

#23

Danielle Staude

From: George <revmclaird@comcast.net>
Sent: Monday, September 28, 2020 12:09 PM
To: Danielle Staude
Cc: Linda McLaird; Wilmoth; Paul Chuljian
Subject: RE: III. Identification of City Owned Property To Leverage Affordable Housing Opportunities.

CAUTION: External Sender

On your Agenda for Wednesday, September 30, 2020, Housing advisory committee – meeting #8. I write about item III. Identification of City Owned Property To Leverage Affordable Housing Opportunities.

This proposal is ludicrous.

I quote from a letter by Charlie Wilmoth, 6 Heather Way, Mill Valley, CA 94941.

“If the City Council and our residents want to subsidize affordable housing (a laudable objective), the burden should be shared by the whole Mill Valley Community via a modest parcel tax, sales tax, or real estate transaction tax, approved by the taxpayers of the city, specifically for that purpose. Currently, there is already a 1% tax on home building and remodeling projects that is supposed to be a dedicated revenue stream to support affordable housing.”

Please delete and/or vote NO on item: III. Identification of City Owned Property To Leverage Affordable Housing Opportunities.

Thank you,

George & Linda McLaird

30 Sarah Drive

Mill Valley, CA 94941

415-381-0971

#24

Danielle Staude

From: bsilvestri <communityventurepartners@comcast.net>
Sent: Monday, September 28, 2020 12:43 PM
To: Urban Carmel; Tricia Ossa; John McCauley; James Wickham-Comcast; Sashi McEntee
Cc: Stephanie Moulton-Peters; Danielle Staude; Patrick Kelly; Alan Piombo
Subject: The selling of public assets

CAUTION: External Sender

Dear Mill Valley Council members,

I fully endorse the comments of Susan Kirsch and John Palmer and I submit this for your consideration.

A government body selling public lands or other public assets, which have taken lifetimes to accumulate and maintain, in order to achieve public policy goals, must always be a desperate last resort, but never a first option, and doing so is an admission of financial, intellectual, and moral bankruptcy by that government body.

Bob Silvestri
73 Surrey Avenue
415.342.7877

#25

Danielle Staude

From: Brian Duggan <brian@buildingalliances.com>
Sent: Monday, September 28, 2020 3:58 PM
To: Danielle Staude
Subject: Public input re: Sale of City owned property in neighborhoods....

CAUTION: External Sender

Dear Committee Members,

I and many of my neighbors are distressed about potential plans to sell city owned land in our neighborhoods for development.

Our open space is precious and irreplaceable.

Please do not sell Scott Highlands park or land around Mill Valley Golf Course Clubhouse (or elsewhere) to the highest bidder for development.

Costs for low income housing should be borne throughout the community, not in particular areas.

Thank you

Brian Duggan
415-269-4280
brian@buildingalliances.com



#26

Danielle Staude

From: Melinda Nykamp <mnykamp@msn.com>
Sent: Monday, September 28, 2020 4:18 PM
To: Danielle Staude
Subject: Please distribute to housing committee...
Attachments: nykamp whitehead letter scott highlands.docx

CAUTION: External Sender

Danielle,

Can you please distribute our letter to the committee and others that are participating on this issue. This proposal is extremely upsetting...our neighborhood is in shock. There are residents who have been in this neighborhood for 40-50 years, now in their 80s, who have and continue to contribute to the Park, and enjoy the Park. This year 2020 continues to plague us, and a big fight for our beloved park which should be celebrating its 70th anniversary this year shouldn't be part of the struggle.

Affordable housing: Has anyone considered all of the vacant, soon to be vacant, and otherwise trending-down, below-market commercial properties in the area...which could potentially be purchased for far less than residential, and converted? This is going to be a trend in most cities large and small...not sure why that wouldn't be part of the planning process.

Never ever would we have imagined the City trying to sell off our beautiful neighborhood park/green space in favor of development. We are disappointed that this is even up for consideration.

Melinda Nykamp & Pam Whitehead
10 Sheridan Court
415.939.2353

I wanted to provide some outreach to your group specifically since the preliminary sites analysis that I have worked on directly relates to Scott Highlands. Please see below and feel free to contact me with any questions.

