

# Strawberry Community VISION

March 2015



# A Message from Supervisor Kate Sears



It is with pleasure that I invite you to read a Vision document crafted by the Strawberry Vision Committee, a group of 16 local residents who volunteered to help map out a vision for the future of Strawberry based on input from a community-wide Open House held on September 27, 2014.

The Strawberry community stands at a crossroads in a time of potential change and opportunity for this long-established enclave of single family residential homes, apartments, and business establishments. In addition to highlighting what residents cherish and value about living in Strawberry, the Vision notes areas of concern, especially for potential changes in land use at the recently-purchased Golden Gate Baptist Theological Seminary property and other places.

In 2013, the Strawberry community became engaged in passionate discussions about what housing and transportation planning designations meant and whether these concepts squared with their desire for a high quality of life. In February 2014, I invited the Strawberry community together to engage in a period of reflection about what works, what could be improved, and how best to move towards a future that is right for Strawberry. Although our vision work was not part of a community plan update, it will hopefully help position Strawberry for a more detailed planning process in the future.

This Vision document is a summary of months of committee work and community collaboration. It reflects positive aspirations for keeping what is cherished while at the same time asking, "What does Strawberry wish to embrace to be an even better place for everyone?"

I hope you will read this vision document with interest and with appreciation for the extraordinary efforts of the residents who participated in the Vision Committee and who shared their thoughts at the community Open House. This is part of an ongoing conversation about Strawberry and its future, and I welcome your contributions to that conversation as we move forward

**Kate Sears**  
**Supervisor, Southern Marin**  
**March 2015**



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# Overview







# 1.1 Vision For Strawberry

Strawberry is a family-friendly community that values its small town feel, quiet neighborhoods, and natural bayfront setting. The following vision statements promote the preservation of these qualities.

## ***Strawberry aspires to be a community of...***

### **Land Use & Community Character**

...quiet, waterfront neighborhoods that encourage residents to put down roots.

### **Parks, Open Space & Recreational Resources**

...open spaces valued for their habitat, recreation, and scenic value managed sustainably by the Strawberry Recreation District and other responsible agencies.

### **Mobility / Circulation**

...safe streets and connected trails providing local access for all users, including pedestrians, cyclists, automobiles, and transit.

### **Community Services & Facilities**

...quality community services, including schools, emergency services, and other public facilities that are well-organized in partnership with local community organizations, the Strawberry Recreation District, and the County of Marin.

### **Commerce & Economics**

...local businesses strengthened by a beautiful commercial corridor along Redwood Frontage Road that enhances all modes of access and is a welcoming “front door” to Strawberry.

### **Public Health & Environment**

...healthy, environmentally conscious residents that values its youth and senior populations, and protects and preserves its natural beauty, wildlife, and scenic resources for all to enjoy.



# 1.2 Community Survey Highlights

During a community Open House held at the Strawberry Recreation District gymnasium on September 27, 2014, Strawberry residents and business owners completed a written survey to rank the most important assets, opportunities, and issues of concern in the community. This section provides an overview of the top survey results; the full results are explored in detail in Chapter 3.

## Land Use & Community Character

### Assets

1. Stable, quiet neighborhoods
2. Waterfront setting and bay view
3. 1982 Strawberry Community Plan

### Issues of Concern

1. Higher density development than what is currently built
2. Change in institutional uses on Golden Gate Baptist Seminary property
3. Insufficient representation, regulation and oversight of new development and project design by existing responsible boards/agencies

## Parks, Open Space & Rec. Resources

### Assets

1. Strawberry Recreation District Main Facilities
2. Seminary Drive Waterfront Coastal Path
3. Seminary Point/Forested Knoll

### Issues of Concern

1. Development of undeveloped land
2. Lack of maintenance for facilities
3. Lack of continuous trail network

## Mobility / Circulation

### Opportunities

1. Limit future development that generates new/significant vehicle traffic
2. Pedestrian improvements to enhance pedestrian safety and walkability
3. Freeway on/off ramp improvements

### Issues of Concern

1. Development that will increase traffic
2. Traffic congestion
3. Cut-through traffic using residential streets caused by congestion on freeway

## Community Services & Facilities

### Assets

1. Public schools
2. Fire department services
3. Community organizations

### Issues of Concern

1. Unincorporated status and lack of local Strawberry community governing body
2. School overcrowding resulting from new development
3. Potential overburdening of emergency and community services resulting from potential new development



## Commerce & Economics

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### Opportunities

1. Protect walking options on Frontage Road
2. Diversify retail options to capture more local shopping
3. Enhance commercial development character along Frontage Road

### Issues of Concern

1. Preserving and enhancing property values
2. Relationship between levels of service from county and taxes generated from commercial and residential properties
3. Tax implications of rental versus ownership properties

## Public Health & Environment

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### Opportunities

1. Enhance routes to school to promote youth biking and walking to school
2. Prepare a comprehensive emergency preparedness plan
3. Expand available senior services and recreation programming

### Issues of Concern

1. Water resources due to drought, climate change and new demand from additional development
2. Natural habitat lost or compromised due to development
3. Access to services for an aging population

# 1.3 Introduction

The Strawberry Community Vision documents core values, aspirations, and key concerns expressed by Strawberry residents during a visioning process conducted in the fall of 2014. It identifies what residents see as the community's key assets and issues, and explores what is important to Strawberry residents as they look ahead to the future. The visioning process occurred over a five month period under the guidance of County Supervisor Kate Sears and a volunteer Vision Committee made up of Strawberry residents. The process was structured around a single community Open House, with the Vision Committee providing critical direction on the event's content and structure, as well as on how to promote broader community participation in the vision process.

The ideas documented in this Vision primarily represent the input from the community Open House held at the Strawberry Recreation District gymnasium on September 27, 2014. The event, which attracted over 150 residents and a few local merchants, was structured to solicit feedback from participants on a

range of topics related to community character and function. Large graphic displays, including maps and photos of the community and demographic data about the community's composition, prompted dialogue among residents. A comprehensive written survey served as the primary mechanism for soliciting and documenting community feedback. In the survey, participants were asked to rank community assets and issues related to a series of planning topics. The results are presented in Chapter 3, with top-ranked items for each topic highlighted. Participants were also asked to identify key words or phrases they would use to describe Strawberry and provide written comments on thematic maps. Transcriptions of the key words and phrases and map comments, which are included in the appendices of this document, offer additional insight into the community's thinking. The appendices also include the results of a Strengths, Weaknesses, Opportunities, and Threats (SWOT) exercise conducted with the Vision Committee, which informed the thinking related to the community Open House.



# 1.4 Vision Context

## Why Now?

Strawberry is an established and well-planned community, with planning and development guided by the 1982 Community Plan. However, when a series of recent planning initiatives resulted in controversy, the time seemed right to initiate a more positive and proactive discussion about the community's vision for the future. Regional initiatives related to affordable housing allocations and the designation of Priority Development Areas to support transit-oriented development had raised questions about Strawberry residents' ability to manage change within their own community and to protect community character. Then the recent sale of the Golden Gate Baptist Theological Seminary property to new owners, combined with the anticipated departure of the Seminary and the potential redevelopment of the property, has raised additional concerns related to conformity with the 1982 Community Plan and Seminary Master Plan, potential

traffic impacts, change of community character, loss of open space, and impact to public services.

While no plans for the Seminary property have been formally submitted to the County at the time of this publishing, the new owners have circulated development ideas to the public. Given the imminence of the Seminary property topic, the issues related to its potential reuse and redevelopment weighed heavily on residents' thinking during the visioning process. Inevitably, the statements in this Community Vision reflect the community's concern about this particular issue. However, to the extent possible, the community was asked to also think more broadly and comprehensively about Strawberry's future. The Strawberry Community Vision documents the community's conversation and provides a foundation for ongoing conversations about Strawberry's future.

### What Is Community Visioning?

- Engages the community in a dialogue to formulate its vision for the future.
- Includes a consensus-building process that engages a broad cross-section of community in a collaborative, proactive way.
- Allows citizens to come together to discuss significant trends and issues affecting the community.
- Focuses on the future to allow community members to find common ground for shared goals.
- Inspires community members to think long-term and establishes the foundation for working together to achieve the vision.
- Makes traditional planning and decision-making activities better informed, more strategic and effective—it does not replace them.

### What Is A Vision?

- Represents a community's hopes and dreams for the future—its aspirations.
- Identifies core community values—what community members most value about their community.
- Articulates a shared image of what the community wants to become.
- Identifies broad goals that guide the community in developing new ideas and approaches for addressing challenges and solving problems.
- Informs decision-makers' actions by providing a forward-looking strategic framework that articulates the community's perspective on key issues.
- Is concise and memorable.

# 1.5 Vision Purpose

## How Will The Vision Be Used?

The Community Vision is a statement of the community's core values and aspirations. The document articulates what is valued by residents and should be preserved into the future. It also identifies specific near-term needs and concerns that should inform future planning and capital improvement decisions. There is no single audience for the Vision—rather, the document is intended to inform residents, property and business owners, County staff, and community leaders alike. While the Vision is not regulatory in nature (meaning it does not have the force of a law regulating land use or zoning), it has been organized by themes such as land use, mobility, and environment that parallel a typical planning policy framework, with the intention of more effectively informing future community planning efforts.

Communities, residents, and the forces affecting them are not static things, and this Vision is not an end in itself. This document represents a particular time and

the people who participated in the process, and should be viewed as a starting point for future discussions. Just as this Vision adds to the available planning documentation that includes the 1982 Community Plan and Seminary Master Plan, subsequent efforts may expand and add detail to this Vision document. During the visioning process, the Committee recognized the value of additional outreach and exploration of more detailed recommendations. This could include articulation of recommended actions to change policy or make physical improvements. Future additions to the Vision might also address specific properties or issues in greater detail. The recent sale of the Seminary property and potential change of use is one of the most important concerns of residents of Strawberry. While this document endeavors to consider the community planning area and future of Strawberry in a comprehensive manner, a more focused community vision study of the Seminary site or other areas could be considered in the future.

# 1.6 Strawberry Demographics

The 2010 U.S. Census and 2013 American Community Survey data displayed here provide context for future decisions by describing key demographic characteristics that make Strawberry unique. Most

figures compare Strawberry to the county as a whole, and in some cases, to the state. A special “thank you” is extended to members of the Vision Committee for extracting the census information.

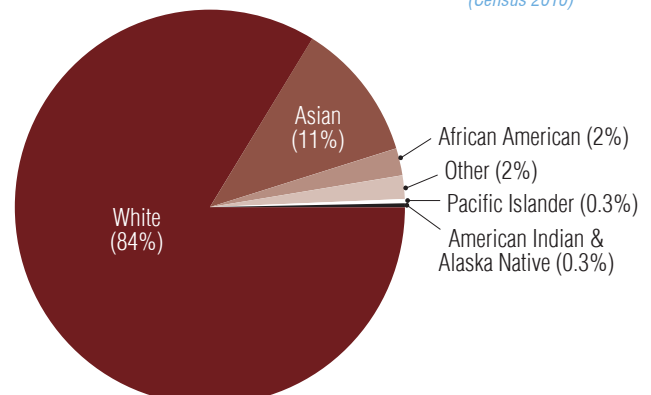
### Total Population

5,393  
(Census 2010)

### Households

2,626  
(ACS 2008-2012)

### Population by Race/Ethnicity (Census 2010)

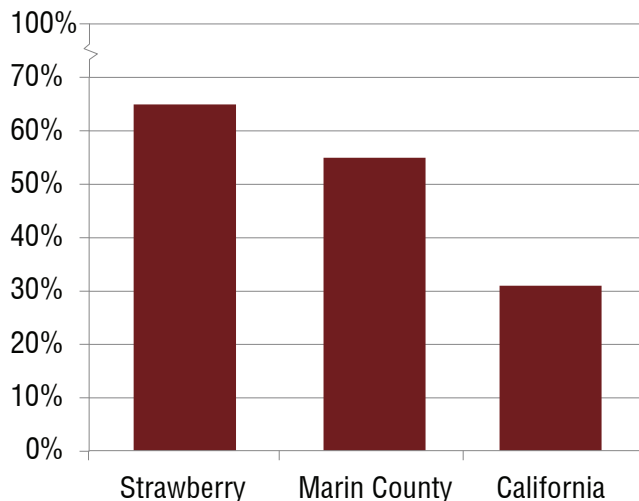




## Education

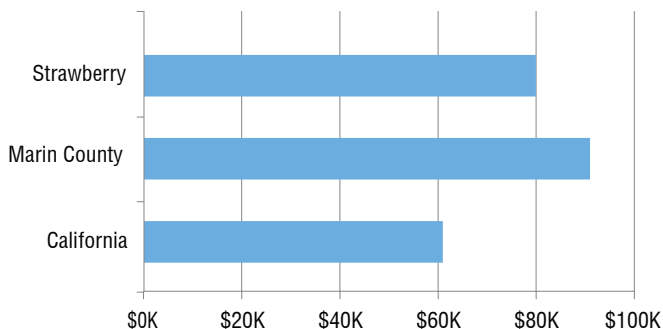
(ACS 2008-2012)

% population 25+ years w/bachelor's degree



## Median Household Income

(ACS 2008-2012)



## % Population Under 18 Years

(Census 2010 or ACS 2013)



## % Population Over 65 Years

(Census 2010 or ACS 2013)

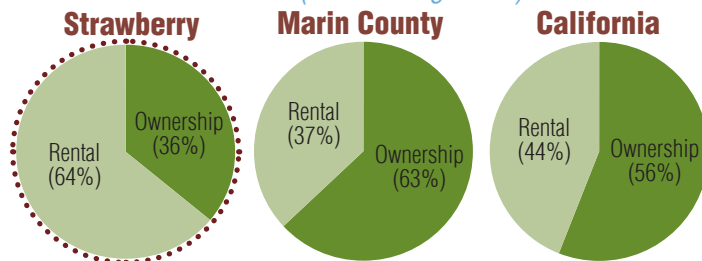


*Strawberry's population is slightly older than the state average.*

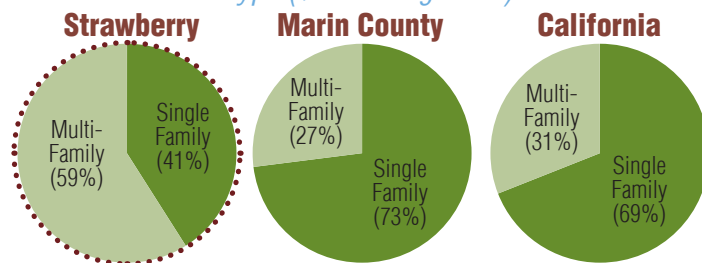
## Housing

(ACS 2008-2012)

Tenure (% Dwelling Units)



Type (% Dwelling Units)



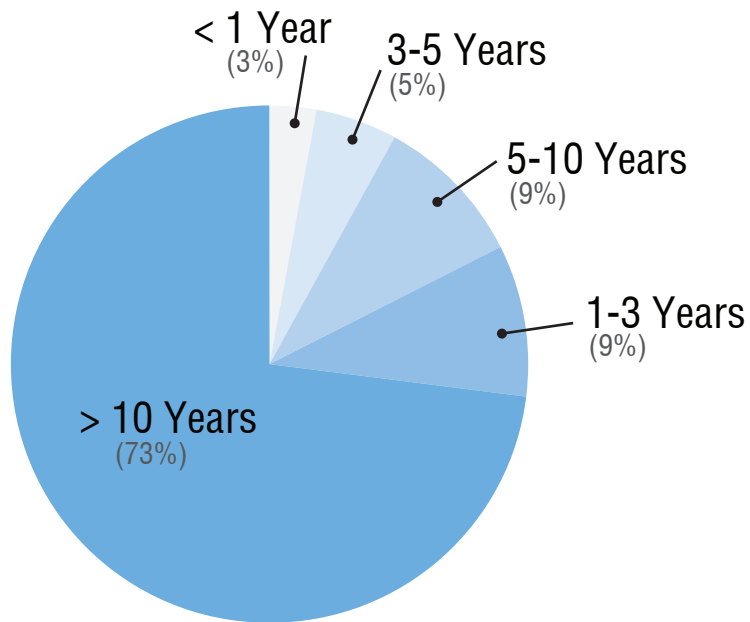
*Compared to Marin County and California, Strawberry hosts a significantly higher share of multi-family and rental housing units.*



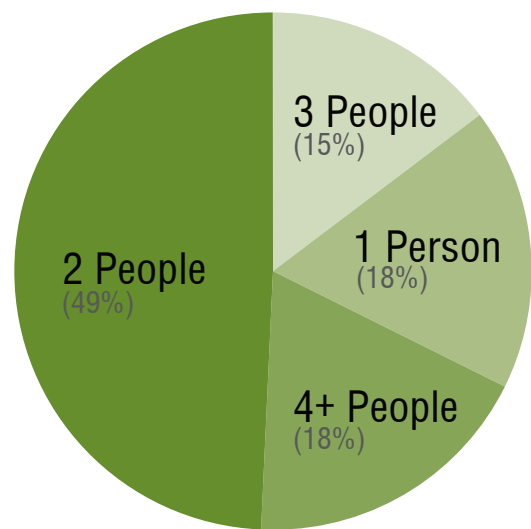
# 1.7 Community Survey Demographics

Information about the Open House attendees was compiled from survey responses. With few exceptions, participants were residents of Strawberry. Most had lived in the community for over 10 years and own their

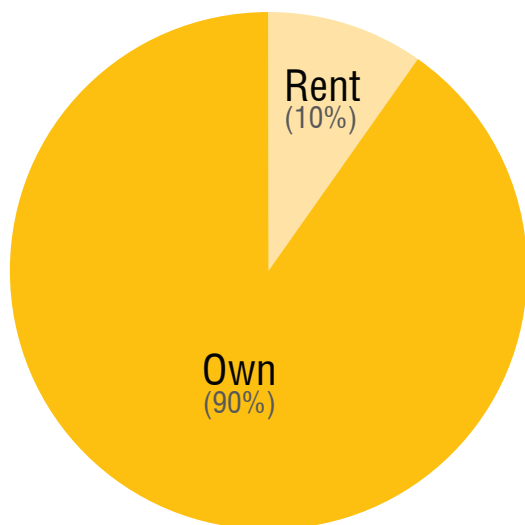
home. Information related to the number of household members indicates a range of families, empty-nesters, retirees, and singles contributed to the event.



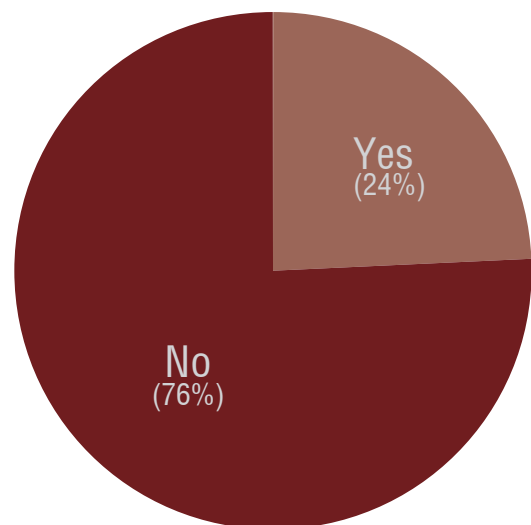
***Length of Residency in Strawberry***



***Household Size***



***Homeowner or Renter?***



***Do You Work at or Own a Business in Strawberry?***



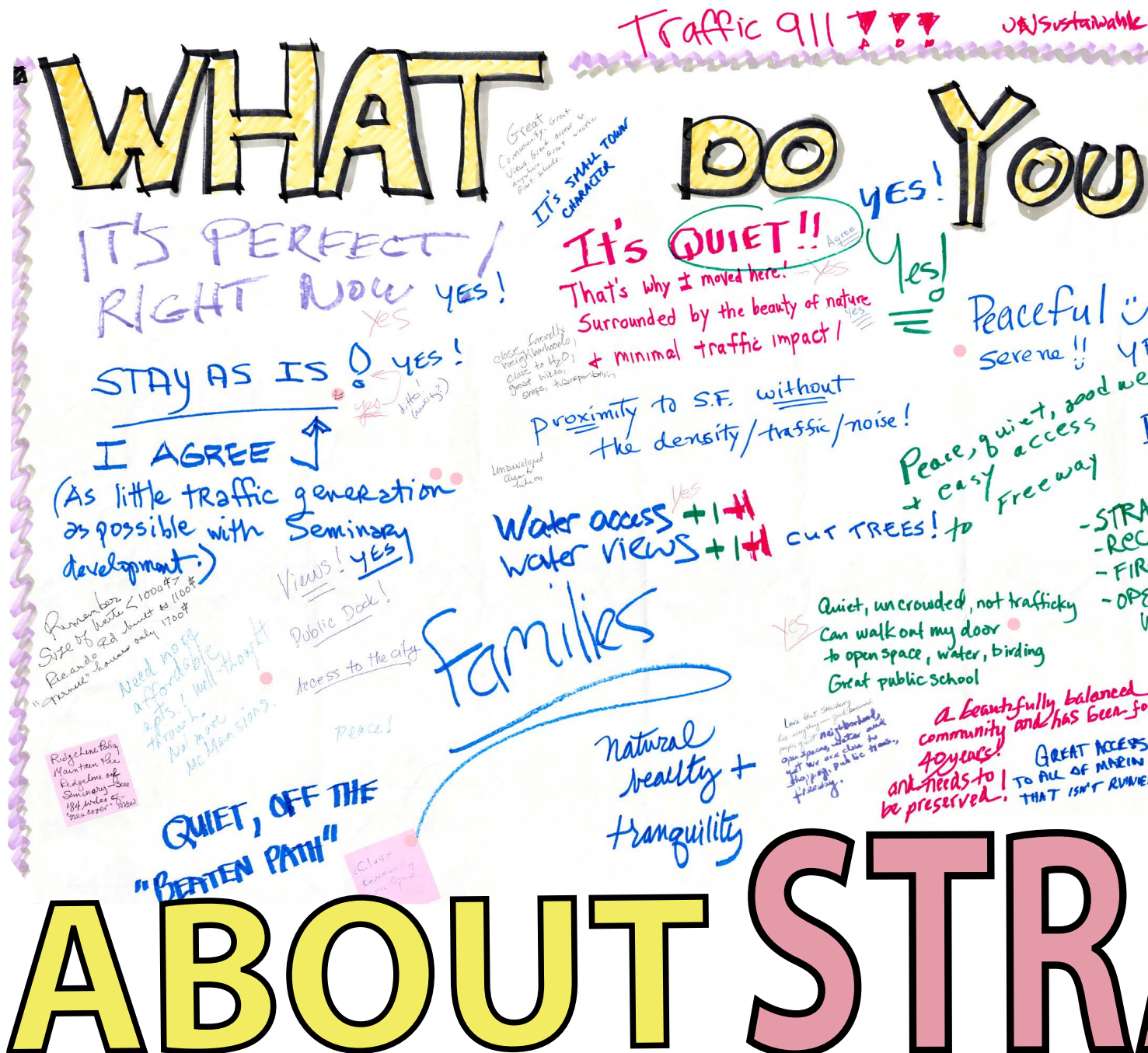




# 1.8 What We Love About Strawberry

At the Open House, attendees were asked what they love about Strawberry. The results illustrate the commitment of residents to their community and how they value its many positive attributes. Some describe the peaceful tranquility of the secluded neighborhoods and open spaces. Others acknowledge the great

neighbors themselves. Strawberry is described as a family-friendly place which affords easy access to the Bay or to San Francisco. A common theme throughout was the desire to preserve and protect the unique character of Strawberry long into the future.





# LOVE

Birds!

## SAFETY

↑ do something to stop bicyclists from bunching up in 2's & 3's and blocking the street. MANY of them do not pull over to the right in a single line!  
or even traffic cars behind them!!  
AHEN!

The beauty, quiet, wildlife, good neighbors.

Water views; easy access to SF & public transit.

Been here for years wonderful people

- Diversity
- Inclusiveness
- MULTI RACIAL
- AFFORDABLE
- SERVICES
- KIND.
- NATURE COMMUNITY

HAVING A WIDE VARIETY OF NEIGHBORS.

I enjoy the quiet, safe and sane use of my property, without traffic

- People
- Access
- Houses are not on top of each other
- Schools
- Community

ACTIVIST NEIGHBORS

less traffic than downtown M.Y. why we moved here.

Strawberry Point School

CONTROL TREES ON SPIT!  
THEY ARE HIDING SF SKYLINE  
& Richardson Dr. bridge

NOT Snobby!

Swimming on Bay + lagoon! so

...the knowledge that Super visor Seane will be voice out of office !!

I'm glad this temperament is uncommon

yes! migrating water fowl + heron nests. + quiet (until recently)

yes to wildlife !!  
Marshes  
Egrets  
Heron

800 Redwood Hwy  
Sweet Organic Access

to all Natural Features AS well AS SF. + fabulous place to raise a child

Peaceful & Quiet

WILBERRY SCHOOL  
CENTER FACILITIES  
STATION NEARBY  
IN SPACE (BELLOC LAGOON, WATERTANK HILL, PARTS OF SEMINARY)

TREES & OPEN SPACES

EVERY THING!!

- HOPE BY FUTURE GRIDLOCK!

