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GreenTRIP

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May 22, 2014

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

Re: Conditional GreenTRIP Certification for **The Overture, 1812 University Ave.**

Dear Board Chair Cohen and Members,

We are pleased to report that The Overture (1812 University Avenue) will qualify for **Conditional GreenTRIP Certification** based on the currently proposed design and amenities dated May 22, 2014. The Overture meets GreenTRIP standards with a projected 15 vehicle miles/household/day, a parking ratio of less than one space per unit, and the provision of two traffic reduction strategies (carshare memberships and unbundled parking) into the development project.

In 2009, TransForm launched GreenTRIP, a certification program for new residential development, focused on **Traffic Reduction** and **Innovative Parking**. 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.

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.

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 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 development consultant, Rhoades Planning Group, **The Overture 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 Certification Standards are designed according to these Place Types and tailored to create a feasible yet innovative standard.

The following describes how The Overture meets GreenTRIP standards. Please refer to the attached **Project Evaluation Report** for more details.

1. The Overture 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 The Overture 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. The Overture must have no more than 1.0 parking space per unit.

The conceptual design of The Overture meets this standard by providing 16 parking spaces for 44 units. Fewer spaces provided for parking allows for more resources to be spent on other community amenities including local retail and carshare memberships 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 Overture must provide at least 2 of 3 Traffic Reduction Strategies: Unbundled Parking, Free CarShare Membership or 50% Discount on Transit Passes.

The developer of The Overture will **unbundle parking**, so that all parking spaces will be sold or leased separately from housing costs. The project managers have also agreed to **two free carshare memberships for each unit**. We expect to see these commitments included in the conditions of approval being considered at the ZAB meeting on **May 22, 2014**.

Since this project is still going through entitlement, we are awarding a Conditional GreenTRIP 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 44 units (4 stories).
2. Net density of 147 units per acre (44 units on 0.3 acres)
3. Providing 4 affordable units in accordance with standards for BMR units.
4. Providing 2 free carshare memberships per unit for 40 years.
5. Unbundling all parking spaces so parking is rented or sold separately from housing costs.
6. Installing 48 bike parking spaces in the bicycle room with a bike repair station. Residents can ride directly into the secured bike facilities through the driveway with marked sharrows.

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,



Ann Cheng
GreenTRIP Program Director



GreenTRIP

Traffic Reduction + Innovative Parking

www.GreenTRIP.org

PROJECT EVALUATION REPORT

THE OVERTURE

1812 UNIVERSITY AVENUE, BERKELEY, CA
OWNER: 1812 UNIVERSITY AVENUE, LLC
DEVELOPER CONSULTANT: RHOADES PLANNING GROUP
WWW.RHOADESPANNINGGROUP.COM



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

☒ **0.36** SPACES/UNIT

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

16 PARKING SPACES
44 HOMES



TRAFFIC REDUCTION STRATEGIES

GREENTRIP STANDARDS

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

☒ **UNBUNDLED PARKING
& CARSHARE**

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

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

- **UNBUNDLED PARKING**
- **OFFERING TWO FREE
CARSHARE MEMBERSHIPS
PER UNIT FOR 40 YEARS**

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 CENTER

The Overture meets GreenTRIP
certification standards for the
Urban Center Place Type. Above
is an evaluation of how The
Overture satisfies each category.

CONDITIONAL CERTIFICATION

AS OF MAY 22, 2014

The Overture has qualified for a
Conditional Certification.

Full Certification is contingent on
inclusion of key project characteristics
in final city entitlements.



COMPARED TO THE TYPICAL
BAY AREA HOUSEHOLD
THE OVERTURE IS
PROJECTED* TO RESULT IN:

70% LESS DRIVING

Per Household

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

63% LESS GHGs

Per Household

Each household of The Overture is expected to
emit 14 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 and gathered from publicly
available sources.

THE OVERTURE

TRIP REDUCTION CREDITS

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

DENSITY

147 UNITS/ACRE

SOURCE: RHOADES PLANNING GROUP



**19%
REDUCTION**

MIX OF USES

WITHIN A HALF-MILE
11,441 JOBS
6,754 HOMES



**8%
REDUCTION**

LOCAL RETAIL PRESENT

SOURCE: 2010 CENSUS



**2%
REDUCTION**

TRANSIT SERVICE

1,180 BUSES IN 1/4 MILE
532 BART TRAINS DAILY
SOURCE: 511.ORG



**13%
REDUCTION**

PEDESTRIAN/BICYCLE FRIENDLINESS

515 INTERSECTIONS PER SQ. MILE
100% STREETS W/ SIDEWALKS
92% ARTERIAL STREETS W/ BIKE LANES OR
WHERE SUITABLE, DIRECT PARALLEL ROUTES
SOURCE: GOOGLE MAPS, ALAMEDA COUNTY GIS