The City of Mill Valley's Housing Advisory Committee and City Council will be considering several options to leverage city-owned property to fund and/or use to develop affordable housing. One of the possible options is to sell city-owned

27

The Melinda Nykamp-Pam Whitehead Family

10 Sheridan Court, Mill Valley, CA 94941

To: Members, Mill Valley Housing Advisory Committee

RE: PUBLIC COMMENT FOR MEETING OF 9/30/20

AGENDA ITEM: SALE OF CITY-OWNED PARCELS TO FUND AFFORDABLE HOUSING PROJECTS

We submit this comment regarding the proposed sale of city-owned land in the Scott Highlands neighborhood to generate funds for future and undesignated affordable housing projects. Our comments address the property identified in the Housing Committee *Summary of City-Owned Parcels, September 2020* as Lots 1 and 2 under the heading "Golf Course Near 7th Tee".

Selling off our neighborhood Scott Highlands Park---converting this space to housing---would be devastating for so many of us, and would degrade the quality of life and financial value of the Scott Highlands Neighborhood.

1. Scott Highlands Park is an integral, extremely valuable aspect of our neighborhood community.

We have resided for 20+ years in the Scott Highlands neighborhood. We---like many residents of this neighborhood---have chosen to stay a very long time.

One of the biggest attractions of this area of Mill Valley for us, and for others, is the community bond that is fostered and anchored with the open park and playground space in the middle of the neighborhood. The Scott Highlands Park and adjoining playground is the hub of our neighborhood. It is the site of organized annual events such as the Easter Egg Hunt and Fall Picnic. People come out of the woodwork to attend, and it's a great opportunity to meet those who have lived 40-50+ years in this neighborhood. It is also the site for informal gatherings, from birthday parties to lacrosse practices, to just a place to meet friends and play Frisbee. Our kids outgrow the playground and it

understood that they will run up the steps to the grassy field. This is a very special place, and allows our Scott Highlands Neighborhood to continue to develop close bonds. This is unique, it is special, and it is made possible by the Scott Highlands Park in the middle. We can only assume that your Committee did not realize the extent to which this Park is utilized, or the related investments that this neighborhood has made in our Park over the years.

2. Scott Highlands Park and Playground is a valuable asset in terms of property desirability and resulting home values.

It is important to note that Scott Highlands Park isn't some abandoned weed patch just ripe for improvement. It is irrigated (and drained, thanks to Scott Highlands Neighborhood efforts to install drainage), City-maintained park. It is listed as a Park in the City Parks and Rec directory. Anyone investing in property in the area would have no reason to believe that the City of Mill Valley would sell this off as vacant land. Scott Highland Neighborhood home values would be adversely financially impacted by removing this asset. Those properties that have a view of this park would suffer the greatest financial burden. Our best estimate is that there are 20-25 homes that are situated for direct access or views of this park space. These are primarily homes that have limited if any green space of their own.

3. Removal of the Scott Highlands Park obviously is not an environmentally-forward decision. Removing centrally-located green space and replacing with more homes seldom benefits the environment and violates one of the central tenants of urban planning. Many neighbors do not have yards of their own, they rely on this central green space. Removal of this space would also generate additional traffic through the center of town as Scott Highlands Neighborhood residents would need to drive to other sites to practice lacrosse, play Frisbee, or simply enjoy green space.

4. The proposed destruction of the Scott Highlands Park for funding a broader City initiative places an unfair burden on one neighborhood.

As stated so very well by our neighbors, the Steinharts, "The economic burden of funding affordable housing should be spread widely and equitably across the citizen-scape of Mill Valley. This could be achieved via a parcel tax, donation of much larger

city-owned parcels (rather skipped over in the staff report) or other funding mechanism—one that does not seek to undermine the fundamental character and value of a single neighborhood. Fairness matters.”

We could continue with our rationale, but are obviously hoping we don't need to take this further. The year 2020 has plagued us with enough terrible troubles; we do not want to add an extended fight to save our beloved Scott Highlands Park to the list.