# AWBERRY?



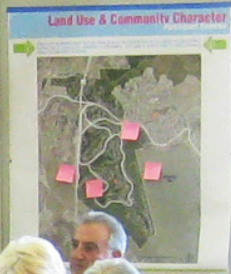


# 2 Visioning Process



## y Character

Land Use





## 2.1 The Visioning Process

This Vision is the result of a community-based initiative led by Supervisor Kate Sears, who asked for volunteers from Strawberry to serve on a committee and assist the County to engage the Strawberry community. On July 10, 2014, the Strawberry Vision Committee first convened to discuss the process. In August, the committee reconvened to participate in a Strengths, Weaknesses, Opportunities, Threats (SWOT) exercise which formed the basis for a subsequent community-wide Open House. The group, made up of 16 residents (see opposite page

for a list of member names), provided valuable input about the issues and concerns of importance to the broader community. The results of this activity were extensive – findings are included in the Appendix. This feedback was transformed into a written survey conducted during the September 27, 2014 Open House. The results of that event form the content of this plan. Committee members demonstrated their deep commitment to their community through attendance in meetings, completion of “homework,” and the tabulation of the survey data.

## 2.2 Community Open House

Over 150 members of the community attended the one-day Open House event held at the Recreation District gymnasium. The room was transformed with large map displays and photographs organized by theme. Attendees signed in and received a “Passport” survey handout to be completed and submitted during the event. Questions in the survey asked for

community assets and concerns to be ranked. The survey is included in the appendix to this document. Participants reviewed the maps and photo posters and placed their comments on sticky notes. A large poster asked: “What Do You Love About Strawberry” and invited attendees to respond. Residents enjoyed refreshments provided by businesses in Strawberry Village (listed on the opposite page).

## 2.3 The Vision Document

This Vision document focuses on communicating the survey feedback. While other input received is also captured herein, the Committee prioritized the more

analytical components of the response. Members of the Committee reviewed text and provided detailed comments to the consultant and County.

## 2.4 Survey Methodology

Open House participants were asked to prioritize community assets, opportunities, and issues in the Community Survey by rank (see Appendix A). In tabulating the survey results, each asset/opportunity and issue was weighted based on the ranking given by survey participants (i.e., items that received few

top rankings generally fell to the bottom of the overall list). Assets/opportunities and issues with the highest weighted score are highlighted under each of the visioning themes in this document. A total of 138 participants filled out the survey.



## 2.5 Strawberry Vision Committee

Chuck Ballinger  
Bruce Corcoran  
John Eller  
Toni Goerss  
Linda Johnson  
Jennifer Klopfer  
Alex Kypriadis  
Sylvia Marino

Rob Martyn  
Ray McDevitt  
Alma O'Brien  
Penna Omega  
Sandy Roller  
Josh Sale  
David Schwartz  
Rusty Williams

## 2.6 Acknowledgements

### **County of Marin**

Supervisor Kate Sears  
Maureen Parton, Aide to Supervisor Sears  
Tom Lai, Assistant Director of Community Development Agency

### **Facilitation Consultant and Document Preparation**

Wallace Roberts & Todd, LLC  
*Stephen Hammond*  
*John Gibbs, ASLA*  
*John M. Francis*

### **Strawberry Recreation District**

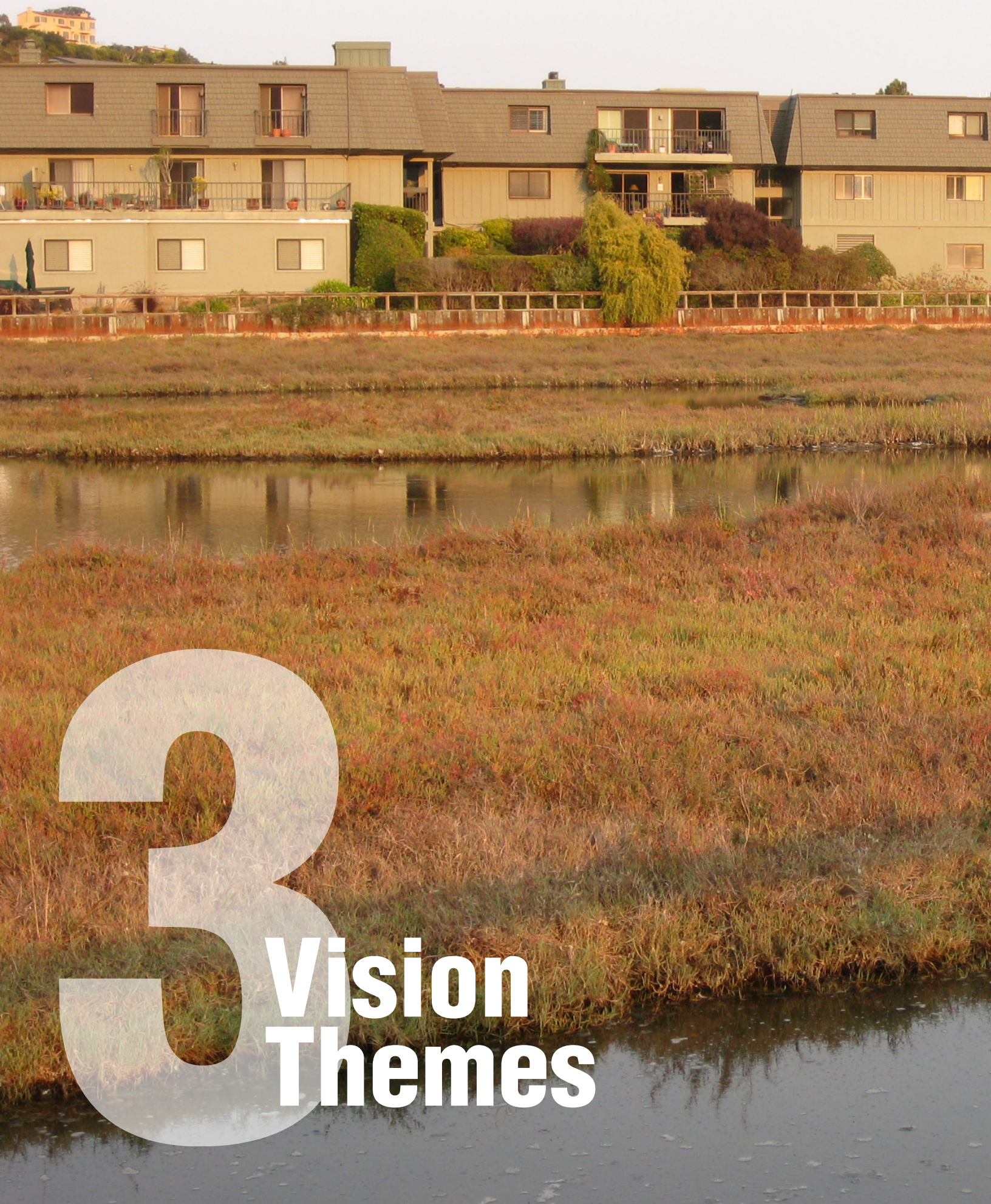
Leanne Kreuzer, General Manager

### **Open House Refreshment Contributions**

Safeway  
Starbucks Coffee  
New York Bagels  
Harmony Restaurant

*Cover photo courtesy of Ray McDevitt*





# **Vision Themes**





**Land Use & Community Character | Public Health & Environment**  
**Mobility / Circulation | Community Services & Facilities**  
**Parks, Open Space & Recreational Resources**

This chapter provides the organizing framework for the Strawberry Vision. Based on planning themes explored in the 1982 Strawberry Community Plan, these visioning themes are useful for future planning efforts in the area. The following sections summarize community feedback around specific assets and issues of concern in Strawberry.



# 3.1 Land Use & Community Character





# Vision

**Strawberry aspires to be a community of quiet, waterfront neighborhoods that encourage residents to put down roots.**

Strawberry's neighborhoods, natural resources, and setting on San Francisco Bay are key elements that help define the community's character. Preservation of Strawberry's waterfront, open space resources such as the Golden Gate Baptist Theological Seminary site, and the community's low density development are important priorities.

*The Community desires to retain a character that identifies the Strawberry area as a family oriented community. Such an identity is established by the visual, physical setting of the community, as well as by the families who reside there. It is important that the social patterns, personal interaction, sights and sounds that typify single family neighborhoods be maintained and strengthened. Development plan proposals should give the highest priority to incorporating detached single family homes into the plan. Where physical constraints or opportunities dictate another housing type (i.e., attached units), the Community goal is to ensure that unit size and project amenities are designed to provide the opportunity for and encourage occupancy by families with children.*

**– 1982 Strawberry Community Plan**

# Community Survey Results

## Land Use & Community Character Assets

### Stable, Quiet Neighborhoods

Strawberry's quiet, suburban neighborhoods are home to many residents who have lived in the community for decades.



### Waterfront Setting & Bay View

Strawberry enjoys ready access to San Francisco Bay and beautiful scenic resources.



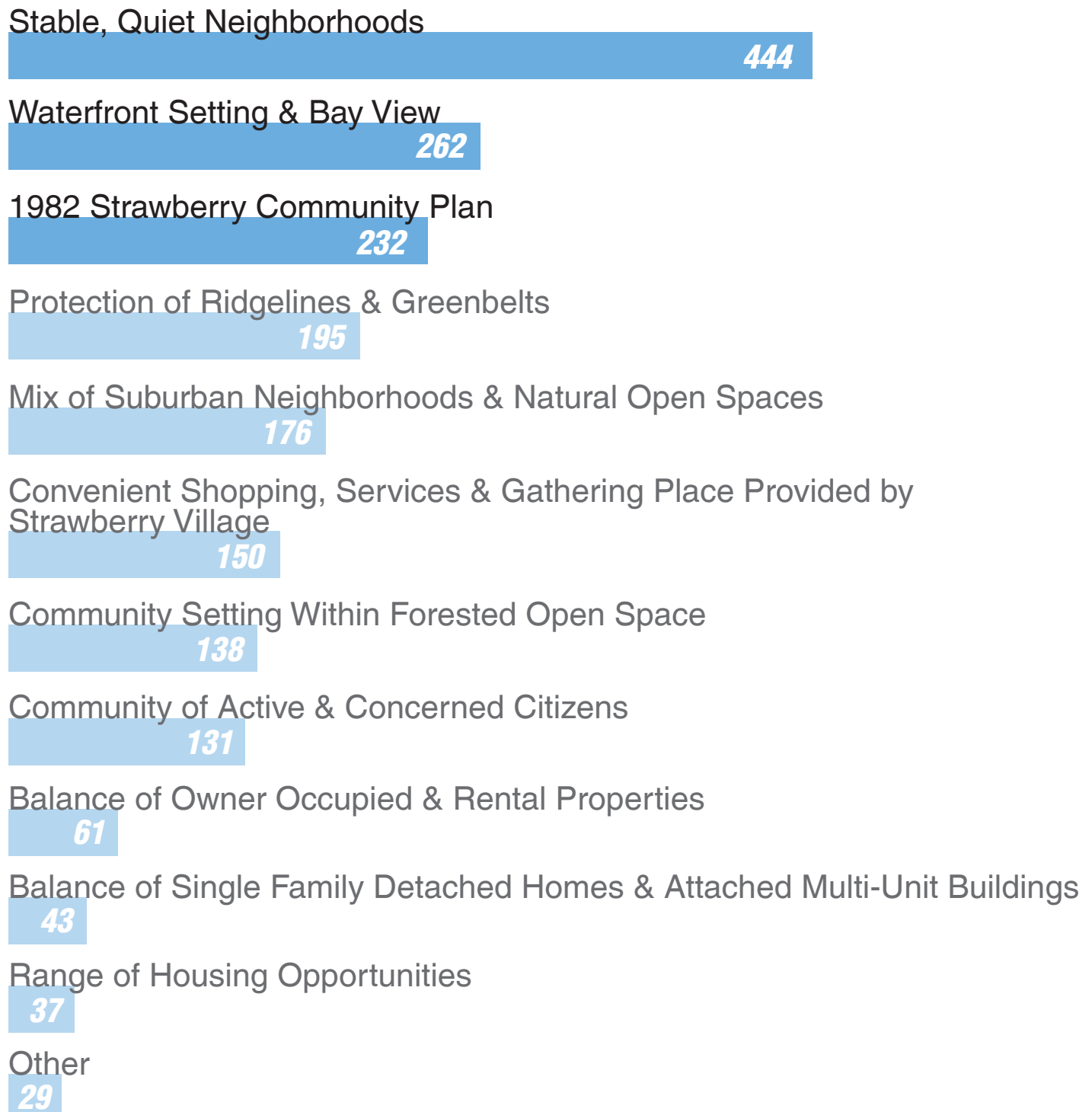
### 1982 Strawberry Community Plan

Strawberry's 1982 Community Plan remains in effect and continues to reflect many of the community's goals and aspirations.





## Assets Ranked\*



*\*Weighted results based on ranked voting by 138 community Open House participants who ranked their top five assets.*

## Issues of Concern

### Additional High Density Development

While residential development in Strawberry is relatively low-density, the community hosts a high percentage of multi-family housing at a rate considerably greater than Marin County as a whole. There is concern that the development of additional multi-family units will have a negative effect on community character with impacts to open space, scenic resources, traffic, and public services.



### Change in Institutional Use at Golden Gate Baptist Theological Seminary

The Golden Gate Baptist Theological Seminary is an important open space and scenic resource for the community. With the sale of the property, there is concern that it may be developed as residences and/or a school, which could increase development densities, reduce its quality as a scenic resource, and bring problems such as additional traffic.



### Insufficient Representation, Regulation & Oversight of New Development & Project Design by Existing Boards/Agencies

As an unincorporated Marin County community, Strawberry does not have its own local government body such as a city council. There is concern that existing boards and agencies at the County level do not adequately represent Strawberry community concerns and have not properly exercised regulation and oversight over new development.





# Issues of Concern Ranked\*

Higher Density Development Than What Is Currently Built

417

Change in Institutional Uses on Golden Gate Baptist Seminary Property

397

Insufficient Representation, Regulation & Oversight of New Development & Project Design by Existing Responsible Boards/Agencies

201

Unincorporated Status & Lack of Local Strawberry Community Governing Body to Determine Land Use Policy & Enforcements

181

Regional Growth Pressures & Regional/State Mandates

161

Loss of Trees, Views & Open Space Resources in Potential Development Areas

133

Redevelopment of Properties to Maximum Currently Allowed

90

Poor Land Use/Design Character Along Redwood Highway Frontage Road

77

Imbalance Between Owner-Occupied Housing & Rental Housing

65

Affordability of Housing to Local Workers/Service Providers

58

Other

46

Imbalance Between Single Family & Multi-Family Housing

41

Investment Level in Rental Properties for Improvement & Upkeep

12

The 1982 Strawberry Community Plan Is Too Limiting of Development & Uses

7

*\*Weighted results based on ranked voting by 138 community Open House participants who ranked their top five issues of concern.*

# Community Member Aspirations for the Future

The Open House Community Survey revealed consensus on many important issues affecting the community, as shown in the ranked responses highlighted earlier in this section, which represent the core takeaways of this Vision document. The survey also provided the opportunity for individual

participants to share the words and phrases that best characterize their own vision for Strawberry. The following is a sampling of individual community member responses related to their aspirations for land use and community character. For a complete list of responses from the Community Survey, refer to Appendix B.



➤ *Maintain tranquil neighborhood character.*

➤ *Safe, walkable...and bike-friendly.*

➤ *Tasteful development with minimal impact on current residents.*

➤ *Need some affordable housing, but concerned about...increased traffic and...preserving [Seminary property] to retain its natural beauty.*

➤ *Status quo, limited development.*

➤ *Moderation of density...keeping open space...minimal seminary development.*

➤ *Well-planned high density development for local workers.*

➤ *No additional high density housing, no additional commercial development. Seminary land converted to open space.*

➤ *Strongly involved, thinking community able to work together with demographics similar to the greater Bay Area. Energy efficient, sustainable, resilient.*

➤ *Peaceful, green space, friendly, walkable & bike friendly, diverse.*

➤ *Retain open space and community feel.*

➤ *More socioeconomic diversity, more accessible for seniors.*

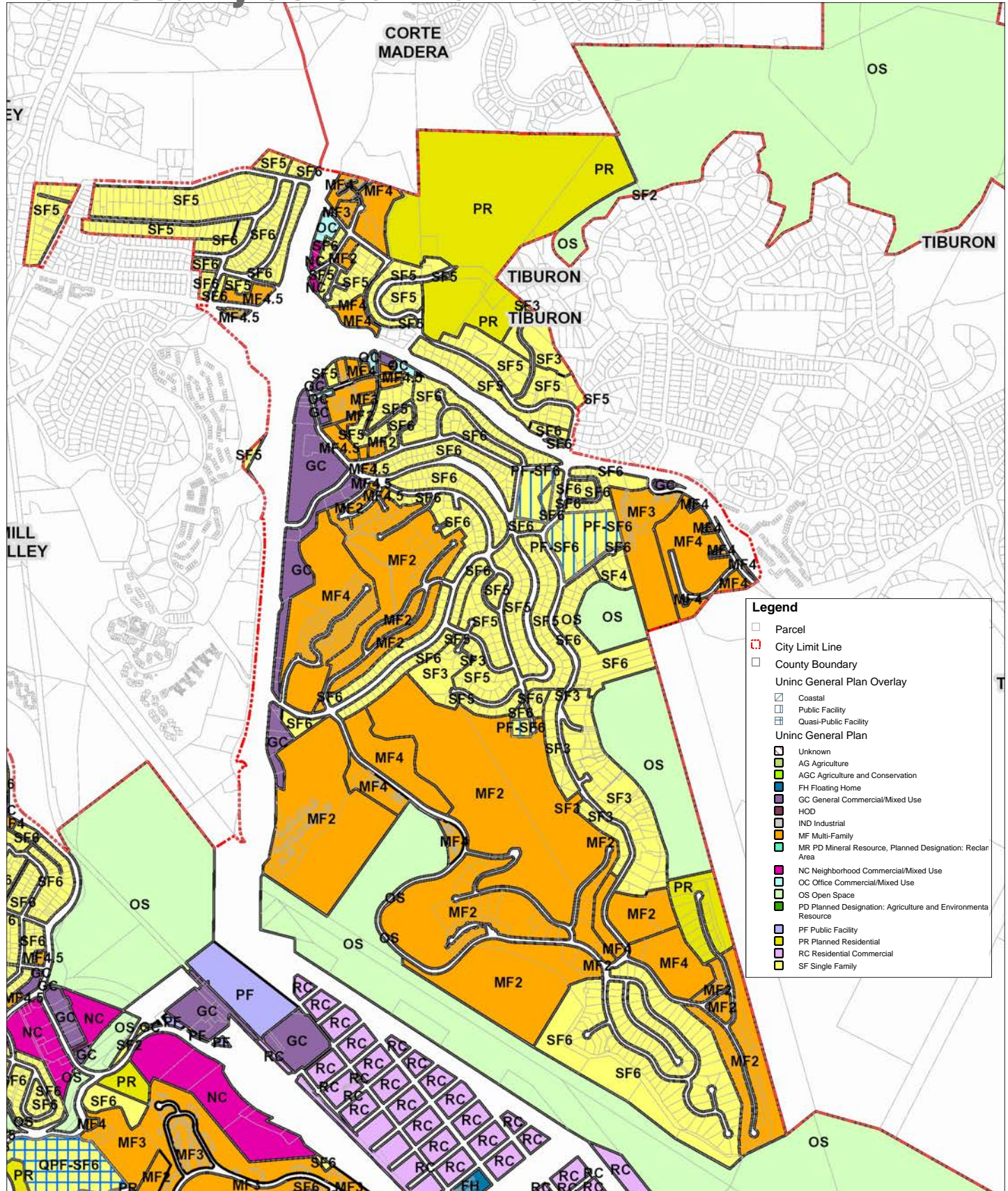
➤ *Much as it is now. Closer to 50/50 balance of rental/owned.*

➤ *Not urban, single family homes desired, open space important, low density, no traffic jams.*





# Marin County General Plan Land Use





# 3.2 Parks, Open Space & Recreational Resources





# Vision

**Strawberry aspires to be a community of open spaces valued for their habitat, recreation, and scenic value managed sustainably by the Strawberry Recreation District and other responsible agencies.**

Strawberry's many parks, open spaces, and recreation facilities are consistently cited by community members as among its most important assets that contribute to the community's high quality of life. Preservation and enhancement of these assets is a high priority for the long-term vision of Strawberry.

*It is the desire of the Community to assure that future development provide for such amenities as visual backdrops, neighborhood separators, retention of ridgelines, and protection of environmentally important areas, through careful planning and clustering of structures.*

**– 1982 Strawberry Community Plan**

# Community Survey Results

## Parks, Open Space & Recreational Assets

### Strawberry Recreation District (SRD) Main Facilities

SRD Main Facilities host a community center, playing fields, tennis courts, swimming pools, a gym and playground.



### Seminary Point

Seminary Point is a scenic asset and offers wooded trails for recreational walks and scenic water views.



### Seminary Drive Waterfront

The Seminary Drive Waterfront offers scenic vistas for drivers, cyclists, and pedestrians.





## Assets Ranked\*

Strawberry Recreation District (SRD) Main Facilities (Strawberry Park)

160

Seminary Drive Waterfront Coastal Path (SRD)

115

Seminary Point / Forested Knoll

76

Seminary Field

69

Ring Mountain Preserve

68

“The Spit” HOA Waterfront Parks (along Heron & Egret Drives)

61

Aramburu Island Preserve

39

Strawberry Cove Park (SRD) / Belloc Lagoon

31

Other

21

Brickyard Park (SRD)

17

Harbor Cove Park (SRD)

17

De Silva Pedestrian Path (SRD)

14

Strawberry Vista / Water Tank Hill (SRD)

9

*\*Weighted results based on ranked voting by 138 community Open House participants who ranked their top three assets.*

## Issues of Concern

### Development of Undeveloped Land

There are several privately owned, undeveloped or underdeveloped properties in Strawberry that are valued by the community as recreational and/or scenic open space. The Golden Gate Baptist Theological Seminary is the largest of these sites. The greatest issue of concern expressed by community members related to parks and open space is the development of this property and the loss of existing open space.



### Lack of Maintenance for Facilities

With such a wealth of open space and recreational resources in Strawberry, funding for renovations, maintenance, and upkeep of public facilities can be a challenge. Of particular concern are Strawberry Recreation District's "satellite" facilities such as the dock, Strawberry Cove Park, Brickyard Park, and Watertank Hill.



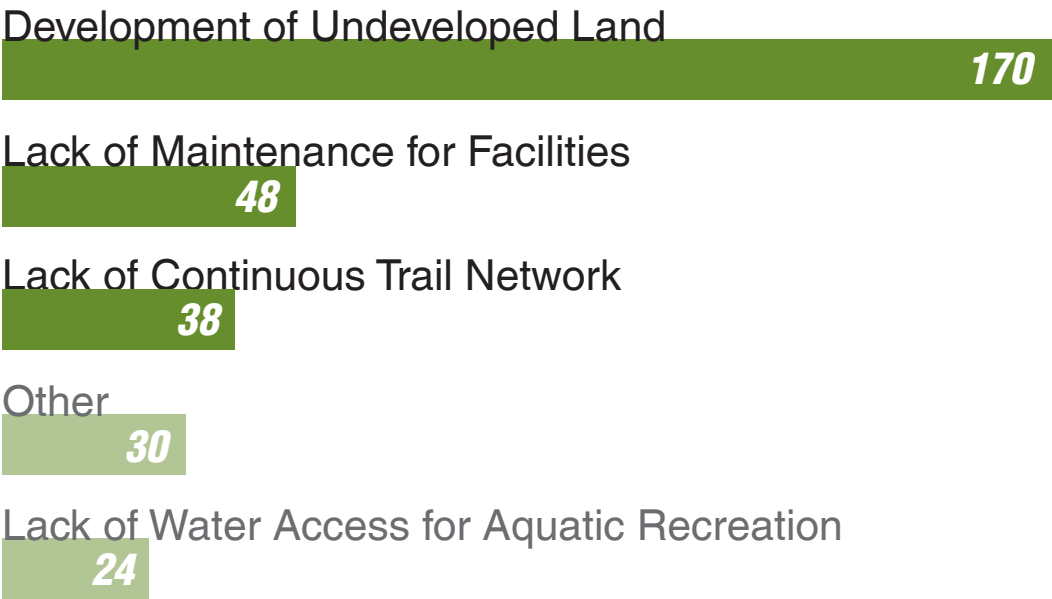
### Lack of Continuous Trail Network

Trails connect many of Strawberry's open space and recreational assets, yet the network remains incomplete. Unbuilt trails and unclear or unmarked connections are major concerns. These include the Seminary Drive Coastal Path, Frontage Road, Bay Trail gaps, and Harbor Cove & Strawberry Point School paths.





# Issues of Concern Ranked\*



*\*Weighted results based on ranked voting by 138 community Open House participants who ranked their top two issues of concern.*

# Parks, Trails & Open Space Resources









# 3.3 Mobility / Circulation





# Vision

**Strawberry aspires to be a community of safe streets and connected trails providing local access for all users including pedestrians, cyclists, automobiles, and transit.**

While Strawberry can boast of an extensive bike and pedestrian trail system providing access to a variety of community and open space resources, the automobile remains a vital mode of transportation for residents. Existing and future auto traffic congestion are key priority areas for the community.

