I. GOALS.

A. Community Amenities

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. In addition, all means of open space acquisition should be pursued, including purchase and dedication.

B. Housing Balance

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. If new development is to occur, it can strengthen this character by providing the traditional setting of detached single family units within any new development proposed for the area. 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 insure that unit size and project amenities are designed to provide the opportunity for and encourage occupancy by families with children. In this manner then the Community wishes to insure a housing balance that will continue to provide for families.

C. Transportation

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. Where levels of service or safety are now currently unacceptable, or where service levels or safety conditions will deteriorate due to traffic generated by new development, improvements shall be required in conjunction with that new development. These improvements should be considered as appropriate mitigation measures to be applied to new development. Owners of the large undeveloped properties in the Strawberry area (DeSilva Island, Watertank Hill, the former site of the Golden Gate Baptist Theological Seminary and Strawberry Spit/Point) will be required to contribute on a proportional basis to the funding necessary to construct required improvements. The proportion of the funding to be required from each property owner is to be determined by the traffic generated by each development and the impact of that traffic on the intersection or road to be improved. The formula for proportionality and method of collection requires further study and should be determined in the near future.

D. Former Golden Gate Baptist Theological Seminary site - (See Map 4)

Description	
A.P. #	43-261-03,05,20 & 22
Area	125.19 acres of land, 22.5 acres of land underwater.
Existing zoning/density	RMP 2.~~1~~47
Existing development	211 residential dwellings for students and faculty. Various buildings utilized for educational and religious uses.

LAND USE – A combination of student/faculty housing, educational and religious uses and activities were granted for this property by Use Permit in 1953. Extensive facilities including housing, administrative and educational buildings were built subsequently. These uses continue to be appropriate for the property. However, since that Use Permit was issued, the plans of the Seminary and the character of the community and the zoning applied to the property have changed. Any further development of~~, all of~~ the ~~Seminary~~ property ~~must be established~~was more directly addressed in ~~a~~the 1984 Master Plan because ~~it~~the property is now subject to a Planned District classification. In general, it is recommended that ~~Seminary religious,~~ educational buildings~~, and~~ related uses and ~~student~~ housing be located on the central portion of the property. The areas located at the periphery of the ~~Seminary~~ property would be appropriate for a limited number of single family detached residences ~~which would not be part of the Seminary's student and faculty housing~~. Development in these areas should be planned and designed to blend into the existing community.

The development potential of the ~~Seminary~~ property was discussed with the Citizen's Advisory Committee, the property owners and their representatives, and reviewed in the field by walking the property. The exact development of the property ~~will be~~was established in the more detailed review of ~~a~~the 1984 Master Plan ~~application. However, the following development was determined to be the maximum desirable based on the projected traffic impact and the context of the property within the community.~~as outlined below.

The following was originally determined to be the maximum desirable development based on the projected traffic impact and the context of the property within the community.

(1) 24 single family detached residences located on the periphery of the ~~Seminary~~property .

(2) 36 attached units.

(3) 90-100 ~~student~~ housing units.

(4) Some additional development related to the educational and religious use of the ~~Seminary~~property itself. However, the only such development specifically discussed as part of this Community Plan Amendment was a chapel. Other potential development includes a student union building and additional classrooms (shown in the 1955 Use Permit) and a gymnasium (new Use). Any such development should be located adjacent to the existing campus development. The extent of additions to the campus should be determined in a ~~Master~~Precise Development Plan which evaluates such development in the context of all development on the property and the 1984 Master Plan.

Subsequently, the County approved the 1984 Master Plan for the development of five additional Campus Buildings and a total of 304 housing units.

The following discussion sets out specific guidelines for the development potential of the portion of the property surrounding the ~~Seminary~~ campus area in consideration of the 1984 Master Plan. The areas discussed are identified by numbers on Map 4. The guidelines include a range of development that may be appropriate. Not all of them can be exercised and be consistent with the maximum development identified for this property. Any ~~Master~~Precise Development Plan application should be evaluated against these guidelines ~~and~~, the other provisions of the Strawberry Community Plan~~.~~ and the 1984 Master Plan. The maintenance or improvement of existing service levels at the Seminary/101/Frontage Road interchange should be a prime determinate of the development that is permitted at this location.

(Area 1) Storer Drive Extension. Approximately six (6) single family detached dwellings behind existing development on East Strawberry Drive would be appropriate. Alternatively, approximately ~~10-15~~5-7 attached dwellings behind the existing apartments on East Strawberry Drive and approximately ~~3~~6 single family detached dwellings would also be suitable.

(Area 2) Platt Court Existing Faculty units – Existing use should remain; however, if the ~~Seminary~~landowner desires to redevelop this area, approximately three (3) single-family detached dwelling units could be built on the site.

(Area 3) Seminary Drive area at intersection with Great Circle Drive – Two single family detached dwelling units could be located in this area.

(Area 4) Seminary Drive area adjacent to Brickyard Park – Development in this area should be single-family detached dwelling units, approximately 3 to 4 in number. Single-family homes should be located on the level plateau area below the road and on top of the bluff above the shore. Dwellings should be sited so that views of Richardson Bay from existing dwellings are not blocked. Lots should be designed so that public access to the shoreline is

wide and inviting and that the level area up to the bluff cannot be fenced off but will remain open to the public.

