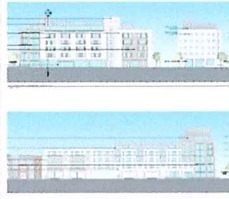
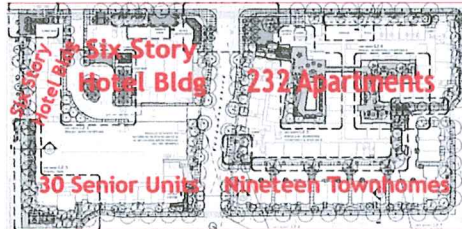


Good evening Madam Mayor, council members and staff.

I'm here to set the record straight on the Mariani Project.



The proposed Mariani project is nestled among single family homes and would have two six story hotels with 311 rooms and also 281 residential units.



Contrary to rumors the neighborhood is not supportive of this latest, very large project.

A survey indicated the neighborhood would be more supportive if some changes were made.

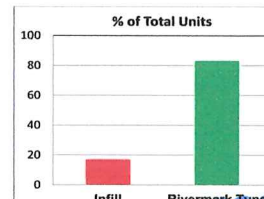
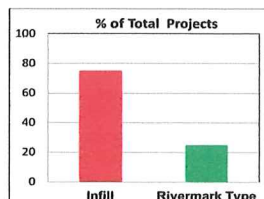
The major concerns from the neighbors are traffic and parking caused by the large number of new residents as well as the two 6 story buildings.

We met with the developer to discuss how to improve the very low support for his project but he would not budge and was not interested in compromising.

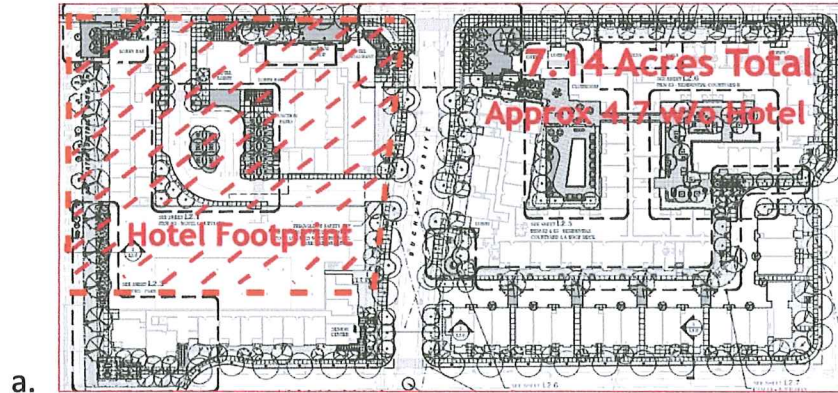
At this point the neighbors voted overwhelmingly to withdraw any and all support for the project.

Here are some reasons this project is not a good fit:

1. One of the few attractions is the hotel with an updated restaurant and rooftop amenities. The developer said this would be built last, in 5 to 8 years. (Some think it won't happen at all)
2. Infill projects, in general, are problematic. 75% of the existing and proposed projects in Santa Clara are the smaller infill type that do the most harm to neighborhoods. This 75% only provide 17% of the total housing units. Projects like this one do the most damage but provide the least benefit. Projects like Rivermark provide the most housing with less damage.



- The residential units are reported as 39 DUA but is at least 59. Hotel units are not included in density calculations, but this developer includes the footprint of the hotel in the density calculation to falsely minimize it and claim it meets the General Plan. A previous Santa Clara city manager agrees this method is wrong.

