

From: [Zenk, Jessica](#)
To: [Downtown West Project](#)
Subject: FW: Clarification of Parking Items
Date: Friday, May 7, 2021 9:06:01 PM
Attachments: [image003.png](#)

From: Lucy Lofrumento <lal@lmallp.com>
Sent: Tuesday, May 4, 2021 1:07 PM
To: Zenk, Jessica <Jessica.Zenk@sanjoseca.gov>; Collen, Arian <Arian.Collen@sanjoseca.gov>; Klein, Nanci <Nanci.Klein@sanjoseca.gov>
Cc: Jim Goddard (jgoddard@sapcenter.com) <jgoddard@sapcenter.com>; Michelle Wendler (MWendler@watrydesign.com) <MWendler@watrydesign.com>; Mike Moretto <MMoretto@watrydesign.com>; Jon Gustafson <jgustafson@sharksice.com>; Morley, Sean <sean@morleybros.com>
Subject: RE: Clarification of Parking Items

[External Email]

Thanks for your email – we look forward to meeting with you and Arian on these issues (and we'll look into the question regarding Redwood City).

Could you please also let us know the status of the revisions to Exhibit K to the Development Agreement? Perhaps we could discuss that as well, when we meet with Arian.

Best,
Lucy



Lucy Lofrumento

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From: Zenk, Jessica <Jessica.Zenk@sanjoseca.gov>

Sent: Tuesday, May 4, 2021 8:56 AM

To: Lucy Lofrumento <llal@lmallp.com>; Collen, Arian <Arian.Collen@sanjoseca.gov>; Klein, Nanci <Nanci.Klein@sanjoseca.gov>

Cc: Jim Goddard (jgoddard@sapcenter.com) <jgoddard@sapcenter.com>; Michelle Wendler (MWendler@watrydesign.com) <MWendler@watrydesign.com>; Mike Moretto <MMoretto@watrydesign.com>; Jon Gustafson <jgustafson@sharksice.com>; Morley, Sean <sean@morleybros.com>

Subject: RE: Clarification of Parking Items

Thanks very much, Lucy.

This is very helpful.

We are reviewing the map prepared by Michelle and will reconcile the calculations asap.

Similarly, we can share the math on the "At a minimum, an additional 350 spaces will be available for SAP Center event use with a 1/3 mile."

I also appreciate the info from Redwood City about parking data and signage, including the Condition of Approval example. Do you have any info about how Redwood City proactively codifies that requirement?

Arian and I have time today to review your materials, and will be back in touch after that.

Best,
Jess

From: Lucy Lofrumento <llal@lmallp.com>

Sent: Monday, May 3, 2021 1:38 AM

To: Zenk, Jessica <Jessica.Zenk@sanjoseca.gov>; Collen, Arian <Arian.Collen@sanjoseca.gov>; Klein, Nanci <Nanci.Klein@sanjoseca.gov>

Cc: Jim Goddard (jgoddard@sapcenter.com) <jgoddard@sapcenter.com>; Michelle Wendler (MWendler@watrydesign.com) <MWendler@watrydesign.com>; Mike Moretto <MMoretto@watrydesign.com>; Jon Gustafson <jgustafson@sharksice.com>; Morley, Sean <sean@morleybros.com>

Subject: Clarification of Parking Items

Importance: High

[External Email]

Hi Jess,

To follow-up on our discussion last Thursday, attached is a copy of a map and schedule prepared by

Michelle Wendler, showing the calculations for parking spaces lost to the Downtown West project and related Cahill Lot 1 (Sub-Area 2), as well as the other Cahill lots. Could you please review and let us know if you agree with these calculations? Also, we would like to make sure we understand how the City arrived at the figure of 2,850 existing surface parking spaces.

Please note that we included the Cahill lots because, as we read the General Development Plan and related documents, it does not appear that there would be any plan or requirement that the spaces on those existing surface lots would ever be replaced with shared parking that could be used by Arena guests.

Along the same lines, during last Wednesday's PC presentation, the City stated that "At a minimum, an additional 350 spaces will be available for SAP Center event use with a 1/3 mile." We have been trying to figure out how that number was calculated, without success. Could you please show us the math on that? We want to be sure that we are all talking apples to apples based on the same set of facts, so that there is no misunderstanding.

Also attached is a copy of the SAP Center Structured Parking Design Guidelines, for your reference. We propose that these be added to the Conformance Review checklist and the Design Standards and Guidelines to help ensure the best overall functionality of new parking facilities. In addition, to follow-up on Michelle's comment during our meeting, please see the email below for an explanation of the parking guidance systems that could be added to the guidelines, both to help increase parking utilization and to help track actual "Available" spaces.

We think it might be helpful to schedule a short call in the next couple of days with you and Arian to discuss this, if you are available. Please let us know.

Thanks very much,
Lucy



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From: Michelle Wendler <MWendler@watrydesign.com>

Sent: Friday, April 30, 2021 4:03 PM

To: Lucy Lofrumento <lal@lmallp.com>

Cc: Jim Goddard (<JGoddard@sapcenter.com> <JGoddard@sapcenter.com>; Mike Moretto <MMoretto@watrydesign.com>

Subject: Clarification of Parking Items

Hi Lucy

Based on our discussions attached is a map trying to clarify what spaces are counted in the lost spaces within 1/3 mile for confirmation with the City. (The 2850 as referenced in Exhibit K.) In addition I have reattached the information on the design guidelines for structured parking we discussed.

I would also like to follow up on the discussion regarding parking guidance systems. The City of Redwood City requires parking that is part of a development but used by the public nights and weekends (which is something they incentivize by giving reduced parking requirements) to provide parking guidance systems that count the stalls and display at the entry the number of available spaces. This automated counting would make it very transparent about whether the obligations of Available parking are being met and will help with overall wayfinding to find these available spaces which would be a benefit to parkers in general and Arena customers. If the right systems are being used it will count every individual space and you would know the difference between a specialty space such as an ADA space or EV space and how they were being used. Here is an example of a condition of approval from a project we worked on in Redwood City.

[SDR][ENGINEERING]

- 50. Parking Data & Signage** – The project shall collect (utilizing sensors, loop detectors, or equivalent technology) and make publicly available, real-time garage occupancy data (via a parking app or other means deemed appropriate by the City and a sign at the garage entrance). [COA][ENGINEERING]

Michelle

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