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RECEIVED

OCT 25 2011

CITY OF SAUSALITO
COMMUNITY DEVELOPMENT DEPT

Lilly Schinsing
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(415) 289-4134

Re: Proposed Affordable Housing Site V-1 – 373 Sausalito Blvd

Dear Lilly,

I am the owner and occupant of 388/390 Sausalito Blvd directly across from the proposed open space conversion at 373 Sausalito Blvd.

I am a building construction professional and am not a person opposed to development; I make my living from growth in the community. In fact, my own company builds many of the multifamily living units the Bay Area, including Affordable housing units for Habitat for Humanity, Eden Housing, and other affordable housing developers who do work here in the Bay Area. In my career, my partners and I have constructed over 5000 living units in the Bay Area, and we continue to build more every day for the affordable rental market in San Jose, San Francisco, Novato, and other communities in the Bay. In addition to my own experience, I hold a degree from the College of Architecture at Cal Poly San Luis Obispo. I have also been a resident of Sausalito since 1999, both as a consumer of affordable rental housing in Sausalito in the past, as an owner of my own home, and as a landlord of a rental unit here in the city.

I am writing this to you because, based on my own recent professional experience, and my own knowledge of the neighborhood, I believe that the proposed 373 Sausalito Blvd site is not appropriate to meet Sausalito's Affordable Housing needs nor is it appropriate to allow the construction of a mid-size multifamily complex at this location.

Loss of Open Space

Obviously, all of us live here because of Sausalito's proximity to open space. Taking away from existing open space is very frustrating, especially given the large number of already developed and underutilized sites that exist in Sausalito already. Taking away from open space for this type of project goes against pretty much every single premise of sustainable building at it is currently understood in the State of California.

Sausalito Blvd Traffic Congestion

There is already substantial traffic congestion along Sausalito Blvd. The addition of 14+ vehicles to the street from the proposed development is a SIGNIFICANT addition to the quantity of resident vehicles on

Sausalito V1 Site 373 Sausalito Blvd

the street. Each of these vehicles will make multiple trips each day on the street, and during heavy traffic periods in the morning, especially on Trash Days, it will be a significant increase in traffic. We already have a problem on the street with traffic, we don't need more of a problem. There is a threshold of significance from this impact that cannot be ignored, and any mitigation plan to accommodate the increased traffic volume would be extremely difficult and expensive. How much street mitigation work can be amortized into 7 affordable housing units before they are no longer affordable? It just doesn't make financial sense given what should be done.

Access to Public Transit

373 Sausalito Blvd is a significant distance from available public transit; there are a number of sites along the major through-fares in Sausalito which are much better suited for affordable income occupants which rely more upon public transit. Nearly every single Affordable Housing development we have ever been involved with at our own company is proximate to public transit; 373 Sausalito Blvd is not. I believe that the sites along 2nd street, Bridgeway, and Spencer all meet this standard and are much better suited to this use.

Heavy Construction Vehicles Dangerous to Downhill Earth Retaining Systems

Many of my neighbors are on the downward side of Sausalito Blvd. Nearly all of the structures on Sausalito Blvd rely upon the stability of the street, the surrounding Franciscan rock, and have retaining walls all along Sausalito Blvd. The quantity and size of concrete trucks, lumber trucks, debris removal vehicles, excavators, and other heavy construction traffic required to construct 7 units WILL lead failures along the downhill slope of the street and may cause my own and our neighbors' retaining walls to deflect, crack, or fail. Because the street is narrow, when a large load comes up the street, any opposing vehicles will need to pull over very close to the side of the road directly adjacent to these walls. Putting the repeated load of a concrete trucks or other heavy construction vehicle traffic directly adjacent to the 30+ retaining walls located between 2nd street and the site will increase the likelihood of failure along one of these walls potentially causing catastrophic failure on a neighboring property. There are already a number of cracks along the street that are opening up from routine traffic which is causing the slope to slowly fail. A dramatic increase in construction traffic, even if it is only a short time, will cause these to grow and significantly increases the likelihood of fail. My own home's retaining wall, being right across from the proposed construction, will absolutely be affected by the constant starting, stopping, turning, and hauling.

