

October 18, 2017

Dear members of the Specific Plan Working Group,

My name is Mark Marcotte and I am the owner of the five-acre parcel located on the corner of Jeffery Way and Amber Lane. Our family has roots in the East Bay Area and has developed and managed hundreds of apartments. The last apartment community we developed and built was the Bella Rose Apartments, completed in 2006. Bella Rose is located directly across the street from Lowes on Lone Tree Way. In terms of architecture and aesthetics, we consider Bella Rose one of the best, if not the best, apartment community in East Contra Costa.

When we purchased the 8-acre Bella Rose site in 2000, there was virtually nothing built in that area. The Bella Rose site appealed to us because it was insulated from the neighboring single-family residential area, it had easy access to Highway 4 and was close to future shopping areas. For these same reasons, we saw the Jeffery Way site as a great location to duplicate what we did at Bella Rose. We purchased the Jeffery Way 5 acre site in 2005. The site is insulated from the neighboring residential areas, it has direct access to Highway 4, it is within walking distance to shopping and the elementary school, and as we now know, it will be the closest parcel east of Jeffery Way to the future Brentwood Bart Station.

Our original idea was to duplicate what we did at Bella Rose on the Jeffery Way site. Bella Rose consists of sixteen two story building on 8 acres. Most of the buildings have four units on top of four units so every unit is a corner unit. We intended to submit a similar plan for Jeffery Way. The Brentwood Planning staff, however, strongly encouraged us to submit a three-story plan, which we did. We basically duplicated the large Bella Rose floor plans and submitted a 120-unit apartment complex. The Planning Commission was unanimous in its approval but we were turned down by a close 3 to 2 Council vote. During the application process we were told that the City of Brentwood preferred that future apartment project sites be in the 5-8 acre range. The planning staff and Commission did not endorse the idea of having very large apartment projects built. Now your committee is considering high density on a 37-acre parcel and a 13-acre parcel. Very large apartment developments are a bad idea. Ask your police Chief. I have a son and a son in law on the Antioch Police Department and I have heard all the stories.

Of the three land use alternatives identified in the Brentwood Priority Area PA-1, Alternative 1, Intensive Economic Development, has to be the most misguided. Just zoning land for office, retail, business parks and light industrial doesn't mean it will happen. Unless you seek input from developers of these types of uses and receive positive affirmation that these zonings are in demand, Alternative 1 should be scrapped. Allowing high density residential on my 5-acre parcel would not hinder any other land uses in the study area whatsoever.

We have spent several hundred thousand dollars on the general plan amendment and rezoning and all the reports and studies that go along with that, asking for approval of our apartment community on Jeffery we call Casa Bella. I am asking you consider approving high density on our Jeffery Way site.

Sincerely,

Mark Marcotte
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