Project Aim: Address current and future flooding along Gate 5 Road and in surrounding areas

Where does flooding come from?

Tides: Flooding that results from high tides encroaches along the shoreline or pushes water up a storm drain network

King tides: The highest tides that occur throughout the year, typically during new and full moons

Storm surges: Rises in still water levels caused by strong winds blowing water towards the shore.

Sea level rise: Long-term increase in the average level of the world's oceans

Rainfall: Heavy rains runoff from upland areas to lowland areas

Subsidence: The gradual sinking of the ground surface over time due to natural or human-caused processes. In coastal areas, subsidence lowers land relative to sea level, compounding flood risk.

CITY OF SAUSALITO

Gate 5 Area Drainage Management Study

The Gate 5 Area Drainage Management Study is a City of Sausalito initiative to address chronic flooding and sea level rise risks in the Marinship/Gate 5 Road corridor. The effort focuses on locations currently affected by storm events, coastal flooding, and aging drainage infrastructure. This feasibility study is evaluating these vulnerabilities and developing targeted strategies to protect infrastructure, reduce flood impacts, and strengthen long-term resilience for residents, businesses, and shoreline resources.

Location: The project area covers Gate 5 Road and adjacent waterfront lands, a district with industrial, commercial, and natural shoreline uses that are central to Sausalito's identity.

Timeline: Feasibility analysis and conceptual design will continue through 2026. Future phases will proceed as the study concludes and additional funding becomes available.

2025
- Project Initiation
- Coordination with Public Works
- Initial Investigation

2026
- Conceptual Design
- Community Meetings

Future
- Implementation Plan
- Environmental Review
- Detailed Design
- Construction

Funding: In 2024, the City received a U.S. Economic Development Administration grant to develop preliminary flood-mitigation concepts for the Gate 5 Road and Harbor Drive area, with potential extension to Marinship Park. This funding advances a coordinated stormwater resilience strategy informed by ongoing drainage and adaptation planning efforts.

Project Goals

- Reduce both current and future flood risks.
- Develop practical, resilient drainage solutions.
- Improve public waterfront access and enhance ecological function.
- Strengthen infrastructure reliability and community safety.
- Ensure designs meet regulatory and permitting requirements.

More Information

Updates, reports, and meeting announcements will be available on the City of Sausalito's project webpage, at public meetings, and through City newsletters.

How to Get Involved

Attend public meetings

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Sign up for email updates

Learn more on the project website

How Will We Evaluate Potential Solutions?

Potential solutions are being evaluated using the following criteria. The relative importance of each criterion is being decided collaboratively with stakeholders.

Short-term effectiveness: the ability of a solution to address immediate flooding problems

Long-term effectiveness: the ability of a solution to address long term flooding problems

Implementability: a measure of how straightforward the solution is to construct and the impact construction might have on surrounding areas and the community

Cost: includes cost to construct, operate, and maintain the mitigation action

Agency acceptance: a measure of how acceptable a solution might be to agencies involved in approvals and permitting; or how long these might take to obtain

Community feedback: the degree to which a solution addresses community concerns

Sustainability and ecological benefits: the extent to which a solution could provide benefits through green infrastructure or ecological restoration; or the extent that a solution is more sustainable to construct, e.g. a lower carbon footprint

Recreational and aesthetic benefits: the extent to which a solution could enhance the aesthetic character of the area; or provide recreational benefits such as access to the shoreline

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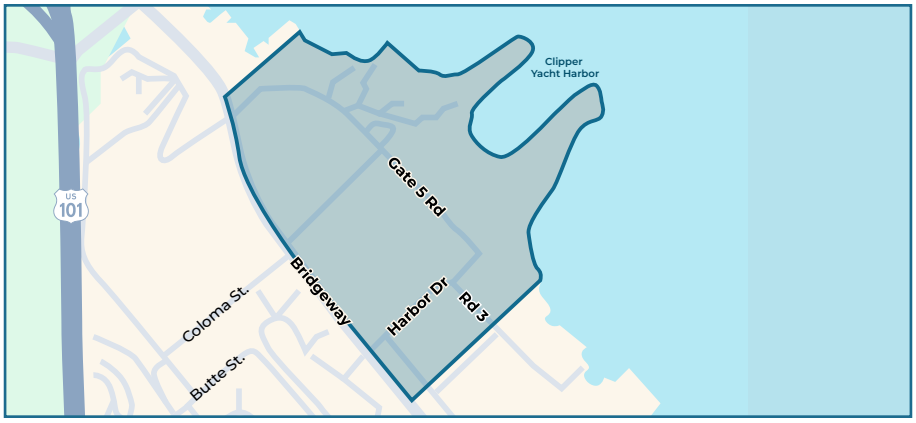

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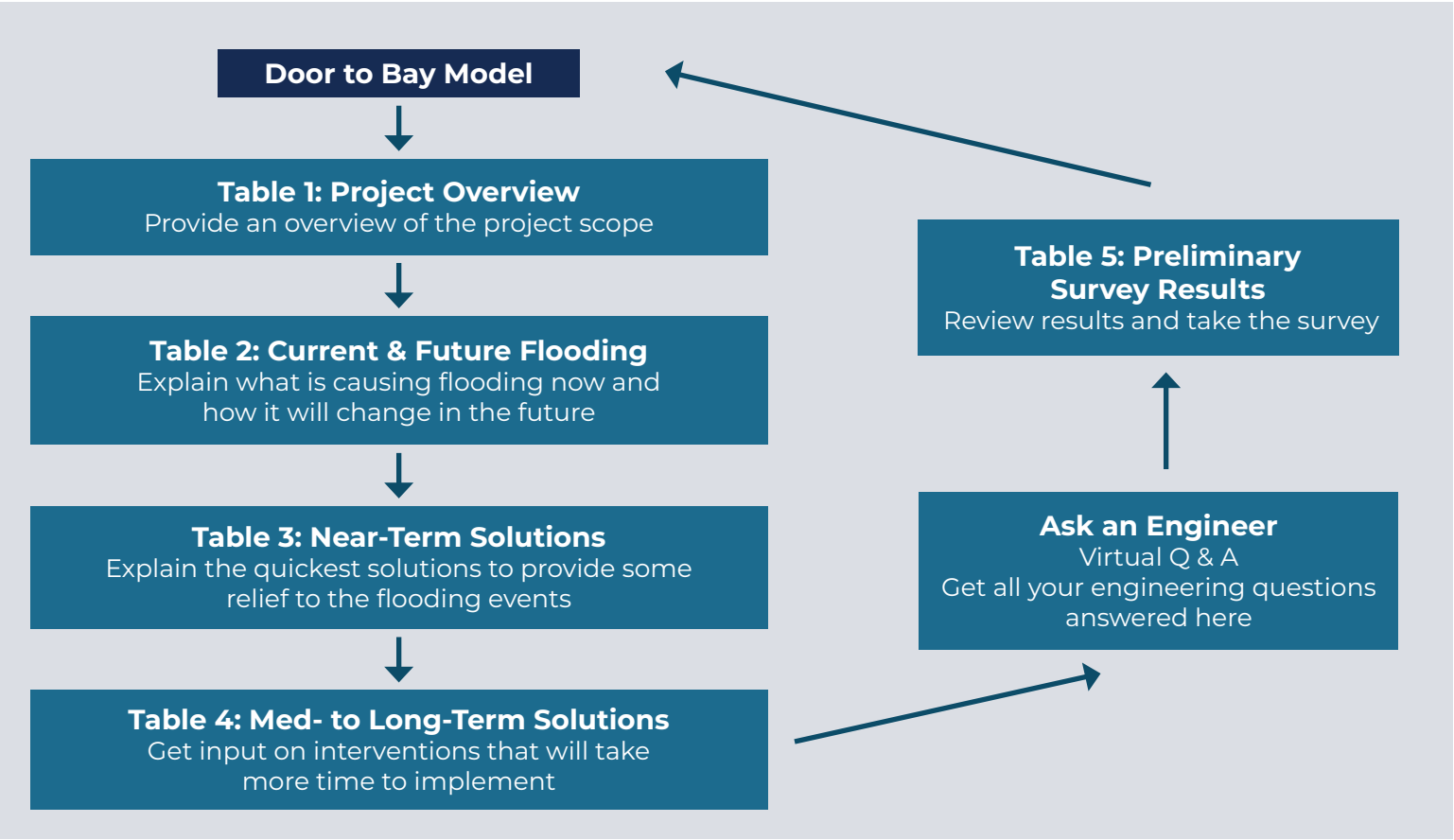
Tables and Goals

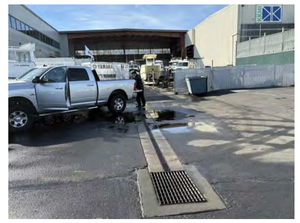


Timeline

	Current Condition	Near-Term (2026-2035)	Mid- to Long-Term (2035-2100)
FLOOD CONDITIONS ASSESSMENT	Flooding during king tide or storm surge events.	Slight increase of seawater flooding depth and frequency.	Daily flooding during high tide. Permanent flooding of certain areas of the neighborhood.
POTENTIAL SOLUTIONS	Sandbags around certain storm grates and targeted pumping.	Tide gates at all stormwater outfalls to Bay. Permanent pump station.	Increased pump station capacity. Stormwater detention facilities. Green bioretention facilities. Vertical solutions (raising roads, raising properties and/or construction of seawall), with ecological enhancements.
IMPLEMENTATION CONSIDERATIONS (RISKS, COSTS, BENEFITS, TRADEOFFS)	Temporary (must be set-up and torn down for each event). Can only benefit specific problem areas of the neighborhood.	Noise from pump station. Pump station capacity limited to small rainfall events (<1 year intensity). Does not address overland flow.	Requires property acquisition and/or easements from property owners. 10+ year timeframe to implement.

