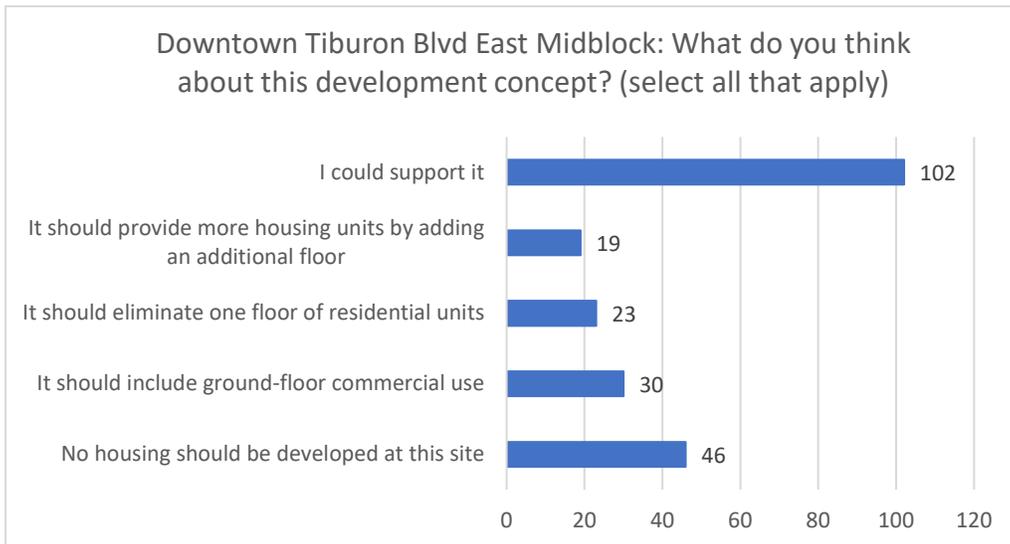
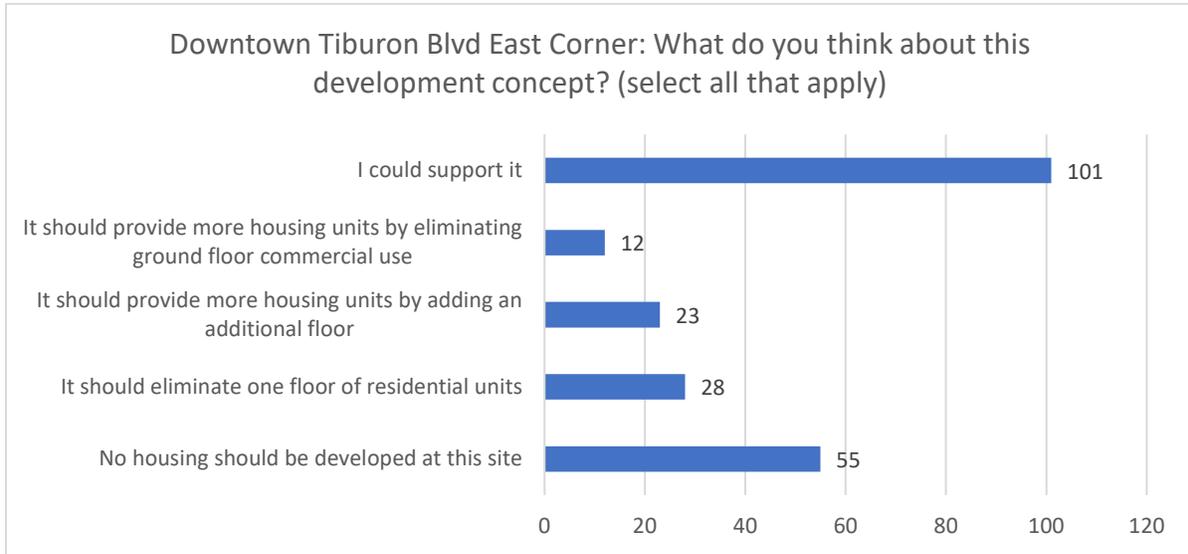


