

From: mjnielsen [mjnielsen@mindspring.com]

Sent: Thursday, October 23, 2008 12:41 PM

To: Gimmler, Christine

Subject: Marinwood Village

Dear Ms. Gimmler,

I would like to voice my opposition to this project in its entirety. It is WAY too large, has housing which no one in the community wants, and will change the very nature of our neighborhood. My family moved here from Berkeley to escape the many uglinesses of urbanity, and have found Marinwood to be a haven of peace and tranquility. The County seems to want to urbanize us; however, we do not wish to live in an urban area.

I would rather have Marinwood Plaza sit there as it is now, quietly crumbling away, than have this monstrosity forced upon us. I will gladly drive the two miles to the dumb grocery store if it means avoiding this project. It is also just plain foolish to build anything retail-related in today's economic downturn, which I believe will persist for years to come.

I noticed at last night's meeting that not one person from the community said one thing that was favorable to this project. Why? We don't want it! All anyone wanted was a grocery store, but this is too high a price to pay. Why are the county and the developer not listening to community input?

I would appreciate it if you would forward this to the Collaborative, or whoever is collecting public input.

Mary Nielsen

October 24, 2008

Susan Adams
Marin County Supervisor
3501 Civic Center Drive
Room 329
San Rafael, CA 94903

Dear Susan (and other team members),

I'd like to thank you for your presentation of the Marinwood Village concept plan at the Mary E. Silveira Elementary School on October 22, 2008. I believe the plan is progressing nicely but I also agree with several comments made during the evening, unfortunately I was not able to stay long enough to make my comments in person.

I would like you to consider the following comments during the concept development for Marinwood Village:

1. The proposed housing units are too tall at 4 stories, even if the upper floor is setback. The plan for housing is to keep within the character of the neighborhood. The height of these buildings is unprecedented in the neighborhood. From my experience and observation, Marin County has always prided the placement and height of structures not to interfere with the surrounding hillsides. Marinwood should not be an exception. In addition, the narrowing of the street will only add to the visual impact on the adjacent neighboring community of Casa Marinwood. Even the Marriott in Hamilton which is 4 stories in height it is set below the grade of Nave Drive and Hwy 101, reducing the impact of its mass. Unfortunately this option is not available on a relatively flat site.

Also, images shown at the meeting included modern, loft style housing. I realize these may have just been placeholders, or ideas, but I do not think modern style architecture (although nice) does not fit the character of the Marinwood neighborhood.

2. An additional site analysis should be performed based on the traffic approach and visibility into the site. When travelling south on 101 due to the extensive setback of the entrance ramp and the overpass, this site is not highly visible until you

approach the truck scales. Although the entrance ramp is a long ramp, it becomes a relatively short merge lane onto 101 due to the Miller Creek crossing; and when the scales are open, it can be a bit precarious. If the plan is to increase visibility into the site, work with the traffic engineer (and Cal Trans) to possibly redesign the entrance ramp and take advantage of the road frontage closer to 101 versus up by Miller Creek Rd. A nice low vegetative buffer can be planned between the ramp and the buildings. I am very glad to see that a traffic engineer is finally involved in this process! (Long overdue)

3. Finally, the idea was mentioned to consider the site as an all retail development. A feasibility study should be performed to consider this as a viable option. A combination of retail and small business studios could create a vibrant community asset. I understand the County (and Owner) would like to see addition of housing, especially for low income, but with the proposed developments across the highway at St Vincent's, this area will be providing substantial new housing. A future increase in population will definitely be able to use the new facility. In addition, an all retail site would allow more highway identification / frontage / visibility. Whereas if there is housing on the south portion of the site, residents will want buffer / screening of the road frontage, reducing visibility into the site.

I appreciate that the plan includes the retention of the existing supermarket. A consideration needs to be made regarding the layout of the building which may need to be adjusted since the side of the store facing the highway is a loading dock, not the best face for presentation / visibility.

Please forward this information to other team members.

Thank you,

Debra Olson Suarez
Marinwood resident

cc: Frank Nelson

From: Kathleen Gaines [kathiegaines@comcast.net]

Sent: Sunday, October 26, 2008 6:06 PM

To: Gimmler, Christine

Subject: Next Marinwood meeting

Christine,

The community meeting was enlightening in many ways and I know I came away with a sense of what this community likes and dislikes about the proposed village project. Really no surprises. I think the design was well-received. I think addition of 94 housing units was not. We have our work cut out for us leading to the next community meeting.

I propose an important agenda item for the next collaborative meeting. Perhaps someone else will be suggesting something similar:

Density, particularly in relation to the following:

- Traffic access and egress from the dead-end street for residents of new project, Casa Marinwood, shoppers, employees, and Dixie buses and employees
- Residential visitor parking
- Height of housing units
- Overall number of housing units

In my conversations with neighbors, these are the concerns we will most likely have to address with neighbors who might be organizing to oppose the development. We should have a detailed discussion, including possible adjustments and/or alternatives to the design presented.

Thanks, Kathie