

From: [Robert W. Hayes](#)
To: [Neal Toft](#)
Subject: [EXTERNAL] Protect MLK and our views
Date: Saturday, October 26, 2024 10:30:43 AM

Limited or no housing in the Marinship is an antiquated notion based on preserving industrial uses that have been gone from Sausalito since the late 80s. Look what is there today; vacant land, empty office buildings, scattered infill storage, and a small smattering of industrial uses. I've designed some industrial use projects in the Marinship and studied the economics with some highly qualified developers and the results were NONE of these projects penciled and NONE were built!!

So we study the housing element with all of the state mandates to find housing sites and a vocal part of Sausalito citizens say HANDS OFF THE WATERFRONT!!! I've heard that since 1982, when I designed Schoonmaker Point while working with Sim Van der Ryn & Peter Calthorp. I thought the idea had some merit back then but I think it has very little today. TIMES HAVE CHANGED!!! THE WATERFRONT SHOULD SHOULDER HOUSING AS MUCH IF NOT MORE THAN ANY OTHER LANDS within the city limits of Sausalito. We can create a balanced approach to land use. We don't have that now. If we don't spread the housing out throughout ALL of Sausalito the scale of our neighborhoods will suffer! I've designed over 700 affordable housing units throughout Northern California and scale and "fitting in" is foundational to the success of multifamily housing projects. I have much more to say about this and will end by underscoring my opinion that sites like MLK should not shoulder all or most of the housing element burden in this town. Trading recreational use to gain housing use is wrong, and putting a disproportionate amount of housing in a small handful of places is wrong!

Robert Hayes Architect
620 Butte St Sausalito
831-212-4177
rhayes@rwhassociates.com

Dear Planning Commission,

I am writing to express my concerns about the proposed development in MLK Park. I urge the commission to limit building in this area and instead focus on adding more suitable sites south of Harbor Drive in the Marinship, where there are underutilized spaces like storage lots and vacant offices. This would help meet housing requirements without sacrificing valuable public park spaces.

Additionally, I support the inclusion of view preservation standards in the Objective Design and Development Standards (ODDS) to ensure that Sausalito's unique character and scenic views are maintained as we grow.

Thank you for considering these requests.

Sent from my iPhone