*The Community desires that the movement of traffic through the Strawberry area be safe for both pedestrians and vehicles. The Community further desires that existing traffic movement not be further interrupted by new development and that existing potentially hazardous conditions for pedestrians and vehicles be improved to an acceptable level of safety. Therefore, it is the goal of the Community that the overall density of new development in Strawberry be scaled to ensure future acceptable traffic levels of service.*

**– 1982 Strawberry Community Plan**

# Community Survey Results

## Mobility / Circulation Opportunities for Improvement

### Limit Future Development That Generates New/Significant Traffic

New development on sites like the Golden Gate Baptist Theological Seminary has the potential to increase traffic congestion and impact on-street parking availability in Strawberry.



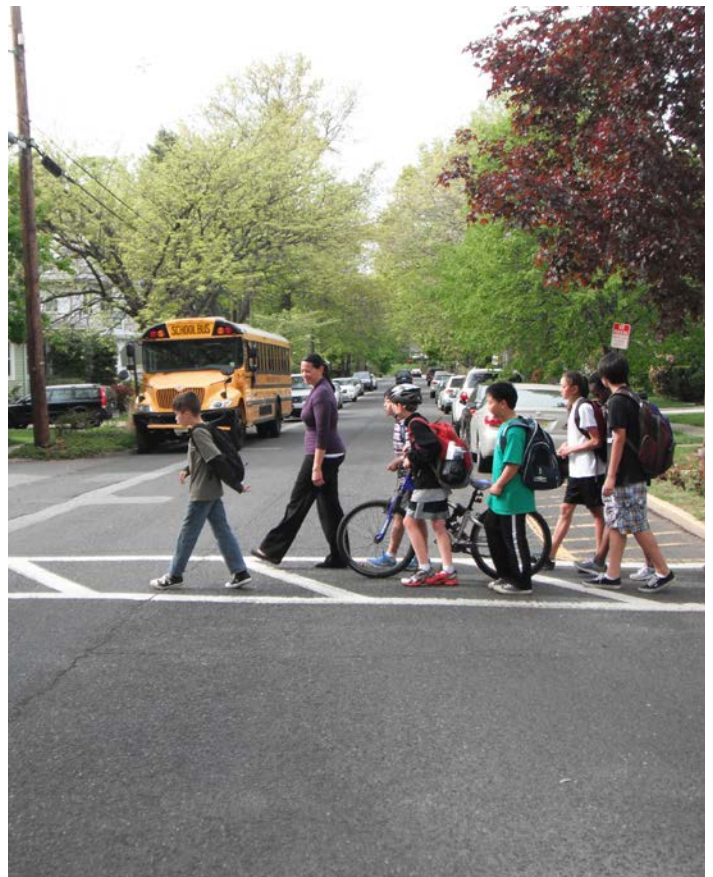
### Freeway On/Off Ramp Improvements

Freeway 101 on/off ramp improvements could ease congestion in and out of Strawberry.



### Pedestrian Improvements to Enhance Pedestrian Safety & Walkability

Pedestrian enhancements can ease access to recreational opportunities and provide an alternative means to get around Strawberry, particularly for youth and seniors who often have reduced access to autos.





## Opportunities Ranked\*

Limit Future Development That Generates New/Significant Vehicle Traffic

227

Pedestrian Improvements To Enhance Pedestrian Safety & Walkability

109

Freeway On/Off Ramp Improvements

107

Pedestrian & Bicycle Trails To Enhance Local & Regional Connectivity for Community & Recreation

80

Complete Street Design To Accommodate Multiple Travel Modes (i.e., Vehicles, Bikes, Pedestrians, Transit)

61

Transit Facilities & More Frequent Service To Local & Regional Destinations

47

Traffic Calming Measures To Reduce Traffic Speeds

34

Other

27

*\*Weighted results based on ranked voting by 138 community Open House participants who ranked their top two opportunities.*

## Issues of Concern

### Development That Will Increase Traffic

With the sale of the Golden Gate Baptist Theological Seminary property, there is concern that it will be developed as new multi-family housing and/or a school. An influx of new residents and families from outside Strawberry commuting to the site to drop off and pick up students including for after school activities and sporting events could result in increased traffic congestion in the community.



### Traffic Congestion

Existing levels of traffic congestion in Strawberry are currently viewed by many community members as problematic.



### Cut-Through Traffic Caused by Congestion On Freeway

Heavy traffic congestion on Highway 101 is common. In an effort to avoid this traffic, commuters with destinations outside of Strawberry often cut through Strawberry at higher than posted speeds, which can have the effects of snarling local traffic within the community and creating safety hazards.





# Issues of Concern Ranked\*

Development That Will Increase Traffic

325

Traffic Congestion

182

Cut-Through Traffic Using Residential Streets Caused by Congestion on Freeway

70

Adequacy of Bike Lanes for Youth, Recreational Riders & Commuters

45

Vehicle Speeds

39

Residential On-Street Parking Impacted by New Development Users or Converted to Traffic Lanes to Support New Development Uses

30

Missing Sidewalks on Some Streets

16

Decreased Walkability to Schools, Retail, Transit, Etc.

16

Transit Service & Access

16

Parking Capacity in Mixed-Use Areas

11

Intersection Design (Sight Distances, Markings, Etc.)

10

Trails & Access to Public Lands

8

Other

7

Adequacy of Regional Bike Trail Connections (Recreational & School/Job Commute)

2

Signage for Wayfinding & Community Identity

2

*\*Weighted results based on ranked voting by 138 community Open House participants who ranked their top three issues of concern.*

# Community Member Aspirations for the Future

The Open House Community Survey revealed consensus on many important issues affecting the community, as shown in the ranked responses highlighted earlier in this section, which represent the core takeaways of this Vision document. The survey also provided the opportunity for individual

participants to share the words and phrases that best characterize their own vision for Strawberry. The following is a sampling of individual community member responses related to their aspirations for mobility/circulation. For a complete list of responses from the Community Survey, refer to Appendix B.



➤ *Better access for walkers and cyclists, improve traffic congestion, limit development until infrastructure is enhanced.*

➤ *Bike paths to school, better public transit integration, wider roads, better off-ramps, walkability.*

➤ *No more development in order to sustain mobility.*

➤ *All kids can bike to Strawberry Point School safely from wherever they live.*

➤ *Uncongested, accessible, bike and pedestrian-friendly, law-abiding, and safe.*

➤ *Safe streets...minimum through-traffic...no gridlock.*

➤ *More mixed-use buildings, fewer cars.*

➤ *Let's not live and commute in a parking lot. Bicycle lanes to keep us all safe.*


➤ *Slow cars, alternative to cars, safe bike/ped routes, more public transit.*

➤ *Oppose high school at GGBTS due to traffic. Manage future development to limit any increase in traffic volume.*

➤ *Bike lanes on Redwood Frontage Road would help. Circulation is fairly good now.*

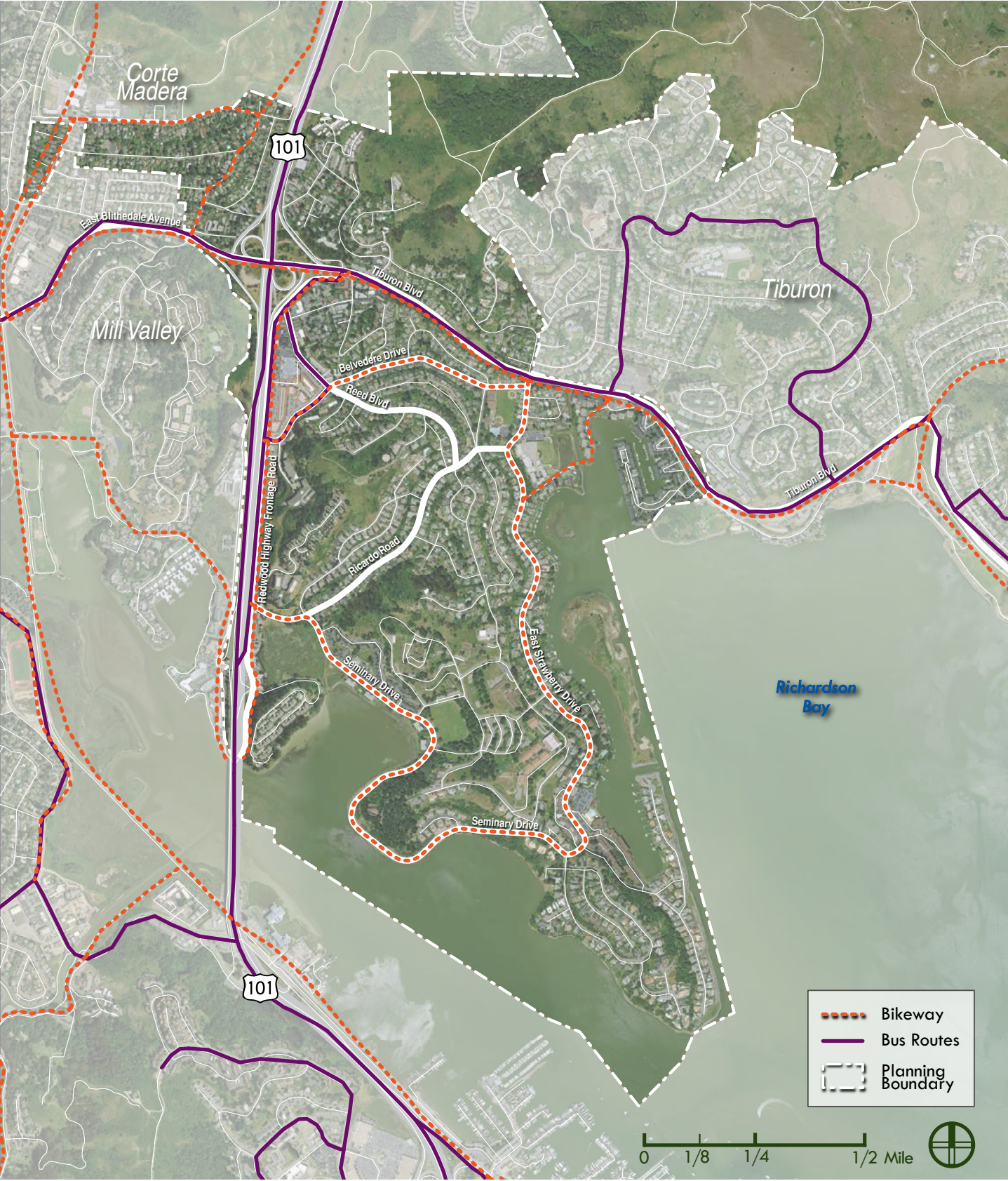
➤ *Adding new homes and/or multi-family units will cause massive traffic problems on a daily basis.*

➤ *Enforce bike road rules for safety and fairness.*





# Bus & Bike Routes





# 3.4 Community Services & Facilities





# Vision

**Strawberry aspires to be a community of quality community services including schools, emergency services, and other public facilities that are well organized in partnership with local community organizations, the Strawberry Recreation District, and the County of Marin.**

Strawberry enjoys access to many high-quality educational, public safety, and recreational facilities. Maintaining the high quality of service provided by these facilities, while limiting potential overburdening of services as a result of population growth, is a key community priority.

*...minimize impacts on natural terrain,  
environmental resources, and community  
amenities and facilities.*

– 1982 Strawberry Community Plan

# Community Survey Results

## Community Services & Facilities Assets

### Public Schools

Strawberry Point School, part of the Mill Valley School District, is located on East Strawberry Drive.



### Fire Department Services

A Southern Marin Fire District station is centrally located on Reed Boulevard.



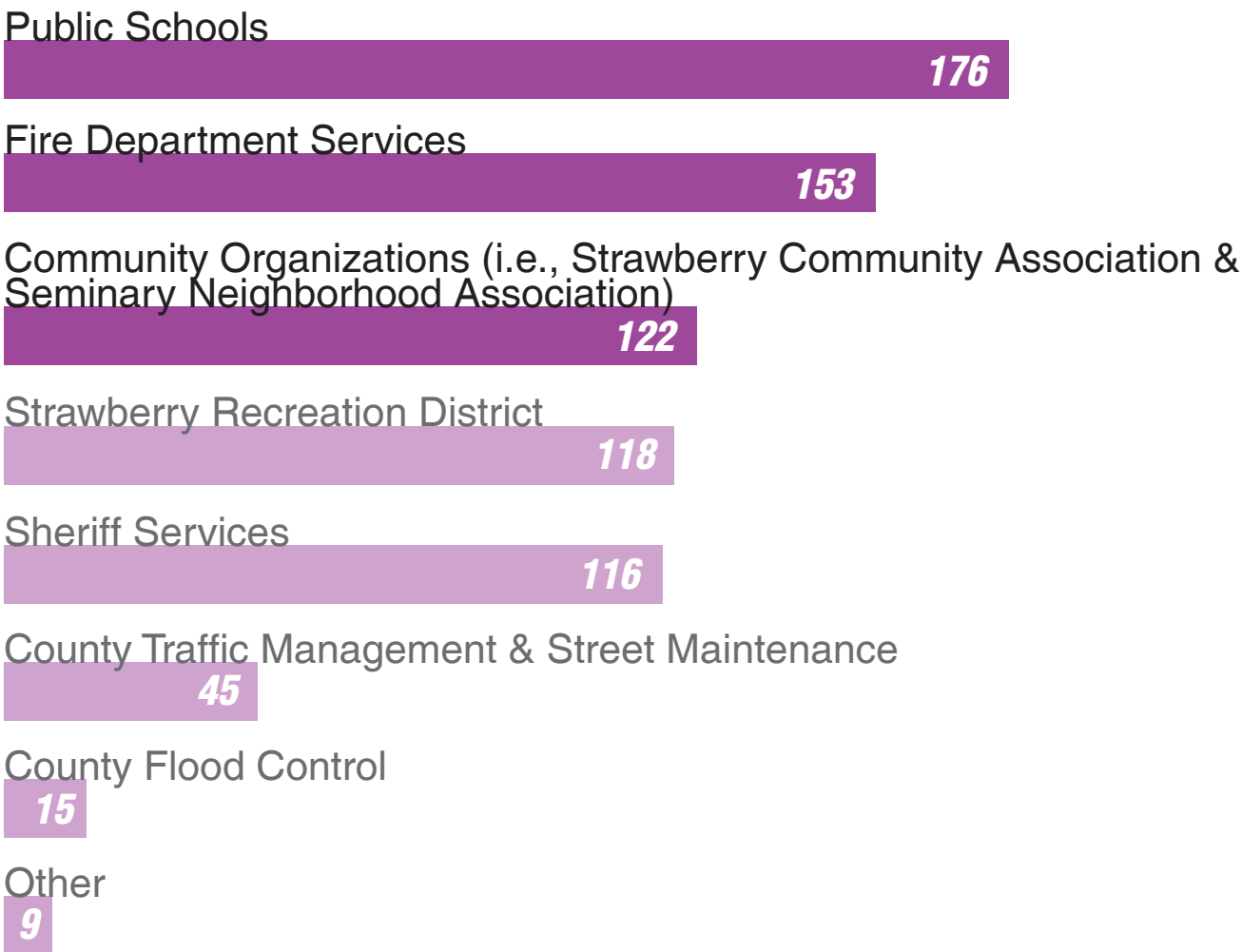
### Community Organizations

Strawberry's community organizations help address important issues facing the community.





# Assets Ranked\*

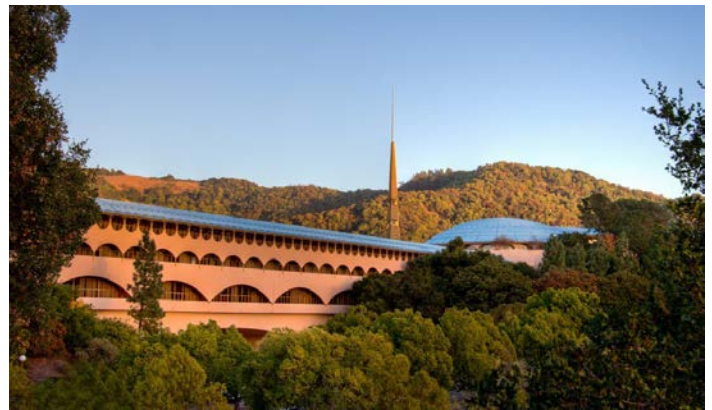


*\*Weighted results based on ranked voting by 138 community Open House participants who ranked their top three assets.*

## Issues of Concern

### Unincorporated Status & Lack of Local Governing Body

As an unincorporated community within Marin County, Strawberry does not have a local governing body such as a city council or planning commission. As a result, there is a concern that Strawberry community interests are not well represented on important issues due to this lack of local representation. With elected county officials and boards dominated by non-Strawberry residents, there is a sense that they are not accountable to the Strawberry community.



### School Overcrowding

New development in Strawberry has the potential to bring new families with school-age children to the community. With Strawberry Point School over capacity now, there is a concern that such an influx cannot be accommodated in Mill Valley public schools and that financing construction of more/larger schools and the hiring of more teachers may not be feasible.



### Potential Overburdening of Emergency & Community Services

There is a concern that new development has the potential to result in an overburdening of emergency and community services such as fire, police, parks and open space, and recreational facilities.





## Issues of Concern Ranked\*

Unincorporated Status & Lack of Local Strawberry Community Governing Body	259
School Overcrowding Resulting From New Development	253
Potential Overburdening of Emergency & Community Services Resulting from Potential New Development	253
Absence of Any Regular Security Patrols of Strawberry by Sheriff's Department	139
Aging Infrastructure (i.e., sewer, water, gas)	135
Disaster Preparedness Planning	74
Overhead Power Lines That Are Subject to Being Toppled by Storms & Traffic Accidents	73
Decreased Walkability to Schools, Retail, Transit, Etc.	61
Missing Sidewalks On Some Streets	54
School Bus Service	35
Transit Service & Access	31
Other	24
Inconsistency Between Jurisdictional Boundaries for Strawberry Recreation District & Strawberry Community	21
Trails & Access to Public Lands	15
Ability to Pass Local Bonds & Assessment Financing	12

\* Weighted results based on ranked voting by 138 community Open House participants who ranked their top three issues of concern.

# Community Member Aspirations for the Future

The Open House Community Survey revealed consensus on many important issues affecting the community, as shown in the ranked responses highlighted earlier in this section, which represent the core takeaways of this Vision document. The survey also provided the opportunity for individual

participants to share the words and phrases that best characterize their own vision for Strawberry. The following is a sampling of individual community member responses related to their aspirations for community services and facilities. For a complete list of responses from the Community Survey, refer to Appendix B.



➤ *Inclusive systems for seniors and families with kids, affordable housing availability.*

➤ *Tight community, gathering, connections.*

➤ *Incorporation as a city with direct control over land use.*

➤ *A more decisive voice in planning for the future of the community.*

➤ *Safe neighborhoods and facilities to be proud of.*

➤ *Well-maintained public roads, public dock, pool house and sidewalks.*

➤ *Availability [of services and facilities that are] not overburdened by new development.*

➤ *More community-wide events on public issues sponsored by Strawberry Recreation District.*

➤ *More water access and safe walking routes throughout.*

➤ *Continue offerings for children, adults, and seniors at Strawberry Recreation.*

➤ *Boating and fishing pier. Promote outdoor activities.*

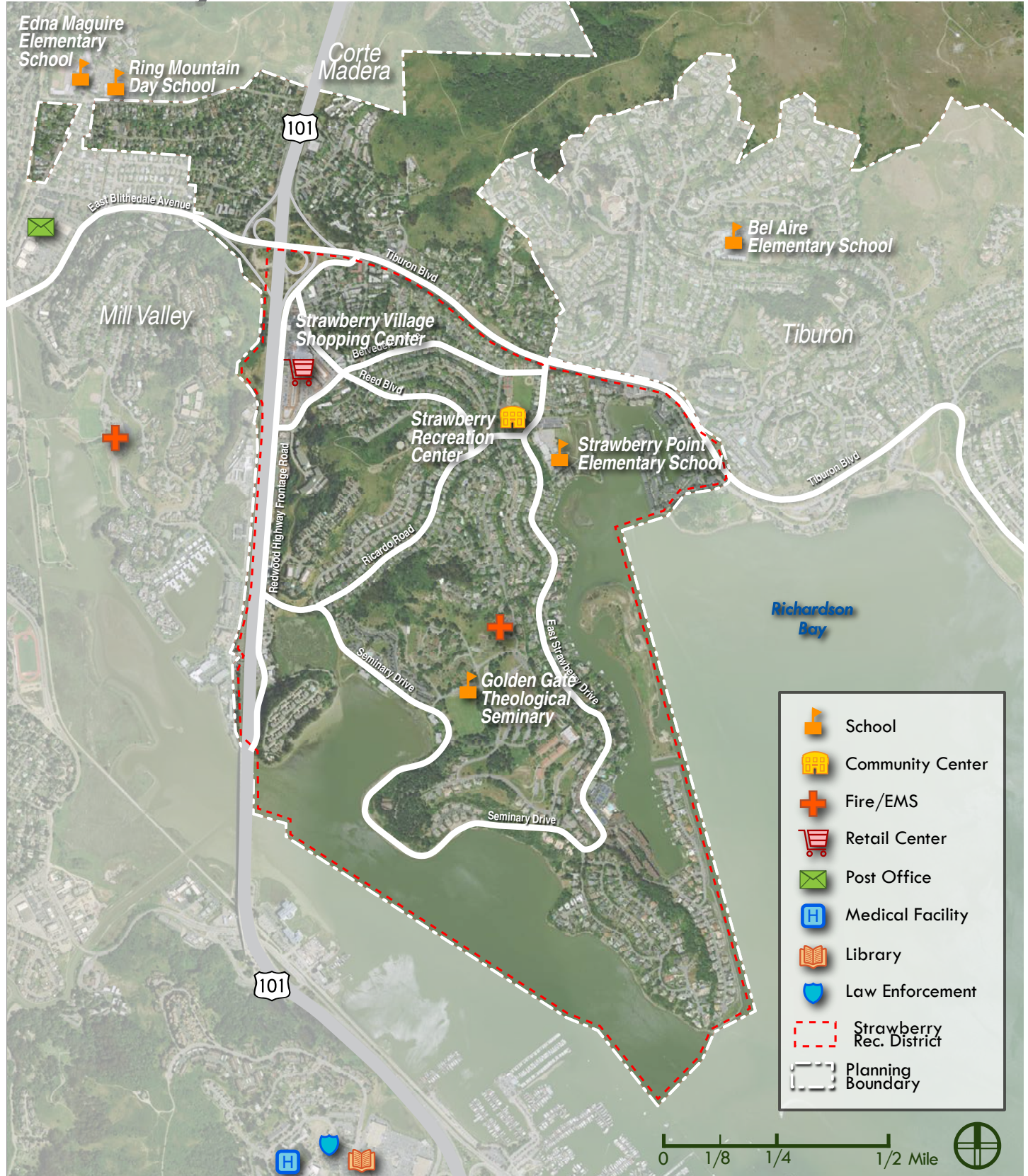
➤ *Outdoor, active, friendly.*

➤ *More programs for seniors through Strawberry Recreation District. Bring a bar, book store, movie theater, post office, plaza to Strawberry Village.*





# Community Services & Facilities





# 3.5 Commerce & Economics





# Vision

**Strawberry aspires to be a community of local businesses strengthened by a beautiful commercial corridor along Redwood Frontage Road that enhances all modes of access and is a welcoming “front door” to Strawberry.**

Strawberry Village is an important community amenity, providing local access to goods and services for Strawberry residents. Supporting local, independent businesses, improving the character of development along Redwood Frontage Road, and ensuring multi-modal access to Strawberry's economic center are all priorities expressed by the community.

*Single family units bring in more young families—we need more children in the area.*

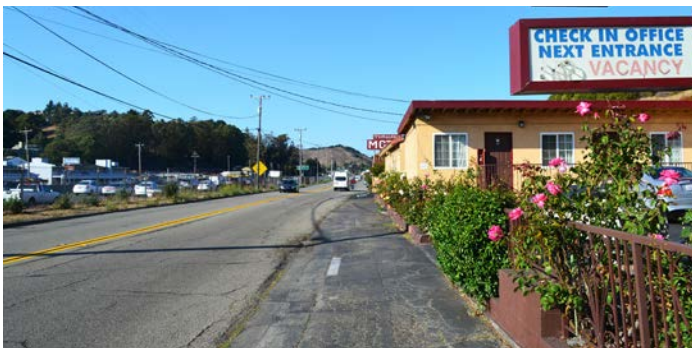
– 1982 Strawberry Community Plan

# Community Survey Results

## Commerce & Economics Opportunities for Improvement

### Protect Walking Options on Frontage Road

As the main point of access to Strawberry Village, Redwood Highway Frontage Road should be pedestrian-friendly to provide access to local businesses.



### Diversify Retail Options to Capture Local Shopping

Local serving businesses are important for their economic value and convenience to the community.



### Enhance Commercial Development Character Along Frontage Road

As a primary gateway to Strawberry and regional shopping destination, the character of development along Redwood Frontage Road should be high quality.