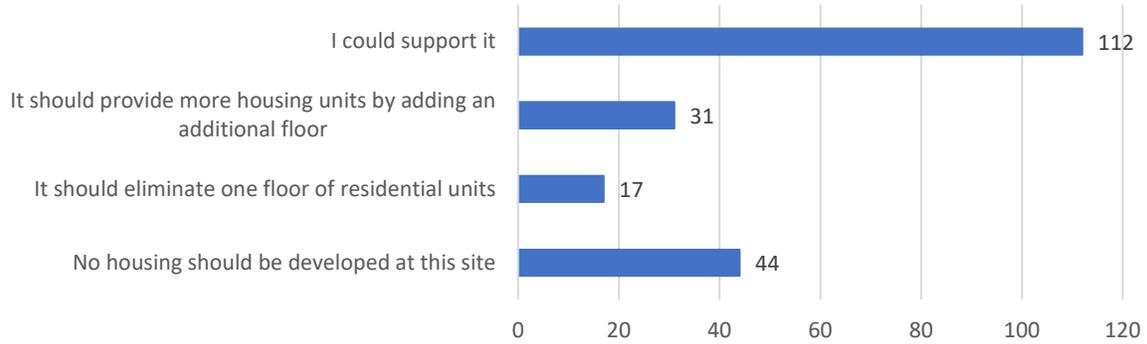
Summary of Housing II Survey Results

As of Survey Close on April 20, 2022

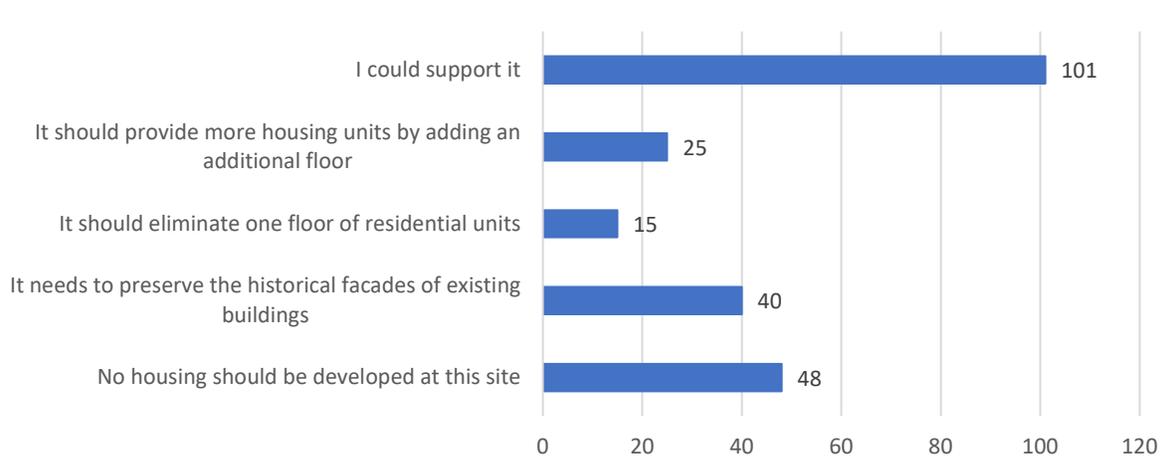
238 survey responses



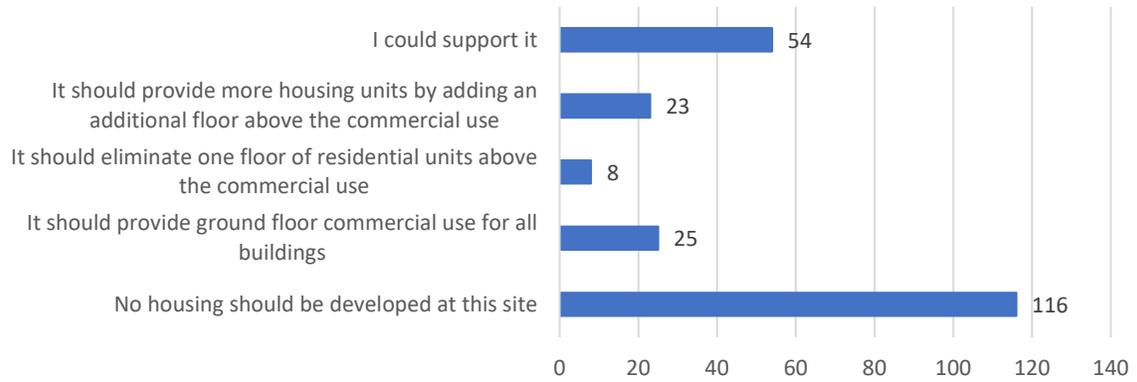
Downtown Tiburon Blvd West Midblock: What do you think about this development concept? (select all that apply)



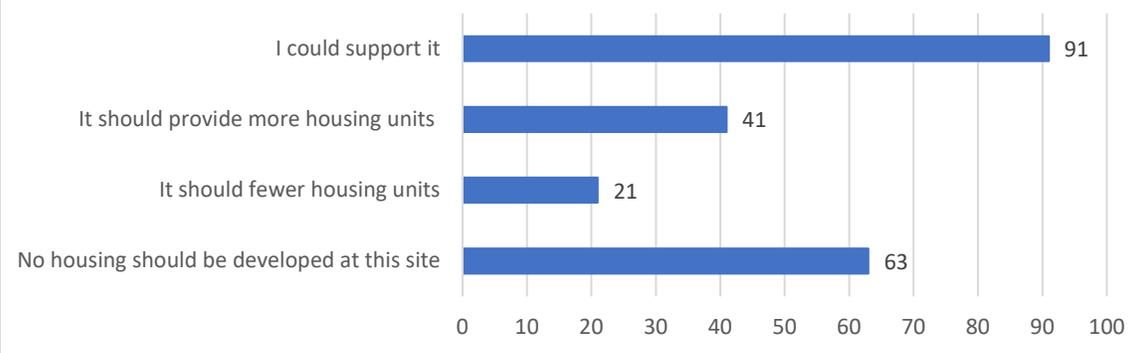
Downtown Main Street: What do you think about this development concept? (select all that apply)



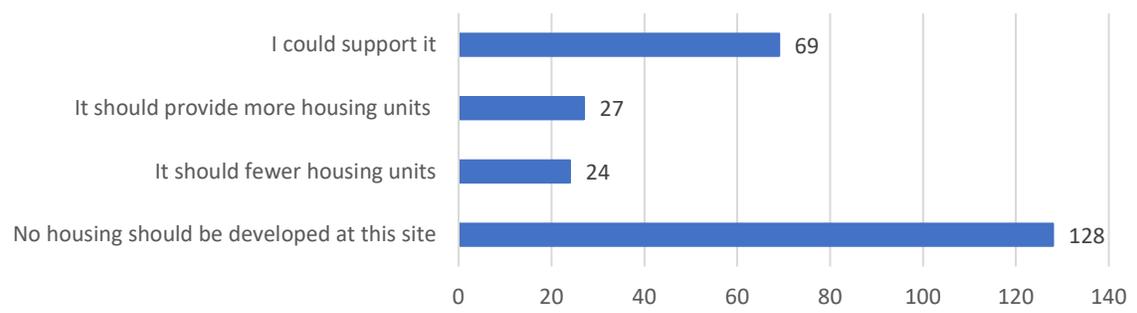
Cove Shopping Center Site: What do you think about this development concept? (select all that apply)