**7%
REDUCTION**

AFFORDABLE HOUSING

**9% OF UNITS ARE DEED
RESTRICTED BELOW MARKET RATE
HOUSING**

SOURCE: RHOADES PLANNING GROUP

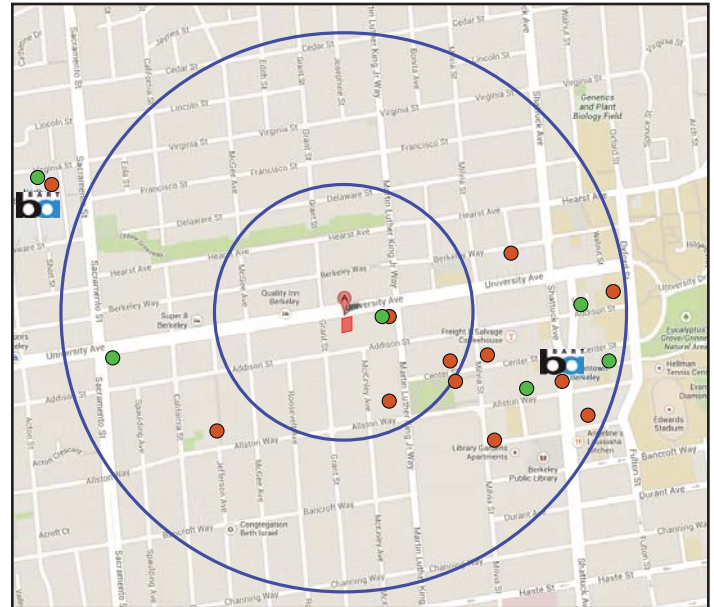


**0.4%
REDUCTION**

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

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

PROJECT CONTEXT MAP



● CITY CARSHARE PODS (11)

● ZIPCAR PODS (5)

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



KEY PROJECT DETAILS:

- **0.3 ACRES**
- **4 STORIES**
- **44 UNITS**
- **4 AFFORDABLE UNITS**
- **16 UNBUNDLED PARKING SPACES**
- **2 CARSHARE MEMBERSHIPS PER UNIT**
- **48 RESIDENTIAL BIKE PARKING SPACES**
- **BIKE REPAIR STATION IN SECURED BIKE ROOM**

QUESTIONS?

Contact: Ann Cheng, Program Director

GreenTRIP@TransFormCA.org

(510) 740-3150 x316 www.GreenTRIP.org

a project of



¹ ABAG New Places, New Choices, 2007

² Cervero, Arrington, TCRP Report 128, 2008

May 14, 2014

TO: Zoning Adjustments Board, City of Berkeley
FROM: Janet Levenson and Zoe Kalkanis
SUBJECT: 1808 and 1814 University Avenue Use Permit 2013-0043

We live at 1827 Addison Street in a single family home with a large lovely garden. Our home sits between the commercial district of University Avenue on the north side and the Public Safety Building across the street from us to the south. We wish to comment on the Overture Project and to address some concerns related to the peace of the neighborhood as impacted by this and future projects.

The proposal mentions that there are garages of two small multi-family residential buildings to the south, but not noted is that the next six properties to the east are all single family homes with backyards. There are no garages to buffer these homes nor those along Grant Street from the noise and other impacts of this large mixed-use building.

Our first concern is about the noise that will inevitably disturb the peace of our neighborhood. Our backyards are surprisingly quiet given the downtown location. However, the noise level has increased dramatically since the construction of other large buildings nearby, particularly the Trader Joe's building. The sound is louder in the University Avenue corridor as it reverberates off these tall buildings. Additionally, we have had to call the police on numerous occasions due to loud partying noises on the rooftop terrace of the new Trader Joe's building.

We request that the 4th floor outdoor deck be located on the northwest portion of the Overture building to minimize the impact on the residents to the south. Making this modification to the design will help direct the noise to the commercial district and away from the neighborhood. Additionally, we ask that the hours of demolition and construction be limited to Monday-Friday from 8:00-5:00pm with no exceptions. There are many construction projects in this area and allowing work to take place outside of those hours is an unreasonable burden on our neighborhood.

Our second concern is about parking. Despite the fact that our neighborhood has a very desirable walkability rating and easy access to public transportation, it seems overly optimistic that the residents of these 44 units will only need 16 parking spaces total. It is already very difficult to park in our neighborhood. Please do not allow the residents of these units to be issued residential parking permits.

Thank you for your thoughtful consideration of each project along the University Avenue corridor as well as their collective impact on the neighborhood.

Janet Levenson and Zoe Kalkanis

May 14, 2014

TO: Zoning Adjustments Board, City of Berkeley
FROM: Marilyn Ziebarth and Werner Pavlovich
SUBJECT: 1808 and 1814 University Avenue Use Permit 2013-0043

We own, occupy, and rent out housing at 1823, 1825 and 1825-1/2 Addison Street, southeast of the proposed Overture apartments project. Like many of our neighbors, we have lived and rented there a long time, in our case more than 40 years. We've all worked hard for many years to keep our edge-of-downtown neighborhood family friendly, intact and vibrant.