## Opportunities Ranked\*

Protect Walking Options on Frontage Road

205

Diversify Retail Options to Capture More Local Shopping

180

Enhance Commercial Development Character Along Redwood Highway Frontage Road

124

Addition of a Farmers' Market

113

Introduce Circulation Improvements to Facilitate Access to Commercial Areas

105

Promote Connections Between Local Businesses & Community  
(i.e., sponsorship of schools, sports teams)

73

Initiate a "Buy Local" Program to Support Local Businesses

51

Other

33

Support the Creation of More Service & Professional Jobs Locally

32

*\*Weighted results based on ranked voting by 138 community Open House participants who ranked their top two opportunities.*

## Issues of Concern

### Preserving & Enhancing Property Values

Strawberry is a highly desirable Marin County community in which to live. There is a concern that changes in the community due to new development may adversely affect overall quality of life and have a negative impact on existing property values.



### Relationship Between Levels of Service from County & Taxes

As an unincorporated community, Strawberry relies on Marin County to provide municipal services such as law enforcement, road maintenance, and others. There is a concern that the community as a whole does not receive County services at a level commensurate with the taxes that it pays to the County.



### Tax Implications of Rental Versus Ownership Properties

Strawberry properties are subject to a variety of parcel taxes, some of which are levied on a per parcel basis such as the parcel taxes that help fund the Mill Valley School District, rather than a per dwelling unit basis. There is a concern that owners of multi-family buildings are taxed at a rate that is too low relative to the amount of services their tenants receive as Strawberry residents.





## Issues of Concern Ranked\*

Preserving & Enhancing Property Values

344

Relationship Between Levels of Service from County & Taxes Generated from Commercial & Residential Properties

290

Tax Implications of Rental Versus Ownership Properties

143

Diversity of Retail Options

125

Convenient Access to Retail & Services

104

Locally Owned Businesses

97

Job Opportunities for Teens

44

Other

29

*\*Weighted results based on ranked voting by 138 community Open House participants who ranked their top three issues of concern.*

# Community Member Aspirations for the Future

The Open House Community Survey revealed consensus on many important issues affecting the community, as shown in the ranked responses highlighted earlier in this section, which represent the core takeaways of this Vision document. The survey also provided the opportunity for individual

participants to share the words and phrases that best characterize their own vision for Strawberry. The following is a sampling of individual community member responses related to their aspirations for commerce and economics. For a complete list of responses from the Community Survey, refer to Appendix B.



- *Increased maintenance of Redwood Frontage Road by business owners. Clean and safe.*
- *Make retail more community-based with reasons to spend the day at Strawberry Village.*
- *Live/work community along Redwood Frontage Road. Quality control for 'small town' feel.*
- *No big box stores. Bike access to shopping that is safe and separate from cars.*
- *Aging population needs access to Strawberry Village by foot and car.*
- *Feeling of community [with] many long term owners.*
- *Diversified and accessible.*
- *Keep commercial and institutional uses on the Frontage Road.*
- *Rental space price control to support locally owned [businesses].*
- *Commercial taxes from Strawberry are huge! But level of services not commensurate.*
- *Local businesses for local people.*
- *Independent shops such as hardware, drugstore, shoe repair, stationery.*









# 3.6 Public Health & Environment





# Vision

**Strawberry aspires to be a community of healthy, environmentally conscious residents that values its youth and senior populations, and protects and preserves its natural beauty, wildlife, and scenic resources for all to enjoy.**

With access to a wide range of community services and beautiful natural environment, Strawberry residents enjoy a high quality of life. Enhancing services for the community's youth and elderly populations, protecting natural habitat areas, and preparing community-level plans to address natural and man-made emergencies are key priorities for preserving Strawberry as a great place to live.

*...important habitats that should be protected include the trees on the wooded bluffs along the southeastern end of Strawberry Peninsula. These trees provide a roosting place for herons and egrets.*

**– 1982 Strawberry Community Plan**

# Community Survey Results

## Public Health & Environment Opportunities for Improvement

### Enhance Routes to School To Promote Youth Biking & Walking

While Strawberry already has extensive bike trails, improvements at specific locations could enhance safety for youth access to Strawberry Point School.



### Prepare a Comprehensive Emergency Preparedness Plan

A Strawberry-specific emergency preparedness plan could enhance safety for the community.



### Expand Available Senior Services & Recreational Programming

Compared to the state, seniors comprise a disproportionate percentage of Strawberry's population and deserve continued support.





## Opportunities Ranked\*

Enhance Routes to School to Promote Youth Biking & Walking to School

91

Prepare a Comprehensive Emergency Preparedness Plan

88

Expand Available Senior Services & Recreation Programming

73

Protect Hillside Open Space at Ring Mountain

65

Expand Trail Network to Promote Physical Exercise & Nature Appreciation

61

Develop Forest Management Plan to Protect & Replenish Strawberry's Tree Cover

53

Improve Bay Access to Promote Aquatic Recreation

51

Develop Sea Level Rise Mitigation Strategies for Bay Wetlands & Marsh

49

Develop Fire Risk Management Plan

41

Promote School Programs That Teach About the Relationship Between Active Lifestyles, Healthy Food & Physical Health

18

Youth & Family Services

11

Other

7

*\*Weighted results based on ranked voting by 138 community Open House participants who ranked their top two opportunities.*

## Issues of Concern

### Water Resources Due to Drought

Access to water resources is a major issue throughout drought-prone California. There is community concern regarding the management of water resources in Marin County and the increased demand caused by new development.



### Natural Habitat Loss Due to Development

Strawberry hosts numerous wild habitat areas that are an important part of the community's identity. There is concern that new development could permanently damage these habitat areas with serious effects on local wildlife and community character.



### Access to Services for Aging Population

Because they are less mobile, seniors often lack access to services and daily necessities that younger populations take for granted (e.g., recreation, fresh groceries, medical care, etc.). There is a concern that Strawberry's large senior population needs improved access to basic services.





## Issues of Concern Ranked\*

Water Resources Due to Drought, Climate Change & New Demand from Additional Development

**187**

Natural Habitat Lost or Compromised Due to Development

**184**

Access to Services for an Aging Population

**76**

Flooding & Preparedness for Sea Level Rise

**42**

Erosion & Hillside/Slope Stability

**36**

Bay Pollution Resulting from Untreated Runoff

**30**

Health of Forested Areas

**27**

Wildlife Management

**21**

Effect of Sea Level Rise on Shoreline Habitats

**20**

Invasive Plants & Habitat Management

**19**

Incidence of Diseases Associated with Lack of Physical Activity (e.g., Obesity, High Blood Pressure, etc.)

**19**

Childhood Immunization

**15**

Light Pollution & Night Sky Conservation

**11**

Other

**8**

*\*Weighted results based on ranked voting by 138 community Open House participants who ranked their top three issues of concern.*

# Land Use & Commu

## Land Use

General Photos from Around the Community



# Appendices



# Community Character

## Land Use

from Mario Map ([mario.map.org](http://mario.map.org))



## Zoning

Current Designations from Mario Map ([mario.map.org](http://mario.map.org))



# A. Open House Community Survey

## STRAWBERRY COMMUNITY VISIONING *open house passport book*



**September 27, 2014, 12-3pm**  
**Strawberry Recreation Center**

### WELCOME!

Thank you for attending this community visioning Open House. Initiated by Supervisor Kate Sears and supported by a volunteer committee of residents, this event fosters a broad community conversation about what Strawberry residents value, issues of concern, and what the community's priorities are with respect to a range of important issues. Today is a great opportunity to offer your ideas and thoughts about what you love about living and working in Strawberry and what you think we can do to make the community even better.

### PASSPORT BOOK INSTRUCTIONS

This Passport Book includes a set of questions related to each of the Open House thematic stations around the room. Please visit each station (in any order), participate in the station exercise, and answer the questions in this Passport Book that address the station theme.

**Be sure to drop your completed Passport Book in the box by the exit!**

### ABOUT YOU

**1) Are you a resident of Strawberry?**

- ☐ Yes
- ☐ No

**2) If you are a Strawberry resident, how long have you lived here?**

- ☐ Less than a year
- ☐ 1-3 years
- ☐ 3-5 years
- ☐ 5-10 years
- ☐ More than 10 years

**3) How many people reside in your household?**

- ☐ 1
- ☐ 2
- ☐ 3
- ☐ 4 or more

**Name:** \_\_\_\_\_

**Address:** \_\_\_\_\_

\_\_\_\_\_

**4) Do you own or rent your Strawberry home?**

- ☐ Own
- ☐ Rent

**5) Do you own or work at a business in Strawberry? (if applicable)**

- ☐ Yes
- ☐ No

**6) If you answered "Yes" to #5, how long have you been doing business here?**

- ☐ Less than a year
- ☐ 1-3 years
- ☐ 3-5 years
- ☐ 5-10 years
- ☐ More than 10 years



# PARKS, OPEN SPACE & REC.



## ***Greatest Assets***

**From the list below, rank your top THREE (3) items and number in order of priority (1 being what you value most) the areas you nominate for rehabilitation, protection, enhancement or expansion. Please select ONLY 3 items.**

- \_\_\_ Strawberry Recreation District (SRD) Main Facilities (Strawberry Park) .....
- \_\_\_ Strawberry Cove Park/Belloc Lagoon (SRD)
- \_\_\_ Strawberry Vista/Water Tank Hill (SRD)
- \_\_\_ Brickyard Park (SRD)
- \_\_\_ Harbor Cove Park (SRD)
- \_\_\_ De Silva Pedestrian Path (SRD)
- \_\_\_ Seminary Drive Waterfront Coastal Path (SRD)
- \_\_\_ Aramburu Island Preserve
- \_\_\_ Ring Mountain Preserve
- \_\_\_ Seminary Point / Forested Knoll
- \_\_\_ Seminary field
- \_\_\_ "The Spit" HOA waterfront parks (along Heron and Egret Drives)
- \_\_\_ Other (please list other assets, if different from above)

*If you selected this item, please indicate below the THREE (3) facilities you use most often.*

- ☐ swimming pool
- ☐ tennis courts
- ☐ soccer field
- ☐ baseball fields
- ☐ Reggie Park (playground)
- ☐ gymnasium
- ☐ rec center meeting rooms

# PARKS, OPEN SPACE & REC.



## *Issues of Concern*

**From the list below, rank your top TWO (2) items and number in order of priority (1 being the greatest concern or threat) the issues facing Strawberry related to parks, open space and recreation. Please select ONLY 2 items.**

- ☐ Development of currently undeveloped land which is used for community recreation and open space
- ☐ Lack of water access for kayakers, paddle and sail boarders, etc.
- ☐ Lack of maintenance for facilities—especially “satellite” facilities such as the dock, the Lagoon, Brickyard Park and Watertank Hill
- ☐ Lack of continuous trail network connections to desired areas
- ☐ Other (please list other assets, if different from above)



# LAND USE & COMM. CHARACTER



## ***Greatest Assets***

**From the list below, rank your top FIVE (5) items and number in order of priority (1 being what you value most) the assets related to Strawberry's land use and community character. Please select ONLY 5 items.**

- ☐ Stable, quiet neighborhoods
- ☐ Convenient shopping, services and gathering place provided by Strawberry Village
- ☐ Waterfront setting and bay views
- ☐ Protection of ridgelines and greenbelts
- ☐ Community setting within a forested open space
- ☐ Mix of suburban neighborhoods and natural open spaces
- ☐ Range of housing opportunities (attached, detached, ownership, rental, etc.)
- ☐ Balance of single family detached homes and attached multi-unit buildings
- ☐ Balance of owner occupied and rental properties
- ☐ 1982 Strawberry Community Plan
- ☐ Community of active and concerned residents
- ☐ Other (please list other assets, if different from above)

# LAND USE & COMM. CHARACTER



## *Issues of Concern*

From the list below, rank your top FIVE (5) items and number in order of priority (1 being what you value most) the issues facing Strawberry related to land use and community character. Please select **ONLY 5** items.

- ☐ Higher-density development than what is currently built
- ☐ Change in institutional uses on Golden Gate Baptist Seminary Property
- ☐ Poor land use/design character along Redwood Highway Frontage Road
- ☐ Redevelopment of properties to maximum currently allowed
- ☐ Insufficient representation, regulation and oversight of new development and project design by existing responsible boards/agencies
- ☐ The 1982 Strawberry Community Plan is too limiting of development and uses
- ☐ Imbalance between single-family and multi-family housing
- ☐ Imbalance between owner-occupied housing and rental housing
- ☐ Unincorporated status and lack of local Strawberry community governing body to determine land-use policy and enforcements
- ☐ Investment level in rental properties for improvement and upkeep
- ☐ Regional growth pressures and regional/state mandates
- ☐ Affordability of housing to local workers/service providers
- ☐ Loss of trees, views and open space resources in potential development areas
- ☐ Other (please list other assets, if different from above)

## *Land Use / Community Character Vision*

What words or phrases best characterize your vision for Strawberry's community character (aesthetic, social, functional, etc.) in 2030? If you need additional space, use pages 17 & 18.



# MOBILITY & CIRCULATION



## ***Greatest Opportunities for Improvement***

**From the list below, rank your top TWO (2) items and number in order of priority (1 being what you value most) strategies as they relate to improving future mobility and circulation in Strawberry. Please select ONLY 2 items.**

- ☐ Limit future development that generates new / significant vehicle traffic
- ☐ Pedestrian improvements to enhance pedestrian safety and walkability
- ☐ Pedestrian and bicycle trails to enhance local and regional connectivity for commuting and recreation
- ☐ Freeway on/off ramp improvements
- ☐ Transit facilities and more frequent service to local and regional destinations
- ☐ Complete street design to accommodate multiple travel modes (i.e., vehicles, bicycles, pedestrians and transit)
- ☐ Traffic calming measures to reduce traffic speeds
- ☐ Other (please list other strategies, if different from above)

# MOBILITY & CIRCULATION



## *Issues of Concern*

**From the list below, rank your top THREE (3) items and number in order of priority (1 being the greatest concern or threat) the mobility issues that need to be addressed in Strawberry. Please select ONLY 3 items.**

- ☐ Development that will increase traffic
- ☐ Traffic congestion
- ☐ Parking capacity in mixed-use areas
- ☐ Residential on-street parking impacted by new development users or converted to traffic lanes to support new development uses
- ☐ Adequacy of bike lanes for school youth, recreational riders, and commuters
- ☐ Adequacy regional bike trail connections (recreational and school /job commute)
- ☐ Signage for wayfinding and community identity
- ☐ Cut-through traffic using residential streets caused by congestion on freeway
- ☐ Vehicle speeds
- ☐ Intersection design (sight distances, markings, etc.)
- ☐ Trails and access to public lands
- ☐ Missing sidewalks on some streets
- ☐ Decreased walkability to schools, retail, transit, etc.
- ☐ Transit service and access
- ☐ Other (please list other issues, if different from above)



# MOBILITY & CIRCULATION



## ***Streets / Areas of Concern***

**If there are streets or areas of specific concern, please list the issue, concern or suggested improvement next to the street/area below.**

- ☐ Redwood Highway Frontage Road
- ☐ Seminary Drive & Redwood Hwy Intersection
- ☐ Seminary Drive / Hwy 101 Interchange
- ☐ Tiburon Boulevard / Hwy 101 Interchange
- ☐ Tiburon Boulevard / Hwy 101 Interchange Transit Stop
- ☐ East Strawberry
- ☐ East Strawberry at Tiburon Boulevard
- ☐ East Strawberry at Strawberry Point School
- ☐ Ricardo Road
- ☐ Reed Boulevard
- ☐ Belvedere Drive
- ☐ Intersection of Ricardo Lane, Ricardo Road, and Richardson Drive
- ☐ Intersection of Gilbert Drive and Seminary Drive
- ☐ Freeway overpass from Lincoln
- ☐ Bicycle/pedestrian trail access at Hwy 101 underpass
- ☐ Other (please list other streets or areas, if different from above)

# MOBILITY & CIRCULATION



## ***Mobility / Circulation Vision***

**What words or phrases best characterize your vision for circulation and mobility in Strawberry in 2030?**

A large rectangular area defined by a dotted line, intended for participants to write their vision for circulation and mobility in Strawberry in 2030.



# COMM. SERVICES & FACILITIES



## ***Greatest Assets***

**From the list below, rank your top THREE (3) items and number in order of priority (1 being what you value most) assests related to community services and facilities in Strawberry. Please select ONLY 3 items.**

- ☐ Public schools
- ☐ Fire department services
- ☐ Sherriff services
- ☐ County flood control
- ☐ County traffic management and street maintenance
- ☐ Strawberry Recreation District
- ☐ Local HOAs
- ☐ Community organizations (i.e., Strawberry Community Association and Seminary Neighborhood Association)
- ☐ Other (please list other assets, if different from above)

# COMM. SERVICES & FACILITIES



## *Issues of Concern*

**From the list below, rank your top THREE (3) items and number in order of priority (1 being the greatest concern or threat) the issues related to community services and facilities that need to be addressed in Strawberry. Please select ONLY 3 items.**

- ☐ Disaster preparedness planning
- ☐ School overcrowding resulting from new development
- ☐ School bus service
- ☐ Potential overburdening of emergency and community services resulting from potential new development
- ☐ Unincorporated status and lack of local Strawberry community governing body
- ☐ Inconsistency between jurisdictional boundaries for SRD and Strawberry community boundary (refer to community services map)
- ☐ Aging infrastructure (i.e., sewer, water, gas)
- ☐ Overhead power lines that are subject to being toppled by storms and traffic accidents
- ☐ Absence of any regular security patrols of Strawberry by Sheriff's Department
- ☐ Ability to pass local bonds and assessment financing
- ☐ Trails and access to public lands
- ☐ Missing sidewalks on some streets
- ☐ Decreased walkability to schools, retail, transit, etc.
- ☐ Transit service and access
- ☐ Other (please list other issues, if different from above)



# COMM. SERVICES & FACILITIES



## ***Potential Improvements***

What single improvement to community facilities and services do you think would make the greatest contribution to the quality of life for Strawberry residents? If you need additional space, use pages 17 & 18.

## ***Community Services & Facilities Vision***

What words or phrases best characterize your vision for community services and facilities in Strawberry in 2030? If you need additional space, use pages 17 & 18.

# COMMERCE & ECONOMICS



## ***Greatest Opportunities for Improvement***

**From the list below, rank your top TWO (2) items and number in order of priority (1 being what you value most) strategies as they relate to protecting and enhancing commerce and economic vitality in Strawberry. Please select ONLY 2 items.**

- ☐ Diversify the retail options to capture more local shopping
- ☐ Protect walking options on frontage road
- ☐ Initiate a “buy local” program to support local businesses
- ☐ Addition of a farmer’s market
- ☐ Support the creation of more service and professional jobs locally
- ☐ Enhance the commercial development character along the Redwood Highway Frontage Road
- ☐ Introduce circulation improvements to facilitate access to commercial areas
- ☐ Promote connections between local businesses and community (i.e., sponsorship of schools, sports teams)
- ☐ Other (please list other strategies, if different from above)



# COMMERCE & ECONOMICS



## *Issues of Concern*

From the list below, rank your top **THREE (3)** items and number in order of priority (1 being the greatest concern or threat) the issues related to affecting commerce and the economic vitality that need to be addressed in Strawberry. Please select **ONLY 3** items.

- ☐ Job opportunities for teens
- ☐ Relationship between levels of service from County and taxes generated from commercial and residential properties
- ☐ Diversity of retail opportunities
- ☐ Locally-owned businesses
- ☐ Convenient access to retail and services
- ☐ Preserving and enhancing property values
- ☐ Tax implications of rental versus ownership properties
- ☐ Other (please list other issues, if different from above)

## *Community Services & Facilities Vision*

What words or phrases best characterize your vision for commerce and economic vitality in Strawberry in 2030? If you need additional space, use pages 17 & 18.

## ***Greatest Opportunities for Improvement***

**From the list below, rank your top TWO (2) items and number in order of priority (1 being what you value most) strategies as they relate to protecting and enhancing public health and the environment in Strawberry. Please select ONLY 2 items.**

- ☐ Develop sea level rise mitigation strategies for Bay wetlands and marsh
- ☐ Protect hillside open space at Ring Mountain
- ☐ Expand trail network to promote physical exercise and nature appreciation
- ☐ Enhance routes to school to promote youth biking and walking to school
- ☐ Promote school programs that teach about the relationship between active lifestyles, healthy food, and physical health
- ☐ Improve Bay access to promote aquatic recreation
- ☐ Develop a forest management plan to protect and replenish Strawberry's tree cover
- ☐ Develop Fire Risk Management Plan
- ☐ Prepare a comprehensive Emergency Preparedness Plan
- ☐ Expand available Senior Services and recreational programming
- ☐ Youth and Family Services
- ☐ Other (please list other strategies, if different from above)



# PUBLIC HEALTH & ENVIRONMENT



## *Issues of Concern*

**From the list below, rank your top THREE (3) items and number in order of priority (1 being the greatest concern or threat) the public health and environment issues that need to be addressed in Strawberry. Please select ONLY 3 items.**

- ☐ Flooding and preparedness for sea level rise
- ☐ Water resources due to drought, climate change and new demand from additional development
- ☐ Natural habitat lost or compromised due to development
- ☐ Effect of sea level rise on shoreline habitats
- ☐ Bay pollution resulting from untreated runoff
- ☐ Health of forested areas
- ☐ Incidence of diseases associated with lack of physical activity (e.g., obesity, high blood pressure, etc.)
- ☐ Access to services for an aging population
- ☐ Erosion and hillside/slope stability
- ☐ Wildfire management
- ☐ Invasive plants and habitat management
- ☐ Light pollution and night sky conservation
- ☐ Childhood immunization
- ☐ Other (please list other issues, if different from above)

# ADDITIONAL COMMENTS



Use this space to provide any additional comments and to address any topics not covered in the preceeding pages.



# ADDITIONAL COMMENTS



Use this space to provide any additional comments and to address any topics not covered in the preceding pages.

## THANK YOU FOR PARTICIPATING!

# B. Community Survey Vision Words & Phrases

*Survey participants were asked to write down words and phrases that best characterize their vision for Strawberry related to the primary visioning themes discussed in this document. The following is a summary of their responses.*

## Land Use & Community Character

- Balance of single family residential with open space and greater waterfront access
- Seminary Property: need some affordable housing, concerned about the high school because of greatly increased traffic and importance of preserving the property to retain its natural beauty. (Original Text: I haven't thought much about the community character but I am concerned about land use, particularly regarding the seminary property. I have very mixed feelings - I think we need some affordable housing, but I'm concerned about the high school because of greatly increased traffic and importance of preserving the property to retain its natural beauty.)
- Peaceful, tranquil community; great place to live and enjoy life without traffic and crime
- Low density, Status Quo, Invest in Environment, Strawberry First, People not politics, Representation, Open space, Water access, Kids, Schools.
- Peaceful, green space, friendly, walkable & bike-friendly and diverse
- Safe waterfront walkable bike friendly
- Retain open space, community feel
- Not urban. Single family homes desired. Open Space important. Low density, no traffic jams.
- Treasure natural beauty, close to urban setting, stewards of accessible area
- Low density, single family neighborhoods with great open space, protected forested areas and ridgelines. Do not put a high school in the middle of the residential areas such as seminary. Incorporate Strawberry to make own decisions. Appointments to SDRB and planning commission that represent Strawberry residents, concerns, wants and opinions.
- Strongly involved, thinking community able to work together with demographics similar to the greater Bay Area. eEnergy efficient, sustainable, resilient.
- The seminary is the elephant in the room. New owners appear to not respect the 1982 SCP which the community still supports.
- Much as it is now. Closer to 50/50 balance of rental/owned. Residential and recreation-walkable without trying to be a functionally walkable downtown. Open, semi-rural with views!
- Low key, low density community
- No additional high density housing, no additional commercial development. Seminary land is converted to open space.
- Maintain the status quo and character -- no increase in density.
- For Branson and development of Seminary
- Lots of forested open space.
- Modest redevelopment of seminary that maintains live/work character.
- Tasteful development with minimal impact on current residents. Work with neighbors, not against. Transparency is missing in current approach. Developers have assumed an adversarial role - Not Good.
- Unrestricted view of water, open wild space, friendly down-to-earth people, events like today
- Limit growth. Strawberry area is too congested right now
- Quiet with beautiful views. - friendly to walkers and bikers. - managing growth to avoid traffic congestion.
- Inclusive
- More socioeconomic diversity, more accessible for seniors
- Keep balance of neighborhoods; upgrade roads to "C" traffic level; no bonus density; negotiated mix of SF and multi-family units.
- Well-planned high density development for local workers; a more diverse community (economic & social).
- Lack of representation



- The 1982 Strawberry Community Plan is definitely not too limiting.
- Moderation of density. Traffic flowing with cars and bicycles separate, keeping open space, minimal seminary development
- Peaceful, quiet. Private, Accessible, Functional
- Open space, balanced neighborhoods, access, traffic
- Maintain tranquil neighborhood
- Informed, intelligent growth. Involvement of SCA, SNA, SRD, SDRB at early stages of any development plans.
- Intimate community setting
- Bike and pedestrian centric, quiet, nature
- Beautiful, safe, clean, open space, no traffic, low population, good schools, lovely parks.
- Retain simple quiet family feel
- Beautiful, quiet, residential, nature, wildlife, close to SF
- Maintaining existing character, preserving open space, enhancing representation on SRDB and communities
- It is quite good now. More 'not to do' rather than 'to do'. Do not increase population. Maintain all current open space. Do not make facilities (e.g., sports field) that increase traffic.
- Strawberry already has 60% renter-occupied housing. Limit growth. Keep Strawberry as it is now
- Community of all ages and economic standing. Seniors, Families, Trails, Slow traffic.
- Diverse community. Beauty maintained. Live-work opportunities
- Status quo, limited development.
- Current mix of SFDU and MFDU, with high priority to community integration and maintenance of the Strawberry neighborhood character, quiet and stability.
- No new multi-family.

