
From: Tyler Buckingham <tyler@bluerobotics.com>

Sent: Tuesday, February 18, 2025 9:09 PM

To: Planning Commission <pc@sausalito.gov>

Subject: [EXTERNAL] As a Marine Tech Expert, I Urge You to Preserve Sausalito's Working Waterfront

Dear Members of the Sausalito Planning Commission,

My name is Tyler Buckingham, and I am an expert in ocean technology and the blue economy. I lead business development at Blue Robotics, a marine technology manufacturing company based in Torrance, Los Angeles. Our work focuses on making ocean exploration and marine technology more accessible, and I have seen firsthand how communities that invest in their working waterfronts can position themselves as leaders in this rapidly growing field.

Beyond my role in industry, I have spent years covering coastal communities as the executive producer of the American Shoreline Podcast Network. Over 1,200 episodes, I have spoken with thousands of people — fishermen, scientists, educators, shipbuilders, and ocean industry professionals — who live and work along the American shoreline. One thing is clear: working waterfronts are under immense pressure from development, and once they are lost, they are gone forever.

Sausalito now stands at a crossroads. Like many other coastal cities, it is facing the temptation to convert its working waterfront into luxury housing. But Sausalito has something rare: a true industrial waterfront with economic potential for the future. If protected and cultivated, it can continue to provide jobs, serve as the backbone of a thriving, diverse economy, and position the city as a leader in blue technology and ocean innovation.

The reality is simple: luxury condos will not support the people who work here. They will not strengthen local businesses, improve workforce housing, or contribute to a resilient economy. The working waterfront is not just about preserving history — it is about building a future. Right now, forward-thinking coastal communities are investing in marine technology, offshore renewable energy, ocean robotics, and sustainable aquaculture as engines of economic growth. Sausalito is uniquely positioned to attract these industries, given its location in the San Francisco Bay and its legacy as a maritime hub.

I urge the City Council and Planning Commission to pause any decisions on rezoning the working waterfront and instead explore opportunities to attract blue tech businesses that align with Sausalito's coastal identity. Once the waterfront is rezoned for housing, it will never return to industrial use. The long-term consequences of that decision will be irreversible. The waterfront should be the last place in Sausalito to be developed — not the first.

Take the long view. Keep the working waterfront in the public trust. Invest in an economy that supports the whole community — not just those who can afford waterfront housing.

Sincerely,

Tyler Buckingham

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