We appreciate your careful consideration of this matter as we do realize your need to identify affordable housing solutions. We challenge you to look beyond the largely unprecedented proposed removal of neighborhood park assets as a means of doing so.

Sincerely,

The Nykamp-Whitehead Family

10 Sheridan Court (overlooking Scott Highlands Park)

#28

Danielle Staude

From: Chris Latimer <chrislatimer7@gmail.com>
Sent: Monday, September 28, 2020 1:54 PM
To: Danielle Staude
Cc: John McCauley; Urban Carmel
Subject: Identification of City-Owned Property to Leverage Affordable Housing Opportunities

CAUTION: External Sender

Dear Housing Advisory Committee,

Selling Mill Valley parklands is not the way to raise money for affordable housing. Parklands like the ones on Vista Linda Drive are meant to be enjoyed as open green space for the entire community. Selling those off would be a shame and would never be parklands again. This sets a bad precedent for the other parklands in Mill Valley. Instead of a quick-fix, short-sited solution a better solution would be where all households in Mill Valley could help raise the money needed for Affordable housing. A parcel tax and donations from the community would ensure everyone contributes and ensures that it's used for Affordable housing.

Thank You,
Chris Latimer
Scott Highlands Resident

H29

Danielle Staude

From: SARAH YEE <sarahmossyee@me.com>
Sent: Monday, September 28, 2020 2:07 PM
To: Danielle Staude
Subject: Scott Highlands park...

CAUTION: External Sender

Danielle + the entire Housing advisory committee-

We have lived in the neighborhood of Scott Highlands for the past 3 years. Our park is a beloved and greatly used part of this neighborhood. I am not sure how you all arrived at it being "Underutilized" as there are families, dogs, and children in this park on a daily basis. We hold our annual neighborhood picnic and Easter egg hunt here as well as many other social gatherings (obviously not as much during Covid). We absolutely applaud the City's goal of increasing the availability of affordable housing but not at the expense of taking away our park. This is a burden that should be shared by ALL of the residents of MV, not just a few select neighborhoods.

Please reconsider this proposal at your meeting on 9/30/20.

Many thanks,

SARAH YEE
sarahmossyee@me.com
831.915.8565

#30

Susan Simpkin & Masaya Juge
44 Glen Drive
Mill Valley, CA 94941
svsimpkin@gmail.com
masayajuge@gmail.com

Monday, September 28, 2020

To: Members, Mill Valley Housing Advisory Committee
RE: PUBLIC COMMENT FOR MEETING OF 9/30/20
AGENDA ITEM: SALE OF CITY-OWNED PARCELS TO FUND AFFORDABLE HOUSING PROJECTS

We submit this comment regarding the proposed sale of the city-owned land in the Scott Highlands neighborhood to generate funds for future and undesignated affordable housing projects. Our comments address the property identified in the Housing Committee Summary of City-Owned Parcels, September 2020: 1.55 acres (2 lots) near the 7th Tee of the MVGC which includes the entirety of the Scott Highlands park field, and a portion of the playground; and 2.26 acres including the entirety of the MVGC Clubhouse, all of the upper parking lot and the adjacent open space.

My parents built our family home in 1964. My brother and I, together with the neighborhood kids, grew up “free-range” playing at the park and, later, learning to play golf on the MVGC. More than a few times, our home was the “egg-dying center” for the annual Easter Egg Hunt with eggs donated by Jim Canepa of Mill Valley Market.

Fifty years on, the Scott Highlands neighborhood still offers residents the same sense of community. At the proposed “underutilized lot” our neighborhood hosts an annual Egg Hunt in the spring and an Autumn Party, kids play at the playground and park (which was renovated with significant donations from the neighborhood), people from both within and outside the neighborhood come for picnicking, family celebrations, and playing in the peaceful, open area that has become a signature site of community gathering. The proposed sale would not only eliminate the grassy field, but also encroach on the playground area. The assertion that this area is “underutilized” is balderdash.