Frontage Road has the potential to become another E. Blithedale quagmire.

- Status quo or better - traffic in Strawberry can't sustain more development. Intersection of Reed Blvd and Frontage is dangerous. Bike/ Ped overpass not safe. Community Bus to/ from school.
- It is a beautiful and functional place to live. All proposed changes I have heard do not enhance Strawberry, but harm it - what can be done to sustain or improve what we already have?
- No further congestion than there is now.
- Safe streets, minimum traffic flow, minimum through traffic, functioning intersections, no gridlock.
- Safe streets. Minimum flow of thru-traffic. No gridlock at intersections.
- Fluid w/o multiple traffic lights
- Safer access to the school for bikes, slower traffic speeds on Strawberry Drive. Tiburon Blvd cross at Strawberry should have a traffic light at Belvedere. It's dangerous.
- Let's not live and commute in a parking lot. Bicycle lanes to keep us all safe.
- Better/Safer bike paths to help traffic flow.
- Gridlock & pedestrian injury (no sidewalks)
- Better bicycle safety, less speeding, improved East Strawberry Drive/Tiburon Blvd. intersection and no cut through traffic
- More transportation from the Village to central San Rafael. Better access to bus pads at Seminary/Tiburon Blvd. Separate bike lane from Redwood Blvd. to Belvedere
- More mixed use buildings; fewer cars
- Hope Strawberry will retain its suburban character.
- Better bike/ped delineation. Vegetation along Redwood Highway.
- Better access for walkers and cyclists, improve traffic congestion, limit development until infrastructure is enhanced
- Limit development
- 3 lane Frontage Road -- 2 northbound lanes/1 southbound lane. Widen right turn where 7

## Mobility / Circulation

- I know what I don't want. I do not want access to Strawberry to become congested more than it already is. The Seminary/101 exchange/

Eleven is. Replace 101 fence with a nice new barrier.

- Keep the large lot, single family low traffic character. Why change the ambiance and feeling that have made Strawberry desired and loved?
- School shuttles
- Low auto traffic to enable emphasis on pedestrian and bicycle access
- Better design and speed enforcement on Belvedere
- Control growth and # of vehicles
- Attention to traffic and concern for people already living here
- Smooth and safe
- Control seminary development, improve Tiburon Blvd and downtown Mill Valley access, attract traffic away from Mill Valley and Strawberry
- Feeder transit services, more sidewalks
- No more development in order to sustain mobility
- Control seminary development, No metering lights, no school + 300 units of housing.
- Mitigation of traffic mess from east side into Mill Valley
- Less traffic, control bicycles and cars
- Opposes high school at GGBTS due to traffic. Manage future development to limit any increase in traffic volume.
- Bike lanes on Redwood Frontage Rd. would help. Circulation is fairly good now.
- Much smarter than today
- Bike paths to school; better public transit integration; wider roads; better off-ramps; walkability
- Sees over-crowding, heavy traffic congestion on Hwy 101, longer commute time to/from Novato
- Enforce bike road rules for safety and fairness. Bike riding for transit and shopping is unrealistic in Strawberry's hilly terrain.
- Walkable, bikable, safe
- School busses would alleviate traffic congestion.
- No new high school and more new housing at Seminary
- Don't over-develop. Divide GGBTS into 1.5 acre lots for single-family detached homes. Will increase tax base.
- Needs to be safe, quiet, well marked
- All kids can bike to Strawberry Point School safely from wherever they live.
- Reduce and control traffic. Traffic and improvements should not hinder emergency responders. Little new development.
- Uncongested, accessible, bike and pedestrian friendly, law abiding SAFE
- Maintain current look and feel
- More traffic lights where stop signs are now which are responsive to # of cars
- This is a suburban not urban area.
- Slow cars; alternative to cars; safe bike/ped routes; more public transit
- No change to current traffic levels and circulation -- any change would disrupt balance and highly impact character of community.
- Better bike paths and sidewalks; underground utilities.
- Safe bicycling; safe passage for pedestrians (kids) from Village to Strawberry Pt. School
- Less traffic; no cut-throughs; safer bike/ped trail to MV and Tiburon.
- More pedestrian and bike friendly
- Be able to bike safely through the area - including safely crossing the highway.
- I'm concerned about traffic on Seminary Drive - whatever is built on the Seminary property. I want traffic circulation to be considered very carefully.
- The "proposed" development at the seminary will blow-up traffic in Strawberry. 100s more trips/day!
- Zero growth from present. Mix of multi-use paths - strictly enforced, low speed limits, bicycle parking at Strawberry Village.
- I think there are many of us in Strawberry who would like to see a balanced approach to low income housing (tasteful) and open space. We need better safer bike paths.
- The density of single family home and multi-family units (apartments) is NOW too high. Adding new homes and/or multi family units (condos and apts) will cause MASSIVE traffic problems on a daily basis.
- Leave beautiful Strawberry as is
- Low traffic, quiet residential streets w/ on-street parking available for the residents (not high school students and school visiting teams)



- Less dense and crowded because the freeway is less congested because the BOS is not letting bikers and the bike coalition hold the 3rd lane of the Richmond Bridge hostage. We recognize that residents in Southern Marin require a car.

## Community Services & Facilities

- Outdoor, active, friendly. We have amazing weather, but where are our pedestrians? Not walking the streets that's for sure.
- Enhance access to Strawberry Rec. Enhance access to water.
- Respect what we already have.
- Inclusive: Systems for seniors, families with kids. Affordable housing - availability.
- Clean and Safe.
- Continue offerings for children, adults and seniors at Strawberry Recreation.
- Engaged, informed Strawberry citizens who are empowered to influence their community.
- With the aging population on a fixed income. Not being priced out of my home (rental) to accommodate money grabbing realtors and planners. Being on a fixed income does not diminish me as a person. I just cannot buy my voice(?)
- Incorporation as a city with direct control over land use
- Kate Sears voted out of office
- New supervisor
- Better executive management, retain character of Strawberry, retain beauty and open space.
- An unchanged Strawberry
- A more decisive voice in planning for the future of the community. A body to serve the needs and concerns of the community.
- More water access and safe walking routes throughout
- Tight community, gathering, connections
- Sustainable water supply
- Better water access
- Making life without a car feasible
- More local control over development in Strawberry
- More community-wide events on public issues sponsored by SRD
- Incorporation to strengthen planning
- Boating and fishing pier. Promote outdoor activities

- Surveys in Spanish for outreach. SRD-more programs for seniors. Bar, book store, movie theater, post office, plaza at SVSS.
- Incorporate
- Controlled growth
- No local high school
- Local transit. Local schools. Only Strawberry students at Strawberry schools.
- Maintain current character and topography of Strawberry--balanced, family friendly, quiet, lovely.
- County expedited 2nd units of <\$750 p/m to generate affordable granny units.
- Safe neighborhoods; facilities to be proud of.
- Status quo
- Well maintained public roads, public dock, pool house and sidewalks
- No new development
- Walking paths, bike paths, open space
- Do what you can to keep it a wonderful, accessible community.
- Places for all income groups to live in an open space with separate bike paths and practical public transport.
- I'll be dead - you're on your own!
- Do not increase the population density in Strawberry.
- Available and not overburdened by new development.
- Strawberry is a self-governing town.

## Commerce & Economics

- Marin County Mart. Make retail more community-based with reasons to spend the day at Strawberry Village environment.
- How does Strawberry benefit from commerce and economic vitality?
- Increased maintenance of Frontage Road by business owners. Clean and safe.
- Increased care of Frontage Road cleanliness by business located along roadway.
- Commercial taxes from Strawberry are huge! But level of services not commensurate.
- Maintaining the quality of life that we currently enjoy (the crowding has begun and needs to be nipped in the bud).
- More local retail access
- Clothing for seniors, variety store

- Commercial facilities are necessary for Strawberry
- Live/work community along RFR. Bike paths. Shuttle busses. Quality control for “small town” feel.
- Aging population needs access to SVSS by foot and car. Bikes must be controlled for safety.
- Local businesses for local people
- Community garden on WaterTank Hill that provides flowers and vegetables
- Independent shops -- hardware, drugstore, shoe repair, stationery
- Feeling of community -- many long term owners. Prop 13 allows landlords to maintain rents.
- Rental space price control to support locally owned or space rentals.
- Diversified; accessible
- I don't have much to say on this - I shop frequently in Strawberry and am mostly satisfied - We could use a few more diverse shops, locally owned preferably - but it's so easy to get what I need close-by in Mill Valley (Whole Foods, etc.), if I can't get it in Strawberry.
- No big box stores, Bike access to shopping that is safe and separate from cars (like in Denmark).
- That we are not referred to as urban; keep commercial and institutional use on the frontage road.







## C. Community Open House Exhibits & Transcript

# Land Use & Community Character

## Participant Exercise

Place dots to identify areas that you think deserve the highest priority for change or improvement in land use or community character in Strawberry. Use pens or post-it notes to add comments about the identified locations.



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community in house II september 27, 2014





# Land Use & Community Character Participant Exercise Transcript

*Place dots to identify areas that you think deserve the highest priority for change or improvement in land use or community character in Strawberry. Use pens or post-it notes to add comments about the identified locations.*

- I'm concerned that local residents will have no enforceable authority over a new high school to set reasonable limits
- I support the rental bikes touring Strawberry. I'm lucky to live in a beautiful place that people want to visit. Support green + active tourism
- No more rental units
- No more multi-family at Seminary
- No more multi-family high density, we have our share now
- Keep the open space! [Another commentor wrote "Yes!"]
- No high school-too much traffic. Not opposed to residential/low-income housing [Another commentor wrote "Yes high school"]
- Keep single family with single family-kind property
- Need enforceable view laws. Trees and shrubs are blocking views. Trees create oxygen
- Don't cut trees!!
- Forested Knoll key element of Strawberry character
- 1) Affordable housing for fixed income seniors... being priced out. 2) Traffic
- No building over 2 stories! Traffic from high school will have negative impact for many residents
- No multi-family on current single family areas
- Retain open space. Need a senior housing facility so residents can age in their neighborhood
- Most private high schools close their grounds after hours and during the summer. This would limit walking access to some of the most beautiful areas [Another commentor wrote "Yes"]
- Too dense already for a high school and the traffic it would produce [Refers to Golden Gate Baptist Seminary property] [Another commentor wrote "Agree"]
- This road needs speed bumps or camera. Speeding traffic everyday [Refers to East Strawberry Drive.]
- Aquatic Center [Another commentor wrote "Shore access for kayak + fishing."]
- Seminary: No high school; No high-density housing; Respect community plan of 75% Single family, 25% rental
- Seminary – If school comes in, must have buses in and out for delivery and exodus of students. No ability to absorb all cars. Strawberry School traffic is a mess already.
- I support high-density housing of 3 stories or less. I want our teachers, cops, retail workers to be able to live in our county-not Sonoma or East Bay.
- Protect Belloc's Marsh
- Misleading bike sign directing bikes to Tiburon Boulevard [Arrow pointing to Redwood Highway Frontage Road west of 101]
- No high school! Traffic Traffic Traffic! I won't be able to turn left out of my driveway on Seminary Drive to get to work! [Another commentor wrote "Agree! We must share a driveway."]
- Reduce traffic that cuts through Strawberry to get to Tiburon every day when freeway backs up.
- Pedestrian overpass is shameful, no good pedestrian crossing. At least make new markings and fix fence.
- No high school. No increase in housing square footage. No loss of trees and open space. No traffic nightmare.
- Who will fund the Strawberry Point School expansion needed for new residents?
- When will Strawberry Point School be expanded to handle new students coming from Seminary apartments?
- Single housing. Not 100's of rental units. [Refers to Golden Gate Baptist Seminary property.]

- Keep out tourists on rental bikes from Strawberry neighborhoods-creates traffic hazards-should be resident traffic only.
- I run on the Baptist Seminary property. Don't close access.
- Blind corner for bikes and pedestrians. Also cut-through for Tiburon traffic. [Refers to Tiburon Boulevard at East Strawberry Drive.]
- Protect single family spaces-no removal to put up high density buildings.
- Don't re-zone this to allow more construction or day use schools, etc.
- Strawberry Community Plan must be adhered to!
- No left turn off Belvedere onto East Strawberry Drive
- Fishing center for kids. [Another commentor wrote "and adults!"] [Another wrote "Not in the game refuge in Strawberry Cove!"] [A third commentor wrote "No fishing."]
- Kayak access for kids. [Another commentor wrote "and adults!"]
- Strawberry Community Plan should be respected!
- Restrict to single family housing or condo (low density) [Refers to Golden Gate Baptist Seminary property.]

## Land Use: General Photos from Around the Community Transcript

- Cars exiting 7-11 pose safety hazard turning left onto Seminary
- Bike/pedestrian problem right here [Refers to Redwood Highway Frontage Road.]
- Build your junk here with the rest of the shacks [Refers to Golden Gate Baptist Seminary property.]
- Needs improvement/repair [Refers to Redwood Highway Frontage Road.]



# Land Use

## General Photos from Around the Community



Strawberry Village Shopping Center



Strawberry Village Shopping Center



Redwood Highway Frontage Road

Needs improvement / repaving



Redwood Highway Frontage Road



View of Mt. Tam Over Strawberry



Redwood Highway Frontage Road

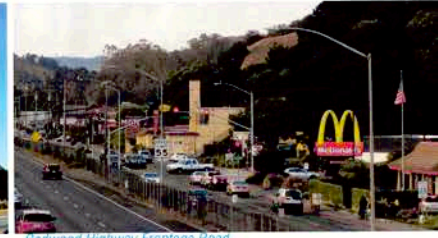
Redwood Highway  
problem right  
side



Seminary Property



Seminary Drive



Redwood Highway Frontage Road



Seminary Drive



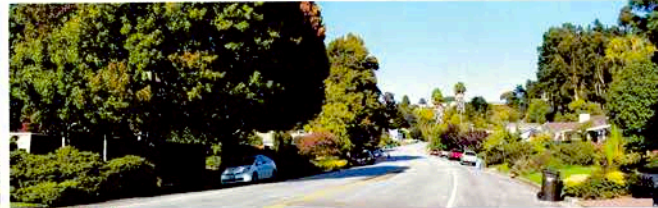
East Strawberry Drive



East Strawberry Drive



View From East Strawberry Drive



Residential Street

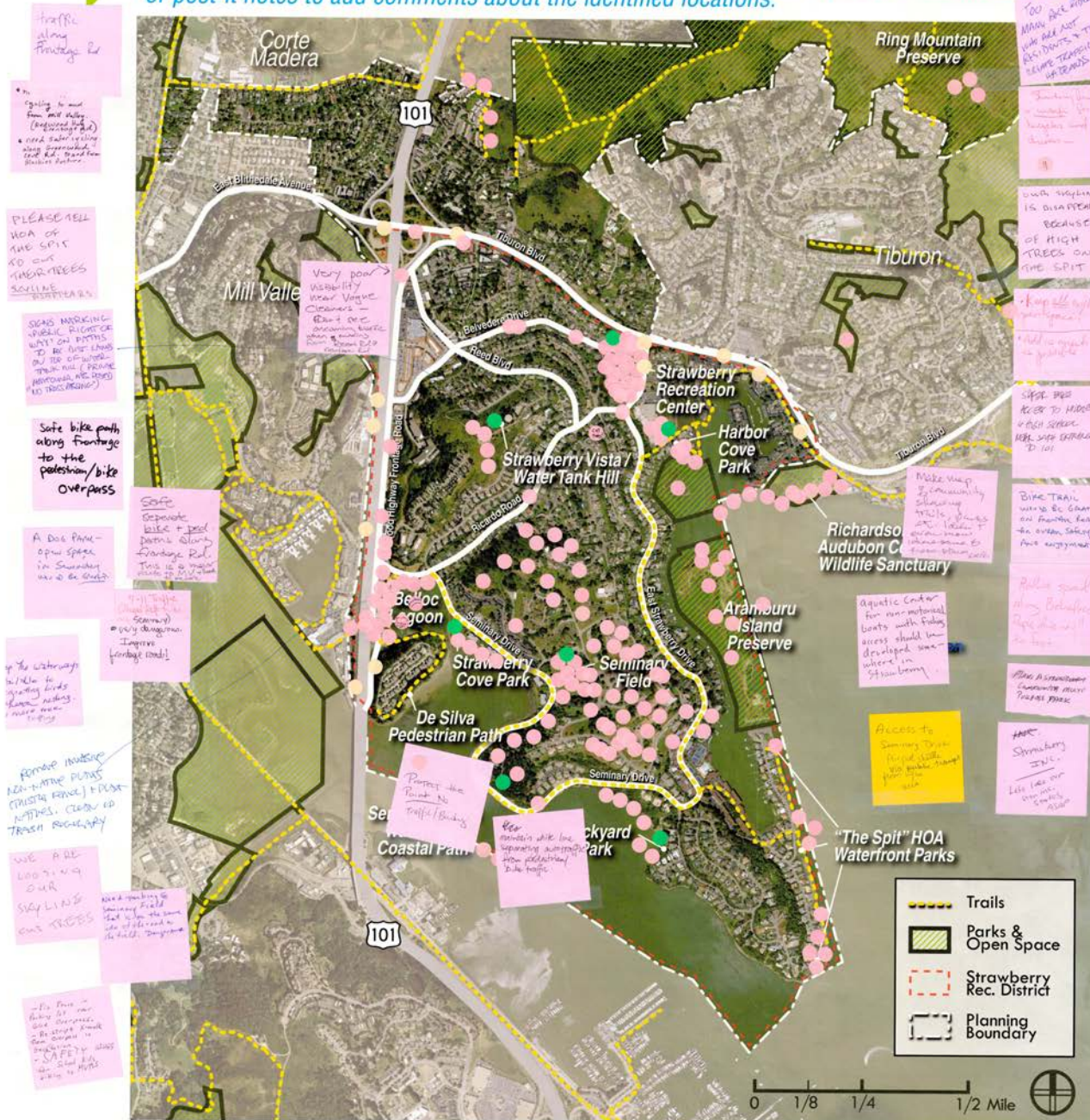
**STRAWBERRY COMMUNITY VISIONING**  
community open house 11 september 27, 2014





### Participant exercise

Place dots to identify areas that you think deserve the highest priority for investment to enhance parks, open space and/or recreational opportunities in Strawberry. Your selections can include new spaces and facilities, as well as improvements/expansion of existing spaces or facilities. Use pre- or post-it notes to add comments about the identified locations.



## STRAWBERRY COMMUNITY VISIONING



# Parks, Open Space & Recreation

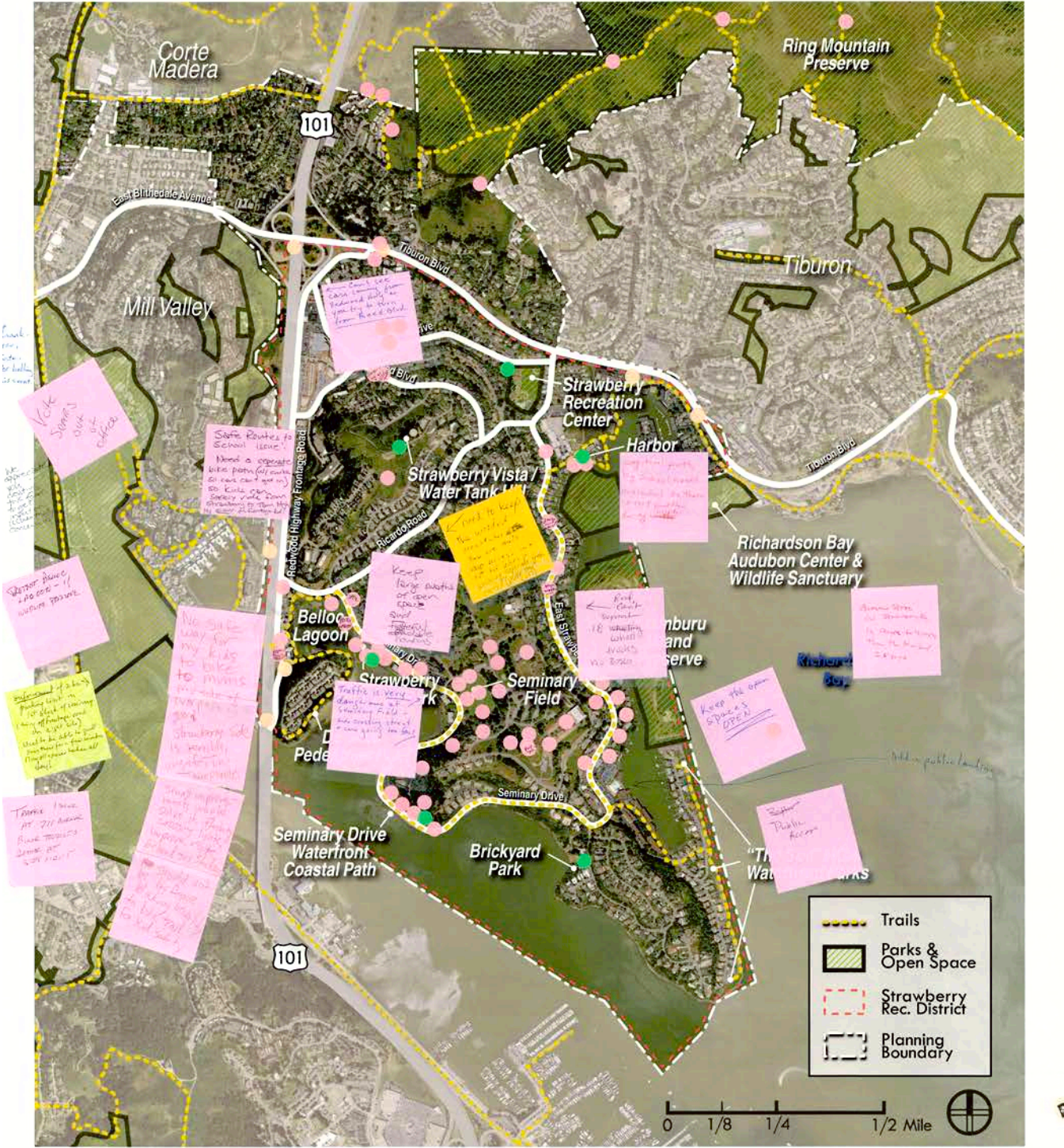
## Participant Exercise Transcript

*Place dots to identify areas that you think deserve the highest priority for investment to enhance parks, open space and/or recreational opportunities in Strawberry. Your selections can include new spaces and facilities, as well as improvements/expansion of existing spaces or facilities. Use pens or post-it notes to add comments about the identified locations.*

- Very poor visibility near Vogue Cleaners-Can't see oncoming traffic when turning from Reed Rd. to Frontage Rd.
- Traffic along Frontage Rd
- Need ... cycling to and from Mill Valley. [Refers to Redwood Highway Frontage Road.] Need safer cycling along Greenwood Cove Road to and from Blackie's Pasture.
- Please tell HOA of the Spit to cut their trees. Skyline disappears.
- Signs marking "public right of way" on paths to Recreation District lands on top of Water-tank Hill (private homeowner has posted "no trespassing.") [Refers to hill behind top of Strawberry Vista subdivision.]
- Safe bike path along Frontage Road to the pedestrian/bike overpass
- Safe separate bicycle and pedestrian paths along Frontage Road. This is a major route to Mill Valley and needs to be safe.
- A dog park- open space in Seminary would be great
- 7-11 traffic (illegal left turns onto Seminary very dangerous. Improve Frontage Road!
- Remove invasive non-native plants (thistle fennel)+plant natives. Clean up trash regularly. [Refers to Belloc Lagoon.]
- We are losing our skyline. Cut trees
- Need parking at Seminary Field that is on the same side of the road as the field. Dangerous
- Fix fence in parking lot near bike overpass.
- Re-stripe x-walk from overpass to gas station.
- Safety issues for school kids biking to MVMS
- Protect the Point; no traffic/building
- Maintain white line separating auto traffic from pedestrian/bike traffic
- Access to Seminary Drive Airport shuttle via public transport from within area
- Strawberry INC. Let's lose our non-incorporated status ASAP
- Make a Strawberry community multi-purpose park
- Aquatic center for non-motorized boats within fishing access should be developed somewhere in Strawberry
- Reduce speed along Belvedere. People drive way too fast!!
- Make map of community showing trails, parks, etc. I didn't even know where some of these places were.
- Bike trail would be great on Frontage Road for overall safety and enjoyment
- Safer bike access to middle & high school near school entrance to 101
- Keep all existing open space! Add as much as possible
- Our skyline is disappearing because of high trees on the Spit
- Strawberry Drive is unsafe for bikers and drivers
- Too many bike riders who are not residents and they create traffic hazards.
- Protect Belloc Lagoon. [Two commentors]
- Keep the waterways \_\_\_\_ to migrating birds \_\_\_\_ heron nesting. No more tree cutting.