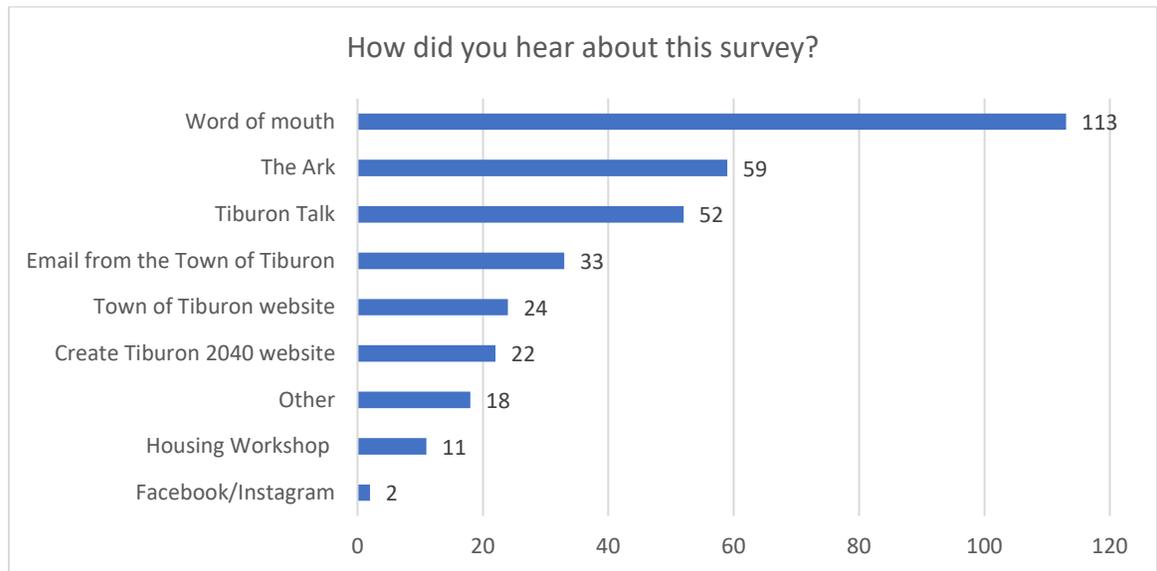
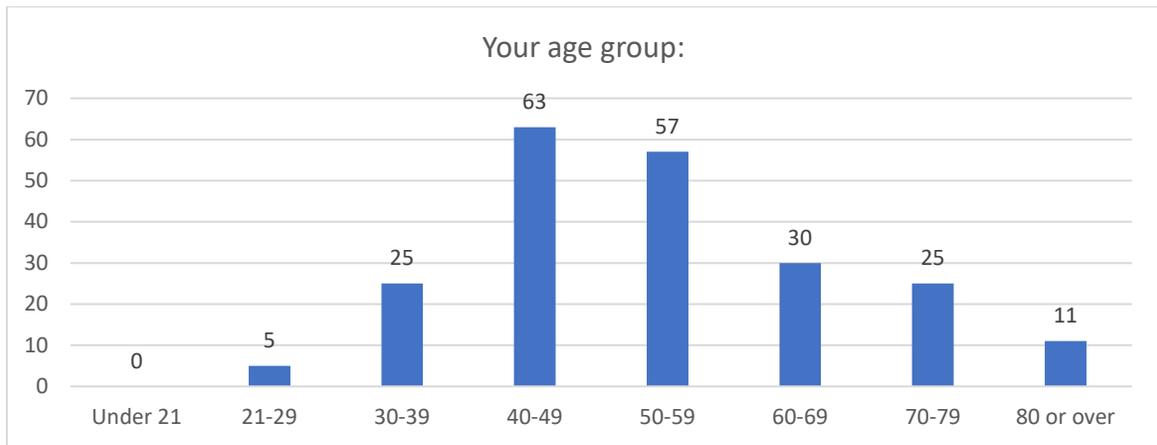
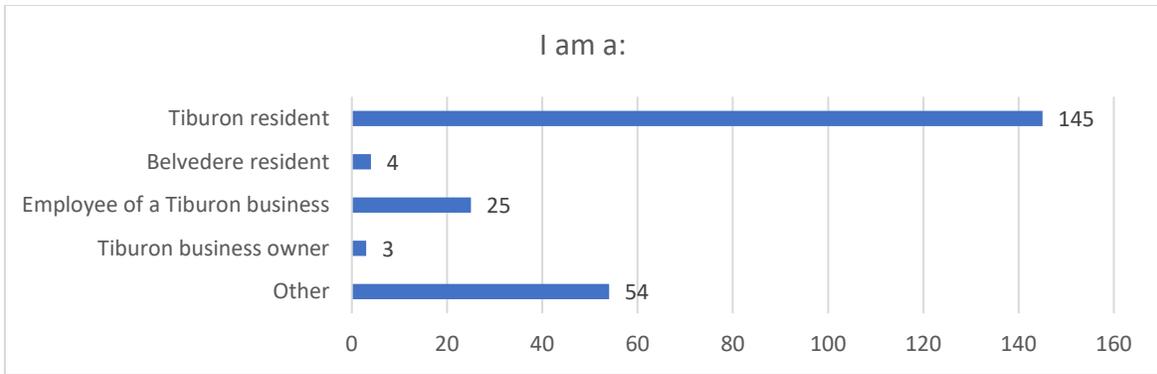


Reed School Site: What do you think about this development concept? (select all that apply)



Tiburon Baptist Church: What do you think about this development concept? (select all that apply)





Survey Comments

Stay away from downtown and east tiburon Blvd keep housing west of mar west

More density that creates more traffic, less parking, more waste products will only create a less desirable place to live and a lower quality of life. Please leave this lovely town alone and don't ruin it's charm

Too many additional housing for such a small town! Too much traffic

Too much housing. We can't even provide enough water for the existing housing. This shouldn't even be considered until we have ample water.

Again, parking needs to be considered. As well as public transportation. In these plans, please include more green spaces and parks/recreation centers, as well as community gardens, green belts with fruiting trees for people who reside in densely populated buildings. In the commercial spaces, please plan for more groceries / specialty marts , as well as theaters and concert/event sites that would make Tiburon a lively and exciting destination for people to visit.

Please contact all property owners in question. I have heard from several in the community that sites under development haven't even been vetted with the owners. This is quite troubling.

I think this mandate is ridiculous. Firstly, our water supply can't support these additional units. Also the density added to already dense areas will change the nature and feel of our community.

No new housing should be built.

Traffic sounds horrible water and pollution problems

We should focus on adding density in commercial areas like downtown. Other sites are all residential in nature and have a much bigger impact on traffic especially the COVE which even at the moment the traffic into that parking lot is a problem in certain times. I can't imagine how it might be if you add a housing development into the same entrance.

I am strongly opposed to considering The Cove Shopping Center for further development of any sort. Parking and traffic is already a real mess and adding housing would make it worse. Also, Nugget has FINALLY provided a viable local market that is highly successful. This should NOT be disrupted. It took 15 years to get a viable and thriving market in there.

Furthermore, this area is low lying and subject to flooding. Yes, there are pumps and improvements, but sea level rise will make this site untenable for further development and expansion. This site should be left "as is" from a usage standpoint. Trying to develop housing here would be an unmitigated traffic and management disaster.

Tiburon Baptist Church should not be on the list. It is a thriving institution and has been serving the community for 61 years and plans to be perpetually into the future.

Tiburon Baptist Church property should be removed from the list

Where are you going to put the cars!!!! The traffic on Tiburon Blvd is already a mess! These ideas are stupid!