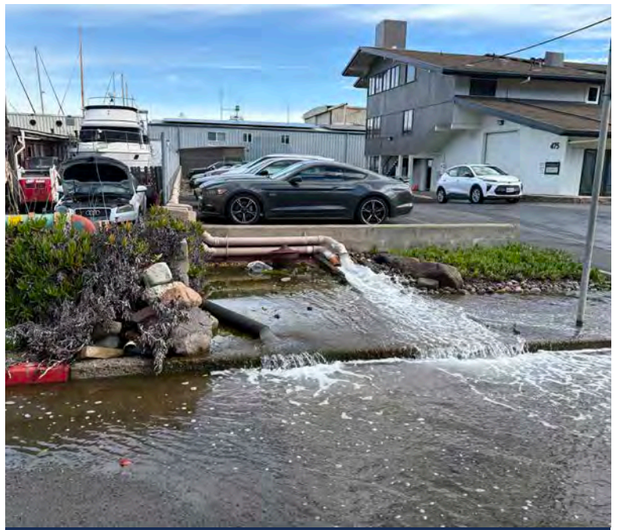
What Makes Sausalito Unique?

Place sticky dots on your favorite qualities about Sausalito.

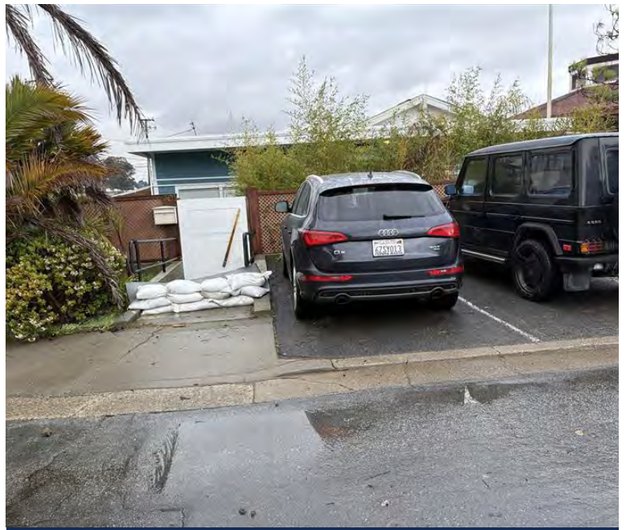
Waterfront access and views 	**Historic character** 	**Local businesses and working waterfront** 	**Natural habitats and open space** 
Community safety and resilience 	**Floating home community** 	**Strong arts identity** 	**Other** **(Please write on sticky note)**

Current Efforts to Address Flooding

These photographs were taken shortly after the King Tide that of January 1st, 2026.



Private property pumps discharge onto Gate 5 Road

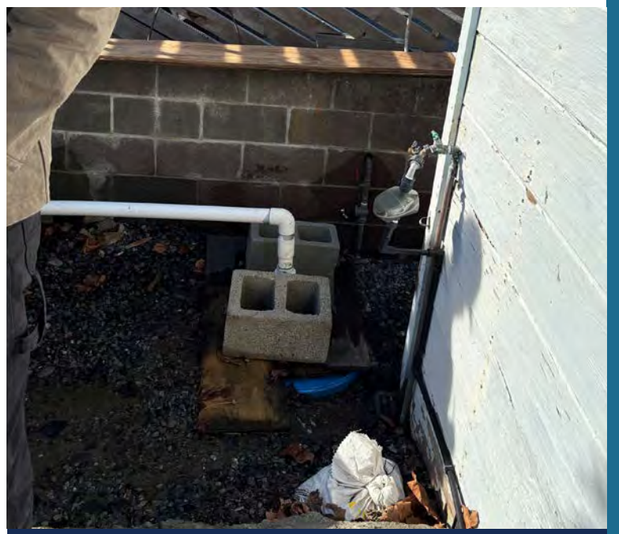


Sand bag protection on Gate 5 Road

Private property sump pump system

Sand bag protection on Gate 5 Road

City's temporary pump installation on Gate 5 Road

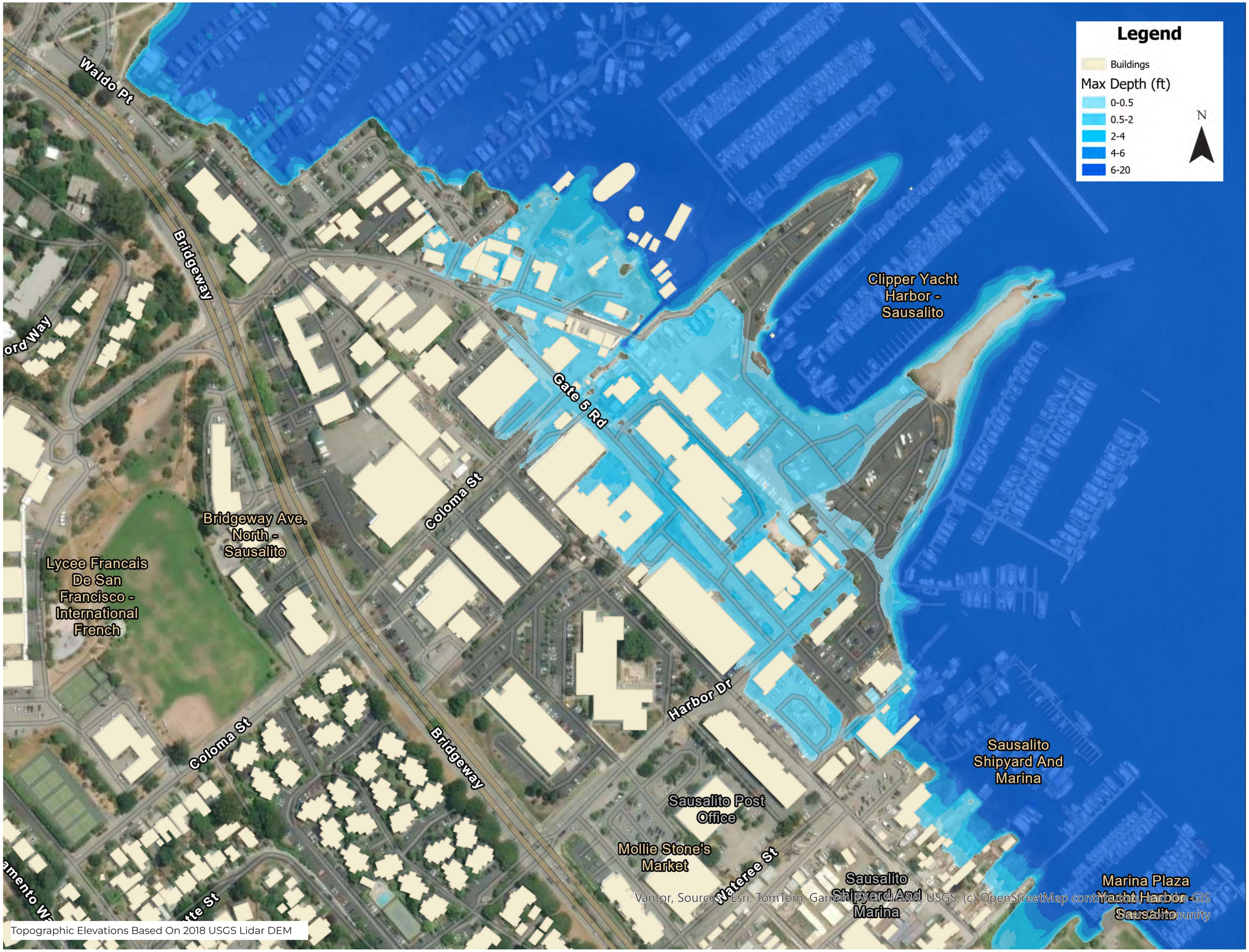


Private property sump pump system

How is Flooding Currently Managed

- Currently, private property owners use pumps on their property to drain water onto Gate 5 Road and into the Bay.
- Many property owners also use sandbags to prevent flooding into their homes and businesses.

Current Flood Conditions (January 2, 2026 Flooding)



Topographic Elevations Based On 2018 USGS Lidar DEM

Current Flood Conditions

Sausalito experienced flooding due to a ~10-year surge* on January 2, 2026.

Our model produced this map of the flooding on that date. Flood conditions were replicated using observed water levels and precipitation data from NOAA stations in the area.

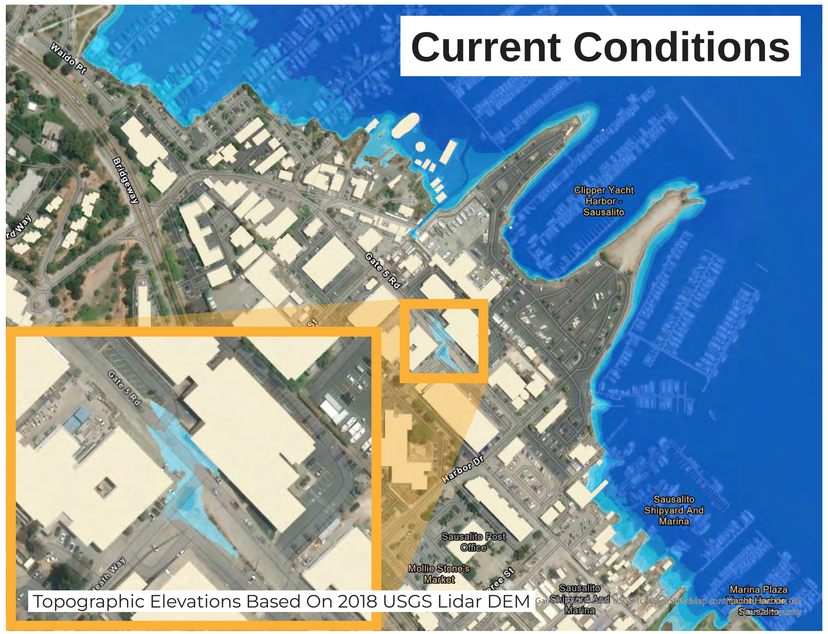
Activity 1: Help us improve our model! Place a sticky dot in areas where you experience flooding on January 2. Number the dot.

