

June 24, 2020

To City of Emeryville,

RE: 47th. Street New Apartments

Hello, my name is Demetra Dennis and I own the house at 1044 47th. Street located directly next door to the proposed new apartments. I have lived here for over 30 years.

My son and I very much support these new apartments and looking forward to the day they're completed. When finished the apartments will add a modern-day charm and character to our wonderful neighborhood.

Please support and approve this 47th Street project. It will add much needed housing for our Emeryville community and preserve and add value to our homes.

Sincerely yours,

DEMETRA DENNIS
1044 47TH. St.
Emeryville, CA 94608

From: Katie Mulcoy <kmulcoy@gmail.com>
Sent: Thursday, June 25, 2020 12:24 PM
To: Planning Commission; Charles S. Bryant
Subject: [External] Statement in protest of "47th Street Homes project"

Dear Emeryville City Council members and members of the Emeryville Planning Commission,

My name is Katie Mulcoy and I am a resident in the Triangle neighborhood of Emeryville. I'm contacting you ahead of tonight's Planning Commission Hearing with regards to the "47th Street Homes project" proposed by the Rhoades Planning Group.

I am vehemently opposed to this plan for the following reasons:

1. Mark Forbes has not shown himself to be a decent landlord. By allowing two of his properties to fall into disrepair he's harboring destructive pests that the surrounding homes and tenants must contend with. He's prevented our neighborhood from having two more potentially lovely and engaged tenants/families for the rest of us to build community with. He's contributed to the exasperation of the dire housing shortage of available homes. And he's acknowledged that the trees in the back yard of his property are unhealthy and "must be removed" but taken no steps to remove the unsafe trees despite being provided this information by the city arborist. Mr. Forbes is neglectful and stingy when it comes to doing the right thing by his tenants and the community where his homes are located.
2. In the previous round of hearings, Mark Forbes expressed that he would not elect to make any of the new units priced below market rate. Mark Forbes surely has dollar signs in his eyes and will place rent prices for his new units at the top of the market. This will decrease the likelihood for BIPOC and/or people of lower socio-economic means to take up tenancy in the new units. I beg you to not support a plan that will allow racism/classism to prevail in the name of progress (or however you want to qualify two additional units to the neighborhood)
3. Looking over the updated plans, the proposed parking plan is not user-friendly. It's poor space planning and while it may meet the requirement for 1-space per unit, it's poor design and if it doesn't function well, people won't use the space as intended. Parking access cannot involve a 90degree angle- and they've proposed two in order to access the provided spaces. Parking on 47th street is inadequate/over-burdened in its current state. Several homes and the apartment buildings have multiple units but the off-parking provided is not fully utilized because either 1) it's a hassle for people or 2) there are more vehicles per unit than spaces. An empirical survey would corroborate my claim. The stress of inadequate parking is a burden all neighbors on this street experience- whether you have your own spot or not, it's difficult and at times impossible for visitors to park on our street.

It seems Mark Forbes is not going to give up on his plan to demolish the four existing homes to construct 3 duplex units in their place. He appears to have the money, the time, the tenacity, and the lack of conscience to pursue his plan to the end. That being acknowledged, our neighborhood is preparing to launch a community organized initiative to demand the needs of Mark Forbes's current tenants are met. They are of more than one vulnerable population and do not deserve to be displaced because of Mark Forbes's pursuit for more wealth. Furthermore, these people are OUR friends and we don't want to see them leave or suffer any further than they already do as tenants of Mark Forbes.

Sincerely,
Katie Mulcoy

Katie Mulcoy
c: 831.332.8405
e: kmulcoy@gmail.com

From: Dana Westmoreland <danawestmoreland@gmail.com>
Sent: Thursday, June 25, 2020 8:54 PM
To: Miguel Guerrero; Steven Keller (Planning Commission); Erika Mendez; Deepak Sohane (Planning Commission); Christine Scott Thomson (Planning Commission); C. Tito Young; Charles S. Bryant
Subject: Re: [External] 47th St. Project Meeting Tonight
Attachments: IMG_20200625_172335.jpg; IMG_20200625_172117.jpg; IMG_20200625_172056.jpg

Looks like my pics didn't come through on my phone.
sorry.