With the daily risk of fire throughout California, prolonged fire season and the fact that Mill Valley is a high risk area with dangerously limited ingress and egress, it is not overdramatic to state that access to the open space of the MV Golf Course at the 7th Tee could mean the difference between life and death for residents. Blocking exit areas by selling the proposed lots in Scott Highlands would heighten the danger of not being able to escape to a defensible space and make it difficult for fire safety to access rescue areas.

In the event of a fire emergency in Scott Highlands, Buena Vista, the only road into the neighborhood, would be essentially unusable for community traffic with emergency fire response needing access. It is critical that access to the golf course at the 7th Tee remain unimpeded in the event of an emergency for the safety of Mill Valley residents and for our fire response and emergency services workers to have a defensible space.

The city designating 2.26 acres including the MVGC Clubhouse, the upper parking lot and the adjacent open space as “underutilized” is misinformed tripe. While the MVGC, as an entity, has been operating at a loss for the Mill Valley Recreation Center (“MVRC”) for a number of years, that does not support the city’s proposal that it is “underutilized.”

Recently, the Scott Highlands neighborhood, working with the MVRC, supported a comprehensive study for how to better utilize the golf course with updating the area, renovating buildings including the clubhouse and undertaking a revitalization of the fairways, greens and general community space of the MVGC. Importantly, the study included how to build a Safe Path through the MVGC for ingress and egress to Scott Highlands for pedestrians and cyclists and as an emergency access to the area. Rather than cut the MVGC off at the knees by selling the adjacent 2.26, there should be a smart approach adopted to implement the recommendations of the study and make the MVGC more profitable and community-oriented.

The MVGC is a gem and one of the few public courses left in Marin. Used by high school teams, it is an opportunity for young people to learn to play a great game that would otherwise be inaccessible if no public option was available. In these times of the coronavirus, the MVGC is enjoying even greater use because it is one of the few games where people can socially-distance and enjoy one another's companionship.

If the MVGC upper parking area was sold off, the remaining parking spots would not support the use of the course causing further loss of revenue and access. With the sale of the MVGC Clubhouse, the parking lot and the open space, traffic volume would increase significantly in an already dangerous driving/pedestrian/cyclist area. Moreover, Buena Vista has no other safe turnaround areas for vehicles, emergency and others, between Boyle Park and the junction where Buena Vista turns into Glen Drive & Vista Linda.

While the goal of supporting affordable housing in Mill Valley is important, the current proposal is unfair in placing the burden of financing affordable housing disproportionately on specific neighborhoods rather than the community at large. Currently there is already a 1% tax on home building projects and remodeling projects that is supposed to be a dedicated revenue stream for affordable housing.

A modest parcel tax, or sales tax or real estate transaction tax, **approved by Mill Valley taxpayers**, specifically for the purpose of funding affordable housing would be an **equitable and transparent** way for the city to approach this issue, rather than the currently proposed land grab: the redesignation of open space and sale to developers.

Sincerely,

Susan Simpkin & Masaya Juge

#31

Danielle Staude

From: Susan Simpkin <svsimpkin@gmail.com>
Sent: Monday, September 28, 2020 11:35 AM
To: John McCauley; Jim Wickham - Mill Valley mail; Urban Carmel; Tricia Ossa; Danielle Staude; Planning; emcentee@cityofmillvalley.org; Trevor Atashkarian
Cc: svsimpkin; Masaya Juge
Subject: Scott Highlands: Potential Sale of Open Space to Fund Affordable Housing
Attachments: Scott Highlands Lot Sales_SimpkinJuge.docx

CAUTION: External Sender

Hi Danielle,

Please share my comments (attached) with the Housing Advisory Committee regarding the proposal under consideration for the meeting agenda scheduled for Wednesday, September 30, 2020.

As detailed in my attached comments, the proposed potential sale of "Underutilized Land Owned by the City to Sell" is wrong for a number of reasons, the open space provides access to a critical safety area in the event of a disaster for the Scott Highlands neighborhood and the proposed areas have been used as community open and recreation space for generations. Moreover, it places the burden of funding the commendable goal of building affordable housing on our neighborhood rather than the Mill Valley community as a whole.

