

PUBLIC SCOPING SESSION – 1601 MARIPOSA

June 4, 2014

The purpose of the Scoping Session is to provide oral comments to assist the Planning Department in determining the scope and content of the Environmental Impact Report for the project. The proposed 316 unit residential and commercial complex at 1601 Mariposa will have widespread impacts in the neighborhood, particularly in the context of many other large projects that are being considered in the area. The Eastern Neighborhoods EIR did not specifically consider, analyze or identify mitigations for many of the impacts of a project of this scale at the 1601 Mariposa site, nor did it anticipate the cumulative impacts of multiple large projects on traffic, parking, transit, open space, changes in land use and impact on neighborhood character.

This is your opportunity to let the Planning Department know how this specific project and others planned for Potrero Hill will impact you, your family and your neighbors.

- **Hazardous Materials** - Benzene, asbestos, lead, arsenic and other materials will be released during construction, potentially endangering residents, nearby school children and people using Jackson Park
- **Transportation and Circulation** – Traffic and parking on nearby streets is already at full capacity and with a projected increase of 3192 new daily vehicle trips, will become intolerable. The loss of street parking to new residents, with only 277 onsite parking places, will make congestion and distracted driving even worse, impacting pedestrian safety and air quality. Adding hundreds (and cumulatively thousands) of residents with little investment in transit will ultimately be a disaster for the neighborhood.
- **Recreation and Open Space** - The addition of so many residents would place a substantial strain on Jackson Park, which is already heavily used and suffering from maintenance issues, and result in the net loss to the neighborhood of recreational facilities, and further deterioration of the park. The Eastern Neighborhoods Plan specifically states that the area has comparatively little access to open space compared with the rest of the city and that the addition of new residents makes it imperative to provide more open space to serve both existing and new residents, workers and visitors.
- **Land Use and Aesthetics** - The project is out of character, density, and scale with the existing buildings on neighboring streets. Furthermore, the UMU (Urban Mixed Use) zoning for this primarily luxury rental housing development, will displace viable businesses and does not honor the Eastern Neighborhoods Plan's objective to support the economic well-being of a variety of businesses.

- **Shadowing of Jackson Park and Live Oak Courtyard** - Shadows will impact the quality of time spent outdoors.

- **Construction Noise and Hazards** – According to the Planning Department, construction noise could interfere with indoor activities and may be considered an annoyance by occupants of nearby properties over a period of two years. Furthermore, with construction vehicles present, there are serious concerns about traffic safety and air quality.

- **Population and Housing** – Population growth estimates included in the Eastern Neighborhoods Plan relied on now outdated projections, with the number of units already on track to exceed anticipated growth. With little to no concurrent investment in infrastructure, the impacts on our neighborhood are not being adequately addressed.

- **Additional Issues** – Congestion around project parking garage entrances; lack of a traffic analysis in consideration of removal of a portion of I-280; reduction in the number of car share spaces from the current 7 to 6; loss of 45 currently rented monthly parking spaces; land use conflicts as a result of noise from schools, playgrounds and businesses in proximity to residences; loss of 96 jobs on current site; and loss of “significant” street trees already removed on Arkansas.

In addition to oral comments at the Public Scoping Meeting on June 4, 2014, the Planning Department will accept written comments at the meeting, and by mail, email or fax until 5:00 PM on June 13, 2014.

Written comments should be sent to:

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