

Gate 5 Road - Harbor Drive Drainage Improvement Study



Catie Thow Garcia, Resiliency & Sustainability Manager
City of Sausalito





N

Gate 5 Rd.

Bay Model

Historic Opportunity



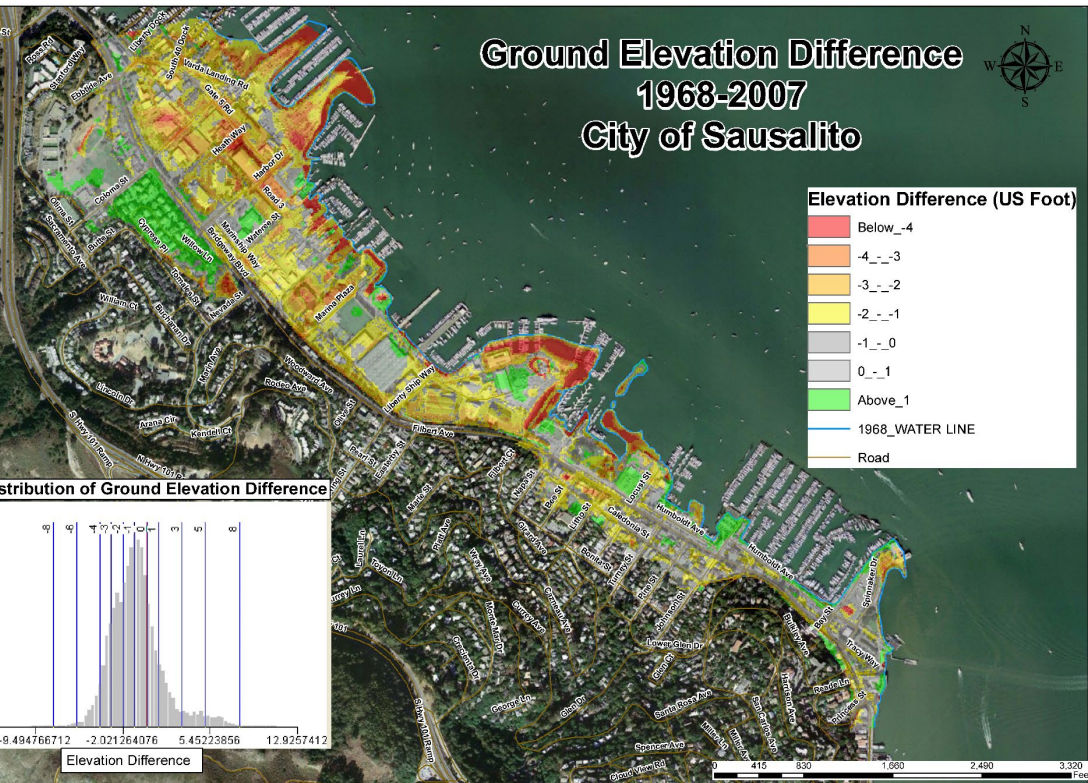
- Area developed in WWII for emergency shipyards
- Filled hastily over Bay Mud in 1940s
- High-paying industrial jobs for skilled workers
- Innovation hub
 - Welders
 - Ship painters
 - Boilermakers

Contemporary Opportunities

- **501 businesses** generating \$600,000 in sales tax revenue/year
 - Up to 1,673 jobs
 - 29.5% of Sausalito jobs
- One of the last light-use industrial areas
 - Industrial
 - Maritime craftsmen
 - Technological innovators
 - Artisans and artists
- Innovation hub for blue and green economy jobs
- Access to idyllic houseboats of cultural value



Aging Infrastructure



- 4-foot subsidence between 1968-2007
- Aging critical infrastructure
 - Storm drains and catch basins
 - Waterlines
 - Gas lines
 - Sewer
- Impacts to infrastructure

Changing Climate



- Daily tidal flooding and extreme flooding during King Tides
- Extreme weather events like 2023 atmospheric rivers
- Shallow groundwater rise

Credit: Bay Nature

Access



- Access to businesses (500+)
 - Job loss prevention (~1,673 jobs)
 - Job creation through attracting new green and blue economy industries
- Access to floating homes

The Need



Activity	Cost	Timeline
Initial Vulnerability Study and Needs Assessment <ul style="list-style-type: none">• Data collection, modeling• Improvements, cost estimates• Report	\$150,000	FY 2024-2025
Resilient Design <ul style="list-style-type: none">• Disaster response• Securing jobs• Create space for future jobs• Marinship Park improvements	\$450,000	FY 2025-2026
Pre-implementation Total	\$600,000	

Potential for Growth

- Sausalito Housing Element
 - 724 new housing units
 - 315 units for low-income households
 - Access to jobs
 - Creating new opportunities



Support

Community Input and Partners:

- Sausalito Working Waterfront Coalition
 - Save Marinship Documentary
- Sausalito Floating Homes Association

Previous Studies:

- 2011 Gate 5 Road Conceptual Drainage Study
- 2023 Sausalito Shoreline Sea Level Rise Master Plan (in progress)



Burkell Plumbing, member of the Marinship Community for over 60 years. At Marin Made, kids are introduced to industrial design and manufacturing



Impacts of this Project



Short Term

- Drainage and critical infrastructure status
- Necessary improvements
- Associated cost of improvements and preferred options

Long Term

- Long term solution for flooding
- Disaster and climate change preparedness

Social Impacts

- Job expansion
- Innovation investment
- Park improvements for our new Housing Element

Credit: Latitude 38

Thank you EDA!



Lauren, Canvas Worker, Artist



Lisa and Ron, Commercial Divers



Franz Biachl, Lead Shipwright, Matthew Turner



Tim Keller, Owner
Environmental Marine Services

