

Draft EIR for 326 Mission/Aldersly Project

J. F. [REDACTED] >

Tue 9/6/2022 9:38 PM

To: Jayni Allsep <Jayni.Allsep@cityofsanrafael.org>

To Ms Allsep and the Planning Commission,

I am writing in support of the Draft EIR for 326 Mission conclusion in favor of maximal preservation of the existing campus.

I visited my family member in residence at Aldersly nearly daily for the past 4 years, and we typically spend extended time walking and sitting in the outdoor areas of the campus. The architecture and gardens are delightful and unique.

I accept the need to keep the Aldersly Non Profit financially viable now and in the future, but I do not accept the premise that there is no demand or appreciation for Aldersly as it is. Marin County and adjacent communities demonstrate strong enthusiasm for mid-century modern esthetic, and for homes connected to the outdoors. Young families are paying premium prices for original Eichlers in Upper Luca Valley, and the Peninsula, for example.

Persons seeking senior communities offering hotel or apartment style dwelling units have extensive options in our area, with more planned for the future. Those who prefer the option to live entirely indoors are well accommodated in Marin. Aldersly uniquely offers cottage-style independent units with outdoor access from the front doors. This design may be particularly appealing in pandemic conditions.

The choice to walk landscaped slopes for daily activities certainly is not universally desired. However, only approximately 55 persons who value this choice will fulfill occupancy in the independent apartments at Aldersly. It seems reasonable to believe that these 55 persons exist and will continue to come forward in the future. I am impressed by the residents who choose to continue to ambulate around the campus even as their age requires assistive devices and a restricted pace. Different senior communities cater to different consumers; people will choose the best fit for them.

The architecture and workmanship of the residential buildings intended to be removed is cited in the EIR. My family member and I enjoy this esthetic as we spend time in the garden area paths. One resident who is a native of Denmark told me that the campus buildings remind her of her childhood town in Denmark, which pleases her as she walks the campus.

The current Aldersly buildings fit in with the scale of the residential neighborhood, where the largest adjacent housing is the 3 story supported community across Mission street. Although the Assisted Living building is relatively large, its placement well back from Mission Ave mitigates its impact. The proposed Mission Ave 4 story building on a slope above street level will substantially impact the residential feel of the neighborhood, and potentially dominate the view west from the front steps of San Rafael High or even the San Rafael skyline as viewed from cars driving North on 101 as they come over the hill toward the Bellam exit.

I endorse the conclusion in the Draft EIR supporting preservation of the Aldersly campus.

Sincerely,

Julie [REDACTED]

Subject: Subject: DEIR Public Comment / Aldersly Project / 326 and 308 Mission Avenue
Date: Monday, September 12, 2022 at 10:00:15 AM Pacific Daylight Time
From: T [REDACTED] C [REDACTED]
To: Jayni Allsep
CC: planningpubliccomment@cityofsanrafael.org

Good morning Jayni,

The following are comments for inclusion at this week's meeting related to Aldersly Project DEIR.

For Public Comment

RE: DEIR Public Comment / Aldersly Project / 326 and 308 Mission Avenue

Dear Planning Commissioners,

We own a multi-family building on Belle Avenue situated directly across from the rear frontage of the Aldersly property, with our prime driveway / resident parking located at the Aldersly truck turning radius for the proposed Service Building.

We first became aware of the project as plans were approved by the Design Review Board in November 2021, and then became quite involved at the NOP stage due to concerns with the project as planned and the omission of Belle Avenue residents in prior community and neighborhood meetings. This involvement subsequently turned into conversation(s) with the project applicant. Thankfully, our greatest concerns have been heard and largely addressed by the Project Applicant indicated in the revisions dated 5/28/22 and it appears the project studied in the Draft EIR now includes: recognizing Belle Avenue as a largely impacted neighbor of the project, modifying the phasing/scope of the project and adding details of construction staging and specifying truck size to plans to lessen access from and overburden to Belle Avenue. It seems the utilization of Ridge Avenue for staff parking also has improved/ceased (intersection of Belle/Ridge at NW project corner).

As this project moves from DEIR to FEIR and on toward approvals by the City Council, we want to reiterate that our concerns will remain throughout construction, ultimate build-out and future functions of Aldersly. Since amendment to the approved PD Development Plan (Zoning Amendment) is required, we ask that that each stage of approvals be mindful and preserve the considerations made to-date, as well as including specific conditions at the appropriate time by Planning Commission and/or City Council for the following:

1. Require that all construction access for Phase 3A and 3B must be from Mission

Avenue (this intent appears in graphics (A2.1A) but should be incorporated to narrative as well (not found in our read of the documents).

2. Require that since Phase 2 will unavoidably impact Belle Avenue, everything possible should be done to minimize obstruction of the street (particularly during Norman and Edna's Day Care hours) and to finish the project as quickly as possible.
3. Consider Construction Hours (some or all of the time) perhaps depending on impacts associated with specific phases to help minimize conflicts to residential neighbors and daycare / school peaks
4. Include use permit and/or conditions associated with the Service Entrance for truck type/size/count and perhaps one-way direction of travel on Belle for Aldersly deliveries for safety associated with service entrance on Belle Avenue and intersections of Belle/Union. (DEIR states delivery/service use will continue as-is through Phase 1 but after completion of Phase 2, specifics related to trucks on Belle are provided which it appears the DEIR study is hinged upon).

Sincerely,

T [REDACTED] and D [REDACTED] C [REDACTED]
[REDACTED]