The town should resist the state mandate with all means possible because, due to the topography of the peninsula, Tiburon lacks infrastructure to support additional housing units in the numbers suggested. Traffic on Tiburon boulevard is unbearable today. Housing sites on Tiburon boulevard would only make it worse.

What worries me most about any of this development is what the increased density will do to the traffic on Tiburon Blvd. Where are the provisions in all of this to handle the increased transportation needs/demands on the ONLY way to downtown. There are already times of day where the traffic is so heavy that the road is practically impassable. I already order my comings and goings to avoid those times of day. Unless you solve the traffic issues NO increased density should be put on the table. After that, build away!!! I do understand the need to add this housing. BUT TRAFFIC ISSUES SOLVED FIRST!!!

Please do not make any plans for the property of Tiburon Baptist Church. Let them continue to do work and ministry in Marin County from right where they are.

Tiburon Baptist Church has been for 61 years and remains a vibrant, thriving Christian community whose mission is to call Marin and beyond to live in the fullness of life through Jesus. Throughout its life, the church has been an active member of Tiburon and Marin communities, opening its facilities to Tiburon voters, AA, Boy Scouts, and various other nonprofit organizations. For years, the church's members have volunteered and supported Open Door, Gilead House, San Quentin inmates, Marin Convalescent Home, and a number of other worthy causes. Despite the epidemic, church membership, participation in worship and small groups, and finances have remained strong. The church has taken good care of its facilities, which should serve the church's needs well for the indefinite future. The church has no plans to sell or develop the property and fully expects to continue to use its facilities to pursue its mission into eternity. (24 instances of the same comment)

The church facility on this site is active and adds value to Tiburon. It needs to be deleted from the list of proposed sites.

Are you planning to condemn any of these properties? Hope not. Are you planning to pay market value for these properties or offer incentives for developers to do so? Planning to raise taxes for this?

I am quite confused why The Tiburon Baptist Church would be on this list. The church is one of the few in the town and has a strong community and congregation. It also has no plans of going away and will hopefully thrive into the distant future. Thank you.

Tiburon Baptist Church has been an active church for 61 years. It is active today. The building and grounds are well maintained. This site should be completely removed from consideration.

adding extra housing or re-zoning next to a school, church or the small cove shopping center is not appropriate and it's ridiculous to even consider these options. Please remove these options from the list !

Our family has been attending Tiburon Baptist Church (TBC) since 2008. Our children have grown up in this church and were all baptized in this church. Our family, as well as many others, are active and involved members. I help to lead worship, our children also help with this on occasion and we are all involved in Bible Studies or a Life Group. I am currently a deacon and my husband was a deacon for 3 years, chaired the deacons and is now the church Treasurer. TBC is alive and well! We are thriving! And TBC is a very important part of our lives as a family. Our membership and participation are a priority as a family. TBC reaches people in and around Tiburon and should most definitely be removed from this list.

Tiburon Baptist Church is a vibrant, active faith community in the Town. It should not be considered for housing.

If the town decides to force a church that has no intention of relocating to become housing, we will soon get unwelcome national news coverage and ridicules.

I'm confused by the Tiburon Baptist Church suggestion. My understanding is they have no plans to leave. How can their property be developed?

Tiburon Baptist Church should be removed from this list and plans all together.

No building should be forced upon Tiburon Baptist Church.

Rezone existing apartment complexes to allow more units, and floors. just doing this will over meet the requirement and will be decades until it gets built. Make sure architecture blends into the town. should all look like what was proposed at the Baptist center. Think about housing types which will effect demographics and traffic, and strain the town even further. Make sure you plan for climate change. be smart and don't build in the flood zone

More housing is important but increasing the traffic on Tiburon Blvd is a nightmare for current residents.

With more housing congestion issues need to be addressed for down town tib as well as tib blvd

It's time to make downtown more appealing with some modern spaces, such as live/work units above and parking below, instead of parking lots. There is no reason to have a parking lot without a building above it.

The traffic is a complete mess already. High priority should be close access to freeway.

Tiburon Baptist Church is one of few places of worship in Tiburon. It serves the congregation and the community. It is a good neighbor and works to make the community better. It was recently refreshed with an abundance of building improvements designed to allow the congregation to improve on it's service to the community and beyond.

It strikes me that there are many other basic considerations that need to be addressed before choosing sites for an additional 600+ housing units. Before any development of any additional housing occurs, planning commissions must satisfactorily address the following: 1) water availability and affordability for the existing and potential new residents (current residents are already being told to shut off and/or ration water and are being charged exorbitant rates), 2) energy availability (elimination of blackouts) and affordability, 3) traffic planning and construction (this should include safety considerations around having only one main artery to highway 101 during emergency/evacuation situations as well as consideration of available parking near public spaces and near public transportation such as the Ferry); 4) close proximity/availability of key resources such additional police/fire department resources, schools, urgent care facilities, groceries, pharmacies, gas or charging stations, and any other needs for a more highly populated community. While I understand that the state has mandated additional housing, not all areas are created equal and appropriate consideration/planning must be given before increasing population density on a narrow peninsula with limited access to key resources necessary for sustaining a larger population.

I have been a member of Tiburon Baptist Church for several years now and am part of that church and believe in their mission to be a positive light in the community. I strongly support the municipality and their search for locations for new housing but TBC needs to be part of the long term community development rather than be simply a lot designated for development.

How much retail space is needed? Pay attention to mix of retail and residences to avoid waste of space stores that sell luxury goods and things we don't need.

Traffic for emergency purposes must be considered and is something to think about when realizing Tiburon's infrastructure cannot handle more automobile traffic. A hazard waiting to happen!

Tiburon needs to resist the Newsome scourge. These high density monstrosities will destroy the character of our Town. Time to fight back and say No!

Needs to be incorporated with the full 2040 plan and include more mobility options. Should have electric charging stations and really focus on scooters and e-bikes and other similar ways to get around.

Remove the cove and the church !

Remove these locations ! It's ridiculous

Thé Tiburón BLVD is already very congested and any more traffic will be a huge burden on the residents near downtown. Thanks

Create workforce housing for people working for the town, at our schools, Tiburon businesses, etc

The addition of housing to the Tiburon Blvd East site would be an enormous boon to the town in general. That site is currently an eyesore and not utilized to its full potential. It is not a welcome entry to our downtown, and a mixed use development would bring needed foot traffic to downtown businesses and is well positioned to transit. Regardless of housing mandates, I think this would be a benefit to our community.