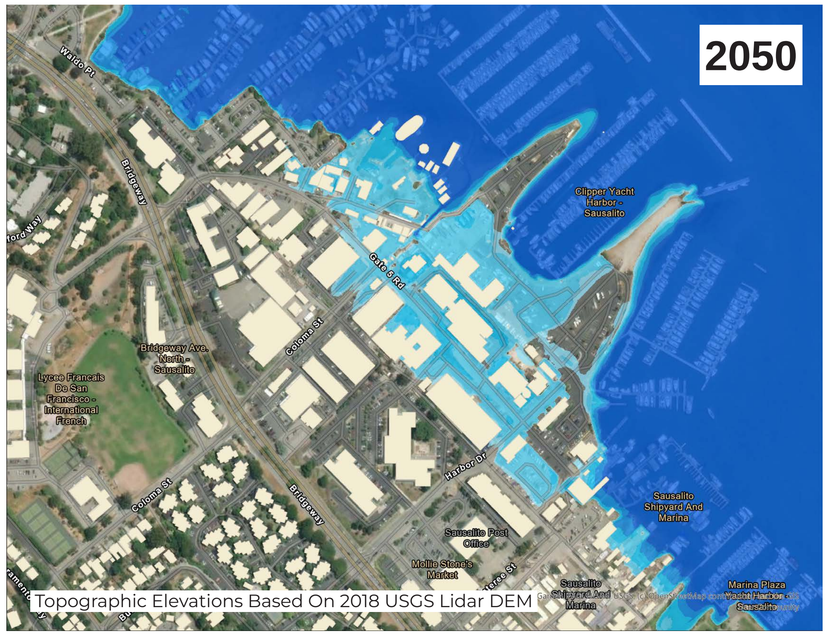
Activity 2: Fill out a comment card about how flooding affects you. Include the sticky dot number (if relevant), and provide details such as:

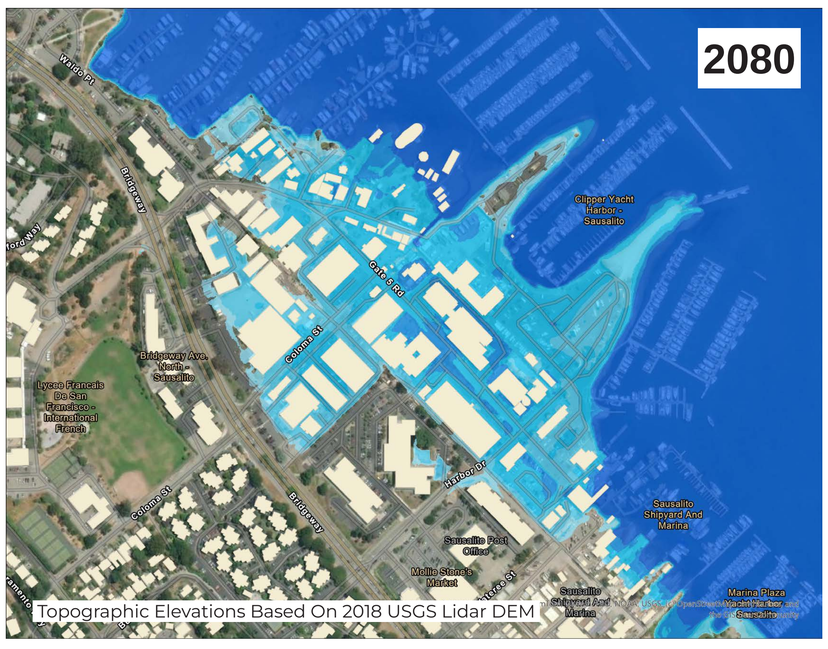
1. Can you describe the area, extents and your estimated depth in the areas you noted?
2. How regularly do you see this area flood?
3. How long does it usually take for the flooding to recede? 1-2 hours? Longer? Never (always wet)?
4. What kinds of impacts have you experienced, such as damages to your building, furniture, or other items?
5. How much did repairs cost?
6. Has flooding disrupted your routine or business?

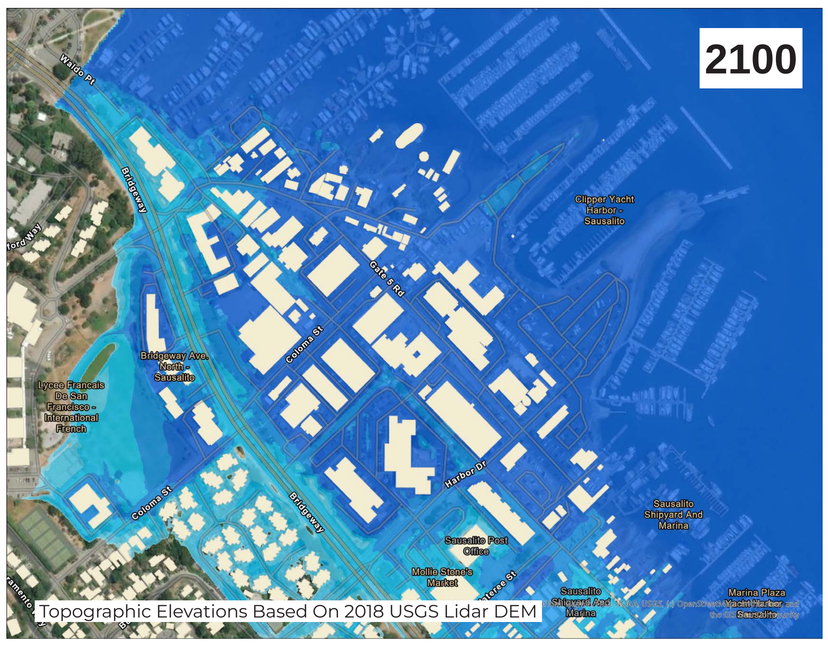
*A 10-year surge has a 10% chance of occurring in any given year.

Flooding Over Time (Daily High Tide)









These maps show how flooding will change in the future during the highest tide of the day when there is no rain.

Flooding is predominantly driven by storm surge and overland flow from Richardson Bay, with rainfall playing a secondary and decreasing role over time.

- **Current conditions,** daily high tide floods portions of Gate 5 Road
- **By 2050,** flooding expands to affect most of Gate 5 Road and everything out to the Bay.
- **By 2080,** flooding comes down Coloma Street and reaches Bridgeway.
- **By 2100,** Bridgeway is completely flooded.

Overland flooding is the primary source of inundation even in the absence of a high storm surge event, and most of the area from the coast up to Gate 5 Road will be under water during a typical tidal cycle.

Legend

Buildings

Max Depth (ft)

0-0.5

0.5-2

2-4

4-6

6-20

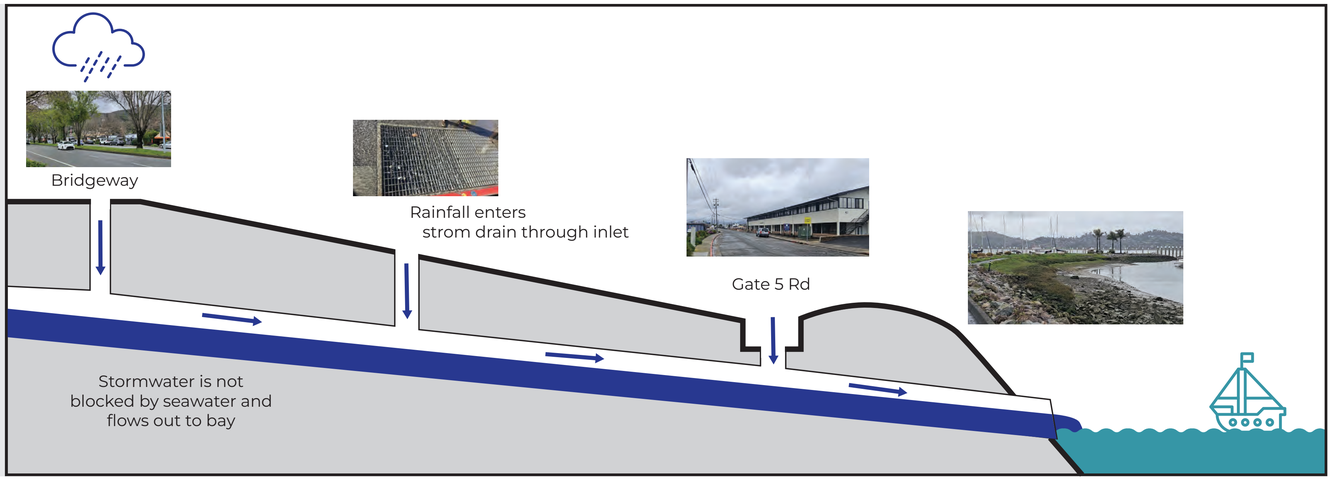
N

How Does Flooding Happen?