The Wednesday agenda includes a discussion considering the sale of city-owned lots of particular importance to our Scott Highlands Neighborhood Association members, including:

- 1.55 acres (2 lots) near the 7th Tee of the Golf Course, which include the entirety of Scott Highlands park field
- 2.26 acres including the entirety of the Mill Valley Golf Course Club House and all the upper parking lot and adjacent open space

I will plan to join the Zoom meeting on Wednesday.

Sincerely,

Susan Simpkin
44 Glen Drive

#32

Danielle Staude

From: Burton Miller <burtonmilleriaia@gmail.com>
Sent: Monday, September 28, 2020 3:01 PM
To: Sashi McEntee; Jim Wickham - Mill Valley mail; John McCauley; Urban Carmel; Tricia Ossa
Cc: smoultonpeters@gmail.com; Alan Piombo; Patrick Kelly; Danielle Staude
Subject: Selling of Public Assets

CAUTION: External Sender

To Members of the Mill Valley City Council:

I note the growing outcry concerning City plans to consider the rezoning and selling of *public parks, parking lots, open space and other community resources*. I fully support the strong opposition to any such actions expressed in the several public comments submitted to the Council.

The proposal to explore the cannibalization of our neighborhoods and community in response to an ill conceived policy / political agenda is truly appalling. That is not *planning*; that is *capitulation* at our community's expense.

I'm especially dumbfounded that the Council would consider such an untenable approach in these dire and stressful times, times when the community is straining to survive. Your timing couldn't be less appropriate.

It's disheartening to see our City dutifully follow the lead of the Scott Weiners of the world and to fail to recognize all that is cherished by the community.

This issue is a hornet's nest well-worth kicking. Please reconsider the sale of public assets in the interest of the health and welfare of our town - *small town character*.

Respectfully submitted,

Burton Miller, FAIA
burtonmilleriaia@gmail.com
m. 415-297-3457

433

Danielle Staude

From: Stephanie Long <szues@mac.com>
Sent: Monday, September 28, 2020 3:03 PM
To: Danielle Staude
Cc: city manager; city clerk; Planning; Trevor Atashkarian; Sashi McEntee; John McCauley; Jim Wickham - Mill Valley mail; Urban Carmel; Tricia Ossa
Subject: Potential Sale of Scott Highlands Parcels

CAUTION: External Sender

Danielle,

I strongly oppose the proposed sale of of city-owned land in the Scott Highlands neighborhood to generate income to purportedly fund future affordable housing projects. While I support the goal of providing affordable housing in Mill Valley, I strongly oppose selling open space that is highly utilized by both residents and non-residents of Scott Highlands to try to achieve that goal.

Scott Highlands park and the adjacent field are community treasures. They are used for community gatherings and celebrations, sports practices and are a safe place for children to meet and play. In the current pandemic environment it is crucial that people have a place where they can safely gather outdoors.

In 2004/2005 residents of the Scott Highlands neighborhood raised in excess of \$57,000 to maintain the park and adjacent field. For the city to consider selling the field is a slap in the face to the individuals who donated money to maintain the park and field. The field would be destroyed. The nature of the park would be significantly impacted by the construction of oversized, expensive homes next to it.

Increasing the number of homes and cars in the Scott Highlands neighborhood puts its residents at increased risk in the event of wildfires or other natural disasters. There is only one street exit out of Scott Highlands.

The property values of the existing homes in Scott Highlands would be negatively impacted. One of the draws of the neighborhood is the park and open space. In addition, the privacy of the homes adjacent to the park and field would be severely impacted.

One neighborhood should not be forced to bear the financial burden of providing affordable housing in Mill Valley, particularly when it would result in destroying the character of the neighborhood and reducing property values in the neighborhood. Other means of raising funds for affordable housing, such as a modest tax increase or private fundraising, must be considered.

Sincerely,
Stephanie Long
10 Heather Way

#34

Danielle Staude

From: Stephanie Long <szues@mac.com>
Sent: Monday, September 28, 2020 3:03 PM
To: Danielle Staude
Cc: city manager; city clerk; Planning; Trevor Atashkarian; Sashi McEntee; John McCauley; Jim Wickham - Mill Valley mail; Urban Carmel; Tricia Ossa
Subject: Potential Sale of Scott Highlands Parcels

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Increasing the number of homes and cars in the Scott Highlands neighborhood puts its residents at increased risk in the event of wildfires or other natural disasters. There is only one street exit out of Scott Highlands.