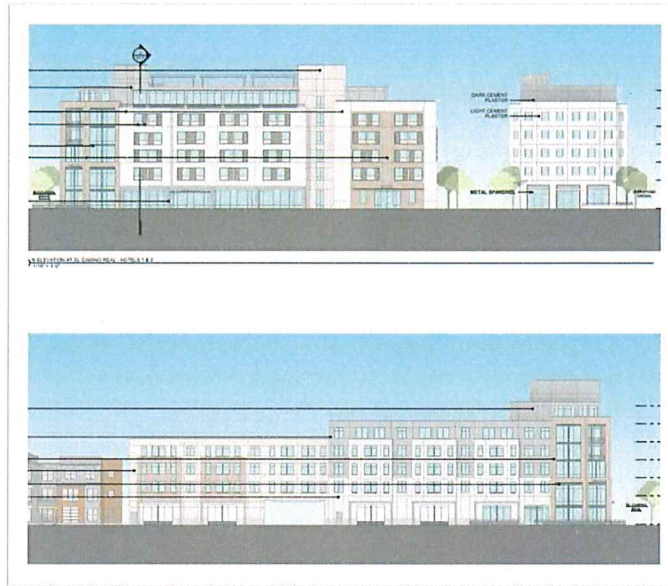


- Six-story buildings next to a single-family neighborhood are too high and sets a dangerous precedence on ECR. It is a major sticking point with neighbors.
- The outreach meeting won't be held until after completing the Project Clearance Committee meetings and EIR. If feedback from the outreach resulted in a worthwhile change these would have to be repeated. This built-in obstacle makes the outreach meeting almost meaningless.
- To make matters worse, the project will bulldoze 34 low income rental units. The new project will have NO low-income rental units.

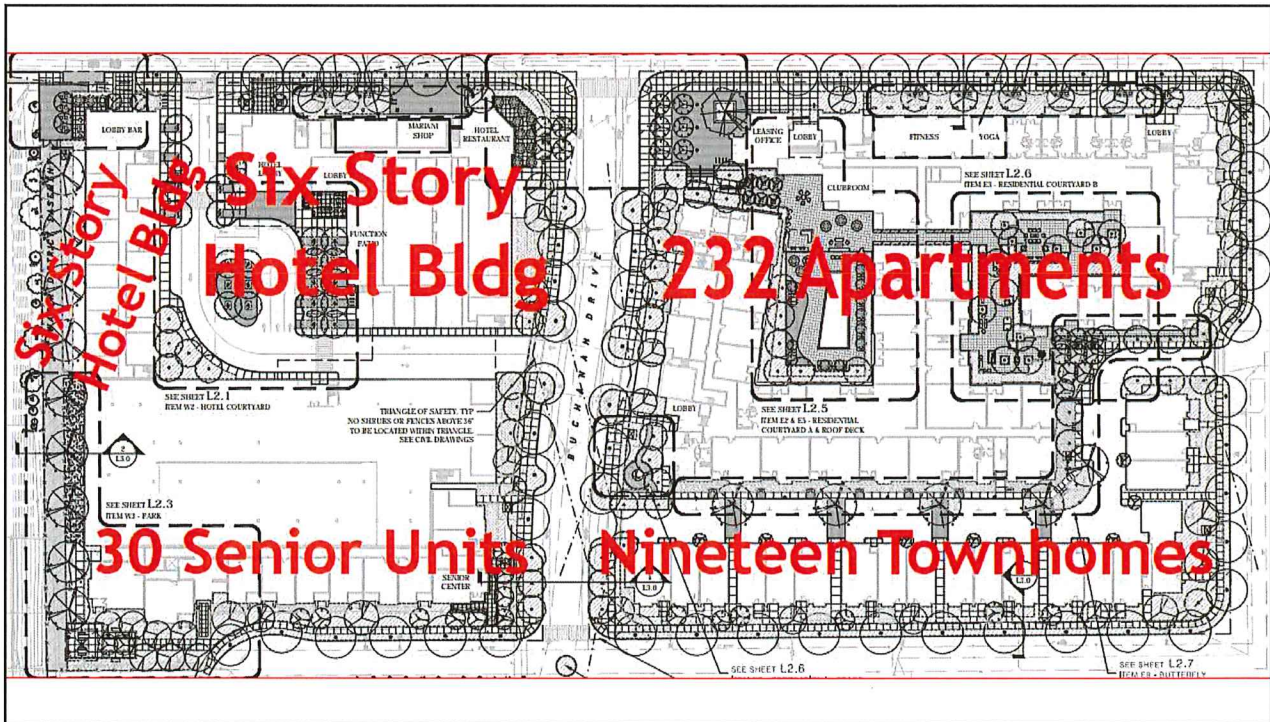
If this project comes before the council in its current form, we ask you:



