# IMAGINE SAUSALITO HARBOR & DOWNTOWN ACTION COMMITTEE

Presentation to the City Council Candidates Meeting Notes -- October 8, 2008

- 1. Overview of Community Goals. -- Summary of Imagine Sausalito history and goals, highlighting the many overlapping goals between committees. (See attached).
- 2. Summary of H & DAC efforts to date (See attached flyer).
- 3. Review of existing conditions and leasehold limitations.

All of the study area is owned by the City of Sausalito, except for two parcels as noted below (the B of A and SYH). Portions of the City owned land are subject to long term ground leases. Complete abstracts of these leases are available. This is a recap of the duration of each lease:

- a. Spinnaker Restaurant: Ground lease from the City: Forty (40) years from execution, evidently January 27, 1992 January 26, 2032. (Could vary a bit to compensate for expansion permit delays.)
- b. Sausalito Yacht Club: Ground lease from the City: October 1, 1995 to September 30, 2027 (32 years).
- c. GGBHTD; Ground lease from the City: October 1, 1995 for fifty (50) years (to September 30, 2045.)
- d. Sausalito Yacht Harbor: Ground lease from the City: September 1, 1991 to August 31, 2041 if all three options to extend are exercised by SYH. Current first option expires on December 31, 2029. SYH also owns several parcels in fee, including a triangular piece fronting on the Spinnaker driveway, and parcels in the docks area.
- e. Bank of America: Their building site is owned in fee.
- 4. Status of the current H & DAC recommendations:

Propose a phased approach to Downtown improvements based on the following concept:

- Start with more modest improvements that are less controversial and thereby more likely to be approved and happen sooner. Key focus should be on projects already in the planning stages or fully or partially funded.
- Follow with a series of phased improvements that progressively are more ambitious, expensive and in need community consensus.

## Proposed Phases are:

### Phase I:

- a. Replace raised tree grates with flush wrought iron type. Clean sidewalks. Provide new trash receptacles, consider hanging flower baskets and other simple enhancements.
- b. Add additional bicycle parking, lockers and a pickup area for rental bikes.
- c. Widen the sidewalk in front of the cafes south of Princess Street, in place of a few parallel parking spaces.
- d. Working with Madden, construct a new bulkhead along the north side of Sausalito Point.
- e. Expand and re-stripe Lot 3, either with a new bulkhead adjacent to the Madden boardwalk in conjunction with the Sausalito Point bulkhead work, or by narrowing Bridgeway Blvd.
- f. Utilize the approved \$200,000 Non-Motorized Transportation grant + \$50,000 study on

- the City's CIP list for a new pedestrian and bicycle link between Bridgeway Blvd. and the Ferry Landing, by constructing a partial plaza through a portion of Vina Del Mar and across a portion of Tracy Way.
- g. Install a small kiosk concession for a news and flower stand, and a coffee bar for table service.

### Phase II:

a. In concert with the GG Bridge District, replace the existing ferry dock with a stone quay shifted slightly to the north for two ferries to doc simultaneously on the south side and visiting yachts and a water taxi to tie up on the north side. Floating docks would be provided on both sides for tie ups.

#### Phase III:

- a. Replace the Bank of America building with new retail shops located closer to Bridgeway.
- b. Reconfigure the remainder of Lot 1 for a loop drop-off area.
- c. Install tracks for trolley service.
- d. Expand the plaza and construct a small trolley and ferry "Depot."
- e. Reconfigure Lot 2 and relocate the tour bus parking area.
- f. Create a new pedestrian pathway from the Madden boardwalk to the Ferry Landing.

# **Phase IV:** (after 2032, or sooner if the Spinnaker lease is amended)

- a. Replace stone rip rap along the shoreline with a vertical stone edge and extend Gabrielson Park towards the Spinnaker Restaurant.
- b. Relocate the Yacht Club to the south side of Sausalito Point.
- c. Reconfigure Sausalito Marina parking and service yard to accommodate Yacht Club parking.
- d. Extend the stone quay at the Ferry Landing and construct a new quay from Sausalito Point to create a protected public harbor.

### Phase V:

- a. Construct a second parking level over Lot 3.
- b. Construct new retail shops between Bridgeway Blvd. and Lot 3.
- c. Relocate Sausalito Marina's parking from Sausalito Point.
- d. Construct a pavilion or community center on Sausalito Point in place of Marina parking.

## 5. Other H & DAC Recommendations:

Public advisory vote to the Council to spend public funds (minimum \$15 - 20 K) to study concepts further, including:

- a. Traffic and Parking Analysis
- b. Initial Environmental Study
- c. Hydrology
- d. Economic Analysis to identify potential construction costs, funding sources & revenue

## 6. Next Steps:

- a. Meetings with downtown merchants and Hospitality Committee
- b. Preparation of graphics and written report (See attached Report outline)
- c. Presentation to the City Council by the end of the year.