

[THIS MESSAGE COMES FROM AN EXTERNAL EMAIL - USE CAUTION WHEN REPLYING AND OPENING LINKS OR ATTACHMENTS]

Commissioner, Monica:

We really appreciate you took the time to meet with Tim Carr and I last week regarding the parking concerns we have in connection with West Avenue Phase 2.

As promised, I wanted to send you specific notes about the issue and additional documentation to back up our thoughts.

Notes about Parking issue West Avenue Phase 2 – North Section (14th Street to 17th Street)

1: Loss of parking was always identified as an issue.: City Staff acknowledged it when the pump equipment was moved from being in the middle of Lincoln Rd between (Bay Rd and Lincoln Ct). **This is not a new issue.**

2: Representatives of the residents brought back parking as part of the “Reset” to bring the project back on track in early 2022. This issue was specifically discussed at a meeting on April 14, 2022, with staff from Public Works, CIP, Legal and with Lester Sola.

3: City asked RicMan to identify the loss of parking through a report done in **May 2022**. The study gave a total of “Actual Parked Vehicles V/S Proposed Parking space per street segment. **The difference the current number of vehicles being parked versus the proposed parking space adds up to a net loss of 144 parking options/space just for the area between 14th Street (Waverly) and Lincoln Rd).**

4: Some staff members argued that since some existing street spaces are not currently marked or meet code, we can't consider that we are losing “144 parking spaces”. This is semantic as currently a resident with a zone 12 permit can park there without being towed or ticketed.

5: 144 represents about **20% of the current parking spaces** in zone 12 and about 20% of the 712 current parking permits issued for the same zone.

6: How are we losing so many parking options:

- Size of a parking space per code
- Elimination of space on each side of an access to private property (required cone of vision).
- Elimination of space near intersection.
- Bike lane (only for West Avenue).
- Existing space currently seating on a property line part private property part public (i.e. Lincoln Terrace leading to the Capri building with 24 lost spaces for 2 story buildings without any other parking.

7: The issue of parking elimination was acknowledged by walking the neighborhood with senior staff members and some commissioners in early 2022.

8: In the Northern part of the project some buildings do not even always have one parking space per unit (i.e. full Lincoln Terrace or 1400 Lincoln Rd). This is without taking into consideration the fact that a working couple could have 2 cars. This is a working neighborhood.

9: Not finding a solution to this parking issue could stop this project again. As we work by segment, as soon as residents of segments 1 and 2 will realize they can't park near their building anymore, residents of future segment will start opposing the project again.

10: No parking alternative is offered during construction. For the first part (segment ½). **The total number of parking spaces impacted during the first phase of construction is 79.**

11: Representatives of the residents are not contesting the finding of the report issued by RicMan nor do they consider that it will be possible to squeeze in extra spaces based on parking code issue mentioned above. Best case scenario, we could possibly save a few dozen but nowhere near 144 spaces.

12: City Staff offered extending resident privileges to the parking lot next to the post office as a solution. This is actually the only solution they proposed so far. That parking lot will not be useable at all during construction as it is the staging area for RicMan, and it is also where the pumps and equipment are going to be installed. This lot will reopen with an additional loss of parking due to the spaces used by the above ground component of the new Stormwater system. The number of spaces lost in that parking lot is not even accounted for in the 144 net losses mentioned above.

13: The residents' representatives believes that no solution can be found without using at least temporarily existing PRIVATE parking garage.

There are 3 existing parking garages in the affected area:

- 1111 Lincoln Rd
- Parking Garage for the Regal Movie Theater
- 1212 Lincoln Rd

14: As construction is supposed to start in April it is critical to come up with a solution before construction start. We will be short 79 spaces during the first phase (segment 1 and 2).

15: We offered several options using private parking garages to senior staff without receiving any specific answer to our proposal.

16: We were told that Staff might not feel comfortable asking for additional funding to handle the parking loss during construction and after.

17: On a long-term basis, unless an agreement is maintained with Private garages, we believe that the only option would be to consider a new parking structure on the circular parking lot (Just South of Lincoln Rd on South) or above the parking lot near the post office. This could be conceived as a public private with Russel Galbut for the circular parking lot or with Michael Shvo for the lot next to the post office.

We are reaching out to the commissioners because we are technically less than 3 months away from the starting date for this project without a solution.

For additional information see attached documents:

1: Parking Study by RicMan dated May 2022

2: Email reminder and proposal from Stephan Ginez to City Staff:

- Email dated Nov 9
- Email dated Nov 21
- Email dated Nov 22
- Email dated Nov 30
- Email dated Dec 8
- Email dated Dec 14
- Email dated Jan 9

3: Plans for West Avenue Phase 2 Finished Streets