

# The Marinship Fair Share Plan

*Planning for a Sustainable Waterfront Community*

## **OVERVIEW:**

- Sausalito's Marinship is the last, large-scale, "working waterfront" in Marin County.
- It is home to a unique maritime, industrial, manufacturing, fabrication, arts and artisan business community found nowhere else in the San Francisco Bay Area.
- It provides important, local, employment opportunities for Sausalito and Southern Marin residents and significant tax revenues for the City of Sausalito.

# The Marinship Fair Share Plan

## GOALS & POLICIES:

- To preserve and enhance Marinship's long-term social, economic, and environmental sustainability.
- To address Sausalito's workforce housing needs by creating incentives and zoning rights to develop infill, workforce-serving, housing typologies.
- To protect and invigorate the Marinship's maritime, industrial, manufacturing, fabrication, arts and artisan business community.
- To establish an overall planning framework for innovation and dynamic growth in the 21<sup>st</sup> century.

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## PROGRAMS:

- **“Marinship Village”** – Establishing a vibrant, transit-oriented, mixed-use commercial / retail / residential neighborhood (with incentives for infill, affordable live/work, loft, studio, micro-unit, and other community-serving, workforce housing typologies and expanding allowable commercial, retail, hospitality, entertainment, food service, professional and personal services, and other uses).
- **The “Working Waterfront” District** – Preserving the “Backbone” of the existing Marinship maritime, industrial, manufacturing, fabrication, arts and artisan business community.
- **The Marinship “Maritime Services Center”** – Enhancing the “Heart” of the Marinship’s maritime industrial community through the establishment of for-profit/nonprofit partnerships.

# Marinship Fair Share Plan - Overview





## “Marinship Village”

*A new, walkable, transit-oriented, mixed-use neighborhood along North Bridgeway Avenue.*

### The “Mainship Village” planning overlay:

- Removes the use restrictions of the 1989 Marinship Specific Plan;
- Provides major incentives to redevelop existing properties to include vibrant neighborhood commercial, retail, hospitality, entertainment, food service, personal services, and other uses;
- Offers property owners development bonuses (height, setback, FAR, parking) to **develop infill, affordable live/work, loft, studio, micro-unit, and other community-serving, workforce housing typologies.**



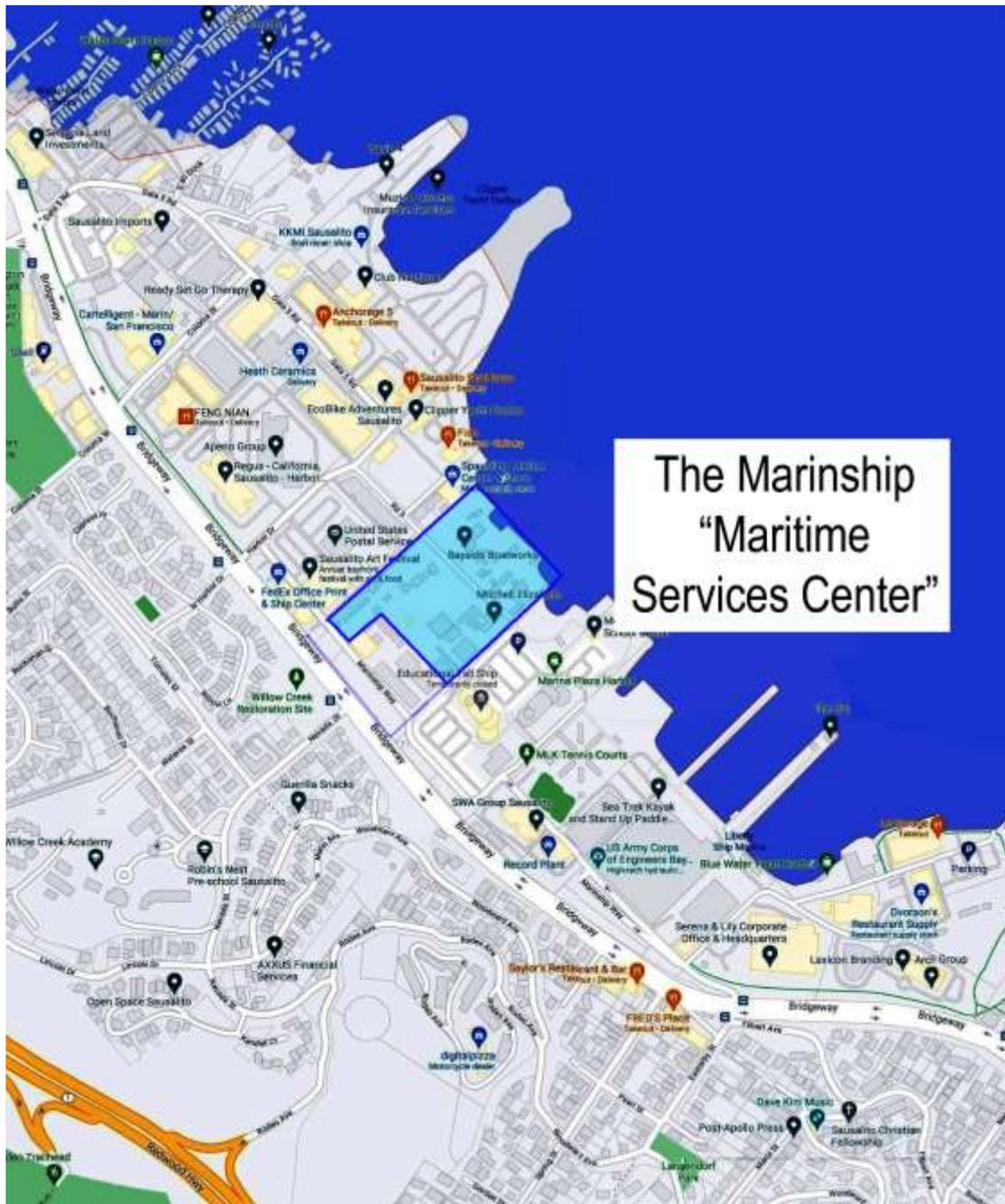
## The “Working Waterfront” District

*Planning guidelines to preserve and support and subsidize Marinship maritime, industrial, manufacturing, arts and artisan business community.*

### The Challenge:

- To establish a planning framework to fund and address a variety of geological, hydrological, and infrastructure issues in the District, including sea level rise, tidal flooding, land subsidence, soil contamination, and failure of roadways and utilities infrastructure.

“Stabilization” of the working waterfront is essential to **incentivizing and attracting private investment, renovation, and new development** to support and provide critical subsidy for the maritime, industrial, manufacturing, arts and artisan community.



## The “Maritime Services Center”

*To demonstrate Sausalito’s long-term commitment to preserving its key maritime businesses and attracting new 21<sup>st</sup> century maritime industries.*

Without planning and major investment, Sausalito’s maritime services industry is in danger of disappearing within a decade, due to unchecked market forces.

### The Proposal:

To develop a 21<sup>st</sup> century “Maritime Services Center.” through for-profit/nonprofit partnerships.

Uses include maritime-related commercial, manufacturing, industrial, and maritime services with **employee, live/work/dormitory housing** along Wateree Street.

## CONTACT

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