Use the CVS , and bank sites east side of Tiburon Blvd.

Use the Tib. Pensul. Club. Property.

The parking and traffic capacity at Reed School and Cove is already at its limits. Squeezing in units at close proximity to these extremely busy sites will significantly add up to the problem and will make navigating a nightmare for the new residents, old residents and the whole town.

Traffic is the main issue for all of these ideas. Tiburon Blvd is already a mess for much of the day. How will the traffic issue be mitigated with any of these developments.

Good ideas. I think this housing would blend in well with the town.

Tiburon Blvd cannot deal with more traffic, especially if there's a fire and everyone needs to evacuate. Sue the state to find additional housing requirements. Deem the area an animal habitat as Woodside did.

The proposed overcrowding in Tiburon is not safe due to the one road in and one road out nature of the peninsula that we live on. Overcrowding our town will ruin the beauty, esthetic, and serene nature of the town. It will cause increased traffic, congestion, fire safety issues, increase crime, reduce parking and many other unintended consequences. We paid a lot to live here and don't want to live on top of each other.

As a community we need to stop with the NIMBY mentality and invite more people to our beautiful town. This will help revitalize the dying downtown area.

Multiple story buildings great as long as they don't shadow neighbors or cut sunlight, or reduce existing views of immediate neighbors

Because of terrible traffic now and severe water shortage, we cannot have more housing.

I have been a member of Tiburon Baptist Church for 40+ years and it has been my spiritual home and church family. We reach out to the community, provide many services and ministries. It is also one of the only Baptist churches in the area. I don't understand how you can consider even developing our property.

The Tiburon Baptist Church has been at this location for 61 years and my understanding is that they are not in any hurry to leave.

Traffic situation in Tiburon is already not good. There are only two lanes in and out of the large part of the peninsula. Building more dense housing only makes sense in downtown, assuming whoever is going to live in these luxury (let's be real!) condos, is going to be either local/retired or hopefully working nearby. Then we can hope it won't make it much worse. Building in already dense traffic areas such as Cove and Bel Air would make traffic situation there worse and would defeat the purpose and new residents won't be able to get to their job in the morning. Baptist church site sounds best in terms of connection to both 101 and downtown and not making traffic situation much worse.

It's disappointing that our Town has once again failed us. Other towns continue to fight the ridiculous demands for increased density on their small communities, while ours surrenders once again. The higher density requirements imposed on Tiburon are completely unreasonable and we should be using every legal means at our disposal to fight back. Unfortunately, our representatives only respond to corporate developers and a small minority of our community who are determined to turn our lovely, quaint town into the same cookie cutter, corporate, over-commercialized model that has ruined America. Nice work.

I've been a Tiburon resident since 1975 and enjoyed the small community ethos and care for it. It is regrettable that our valued public servants are unable to reside nearby for a natural sense of mutual trust, proximity in event of emergency (fire, police, school personnel) and simply identifying with the community as my "home too" so investing in caring of town's physical needs as well as being an integral part of serving / participating community of "US" or 'buy in'.

Painful and regrettable that we as a people lean toward NIMBY as, "I now have mine you figure out how to get yours". Helpful to learn to appreciate everyone's investment and contribution and role in making us a more healthy community.

Definitely not Tiburon Baptist!!..This is a place of worship!..My family has had memorials there and attended church services!..This option shout NOT be on list!
Thanks

We need to build more diverse housing, and not be afraid to increase density along all major roads. More people = healthier downtown. People do not directly equate to traffic. School Buses and more ferry service should help

I am alarmed by the proposed plans and that this has even made it to this stage without dissent from smart-minded people. The town has no right to design buildings and propose them to the public with no consent from the private landowners. One cannot walk into town hall and propose building plans for a plot of land they do not own without having documentation of ownership. This has to be the case for towns and cities as well. Who is fronting the costs for these builds? This seems like a senseless waste of money spent and the people who created this clearly have no idea of the charms of this small town nor the traffic congestion that already plagues us. To think this money could have been used to fix things in need of repair such as our rising tide issue.

This is a lot of wishful thinking and no provisions for parking. The neighborhood around The Cove will be decimated is something like this goes in.

I worship and volunteer at Tiburon Baptist Church. Our church is vital to many families and worshipers from all across Marin. Our church property is not at all suitable for consideration for development for housing.

I think traffic and parking issues need to be addressed very clearly. Tiburon Boulevard is already a parking lot during key commute and school times. The Blackfield/Tiburon Boulevard turn often gets backed up as cars wait for other cars to turn into the Cove; this situation would be made untenable if the Cove was redesigned to accommodate 70-90 units. Perhaps recirculating the plans with more details on parking and traffic abatement would make it easier for the community to understand how these concepts would actually work (or not).

I strongly support the proposed downtown developments. I strongly opposed the proposed development at the Cove, which would be inconsistent with the character and functionality of the neighborhood and would impose significant hardships on existing residents.

The downtown sites, close to the vibrant "heart" of Tiburon and - critically - close to transit make far and away the most sense. Adding more residential units, ie more people, would likely also increase the ability for retail businesses to survive and thrive, adding revitalization on top of housing. In contrast, the Cove site would create further traffic and parking issues at an already difficult intersection where traffic already gets backed up in circulation; takes away some vibrancy from the only shopping option on the west side of town / changes an existing "good" site vs. making use of empty space elsewhere in town; and in no way fits with the "character of the neighborhood", a huge push that exists in Bel Aire. Residents are de facto prohibited from adding second stories, or even half stories, so building 2-3 story apartment and town-house in the zone seems wildly out of place

Don't overbuild Tiburon. This is why we live here. The cove shopping center is already congested. More housing will make it feel like a strip mall center. This is exactly why I don't live I. Other parts of California. Tiburon is a one lane road in and out and the traffic is already bad. Tiburon should be fighting with the state to put increased housing in areas of Marin that can handle it.
We all live in homes that were built because the existing residents of Tiburon permitted expansion of their town and welcomed new residents. We owe it to the next generation to support growth.

Specifically Cove Shopping center provides much needed services to most of Belvedere Tiburon. Any construction project as imagined here, will result in massive retail and business disruptions and a loss of grocery options will impact the many seniors negatively. Concerns with having units that may impact Reed school is also an issue.

Our community already has a horrible situation with traffic. The water rationing has begun and can't support larger population. Additional housing can be provided in areas outside of congested areas such as Tiburon.

