

STRAWBERRY COMMUNITY ASSOCIATION

Survey on the Sale and Redevelopment of the Seminary

Earlier this month, the President of the Golden Gate Baptist Theological Seminary announced that the Seminary is in contract to sell all of its remaining property (about 100 acres) to a private party. The purchaser has until the end of July to decide to complete the sale.

The buyer's development team has met with members of the Strawberry Community Association to broadly outline their current proposal for redeveloping the site for publicly available housing and a private high school.

The development team is considering meeting with the community in coming weeks, but in the meantime we've identified areas of concern about the proposal that was presented to us from past land-use issues in Marin to better help them prepare. We're asking you, the community, to let the buyer's development team and the Marin County Board of Supervisors and Planning Department know what you like or would object to.

Based on the presentations shown to us, we understand the general scope of the buyer's development plan to be as follows:

Housing

- * All of the approximately 200 existing units of student and faculty housing (dorms and apartments) will be removed.
- * Approximately 300 new rental townhouses would be constructed. No new single-family homes are currently planned. All of the new housing units will be in small, clustered, multi-unit buildings along the roads.
- * A small number of units are proposed for senior housing at the site known as Seminary Point. The remainder of the knoll would be set aside as a preserve.
- * None of the new units would be owner-occupied; all would be rentals owned by the buyers.
- * These new units are expected to be significantly larger than the current student/faculty housing units to be removed. The existing units range in size from 200 square foot dorm rooms to small apartments averaging 500sf.

* Based on this, compared to today's total of approximately 200 seminary residents, we may expect the number of residents on the Seminary site to significantly increase.

School

* The existing academic buildings (classrooms, library, etc.) will remain and be rented to an as yet undetermined private school. The Branson School, a college-prep high school in Ross with an enrollment of about 320 students and 50 faculty members, has publicly stated in an April 2, 2014 letter from administration to alumni that it is considering relocating to Strawberry, making it possible for the school to increase its student population and size.

* The developers anticipate constructing additional buildings for the school including a gymnasium, a theatre, and athletic facilities.

It is expected that most of the students, faculty and staff of the school would commute to and from the campus daily.

Community Impact (Current proposal and any subsequent proposals)

The re-purpose and creation of the high school, and the replacement of student/faculty housing with privately-owned rental apartments, as presented to us are not consistent with the Strawberry Community Plan (SCP) and Seminary Master Plan (SMP), which were approved by the County Planning Commission and Board of Supervisors and serve as the principal legally-established document guiding development in Strawberry and specifically the Seminary.

Currently, the SMP limits further development at the remaining Seminary site to a specific number of housing units (93) for students and faculty only, a chapel, a gym and additional classrooms. The SCP and SMP may need to be amended for the buyer's current development proposal to be approved, and/or to allow for any other development proposal not entirely consistent with those Plans.

Please take a moment to complete the accompanying survey to give us your thoughts on some of the issues that might be presented by the Seminary's departure and any redevelopment of its property. This will help us inform Supervisor Kate Sears, the Planning Department, and the buyer's development team about the Strawberry community's hopes for, and concerns about, the development of the Seminary property.

This is the beginning of the process, so please make your opinions heard now.

Thank you!

STRAWBERRY COMMUNITY ASSOCIATION
SURVEY ON THE SALE AND REDEVELOPMENT OF THE SEMINARY
April 27, 2014

1. Please indicate whether, and to what extent, you are concerned about the following aspects, and potential impacts, of any planned redevelopment.

	LEVEL OF CONCERN		
	HIGH	MODERATE	LOW
Impact on neighborhood traffic	_____	_____	_____
Impact on Mill Valley public schools	_____	_____	_____
Loss of open space	_____	_____	_____
Environmental impacts	_____	_____	_____
Visual impact of new buildings	_____	_____	_____
Water supply impact	_____	_____	_____
Other (please describe)			
_____	_____	_____	_____

2. Based on what you know as of today, do you favor or oppose the current proposed scope for the Seminary site as recently presented to members of the SCA (convert and add rental townhouses and additionally introduce a private high school with hundreds of commuter students)?

Favor _____ Oppose _____ Unsure _____

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3. If you answered "Oppose" or "Unsure" to Question 2, would you like the Marin County Board of Supervisors and Planning Department to actively engage with the Strawberry Community and get buy-in on any changes to be made to the SCP and/or SMP?

YES _____ NO _____

4. Is there anything specific you'd like to see in the Seminary? Do you have any other comments/recommendations? If so, please fill out the box below:

Other Comments/Recommendations

Name: _____

Residence Address: _____

email: _____

Date survey completed: _____, 2014

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