On Thu, Jun 25, 2020 at 6:03 PM Dana Westmoreland <danawestmoreland@gmail.com> wrote:

Hello,

My name is Dana Westmoreland and I live at 1046 47th Street. One house over from the 47th Street project being proposed tomorrow night.

I sent this letter the last time this proposal came up. I have added photos to this one for your reference. This is such a bad planning, housing, economic and design failure it would be irresponsible to pass it to council

This project passes all the paper requirements, and it should because the lead on it used to be a planning director who knows the rules.

But I'm asking you to read between the lines and work harder at what you decide on this one.

This 47th Street project is a microcosm of a multitudes of problems. The type of project that dismantles communities, contributes to the housing crisis, and our environmental emergency.

Destroying these homes will pack to our landfills. No Solar Panels or any attempt to build with any consideration of our environment. More energy and materials for the proposed prefabs only contributes to the problem. What about local labor?

Cutting down those gigantic trees will affect the wildlife (we have red-tail hawks) and it actually changes the surrounding climate by removing shade and wind protection. These trees are victims of neglect by Forbes LLC. There is ivy growing up them for at least one story.

Forbes LLC claims the homes need to be destroyed because they need new foundations. What house around here doesn't? Maintenance.

At one point the large front window of one was broken and boarded up for months. The lawns weren't taken care of until I complained to Forbes in person.

This corporation has neglected these homes for decades. How are we to expect that he will maintain these new prefab buildings?

Even with the current blight on my block, people are parking in the driveways and lawns of the evicted people's homes. It looks like a 90% turn into the rear garages. Human behavior will dictate the effort to use their garage vs conveniently parking in the street.

What will these prefab cookie cutter strip mall looking places look like in 10 years under his care?

There are other solutions. Lifting them and adding units creating 8 units rather than 6 is more housing. Market rate or not. This block of 47th Street already has at least 3 large apartment complexes. We don't need another one taking a good percentage of the entire block.

An old house has some beauty or character and potential, but an old prefab is just ugly.

Pushing back the property line will reduce the size of the existing renters back yards. Are they getting compensated for a change in their lease agreement? Did anyone check? They tell me they are afraid to say anything because they pay low rent. I've been there. If you pay low rent, you stay quiet. Especially these days.

A 90 degree turn into that driveway is an absolute design flaw. 1. It will be a hassle to do that park job, so more cars on the street. 2. The car sounds and exhaust shooting into my back yard 25 feet away will also be detrimental to my health and my garden and the animals that thrive in this neighborhood.

I'm super stressed about the retaining wall running along my property line. A large construction project only feet away with all the scraping and digging and large equipment can actually shift my lot and foundation.

I know this because I used to do slope movement testing and monitoring for an environmental firm.

Truth to power: You all have the power to contribute to Emeryville and set precedent when deciding this project. If your goal is to continue to let Emeryville be called the strip mall of the East Bay, pass it. If you want some nice places for people to live that are sturdy and have good drainage, solid foundations etc. Don't pass it. This plan makes the minimum and maximum of all the rules so you will pass it on numbers alone. Please don't just sign off on it unless you really think it's going to be an improvement on our street. If you do, please I beg you to tell me what is going to improve design wise or parking related or housing related in this project.

According to the city of Emeryville's own General Plan. –is to, and I quote: *enhance livability and quality of life for the city's expanding population; **fostering responsible sustainable development**; increasing connectivity; and **enhancing the public realm**. The General Plan articulates a vision for the City focusing on broad objectives such as “**quality of life**” and “**community character**.”*

There is nothing in this plan that does that. And if you're not changing it, you're choosing it.

Thanks for your consideration.

Dana Westmoreland

1046 47th Street

Emeryville, CA 94608