Cove shopping center is absolutely the worst solution. The traffic on Blackfield for Bel Aire Schools is already a mess. This would endanger children biking to school.

I live in the Bel Aire area and with the timing of the school arrival and dismissal, the traffic concerns around this area would be drastically negatively impacted. The area already is at maximum traffic capacity with the commercial business traffic flow due to the Cove Shopping Center.

I would be interested in understanding the impact of ADUs in lieu of some of this development.

The Cove Shopping center is already PACKED and Blackfield is a nightmare as is. Downtown needs revitalization and adding housing/commercial can help with that effort

Adding housing units in any of these locations without addressing the traffic problems is a non-starter regardless of location. Building at the Cove would be a HUGE negative for those who live in Bel Aire and up Blackfield Drive...and for students who attend Bel Air school. I'm surprised there aren't proposals to expand existing multi-family structures in town.

The Cove is already a huge mess getting into from any direction. Backups regularly- not suitable. Downtown and Reed School areas seem logical based on current development, lack of people going to downtown, and open space.

The Cove shopping center should be completely eliminated from this plan as there is already a capacity issue handling traffic in and out of the surrounding neighborhood due to general daily traffic at the shopping center and peak hours during school drop off/pick up. The bank of America and sites in downtown Tiburon are optimal for such a development as the lot size allows for multi-use development.

The vast bulk of the new units (80-90%) must be built as close/within the downtown as possible. This is the nexus of public transportation, given the ferry services available, and the Paradise Drive option to get out onto highway 101 for N/S auto traffic. Would also lead to a rejuvenation of Tiburon's downtown. Higher residential buildings much more feasible there as all those hillside/hilltop condo views would not be blocked! The CVS store could easily be placed on the ground floor of a 2-5 story residential building. The Cove shopping center is a very busy complex and should not be removed when there are many other locations that are open or have low usage. The Cove supports a large area of residential homes and it would create a great hardship on the elderly people in the area that rely on it. There is a small elder living facility behind it and the localized area is full of elderly people. Please don't remove the Cove Shopping Center.

important to keep commercial spaces for grocery and other community needs, important that public transportation is part of the development, important that environmental green building practices are part of this plan (solar, energy efficient, low water use, green materials)

The Cove shopping center is a gem, especially Nugget Market. Any housing here would exasperate traffic jams from cars entering and leaving the shopping center. At times Northbound traffic on Blackfield road backs up to Tiburon Blvd, as cars try to enter and exit the shopping center. Likewise, Southbound traffic on Blackfield road backs up over a block, as cars try to enter and exit the shopping center.

My thoughts with both options near schools, Reed and Cove are the lunatic congestion.

Supplementally Cove would be a huge loss to surrounding areas as a hub for shopping, coffee, USPS, supermarkets and would mean everyone going to Safeways instead of walking and supporting local small business

Development downtown and in downtown adjacent areas should be the priority because of access to transportation, access to the path, walkability and access to businesses.

Please don't take away our Cove Shopping Center. Nuggets and Peete's and Sweet Things are three of the most loved stores in Tiburon. And the charming neighborhood of Bel Air would be very negatively impacted by traffic.

The Cove shopping center is not a good option.

This is an extremely busy intersection with narrow streets, and traffic to and from BelAire school.

It is difficult to enter and exit this area, dangerous for the children riding bikes to and from school, and is also dangerous for pedestrians.

Anything above two stories would significantly alter the feeling of Tiburon to its detriment.

Cove Shopping Center has traffic problems as it is. Multi story buildings would detract from the Bel Aire neighborhood.

This project will destroy the essence of Tiburon.

I'm against all of it!

More housing, more means more people, means more infrastructure needs, means more global warming, means worsening life for all.

Who is responsible for this edict? We need to vote them out of office as this is very unpopular and not in the interests of the people who live here. If you doubt this put it to a vote/referendum.

Infrastructure is absolutely not suitable for added housing. Will end up being a horrific nightmare in any kind of emergency situation. Downtown is the only place available or way north on 101 closer to Novato. Not in Southern Marin.

Traffic is always a consideration. Additional housing would allow residents to access GG Transit as well as the ferry system. They would also close to a library, post office and grocery store as well as restaurants and entertainment. This would create a more vibrant downtown. The Cove site is not desirable due to the flood issues and the plan to seemingly build over the East Creek which is the discharge site for the Cove Watershed to the Bay, gathering water stormwater from the surrounding hills and neighborhood. Somehow the planners have missed this important point. Trying to replace a vibrant shopping center and large market with a smaller one seems ludicrous. This would force more traffic on Tib Blvd, to go to the downtown to shop at a large grocery store. The Reed school site should stay a school as it serves the community and there are no other sites downtown. Children and their education are an important part of the community.

The Cove Shopping Center should NEVER be considered as a building option. It is already an intense traffic choke point multiple times/day with Cove shopping and Bel Air Neighborhood traffic AND Bel Aire School traffic. It is impossible to add 70-90 units at that choke point and have a safely functioning intersection. The Tiburon Planning Commission voted to prevent a Round Table Pizza from opening in the Milanos space at the Cove a few years ago because Round Table intended to have delivery cars and pick up service and that was going to create too much traffic to be safe. Adding cars for 70-90 units would dwarf the Round Table problem! Also, the Cove is a known flood hazard so how are we going to build new 3 story construction in a flood zone? Also, and perhaps most obvious, why isn't the CVS shopping parking lot being considered as an option? It is vacant and virtually unused 365 days/year.

What is meant failed to be explained is why we have to have this much housing. It seems ridiculous to change an entire town when most people will be against it.

Why was there only 1 open lot on this survey. Tiburon should consider developing more open space vs higher density. City hall and Chase and CVS are very inefficient uses of land which should be considered as well.

The cove shopping site is a nonstarter as it would not have parking for the commercial businesses on the ground floor, would be built over a creek that drains the watershed to the bay, and would eliminate a thriving and busy commercial center that is necessary to the surrounding and greater community. The height of the proposed buildings also is not in character with the surrounding neighborhood.

My main concern is about traffic on Tiburon Blvd., which is already a problem. Any additional housing past the Cove is simply going to add to it.

