



Circulate San Diego
233 A Street, Suite 206
San Diego, CA 92101
(619) 544-9255
@CirculateSD
www.circulatesd.org

February 17, 2022

Tapestry Development

Subject: **Circulate Mobility Certification Letter of Support for Cerro House**

Dear Mr. Katz,

On behalf of Circulate San Diego, whose mission is to create excellent mobility choices and vibrant, healthy neighborhoods, I am pleased to share that Cerro House has earned Circulate's Mobility Certification. Circulate's Mobility Certification review committee determined that Cerro House meets our criteria for a sustainable growth project in the San Diego region. The project advances climate and equity goals while adding value to the neighborhood.

Cerro House is within walking distance of high-quality neighborhood amenities. A quarter mile west of the project is Hearst Elementary, which has a 9 out of 10 rating on greatschools.com. Directly to the east of the project is Del Cerro Park, where residents will have access to green space, tennis courts, and a swimming pool. Across the street to the north, residents can access a grocery store and other neighborhood retail. The project itself will contain a restaurant and a café that will be open to the community.

Having such amenities close by improves quality of life for residents. It also reduces car travel, because residents do not have to drive to access them.

The project includes amenities to enhance mobility opportunities. The project itself contains a secure bicycle locker for each home, and improved sidewalks around the perimeter of the site. Cerro House is a short walk away from bus lines on College Avenue that will connect riders to the Green Line Trolley, which residents can use to access employment and entertainment throughout the region.

The project advances equity by providing more housing options in the neighborhood. It provides a range home sizes, from studio to two bedrooms. The project's 114 homes will help to meet San Diego's housing shortage. Of those, 14 will be deed-restricted affordable homes. Market rate homes within the development are likely to be significantly more affordable than nearby single-family homes.

Locating new homes in high-resource neighborhoods like Del Cerro promotes equity by increasing access to neighborhood amenities. This is particularly true for deed-restricted affordable homes.

After careful review by the review committee of independent local experts in land use and transportation, Cerro House earned the Circulate Mobility Certification.

Sincerely,



Colin Parent
Executive Director and General Counsel

The Circulate Mobility Certification, formed in 2012 as the MOVE Alliance and relaunched as the Circulate Mobility Certification in 2018, provides certification for transit-oriented, smart growth projects in the San Diego region. The Circulate Mobility Certification Committee members consist of local experts in smart growth planning and sustainable transit oriented development disciplines, including planners, developers, urban designers, and transportation engineers. By recognizing and supporting projects which meet the Circulate Mobility Certification criteria, we can help to create complete communities, one project at a time. For more information, go to <http://www.circulatesd.org/certified>.