

Physical & Environmental

- Environmental issues leading infrastructure problems

Subsidence

- Northern portion of Marinship is fill that is sinking at approx. 1/2" per Year



Subsidence

- Continuing threat to existing structures and limitation to future development



Flooding

- Inadequate drainage, subsidence, and high tides contribute to this problem

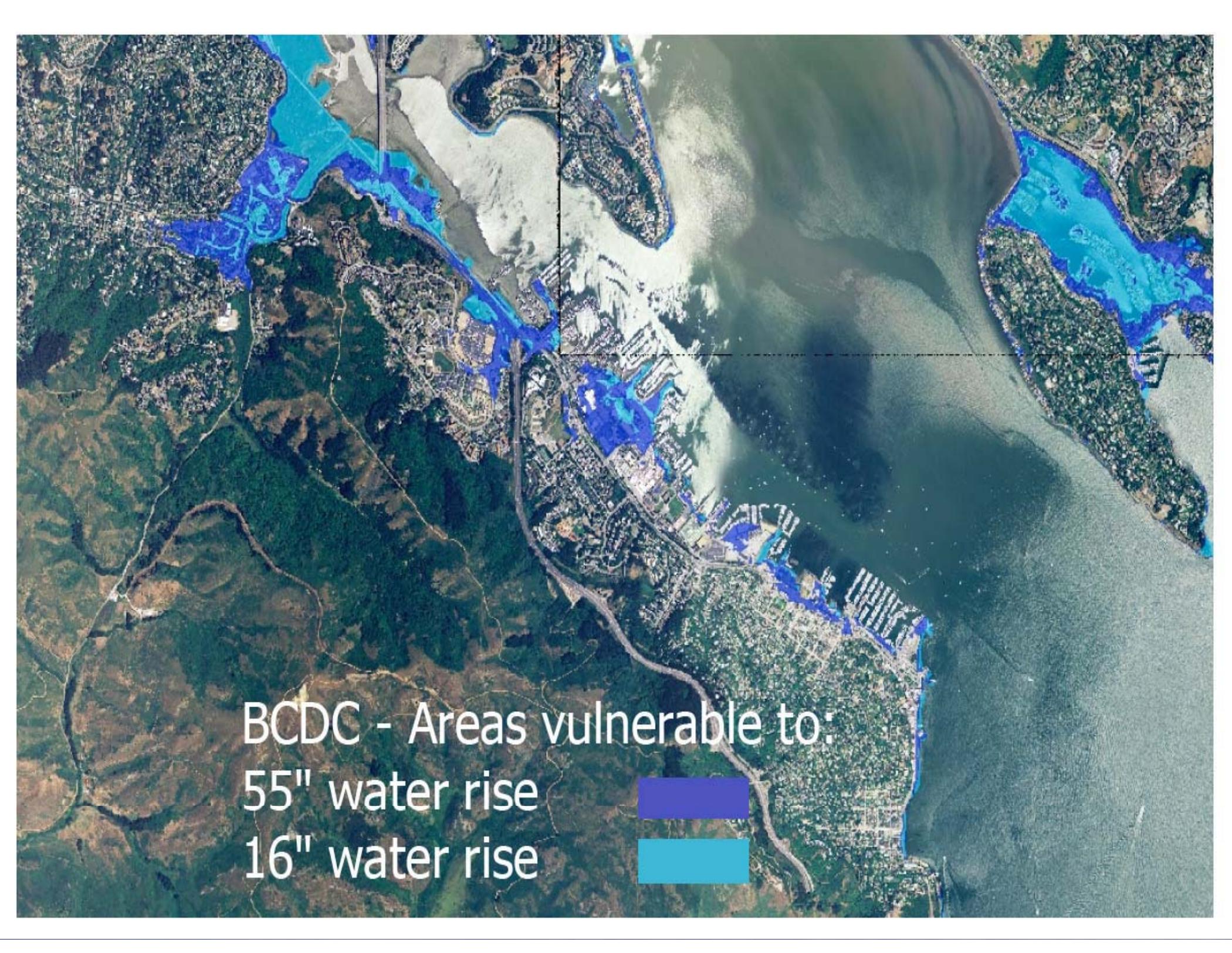


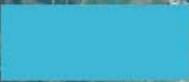
Flooding

- Negatively impacts
 - access,
 - physical property, and
 - business operations
- Poses environmental pollution risks
- Public health and safety hazard

