



TIBURON GENERAL PLAN UPDATE

Housing Workshop II Response to Questions and Comments

February 22, 2022, 6:00-8:00pm

A community workshop on housing was held via Zoom on Tuesday, February 22, 2022, from 6:00-8:00 pm. The following are responses to questions and comments entered into the chat during the meeting.

I like the development concepts but hate the architecture shown in the models. The models are intended to show conceptual massing to understand housing capacity and give community members a sense of potential building scale. The model views do not show architectural detail.

I believe all buildings on Tiburon Blvd. should have first floor retail. Mixed use is ideal, but demand for retail space is declining due to online shopping. Ground floor retail also reduces housing potential, requiring an additional floor of housing to achieve the RHNA numbers.

What consideration is given to flood control? New development in the 100-year flood plain will need to be elevated two feet above the base flood elevation. This applies to many of the Downtown housing sites. As we saw in the Sea Level Rise workshop, some of the sites may be subject to potential increased flooding in the future and will need to address projected future sea level rise as well.

All of these new units will make traffic worse. I also wonder how many of the new residents will actually use the ferry. Traffic and circulation will be discussed in the March 22nd workshop, and traffic impacts from new development will be analyzed in the Environmental Impact Report.

Regarding the Main St. site: The integrity of historical buildings must be maintained. Many of the Downtown buildings on Main Street and Ark Row are significant historical resources. Although this wasn't shown in the conceptual images, the historic building facades would have to be retained and incorporated into any redevelopment.

Regarding the Cove Shopping Center site: It's not clear what the plan is for retail on this site other than a market. The conceptual scheme retained the existing square footage for the grocery store but reduced the other retail space.

Regarding the Reed School site: Do the Reed School site units obstruct the views of the homes behind them? The conceptual scheme shows buildings that follow the hillside contours. Any development proposal would need to consider views as per the Town's development standards and design guidelines.

Regarding the Baptist Church site: There is no way that would be affordable housing. Per State law, any site zoned for 20 units or more per acre qualifies as a site for lower-income housing. In addition, the Town's regulations require a certain percentage of affordable units to be included in any development that creates seven or more new housing units.