## Parks, Trails & Open Space



# STRAWBERRY COMMUNITY VISIONING





# Parks, Trails & Open Space Map Transcript

- Thank you Kate for holding this event.
- We appreciate you for creating this forum to get input on issues that concern us!
- Vote Sears out of office.
- Better public access. [Refers to bay next to Strawberry Spit subdivision.]
- Keep the open spaces open.
- Average speed on Strawberry Drive is close to 40 mph rather than the marked 25 mph limit.
- Road can't support 18 wheel trucks. No buses. [Refers to East Strawberry Drive.]
- Need to keep the wooded areas where there are trails. Keep access in and out for bikes and walking separate from cars. (Make short cuts.) [Refers to hill on south side of Ricardo Road.]
- Bay trail path by school needs more soil so there are not puddles during winter
- Traffic is very dangerous at Seminary Field. Kids crossing street and cars going too fast.
- Keep large swaths of open space and tasteful affordable housing
- No safe way for my kids to bike to Mill Valley Middle School. Mill Valley side of overpass is good, Strawberry side is terrible; unsafe, un-acceptable. Small improvements would solve it. Flashing crossing lights. Improve route behind gas stations. Should not be a big fence blocking visibility to bike trail for kid safety
- Can't see cars coming from Redwood Highway as you try to turn from Reed Boulevard.
- Safe routes to school issue. Need a separate bike bath (with curbs so cars can't get in) so kids can safely ride from Strawberry to Tam High. It's scary on Frontage Road!
- Protect Belloc Lagoon!! Wildlife preserve
- Enforcement of 2 hour parking limit on 1st block of Seminary (coming off Frontage Road on right side.) Used to be able to pull over there for a few minutes. Now all spaces taken all day!
- Traffic issue at 7-Eleven corner. Biker tourists gather at stop light
- High traffic. [Refers to East Strawberry Drive.]
- Add a public landing. [Refers to lagoon behind Harbor Point Apartments.]
- Keep open. [Refers to Golden Gate Baptist Seminary property.]
- Repair fence. [Refers to Belloc Lagoon.]
- No sidewalk. [Refers to Reed Boulevard.]
- Change bus - No divider. [Refers to East Strawberry Drive.]

## Participant Exercise

*Place dots to identify areas that you think deserve the highest priority for investment to enhance conditions for bicycle, pedestrian, transit, and automobile access in Strawberry. Your selections can include new facilities, as well as improvements/expansion of existing facilities. Use pens or post-it notes to add comments about the identified locations.*

(too bad not everyone has a positive contributi



COUNTY OF  
MARIN

WR



# Mobility & Circulation Participant Exercise Transcript

*Place dots to identify areas that you think deserve the highest priority for investment to enhance conditions for bicycle, pedestrian, transit, and automobile access in Strawberry. Your selections can include new facilities, as well as improvements/expansion of existing facilities. Use pens or post-it notes to add comments about the identified locations.*

- Vote Supervisor Sears out of office [Another commentor wrote, "Too bad not everyone has a positive contribution."]
- Have the shuttle go to Belvedere/Reed
- No speed bumps! They are dangerous +slow down+damage fire trucks
- No opening back gate at Seminary
- Speed bumps needed on East Strawberry. Traffic way too fast
- Dangerous hill. Drivers speed going up and down Reed Boulevard to Strawberry Shopping Center. Blind driveway. Can put mirrors?
- Ricardo Road has become a shortcut for commuters on 101 to get to Tiburon Boulevard. Big increase in thru traffic. [Second commentor wrote "I second."]
- Need speed bumps to slow down cars-they drive like they're in the Le Mans car race-not safe for runners, bicyclists, or traffic
- An awful location for a high school. It would make it unlivable
- Make Strawberry off limits to bikes or wider road or put signs saying to stay right. Very dangerous to drive on E. Strawberry when bicyclists ride 2/3 abreast. I often go 3 miles an hour following them all the way to Tiburon Boulevard.
- No more tree cutting. Herons nest here.
- Blind curve [Refers to Seminary Drive across from DeSilva Island]
- Such a bottle neck. Always a big jam during rush hours. [Refers to east side of Redwood Highway Frontage Road.]
- Fix all frontage roads. Always in bad shape
- Frontage Road bike lanes or trails to connect to Mill Valley. [A second commentor wrote "Yes."]
- Blind corner on Bayview Terrace and Belvedere, safety issue
- More bus service to SF from Reed Street bus stop. (Only one that goes to San Francisco downtown in the morning at 7:45)
- No traffic lights on interior streets. No removal of on-street parking to accommodate more traffic due to Seminary Housing/Branson development
- No adding a turn/lane at Gilbert for Branson students-crazy
- Safety Issues:
  - Fix fence in parking lot near Strawberry side of bike overpass so kids need not bike through parking lot.
  - Repaint x-walk to gas station...
- Make Redwood Hwy one-way to lighten traffic, make more bike, pedestrian, visual appealing
- Always congested; terrifying to bike to Mill Valley this way; but the other options add too much mileage/hills. [Refers to Tiburon Boulevard.]
- Very dangerous corner for bikers & pedestrians. Needs work. Blind corner. [Refers to intersection of Tiburon and East Strawberry Drive.]
- Sidewalks
- Need public transportation to Airporter at Seminary Drive.
- Separate bike trails. Cars and bikes are incompatible.
- Speeding on Seminary Drive is huge safety issue when kids are using the Seminary play field.

# Mobility/Circulation

## *General Photos from Around the Community*



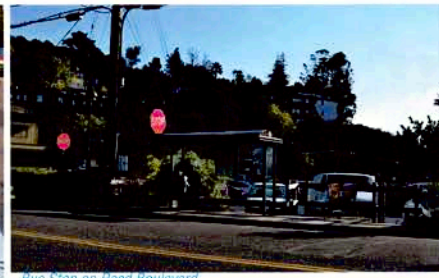
### Seminary Drive



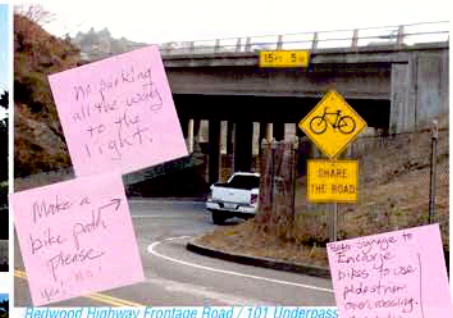
*Cyclists on Redwood Highway Frontage Road*



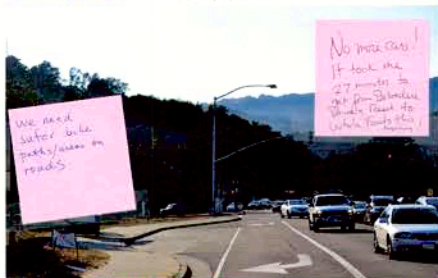
Belvedere Drive



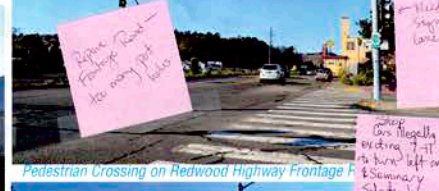
*Bus Stop on Reed Boulevard*



Redwood Highway Frontage Road / 101 Underpass



*Bus Stop on Tiburon Boulevard*



### Pedestrian Crossing on Redwood Highway Frontage



Seminary Drive / Hwy 101 Interchange Transit Stop



Belvedere Drive Bus Stop



*Pedestrian Crossing on Redwood Highway Frontage Road*



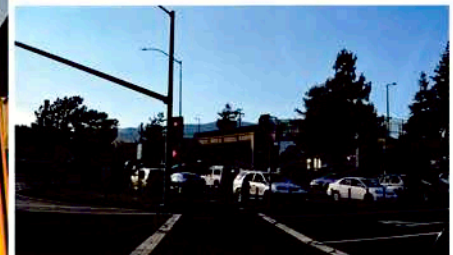
*Pedestrian Bridge on Redwood Highway Frontage Road*



*Pedestrian Crossing Near Strawberry Point School*



Belvedere Drive



Park and Ride Lot on Redwood Highway Frontage Road

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# Mobility / Circulation:

## General Photos from Around the Community Transcript

- My favorite path. Keep it! [Refers to photo of Seminary Drive.]
- Traffic already backs up at 4:00. Takes several rotations to get through light. [Refers to photo of cyclists on Redwood Highway Frontage Road.]
- Share the road signs send a mixed message; do we need sharrows? Educate cyclists and drivers.
- Speed is 25 but people drive too fast. Looks like a thoroughfare. [Refers to photo of Belvedere Drive.]
- No parking all the way to the light. [Refers to photo of Redwood Highway Frontage Road/101 Underpass.]
- Make bike path please. [Commentors wrote "Yes!" "No!"] [Refers to photo of Redwood Highway Frontage Road/101 Underpass.]
- Need better signal for bike lane (turn) [Refers to photo of pedestrian crossing on Redwood Highway Frontage Road.]
- Stop cars illegally exiting 7-11 to turn left onto Seminary. Safety Hazard!
- Bike lane going south here.
- Repave Frontage Road; too many pot holes.
- Need sidewalk (second person added "bike lane") between/back of Safeway (Reed Boulevard north to Tiburon bus pad). Lots of pedestrians have to walk in busy street.
- Better signage to encourage bikes to use pedestrian overcrossing. See next comment.
- No parking. This should be red zone all the way around. [Refers to shot of Seminary Drive/101 interchange transit stop.]
- We need safer bike paths/areas on roads
- No more cars! It took me 27 minutes to get from Belvedere Drive and Reed to Whole Foods this morning!
- Where is Ricardo Rd. in this display? It is a serious accident waiting to happen. [Refers to pedestrian crossing near Strawberry Point School.]
- Drivers-please slow to 25 mph. Parents-don't jaywalk with your kids!
- Re-pave! [Refers to photo of Belvedere Drive.]
- Leave us alone! [Refers to photo of Belvedere Drive with "Local Traffic Only" sign.]

## Bus & Bike Routes



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# Bus & Bike Routes Map Transcript

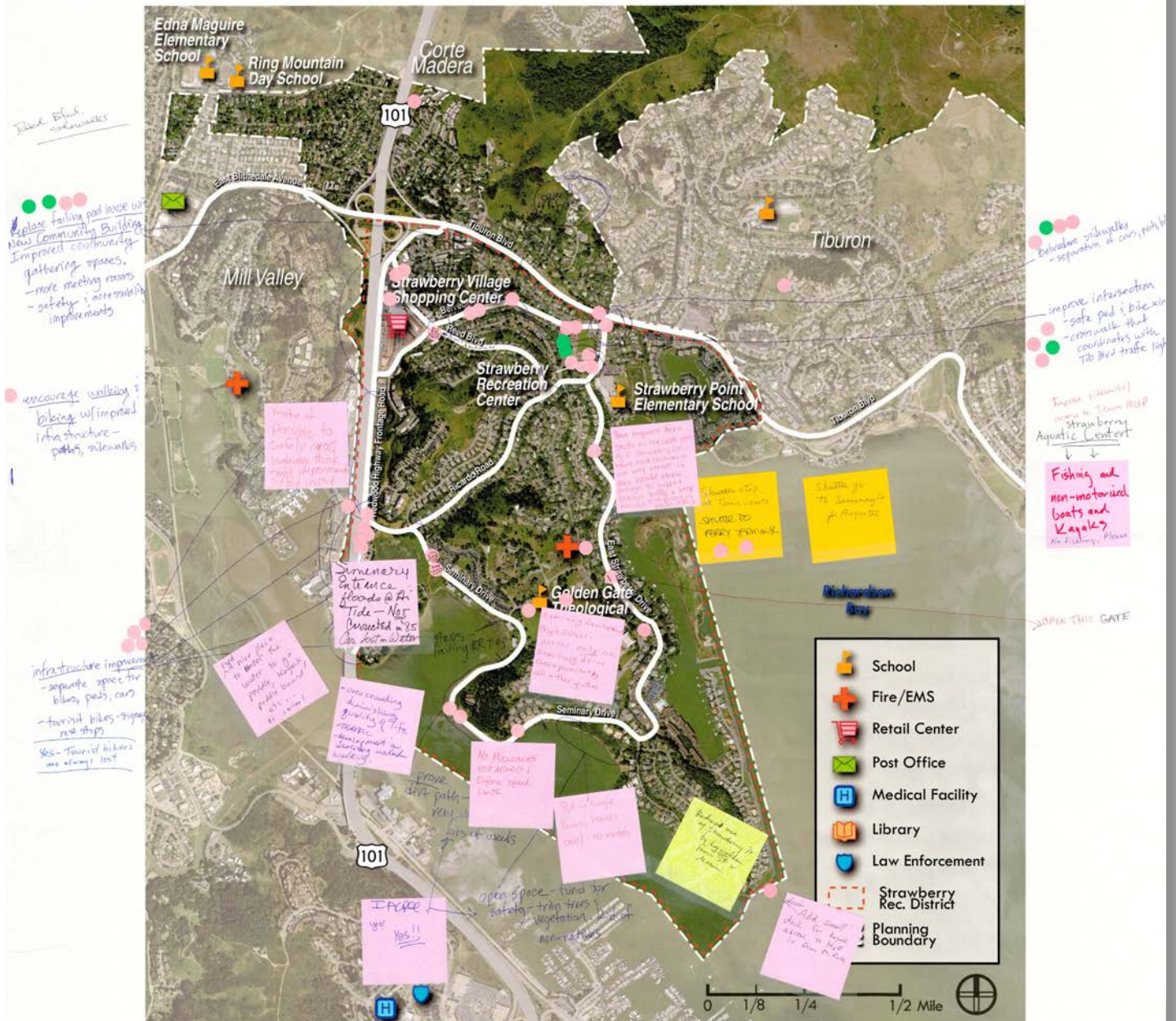
- Safe bike path along Frontage Road to overpass. [Second commentor wrote Yes!!]
- Bikes have lanes on Seminary Drive. Why are they always on the pedestrian path behind 7-11 and McDonalds?
- Branson High WTF?
- A high school here? Would be a total disaster
- No High School!!
- Install auto-electronic ticketing systems to auto cite speeders on Belvedere, Ricardo and East Strawberry
- No massive housing development. Low density=low #'s low traffic
- Bike lanes both Frontage Road
- Signs for bike routes are confusing. Frontage Road is terrible for cyclists
- Need more cyclist education for children and parents
- I like the bike path and use by visitors. Needs better signage. Lots of lost bikers looking at maps
- Separate bike/pedestrian paths safe from cars around entire Strawberry & to key areas-shopping, school, rec & linking to Mill Valley multi use path
- Separate bike lane from Redwood Boulevard to Belvedere Dr.
- High school at the seminary? Way too much traffic. AGREE!!
- 300 additional units way too much for our community. [Two other commentors wrote "Agree."] [Refers to Golden Gate Baptist Seminary property.]
- Trim shrubs on this section of bike path for greater visibility & bike/pedestrian safety. [Refers to East Strawberry Drive at the Strawberry Recreation Center.]
- Ban non-resident bike riding-tourist renting bikes creating hazards [Second commentor wrote "Surely you jest?!"]
- Already have bike routes for tourists from SF and elsewhere on Strawberry. Runners also impact our roadways in Strawberry. You want more traffic, you are kidding?
- Bay Trail needs link to multi-use, path: needed to link to Blackie's Pasture past Blackfield at least to Strawberry Drive-future to Mill Valley (Blithedale)
- Aquatic Center, Fishing and Kayaks
- Need more public awareness campaigns for drivers to be educated on safe ways to pass cyclist, turning, what to watch for
- Remove one way traffic reg. [Refers to Hamilton Drive, which is on west side of Highway 101, within City of Mill Valley.]

# Community Services & Facilities

## Participant Exercise



Place dots to identify areas that you think deserve the highest priority for investment to enhance community services and facilities in Strawberry. Your selections can include new spaces and facilities, as well as improvements/expansion of existing spaces or facilities. Use pens or post-it notes to add comments about the identified locations.





# Community Services & Facilities Participant Exercise Transcript

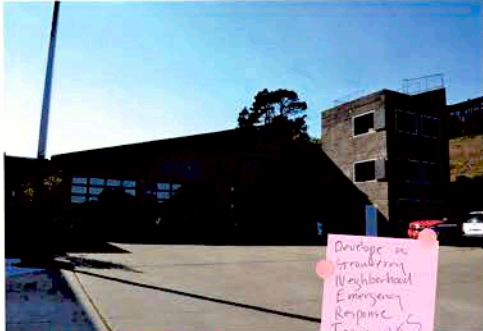
*Place dots to identify areas that you think deserve the highest priority for investment to enhance community services and facilities in Strawberry. Your selections can include new spaces and facilities, as well as improvements/expansion of existing spaces or facilities. Use pens or post-it notes to add comments about the identified locations.*

- Make it possible to safely cross highway, think small improvements with big impact.
- Speed bumps [pointing to Belvedere Drive between Reed Boulevard and East Strawberry Drive]
- Reed Boulevard sidewalks
- Replace failing pool house with new community building, Improved community gathering spaces
  - More meeting rooms
  - Safety & accessibility improvements
- Encourage walking and biking with improved infrastructure-paths, sidewalks
- Infrastructure improvements
  - Separate space for bikes, pedestrians, cars
  - Tourist bikes-signage rest stops
  - Yes-tourist bikers are always lost
- Overcrowding, diminishing quality of life
- More bus service to San Francisco [Pink dot on Belvedere and Reed]
- Drivers go too fast on hill [Referring to Reed Boulevard, east of Strawberry Village]
- Development in Seminary include walking
- Find a nice place to enter the water to go paddle, kayak, paddle board, etc. or swim. [Pointing to shoreline areas and west of Highway 101.]
- Seminary entrance floods at high tide-not constructed in '85. Car lost with water
- Stairs failing railroad ties [Pointing to shoreline side of Seminary Drive, across from DeSilva Island.]
- Improve dirt path [Pointing to Seminary Drive below Seminary multi-family buildings.] [A post-it pointing to this comment said "I agree yes yes."]
- Open space – fund for safety – trim trees & vegetation. Rid of non-natives. [A post-it pointing to this comment said "I agree yes yes."]
- No Maserati test drivers, enforce speed limits
- Seminary development high school-access only on Seminary Drive; close permanently all other gates
- Put in single family houses only-no rentals. [Pointing to Golden Gate Baptist Seminary property.]
- I agree yes yes,
  - Improve-dirt path, lots of weeds
  - Open space-fund for safety-trim trees & vegetation, rid of non-natives
- Have engineers done a study on the upper part of East Strawberry Drive where road becomes a one way street? Is this hillside stable enough to support endless traffic and large trucks? I.e., Richardson hillside!
- Shuttle stop at tennis courts, shuttle to ferry terminal
- Shuttle go to Seminary Drive for airport
- Reduce use of Strawberry Point by dog walkers all over from San Francisco and Marin
- Add small dock for kayak access to water from Strawberry Point Park
- Open this gate [Pointing to East Strawberry Drive entrance to Golden Gate Baptist Seminary.]
- Belvedere sidewalks
  - Separation of cars, pedestrians, bikes
- Improve intersection [Pointing to intersection of East Strawberry Drive and Tiburon Boulevard.]
  - Safe pedestrian and bike crossing
  - Crosswalk that coordinates with Tiburon Boulevard, traffic light
- Improve sidewalk access to Tiburon multi-use path
- Strawberry Aquatic Center
  - Fishing and non-motorized boats and kayaks
  - No fishing, Please



# Comm. Services & Facilities

## General Photos from Around the Community



Southern Marin Fire Department



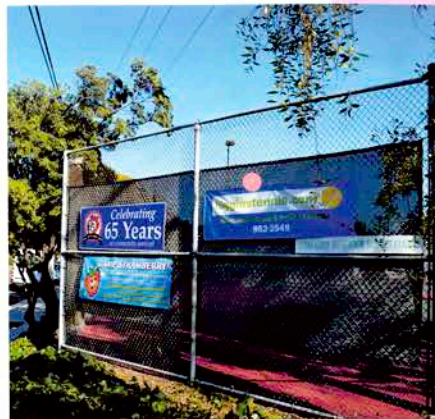
Southern Marin Fire De



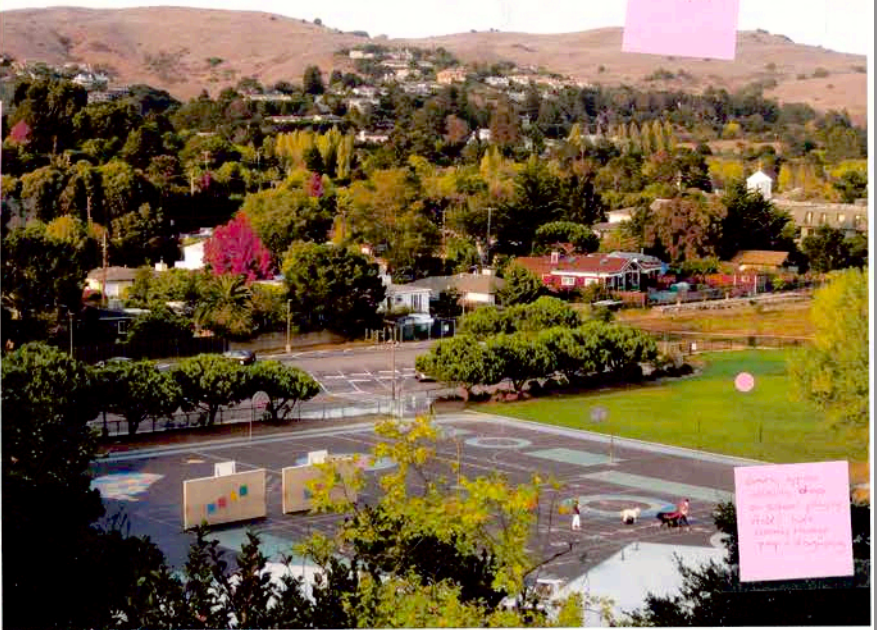
Strawberry Point Elementary School



Overhead Utilities on a Residential Street



Local Programs



View of School and Hood Control Facilities



Strawberry Recreation District



Strawberry Recreation Center

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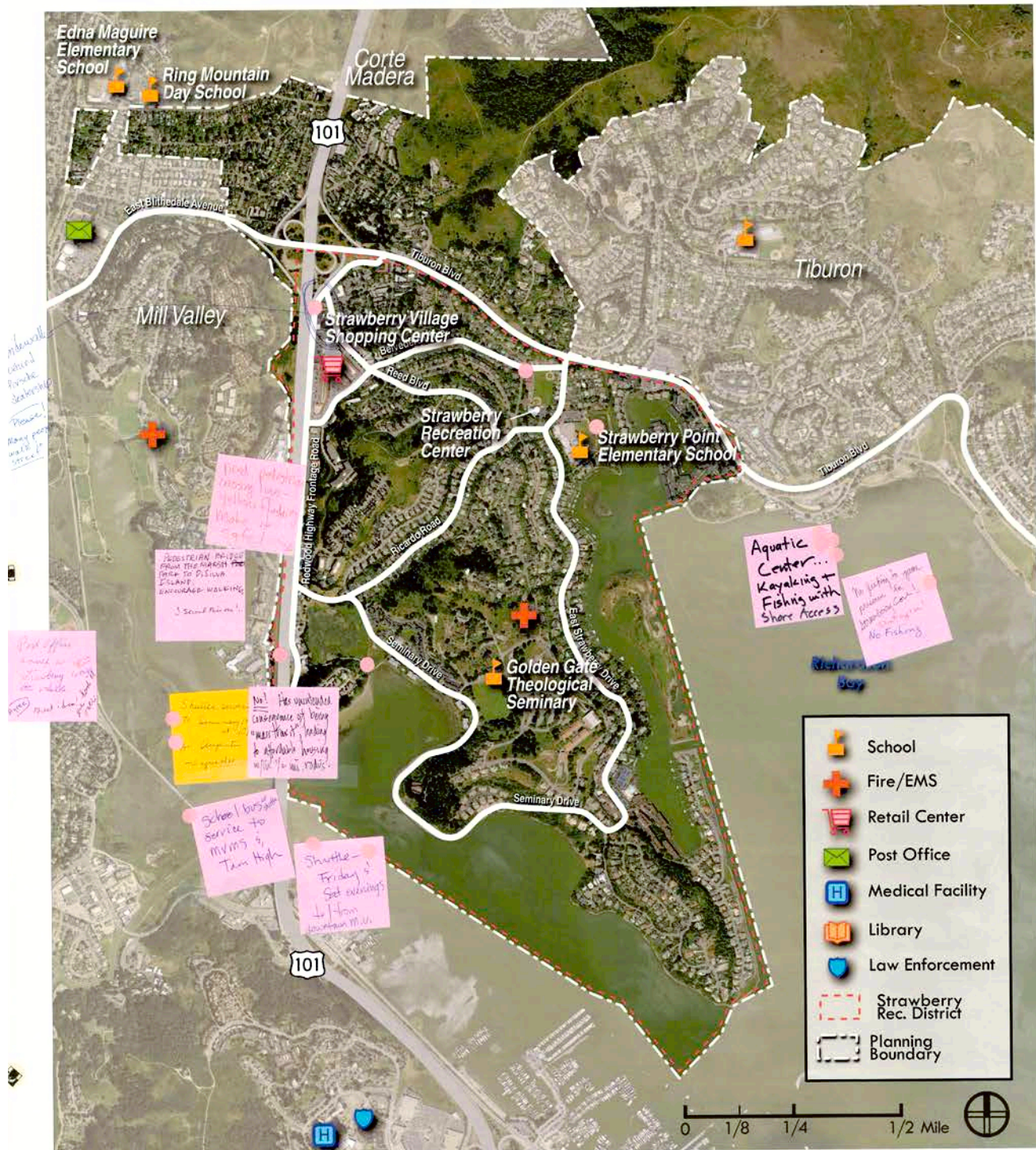




## Community Services & Facilities: General Photos from Around the Community Transcript

- Develop a Strawberry Neighborhood Emergency Response Team. [A second commentor wrote "Yes."]
- At high cost to residents!!! Burying the power and telephone lines would greatly enhance Strawberry.
- Bury power lines on residential streets, especially where obstructing views of nature.
- Leave our fire station alone.
- Wonderful school [Referring to Strawberry Point School.]
- Greatly oppose allowing dogs on school playing field! Kids running through poop=disgusting [Referring to Strawberry Point School.]