This is going to be a nightmare. No matter what location you select, neighbors and residents will object and lawsuits will likely be filed. The fact is that Tiburon does not have vacant land to support more and more housing developments. Eliminating popular and useful services like shopping centers and main street should be avoided completely. Vacant lands should be prioritized as there is no existing service or commodification that would be eliminated. I also think it is extremely unrealistic and disingenuous to refer to any of these proposals as "low-income". This is one of the most affluent places in the world, and the residents and members of the public recognize that even if local/state agencies do not.

Why can't Tiburon hold public meetings in Town Hall instead of this mandatory Zoom and online nonsense? Other town's and the County do, what's wrong with Tiburon?

Get some guts and tell ABAG to go to hell. The same way town's and cities told ICE to shove it.

If you can't represent the vast majority of people here who are against this, resign and go into the private sector.

The traffic is already too much at the cove and Parking is consistently full. It's a very poor choice for additional multi family housing. Plus there is additional traffic with bel air school drop off and pick up. And finally, I wouldn't build housing and take away the views in downtown.

The Cove shopping center is already surrounded by condos and multi family housing. There is already traffic and lack of parking at the shopping center. And during school drop off and pick up the traffic is already excessive. The location simply is too saturated for more housing. And I would not build new housing and comprise the views or the skyline of downtown -- it's part of the attractiveness and charm of tiburon.

The Cove plan won't fix the terrible traffic backups at that intersection and would lose most of the parking that now exists at the shopping center.

This entire development concept is a very bad idea. Tiburon can not support an additional 639 housing units. This is going to be a nightmare. There are other "opportunity zones" outside of Tiburon that can withstand this type of project. The logistical ramifications of adding this many dwellings into such a small area will be very negative. Please do not ruin Tiburon with this project. Thank you

Biking is already dangerous enough. Too many cars on the road. Our roads cannot sustain it. Already at a breaking point

This amount of housing will disrupt traffic, create chaos, and mostly, be a hazard in case of an emergency evacuation!

We should focus on developing senior housing downtown within walking distance to shops, restaurants, post office and ferry. The most logical parcel is CVS/Chase Bank. Giving empty nesters an opportunity to remain in the community and allow young families to move into larger homes on the hills.

Comments on Tiburon Blvd East Corner Site

keep it commercial

What is the plan for parking for residences and for people to patronize the commercial establishments

Should not look like a commercial development! This is not Larkspur, or San Rafael. If you have to build, make it blend in to the existing architecture. For example, have it look like the Cove apartments, or the

ones on mar west street. Also traffic is a big problem. Better to rezone existing housing developments and allow them to add additional units / stories. Will make it less likely to be developed anyways, and also blend in more

Need to increase access in and out of town, one road in and out will lead to congestion

Only if traffic issues are solved on tib blvd could this make sense

Traffic and congestion is already a problem along Tiburon Boulevard and any concentrated development in this corridor would exacerbate the problem. There are also other concerns around water availability (given residents are already being told to shut off water and being charged exorbitant rates). The periodic PG&E black outs are also a problem and need to be addressed before any further population expansion. Before any of this proposed development occurs the various government departments need to resolve current issues regarding traffic, water availability, electricity, etc.. Furthermore, I don't understand why consideration is not being given to more development on the back side of the peninsula as opposed to the existing already congested Tiburon Boulevard corridor.

First, Tiburon Blvd cannot handle additional housing downtown. The traffic is a nightmare every day of the week. Second, its a dangerous precedent for municipalities to design and pursue building on land that is privately owned.

This seems viable, and I have no further opinion about this location.

Downtown with access to transit and making the downtown more vibrant is excellent

I am very concerned about the increase in traffic if all of these proposed housing additions in downtown tiburon were constructed. Traffic is already very bad. I would NOT want to see all of the proposed downtown sites developed.

Comments on Tiburon Blvd East Mid-Block Site

Again, parking needs to be considered. Also, in this and other plans, include more green spaces and parks, as well as community gardens for people who reside in these densely populated buildings.

Congestion concerns with tib blvd

I could support it, IF all-electric or better net zero construction and use

Where's the parking? Maybe fewer commercial sites/more residential

Four stories seems excessive for this location, perhaps just one or two stories would be more suitable.

Downtown with access to transit and making the downtown more vibrant is excellent. More commercial space is exciting too

I would not want to see this developed for dense housing along with the other proposed downtown sites.

Comments on Tiburon Blvd West Mid-Block Site

Again, parking needs to be considered. Also, in this and other plans, include more green spaces and parks, as well as community gardens for people who reside in these densely populated buildings

Again, parking needs to be considered.

This looks a little nicer, but should look like a small town feel

Only if traffic issues are addressed

I could support it, only if all-electric or net zero. This one doesn't provide much housing,

Not sure exactly where this is. We will not be able to drive everyone on to transit. Parking must be considered.

More light and air should be incorporated. It looks pretty massive and out of place

I oppose the development of all of the proposed dense housing sites in downtown tiburon. I am very concerned about traffic, and also about having so much high density housing with so many floors in what is basically 1 location broken down into 3 proposals

Unclear where this is. Addresses should be included or a clear map.

I worry about it impacting the already scarce parking for visiting downtown. If they added PUBLIC parking spots in front, in addition to the parking garage for its residents, I would support it. I don't love the idea of any housing being near downtown.

Comments on Main Street Site

Again, parking needs to be considered. Thinking about commercial, what about a theatre, concert venue, some establishments that make Tiburon more of a destination and a draw, giving visitors and residents more things to do, whether they arrive by car, bike, or ferry

would be open to some at this location depending on certain factors

Congestion concerns with tib blvd

It needs to preserve the historical facades of existing buildings, Other: The Tiburon waterfront and Main Street should be preserved as public spaces and for retail, hospitality, parks and recreation. Adding housing to this area would likely damage any existing sense of community with Tiburon/Belvedere and likely be the end of many popular community activities such as Friday Nights on Main, Car Show, Boat Show, XFestivals and community activities that are cherished/enjoyed by both our adult and youth populations (likely due to noise/traffic complaints).

No development here, not enough housing to justify more construction.

This is a charming town because of what has been preserved. Multi-story buildings on such a small road will look looming and cast shadows on the waterside restaurants and living spaces. Again, this is a dangerous precedent to design and pursue building on private property. This has clearly been developed by people who do not live in town nor truly understand the town. Money wasted.

Who's going to buy all of this real estate? Seems very dense. Parking?