Sea Level Rise

- According to BCDC, steady 7" rise in past 100 years at the GG Bridge
- Predict that sea level will rise 16" by mid-century and 55" by end of century



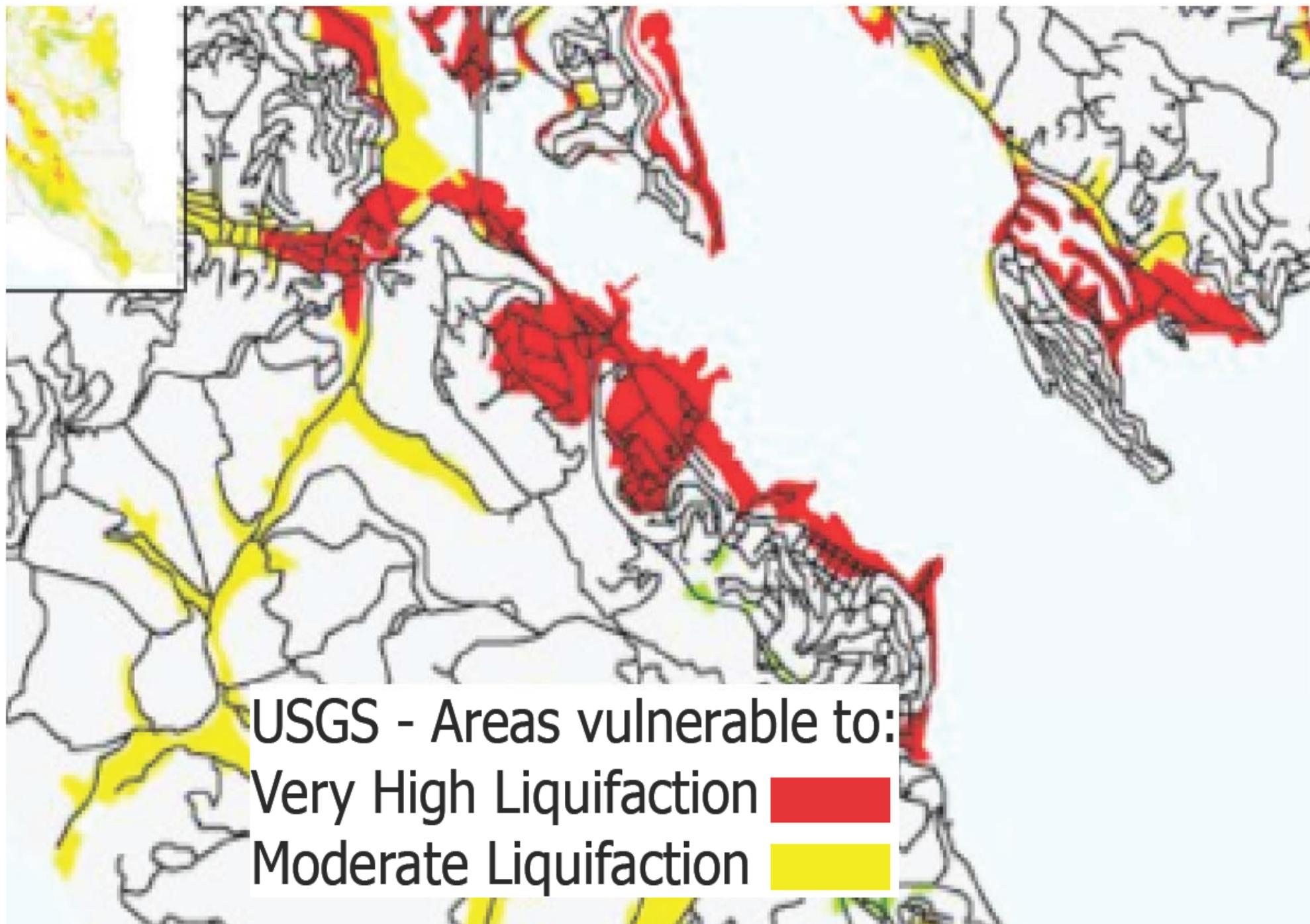
BCDC - Areas vulnerable to:
55" water rise 
16" water rise 

