



May 15, 2020

City of San Rafael
1400 Fifth Ave
San Rafael, CA 94901

Dear Mayor Phillips and Council Members,

On behalf of Tidewater Capital, owners of 435 Du Bois Street, I am writing to provide comments on the City of San Rafael's proposed application for the Canal PDA.

As we have communicated during the General Plan 2040 process, we believe there is a future opportunity for a thoughtful redevelopment of our underutilized 2.66 acre site. We fully endorse the City's desire to preserve the industrial nature and existing uses around 435 Du Bois, which is why we would plan to have Jackson's Hardware as the long-term anchor tenant under any redevelopment scenario.

What is unique about 435 Du Bois is that it can serve as an effective transition from the existing high-density residential development across Woodland Avenue to the surrounding commercial and industrial uses. While conceptual in nature, we envision the site over the long term as a mixed-use property - one that reflects and fits into the existing neighborhood. Jackson's Hardware, an important fixture within the San Rafael community, would continue to thrive as we introduce housing to a portion of the large site where it makes sense.

A specific or precise plan that includes 435 Du Bois could be a valuable tool in creating the right planning framework in this area. This plan could serve as a way to preserve existing industrial uses while identifying new opportunities to create housing where it's deemed appropriate.

According to the staff report, there will be additional conversations within the community regarding the boundaries of the PDA. Currently, two of the three draft maps have boundaries that adjoin our site. As these conversations continue forward, we encourage the City to include 435 Du Bois into the Canal PDA boundary in order to fully analyze the potential of this rare, large site that is close to transit, jobs, and the downtown.

We look forward to participating in the conversation as it moves forward.

Best regards,

A handwritten signature in blue ink, appearing to read "R. Stackhouse".

Ross Stackhouse
Tidewater Capital