1 or 2 stories would be more suitable for this location; 3 stories seems massive

Downtown with access to transit and making the downtown more vibrant is excellent. More commercial space is exciting too

I don't like it because parking is already VERY LIMITED in the downtown area and even though there is a parking garage for its residents, what about their guests? Plus I don't like the idea of changing the quaint feeling of Main Street and ArK Row.

There is no way this would be considered low income, so it should not be considered low income housing. This is essentially the development of multi million dollar condos at the expense of the defining characteristics of downtown Tiburon

Comments on Cove Shopping Center Site

Again, parking needs to be considered. Is the grocery store parking on the Tiburon blvd. side? What about adding rooftop gardens to some of the planned developments?

This area is already too congested

if owners approve of limited numbers

There is not enough parking at the cove. Its jammed pack and usually there are some unrented stores already. And it floods. What are you guys thinking? you're out of your mind. Your mandated to add housing on paper, but doesn't mean it will ever get built. We don't have to be stupid about this and take it up the ass. We have lots of control over where these units are built. Make them add value to the town, not be everyones worst nightmare. Must account for architecture style, Traffic, parking, unit size/ type which will effect demographics and weather they will have children which will burden the roads and school districts further.

Congestion concerns with tib blvd

Traffic is already unbearable. Terrible place for added housing!

I wonder where the parking is for the grocery store and other retail

This is already a very busy area especially during school days. We need the Nugget and other businesses in the area and having more housing there is going to make it impossible for residents to drive to work on busy mornings.

Again, private property. This is actually alarming what type of authority this small town thinks they possess over landowners.

This would be a disaster for the neighborhood and those who use this shopping center. It's already over subscribed and there are times when no parking is available

This shopping center provides important and useful resources for the community and should not be replaced with housing; 3 stories would be too much regardless

Traffic into shopping center backs up into intersection already. Major upgrades needed.

Where is the parking located ? It should not remove the grocery store, which is necessary.

The shopping center is heavily trafficked with circulation an issue; it is an incredibly useful and necessary retail space for the west side of Tiburon; and build up does not meet the character of the neighborhood

Would create enormous traffic congestion at the NOW Congested TB/Blackfield/Greenwood Cove Rd intersection!!

Terrible Idea. Absolutely Not! Nugget Market and others are used by surrounding neighborhoods .

there need to be sufficient parking for grocery store and commercial tenants

Parking, traffic flow in and out of cove and neighborhood, water table issues with underground parking and liquefaction are issues

The current cove shopping center is one of the most loved retail spots in all of Tiburon with Nugget, Peete's and Sweet Things. Please don't take that away! Plus Blackfield drive is already super busy with Bel Air school, etc.

Traffic concerns especially with kids going to and from Bel Aire and to catch busses. Also the community relies heavily on the local market, Nugget.

Completely absurd place for any new housing!!!

There is already too much traffic at this intersection already.

This is the BEST PLAN of ALL of them in my opinion!

This concept is completely out of character with the surrounding built environment. Not only would it drastically increase traffic on an already extremely congested are with the shopping center and multiple schools and neighborhoods nearby, but it would eliminate extremely convenient shopping amenities that support the entire peninsula

There should be parking beneath all of the structures for retail customers.

Comments on Reed School Site

The school should save this land for future school use.

two story only.

no housing

Already too much traffic at this intersection, especially during school time

Congestion concerns with tib blvd

I would be concerned about high population density and traffic around an elementary school. The commentary in the workshop materials regarding the declining school age population is more likely attributed to the impact of COVID and extended public school closures. Many families moved out of the area (either permanently or temporarily to more remote areas) or moved their children to private schooling options during COVID. I would think that school age populations would increase if additional housing were created on the peninsula (and assuming no more lockdowns/school closures which were determined to be ineffective and detrimental to our youth on many levels).

I think it's a terrible idea. Having driven my daughter to Bel Air, it was a terrible experience. Just about when everyone in the area wants to leave for work, this area from Cove to Bel Air gets gridlocked and this creates self-reinforcing delays. I've spend countless hours being stuck in this neighborhood. New residents just won't be able to make it out when they need to get to work.

This is the most ridiculous idea yet . . . the traffic at that corner is already horrendous. The people who proposed this project are completely incompetent and are not paying any attention to the impact on existing residents.

If mostly set aside for workforce housing

If this is infact public land then it is more promising then the others. Still, Tiburon Blvd cannot support such additions due to traffic.

Don't see any parking here either...

I surprised at the thought of replacing this school with housing

This too will add to already terrible traffic congestion.

This seems like a feasible location for a development such as this. There are already multi family units in close proximity and the rich people who live in expensive homes on the hill will not have their world class views blocked by towering apartments

Comments on Tiburon Baptist Church Site

Again, parking needs to be considered. Also, in this and other plans, include more green spaces and parks, as well as community gardens and fruiting trees for people who reside here?

The Church still exists. Has anyone seen if they are planning to leave?

No housing should be built on this site! The church provides great services to the community!

Tiburon Baptist Church is a great service to the community and should be left as it is. The church building and it's respective land should be left out of these coniderations.

Should be removed from this list

I find it inconceivable that the city of Tiburon is actually considering tearing down a church to make housing! There are people of faith in our community that value this church. The church provides meaningful services to the local area.

How are you suggesting developing property where a church currently stands??

Congestion concerns with tib blvd

This area should be reserved for single family units or some of the more moderately priced housing.

As long as the needs of existing residents are taken into consideration, this could be a good development site since it is near other multifamily dwellings, Tiburon Blvd is two lanes at this point and also located across the street from the Cove Shopping Center.

Church as been there 60 + yearsand actively used by both congregants as place of worship as well as community for meeting space including scouts , AA ,al anon, OA, fire department, marin symphony auxiliary, ecumenical council of Tiburon Belvederechurches

Private property. Also, this will affect people's views who live on the hill behind. Looks atrocious.

No! Tiburon Baptist Church is home to a large and thriving church community. A development on this site would be highly inappropriate.

Unclear if these units would be accessed from Tiburon Blvd or Greenwood Road.

This is supposed to be removed from consideration

Needs to have an entrance off Tiburon Blvd, not have all the additional traffic routed down the residential street.

should be no more than two stories, rendering on right looks like a fortress

I can't quite tell what is being proposed, but have the same concern about adding so much high density housing in downtown tiburon because of the traffic impact.

Existing homes viewing the bay will not have their view shed blocked. Tiburon blvd provides buffer for apartments on the hill across blvd from baptist church, central location.

why not consider New St Hilary's site as well?