

Date: November 12, 2019
To: City Council
From: M-Group; Geoff I. Bradley, Principal; Heather Hines, Principal; Tom Ford, Project Manager; Asher Kohn, Associate Planner
Subject: Marinship Vision

This memo recaps Council input for a Marinship vision provided at its September 24th meeting and subsequent GPAC discussions regarding a Marinship vision statement. It then presents a statement for Council consideration as well as components of the vision statement for which GPAC members do not have consensus.

SEPTEMBER 24 COUNCIL INPUT

Council provided the following comments and recommendations at their September 24th meeting for incorporation into a General Plan vision for the Marinship:

- Promote transit usage including vanpools and carpool
- Improve circulation for both walking and driving
- Support artist community, including with economic development tools
- Document and remediate potential toxicity
- Recognize what land uses exist on the ground
- Support compatible ancillary/incidental uses to maritime and industrial businesses
- Support concept of a climate change/sea level rise innovation lab
- Support considering Marinship and vision in terms of three planning subareas
- Increase public amenities, including parks and access to the shore
- Retail, food and housing may be appropriate for some subareas

With this input and a previous GPAC discussion, M-Group developed a draft Marinship vision statement for GPAC consideration at their October 1st meeting.

OCTOBER 1 VISION STATEMENT

The Marinship is a (1) working waterfront maritime and industrial neighborhood that is:
(2) planned and developed with water-dependent uses and sea level rise in mind and,
(3) in concert with regional and global sea level rise reduction and management programs
(4) that welcomes floating homes and liveaboards and very limited land-based senior affordable housing (if all impacts to and from the housing are fully mitigated),
(5) provides safe and convenient public access to transit, the shore and to parks, with
(6) a low-impact and functional vehicular and pedestrian circulation network,
(7) has limited local neighborhood-serving retail and dining,
(8) and is home to a thriving artist community
(9) that respects its historical maritime and industrial roots and resources and
(10) protects its industrial nature and character, and will be

(11) supported by a viable economic sustainability strategy and

(12) serves a stewardship role with regard to sea level rise, particularly regarding greenhouse gas reductions, adaptation strategies and environmental protection.

OCTOBER 1 GPAC DISCUSSION

At their October 1st meeting, GPAC made several modifications to the preliminary vision statement.

Economic Sustainability: Individual GPAC members disagreed about the role of economic sustainability in the Marinship vision statement. Some individuals stated that revenues must be reinvested in the area. Others held that economics are covered elsewhere in the General Plan, including in the proposed General Plan goals, and should not outweigh Marinship-specific needs. As a result of this discussion, GPAC directed that component 11 be removed.

Housing: GPAC voted 6-2 (with three absent and two abstentions) to remove “and very limited land-based senior affordable housing (if all impacts to and from the housing are fully mitigated)” from component 4 of the vision statement.

This came after City Attorney comment that permitting only senior housing on any specific site would potentially be discriminatory and legally problematic, and that any new housing developed before 2023 would not count for the City’s next housing element, which will cover the 2023-2031 time frame. The City is currently on track to hit its allocation for the 2015-2023 housing element time frame.

Environmental Quality: GPAC was generally concerned about environmental quality issues in the Marinship, particularly considering remediating soil contamination from shipbuilding and other industrial activities that have taken place over many decades. GPAC agreed that environmental quality issues and identifying funding sources for remediation sources are best suited to other parts of the General Plan.

Sea Level Rise: GPAC generally agreed that components discussing sea level rise—2, 3, and 12—could be compiled into a single component. Individual GPAC members were interested in seeing Sausalito set an example for the region in terms of sea level rise mitigation, pointing to prior language that portrayed the City as a potential leader in innovation and mitigation strategies.

Neighborhood Amenities: Individual GPAC members expressed that dining should not be specifically noted in the vision statement. GPAC voted 7-0 (with four absent and two abstaining) to change the language of component 7 from “neighborhood-serving retail and dining” to “neighborhood-serving amenities and services.”

Circulation: GPAC generally agreed that components 5 and 6 should be combined into a single component.

Marinship Character: GPAC generally agreed that components 9 and 10 should be combined into a single component.

Innovation: Individual GPAC members expressed interest in seeing an “innovation zone” in the Marinship which would support innovative technology businesses in the Marinship. The zone would allow for a broader concept than a specific site or building type.

Infrastructure: Individual GPAC members discussed an interest to include in the Marinship vision statement the need for infrastructure improvements, particularly stormwater collection.

There were three GPAC members absent from this meeting. The discussion of the preliminary Marinship vision statement provided direction to M-Group for development of a final Marinship vision statement, which was presented to GPAC at their October 15th meeting.

OCTOBER 15 MARINSHIP VISION STATEMENT

At their October 15th meeting, GPAC discussed a revised Marinship vision statement. Although it will eventually be composed as a prose paragraph, the vision statement was provided to GPAC as a numbered list of components to facilitate discussion, as follows:

- (1) **The Marinship is a working waterfront maritime and industrial neighborhood that is:**
- (2) planned and developed with innovative solutions to sea level rise combined with regional and global sea level rise reduction and management programs;
- (3) that welcomes residents of houseboats and liveaboards;
- (4) provides safe and convenient public access to transit, the shore and to parks, with a low-impact and functional vehicular and pedestrian circulation network
- (5) is supported by updated infrastructure;
- (6) has unique local neighborhood-serving services and amenities;
- (7) and is home to a thriving community of artists and innovators, and;
- (8) respects and protects water-dependent uses and the neighborhood’s historical maritime and industrial nature and character.

