

# Memo

To: Josh Minshall, PE, Associate Civil Engineer, City of San Rafael  
CC: Laruen Davini, PE, Traffic Engineer, City of San Rafael  
From: Andrew Lee, PE, TE  
Date: January 25, 2018  
**Subject: Northgate Walk Project Peer Review**

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This memorandum summarizes Parisi Transportation Consulting's (Parisi) peer review of the following reports.

- "Parking Analysis for the Northgate San Rafael Project" (Parking Analysis, W-Trans, December 12, 2017).
- "Analysis of Freitas Parkway / US 101 North Ramps / Civic Center Drive.

The project applicant for the Northgate Walk site, Coastal City Partners, LLC, previously submitted separate technical memos for traffic and parking in June, August and September 2016. The City reviewed and provided comment for the June and August 2016 memorandums. Parisi reviewed the June, August and September 2016 memos and provided a peer review. These documents are attached for reference.

Our findings from the December 2017 Parking Analysis are as follows:

1. The project applicant reduced the number of proposed dwelling units from the 2016 proposal (Northgate Walk 2016 Project Materials\2016-08-29 Traffic Memo.pdf). The project applicant should submit an updated trip gen and traffic ops analysis memo per their current proposal. The project's traffic impact should be less than forecast for the 2016 proposal.
2. The proposed residential parking supply satisfies the requirements of the State Density Bonus.
3. The proposed hotel parking supply (300 spaces) is 5 more spaces than what currently exists and therefore is sufficient to maintain the conditions of the hotel user permit.
4. There are minor errors in the tables and text of the parking report, as follows:
  - a. Table 1, Parking Spaces. "City Required Parking Total" should be amended to 575 spaces.

- b. Page 7, first paragraph, first line, "the proposed supply of 276 spaces" should be amended to 300 spaces, per Table 1, Planned Parking Supply, Hotel.
- c. Page 7, fifth paragraph, second sentence, "the proposed supply of 276 spaces at the hotel" should be amended to 300 spaces, per Table 1, Planned Parking Supply, Hotel.

Re: "Analysis of Freitas Parkway / US 101 North Ramps / Civic Center drive",

- 1. The supplemental analysis at the Freitas / 101 intersection shows a less than significant project impact.
- 2. There have not been any reported collisions at the intersection recorded by the Statewide Integrated Traffic Records System (SWITRS) between 2012 and 2016.