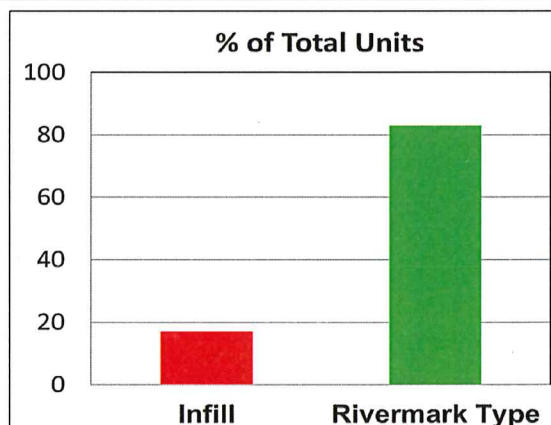
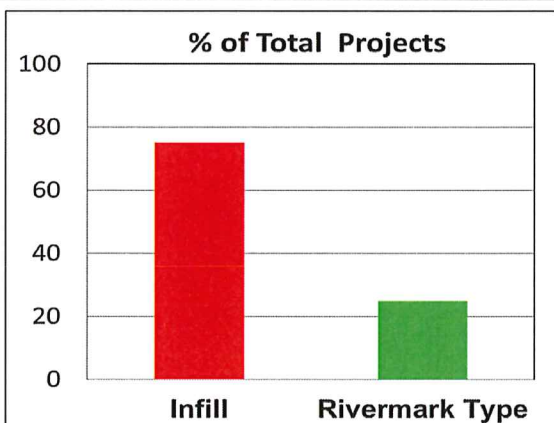
Just Say No!



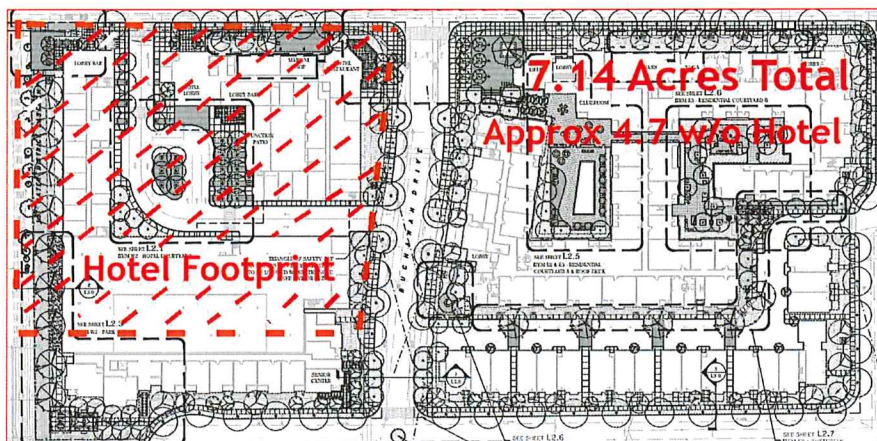
It is time to set the record straight on the Mariani Project



1. One of the few attractions is the hotel with an updated restaurant and rooftop amenities. The developer said this would be built last, maybe in 5 to 8 years. (Some doubt it will happen at all)



2. Infill projects, in general, are problematic. 75% of the existing and proposed projects in Santa Clara are the infill type that do the most harm to neighborhoods. This 75% only provide 17% of the total housing units. Projects like this one do the most damage but provide the least benefit. Projects like Rivermark provide the most housing with less damage.



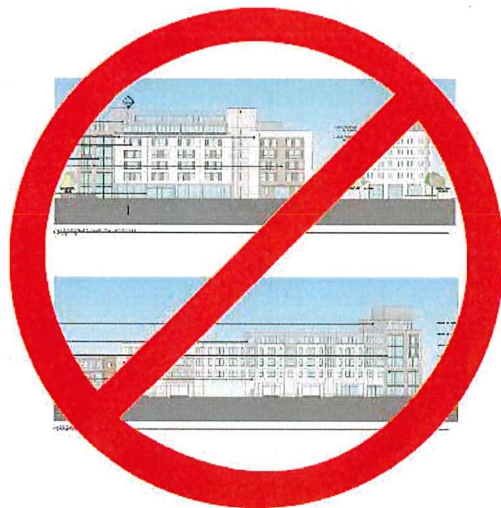
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4. Six-story buildings next to a single-family neighborhood are too high and sets a dangerous precedence. It is a major sticking point with neighbors.

5. The outreach meeting won't be held until after completing the Project Clearance Committee meetings and EIR. If feedback from the outreach resulted in a worthwhile change these would have to be repeated. This built-in obstacle makes the outreach meeting almost meaningless.

6. To make matters worse, the project will bulldoze **34 low income rental units**. The new project will have **ZERO** low-income rental units.

If this project comes before the council in
its current form, we ask of you:



Just Say No!