= Stormwater = Seawater

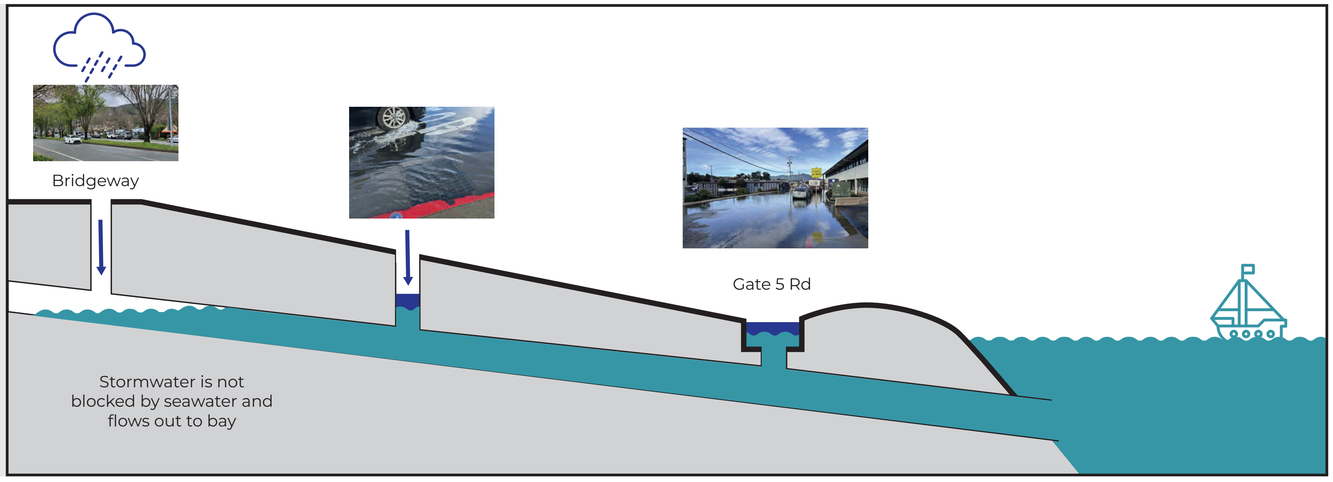
Current conditions, low tide

When it rains, stormwater is able to flow back out to the Bay through the storm drain system. Tidal waters are not backing up the storm drain system.



Current conditions, heavy rain with 1-year surge

Generally causes flooding because seawater backflows through system and into the neighborhood. Rainfall has a negligible impact on total flooding.

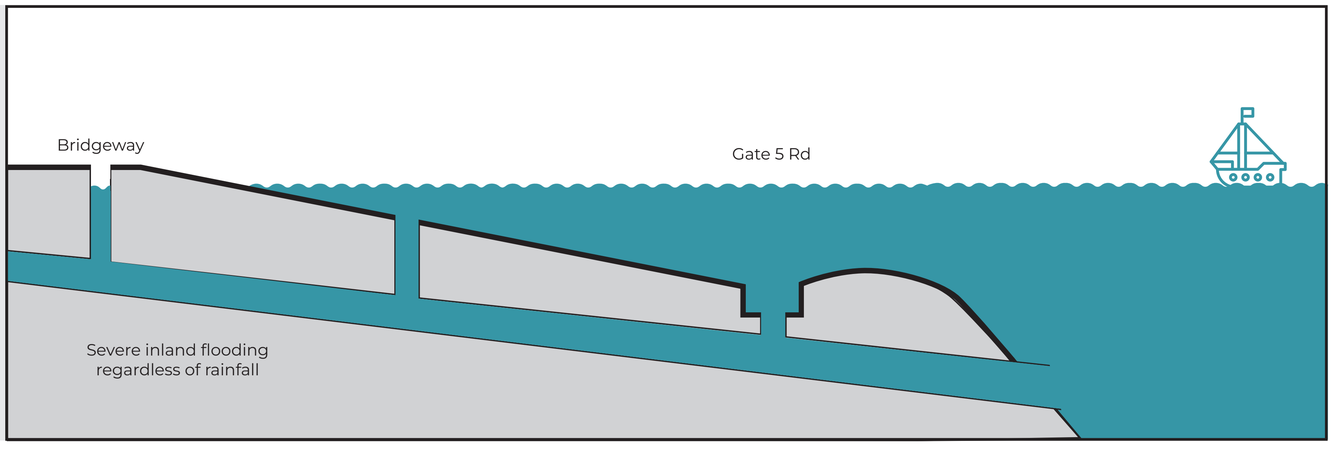


Current conditions, 100-year surge

Tidal waters back up the storm drain system, flooding Gate 5 Road and approaching Bridgeway.

Water surface elevation data are from NOAA and predicted water surface elevations are from a study done by AECOM.

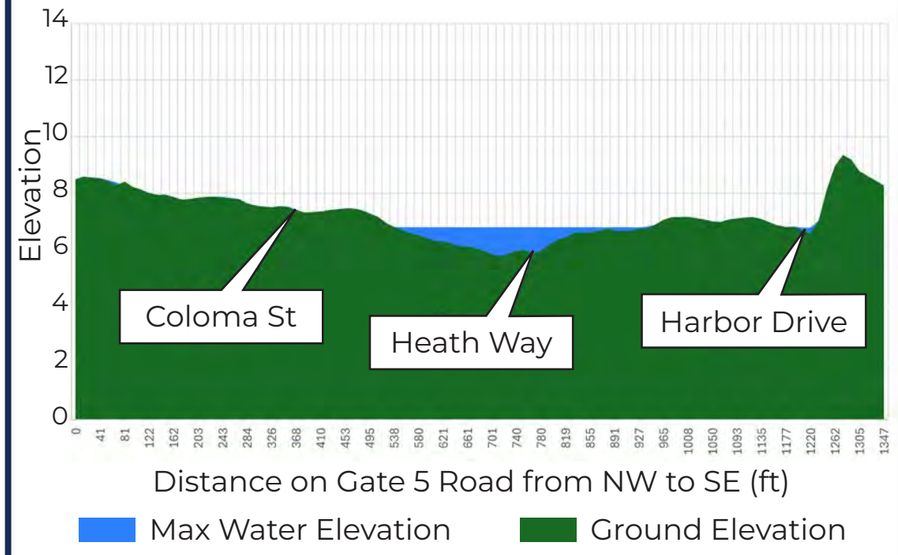
A 1-yr storm surge is expected to occur once per year while a 100-yr storm surge has a 1% chance of occurring in any given year



How Long Will The Road Stay Flooded?

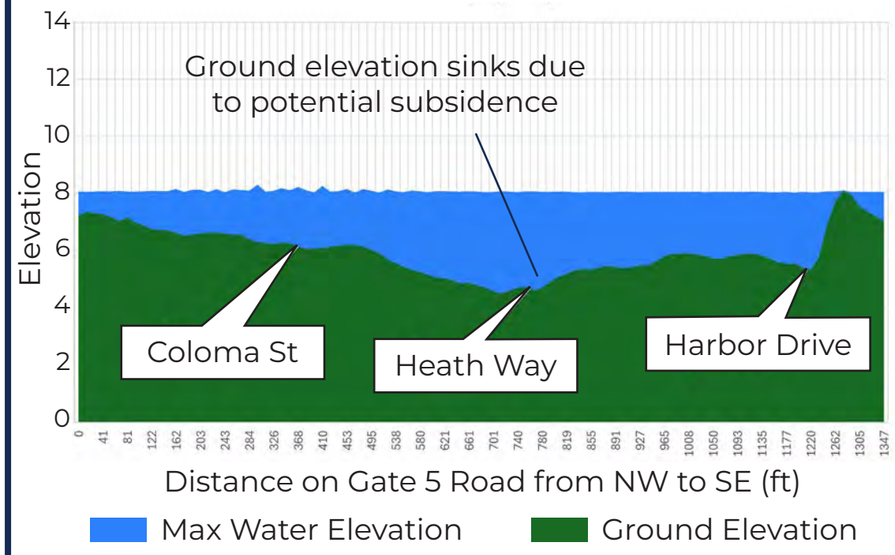
2025

Flooded up to 9 hours per day, no rain, 1-yr surge



2050

Flooded up to 19 hours per day, no rain, 1-yr surge



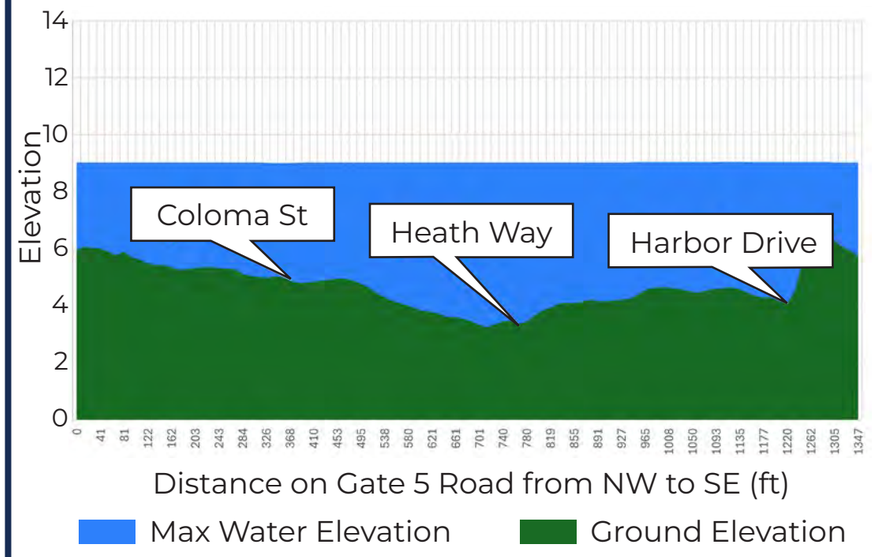
Imagine standing on Gate 5 Road in such a way that you had a side view of the entire road and were able to see down the three cross streets. This is what the three cross streets could look like during a 1-year storm surge, without rain.

Note: A 1- yr storm surge is expected to occur once per year.

How Long Will The Road Stay Flooded?

