



Imagine Sausalito
Harbor and Downtown
Action Committee

FINAL REPORT
Public Presentation

July 11, 2009

Continuing Process

- Started in 2003
- Business Visioning Summits, 2004, 2005
- Two Resident Roundtables in 2005
- Resident telephone survey in 2006
- Many participants in *Imagine Sausalito* in 2007
- Six Action Committees formed
 - Transportation Action Committee
 - Waterfront and Marinship Committee
 - Telecom Action Committee
 - Harbor and Downtown Action Committee
 - Historical and Cultural Committee
 - Finance/Economic Action Committee (the Business Advisory Committee)
- Thirty public H&DAC meetings in 2007, 2008 and 2009
- Four public workshops – study sessions in 2008

Four Public Workshops



Committee Members

- Michael Rex, Chair
- Paul Albritton, City Council liaison
- Sue Carrier, Secretary
- Richard Hannum
- Don Olsen
- Lonner Ralston
- Chris Tellis
- Jacques Ullman
- Peter Van Meter
- and many others participating repeatedly

H&DAC Purpose

- Prepare a detailed action plan
- Implement the Goals established by the *Imagine Sausalito* working groups
 - Business Mix Committee
 - Bike & Pedestrian Committee
 - Maritime Support Committee
 - Buses, Boats and Piers Committee
- Make specific recommendations to the City Council

What Will Happen?

- *Imagine Sausalito* action committees will report their recommendations
- The public hearing processes will commence
- Some elements will need faster action – compatibility with already funded grants
- Some funding needed for further studies
- Voter approval required for any downtown changes, per Ord. 1128

Study Area

- Johnson Street to Horizons, Bridgeway to the bulkhead line



Figure IV-1, Downtown Aerial Photograph

Committee Process

- Consolidated the *Imagine Sausalito* goals
- Reviewed existing conditions and opportunities
 - Long term leases on City property
 - Land use and zoning
 - Ordinance 1128 – public vote for change
- Listed planning considerations
 - Park and plaza
 - Harbor
 - Parking
 - Transportation
 - Amenities
 - Business mix and revenue generation
 - Downtown merchants

Consensus

Imagine Sausalito Goals

- Provide a downtown place for people to gather
- Create an active waterfront with transportation and visitor services
- Provide a continuous shoreline trail along the length of Sausalito's waterfront
- Introduce more resident serving uses and activities
- Offer alternative parking, circulation and transportation options
- Improve Sausalito's local economy and resident quality of life

Existing Conditions - Zoning



Figure IV-2, Study Area Zoning

Existing Conditions - Ownership



Figure IV-3, Primary Study Area Land Ownership and Ground Leases

- Spinnaker – City land leased to 2032
- Sausalito Yacht Club – 2027
- Golden Gate Bridge District – 2045
- Sausalito Yacht Harbor – 2029 with options to 2041
- Bank of America and SYH – Owned parcels

Land Side Planning Elements

- Relocate central paved parking, retaining total capacity
- Create a Community Plaza with bay access and views
- Expand Gabrielson Park and other green space
- Make the bay front promenade a primary element
- Provide a location for events - *Jazz and Blues by the Bay*
- Include amenities – seating, restrooms, bicycle accommodations, light food service, visitor information
- Retain the important historic elements of Vina del Mar
- Retain the Ice House, Castillo sculpture, Sally Stanford fountain and war memorial

Land Side

Planning Elements (Con't)

- Add retail fronting on Bridgeway where appropriate
- Work with the GGBHTD to include City goals in any terminal reconfiguration
- Consider Sausalito Yacht Club relocation over time
- Encourage downtown merchants, Spinnaker and Sausalito Yacht Harbor participation in planning
- Discuss relocation options with the Bank of America
- Provide customer and service vehicle access
- Combine transportation services facilities to minimize scale and ease congestion
- Provide tour bus access and parking

Water Side Planning Elements

- Create a protected area for mooring visiting vessels
- Working with the GGBHTD and emergency service providers, provide a dock for two ferries
- Provide water taxi facilities in cooperation with the County
- Integrate all water transportation options
- Consider capacity for visiting historic vessel tie-up
- Provide short-term day boat docking
- Allow for direct water access – like swimming, kayaking
- Integrate these facilities with the bay front promenade
- Avoid any new land side buildings along the water
- Consider Sausalito Yacht Club relocation over time for view enhancement

Phased Implementation Plan

- Phase I – Popular First Steps: Short-term Following Public Vote
 - Focused primarily on park and plaza
- Phase II – Ferry Landing and Commercial Improvements: Mid-term Projects
 - Along with major upgrade to ferry landing and/or new public transit services
- Phase III – After Lease Renegotiations or Expirations: Longer Term Projects

Phase I Plan

- Relocate 30% of Lot 1 parking to Lot 3, leaving about 130 spaces of convenience parking
- Expand Lot 3 to the boardwalk with a new bulkhead
- Build a plaza with extraordinary bay views
- Add small service amenities – coffee bar, newsstand
- Improve pedestrian flow along Tracy Way and El Portal
- Provide a “soft” pathway through Plaza Vina del Mar
- Improve bicycle accommodations
- Pay stations in Lot 1 for easy access for ferry passenger pick up

Phase I Plan (Con't)

- Realign the path from the boardwalk and improve tour bus waiting area
- Add mooring buoys – coordinate with the RBRA
- Consider access amenities along Gabrielson Cove, including a small boat dock
- Provide access to the GGBHTD dock for County ferry service
- Refurbish Yee Tock Chee Park
- Reconstruct the pier adjacent to Horizons
- Make a number of small improvements to Bridgeway

Phase I Concept



Figure VII-1, Phase I Downtown Concept

Lot 3 Bulkhead



Plaza



Plazas Compared



Along Bridgeway



Phase II Plan

- Replace the Golden Gate floating ferry dock with a fixed quay
- Add retail buildings along Bridgeway in parking Lot #2 (and B of A)
- Accommodate multiple modes of public transit
- Further park expansion and amenities with these changes

Phase II Concept



Figure VII-2, Phase II Downtown Concept

Phase III Plan

- Relocate the Yacht Club to open views
- Add a second deck to parking Lot #3
- Rearrange other parking to accommodate all user needs
- Very significantly expand Gabrielson Park
- Create a site for community events

Phase III Concept



Figure VII-3, Phase III Downtown Concept

Recommended Actions

- Consider the planning concepts of this report when designing current grant projects
- Undertake a City-wide economic study of all action committee recommendations
- Commence a formal public hearing process
- Start studies and planning steps to implement the Phase I Plan

Next Steps

- Assure that the \$200,000 grant for pedestrian and bicycle links is consistent with this plan
- Consider this plan in the \$100,000 North/South bike and pedestrian trail study
- Provide funding for the Business Advisory Committee's economic study

Next Steps (Con't)

- Undertake concept and cost studies for the Lot 3 bulkhead (and adding it to the SYH area project)
- Prepare an RFP for professional refinement of the Phase I conceptual plan with ongoing public input
- Move toward voting on the refined conceptual plan per Ord. 1128

Thank You

The
Harbor and Downtown Action Committee
Final Report
Is available for review at the Library
or for purchase at the
Community Development Department
In City Hall

Phase I Concept



Figure VII-1, Phase I Downtown Concept



