planning Group, **The Residences at Berkeley Plaza meets the GreenTRIP Certification Standards for the “Urban Center” place type**. The Urban Center Place Type is determined according to definitions set forth by the Metropolitan Transportation Commission’s (MTC) Station Area Planning Manual, 2007. GreenTRIP criteria are designed according to these Place Types and tailored to create a feasible yet innovative standard.

**GreenTRIP
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We expect to see the following commitments included in the project's proposed conditions of approval and project description. As part of minimum eligibility requirements for certification, the project must participate in **GreenTRIP's Transportation & Parking Survey** for annual monitoring to assess parking demand and trip reduction at the site. The following describes how The Residences at Berkeley Plaza meets GreenTRIP standards. Please refer to the attached **Project Evaluation Report** for more details.

1. The Residences at Berkeley Plaza must create less than 25 miles/household/day.

Using a model created by the California Air Resources Board for estimating greenhouse gas emissions, future residents at The Residences at Berkeley Plaza are projected to drive at most **12 miles/household/day**. This is **75% 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, and the provision of free transit passes.

2. The Residences at Berkeley Plaza must have no more than 1.0 parking space per unit.

The conceptual design of The Residences at Berkeley Plaza meets this standard by providing 101 parking spaces for 302 units (0.33 spaces/unit). Fewer spaces provided for parking allows for more resources to be spent on other amenities such as bike parking and transit passes described below. We are conditionally certifying the project based on the understanding that the parking will not exceed 1.0 spaces per unit.

3. The Residences at Berkeley Plaza must provide at least 2 of 3 Traffic Reduction Strategies: Unbundled parking, Free CarShare Membership or Free Transit Passes.

The developer is committed to the provision of one free AC Transit EasyPass per household for life of the project and will exceed this requirement by providing an additional pass for 40 years. 100% of the parking spaces will be unbundled to separate parking costs from the total cost of rent. Transit passes are a substantial incentive for residents to drive less, own fewer vehicles and take advantage of the full variety of transportation choices and great access to key destinations from the property. We expect to see this commitment formalized in the project's proposed conditions of approval and project description.

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

1. A total of 302 units (18 stories).
2. Net density of 377 units per acre.
3. Contribute \$6.04 million to the City of Berkeley Affordable Housing Trust Fund
4. Provide two free AC Transit Easy Passes per unit (one for the life of the project and one for 40 years), plus free AC Transit Easy Pass per employee for life of project.
5. 100% unbundled parking spaces.
6. Install at least 100 secured bike parking spaces.
7. Maintain 5 dedicated spaces for carshare vehicles.

If any of these characteristics change significantly in the approval (entitlement) process, we will need to re-evaluate the project to determine if the project still meets criteria for GreenTRIP Certification. For more information please refer to our website at: <http://www.GreenTRIP.org>.

Sincerely,



Jean Long, GreenTRIP Planner, jlong@transformca.org