373 Sausalito Blvd is Solid Francisco Rock

In order to excavate the site, a road would need to be cut into the surrounding Francisco rock, and the foundations of the excavation would need to be broken out of the rock as well. Since the site is located on a dramatic rise in the terrain above the street, I would anticipate that a large amount of the rock would need to be removed to accommodate the units and provide access to them. In our experience on similar sites, it is very expensive to do this type of excavation and is only done under the supervision of geotechnical engineers who can ensure that the process is done so as to not cause the surrounding rock strata to also fracture during the breaking operation. During mass excavation of any Franciscan rock,

there is always a danger that cracking will extend a long way away from the intended breaking zone. This could affect the underlying support of the street and neighboring properties. In addition, the breaking operation will be a very expensive sitework operation; in fact, it could basically be double or triple the cost of the construction for the units depending on the final design. In a normal affordable housing development, sitework costs \$6/gsf; and the rest of the construction about \$100/gsf or less. For this site, its likely that sitework will be \$100/gsf just to get the site prepared for the buildings. How can you build affordable housing when the site will require huge sitework costs?

In addition, if any project here goes forward, I will employ Treadwell and Rollo or another similar geotechnical firm, to install ground acceleration monitors along my property during any construction operation. Any ground accelerations which exceed those recommended for our soil type will be documented. Obviously I'll be looking to know that above average insurance coverage will be in place for the project with specific limits set aside for ground movement.

Restricted Sunlight

The addition of 7 units along the corridor would also act as yet another obstacle to the already reduced amount of sunlight available on the northern slope of the canyon. We hope that a shadow study is accomplished with any development plan to ensure that no more light is blocked from anybody's home due to the development.

Out of Context with the Neighborhood

There are currently no 7 unit buildings that I am aware of along Sausalito Blvd. The character and nature of the type proposed for development is incompatible with the character and scale of the neighborhood. The reason people live up here in the gulch is to be away from planned developments of this kind. I don't see any reason why the character of the neighborhood should change to accommodate what could easily be accommodated elsewhere at a cost that is more commensurate with its use.

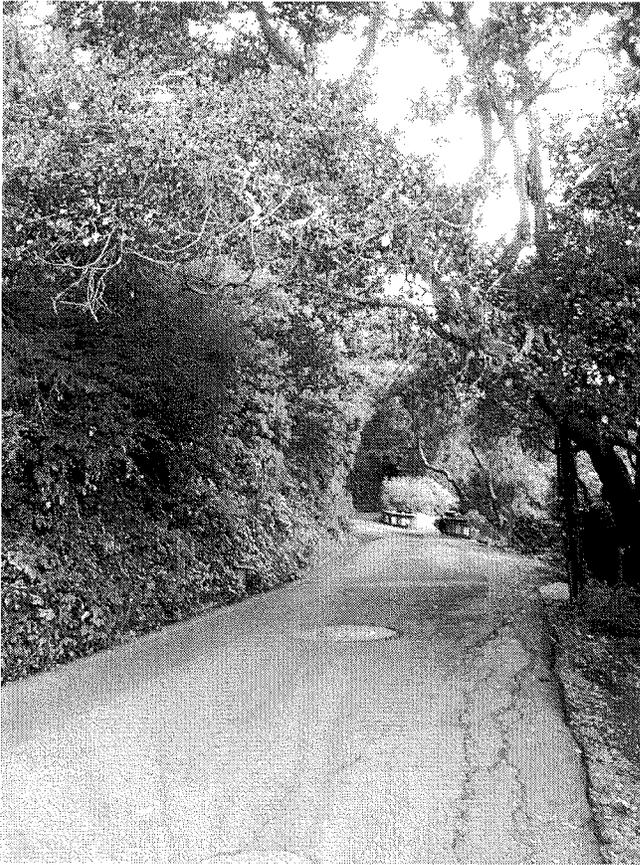
For these and other reasons, I am against the use of this site for the proposed use. I will continue to use all of the resources available to me as a professional in the industry and as a resident of Sausalito to ensure that only a use compatible with its current zoning be allowed.

I understand that there are many considerations which accompany any planning decision. I appreciate your attention to this matter and I look forward to speaking with you about any proposed development in the near future. Please contact me at (415) 519-5180 or scott@buildgc.com

Thank You,

Scott Brauningner

Owner Occupant of 388/390 Sausalito Blvd



Street Cracking no retaining wall

Construction Traffic Impacts would make this damage worse

Sausalito V1 Site 373 Sausalito Blvd



Street cracking at retaining wall

Construction Traffic would make this damage worse, and could cause failure

Sausalito V1 Site 373 Sausalito Blvd



Solid Rock excavation – uneconomical for affordable housing site

Sausalito V1 Site 373 Sausalito Blvd