



MALLARD POINTE PROJECT BENEFITS



New Housing Choices. The 40 new residences (a net increase of 18 units) include a wide variety of rental apartments, duplexes, and for-sale single-family homes designed to accommodate a range of household sizes and living styles. The apartment building is designed to include single-level floor plans in a walkable location and will offer a new local option for empty nesters seeking to downsize while staying in the community. There is considerable demand by Belvedere residents for this type of housing. It has been more than 30 years since the last multi-family building was constructed in Belvedere (Farley Place low-income apartments), and nearly a half-century since the last market-rate apartments were built.

Social Sustainability. Housing throughout Belvedere has become extremely expensive, including at the existing Mallard Pointe, particularly given the age of the housing stock. A major objective of the re-envisioned plan is the creation of viable housing options for the local workforce, young families, retirees, and children of Belvedere residents. This much-needed housing does not exist at the property today. Although there is no City requirement to include affordable units, Mallard Pointe is committed to deeding four of its apartments (10% of the total units) to help address this need. Further, the proposed reinvestment plan will also feature “affordability by design” that offers more moderately priced housing than the existing units through the inclusion of one-bedroom floor plans and one accessory dwelling unit (ADU). The deeded affordable units, along with the rest of the new housing within Mallard Pointe, will be a positive step for Belvedere in meeting its Regional Housing Needs Allocation (RHNA) from the State.

Local Revenue. Through new property taxes and project fees, Mallard Pointe will generate 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.

Environmental Sustainability. Rebuilding Mallard Pointe will not only fix the site’s underlying structural and site-related issues, it will create a sustainable vision for this special property. The project is designed to account for rising sea levels and will be FEMA compliant, as required by City ordinance. In addition, all residences will feature water conservation through drip irrigation, drought-tolerant landscaping, and water efficient fixtures, as well as energy-efficient design that incorporates solar panels with storage batteries and Energy Star appliances, heating units, lighting, and other building systems.

High-Quality Design. Renowned local architects Sutton Suzuki, Francis Gough, Hunt Hale Jones, and The Guzzardo Partnership lead the Mallard Pointe design team. Homes on the lagoon are designed as “jewel boxes” with a combination of one- and two-story structures (less than 25% of living spaces on second stories), which intentionally provide significant building separations and open areas as well as reflect a mix of contemporary and more traditional design. The apartment building responds to the public realm by framing Community Park and reflecting the character of City Hall and other classic Albert Farr-designed buildings in Belvedere.

Community Benefits and Partnerships. In addition to much-needed housing creation, significant reinvestment in project infrastructure, tax benefits, and project-related fees, the Mallard Pointe team is actively working with community leaders to develop a robust package of community benefits and partnerships to help enhance programs and facilities in Belvedere.

Strong Local Sponsorship. Mallard Pointe represents a long-term commitment by local families in a development group with an extensive history of community involvement in Marin and a substantial track record of completing award-winning properties.

[Learn more at www.MallardPointe2026.com](http://www.MallardPointe2026.com)



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