



GreenTRIP

Traffic Reduction + Innovative Parking

www.GreenTRIP.org

PROJECT EVALUATION REPORT

831 WATER STREET

831 WATER STREET, SANTA CRUZ, CA
DEVELOPER: NOVIN DEVELOPMENT

PROJECTED DAILY DRIVING BY RESIDENTS

CONDITIONAL CERTIFICATION
AS OF DECEMBER 12, 2021

GREENTRIP STANDARD

LESS THAN 35 MILES/DAY **4.6 MILES/DAY**

44% less than the regional average household driving of 62 miles/day.

Source: MTC Vital Signs and Bay Area Census

EACH HOUSEHOLD IS PROJECTED TO DRIVE ONLY 4.64 MILES/DAY

Source: GreenTRIP Connect



APPROPRIATE AMOUNT OF PARKING

GREENTRIP STANDARD

MAXIMUM 1.5 SPACES/UNIT **0.97 SPACES/UNIT**

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

136 PARKING SPACES

140 UNITS



THE PROJECT IS PROJECTED TO RESULT IN:

TRAFFIC REDUCTION STRATEGIES

GREENTRIP STANDARD

1 OF 3 STANDARD TRAFFIC REDUCTION STRATEGIES **UNBUNDLED PARKING**

The project must have one of three traffic reduction strategies:

- UNBUNDLED PARKING
- DISCOUNT TRANSIT PASSES
- FREE CARSHARE MEMBERSHIP

- UNBUNDLED PARKING, SEPARATING THE COST OF PARKING FROM THE COST OF RENT.

THIS REQUIREMENT IS WAIVED FOR AFFORDABLE HOUSING UNITS.

93% LESS DRIVING

Each household is expected to drive 4.6 miles/day rather than the regional average of 62 miles/day

Source: GreenTRIP Connect

81% LESS GHGs

Each household is expected to emit 2.6 pounds of GHGs/day instead of the regional average of 13.7.

Source: GreenTRIP Connect

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.

831 WATER STREET

DRIVING REDUCTION

The following is an inventory of GreenTRIP Connect model inputs and the projected driving reduction.

SELECTED SITE

IF BUILT ON SELECTED PARCEL, WITH INPUTS FOR UNITS, BEDROOMS AND RENTS.



68%
REDUCTION

AFFORDABLE HOUSING

39% OF UNITS ARE DEED RESTRICTED BELOW MARKET RATE HOUSING



9%
REDUCTION

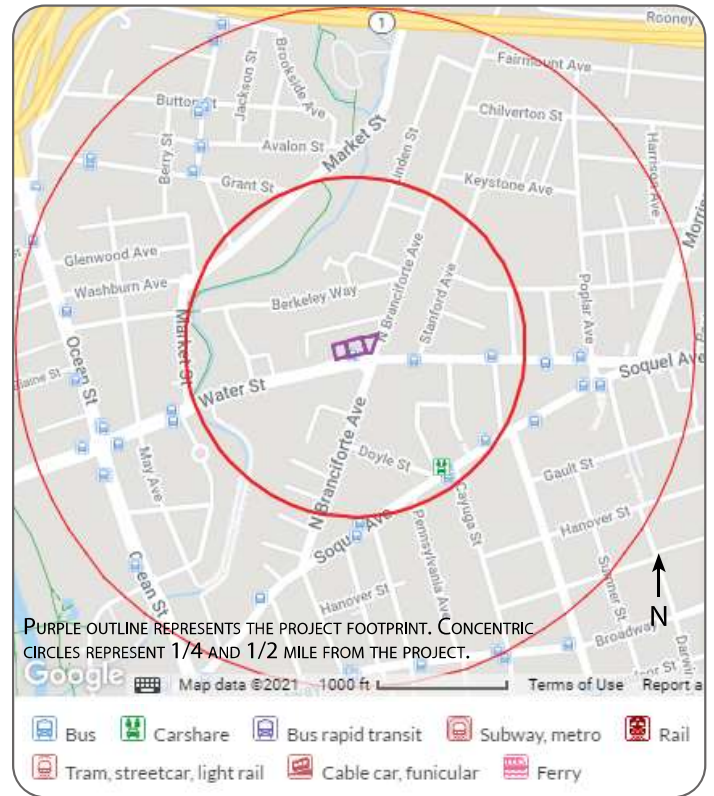
TRAFFIC REDUCTION STRATEGIES

UNBUNDLED PARKING: PAYING FOR A PARKING SPACE IS SEPARATE FROM RENT



5%
REDUCTION

PROJECT CONTEXT MAP



KEY PROJECT DETAILS:

- ALONG MAJOR TRANSIT CORRIDOR: 5 ROUTES ON WATER ST
- BIKE REPAIR ON-SITE
- UPDATED BUS SHELTER IN FRONT
- 140 LONG-TERM, SECURED BIKE PARKING SPACES
- 40 GUEST BIKE PARKING SPACES
- 7 ELECTRIC VEHICLE CHARGING SPACES
- UNBUNDLED PARKING FOR 40 YEARS
- 0.91 RESIDENTIAL ACRES, 140 UNITS, 5 STORIES
- 0.97 RESIDENTIAL PARKING SPACES PER UNIT

QUESTIONS?

Contact:
GreenTRIPInfo@TransFormCA.org
www.GreenTRIP.org

a project of



NEARBY TRANSPORTATION

Transit within a 1/4 mile:

Santa Cruz Metro 66, 69A, 69W, 71

Transit within a 1/2 mile:

Monterey Salinas Transit 78

Santa Cruz Metro 04, 17, 35, 66, 68, 69A, 69W, 71, 91X

GREENTRIP *Connect* REPORT:

[HTTPS://CONNECT.GREENTRIP.ORG/MAP-TOOL.PHP?P=399998](https://connect.greentrip.org/map-tool.php?p=399998)

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

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

¹ ABAG New Places, New Choices, 2007

² Cervero, Arrington, TCRP Report 128, 2008