We have a few comments on University Avenue's proposed Overture project, particularly related to parking pressure and to noise created by outdoors gatherings on the 4th floor open space.

Parking: We imagine that 41 units will add perhaps 1.5 cars per unit, or 61 cars to the already parking deficient neighborhood. While renters will surely enjoy public transportation, it seems naïve to assume that they will not also own cars. Parking for neighbors is almost non-existent now, so we hope that the new units, touted as car-free, not be issued residential parking permits.

Noise from the 4th floor deck: We request that the project's outdoor roof deck be moved from the southern side of the building to the northern side, specifically the northwest quadrant of the building. With this change, noise from noisy late-night revelers will broadcast toward University Avenue, Nations, Materials Testing Lab, and commercial establishments on University, rather than into the nearly abutting residential apartment buildings and houses on Addison and Grant .

Demolition and Construction Noise: We request that activity be limited to Monday–Friday, 8–5 pm, to preserve some sanity for the hundreds of residents who live within shouting distance of the project.

Thank you for helping those of us who live in an increasingly busy and changing neighborhood.

*Marilyn Ziebarth and Werner Pavlovich
1823, 1825, 1825-1/2 Addison*

Jacob, Melinda

Subject: FW: 5/22/14 ZAB Packet: 1808&1814 University

From: Jeff Stein [<mailto:JStein@taylor-engineering.com>]

Sent: Thursday, May 08, 2014 1:31 PM

To: Planning Dept. Mailbox

Cc: Maio, Linda

Subject: FW: Develop 1808 & 1814 University

19 spaces for 44 units will create parking nightmares for the surrounding neighborhoods. There should be at least one space per unit and also some spaces for retail.

Jeff Stein

1625 Berkeley Way, Berkeley CA 94703

Home: 510-883-9946, Cell: 510-220-3932

From: DL1934 [<mailto:dl1934@aol.com>]

Sent: Thursday, May 08, 2014 1:21 PM

To: firebil@igc.org; krishnanvv@hotmail.com; sherifyasu@yahoo.com; neliawhite@gmail.com; ldaly@oldworldfrance.com; TPHIG013@aol.com; conniehawang@comcast.net; framework12@att.net; b_gordon@comcast.net; delaneyandersen@gmail.com; Annorjack@aol.com; jrcherniss@earthlink.net; abulloch@socrates.berkeley.edu; mcmcn@ix.netcom.com; spector@edithst.com; krishnan@sfsu.edu; talaveraberkeley@yahoo.com; IrwinModer@aol.com; SandYoung@aol.com; Jeff Stein; netsyf@gmail.com; hlands@gmail.com; arcstudio13@gmail.com; mchun@pacbell.net; bekka@rockstarorganizer.com; stampsja@gmail.com; mj_oleary@comcast.net; seat9a@yahoo.com; dgregor@mcn.org; janetcole@sonic.net; thaliap@gmail.com; johnmmd@gmail.com; evcowen@gmail.com; doug_lovell@streamborn.com; liz.dodge@CH2M.com; DCusack@fbm.com; louise.francis@comcast.net; sherifyasu@yahoo.com; claudine@prodigy.net; paul@punchdown.org; andiemock@gmail.com; weinerb@usfca.edu; lcolman@desklab.com; dl1934@aol.com; tina@valaproject.org; cynthia_papermaster@yahoo.com; stiller@gmail.com; thiendang@comcast.net; pontiffp@comcast.net; MOGHADDASENG@aol.com; azusa@sprintmail.com; ergccg@pacbell.net

Subject: Develop 1808 & 1814 University

Zoning Adjustment Public Hearing Thurs May 22 at 7:00 pm regarding a use permit to demolish 12,033 sq ft (now Bazaar of India, Niroga Yoga and Vadik Herbs), merge two parcels into one and construct a 54,302 sq ft, 4 story, 50' tall mixed use project with 44 residential units, 4,505 sq ft retail or food service and 19 parking spaces.

Council Chambers 2134 ML King, 2nd flr

FYI from Dea Lee Harrison



UNIVERSITY AVENUE ASSOCIATION

Mail to: 1042 UNIVERSITY AVE.
BERKELEY, CA 94710
uaaberkeley@yahoo.com

Date: April 24, 2014

Ref: Proposed Project at 1808-1814 University Ave.

Greg Powell and the Zoning Adjustment Board

We are pleased with the proposed project at 1808-1814 University Ave. We believe the project will contribute to and enhance University Avenue as a residential and commercial neighborhood. We are excited to see the kind of growth and atmosphere currently happening in Downtown Berkeley begin to enhance University Avenue. We support the project type, height/massing, and design.

We think that, given the project location, as well as the transit-oriented features included in the project, the parking reduction to 25 parking spaces is appropriate.

We hope to see the project move along quickly, as you understand the developer hopes to begin construction this year, and we do not want to see the site sitting vacant.

Thank you.

Truly,
Maulin Chokshi
UAA, President