A majority of GPAC members support the statement, but discussion at the meeting centered around three topics for which differing opinions exist.

Scope of Vision: Two GPAC members critiqued what they saw as the limited scope of the vision statement. One member remarked that the vision lacked a hierarchical structure, and that since there appeared to be a consensus on seeing the Marinship as “an environment that preserves and enhances maritime, artistic, and light industrial uses,” questions of housing, economic sustainability, and land use could be answered by examining how they would affect such an environment. Another GPAC member expressed concern that the vision did not contemplate change in the Marinship, despite members of the public—as well as boards and commissions—voicing their desires to see changes to occur. Some of the disagreement over the scope and substance of the vision can be linked to contrasting opinions regarding the success or failure of the Marinship Specific Plan to have appropriately regulated development and change over the life of the Plan.

Economic Sustainability: Three GPAC members requested that economic sustainability be included within the vision statement. These proponents believe it is needed to address long-term infrastructural issues (such as pedestrian improvements) and that economic sustainability does not necessarily direct changes in physical attributes or uses in the Marinship. They also believe that specific stakeholders made presentations to the GPAC detailing why economic sustainability in the Marinship is important. Opponents of this view expressed concerns that economic sustainability could be synonymous with “economic development” or “highest and best use” and that the draft GPU goals include one that aspires to citywide economic vitality.

Housing: Three GPAC members noted there had been broad community support for housing expressed at the Marinship Workshop on September 7th.¹ They expressed that senior housing could be envisioned as a desired use without guaranteeing its legal viability, and that dropping vision goals for practical reasons is a common occurrence in vision statements of this kind. Another proponent of including land-based housing in the vision noted that it would simply be a component of a high-level vision and that implementation details would be directed through policies, programs, and other directives coming out of the GPU process. Other GPAC members vocally supported senior housing but stated a belief that recent and potential State legislation to reduce local control of residential development regulation, including density and height,

¹ Community input at the Marinship Workshop can be viewed at www.sausalitogeneralplan.org/marinship-workshop/

contribute to their opinion that residential is an undesirable use to consider in the Marinship and could lead to unanticipated results. Some GPAC members were also concerned about the potential existence of toxic hazards in the Marinship due to its industrial character that could affect the health and safety of residents.

This discussion took place with one GPAC member absent.

POTENTIAL VISION STATEMENT

Based on the iterative process described above, the Marinship statement could be viewed as follows:

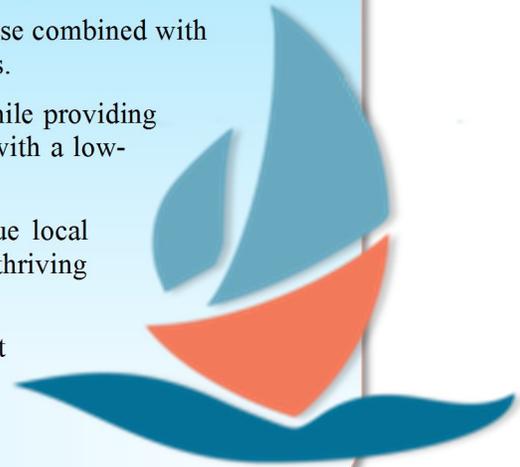
The Marinship is a working waterfront maritime and industrial neighborhood

that is planned and developed with innovative solutions to sea level rise combined with regional and global sea level rise reduction and management programs.

The Marinship welcomes residents of houseboats and liveaboards while providing safe and convenient public access to transit, the shore and to parks with a low-impact and functional vehicular and pedestrian circulation network.

The neighborhood is supported by updated infrastructure, has unique local neighborhood-serving services and amenities, and is home to a thriving community of artists and innovators.

The Marinship neighborhood respects and protects water-dependent uses as well as the neighborhood's historical maritime and industrial nature and character.



ACTIONS FOR COUNCIL

1. Discuss the Potential Vision Statement (above) and other Council priorities for the future of the Marinship.
2. Provide specific recommendations for the following issues:
 - 2.1. Should an economic sustainability statement be included in the vision statement for the Marinship?
 - 2.2. For planning purposes, should the Marinship be considered as having subareas?
 - 2.3. Should housing, such as senior and/or affordable housing, be included in any particular part of the Marinship?
 - 2.4. Should the waterfront path that generally (but not entirely) follows the shoreline be improved or expanded, or is the existing condition appropriate?
 - 2.5. Should remediating potential toxicity and/or similar environmental goals be included in the Marinship vision?
 - 2.6. Should infrastructure improvements, specifically regarding stormwater and wastewater, be included in the Marinship vision?

3. Recommend a Marinship vision to guide Marinship-related policies for the General Plan Preparation Phase. This could be a revised version of the Potential Vision Statement provided above and could include any additional direction Council wishes to provide.