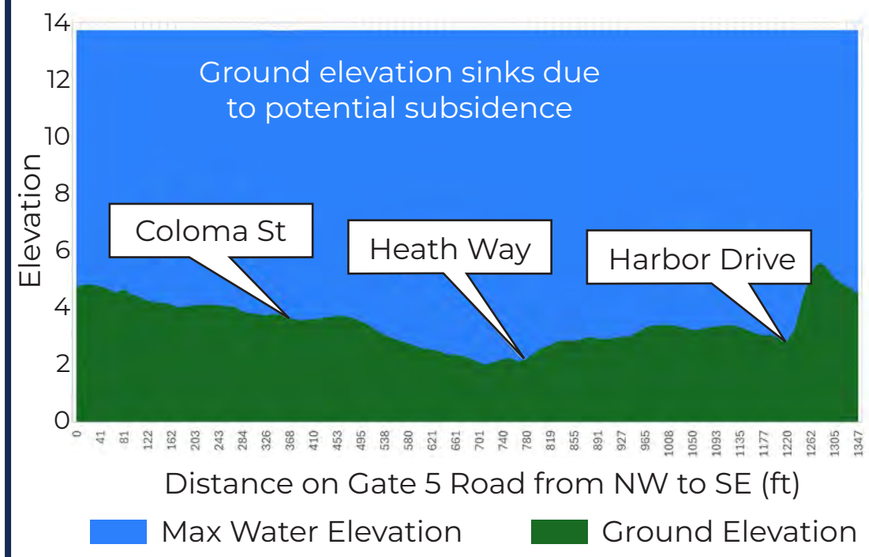
2080

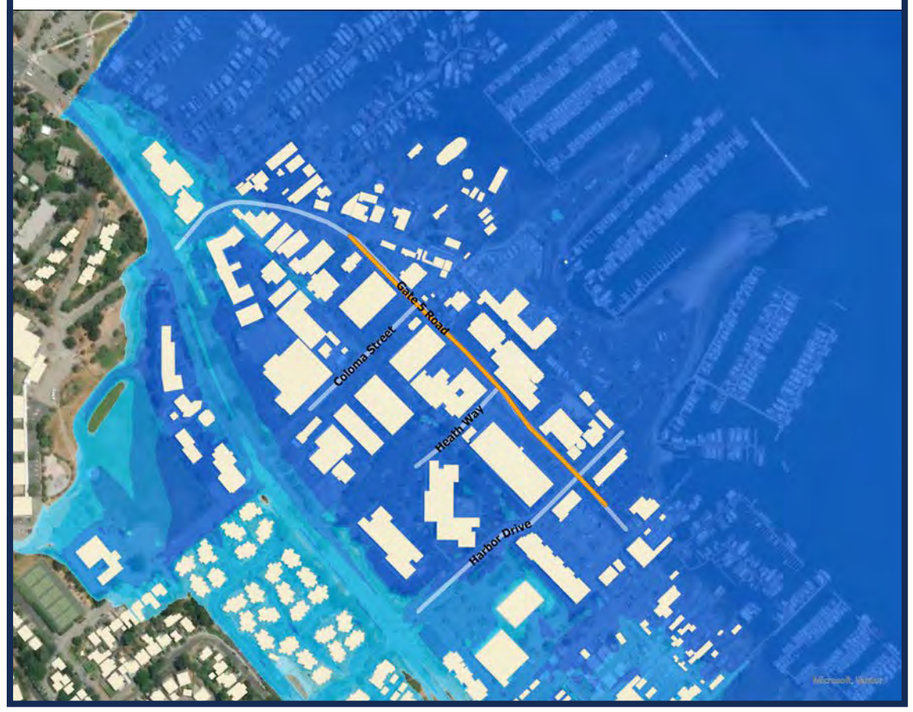
Flooded up to 21 hours per day, no rain, 1-yr surge



2100

Flooded up to 24 hours per day, no rain, 1-yr surge



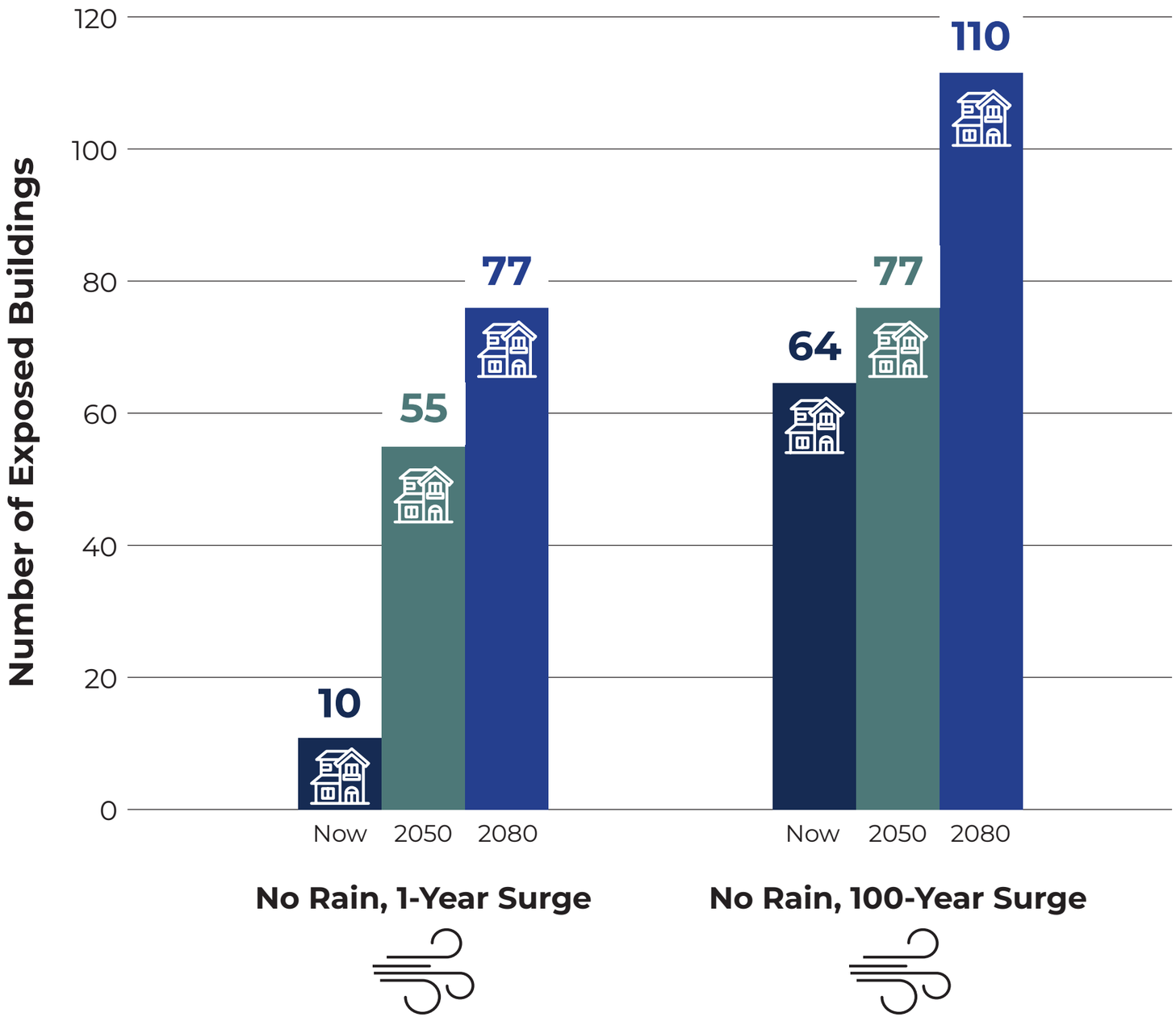


By mid-century, flooding could last 19-21 hours, and by end-of-century, durations approach a full day.

Note: A 1- yr storm surge is expected to occur once per year.

How Are Buildings Affected by Flooding?

The charts below show an estimate of the number of buildings impacted by flooding now and in the future during storms of two different magnitudes. These charts were made using the *Flooding Over Time Maps* shown separately.



Flood damages to buildings from storm surges rise from approximately $5 million annually now to nearly $13 million annually by 2050 and over $30 million annually by 2080.

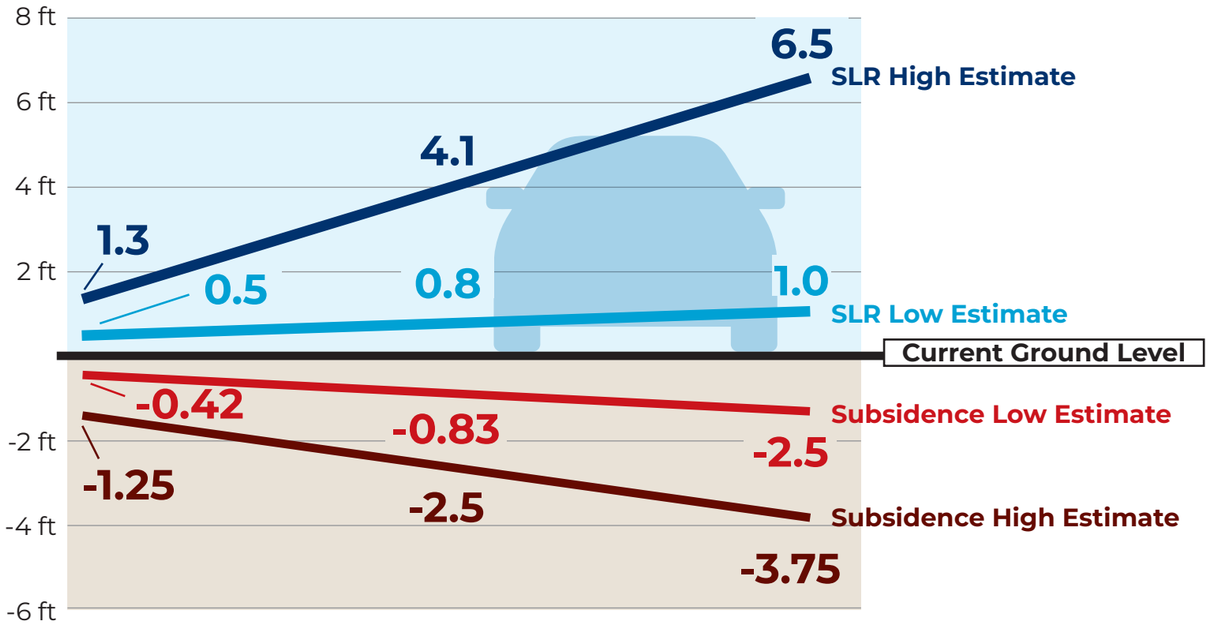
Over time, flooding could cause $370 million* in total building structure damages if nothing is done.