The property values of the existing homes in Scott Highlands would be negatively impacted. One of the draws of the neighborhood is the park and open space. In addition, the privacy of the homes adjacent to the park and field would be severely impacted.

One neighborhood should not be forced to bear the financial burden of providing affordable housing in Mill Valley, particularly when it would result in destroying the character of the neighborhood and reducing property values in the neighborhood. Other means of raising funds for affordable housing, such as a modest tax increase or private fundraising, must be considered.

Sincerely,
Stephanie Long
10 Heather Way

#35

September 25, 2020

Leslie Katzman
2 Heather Lane
Mill Valley, CA
94941

Dear Patrick Kelly,

I am writing to express my extreme concern for a proposal by the city to destroy Scott Highlands Park, which is immediately below our house. As you know, the idea is to sell city owned open space, such as our neighborhood park, in order to fund a budget deficit for affordable housing. While I strongly support affordable house, this is the wrong strategy for obtaining funds. It is an infraction on the very values stated on the Mill Valley website:

- The health and safety of the residents
- Preservation of a vibrant community that respects Mill Valley's small town character
- Preservation of the community's high quality of life
- A healthy natural environment with emphasis on conservation, OPEN SPACE, climate protection, and sustainability.

This study, which our neighborhood just found out about, was done discretely while a pandemic and fires raged. It did not include any input from our neighborhood or the residents of Mill Valley. This again, egregiously violated another core value on Mill Valley's mission statement which is TRANSPARENCY. I am angry that this study was done in the first place, and even more outraged of the obvious breach values that Mill Valley used to uphold.

SCOTT HIGHLAND PARKS IS THE ABSOLUTE GEM THAT DEFINES OUR NEIGHBORHOOD!

Our neighborhood park consists of a field and playground and have nothing to do with the definition of 'underutilized space' as mentioned in a slide show and research by the city. We use this park for all our events including Easter Egg hunts, picnics with jumpy houses, potlocks with magicians, and every neighborhood gathering. Our community uses this space daily during our walks, recesses, and escapes from our house both before and during COVID. It is our local park, identical to many neighborhood parks that include grassy spaces. In addition, it is the only field our children can get to since it is unsafe for us to walk through the golf course or down Vista Linda to downtown and that is quite far away from us regardless.

In addition, the park has always included the field and the playground; they are completely connected according to statements by Jenny Rodgers, the former head of Mill Valley Parks, and Recs, CA.gov website, California State Parks website, and all surveys that show the playground and field as one parcel. Please don't use the irrelevant argument about the playground being 'saved'; we use both of them and they comprise the park. In fact, from personal observations because I view the field directly from all areas of our house, there is significantly more use of the field than the playground, even before COVID.

Did anyone think of discussing this proposal with our neighborhood before spending money on your proposal? Talk about 'Transparency'? Why our neighborhood? Did you think we wouldn't notice because we are further from the center of town? If you destroy our neighborhood, what is to prevent you from converting other city owned small parks, playgrounds, community gardens, dog parks, and

open space into whatever you want? There are locations in Mill Valley identical to ours, including other small parks where the city could divide the playground and the grassy area including Boyle Park, Hauke Park, Freeman Park, and Sycamore Park. If you are going to propose developing our park, then you should have proposed spreading the development among all these parks. This is everyone's problem and we alone are not responsible.

DEVALUING OUR NEIGHBORHOOD, PRIVACY, LIFESTYLE, AND VIEWS

I will speak for my family although I know our entire neighborhood is outraged. We just finished three years of building our house. It is directly above the park and has immediate views of the land you are considering. Our house, and many others, are directly adjacent to the park and we enter the park through our yards. When you purchase property in Mill Valley, you assume that the city will not take away parks and open space from the neighborhoods. While developing below our house would not only spoil our views and access to the park, more importantly, it would mean years of fighting the city and the planning department. And if this went through, the construction of multiple homes in the very core of our neighborhood would be many more years.