Sea Level Rise

- Compounds the consequences of subsidence and flooding
- Affects entire waterfront

Seismic Hazards

- Fill areas create liquefaction zones
- Existing structures not seismically reinforced
- Health and Safety threat
- Large scale threat to existing infrastructure, structures, and business operations

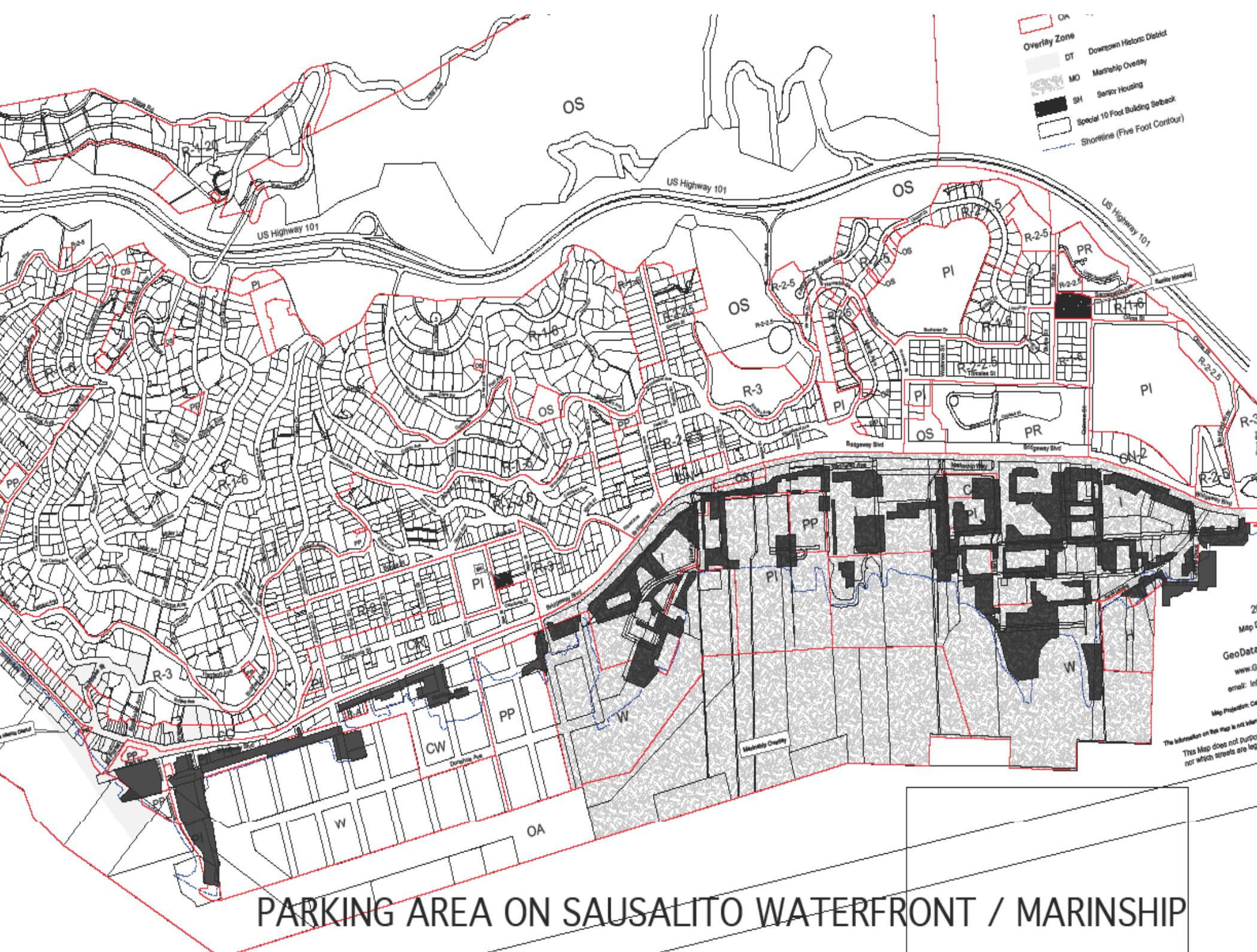


Toxic Materials

- Fill soils in Marinship are known to be hazardous and contain toxic materials from historic shipbuilding operations.