# Community Services & Facilities



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# Community Services & Facilities Map Transcript

- Sidewalk behind Porsche dealership; Please! Many people walk in street
- Aquatic center... Kayaking + fishing with shore access
- No fishing in game preserve in Strawberry Cove! No Fishing [Pointing to Richardson Bay] [Another commentor wrote Don't agree!]
- Need pedestrian crossing lines-yellow, flashing make it safe
- Pedestrian bridge from the marsh park to De Silva Island. Encourage walking. [Another commentor wrote "I second this one!"]
- Shuttle services to Seminary Drive at 101 for Airporter [Another commentor wrote "I agree also."] [A second commentor wrote "No! Has unintended consequence of being "mass transit," leading to affordable housing within ½ mile radius.]
- School bus or shuttle service to Mill Valley Middle School & Tam High
- Shuttle – Friday & Sat evenings to/from downtown Mill Valley
- Post Office annex in Strawberry can be valuable. [Two other commentors wrote "Agree," a third wrote "Great idea!", and a fourth wrote "I've heard it once."]

## Participant Exercise

*Place dots to identify areas that you think deserve the highest priority for investment to enhance opportunities for local commerce in Strawberry. Use pens or post-it notes to add comments about the identified locations.*

[illegible]

COUNTY OF  
MARIN



# Commerce & Economics Participant Exercise Transcript

*Place dots to identify areas that you think deserve the highest priority to enhance opportunities for local commerce in Strawberry. Your selections can include new spaces and facilities, as well as improvements/expansion of existing spaces or facilities. Use pens or post-it notes to add comments about the identified locations.*

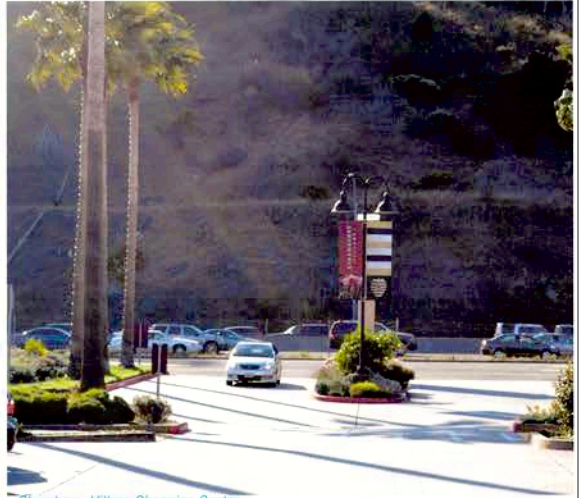
- Need buses to stop by tennis courts again, not on HWY. Tried in 2013/14 and no one used the service [Pink dot on Strawberry Community Center's tennis courts]
- This road needs speed bumps. Limit is 15 mph, people average 35 to 45 mph, especially, Harbor Point Drive.
- Signs for drivers coming up Reed from shopping center and going down to slow down for children!!
- Commerce needs safe bike routes; Farmer's Market by Green Jeans
- Farmer's market that we can all walk to
- Sidewalk/bike lanes on Reed Boulevard would encourage shopping and provide safety for pedestrians.
- Frontage Road looks like it's in a third world country. Fences broken, landscaping dead, weeds and trash all over.
- We need a Whole Foods on our side of freeway.
- Bookstore also-maybe combined with post office as before.
- Whole Foods would bring in more traffic than the roads can support.
- This whole segment needs upgrading. Can part of hill behind road be removed for development? [Refers to hill above Tennessee Valley Road.]
- Clean up debris and garbage, especially here and pedestrian overcrossing [Pink dot at Redwood Frontage Road at 101 underpass]
- Need better access by bike and pedestrian (Strawberry Village)
- Whole Frontage Road could be updated/enhanced for economic improvement.

# Commerce & Economics

*General Photos from Around the Community*



Strawberry Village Shopping Center



Strawberry Village Shopping Center



Redwood Highway Frontage Road



Strawberry Village Shopping Center



Redwood Highway Frontage Road



US 101 / Redwood Highway Frontage Road

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# Community Services & Facilities: General Photos from Around the Community Transcript

- SweetE Organic [Written on photo of Strawberry Village outdoor dining.]
- Safety:
  - Crosswalk by this Valero needs repainting. Many kids ride to school here. Mark it with yellow paint and new paint
  - Connect to a safe bike path

# Public Health & Environment

## Participant Exercise



Place dots to identify areas that you think deserve the highest priority for improvements to enhance public health and the environment in Strawberry. Use pens or post-it notes to add comments about the identified locations.



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# Public Health & Environment Participant Exercise Transcript

*Place dots to identify areas that you think deserve the highest priority for improvements to enhance public health and the environment in Strawberry. Use pens or post-it notes to add comments about the identified locations.*

- Take down the eucalyptus trees. [Refers to hill above Trestle Glen Boulevard in Town of Tiburon.]
- Kayak rentals/shares public access. [Refers to Richardson Bay.]
- Bay & all behind school floods during winter rains
- Recent studies have shown huge health benefits (+health care cost savings) of having open space and urban/suburban forests. Don't lose/build on ANY new land in the Seminary!
- Lots of scotch broom on these hillsides is flammable and big fire danger! [Refers to open space above Strawberry Vista subdivision.]
- Encourage decaying trees [second commentor wrote "no, valuable habitat for birds"] & non-native vegetation [second commentor wrote "yes"] to be removed. Encourage solar, grey water & native plantings
- SNERT (Strawberry. Neighborhood. Emergency. Response. Teams.)
- Disaster prepare!!

# Public Health & Environment

## General Photos from Around the Community



Seminary Point



Hillside Above Hedwood Highway Frontage Road



Strawberry Cove Park from Seminary Point



Signage on De Silva Island



Ring Mountain Preserve



Interpretive Signage at Belloc Lagoon



Belloc Lagoon with Redwood Highway Frontage Road Behind

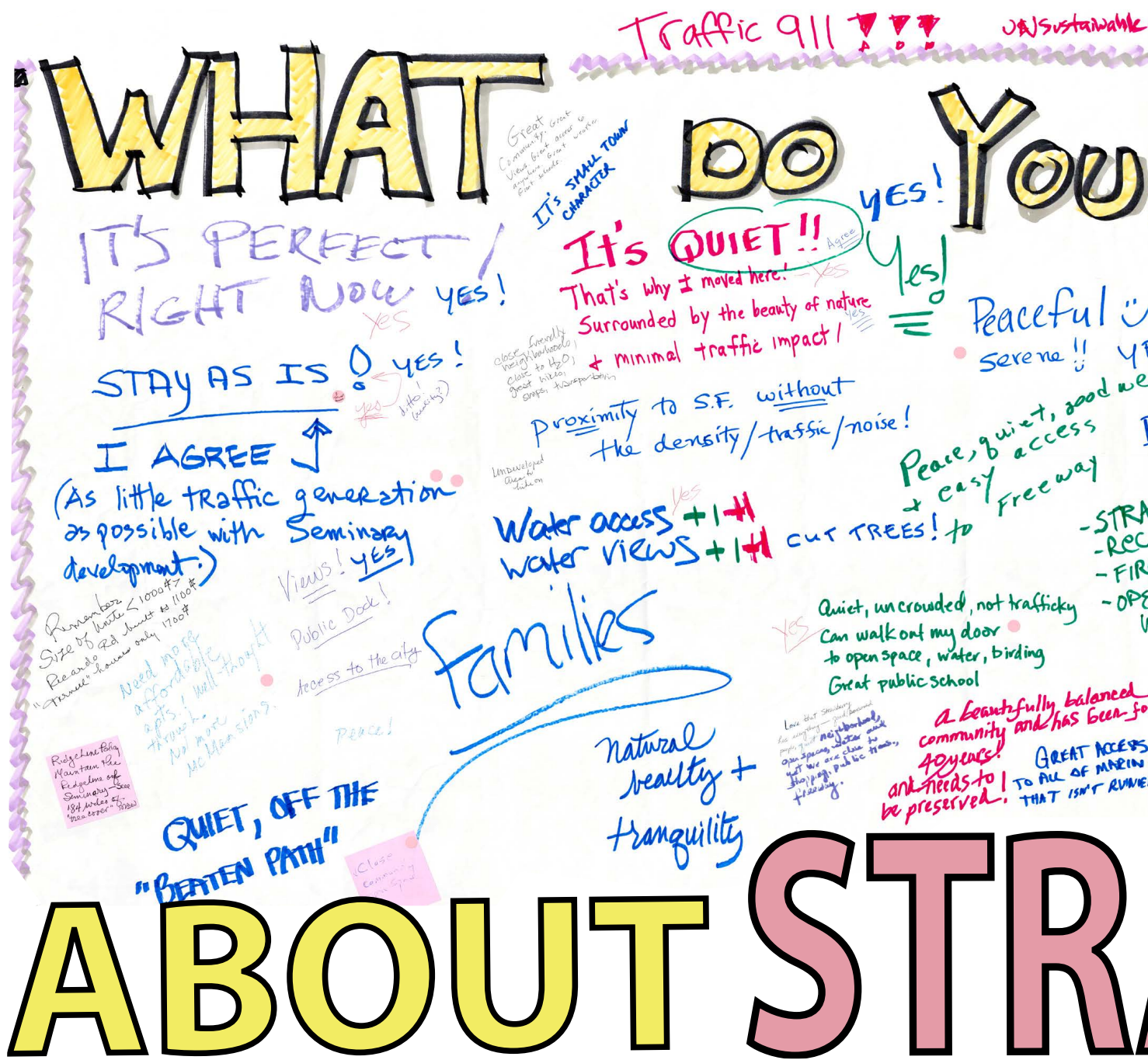
**STRAWBERRY COMMUNITY VISIONING**  
community open house 11 september 27, 2014





## Public Health & Environment: General Photos from Around the Community Transcript

- All of these are why I love Strawberry. I don't want to lose ANY open space-it is the most valuable aspect of the area
- I'm greatly concerned about debris, food wrappers, etc. blowing into the marsh from Frontage Road businesses, especially 7-Eleven and McDonalds. [Refers to photo of Belloc Lagoon.]
- Love the egrets
- Love the marsh and wildlife



- Traffic 911!!!
- Birds!
- Families
- It's perfect right now! Yes! Yes! Yes
- Stay as is! I agree (as little traffic generation as possible with Seminary development) yes
- Remember size of unit (1,000 square feet) Ricardo Road built as 1,100 square feet. "—" houses only 1,700 square feet. [Illegible]
- Need more affordable apartments! Well thought through no more McMansions.
- Quiet, off the "beaten path"
- It's quiet!! Agree. That's why I moved here! Surrounded by the beauty of nature and minimal traffic impact!
- Proximity to S.F. without the density/traffic/noise!
- Great Community. Great views. Great access to anywhere. Great weather great schools.
- It's small town character
- Close, friendly neighborhoods, close to water, great hikes, shops, transportation
- Undeveloped area to hike on
- Water access [3 "yes"]
- Water views, [2 "yes"]





# AWBERRY?

- Families
- Views!
- Public Dock!
- Access to the city
- Peace
- Close community, open space
- Natural reality and tranquility
- Diversity
- Inclusive
- Multi range
- Affordable
- Safety
- Do something to stop bicyclists from bunching up in 2's & 3's and blocking the street. Many of them do not pull over to the right in a single line!
- Or even turn to notice cars behind them!! Amen!
- Seniors
- Kids
- Nature
- Community
- Having a wide variety of neighbors
- People

- Access
- Weather
- Those are not on top of each other
- Schools
- Community
- Activist neighbors
- I enjoy the quiet, safe and sane use of my property without traffic
- Less traffic than downtown Mill Valley why we moved here
- Strawberry Point School
- Been here a while. Wonderful people
- Water views; easy access to San Francisco & public transit
- The beauty, quiet, wildlife, good neighbors
- Not so snobby!
- Control trees on spit & Richardson Drive jungle! They are hiding San Francisco skyline
- The knowledge that Supervisor Sears will be voted out of office!!
  - I'm glad this temperament is uncommon
- Swimming at bay and lagoon!
- Trees & open spaces Everything!!
- Great access to all of Marin-hope that isn't ruined by future gridlock!
- A beautifully balanced community and has been for 40 years! And needs to be preserved!
- Strawberry School
- Rec center facilities
- Fire station nearby...
- Open space (Belloc Lagoon, water tank hill, parts of seminary)
- Yes! Migrating water fowl and heron nests. + quiet (until uncertainty)
- Marshes, Egrets, Herons (yes, yes,)
- Yes to wildlife!!
- 800 Redwood Hwy, Sweet E Organic!! Access to all the natural features as well as S.F. and fabulous place to raise a child
- Peaceful
- Serene yes
- Peace, quiet good weather and easy access to freeway
- Cut trees!
- Peaceful and Quiet
- Quiet, uncrowded, not trafficky. Can walk out of my door to open space, water, birding. Great public school, yes!
- Love that Strawberry has everything-good, concerned people, quiet neighborhoods, open space, water and yet we are close to shopping, public areas freeway.
- Unsustainable-----

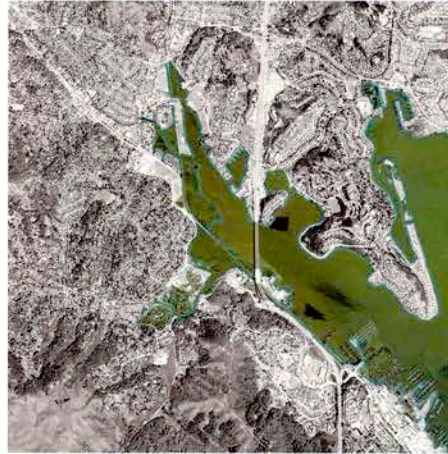


# Potential Sea Level Rise

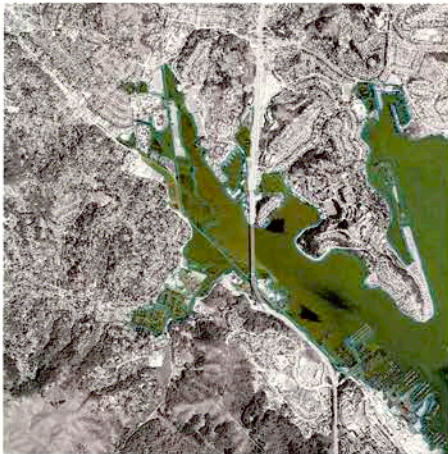
1 foot



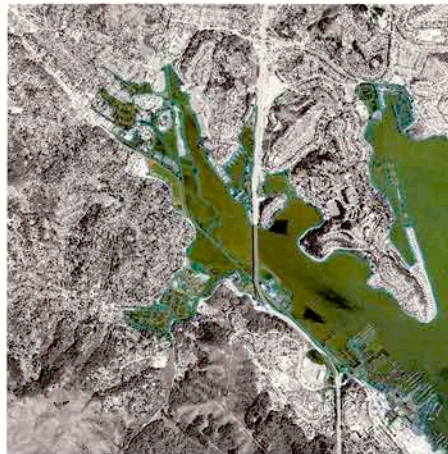
2 feet



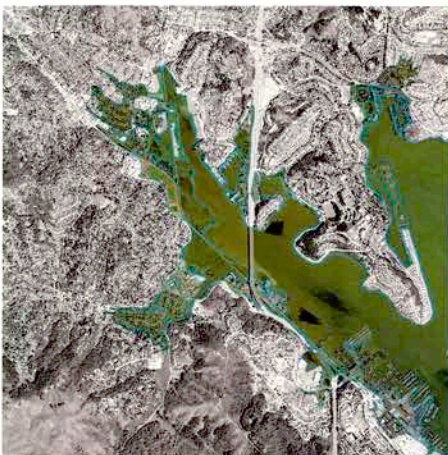
3 feet



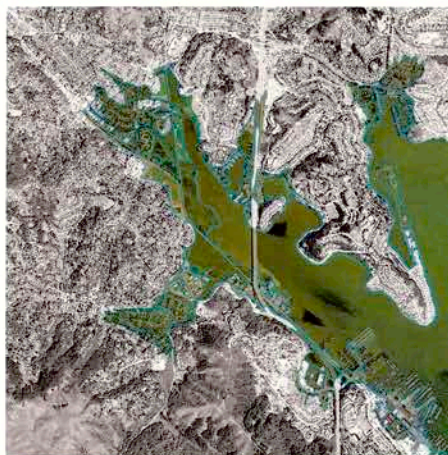
4 feet



5 feet



6 feet



*What actions are being taken to work with environmental groups to develop a vision plan*

*Sea level rise scenarios illustrate the scale of potential flooding, not the exact location. They should not be used for permitting or other legal purposes.*



# Where in Strawberry do you live?



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# D. Strawberry Vision Committee SWOT Exercise

## Strengths, Weaknesses, Opportunities & Threats

### Land Use Strengths

- Strawberry Village—convenient services and gathering place [Linda J.]
- Local grocery stores [Rob M.]
- Height limits [Linda J.]
- Compactness of resources [Linda J.]
- Open spaces—able to breathe [Linda J.]
- Current open space (courtesy of the Seminary) and open waterfront [Rob M.]
- The sparsely developed Seminary lands provide a more rural feeling to Strawberry. [Charles B.]
- The dedicated open space behind Ricardo Road and the Seminary open space behind Ricardo creates a natural buffer which enhances the rural nature of Strawberry [Charles B.]
- A spectrum of housing, including rental units I could get into [Rob M.]
- Quiet neighborhoods, suburban setting [Rob M.] / a great residential area comprised of many single-family neighborhoods [Sylvia M.]
- Our Strawberry Community Plan which calls for more single family homes [Charles B.] / still reflects the community's values and aspirations [Sylvia M.]
- At least two organized groups that serve as watchdogs to oversee county development plans (Strawberry Community Association and Seminary Neighbors Association) [Charles B.]
- Homeowners are forming groups with legal representation to promote the SCP and protect the characteristics of Strawberry that we value and influence policy – single-family detached housing, quiet neighborhoods (not complexes), low traffic and safe streets [Sylvia M.]
- Diversity of housing types incl 2-3 story apartments, townhomes, single family [John E.]

- Good land use balance (recreation, residential, commercial, office, retail)
- Open space and recreation at heart of community

### Weaknesses

- Being located in County, rather than in a city [Ray M.] / unincorporated, with representation implications [Rob M] [Charles B.]
- Lukewarm support for SCP at County level (Planning Department, Planning Commission, BOS) [Sylvia M.]
- State and regional carrots with hidden strings or consequences (ABAG, PDA) [Sylvia M.]
- Lack of representation at the Planning Commission level for what Strawberry residents want [Sylvia M.]
- One large wealthy entity (Seminary) defines the neighborhood [Rob M]
- Large wealthy entity (UC Regents) owns the shopping center (Strawberry Village) [Rob M]
- Poor planning/design [Linda J.]
- Being subject to a Master Plan prepared in 1984, in spite of numerous changes since then [Sandy R.]
- Cookie cutter government mandates with little regard for individuality/uniqueness of the area, its limitations, and/or the desires of residents [Linda J.]
- Lack of affordable housing that will allow first responders to live in Marin County [Sandy R.]
- A high ratio of renter-occupied housing resulting in less owner investment in community [Charles B.]
- The Strawberry Design Review Board (SDRB) needs to be more proactive [Charles B., Sylvia M.]
- Lack of support by Planning Department for Strawberry Design Review Board [Sylvia M.]
- The SDRB is underutilized as a community forum to address development issues [Charles B.]



- An open seat on the SDRB when we have at least one very good applicant [Charles B.]
- Any large development and change in use permits should be negotiated with residents and not simply at the County [Sylvia M.]

## Opportunities

- To update Community Plan and maps—to be more relevant to current conditions/needs [Linda J., Ray M., Sandy R.]
- To have the Community Plan address the likelihood that in the long term some of the existing structures built in the late 1940's and early-mid 1950's will be replaced [Ray M.]

- To communicate with other cities/communities to coordinate land use/development [Linda J.]
- For County to conduct capacity studies/reports on infrastructure, traffic, school capacity, hospital, police & fire services, for use as benchmark for future planning or no growth [Linda J.]
- To use the visioning process to organize the community so that we can respond [to plans for development of the seminary property] in an informed, creative, and democratic way [Ray M.] / to build community and a shared goal for Strawberry [Rob M.]



- Incorporation and self-determination of land use [Rob M.]
- Seminary development provides opportunity to provide more affordable housing [Sandy R.]
- To preserve what we have before Marin is submerged in total gridlock. [Charles B.]
- Re-commit to SCP values – low density, safe streets, low traffic, open space, protection of ridge lines, trees/nature and view corridors [Sylvia M.]
- To demand our Community Plan is followed and new development is controlled to maintain community character. [Charles B.]
- Encourage the SDRB to become more proactive and engage with the community earlier on in the process (not just respond to planning staff applications) [Charles B.]
- To minimize the impact and extent of future development at the Seminary property. [Charles B.]
- Add new names to commissions, committees at local, County and Regional level to build our vocal strength in “Land Use” and other categories. [Sylvia M.]
- Demand transparency from Planning Commission, Planning Department and elected officials when it comes to conversations and meetings (not just written communications) with developers or regarding large development and land use changes [Sylvia M.]
- Seminary Site development (school, housing or combination) should be reviewed in one package and not split into separate reviews or offerings; it should be one large negotiation on everything and not piece meal [Sylvia M.]
- Teacher Housing / Affordable Housing at Seminary [John E.]
- Mixed use (incl. housing) at Strawberry Village [John E.]
- Update Seminary infrastructure with quality academic uses, recreation, well-designed mixed housing. [John E.]
- Not addressing the need for more housing has resulted in our housing crunch (affordability?) and contributed to congestion on Highway 101 [Sandy R.]
- County Planning and Board of Supervisors [Rob M.]
- Actively enabling 800+ student + staff + administrative services high school (Seminary Property) [Rob M.]
- Actively enabling 300 non-student residences (Seminary Property) [Rob M.]
- High density development which will make traffic intolerable, and impact our over-burdened schools and aging infrastructure. [Charles B.]
- A passive design review board that is not fully engaged in what's going on. [Charles B.]
- Profit-motivated development of Seminary property—disproportionate to existing Seminary entitlement [Charles B.]
- Specific urban label rather than suburban impacting land use and densities [Sylvia M.]
- Commuter High School being placed in Strawberry – unsafe traffic levels, noise (sporting and school events), parking (students and parents park on residential streets); aggressive build-out of institutional buildings severely impacting surrounding residences, traffic mitigations of private high schools in the county prove to be useless and go unenforced; limits on student enrollment are ignored and go unenforced; constant building and renovations with variances being requested; residential vistas and streets will become student parking/hangouts and mistreated [Sylvia M.]
- High School proposing sporting events – loudspeakers, crowds/visiting teams, outdoor field lighting and noise for practice and games [Sylvia M.]
- High School proposing theater/assembly hall across from residences on Chapel – view corridor for Strawberry (Meda, Medina), Belvedere and Tiburon; noise, parking and traffic [Sylvia M.]
- Proposal for Seminary land use calling for a high school and 300 rental properties (and placed in areas that violate SCP) is too intense to build; traffic and noise [Sylvia M.]
- Outside interests (housing advocates, developers) driving Strawberry plan and decisions contrary to what residents want [Sylvia M.]

## Threats

- Overcrowding [Linda J.]
- Current and future residents will lose out if community insights/warnings are unheeded [Linda J.]
- The recent purchase of the seminary--the last large underdeveloped parcel of land and the announced plans for its development [Ray M.]



