



GreenPlace

Living where green transportation prevails

CERTIFICATION REPORT

PLATINUM certified January 1, 2016

BLAGDEN ALLEY

90-91 Blagden Alley, Washington DC
DEVELOPER: Saul Urban



DRIVE LESS

Reducing vehicle miles traveled (VMT) reduces air pollution, fossil fuel use, and encourages healthy habits.

BENEFITS: 51% less driving / 70% less CO₂ emitted

VMT TARGET: 25 daily miles/household

THIS PROJECT: 22 daily miles/household

REGIONAL AVG: 45 daily miles/household



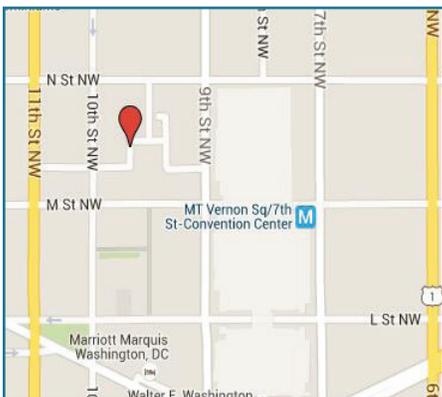
PEOPLE OVER PARKING

Places that prioritize people over car parking are healthier, more walkable, and more sustainable.

THIS PROJECT: 0 spaces/unit

PARKING TARGET: 0.5 - 0.8 spaces/unit

PLATINUM ZERO PARKING BONUS: This project contributes zero new parking spaces to neighborhood congestion. Instead, it reduces residents' need to drive or own a car via transportation demand management strategies, like bikesharing and carsharing memberships.



WALK MORE: WHAT'S NEARBY

If there are pleasant, useful, interesting walking routes to everyday destinations, you're more likely to walk!

Mt. Vernon Sq. Metro	5 MIN	0.3 MI	630 STEPS	26 CAL
Safeway Grocery	13 MIN	0.6 MI	1260 STEPS	68 CAL
Verizon Center	17 MIN	0.8 MI	1700 STEPS	89 CAL

GET ACTIVE! To be considered "physically active" adults should walk > 10,000 steps daily.

BY THE NUMBERS



- 1 structure, 0.6 acres, 123 units
- 11 affordable units
- 5-minute walk to Mt. Vernon Sq Metro
- 2 Capital Bikeshare stations within 1/4 mile
- 5 bus lines within 1/4 mile

WHAT YOU'LL LOVE Here are some of our favorite things that make this project great:



- Saul Urban will pay for an additional bikeshare station & operations for 1 year
- Saul Urban will provide Bikeshare memberships & helmets, and carshare memberships to all new residents
- Bicycle repair facility and 42 long-term bicycle parking spaces

WHAT KIND OF PLACE? Different kinds of places have different GreenPlace standards:



- urban center
- suburban multi-use center
- revitalizing urban center
- dense mixed-use center
- close-in & urbanizing center
- satellite city

ABOUT GREENPLACE CERTIFICATION

GreenPlace helps people understand how living at new transit-oriented housing will reduce traffic, air pollution, greenhouse gas emissions, and foster healthier, active living. GreenPlace measures vehicle miles traveled (VMT), parking, and transportation demand management (TDM). GreenPlace is an initiative of the Coalition for Smarter Growth. Learn more at www.smartergrowth.net/greenplace.



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METRICS & ANALYSIS

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To earn a GreenPlace certification, residential projects must first qualify by meeting minimum eligibility criteria on several metrics: 20 units or more, minimum density of 20 homes/acre, location inside a Council of Governments activity center with frequent transit service.



CERTIFICATION REQUIREMENTS

Depending on the location and place type, a GreenPlace project must have two or three of the following characteristics:

- Less parking: No more than 0.5-1.5 parking spaces per home (depending on the place type)
- Traffic reduction: 2-3 TDM strategies, including transit passes, bikeshare/carshare memberships, unbundled parking costs from the leasing or buying of the unit
- Maximum daily vehicle miles traveled per unit: 25-35 miles (depending on place type)



DRIVING REDUCTION MODEL PROJECTIONS

The URBEMIS model we use gives credits to factors known to reduce the need for driving. When modeling, we start with a baseline standard for vehicle miles traveled (VMT). The model then calculates how much each of several main factors reduce these projected miles driven for the project we're rating, based on the Institute for Transportation Engineers (ITE) conventional approach. From there, the model calculates the CO₂ emissions reduction based on VMT and other project factors.

FACTOR: DENSITY 56.7% VMT reduction 202:1 units per acre	Density reduces vehicle travel because the distance of any given trip tends to be shorter, and more trips tend to be non-vehicular (instead being taken by biking, walking, or transit)
FACTOR: MIX OF USES 2.3% VMT reduction 4264 households within 0.5 mi 40,444 jobs within 0.5 mi	Mixed-use environments and local serving retail encourage people to take trips on foot or by bike over personal car -- especially for errands
FACTOR: TRANSIT SERVICE 12.2% VMT reduction 996 daily buses within 0.25 mi 1236 daily Metro trains within 0.5 mi	Frequent, reliable, and fast transit service correlates with higher rates of transit use and lower rates of personal automobile use. Transit service is considered within 0.25mi for bus service, and 0.5mi for rail service.
FACTOR: WALK/BIKE FRIENDLINESS 5.6% VMT reduction 100% double sidewalk coverage 45% bike lane coverage 556 intersections per sq. mile	Interconnected streets with small blocks, sidewalks, and bicycle lanes make walking and bicycling safer and more convenient, increasing the likelihood people will walk or bike instead of drive.
FACTOR: AFFORDABLE HOUSING 0.4% VMT reduction 11 units split between 50% and 80% of area median income	Lower-income households tend to own fewer cars, ride transit more, and drive less than higher-income households.