

City of Sausalito
420 Litho St
Sausalito, CA 94965

RE: Endorsement of 1 Harbor Dr.



To whom this may concern,

For over 60 years, Greenbelt Alliance has helped create cities and neighborhoods that make the Bay Area a better place to live—healthy places where people can walk and bike; communities with parks, shops, transportation options; homes that are affordable and resilient to the impacts of climate change. Greenbelt Alliance’s Climate SMART—Sustainable, Mixed, Affordable, Resilient, Transit-Oriented— Development Endorsement Program provides support for projects that advance the right kind of development in the right places. By promoting climate-smart development we can create thriving, resilient neighborhoods with ready access to transit and housing choices for all of the Bay Area’s people.

After careful review, Greenbelt Alliance is pleased to endorse the 1 Harbor Dr project.

1 Harbor Drive is an exciting new 6-story project that is bringing much needed housing to Marin! This development introduces 294 new units as part of the passage of Measure J last year and will help provide 46 units of affordable housing to the neighborhood. The project also makes a measurable dent in the town’s RHNA requirements by constructing 40% of the required units by 2031.

The project matches well with Greenbelt Alliance’s SMART criteria, including the aforementioned affordability component and being placed in an accessible area near a grocery store and other shops. 1 Harbor Dr. furthermore hits both our baselines for sustainability and resilience: the project will be all electric, include EV charging on site, and include open space area! According to CalFire and FEMA, respectively, the project also has minimal wildfire and flooding hazards.

Lastly, while the project does not reside besides a major public transit line, it is immediately besides multiple bus lines—one which takes residents directly to the ferry docks in 9 minutes. This journey would also be a manageable 8 minute bike ride. Considering Marin’s general public transit constraints and the accessibility that is available with this project, 1 Harbor Dr. meets our transit-oriented criteria!

According to [GreenTRIP](#)—a free online tool created by Transform that models traffic and greenhouse gas impacts of residential projects in California—1 Harbor Dr. project development will result in:

- **2,407 fewer miles driven** every day compared to the Marin County average.
- **27% fewer GHG impacts** every day compared to the Marin County average.
- **12% less parking** use every day compared to the Marin County average.

We believe that 1 Harbor Dr is a significant new project in Sausalito that will make the city more accessible and affordable to more people. Greenbelt Alliance hopes the project will inspire cities in Marin County and around the Bay Area to be audacious and redouble their efforts to grow in more sustainable ways.

Sincerely,



Andrew Ha
State and Regional Resilience Senior Associate
Greenbelt Alliance