



Subject: FW: City Hall Project

From: Bill Demers
Sent: Monday, December 07, 2015 12:26 AM
To: Scott Huth
Subject: City Hall Project

Dear City Council Members

I am one of the neighbors that lives directly across the city hall property on 10th St. I have a number of concerns regarding the project plans.

1- The roof of parking garage in the southwest corner aka Town Hall Terrace presents privacy concerns for the people living on 10th Street. Please realize that due to its elevation, this Terrace looms above our 10th Street homes. Visitors on on the Terrace would be eye level with our second story. The parking structure has much less set-back from 10th St. than the homes on the street. The Terrace is very large, much bigger than any of the residences on the street. We are very concerned about privacy issues with the Terrace. Any illumination of that area would impact our home. Be good neighbor and eliminate the potential use of the Terrace as a gathering or viewing point out onto the homes on 10th St.

2-Traffic flow patterns- 10th St. is not designed to address the increased traffic flow from the increased parking proposed in the project. 10th St. is narrow and has a steep incline to Camino del Mar; at Camino del Mar only southbound is available. Regarding, egress onto 11th St., I support right turn only.

It seems much of the concern regarding the traffic flow stems from the increased parking capacity proposed for the project. Currently there are 58 parking spots on the city hall site. It is not clear to me there is a need for increased parking by 275% since there no expected change in city hall staffing. Why we are spending such a large amount of money to build a parking structure for parking that is not needed for city hall business?

3.Lower surface parking lot. A tall wall running west-east on the south end of the parking lot is necessary. Our home is directly across 10th St from the TV studio building. This building currently provides a 25 foot tall screen from the current parking lot. The TV studio screens us from both noise and from lighting from the lot and cars headlights. The TV studio building is such an effective screen we cannot see the parking lot from the second story of our home. A tall wall running on the south end of the surface parking lot from the west wall to the parking structure is necessary because "good fences make good neighbors".

Regards
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