

Good evening Jeff and trust this email finds you well.

Ahead of the March 7 design board review of the proposed 1515 4th Street San Rafael mixed-use building project, which we plan to attend, we wanted to submit our comments to add to the agenda.

My partner and I are recent San Rafael transplants, having purchased and moved into 201 Shaver Street at the end of 2021. As one of the closest neighbors of the proposed project, we are in a great position to offer first-hand insight to ensure this project successfully enhances the community without being a liability. Development is clearly needed in the area and we welcome the addition of new neighbors and business. However, there are some aspects of the area that should be known and reviewed before plans are approved.

- **Building height:** There are no buildings over 4 stories in the immediate area, which is also located at the top of an incline. Anything over 4 stories would be an imposition to the neighbors and overall esthetic of the area.
- **Setback from street:** Please do not let the developers bully the city into forgoing the imperative safety measures of proper set back from the street. Visibility around corners and proper sidewalk width is extremely important.
- **Parking entrance:** As we understand, the residential parking entrance is suggested to be on Shaver Street. Shaver is narrow and often filled with parked cars on both sides of the street near 4<sup>th</sup> street due to Cains Tire Shop location. Additionally, sidewalks have been extended at 3<sup>rd</sup> and 2<sup>nd</sup> streets, making for very narrow passage at those intersections. Also, the traffic lights at 3<sup>rd</sup> and 2<sup>nd</sup> street are poorly timed, leading to frequent traffic back ups on a daily basis. Upon simple inspection, it will be clear this is not a street set up for added traffic congestion. Our suggestion is that the parking entrance/exit should be on the E Street side of the proposed building.
- **Permitted parking:** The addition of this many housing units will add to increased demand for parking from tenants and guests. Permit parking is something that should be introduced to protect parking availability for existing neighbors.
- **Street cleaning:** Regardless of the actual parking entrance, a new building means more debris and litter in a small area. The street's existing sycamore trees already exacerbate drainage issues (most noticeable during times of rain). Street cleaning service should be added and supported by the building owner and the city to help alleviate the negative environmental impact of this project.

As much as we support growth and development in our new neighborhood, it needs to be done thoughtfully and with the right intentions. We hope our suggestions are received with the good intention with which they are being offered. We look forward to discussing that at the design board review next week and to hearing the San Rafael City Planning Committee and the developer's plans to address these concerns.

Thank you for your time,

Vikram Seshadri and Ryan Shaw

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