* At today's prices

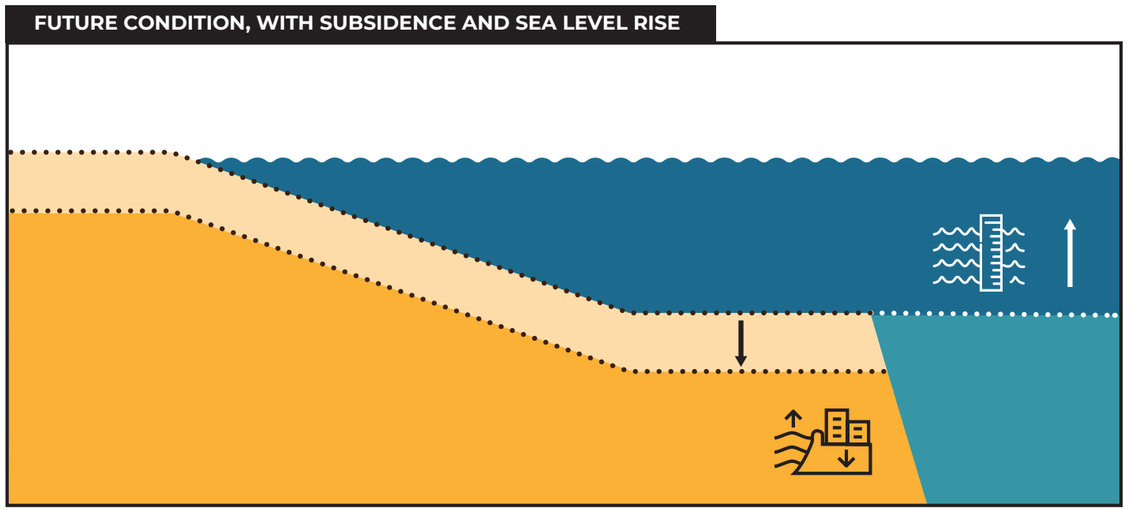
How Will Subsidence and Sea Level Rise Exacerbate Flooding?

Subsidence is the gradual sinking of the ground surface over time due to natural or human-caused processes. In coastal areas, subsidence lowers land relative to sea level, compounding flood risk. Ground elevations in the project area are lowering at rates between approximately 0.2 and 0.6 inches per year. By mid century, the ground could sink by 0.42 and 1.25 feet, and by end of century, it could sink by between 2.5 and 3.75 feet.

Sea level rise (SLR) is the long-term increase in average ocean water levels resulting from climate change, driven by the thermal expansion of warming ocean waters and melting of glaciers and ice sheets. As seen in the chart, by 2050, sea levels may rise 0.5 to 1.3 feet, and by the end of the century, the ocean may rise by up to 6.5 feet.



High and low estimates for subsidence are from USGS and NORCE data. High and low estimates for sea level rise (SLR) are from OPC 2024. The sea level rise scenarios align with those used by the Sausalito Vulnerability Assessment.



Example Pump Stations From Other Cities

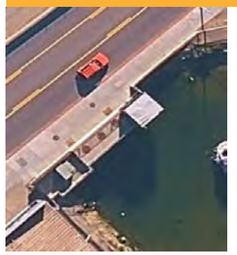
Queensland, Australia

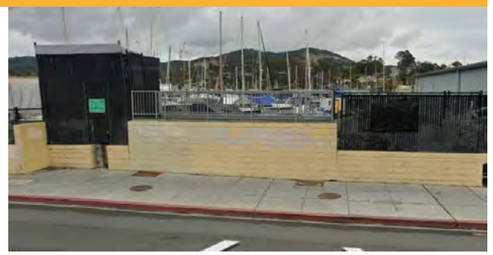
The murals on this pump sation were painted by a local artist. The scenes depict the natural beauty of the area, and relate to the function of the pump station as a facility to move water from one place to the other.

Richmond, CA

For a WSP stormwater drainage project, a local artist was brought onto the team to help design the pump house. The design allows the public to see the interior workings of the station, as a means of connecting the community with the infrastructure that serves them.

San Rafael, CA





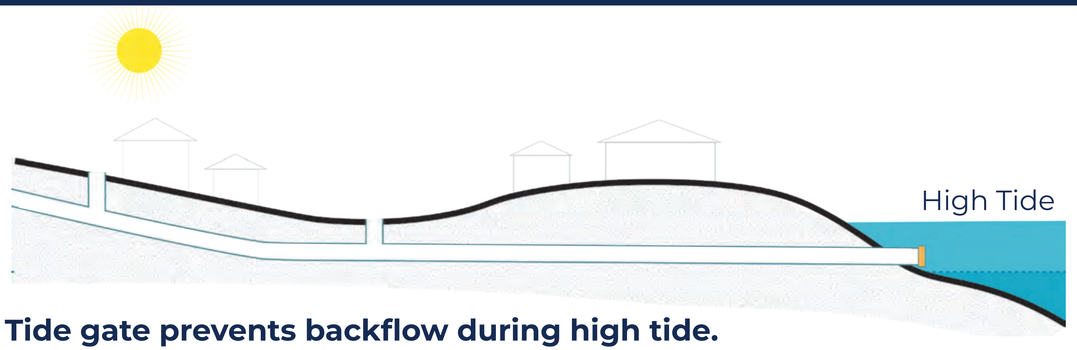
Reykjavík, Iceland

Charleston, SC

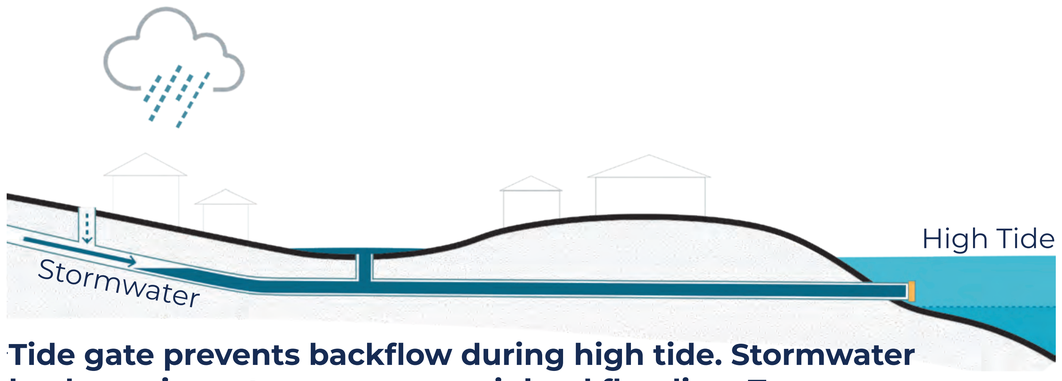
Alexandria, VA

How Tide Gates Work

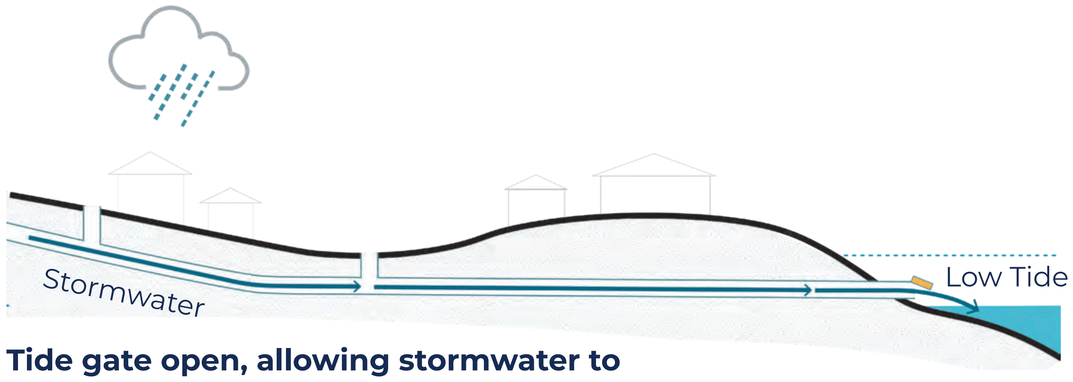
Tide Gates Only



Tide gate prevents backflow during high tide.

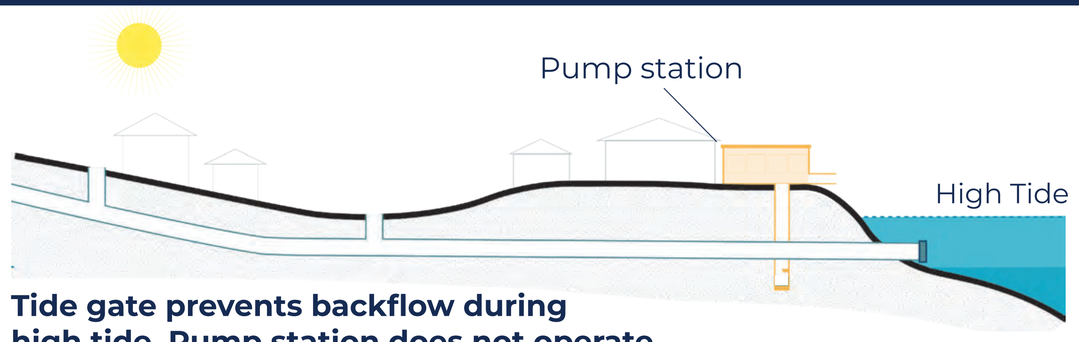


Tide gate prevents backflow during high tide. Stormwater back-ups in system may cause inland flooding. Temporary pump stations could be used to reduce flooding.