Infrastructure

- Underground utilities are prone to failures and suffering from deferred maintenance
- Streets and sidewalks are disjointed and poorly maintained
- Waterfront area dominated by surface parking



- OA Overlay Zone
- DT Downtown Historic District
- MO Maritime Overlay
- SH Senior Housing
- Special 10 Foot Building Setback
- Shoreline (Five Foot Contour)

PARKING AREA ON SAUSALITO WATERFRONT / MARINSHIP

Map Data
 www.G
 email: Inf
 Map Projection: C
 The information on this map is not intended to be used for legal purposes. This Map does not purport to show or which streets are legal.

Infrastructure

- Underground utilities include sewer lines, water lines, storm drains, gas lines, power lines, and communications



Infrastructure

- Cars and pedestrians share access



Infrastructure

- Infrastructure is deteriorating to the point of negatively impacting existing and future uses

Assumptions

- Physical infrastructure solutions are:
 - large and complex
 - will require significant financial investment
 - will need public/private cooperation and broad community support

WATERFRONT & MARINSHIP STEERING COMMITTEE

- ECONOMIC SUBCOMMITTEE

Future Viability

- Under existing conditions, the future economic viability of the Marinship is in jeopardy.
 - Infrastructure challenges
 - ❖ Subsidence of Land
 - ❖ Circulation systems
 - ❖ Utility systems
 - Public Safety challenges
 - Limited diversity of uses

Alternatives

- Consider alternate methods to achieve sustainable physical viability
 - Do nothing
 - Condemnation and improvement by City
 - Conditions of Approval on submitted projects
 - Improvement districts
 - Redevelopment Agency (limited to infrastructure)

Ownership Demographics

- Most major Marinship property owners have been involved in civic and philanthropic activities in Sausalito. Many of them now live or have lived in the community.
- A lack of recognition that these stakeholders contribute to the town and its residents has led to an uncooperative atmosphere and the flight of committed local capital.

