



May 16, 2017

Community Development & Sustainability Department, City of Davis
23 Russell Boulevard, Suite 2 | Davis, CA 95616

Sent via email to: Eric Lee (elee@cityofdavis.org), Ash Feeney (afeeney@cityofdavis.org)

Subject: Parking Summary for Proposed Redevelopment 901-919 Third Street.

Eric,

Per your request, please find a condensed summary of our parking proposal. Please find more detailed information on pgs. 47-53 in the "Traffic Impact - Parking Analysis," submitted as Appendix Item L in our most recent Planning Application.

REQUIREMENTS per City Code: 50 total stalls (Residential:27; Commercial:23)

INCENTIVES per City Code: Reduction to **48 total stalls** required. See: "Request for Incentive per Bicycle Parking Standards", Appendix Item O in the Planning Application.

PROPOSED PARKING PLAN (with options for additional consideration)

ON SITE

- 30 stalls on-site (18 covered, 12 uncovered) for resident/commercial tenant use.
- Pay to Park: Each residential unit may rent one on-site parking stall.
- Car-free Incentive: Rent reduction for household with no automobile ownership.
- Shared Parking: See concept as described in Appendix Item L, page 48-49.
- Private EV Charging: 18 stalls wired for resident/business tenant charging.
- Option: Public EV Charging: Applicant will continue discussions with City re: 2 Public EV charging stations on the project's private sidewalk along the Alley.

OFF SITE

- Zero net change in amount of parking along Alley or 3rd Street.
- Addition of one loading zone in Alley, along North edge of project.
- Business employees and owners eligible for "X Permits"
- Compliance Option: In-lieu fees, as allowed per Municipal Code
- Compliance Option: Reserved, long-term parking at 4th & G Parking Garage

We look forward to our continued work together on this project.

Sincerely,

Kemble K. Pope

Project Manager | Trackside Center, LLC