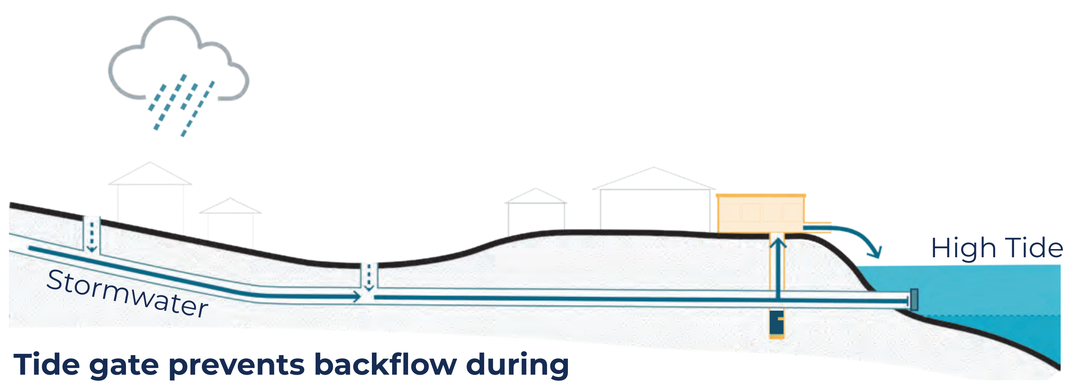


Tide gate open, allowing stormwater to flow to the bay during low tide.

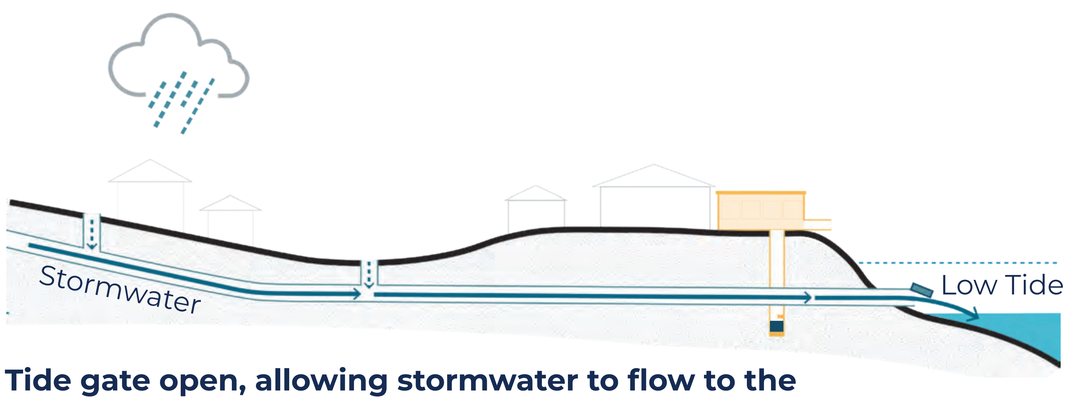
Tide Gates, Pumping and Storm Drain Improvements



Tide gate prevents backflow during high tide. Pump station does not operate.



Tide gate prevents backflow during high tide. Pump station pumps stormwater from system around tide gate and into the bay.



Tide gate open, allowing stormwater to flow to the bay during low tide. Pump station does not operate.

Potential Near-Term Solution Evaluation

Place a sticky dot next to each option based on your level of support. Provide additional detail on a sticky note.

= I support

= Mixed feelings/some concerns

= Do not support

OPTIONS FOR THE NEAR-TERM (PRESENT TO 2035)	INCLUDED ELEMENTS
TIDE GATE AND PUMP OPTIONS	
Continue Current Approach	Temporary pumps, sand bags
Tide Gates Only	Storm drain outlets on Coloma Channel and Harbor Drive
Tide Gates, Pumping, and Storm Drain Improvements	Tide gates, new pump station over Coloma Channel, connecting stormwater system to Coloma Street
VERTICAL SOLUTION OPTION	
Seawall for Varda Landing, Recommendation Only – to be Completed by Private Landowners	Near-term seawall height, materials, and alignment to be determined by private landowners

Considerations for Potential Near-Term Solutions

Below are a list of performance evaluation criteria to measure how potential solutions compare. Use this chart to weigh in on your preferred solution on the board.

■ = Most closely satisfies criterion

▲ = Satisfies some aspects of criterion

● = Least closely satisfies criterion

○ = Not applicable

NEAR-TERM (PRESENT TO 2035)	Short Term Effectiveness	Long Term Effectivenes	Implement-ability	Agency Acceptance	Ecology and Sustainability Opportunities	Recreational Opportunity	Capital Cost	O&M Cost
TIDE GATE AND PUMP OPTIONS								
Continue Current Approach	●	●	■	○	●	●	$	$
Tide Gates Only	▲	●	■	▲	●	●	$	$
Tide Gates, Pumping, and Storm Drain Improvements	■	▲	▲	▲	●	●	$$	$$
VERTICAL SOLUTION OPTION								
Seawall for Varda Landing, Recommendation only – to be completed by Private Landowners	▲	●	■	○	●	●	$	$

O&M Cost = Operation and Maintenance Costs

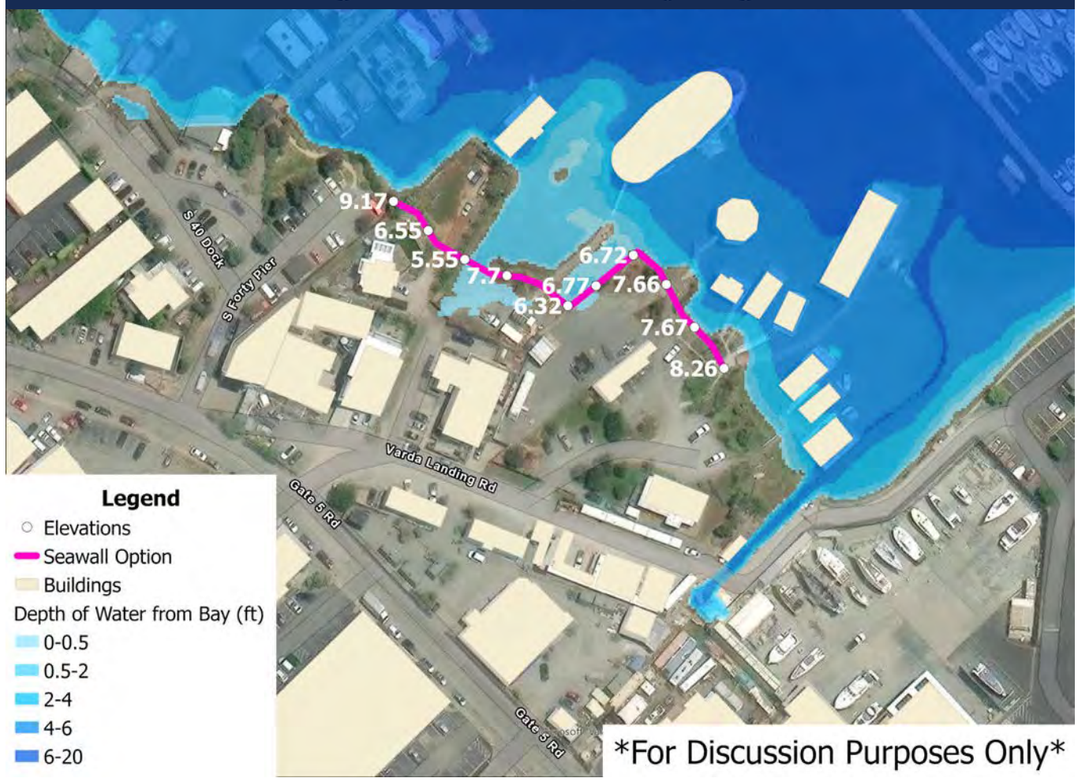
Potential Near-Term Solutions Overview

Near-term solutions aim to address immediate flooding issues on Gate 5 Road and surrounding areas.

RAINFALL & TIDAL CONDITIONS	FLOODING CAUSED BY CONDITIONS	PROPOSED SOLUTIONS TO FLOODING	RESULTS OF IMPLEMENTING PROPOSED SOLUTIONS
Rainfall WITHOUT High Tide or Storm Surge Event	Minor flooding	None needed	Negligible flooding - Stormwater flows through stormwater network and discharges into Bay
NO Rain AND High Tide or Storm Surge Event	Flooding entirely by seawater	Tide gate	Reduced flooding due to blocking seawater from backflowing through stormwater network
		+ Low-elevation Seawall (Varda Landing)	Blocks high tide (1-year surges) from flooding neighborhood
Rainfall AND High Tide or Storm Surge Event	Flooding almost entirely by seawater	Tide gate	Reduced flooding due to blocking seawater from backflowing through stormwater network
		+ Pump station	Reduced flooding due to pumping stormwater from stormwater network around tide gate and into the Bay
		+ Low-elevation Seawall (Varda Landing)	Blocks high tide (1-year surges) from flooding neighborhood

Key Takeaway: a tide gate can solve flooding due to high tides, but pumping stormwater is needed to solve flooding due to high tides AND storms occurring at the same time.

