

City of Los Gatos Staff and Planning Commission,
 RE: Letter of Justification for an Amendment to Approved Architectural and Site Approval S-13-090

We are requesting a modification to our Approved Architectural and Site Approval, File Number S-13-090 to modify the Market Hall Building to remove the underground level of the project.

As approved, the Market Hall Building included 303 total parking spaces across four levels – three above ground levels with a combined 176 parking spaces, and one underground parking level with 129 spaces. As shown in the table below, of these, 50 are reserved for the use of the Senior Affordable Housing. The Specific Plan dictates that commercial space within Phase 1 of North Forty shall comply with the Down Town Parking Requirements per Town Code Section 29.10.150(b). Parking Guidelines call for 62 for the main Market Hall space, 7 for the proposed bakery, and 5 for the community room, and 50 for the residential portion, for a total of 124 parking spaces. This means that, as approved, the Market Hall building is providing 179 parking spaces beyond what are required.

Market Hall - Parking Requirements							
Use	Size (1)	Ratio (2)	Parking Req	Original Parking		Revised Parking	
Senior Housing	50	½ space per unit	25	129	Level 0		Level 0
Senior Guest	50	½ space per unit	25	63	Level 1	59	Level 1
Market Hall	18,729	1 space per 300 sqft	62	69	Level 2	70	Level 2
Bakery	2,032	1 space per 300 sqft	7	42	Level 3	47	Level 3
Comm. Room	2,772	1 space per 590 sqft	5	Total:	Excess:	Total:	Excess:
Total	23,583		124	303	179	176	52

- 1) Size based on latest building permit plans
- 2) Ratio per city code and specific plan – 1 space per 300 for retail, ½ space per unit for residential

The Market Hall was originally designed with a basement level by Grosvenor, with the intent to use the excess parking for future development in Phase II of North 40. With Grosvenor no longer involved in Phase I of the project, SummerHill has no need for parking beyond what is required by Town Code and the specific plan.

SummerHill is proposing to remove the subterranean parking level. This leaves the Market Hall project with an excess of 52 parking spaces above what is required by the zoning code to serve the commercial interests at North 40.

Removal of the underground parking will have a number of benefits, both over the course of construction as well as in the future operation of the Market Hall. The construction of a subterranean parking structure necessarily entails a number of impacts such as excavation, off hauling of soil, and significant additional construction time. During operation, reducing the number of excess parking spaces provided will limit traffic impacts, green house gasses, and encourage the utilization of public transit, bikes, and other more environmentally sustainable methods for utilizing Market Hall.

Construction Impacts

Construction of Market Hall as currently designed involves the off haul of approximately 18,200 cubic yards of soil. It is anticipated that this will require approximately 1,700 truck trips to remove material from the site, and 400 inbound truck-loads of concrete to complete the basement. Eliminating the basement parking will eliminate the need for these truck trips to and from the site during construction.

Benefits for operations

A fundamental concept in transportation planning is the idea of 'induced demand'. This is a phenomenon where, by providing excess capacity (such as on a highway, road, or in a parking structure), additional demand is effectively created to utilize this space. Providing so many extra parking spaces in Market Hall runs the risk of inducing additional demand for the project. This induced demand has negative effects on the surrounding community by increasing traffic, noise, and pollution. Additionally, lowering the number of parking spaces will increase the appeal of better and more sustainable transit options such as biking or public transit to access the site.

Vacant parking garages can also serve to attract unwanted behavior since they are out of site of the public, residents, and police. Eliminating the basement level will therefor also remove a potential future source of public and private nuisance and of public safety enforcement inquiries, leading to better operations for the site.

Fundamentally, the underground parking level is neither required nor needed by the project. Its removal, and the removal of the associated excavation, soil off haul and concrete pours, will benefit the community due to reduced construction activity, a faster horizon for the affordable housing, and reducing traffic during both construction and operation. Market Hall will still provide 52 parking spaces above what is required by code, and no negative impact on the surrounding community will occur based on this change.