Your proposal includes other parcels adjacent to the golf course that affect different neighborhoods, their views, and house values. We intend to get everyone in this town involved.

FIRE DANGER

Our neighborhood, with its dense vegetation, contains some of the hottest and driest slopes in the city. We have only one route in-and-out, and Buena Vista is narrow, twisty, and full of mature trees. I have been told by firefighters that, in case of immediate fire danger, we need to walk to our safe open spaces and not drive down Buena Vista. The golf course is an officially designated emergency meeting spots in case of fire but for the neighbors surrounding the field, this is our most immediate open space. Clear unobstructed access to these open spaces that keep us safe and are absolutely essential for us in fire season. For my family and many others, a house in the park would block our egress route and ability to quickly escape to open space. It is a much, much longer route for us to get to our evacuation zones if we had to go down Heather lane, down Heather way, and then up Vista Linda. Heather Lane is particularly steep and, as one example, my elderly neighbor never walks down the lane. In a fire situation, this could cause loss of lives (now recorded in your permanent records).

UNSAFE PARCELS

Also, these proposed parcels along the golf course are very unsafe due to stray golf balls. We know this from experience. Houses far above the golf course have experience with balls breaking property and nearly missing people. Some of the parcels you propose are located in highly exposed areas immediately adjacent to the course. They are closer to the course than the existing houses. There is a reason that houses aren't built in those locations. It is very unsafe for the functionality of the course and the potential residents of those houses. This is now officially recorded in case an incident were ever to occur, the city would be liable.

MOST IMPORTANTLY

The main reason for not exchanging our parks, playgrounds, and open space for housing developments is that it violates the core values and mission statement of Mill Valley. The park and open space below our house are why we built our house here. It is why we love this neighborhood. It is our neighborhood.

This is not what the state intended to do when it mandated that cities create affordable housing. There are other ways to make money that make sense. Our family pays (and paid) the city huge amounts of money in property taxes and fees for our permitting and new house and now we are faced with this. There is already a 1% building fee on new construction that is designated for affordable housing. Most of us would rather pay fees than destroy our neighborhoods. Your alternative is a quick fix that has huge, unacceptable repercussions.

Almost every Mill Valley resident, whenever I talk about my neighborhood, mentions Scott Highlands Park. Might I add that their eyes light up and they say they "love that park" and have beautiful memories of the park. It is unique because of the surrounding nature, wildlife, adjacency to the golf course and to areas that provide habitat and clean air. We should have more places like this in a time of social distancing, excessive computer use, the sadly decreasing amount of in-person social interactions, the increasing need for our children to have creative and nonprogrammed play (especially in nature), and the threat of fire and global warming. This is a priority for our society. We can't get back these gems; they would be gone forever. It's heartbreaking.

Sincerely,



Leslie Katzman
2 Heather Lane
Mill Valley, CA
94941



#36

Dear Patrick Kelly,

Our names are Benjamin and Bowden Katzman-Freimer and we are 8 and 10 years old. We live in the Scott Highlands neighborhood. My mom told us that the city was thinking of turning the soccer field below our house into more houses. This makes us very mad.

If this happens, we would not be able to go on our Easter egg hunt that takes place every Easter. We also have neighborhood picnics and events like jumpy houses down there. It is the spot where all the kids get together in our neighborhood. It also makes our neighborhood a great place.

We built our house with the understanding that we could always play at the park and field. We love running in the grass. This space has been there forever. We don't understand how the city could try to take it away from us and our neighbors.

All our friends have spaces like this in their neighborhoods in Mill Valley. That is why each neighborhood is so special and unique. If you take this away from us, are you planning on taking their only open spaces too?

We really hope this doesn't happen. You should stop this now.

