



February 16, 2023

RE: 7 S. Linden Project: Parking Management Plan

Dear Planning Commission,

Essex Property Trust, Inc. is pleased to outline our parking management plan for the 7 S Linden project.

The 7 S. Linden project will be developed and operated by Essex Property Trust, Inc. Currently, Essex owns and manages over 200 apartment communities, comprised of over 60,000 apartment homes. The operational elements of this project, including the parking management, will all be handled by the exceptional on-site Essex Operations staff.

The proposed project consists of 543 apartment homes and 563 parking spaces. Essex will unbundle parking for all 461 market rate units. Unbundling parking will allow for residents to lease their home for true market rate rent. Plus, should a resident not own a vehicle they are not obligated to take on a parking space. The project does have a 15% Affordable component; therefore the 82 affordable deed restricted units will include bundled parking. Unbundled and bundled parking will be offered at a minimum of 1 parking space per unit. The maximum number of parking spaces allowed for a unit will be set at 2, upon availability.

Every parking space within the project will be numbered for safety and security purposes. 555 of the spaces will be assigned to property residents (543 traditional spaces plus 12 accessible spaces). We will have 7 traditional unassigned spaces and 1 accessible unassigned space that can be utilized for perspective tenants, on site operations staff, and short-term visiting guests. All parking is consolidated behind secure garage gates.

The implementation of such a parking management plan is familiar to Essex and one that we use on the vast majority of our projects. Should there be any questions please feel free to reach out. We will gladly answer.

Thank You,

Deanna Chalfant

Deanna Chalfant
Vice President, Development
Essex Property Trust, Inc.