



GreenPlace

Living where green transportation prevails

CERTIFICATION REPORT

Platinum certified January 1, 2016

PATTERSON HOUSE

15 Dupont Circle NW, Washington DC
DEVELOPER: Saul Urban



DRIVE LESS

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

BENEFITS: 54% less driving / 71% less CO₂ emitted

VMT TARGET: 25 daily miles/household

THIS PROJECT: 21 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 carsharing and transit passes.

BY THE NUMBERS



- 1 structure, 0.32 acres, 92 units
- 7 affordable units
- 3-minute walk to Dupont Circle Metro
- 3 Capital Bikeshare stations within 1/4 mile
- 13 bus routes within 1/4 mile

WHAT YOU'LL LOVE Here are some of our favorite things about this project:

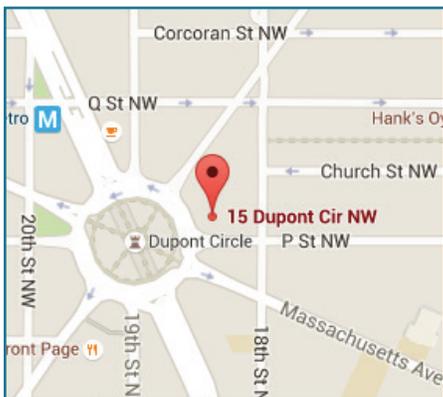


- Capital Bikeshare memberships and 10 helmets for residents who don't own a bicycle
- Carsharing memberships provided to all residents
- Real-time transit information screen in lobby
- 31 long-term bicycle parking spaces and bike repair facility
- On-site Transportation Management Coordinator

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



WALK MORE: WHAT'S NEARBY

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

Dupont Circle Metro	3 MIN	0.12 MI	250 STEPS	16 CAL
Safeway Grocery	7 MIN	0.31 MI	650 STEPS	37 CAL
White House	18 MIN	0.9 MI	1900 STEPS	94 CAL

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

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 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: 20 units or more, minimum density of 20 homes/acre, and 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 transportation demand management (TDM) strategies, including transit passes, bikeshare memberships, 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) from the Institute for Transportation Engineers (ITE) conventional approach. The model then calculates how much each of several main factors reduces the projected miles driven for the project we're rating. From there, the model calculates the CO₂ emissions reduction based on VMT and other project factors.

FACTOR: DENSITY 18.4% VMT reduction 288:1 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 trips can be taken by biking, walking, or transit).
FACTOR: MIX OF USES 3% VMT reduction 4322 households within 0.5 mi 68,002 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 965 daily buses within 0.25 mi 1096 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 0.25 mi for bus service, and 0.5 mi for rail service.
FACTOR: WALK/BIKE FRIENDLINESS 5.8% VMT reduction 100% double sidewalk coverage 60% bike lane coverage 571 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 0.3% VMT reduction 7 affordable units, at 80% of area median income	Lower-income households tend to own fewer cars, ride transit more, and drive less than higher-income households.