

September 15, 2008

Mayor Bill Bogaard
Pasadena City Council
100 North Garfield Avenue
Pasadena, CA 91109



Partners
in the
Community

Subject: September 15 Meeting – Agenda Item 6.A – Bike Showers and Locker Facilities

Dear Mayor Bogaard:

I am writing in my capacity as a commercial real estate developer to support staff's recommendation for an amendment to Pasadena's Zoning Code. The proposed amendment, which is supported by both the Planning Commission and the Transportation Commission, will require that new construction of 75,000 square feet or more include shower and locker facilities.

During 2007, my firm renovated an old concrete factory at 45 Eureka Street for adaptive reuse. This project received Gold LEED certification from the USGBC. In this 30,000 square foot facility, we provided bicycle racks, showers and locker rooms. This decision has been a big success. We observe several of our tenants' employees riding their bicycles to work, and other employees exercising during their mid-day breaks. When we leased commercial space in this facility, we found that it leased at approximately 10% over the market rate because prospective tenants wanted to lease green space.

Developers are beginning to understand that we must develop in new ways that protect the environment, conserve precious resources, and consider the health and well being of our buildings' occupants. We need developers to think of costs in terms of life cycles, rather than just initial construction costs.

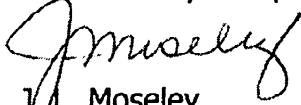
Showers and lockers support the choices of workers in Pasadena who want to make use of bicycles as an alternative to driving cars to work. Showers and lockers also encourage mid-day exercise. I respectfully urge City Council to

support the recommendation of staff and approve an amendment to the Zoning Code to provide for the requirement of showers and lockers.

Thank you for the opportunity to express my opinion.

Sincerely,

J. L. Moseley Company, Inc.

A handwritten signature in black ink, appearing to read "J. L. Moseley". The signature is written in a cursive style with a large, looping initial "J".

J. L. Moseley
President