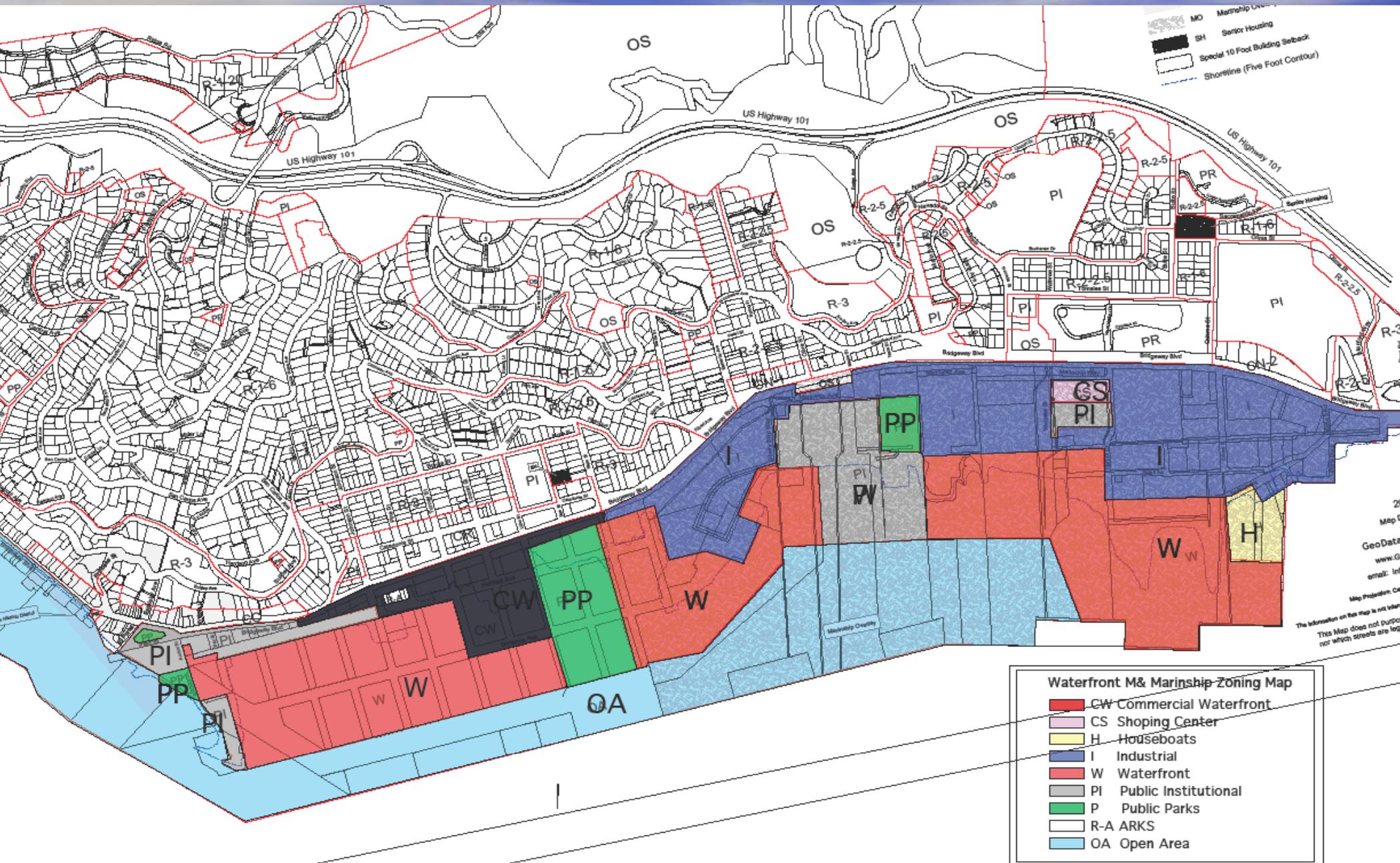
In Summary

- It is time to moderate the notion that the Marinship is separate from the rest of town
- The original purpose of the Marinship Specific Plan should be re-examined to ascertain those goals, objectives and policies that have been positive and those that have not.

