Item 1. Parcel 1&2 - Parking

• Currently 3 spaces/1,000 sf
• Change to Minimum 1.5 spaces/ maximum 3 spaces per 1,000 sf

Allows flexibility to respond to changing future parking needs for both City and developer
# Parcel 1&2 - Parking

## TABLE 3–3: CITYPLACE PARKING SUPPLY REQUIREMENTS

<table>
<thead>
<tr>
<th>Land Use</th>
<th>City Place Parking Supply Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>1.5 per unit</td>
</tr>
<tr>
<td>Retail</td>
<td>4.5 per 1,000 sq.ft.*</td>
</tr>
<tr>
<td>Office</td>
<td>1.5 per 1,000 sq.ft.*</td>
</tr>
<tr>
<td>Restaurants</td>
<td>2.5 per 1,000 sq.ft.*</td>
</tr>
<tr>
<td>Entertainment</td>
<td></td>
</tr>
<tr>
<td>Hotel</td>
<td>1.0 per room</td>
</tr>
</tbody>
</table>

*Additional parking spaces would be shared with adjacent land uses.

** Minimum 1.5 / Maximum 3 per 1,000 sq. ft.**

** With no surface parking at build-out to preserve land for open space.**

* Reference Appendix 3.3 F Travel Demand Model Validation of the EIR for full parking analysis.
Item 2. Parcels 1&2 – **minimum** F.A.R.

Currently
- Parcel 5: FAR 2.52
- Parcel 1: FAR **0.83**
- Parcel 2: FAR **0.98**
- Parcel 4: FAR 1.13

Suggest **Minimum** FAR 1.0

With no change in allowable area

- Clarifies City objective of compact development at City Place
- Slightly reduces development footprint on Parcels 1&2
Item 3. Green strip moved to along river

Currently the ROAD is shown along the river edge
Instead of this

Prefer to move

Green Strip to the river edge
Green Strip with “Bay Trail” along a slough
Example of green strip along a slough
Kids using Bay Trail in green strip
View of mature trees for green zone seen from levee trail
Item 4. MIP needs to include a TDM goal NOW!

EIR says that project is designed for 82% drive alone causing unacceptable traffic congestion

City to do MIP - a consultant study of alternative ways to reduce the drive-alone traffic.

Which strategies to study depends on City’s GOAL

- We suggest giving the MIP consultant a GOAL to reduce drive-alone rate by 25% (67% drive-alone)

- AND set an Intermediate goal - suggest 18% - 20%