

View impacts of Maple & Main

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photos and comments by Nathan Williams and Per Bothner

The proposed Maple & Main project will create a massive wall looming over Main Street and McKeever Avenue, which will hurt the views, sunlight, and feeling of openness. It will be one of the most massive structures near downtown, right next to much shorter homes and apartments. Although a few buildings (City Center Building, Case Sandoval) in the area are taller, they have much smaller footprint.

The “Final Initial Study and Mitigated Negative Declaration” asks (Attachment XIV) if the project may “*Have a substantial adverse effect on a scenic vista?*” and answers “*No Impact*”, which we believe is mistaken. “*A scenic vista is generally defined as an expansive view of highly valued landscape as observable from a publicly accessible vantage point.*” The view of the hills is one of the things we value about living here in the Bay Area, and so that qualifies as “*scenic vista*“. The following pictures are from “*publicly accessible vantage points*”, i.e. Main Street and McKeever Avenue. In addition to the people who live on these streets, many people walk or drive Main Street, and having a undifferentiated massive wall between them and the Hills will reduce their quality of life.

While we believe 3-story structure would be most suitable, even reducing the height by one story to 4 stories would make a big difference.

From far corner of Main/Warren



The above picture is from Warren St about 50 feet

up from the corner, so somewhat higher than Main Street. Even this elevated much of the view will be blocked.



These apartments (at Main/Warren) will be looking at the massive new project.



From lower down, at Main St level, the project will block everything in that direction. The red lines attempt to show the “viewprint” of the project.

View down Main towards downtown



All of these houses on the right will have their views replaced by a solid wall.

There would be no sky visible in this picture.



From Main St near Levine Ct

Imagine a solid wall about a high as the redwoods.



This apartment building on Main St (at Hotel) will have its view replaced by a solid wall.

From Main slightly further from downtown



From McKeever Ave

Looking from the (far sidewalk) of McKeever Avenue towards the project and downtown.

