

March 12th, 2024

City of Riverside
Public Works
Traffic Engineering Division
3900 Main Street
3rd Floor
Riverside, CA 92522

RE: Request for Street Loading Zone for The Commons Apartments (BP-2022-23674)

Dear Mr. Nitollama & Mr. Patel:

This memo is delivered in connection with Building Permit Application BP-2022-23674, The Commons Apartments, as a formal request for the allowance of a United States Postal Service ("USPS") parking space to be located in front of the to be construction residential building at 3224 Main Street. While the development team has attempted to work with USPS to find a suitable onsite location for each of the two neighboring residential sites for their dedicated parking solution, USPS has been adamant that a street parking location be incorporated for mail service.

In working with USPS, we have been able to come to an agreement that the space designated for mail delivery vehicles may deviate from their standard white zone "USPS Only" designation to green zone "General Delivery" of "Loading Zone" designation. Should the allowance of a space on Main Street not be an acceptable location, USPS has also suggested two additional locations on Second Street (as indicated in the enclosed Project Site Plan).

While the development team has attempted to find an onsite solution to this requirement, USPS's firm stance of on street parking would create the two significant benefits for the surrounding community:

- Should the allowance of the loading zone location on either Main Street or Second Street not be allowed the project's onsite parking availability would be reduced by two spaces, increasing the risk of additional demand for street parking in the neighborhood. While the project as designed contains more onsite parking spaces than required by zoning, this was done in response to the surrounding community's concerns about the availability of street parking. It is the development team's desire to honor the commitment to the community to maximize onsite parking availability.
- Additionally, the designation of a general loading zone would allow for use by additional delivery services (i.e., Amazon, UPS, FedEx, etc.), creating an orderly location for these vehicles to be parked and avoid clogging the streets at the intersection of Main and 2nd. Delivery service vehicles, while required to be legally parked, are frequently parked in

the most convenient location for their delivery, often times double parked or otherwise parked in a location that creates a backlog of traffic until moved. A general loading zone would give delivery vehicles a safe and orderly space clearly marked for their usage and allowing for normal flows of traffic to continue, alleviating any congestion on these streets.

Enclosed with this memo, please find a formal letter from USPS outlining their acceptance of a green "loading zone" in lieu of their traditional "USPS Only" parking location and a site plan marked with the potential locations for the "loading zone" to be located. I thank you for your consideration in this matter. If I can provide any additional information, please feel free to let me know.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Phil Wood', with a stylized, cursive script.

Phil Wood
Commons Partners LLC
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Email: phil@integrityhousing.org