- Loss of trees, greenbelts and open space by Seminary property development [Sylvia M.]
- High-density housing developments and density bonuses [Sylvia M.]
- Further dilution of owner-occupied, single-family detached homes by the proposal of 300 rental properties being added; Strawberry is already 61%+ rentals- the 2nd highest in the County [Sylvia M.]
- Housing Element imposing mandates violating the SCP and Seminary Master Plan on density [Sylvia M.]
- Housing Element looks to waive height limits on multi-family housing [Sylvia M.]
- State housing mandates – placement and densities [Sylvia M.]
- County housing mandates – placement and densities [Sylvia M.]
- State and regional funds overtly or covertly withheld or tied specifically to development contrary to the desire of Strawberry [Sylvia M.]
- CEQA Streamlining – e.g., SB 743 disallowing the consideration of traffic congestion in a project [Sylvia M.]
- Seminary school sport event impacts: lights, traffic, trash. [John E.]
- Gridlock/traffic
- Existing properties not built to max allowable
- Sea level rise/climate change
- Loss of seminary field

- Rec Center [Rob M.]
- Brickyard Park [Rob M.]
- Belloc Lagoon [Ray M.]
- That the Rec District was formed and was given the financial capacity to acquire a good bit of property and construct a number of facilities [Ray M.]
- Strawberry Recreation District – programs, pool, fields and pocket parks – amenities for young and old [Sylvia M.]
- SCP calls out areas that should remain undeveloped – greenbelt between Chapel and Seminary, forested knoll at end of Chapel, areas on Mission and others [Sylvia M.]
- SCP and County Wide Plan calls for protection of ridgelines [Sylvia M.]
- Waterfront open space resources for recreation, housing, clubs, and wildlife [John E.]
- Good outdoor recreation—trails, walks
- Ring Mountain open space

## Weaknesses

- Trash at Belloc Lagoon [Ray M.]
- A lack of interest in the Rec District governance [Ray M.]
- A lack of attention by the Rec District board/management in maintaining the “satellite” facilities (the dock, the Lagoon, Brickyard park and Watertank hill) [Ray M.]
- Publicity/promotion of rec resources [Rob M.]
- A perceived notion that the rec center is not for ALL Strawberry residents [Charles B.]
- Rec Center buildings are old and require capital improvements [Rob M.] / Aging facilities (pool house, Rec. Center) [Charles B.]
- Maintenance and refurbishment of Strawberry Rec facilities is expensive and underfunded [Sylvia M.]
- Maintenance of pocket parks is expensive and underfunded [Sylvia M.]
- Parking capacity strained for rec center activities [Sylvia M.]
- More “community” programs needed out of Strawberry Rec – e.g., senior and teen programs [Sylvia M.]
- Different perceived value: “Recreation district” vs. “community center”

## Parks, Open Space & Recreational Resources

### Strengths

- Trails [Linda J.]
- Great for walking or biking [Charles B.]
- Hills (e.g., Watertank Hill—nice hike, great views) [Linda J. and Ray M.]
- Unobstructed views [Linda J.] / great open views while walking the neighborhood [Rob M.] / Lots of pristine water views [Charles B.]
- Strawberry Point School Playground—grandchildren (ages 3-8) enjoy going there [Ray M.] / Elementary School playground [Rob M.]
- Strawberry Rec. Pool—enjoyed by kids and adults [Ray M.]
- Good Community Center w/ tennis, pool, basketball court and playing fields [Charles B.]

## Opportunities

- Seminary development provides opportunity to provide open space for all Strawberry residents to enjoy [Sandy R., John E.]
- More money from the county from our \$13M in property taxes to support our Rec Center [Rob M.]
- Rec Center Improvements [John E.]
- Have more fully-inclusive community events [Charles B.]
- Strawberry Rec District can become more active in 'quality of life' programs and issues in Strawberry and not simply 'recreation' – a Community Center [Sylvia M.]
- Find new funding models for pocket parks without “selling out” to developer interests [Sylvia M.]
- Improve parks & OS at the Point, Heron Dr., Egret Wy, Brickyard Cove, Seminary Trails, Greenwood Bay and Cove, Strawberry Cove [John E.]
- Increase water access for stand-up paddler boarders, kayakers [Sylvia M.]
- Increase wildlife protection areas [Sylvia M.]
- Improve Seminary Drive with planting, pedestrian path, fisherman parking [John E.]
- Expose B. Lagoon to Redwood -- remove 7-11 on corner?
- Improve Seminary Dr. trail condition, parking, to encourage access to walking, fishing, etc.
- Y2017 or 19 (year not known) LAFCO review of SRD boundary—opportunity to expand district to align with Strawberry community boundary
- Coordinate community activities (i.e., Halloween parade with SRD and village)

## Threats

- Bond funding vs. deterioration [Rob M.]
- Being overburdened by too many additional residents from high density housing [Charles B.]
- Aging recreation district facilities; lack of funding for infrastructure improvements [Sylvia M.]
- Seminary site development of a high school could threaten public access to fields and trails currently open to the public – including field used by Lacrosse/Soccer [Sylvia M., John E.]

- Strawberry Rec District is at capacity for many programs, the addition of a high school and upwards of 300 rental properties would be an underfunded strain on the district [Sylvia M.]
- High school at the Seminary site could threaten pocket park overuse and abuse by students going off-campus during breaks even if it is a “closed campus” (lack of oversight and enforcement) [Sylvia M.]

## Mobility/Circulation Strengths

- Compactness of resources, walkability [Linda J.]
- Within Strawberry, limited traffic makes everything easily accessible by car [Rob M.]
- Convenient location for highway access [Rob M.] / convenient access to San Francisco, Mount Tam and points north [Charles B.]
- Bike paths okay, but improvements needed for the tourist bikers that come through Strawberry. [Charles B.]
- Wide streets like Ricardo Road, ease of parking. [Charles B.]
- Residents are typically respectful of narrow streets watching for speeding, walkers, cyclists [Sylvia M.]
- Residents generally share the road well with cyclists [Sylvia M.]
- Cul-de-sacs helpful in curbing speeding / drive-thru traffic making for safer streets [Sylvia M.]
- Seminary site live/work (students) promotes walking to and from class [Sylvia M.]

## Weaknesses

- Within Strawberry, hills make everything hard to access by bike or walking [Rob M.]
- Poor public transportation [Linda J.]
- Poor route signage [Linda J.]
- Poor advertising of transit availability [Linda J.]
- Residential/surface streets are used by highway jumpers to exit early and get to Belvedere/Tiburon [Sylvia M.]
- Two roads (Ricardo and Belvedere) are used as arterials for 101/Tiburon Blvd. traffic [Ray M.]
- Ricardo is an off-ramp to the Town of Tiburon [Rob M.]
- Bike path signage is confusing [Ray M.]



- The overall appearance of roads is poor, compared to Corte Madera or along Sir Francis Drake near Bon Air Shopping center. The frontage road is just plain ugly—no landscaping, infrequent County attention to weed control, no County DPW litter collection. [Ray M.]
- Pedestrian Safety [Sandy R.]
- Congestion on Highway 101—often a parking lot mid-day to evening [Rob M.] / encourage shortcuts through Strawberry to Tiburon [Charles B.]
- Outer perimeter (101 and Tiburon Blvd) can immobilize access to outside of Strawberry [Rob M.]
- Our Seminary and Tiburon Blvd Interchanges [Charles B.]
- Bike lane along 101 east side SB for MVMS kids [Rob M.]
- Frontage road needs bike lanes and better bike signage [Charles B.]
- Increasing parking problems [Charles B.] (Strawberry Village)
- Frontage Road traffic back-ups becoming worse and not just at peak am/pm commute hours [Sylvia M.]
- East Strawberry / 131 intersection traffic back-ups becoming worse – often sitting through 4-5 light cycles or 25+ minutes to get out of Strawberry Point Elementary School parking lot [Sylvia M.]
- “Local Traffic Only” signs ignored / not enforced (Seminary Drive just past 7-11) (Belvedere Dr.) [Sylvia M., John E.]
- Proximity to the freeway makes Strawberry attractive to city commuters (drivers) looking to move out of the city into an area with good schools, thus increasing density demands and traffic [Sylvia M.]
- Proximity to the freeway makes Strawberry attractive to burglars [Sylvia M.]
- Cyclists seem to ignore the bicycle bridge overpass and instead utilize the more dangerous Seminary Drive underpass causing hazard for both motorists and cyclists [Sylvia M., John E.]
- Not all neighborhoods have sidewalks (Ricardo, Reed Boulevard, etc.) [Sylvia M.]
- Bike lanes are not continuous and are shared with on-street parking lanes (Reed) [Sylvia M.]
- Blind spots (e.g., Seminary heading south at Gilbert) and various points on East Strawberry need review and potential red curbs to provide sight lines for oncoming traffic / turns [Sylvia M.]
- Red curb parking is ignored / not enforced by law enforcement [Sylvia M.]
- Blind 5-way intersections (e.g., Ricardo Lane-Ricardo Road-Richardson Drive) need to be reviewed and community input on how to resolve for safety [Sylvia M.]
- 3-way stops at 4-way intersections need to be clearly marked on all sides (e.g., heading west up Ricardo Road before Reed Boulevard) [Sylvia M.]
- Population of 5400 +/- with only two points of entry [John E.]
- Inconsistent sidewalks, lack of walking connections between Village and neighborhoods [John E.]
- Poor/non-existent transportation alternatives, lack of neighborhood shuttles. [John E.]
- Narrow Streets: Reed
- Redwood Road 7-11: poor character and circulation- need to expand planting, solve transportation challenges
- Road pavement in poor condition
- Bike maps direct to underpass/fix underpass vehicular conflicts
- Planned Caltrans concrete wall at Redwood frontage road

## Opportunities

- Get aesthetic improvements to Frontage Road when Caltrans replaces chain link fence with concrete wall [Ray M.] (character opportunity)
- Enforce reasonable development plan that doesn't blow out our traffic [Rob M.]
- Improve bike path along southbound Redwood Frontage [Rob M.]
- Interchange improvements, if possible [Charles B.]
- Speed bumps [Sylvia M.]
- Traffic plans to curtail highway jumpers to Tiburon on Seminary/Ricardo and Belvedere Drive [Sylvia M.]
- Improve bike lanes at East Blithedale/101; encourage use of bike bridge overpass at Seminary Drive exit and discourage or disallow underpass use [Sylvia M.]
- Deny future development that would elevate traffic to unsafe or intolerable levels [Sylvia M.]

- Mandate traffic cap that development / land uses cannot be approved if likely to surpass caps; revoke or decrease use permits if traffic caps are exceeded [Sylvia M.]
- Sidewalk and continuous bike lane program without violating properties or removing on-street parking for residents [Sylvia M.]
- Identify more crosswalk opportunities [Sylvia M.]
- Underpass improvements to connect to regular bike trails and Mill Valley
- Tesla shuttle connection between Strawberry Village and neighborhoods
- Blazing Saddles and public works coordination on signage of routes
- Improve intersection function: Redwood @ Seminary, Seminary @ Hodges, Seminary @ Gilbert [John E.]
- Potential loss of safe bike lanes if high school and 300+ rentals are permitted in Strawberry [Sylvia M.]
- Potential loss of on-street residential parking to create turn lanes or will get used by high school students/parents/visiting sports teams to park for school events [Sylvia M.]
- State agencies that use highway funding as leverage to increase housing density. [Charles B.]
- Planning Commission and Board of Supervisors not sensitive to the traffic and school overcrowding in Strawberry [Charles B.]
- Freeway metering lights will back traffic up even more onto Frontage Road and residential surface streets [Sylvia M., Charles B.]
- Shuttle service through/around Strawberry would be considered “mass transit” and have the unintended consequence of putting every parcel within ½ mile of transit and thereby a bullseye for high-density transit development at County and State [Sylvia M.]
- Blind spots (e.g., Seminary heading south at Gilbert) and various points on East Strawberry need review and potential red curbs to provide sight lines for oncoming traffic / turns [Sylvia M.]
- Potential geologic hazards created by building on high slope land (Seminary Knoll), grading operation [John E.]

## Threats

- Increased car traffic [Linda J.] / Increased high density housing and more cars causing increased traffic. [Charles B.]
- More cars and less public transportation will lead to more pollution, noise (health risks), danger to pedestrians, cyclists [Linda J.]
- Traffic implications of Seminary development:
  - Commuter high school in Strawberry would result in massive traffic, unsafe streets and students/parents/visiting sports teams taking residential parking (garbage, noise, property destruction) [Sylvia M., Charles B.] / 4000+ additional day trips [Rob M.]
  - High school at the Seminary site will cripple residential streets – even with traffic mitigations—overwhelming the narrow streets and/or requiring public dollars for acceptable community enforcement and/or require residential parking stickers; law enforcement resources needed for full-time enforcement [Sylvia M.]
  - Teen drivers account for 66% of all traffic accidents (CHP) – it won’t be a matter of “if” but “when” someone is struck by a teen driver if a high school is permitted in Strawberry [Sylvia M.]
  - Seminary site proposal of hundreds of rental units (households with cars) are different than current faculty/student housing with staff/students walking to/from classes and meetings and will increase traffic load on streets [Sylvia M., Rob M., Charles B.]

## Community Services & Facilities Strengths

- Strawberry Point Elementary School – excellent school [Sylvia M., Rob M.]
- Access to Mill Valley Middle School, Tamalpais High School [Sylvia M.]
- “Nextdoor Strawberry” has been a great asset in pulling neighbors together and can work as an alert system. [Charles B., Sylvia M.]
- The Reed Fire Department station—prevent any attempt to move it. [Charles B.]
- Fire Department centrally located in Strawberry hills for emergency response [Sylvia M.]
- Certain neighborhoods (Strawberry Vista, the Spit, Chapel Drive, Mission, portions of Seminary Drive) have sidewalks [Sylvia M.]
- Walking paths [Sylvia M.]
- Neighborhoods are quiet; residents can enjoy being outside without the assault of noise [Sylvia M.]



- Neighbors tend to watch each other's properties for abnormal activities and know patterns on the street (cars that belong, questionable cars/lingering) [Sylvia M.]
- Sherriff's Department is responsive to Strawberry emergency issues [Sylvia M.]
- New pumping station/drain at Seminary exit intersection works to avoid significant flooding; downside is this water drains direct to the Bay without being treated for pollutants [Sylvia M.]

## Weaknesses

- Strawberry Point Elementary School and other Mill Valley elementary schools are already over capacity for the proposed buildings from the last bond measure [Sylvia M., Rob M.]
- Strawberry residents can't always get their kids into Strawberry Point School and have to drive to Edna, Park, Old Mill or Tam Valley elementary schools [Sylvia M.]
- Middle School is hard to access without a car and over capacity [Rob M.]
- No school bus service [Rob M.]
- Recent occasional crime sprees, question our deterrents [Rob M.]
- Overhead power lines subject to storms and traffic accidents leaving residents without power [Sylvia M.]
- Location to the freeway makes Strawberry attractive to burglars [Sylvia M.]
- No regular patrol of Strawberry streets; only when incidents are on the rise [Sylvia M.]
- Lack of video surveillance for security [Sylvia M.]
- No strong ties or relationships with Sherriff's Department personnel or assignments; knowing deputies for Strawberry familiar with neighborhood and families unlike dedicated officers in an incorporated town's police department [Sylvia M.]
- Only one "dedicated" elected body (Strawberry Rec District) and they feel limited on the range of issues they can represent the community on. Other positions are appointed (SDRB, Planning Commission) or are elected from a much wider part of Marin (e.g., BOS) [Sylvia M.]

## Opportunities

- Communicate with other special districts to coordinate services [Linda J.]
- Strawberry-centric crime deterrents [Rob M.]

- Proactively manage growth to consider school capacity [Rob M.]
- Develop plans for school bus or other school transportation [Rob M.]
- Stronger water conservation efforts and programs (gray water, reclaimed water) [Sylvia M.]
- Curb development and use [Sylvia M.]
- Allow the SRD to represent Strawberry on a full range of issues or else create an elected Residents Association Board.
- Community Watch programs [Sylvia M.]
- Improved surveillance and neighborhood patrols. Similar to Tiburon, Strawberry has unique ingress/egress routes that could have video surveillance for use only to resolve criminal activities [Sylvia M.]

## Threats

- Influx of new young families with children increases demand for school district services [Sandy R.]
- Quality of education at risk [Rob M.]
- Strawberry residents asked to fund capital improvements [Rob M.]
- Crime growth [Rob M.]
- Drought [Sylvia M.]
- Aging sewer and gas system will need substantial upgrades in the coming years [Sylvia M.]
- Erosion of shoreline along Seminary Drive [Sylvia M.]
- Overcrowding of schools as a result of Seminary development [Charles B.]
- Seminary site development adding up to 300 rental properties will put underfunded stress on an already over-capacity Mill Valley School District [Sylvia M.]
- High School in Strawberry with non-residential activities (sporting events, concerts) would have non-resident traffic on residential streets – increased probability of property damage, littering, loitering and disruption – no resources for defense or enforcement. [Sylvia M.]
- Lack of cohesive emergency disaster preparedness plan for Strawberry as a whole and neighborhood by neighborhood [Sylvia M.]
- Lack of emergency shelter options in case of natural disaster [Sylvia M.]

- Scotch Broom, Acacia trees are fire hazards; a community program is needed in coordination with Fire Department and State to do systematic removal [Sylvia M.]
- Added pressure on maintenance and police services with new development [John E.]
- Aging infrastructure in older areas

## Environment Strengths

- Views and water surroundings [Rob M.]
- Variety (wetlands, hills, fields) [Rob M.]
- Moderate climate [Rob M.]
- Deer, heron, oystercatcher [Rob M.]
- Proximity to the City [Rob M.]
- Belloc Lagoon and its preservation—Having this wetland is a great asset for both the environment and as a wildlife habitat. [Charles B.]
- Active/documented Great Blue Heron nesting area in Richardson Bay; specifically Seminary property and De Silva Island area [Sylvia M.]
- Active marsh and wetlands [Sylvia M.]
- Beautiful vistas, view corridors and trees [Sylvia M.]
- Seminary Drive – scenic by-way [Sylvia M.]
- Views to Mt. Tam, City, Tiburon/Belvedere, Angel Is, Alcatraz [John E.]

## Weaknesses

- Water (from MMWD) [Rob M.]
- Water [Rob M.]
- Water (despite the MMWD report) [Rob M.]
- Concentrating development along a freeway just above sea level is poor planning. It suggests something else is going on besides a concern for rising sea levels [Charles B.]
- Street/freeway water runoff into Bay is a hazard [Sylvia M.]
- Reforestation efforts – specifically on the Seminary property – are null and void. Over 60 trees have been cut. The pines are at end of life and need to be replanted with native large-growth trees for future generations, screening [Sylvia M.]
- Forest management plan either not in place or not enforced [Sylvia M.]
- Shallow water areas not marked in Richardson Bay; hazard for recreational boaters [Sylvia M.]

- Regulations and organizations that could restrict the dredging of the Strawberry Channel [Sylvia M.]

## Opportunities

- Recognize and preserve the wetlands and change the Strawberry designation [Rob M.]
- Force the County and MMWD to believably reconcile increasing restrictions with proposed growth/development [Rob M.]
- Eliminate Seminary property from the housing element [Charles B.]
- Prevent an 800-student commuter school from coming [Charles B.]
- Develop reforestation plan across Strawberry to combat fire hazards and create/maintain ridgelines and screening [Sylvia M.]
- A community program is needed in coordination with Fire Department and State to do systematic removal of Scotch broom, Acacia and other fire hazards [Sylvia M.]
- Halt development on ridgelines, curb loss of trees to development [Sylvia M.]
- Require low density building, large setbacks and preservation of mature trees; plantings [Sylvia M.]
- Require green building, solar, water conservation practices [Sylvia M.]
- Require all-natural gas or electric vehicles for any busing or mass-transit traffic mitigations [Sylvia M.]
- Create forest management plan with focus on S. Point
- Program to help convert water loving yards that are in drought water wise
- View preservation
- Restore bluff/shore at seminary

## Threats

- Building out may challenge the wetlands that surround us on 3 sides [Rob M.]
- MMWD report doesn't pass the sniff test; why is watering lawns wasting water, while we are "fine for the next 30 years" [Rob M.]
- Seminary high density housing and the commuter school traffic will be a threat to the lagoon area. [Charles B.]
- Too much development, inevitably affecting habitat [Sylvia M.]
- Scotch Broom, Acacia trees are fire hazards; along Seminary Drive, Deer Hill Court,



Seminary site areas is a catastrophe waiting to happen [Sylvia M.]

- Invasive plantings [Sylvia M.]
- Frontage Road prone to flooding; gas station run-off into marsh [Sylvia M.]
- Shallow water hazards (stumps, trash) not marked and should be removed [Sylvia M.]
- Sea level rise/climate change affecting low lying residential, parks, and wetlands.
- Seminary Point lack of forestry management
- Erosion and slope instability (Willis Knoll Sem. @ Grt. Cir.)
- Light intrusion/dark sky

## Public Health Strengths

- Recreational facilities, bike paths, walking opportunities [Charles B.]
- Residents generally embrace healthy-living behaviors (observed) [Sylvia M.]
- Safe Routes to School encourages families to walk/bike to school [Sylvia M.]

## Weaknesses

- Un-striped bike lanes, particularly on the Frontage Road and Belvedere Drive [Charles B.]
- Poor signage for tourist bikers on their way to Tiburon [Charles B.]
- Aging population requiring more healthcare resources (assumed) [Sylvia M.]

## Opportunities

- Weekly farmer's market in Strawberry [Sylvia M.]
- Community gardens [Sylvia M.]
- Development of connected walking paths and trails separate from bike lanes without violating properties or removing on-street parking for residents [Sylvia M.]
- Continuous bike lane program [Sylvia M.]
- Identify more crosswalk opportunities [Sylvia M.]
- Increase owl and predatory bird habitat to combat rodent issues [Sylvia M.]

## Threats

- Commuter high school in Strawberry would result in massive traffic increase, unsafe streets for cyclists, pedestrians – specifically

elementary and middle school children going to/from school [Sylvia M., Charles B.]

- Aging residents at risk for leaving Strawberry for long-term health/assisted living services [Sylvia M.]
- Anti-immunization or lack of immunization among children has led to outbreaks of illnesses such as whooping cough recently [Sylvia M.]
- Vole, mole and gopher populations becoming problematic; disease [Sylvia M.]

## Commerce & Economics Strengths

- A very attractive, functional shopping center tastefully laid out w/ acceptable parking (for the time being) [Charles B.]
- Grocery store, pharmacy, gas station, banks, dry cleaner, restaurants easily accessible in Strawberry Village [Rob M.]
- The Spanish revival architecture has a classic look that is charming and also very walkable. [Charles B.]
- Pretty self-sufficient for core needs [Rob M.]
- Work-from-home/telecommuting households increasing; decreasing traffic loads during peak commute hours [Sylvia M.]
- Woody's Ice Cream and similar businesses are active and beloved in the community and schools [Sylvia M.]
- Pumpkin Patch and Christmas Tree lot on the frontage road are annual family events [Sylvia M.]

## Weaknesses

- Diversity of retail opportunities at shopping Center (sorry to see Ideal & Deli go) [Linda J.]
- 65% rentals negatively affects economic balance [Rob M.]
- High end car dealers who test drive cars through the neighborhood [Rob M.]
- Economic strength of 101 corridor would be a lot of revenue for the county to give up [Rob M.]
- Sonnen Porsche building is an atrocity. Its design should never have been approved. Next to the classic shopping center, it looks like a huge steel box. Incredibly ugly eyesore. [Charles B.]
- Few, if any, job/intern opportunities for teens during the summer and school year [Sylvia M.]

- Tax dollars from Strawberry (business, property) are disproportionality returned from the County [Sylvia M.]

## Opportunities

- Actively pursue Strawberry Community Plan's preference for owner-resident single family homes [Rob M.]
- Appoint design review board members with a stronger sense of design compatibility [Charles B.]
- Strengthen protection of small businesses

## Threats

- Increased rentals further jeopardize economic balance [Rob M.]
- Increased traffic and gridlock will drive shoppers and diners away. [Charles B.]
- Planning Commission representative who doesn't represent us. [Charles B.]
- Any tax break granted to North Coast Land Holdings LLC (for-profit California business) for Seminary site development [Sylvia M.]
- Loss of local, family-run businesses (Ideal Stationers, deli) [Sylvia M.]
- Potential loss of Pumpkin Patch and Christmas Tree lot on frontage road driven out by mixed use development; high-density housing – bringing more traffic [Sylvia M.]
- Affordable housing in an area like Strawberry inevitably means giving developers short-cuts, density increases, and other ways they

make enough money off market-rate units to subsidize the others. Strawberry is not an appropriate area for more density. [Sylvia M.]

- Conversation of eminent domain by North Coast Land Holdings to fund the County in order to exercise eminent domain and seize 7-11 to make right-turn lane (gains 2-4 car lengths) to try and mitigate traffic increases as a result of proposed Seminary site development [Sylvia M.]

## Other Strengths

- Engaged residents & local involvement [Linda J.]
- Sense of community [Linda J.]
- Unpretentious [Linda J.]
- A spectrum of people [Rob M.]
- Neighborhood block parties and community that cares [John E.]
- Community Plan
- Organized community groups

## Weaknesses

- Poor character at primary entry to community along Redwood & at Seminary [John E.]
- Poor enforcement of signs (i.e., Valero)

## Opportunities

- Build long term, community benefiting relationship with new Seminary owners [John E.]







# Strawberry Community Vision

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**March 2015**