#3 SAUSALITO INDUSTRIAL SPACE SURVEY

Summary

To complete the survey of industrial space we waited until the city of Sausalito had completed the "Marinship Land Use/Business Inventory" March, 2011. This document provides a good inventory of industrial space as the vast majority of it is in the Marinship. We used this document as well as our own physical survey. The two large vacancies are the Sausalito Marine Building (end of Locust and not in the Marinship) and the federally owned former machine shop at 25 Liberty ship Way. Besides those two buildings, the vacancies of industrial space (industrial, manufacturing, marine etc) have a very small percentage. The vacancy rate for various art uses & storage was closer to 10%.

Conclusions:

1. The current business mix within industrial space has promise and should be maintained. There is potential for higher quality and some increase in industrial and marine uses. (Ref, MBLUV)
2. The infrastructure needs to be addressed now. The City will lose important quality businesses within the Marinship if nothing is done.
3. Impact of and needs for Americas Cup 2013 short term and long term goals for Sausalito need prompt attention.
4. Co-operation between the City and private sector for improvements could benefit the city as well as the business community.
5. Current Marinship land use policies have resulted in 'underground' land uses. This practice short-changes the City and is not in the community's best interest.
6. The City should recognize and follow up on recommendations in the WAM (Waterfront and Marinship) Report.

A detailed overview of Sausalito business mix and economic potential is coming in the Economic Report by Rob Eyler of the Marin Economic Forum.