

## Notes from Saturday “Vision Opportunities”

In Saturday’s meeting, several specific “elements” of the vision for future of Waterfront and Marinship were identified and discussed. There was a surprising degree of overlap between the work product of two tables working separately, giving the entire group a feeling that a genuine consensus is emerging.

Participants agreed that during Thursday’s meeting, continued progress needs to be made on developing an integrated “package” of those vision elements – one of three “packages” that were originally considered as the contents of Section 5 of the Table of Contents. Alec Hansen outlined the idea of presenting three packages: an ambitious package, a low-impact package (almost no-change) and an intermediate package, along with a forecast of the likely outcomes for Sausalito as a whole if each package is selected.

The group strongly preferred to just get started on the “ambitious” package, and there was no agreement on the idea of developing or presenting the other two packages.

Volunteers identified below will do some preparation (thinking, internet research, talk to others) before Thursday about how we can approach key elements of the vision – the “ambitious package”. While most of the items sound good, we need to learn more about how they would work in practice, what other cities like Sausalito have applied similar approaches, what are the economic and social impacts.

***For Thursday, volunteers are not asked to attempt to provide the whole solution to the issue/question...but simply to suggest how it can be solved: who has the knowledge, what committee and non-committee members will be needed to develop this sufficiently to become part of the report, will committee or outside funding be needed, and (most important):***

***How soon can a reasonable text contribution for report be developed?***

Two land use base maps were also used by the group on Saturday. Tracing paper was placed over the maps, and some illustrative “clustering” was applied:

- where are the existing buildings and uses that are not likely to be changed in the near future? (e.g. new buildings, existing “clustered concentrations” like artists in ICB building)
- where are there opportunities for new or improved uses, like housing, offices, workshops, recreation areas, open space, pathways, access points, etc? can parking be moved or consolidated, making room for more valuable uses?

Work and commentary on these base maps will also continue on Thursday. It should be noted that these are not attempts at detailed master planning – but illustrative diagrams to indicate the feasibility of certain outcomes. If some agreement emerges that these illustrative uses are desirable, market-based mechanisms using incentives and modified cap/trade systems are preferred to make sure that market sources are brought in alignment with the desired social outcomes, so that the desired vision is not “imposed” but becomes a sustainable and vibrant present *and* future for the area.

## Volunteer Assignments for WAM Vision Opportunities

Volunteer(s)	Item
Tony, Bruce	<b>Graphic Survey – Infrastructure</b> <ul style="list-style-type: none"> <li>● Topography</li> <li>● Elevations</li> <li>● Land stability</li> <li>● Drainage</li> <li>● Access improvements</li> </ul>
Alice Ken	<b>Fresh Look at Zoning Methods, Uses &amp; Economics</b> How to ensure the mix of uses are retained & promoted in an economically viable way, e.g. <ul style="list-style-type: none"> <li>● Maritime</li> <li>● Arts residential</li> <li>● Market uses</li> <li>● Transferrable rights</li> <li>● Density bonuses</li> <li>● Form based code</li> </ul>
Lewis	<b>Infrastructure to ensure the continued viability of the area</b>
<b>REVENUE-GENERATING USES</b>	
Bob & Barry	<b>Live-work Units</b> <b>Multi-family Housing</b> <b>Student Housing (Maritime &amp; Arts)</b> <ul style="list-style-type: none"> <li>● Market Rate</li> <li>● Affordable units</li> <li>- Helps populate/activate area</li> <li>- Must be carefully located away from industrial uses (e.g. by Bridgeway)</li> </ul>
Michael Weiner	<b>Maritime-oriented Commercial</b>
Paul D	<b>Destination Facilities for Boaters (to serve visitors)</b>
Mike L	<b>R&amp;D and Office &amp; Light Industry</b> <ul style="list-style-type: none"> <li>- Creative Industries</li> <li>- Green Industries (e.g. “Clean Maritime Propulsion Systems”)</li> <li>- Bio-medical/Tech Industries</li> <li>- Specialized “High Finance” / Venture Capital (with requirement of some percentage of local clients – potentially tradable among them)</li> </ul>
<b>PUBLIC BENEFITS</b>	
Tony , Michael W	<b>Maritime Museum</b>
Judy	<b>Open Space</b> <ul style="list-style-type: none"> <li>- Historical</li> <li>- Wetlands</li> </ul>

### Additional Notes on **Elements of Vision**

- Need incentives to build
- More diversified uses
  - mixed use areas
  - less homogenized zoning
- reuse of historical buildings to encourage new tenants
- need Special Area Plan
- Cap & Trade System (for requirements such as “% of space used by artists”)
  - Enforcement needs to be practical
- Parking must be consolidated (stacked or grouped)
- Promote Transit & Pedestrian