

Listo Properties

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Memorandum

TO: Andrew Thomas
Planning Director
City of Alameda

FROM: Rick Stuart
President
Listo Properties

DATE: October 2, 2019

RE: Design Review Application for 1920 Minturn St.

I am writing today to provide you with the data you requested supporting our forecasted parking demands for our proposed project at 1920 Minturn St. As you are aware, the proposed light industrial building will be a “sister” building adjacent to our existing Listo Building with similar uses located at 1925 Union St.

You recall that we renovated the Listo Building 10 years ago into 5 light industrial units and one office unit. Our current mix of tenants include a machine shop, an HVAC mechanical contractor, a printer, a gym and a photography studio. Prospective tenants in the propose building will be for similar use.

Listo Building	16,380 leasable sqft
<u>Proposed Building</u>	<u>10,510 leasable sqft</u>
Total	26,890 leasable sqft

Current Listo Building Tenants:

1925 Union – Listo Properties management offices. 2 employees, 1 of which walks to work. No customer visits. 1 parking space needed.

1750 Clement – KaD Models & Prototypes. Machinist of product models and prototypes. 3 employees, staggered shifts. 1 often rides a bicycle. No customer visits. 2-3 parking spaces needed.

1742 Clement – Comfort Air Mechanical Systems. Refrigeration and cooling contractors. Offices and warehouse/storage. 1-2 office workers, plus field crew who is off site all day. No customer visits. 2-3 parking spaces needed.

1734 Clement – SpeedPro East Bay. Large format printing of graphics, banners, car wraps, etc. 3 employees. Infrequent customer visits for artwork/color approval. 3 parking spaces needed.

1726 Clement – Training Station. 5 personal trainers working at staggered hours, typically (mornings, evenings, weekends, etc). Small groups of 1-4 clients in a session. Shared off-street parking is always available during non-business hours.

1930 Minturn – Mark Serr. Photography studio. 1 employee. Occasional client visits. 1-2 parking spaces needed.

The current parking demand for tenants in the Listo Building is 12-14 spaces, or a parking ratio of 0.73 to 0.86 per 1,000 sqft.

Prospective tenants for the proposed building at 1920 Minturn St. may include future displaced tenants at the Alameda Marina, other businesses that have already contacted us looking for space in the Listo Building, or brokers in the industry representing their clients. Inquiries we have received so far have been light industrial type uses comparable the current tenants in the Listo Building.

Based on the 10-year track record of leasing history in the Listo Building and confirmation of uses by prospective tenants, we can project the future parking demands of the proposed building to be comparable to the spaces required for the Listo Building. Based on the above range of 0.73 to 0.86 per 1,000 sqft, we project the parking demands for the proposed building at 8-9 spaces.

Based on the above, the total parking demand for both buildings is 20-23 spaces. Our proposed parking plan provides 25 spaces at a ratio of 0.93 per 1,000 sqft. A surplus of 2-5 spaces will be provided in excess of demand.

I hope you will find the demonstrated demand for comparable facilities useful in making a determination and supporting our design review application. Please feel free to contact me with any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Rick Stuart', with a long horizontal flourish extending to the right.

Rick Stuart
President
Listo Properties