May 23, 2018

City of San Mateo
330 W. 20th Ave
San Mateo CA 94403

The Essex at Central Park (PA – 13-066): Revised Parking Management Plan

Dear Ms. Margaret Netto,

Following our meeting on March 2oth, during which Fehr and Peers presented their analysis of the current site parking conditions, the City asked us to further develop a Parking Management Plan that will address where three primary constituent groups will park—Tan Group retail employees, Essex construction workers and the public. Over the last several weeks, we contacted private owners with parking in or near Downtown in an attempt to find a solution within walking and shuttle distance of our site. For a map and list of the parking options we explored, please see Exhibit A and B.

Our Parking Management Plan during construction has been divided into two solutions: Local and Remote. The Local Solution will be available to the public only. The Remote Solution will be available to the public, Tan Group retail employees and Essex construction workers. Visitors to our site will be directed via way-finding signage to either park at the neighboring local lot or to utilize our off-site remote lots, which will be serviced by a shuttle. Please see Exhibit C for map of remote locations.

Local Solution
We were able to find one location that has the capacity, and interest, to take on the additional volume during our construction period. 520 South El Camino Real is located at the corner of El Camino Real and W 5th Avenue – one block from our project site. The tenants in the commercial building include a 24 Hour Fitness, Alain Pinel and North American Title Company. The location has 169 public parking stalls, which are available on a first-come first-serve basis.

520 South El Camino Real’s current excess capacity varies throughout the day however, it aligns well with our site’s demand. In the morning, when demand at our lot is highest, 520 South El Camino Real’s occupancy is only at ~20%, leaving about 135 spaces available to the public. Mid-day is the peak demand period at 520 South El Camino Real, with limited excess capacity available, which is a lower demand period for our site. In the late afternoon and evening, a peak demand period of our site, 520 South El Camino Real has ~ 40-65 spaces available to the public.
Parking at 520 South El Camino Real is monitored by a parking attendant and is paid by the hour at a $1/hr rate. Visitors who typically park at our site will be directed via way-finding signage to park at 520 South El Camino Real or to utilize our off-site parking, which will be serviced by a shuttle.

Remote Solution

The first Remote Solution location (L1) is 1801 S. Delaware Street, an existing, fenced-in lot at the south-east corner of S. Delaware and Concar Drive, adjacent to the Ross: Dress for Less. This site was previously rented by Hines Development during the construction of 400-450 Concar. The available lot is unstripped and should allow for approximately 60 vehicles. Essex has a draft License Agreement from Smith B. Properties (the owner) and intends to execute upon approval of this Parking Management Plan. L1 will be utilized by the public and a shuttle service will transport people between L1 and Downtown.

The second Remote Solution location (L2) is adjacent to L1, allowing us to simplify the experience for the public and maximize the frequency of our shuttle service. Essex plans to park cars at Phase IV of Station Park Green, 420 Station Park Circle. This will be the primary lot for Essex construction staff and the Tan Group retail employees. It will also serve as overflow parking for the public, when necessary. The construction schedules for the two projects align in such a way that we can use Phase IV to park vehicles during the construction of 5th and San Mateo. Any further delay of 5th and San Mateo would impact the construction of Phase IV.

Should demand necessitate it during the phase of construction when no parking is available at 5th and San Mateo, a third Remote Solution location, less than 1-mile further from L1 and L2, could also be reserved and added to the shuttle route.

This plan has been shared with the Tan Group and has been updated to include additional information requested by Planning in an email on April 24th and an email from the Tan Group on May 9th. It is our understanding that they have no significant objections to this plan.

The Declaration of Covenants, Conditions and Restrictions and Establishment of Easements (CC&Rs), made on May 3, 2004 and recorded with the County of San Mateo on June 29, 2004 and approved by the City’s Attorney (as required as a Condition of Approval for the Parcel Map PA 03-025, Central Park Plaza Parcel Map & Special Use Permit, which was signed by the City of San Mateo on June 4, 2004) do not require the Parcel 2 (Essex) owner to provide offsite parking at any time during the initial development period. Section 3 of the CC&Rs state that:

3. Parcel 2 Owner shall have the right to develop, redevelop and use Parcel 2 to the fullest extent permitted by Law

3.1.3 Subject to 15.2, Association and Parcel 2 Owner each reserves the right to close portions of the Common Area and the Ramp from time to time as reasonably necessary in connection with (including staging areas) the development, Betterment, repair, modification, removal, relocation and maintenance of Parcel 2 Improvements, including Common Area Improvements, including a Parking Structure, even if such closure would result in less than the minimum Parking being available in the Common Area during such closure. During the initial development of Parcel 2
and any major re-development there of (or major casualty repairs), most if not all of Parcel 2 will be unavailable for parking; however, to the extent commercially feasible without affecting the cost or timing of construction activities, the Parcel 2 Owners shall attempt to provide some (likely minimal) parking on Parcel 2.

Therefore, Essex believes that this plan represents that we have gone above and beyond what is required by our CC&Rs in our attempt to find both a local and remote solution. Any further delays in approving this plan and allowing us to put our project in front of Planning Commission will be handled as a violation of this agreement.

Please do not hesitate to contact me at rstoddard@essex.com, tel. 650-655-7895 with any questions. We look forward to our June 2018 Planning Commission hearing for the Essex at Central Park.

Sincerely,

Rachael Stoddard
Senior Development Manager
Essex Property Trust

cc: Ron Munekawa, Chief of Planning, City of San Mateo
    John Eudy, EVP Development, Essex Property Trust
    Jeff Lambert, SVP Development, Essex Property Trust
Exhibit A
Map of Parking in Downtown San Mateo

Red = City Lot
Orange = Caltrans Lot
Gray = Public Lot
Green = Our Site
Purple = Local Solution
Exhibit B

Local Solution Contact List

520 S El Camino Real
400 S El Camino Real
390 S El Camino Real – Union Bank
300 S El Camino Real – Bank of America
222 E 4th Avenue – Draeger’s Market
181 2nd Avenue
101 Ellsworth Avenue
100 S San Mateo Drive – Mills Health Center

Remote Solution Contact List

1801 S. Delaware Street
420 Station Park Circle
400-450 Concar Drive
San Mateo Convention Center
Marriott San Mateo
Exhibit C

Local Parking Location
Remote Parking Locations 1 and 2

Location 1 (L1) – 1801 S. Delaware St, San Mateo
Location 2 (L2) – 430 Station Park Circle, San Mateo