

March 15th, 2022

Belvedere City Council
450 San Rafael Avenue
Belvedere, CA 94920

RE: Endorsement of Mallard Pointe



Dear Mayor, Vice Mayor, Belvedere City Council, and Planning Staff

For over 60 years, Greenbelt Alliance has helped create cities and neighborhoods that make the Bay Area a better place to live—healthy places where people can walk and bike; communities with parks, shops, transportation options; homes that are affordable and resilient to the impacts of climate change. Greenbelt Alliance’s Climate SMART—Sustainable, Mixed, Affordable, Resilient, Transit-Oriented—Development Endorsement Program provides support for projects that advance the right kind of development in the right places. By promoting climate-smart development we can create thriving, resilient neighborhoods with ready access to transit and housing choices for all of the Bay Area’s people.

After careful review, Greenbelt Alliance is pleased to endorse the proposed Mallard Pointe project.

This is a monumental proposal, as it would represent Belvedere’s first multi-family development in more than 30 years. Deemed California’s richest city in 2020, this development would not only contribute to meeting the city’s Regional Housing Needs Allocation (RHNA) goals, but also target Missing Middle housing. In Mallard Pointe, the City of Belvedere has the opportunity to create new, infill housing that will contribute to the State of California’s collective efforts to respond to our ongoing housing crisis. The project is consistent with the City’s General Plan and the applicable State Housing laws.

A major hurdle developers faced in the planning process was flood risk. To account for sea level rise and to be FEMA compliant, the plan for Mallard Pointe outlines that the first occupied floor will be located 11 feet above sea level as required by City ordinance. The developers have taken additional strides to ensure that this 2.8 acre development is both sustainable and resilient to the impacts of climate change. The proposal reflects a comprehensive reinvestment in site infrastructure and an energy efficient design that incorporates water-efficient technology and solar panels with storage batteries, along with energy-efficient appliances, heating units, lighting, and other building systems—all of which do not exist on the current houses.

The proposed project’s walkability, commitment to affordability, and long term sustainability aligns with the City of Belvedere’s planning and environmental goals. Greenbelt Alliance believes Mallard Pointe will play a pivotal role in reimagining a more resilient and inclusive Belvedere for all residents to enjoy and we are proud to give this project our endorsement. We hope our approval will help expedite the process to turn this vision into reality.

Sincerely,
Zoe Siegel



Director of Climate Resilience, Greenbelt Alliance