



May 25, 2017

RE: Proposed AC Hotel by Marriott-Off- Site Parking

To Whom It May Concern:

As part of the development plan for the AC Hotel in Santa Rosa, we have secured an off-site parking lot to support the parking needs of the hotel guests.

Bedford Lodging and it's development team of consultants have had several neighborhood meetings and hearings with both the public and specifically the Railroad Square Review Committee. We take their comments very seriously and feel we have gone to great efforts to address most, if not all of their stated concerns.

It has been brought to my attention by the Railroad Square Project Review Committee that there is additional concern relative to employee parking for the hotel and security for the off-site parking lot. Bedford Lodging will commit to securing an off-site parking alternative for employees of the hotel not utilizing existing public parking. Bedford Lodging will commit to securing said parking by issuance of certificate of occupancy (or opening of hotel).

The off-site parking lot will be surrounded by a fence in addition to the landscape and existing trees. The entrance will be governed with a card reader that controls the gate. As part of our development plan, we have an extensive lighting plan to both assist with valet drivers safety as well as enhance overall security of the area. We believe the development plan will enhance the area as well serve the hotel's needs.

Separate from our use permit request, Bedford Lodging has been in discussions with Kim Nadeau with the City of Santa Rosa regarding a potential relationship to provide daytime parking to the community. As of this writing, we have not concluded as to whether there is an acceptable arrangement for either party.

We look forward to being a part of your community.

Respectfully,

Jeff Blackman
President, Bedford Lodging, LLC