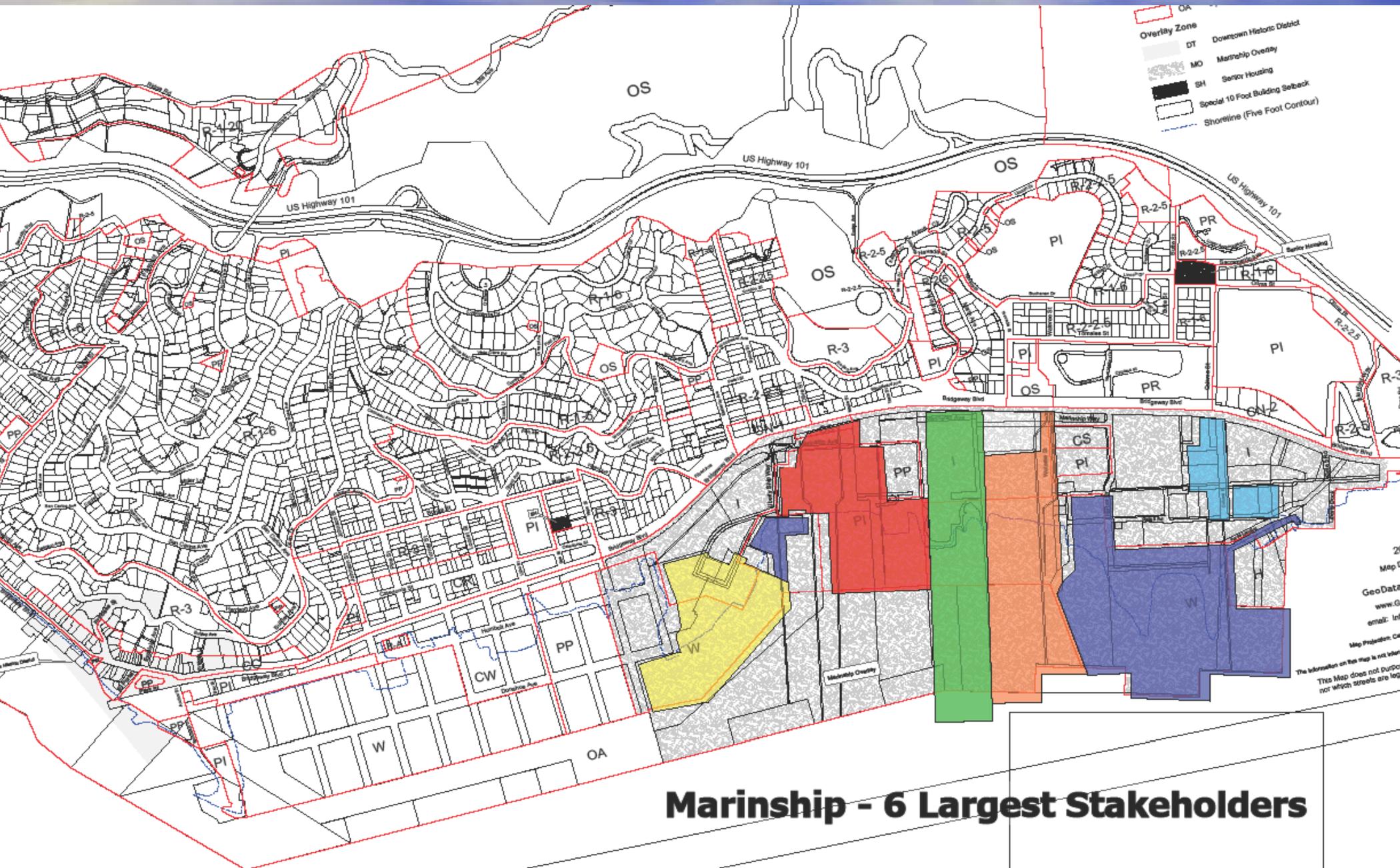
Development: Existing Conditions

- Expensive new regulations/restrictions by EPA, CRWQCB and ACOE will soon affect boat yards/works, marinas and navigation
- To avoid market rate uses that would increase rents and displace maritime industry or generate excessive traffic, 20-year old MSP limited or prohibited outright:
 - Residential
 - New commercial retail and office
 - Business services
 - New marinas
 - Restaurant seating
- Approximately 45 property owners in the 250-acre Marinship area; 5 own 95 acres or 38%
- City has never assumed overall responsibility of Marinship infrastructure and not always used its power to require off-site improvements as Conditions of Approval for individual projects

Zoning



Ownership



Development: Issues

- Costs of increasing environmental regulations and market decline are challenging the viability of maritime industry and MSP objectives to preserve it
- MSP has not been reviewed for over 20 years and should be updated to address current and future conditions
- Prohibited uses do exist in Marinship because it has been challenging for the City to enforce MSP
- Lack of a City-driven comprehensive, detailed and economically realistic plan makes it difficult to improve public infrastructure systems and provide desirable public benefits/access
- Lack of such a plan and multiple private ownership contribute to piecemeal development

Development: Assumptions

- Without financial incentives for private investment for property improvements and subsidization, it will be difficult for the low rent maritime industry and arts in Marinship to be preserved and flourish over time
- Without comprehensive planning, infrastructure and environmental problems will continue to get worse, and existing public benefits may be lost and new ones may never materialize
- Solutions may include funding for studies and planning, public-private partnerships and currently prohibited higher revenue generating land uses

Public Benefits

Who is the public and who are we trying to serve?

- Waterfront residents
- Other Sausalito residents
- Residents of other communities
- Local workforce
- Boaters
- Tourists

Public Benefits

What does the Sausalito waterfront, and in particular the Marinship, have to offer the public that is relatively unique to the Bay Area?

- Views of marinas, City, Angel Island, Belvedere
- Houseboat/live-aboard communities
- Maritime industrial and artist workspace
- Area with few commercial tourist facilities
- Historical boat building site with some remaining structures
- Marine access to moorings, harbors and services

Public Benefits: Existing Conditions

- 1 Ferry landing
- 2 public launch ramps
- 2 boat hoists
- 3 guest docks
- 4 dingy access piers
- 1 fuel dock
- 1 maritime service harbor
- 4 haul-outs
- 3 pump-outs

Public Benefits Cont.

- Sausalito Cruising Club/Rowing Club/Sausalito Yacht Club
- 5 sailing schools/3 rentals
- 6 Yacht Harbors
- 1 fishing fleet
- 6 open access piers
- 3 city parks
- 2 beaches
- 3 boat tours companies
- Army Corps/Bay Model

Public Benefits: Opportunities

- Direct water transit to more destinations around Bay
- Legal and safe dingy access
- Guest docks/moorings
- Public piers/docks
- Access to shoreline from navigational channel
- Parks
- Maritime museum/park
- Access along shoreline