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## BRIG Update

1 message

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BRIG <brig94920@gmail.com>

Wed, Dec 1, 2021 at 1:42 PM



Recently, MEHC (Marin Environmental Housing Collaborative) sent a letter supporting the proposed Mallard Pointe development to our City on behalf of the developer. We believe the letter is filled with misinformation and mischaracterization. To correct the record, BRIG sent the attached response to the Board of MEHC (along with a copy to our City Council)

Some have suggested that this is not a winnable fight. We strongly disagree and we're steadfast in our commitment. We're encouraged that so many of our neighbors are joining our efforts. Our BRIG community continues to grow and today more than 240 people have signed up to receive our updates.

Many of you have asked how you can help our efforts. If you have friends and neighbors that are also concerned about Belvedere's future and would be interested in learning more about this issue, please encourage them to sign up on our website. As we've previously reported, we've engaged a first rate attorney to help us in our work. We also welcome donations to support our legal efforts ([brig94920.com](http://brig94920.com))

Thank you for your support. It's going to take all of us working together to prevail. We'll send updates as they become available.

John Hansen  
BRIG Chair

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 **response to MEHC11-30-21.pdf**  
72K

November 30, 2021

Dear Mr. Pendoley and Board of Directors,

I'm writing in regard to your letter on behalf of MEHC in support of the Mallard Pointe development that was posted on the City of Belvedere website. In your letter you make some statements that I hope you can clarify.

Prior to determining your positions, I would have assumed that you visited the property. However, it is apparent that you have not, given your description that this area is "a seriously deteriorated, environmentally compromised property." Contrary to your assertion, there have in fact been many upgrades to these homes that were originally designed to provide differentiated housing opportunities for Belvedere. Over the years, older residents have lived in them as a way to remain close to their friends and families. Younger families have used them as a way to become part of the community. If you had visited you would have found lovely gardens, simple but warm homes, and a caring neighborhood.

Of the current 40+ residents, over half are seniors. Their displacement from a supportive neighborhood is of great concern to me, and others in our community. The existing homes actually do serve a very useful purpose and the new development will not accommodate them.

In your letter you also state, "the proposed apartments will frame the nearby park." For your information, the zoning of that area is R-2 and specifically prohibits apartment buildings. The structure, which is estimated to be over 33 feet high and 260 feet long, will instead loom over the playground, park and center of our city.

When you refer to environmental integrity in your mission statement, I assume that includes issues of safety. This building will double the number of cars and delivery vehicles daily on the street that runs adjacent to our park, which is bustling with small children. It will also include subterranean parking in a FEMA flood zone. You should also know that over 60 trees will be destroyed. These facts seem to be at odds with your stated mission.

And since you also reference specific issues connected to the lagoon area in your letter, I'm attaching a letter from the Belvedere Lagoon Property Owners Association (BLPOA) that cites many concerns regarding this project and its potential impact on the delicate lagoon ecosystem.

Finally, Belvedere's RHNA number is currently 160, not 16. We fully agree that teachers, employees and other essential workers cannot afford to live in Belvedere. We wish this project had focused on helping these groups. Unfortunately, according to the preliminary plans only 4 apartment units, not 7, will be for low-income renters. The other 19 will be market value rentals – once again leaving Belvedere out of the reach of these important groups.

In your view this new development will be “eliminating 22 substandard homes.” In our view this development will displace over 40 residents, mostly seniors including one who is 91 years old. The developers are subverting our local zoning codes for a mere 4 units of low-income housing.

Given the MEHC stated mission, can you please explain why you and your Board of Directors chose to support this project?

I look forward to hearing from you. Thank you,

Jane Cooper  
On behalf of Belvedere Residents for Intelligent Growth  
[www.brig94920.com](http://www.brig94920.com)

Link to BLPOA letter  
<https://www.cityofbelvedere.org/DocumentCenter/View/7713/Mallard-Pointe1>