



November 18, 2019

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415.457.7656

San Rafael City Council  
14 Fifth Avenue  
San Rafael, CA 94901

**RE: Goldstone Exclusive Negotiating Agreement (7.a)**

Honorable Mayor and Council Members,  
The 'market hall' and apartments proposed for Fourth Street hold the promise of increased economic and residential vitality at the heart of San Rafael. Sustainable San Rafael applauds the entrepreneurial spirit of the City, and of the Economic Development staff in particular, in pursuing a public-private partnership with Mr. Goldstone to optimize potential benefits, including the preservation of public parking.

In that spirit, we respectfully recommend that the Exclusive Negotiating Agreement (ENA) address resolution of the following additional items for inclusion in the draft Disposition and Development Agreement (DDA):

- 1. Easy access to and use of the public parking facilities**, for example by providing a ground floor without automated parking. The ease of the parking for customers shopping on 4<sup>th</sup> Street should be maintained.
- 2. Securing additional affordable housing units**, above and beyond those required by City code, in keeping with recent proposals to grant the development rights associated with public parking parcels ("air rights") in exchange for such units. (Housing is not currently mentioned in the staff report or ENA.)
- 3. Integration of the overall project with public realm improvements** such as those proposed in the Downtown Precise Plan, including enhanced street paving and adjacent public plaza elements.

The conveyance of a major public property at the center of downtown offers the opportunity to create a model of public-private partnership, providing both immediate benefits and a template for more such efforts in the future. Thank you for your careful consideration.

Sincerely,

William Carney  
Board President