



October 8, 2021

Dear Community Member:

As both a neighbor and one of the owners, I wanted to reach out and share an overview of our plan to revitalize the Mallard Pointe apartments on Belvedere Lagoon.

Built in 1951, the 22 units on the site are facing obsolescence due to settlement, deferred maintenance, antiquated floor plans, nonconformance with current building and fire codes, and rising sea levels. Like all homes on the Lagoon, fixing these items triggers a City requirement that all living areas be raised above the flood zone. This mandate all but requires that we rebuild from scratch.

Given the need to rebuild, my partners and I are proposing to make a significant investment to create sustainable housing at Mallard Pointe for the future. The nearly three-acre property presents a rare opportunity to offer a variety of new housing choices that are designed to meet the needs of the local community. As you are likely aware, prospects for new housing in Belvedere are essentially nonexistent.

To date, our team has held more than 100 stakeholder meetings, as well as a City-hosted study session, to receive community feedback to help shape the project. We have retained an experienced design team with significant experience in Belvedere. Our proposal starts with a high-quality design that is in keeping with the character of Belvedere and thoughtfully complements the neighborhood.

The proposed plan is fully compliant with Belvedere's General Plan, the City's guiding document for future development. The project density is less than half of the units allowed at the site under State Law. Further, the City of Belvedere will conduct public hearings regarding the formal application for the property.

We have focused on 4 main principals in developing this plan:

Housing Variety: Housing throughout Belvedere has become extremely expensive, including at our property (in which there are no affordable units). An honest assessment of housing opportunities in Belvedere reveals that this is one of the only sites where any meaningful progress can be made in meeting the City's housing goals and complying with the State of California's new housing requirements.

Our design proposes:

- 39 residences in a variety of housing types, including Lagoon-fronting single-family homes and duplexes, as well as a two-story apartment building over parking that faces Community Park offering 1-, 2- and 3-bedroom single-level floorplans. In addition, we have proposed three accessory dwelling units (ADUs), which count toward the City's housing goals.
- Of the 39 new units, 12 are either deeded affordable units, units affordable by design, or ADUs creating viable housing options for the local workforce, young families, retirees, and children of Belvedere residents.

Environmental Sustainability: Rebuilding Mallard Pointe will not only address the site's underlying structural and maintenance issues, but it will also:

- Account for sea level rise and be FEMA compliant, with the first occupied floor located 11 feet above sea level as required by City ordinance.
- Feature state-of-the-art water and energy conservation methods that are much more efficient than the current residences.
- Implement traffic calming, traffic reduction, and pedestrian safety measures.

Economic Sustainability: Fiscal benefits of the project will include ongoing and one-time revenues, including:

- Millions of dollars in up-front fees and hundreds of thousands of dollars of recurring tax revenue for the City of Belvedere, local school districts and other public agencies.
- A robust package of community benefits and partnerships to help enhance programs and public facilities in Belvedere.

Building Resilience: The new residences will be built to the latest seismic, structural, and life/safety standards, including fire suppression systems and improved building access for first responders.

Our team embraces community input as an essential part of a well-designed project. We have created a community website at www.MallardPointe2026.com for residents to learn more and offer their feedback. We are also hosting an open house on Saturday, October 23 from 11am-1pm at the property (1-22 Mallard Road) for interested residents to view the property and discuss our proposal. We invite you to stop by any time during this timeframe for some coffee and friendly conversation.

As our revitalization plan works its way through the public process, feel free to reach out to me and my team with any questions or comments you may have.

Warm regards,



P. Eric Hohmann

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