

From: Lou Monville <Lou@raincrosscorp.com>
Sent: Wednesday, November 28, 2018 3:17 PM
To: Norton, Brian <BNorton@riversideca.gov>; Pam Steele <pams@migcom.com>
Cc: ART.DAY@CBRE.COM; Condas, John <jcondas@allenmatkins.com>; Lee, Andrew <alee@allenmatkins.com>
Subject: [External] RE: Center Street Suggestions

Hi Brian-

Thank you to the City for hosting the follow up meeting on 11/19/18 with the Springbrook Heritage Alliance (SHA) . We appreciate the opportunity to work with our neighbors to address concerns and find solutions. While we were surprised our neighbors only request was to turn our private property (and that of our neighbors) into a public park, we are committed to building a project in-line with the general plan and zoning, compatible with surrounding land uses, all while improving the overall area and improving local infrastructure. Below you will find a summary of the suggestions we explored at the meeting and remain on the table as our on-going show of good faith.

The suggested settlement points we discussed in detail were the following. We offered these meaningful concessions and neighborhood benefits, subject to the Springbrook group's withdrawing its appeal of our project.

1. **Issue Raised:** The conversion of our private property into a park, per the Spingbrook Heritage Parklands and Walking Trails proposal

Suggested Improvement: The Springbrook Heritage Parklands and Walking Trails proposal, in order to be achieved, requires a great deal of acquisition of private property, including some which is already completely developed. While SHA expressed interest at acquiring our property at fair market value, no offer has ever been submitted nor has SHA shown that have the economic capacity for a \$14 million land acquisition. However, we think walking trails and open space are valuable to both our project and community at large. In that light, would we would be willing to install a decomposed granite(DG) walking path in the landscape setback area on the southern border of the property along Placencia Avenue. This would allow for trail connectivity across the street from AB Brown Park and connectivity to any future trails planned for the area.

2. **Issue Raised:** Impact of the project to Center Street viewshed

Suggested Improvement: Incorporation of a berm and additional shrubbery materials into the landscaping plan along Center Street. By berming the landscaping and adding shrubbery to the landscaping plan you will minimize the view of the employee parking in area fronting Center Street and further reduce the view of the building in general from the street or sidewalk.

3. **Issue Raised:** Condition of asphalt in front of Adobe and impact on potential vibration.

Suggested Improvement: While our recent vibration study shows no impact of vibration from truck trips to the Adobe, we are sensitive to the perception of potential of impacts. To address the perception, we will improve the existing condition of the road and to prevent existing truck traffic damage to Center Street we will replace the existing asphalt on the westbound lane of Center Street in front of the Adobe with a thicker road base and asphalt. Final solution to be determined in coordination with City staff, to address perceived impacts to the Adobe.

4. **Issue Raised:** Facility operational impacts

Suggested Improvement: We will remove an additional 10 truck dock doors from the proposed building. Removal of these additional dock doors will further reduce the project's already less than significant noise generation, traffic and air quality impacts.

5. **Issue Raised:** Existing truck traffic in the Northside

Suggested Improvement: Truck traffic exists in the area today, with or without our project, given the neighboring industrial areas in the cities of Colton and Jurupa Valley. In order to study this issue closely and consider regional solutions, we will donate \$25,000 to the City of Riverside for a truck route study to be conducted as a part of the Northside Specific Plan process.

It remains our commitment to design our project in a manner that addresses neighborhood concerns while allowing us the ability to build a project in conformance with the longstanding City general plan and zoning for our property.

Thank you.