Thank you for understanding,

Bowden Ben

Benjamin and Bowden

2 Heather Lane

#37

Danielle Staude

From: Curtis Kroeker <cmkroeker@gmail.com>
Sent: Monday, September 28, 2020 5:25 PM
To: Danielle Staude
Subject: Proposed sale of Scott Highland Park Field

CAUTION: External Sender

Dear City of Mill Valley and the City of Mill Valley Housing Advisory Committee:

My name is Curtis Kroeker and I'm a homeowner and resident of the wonderful Scott Highland Park neighborhood. My family (wife and two children) and I are new to Mill Valley, having purchased our home (19 Heather Way) in late 2018 prior to moving to the area from Maine in 2019.

I'm writing in reference to the proposal to sell Scott Highland Park Field, land across the street from the Park, and the parcel where the Golf Clubhouse is sited. I ask that you kindly reject this proposal as it will have a direct and negative impact on our neighborhood and forever alter our ability to build community.

Proximity to a lovely neighborhood park and the aesthetic and history of the public golf course were strong positive elements that contributed to our selection of the Scott Highland Park neighborhood. Another was the excellent reputation of the area as a warm and 'neighborly' community. What we hadn't appreciated then, but now do, is how these factors are linked.

The Park, specifically, is the site of the Annual Fall Neighborhood Picnic that we attended in September 2019 shortly after moving here. That event (and I understand in non-COVID times others like it each and every year) are a core part of the neighborhood's community and help unify it in a way that is all-too-rare in today's world. As newcomers to the neighborhood, that event was instrumental in meeting neighbors, commencing friendships, and feeling a sense of connection and belonging. All of these have been incredibly helpful to our well-being in these challenging times.

I haven't had personal experience with the Clubhouse, nor am I an avid golfer. However, I understand that the Clubhouse has (in pre-COVID times) served as a site for neighborhood events that many of our neighbors discuss with fondness. While the Park is an incredible outdoor gathering area, the Clubhouse provides the indoors equivalent. I look forward to enjoying events there with my neighbors once health conditions again permit. It also, of course, enjoys and is representative of our city's and this neighborhood's history.

As for the site across the street from the Park and adjacent to the Golf Course, its sale and development would forever eliminate Open Space. Open Space is a key characteristic of Mill Valley and of Scott Highland Park and provides enormous aesthetic value, as well as helpful habitat for birds and wildlife. These benefits need to be carefully considered in any decision governing land use.

In closing, while I oppose the sale of all three of these plots, the key roles that the Scott Highland Park Field and the Golf Clubhouse play in our neighborhood community make rejecting their sale especially critical. Sale and development of these parcels would forever hamper the ability of the neighborhood to build true community and erode its long-standing sense of connection.

Thank you for consideration of my request.

Curtis Kroeker

#38

Danielle Staude

From: David Brown <ahb1027@yahoo.com>
Sent: Monday, September 28, 2020 1:25 PM
To: Danielle Staude
Subject: Fwd: Potential Scott Highlands Park Sale is Not Opposition to Affordable Housing

CAUTION: External Sender

This message is being sent re the discussion of the sale of open space to fund affordable housing in Mill Valley.

From: David Brown <ahb1027@yahoo.com>
Date: September 28, 2020 at 9:12:25 AM PDT
To: Charles Wilmoth <wilmothcr@gmail.com>
Subject: **Re: Potential Scott Highlands Park Sale is Not Opposition to Affordable Housing**

Charles,

I am in full support of your position that the burden of supporting affordable housing in Mill Valley should be born by the entire community rather than those who happen to live close to the parcels in question.

Thank you for taking leadership on this issue.

David Brown
25 Country Club Drive

Sent from my iPhone

On Sep 27, 2020, at 8:15 AM, Charles Wilmoth <wilmothcr@gmail.com> wrote:

Hi Neighbors!

I just want to clarify that my opposition (and that of the neighbors from whom I have heard) to the potential sale of our treasured city owned community space, like our park field and the golf course clubhouse **IS NOT** opposition to affordable housing in our community. I am in full agreement that we need and should all advocate for and find ways to financially support affordable housing in our community, which will also help improve the very significant lack of diversity, which became even more highlighted in recent months, due to the renewed spotlight on racial justice and income inequality.

We can have a win-win from this circumstance:

1. **Protect our cherished community open space on the Scott Highlands Field and the Golf Course clubhouse and critical parking lot for community safety.**