(Area 5) Slope between Chapel and Seminary Drive – Development in this area should be entirely single-family detached dwellings and approximately ~~10~~12 in number. This land use is recommended to maintain the single family character of the neighborhood. The access to the dwellings would be obtained from either Chapel or Seminary Drive. A band of open undeveloped land should extend from Chapel Drive to Seminary Drive. Alternative development in this area could be a combination of single-family detached dwellings below the ridge and small scale attached units in the bowl area adjacent to Seminary Drive.

(Area 6) Any expansion of the campus or ~~student~~ housing should be developed in this area. Hilltop adjacent to Chapel Drive is a prominent visual landmark within the Community and should remain undeveloped, if possible. However, if development of this site is to occur, it should be limited to either structures for ~~Seminary~~school activities~~. No~~ (Theatre/Auditorium as approved in the 1984 Master Plan) or allocate the campus perimeter lands to sites for single-family homes adjacent to Area 5 which are compatible with the character (e.g., height, density, lot coverage) of the existing homes along Chapel Drive. Limited housing should be placed on this site. Structures should be designed and placed so that they are as unobtrusive as possible. This should be accomplished by placing structures in the northern quadrant of the site and by "benching" the slope to provide a lower building pad and profile. Landscaping should also be incorporated into the site plan to screen views of the structure from existing dwellings. The existing views from residences along Hillard Drive should not be blocked by development on this hilltop.

(Area 7) Reed Boulevard – Two single family detached dwelling units should be located on ~~Seminary~~the property with frontage on Reed Boulevard.

(Area 8) Area between Seminary, Gilbert, Willis, Chapel Drive and the Forested Knoll – This area does not include the athletic field nor the slopes adjacent to it. The field and slopes should be considered as part of the campus and neither the property owner nor the public consider market housing as an appropriate use for this area.

If the ~~seminary~~landowner desires to develop attached dwelling units as apartments or to be sold as condominiums, such units could be located off of Chapel Drive at the top of the slope above Seminary Drive south of the Athletic Field and Gilbert Drive. ~~Condominiums~~Apartments or condominiums in this location could be compatible with the existing multiple development south of Seminary Drive next to Richardson Bay, and yet would be visually separated from the single family detached dwellings located on the Point. A maximum of 36 units might be located in this area.

Alternatively, a smaller number, a maximum of 10, single family detached units could be located in this area.

Zoning/Density – Maintain the existing Planned Development zoning designation of RMP. Densities to be established upon specific review of ~~a master plan~~the 1984 Master Plan for the property. Allowable densities to be subject to the preceding land use recommendations and the following policies.

Location of Development – The shoreline area adjacent to Brickyard Park should remain undeveloped because it can provide public view of and access to the Bay. The Forested Knoll (Area 6) above Seminary Drive should remain undeveloped because it is a prominent visual landmark in the Community. Other portions of the property may be developed as outlined previously.

Traffic/Circulation – Driveways for individual lots should be kept to a minimum along Seminary Drive by combining entrances wherever possible.

Traffic generated by this development will add to the unacceptable level of congestion projected to occur at the intersection of Highway 101, Seminary Drive interchange ramps and the Redwood Frontage Road. To mitigate this impact, the developer shall be required to contribute, on a proportional basis, along with the other three major Strawberry developers, to the funding required to reconstruct this intersection, including the installation of a traffic signal. This problem is discussed in more detail in the Transportation portion of the Plan.

Traffic generated from this project will add to the safety problems for pedestrians walking on East Strawberry Drive. To mitigate this impact, the developer should be required to participate, proportionately, in the financing of a sidewalk or similar improvements which would separate pedestrian and vehicular traffic, on East Strawberry Drive from Great Circle Road to Strawberry Point School.

Design Guidelines – Development at the higher elevations between Chapel and Seminary Drives should be designed to retain an appearance of openness to the slopes, placing units below the ridge and grouping them toward the western and eastern portion of this area, so that the central portion of the slope and ridge remains open. This openness should be achieved by expanses of undeveloped areas rather than relying on space and landscaping between individual units; therefore, lots should not be uniformly placed across the ridge.

A complete landscaping plan should be incorporated into the site design. That plan should include placement and selection of landscaping materials to screen units on this site. Such landscaping should be installed as part of the site improvements and individual occupancy permits should be issued only after the landscaping is installed.

~~Student housing~~Housing proposed for the knoll adjacent to Shuck Drive should be sited to minimize grading for structures and parking areas. The site plan should be designed so that direct views of ~~student~~ units from existing dwellings, especially those on Milland and Ricardo Drives, are screened. A landscape plan providing a "green belt" buffer of landscaping between ~~student~~ housing and existing dwellings should be incorporated into the site plan. ~~Student housing~~Housing should be sited so as to provide at a minimum the same distances between new structures as currently exists between existing structures.

The ~~review of any proposed master plan~~1984 Master Plan for the ~~Seminary should include~~property includes a discussion of the existing and potential public uses of and activities at the campus. Currently, the Community is not fully informed of the existing campus public activity programs. It would be beneficial if the ~~Seminary~~landowner and Community could establish a formal understanding of the recreational opportunities and educational activities available. Possibly the Strawberry Recreation District could assist the ~~Seminary~~landowner in establishing and publicizing these public uses and activities.