Existing Conditions, Daily High Tide



Example Solutions

Modular Flood Control Barrier

Seawall made with vinyl or concrete

Existing Conditions, 1-yr Storm Surge

Existing Conditions, 100-yr Storm Surge

Near-Term Varda Landing Area Improvements

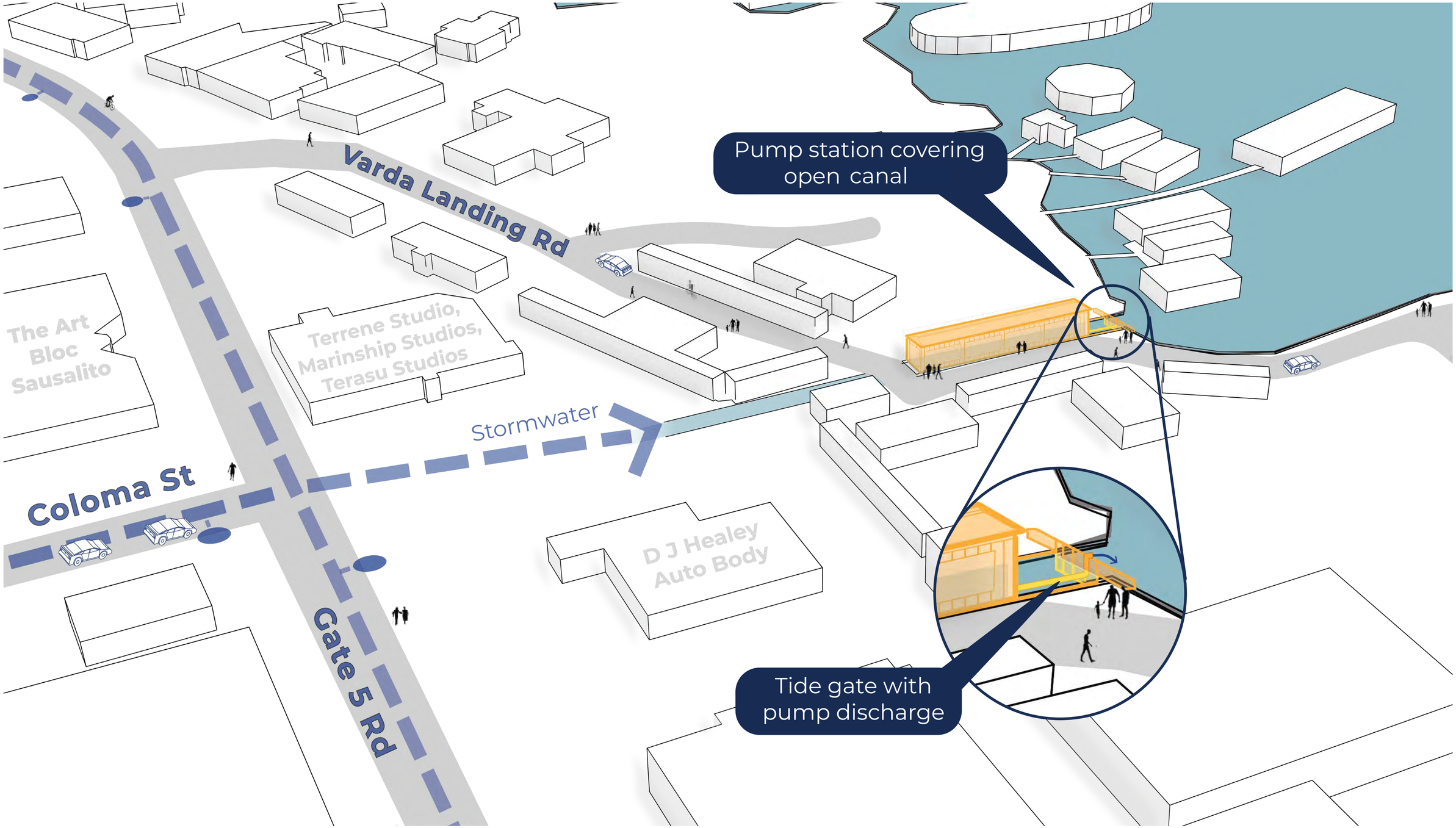
Because of existing topography and the layout of existing properties and roadways, Varda Landing requires near-term recommendations on top of the recommendations already discussed.

Near-Term Vertical Solutions Options:

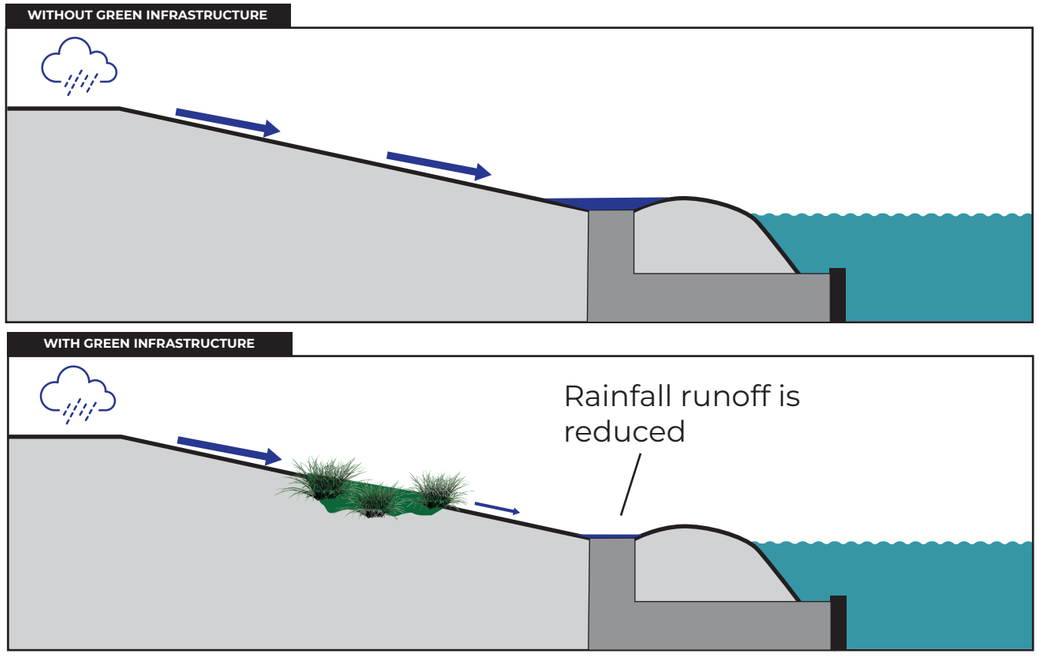
- Shoreline Improvements/Seawall
  - Would require private property owner cooperation
  - Figure on left shows approximate extents of seawall to address 1-year surge under current conditions
- Raising Varda Landing Road
  - Limited protection would be provided
- Recommended Minimum Vertical Solution Elevations
  - 8.2 feet top elevation for current conditions, 1-year surge protection
- Access points would be included along seawall options to maintain property function

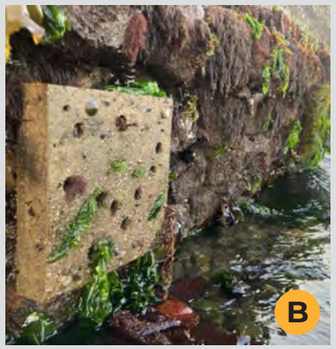
A 1- yr storm surge is expected to occur once per year while a 100-yr storm surge has a 1% chance of occurring in any given year.

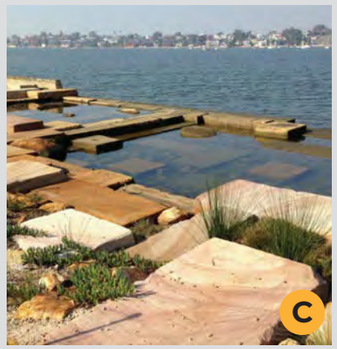
Near-Term Pump Station (Coloma St Canal)

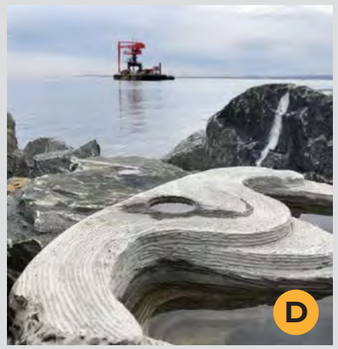


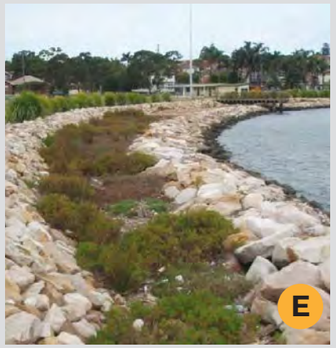
Natural Processes Protecting Against Flooding

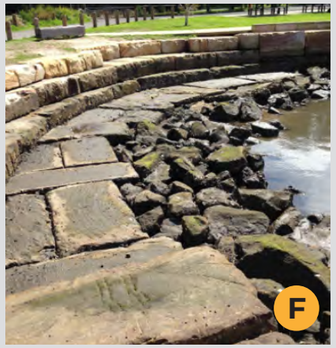


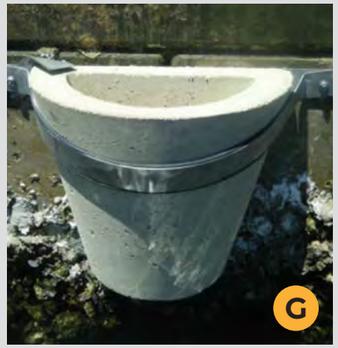












A **Elliott Bay Central Seawall Project, Seattle**: Provides flood protection while improving ecosystem functions along its edge.

B **Living Seawall Pilot, San Francisco**: This project aims to incorporate ecology into projects that protect against sea level rise.

C **Crass Bush Park, Sydney, Australia**: Local stone was used to replace an existing traditional flood wall, including sculptural rock pools, to enhance ecology and biodiversity.

D **Staten Island, New York**: A curved structural living breakwater was constructed using carbon neutral concrete that integrated water pools to create oyster habitat.

E **Kogarah, NSW, Australia**: Reconstruction of a traditional flood protection wall with a stepped wall with saltwater marsh.

F **Fish Habitat Network, Australia**: Seawall constructed using natural materials and incorporating seating and habitat.

G **Sydney Harbor, Australia**: Enhancements to existing seawalls to provide habitat and increase biodiversity.

Green Infrastructure

Vegetated basins and swales, permeable paving, and other features act like sponges to slow down stormwater.

Advantages include ecological enhancements, improved water quality, reduced heat, aesthetics, and replenishment of groundwater. However, space may be limited, they require ongoing maintenance, and they are not as effective in areas of high groundwater (such as near the shoreline).

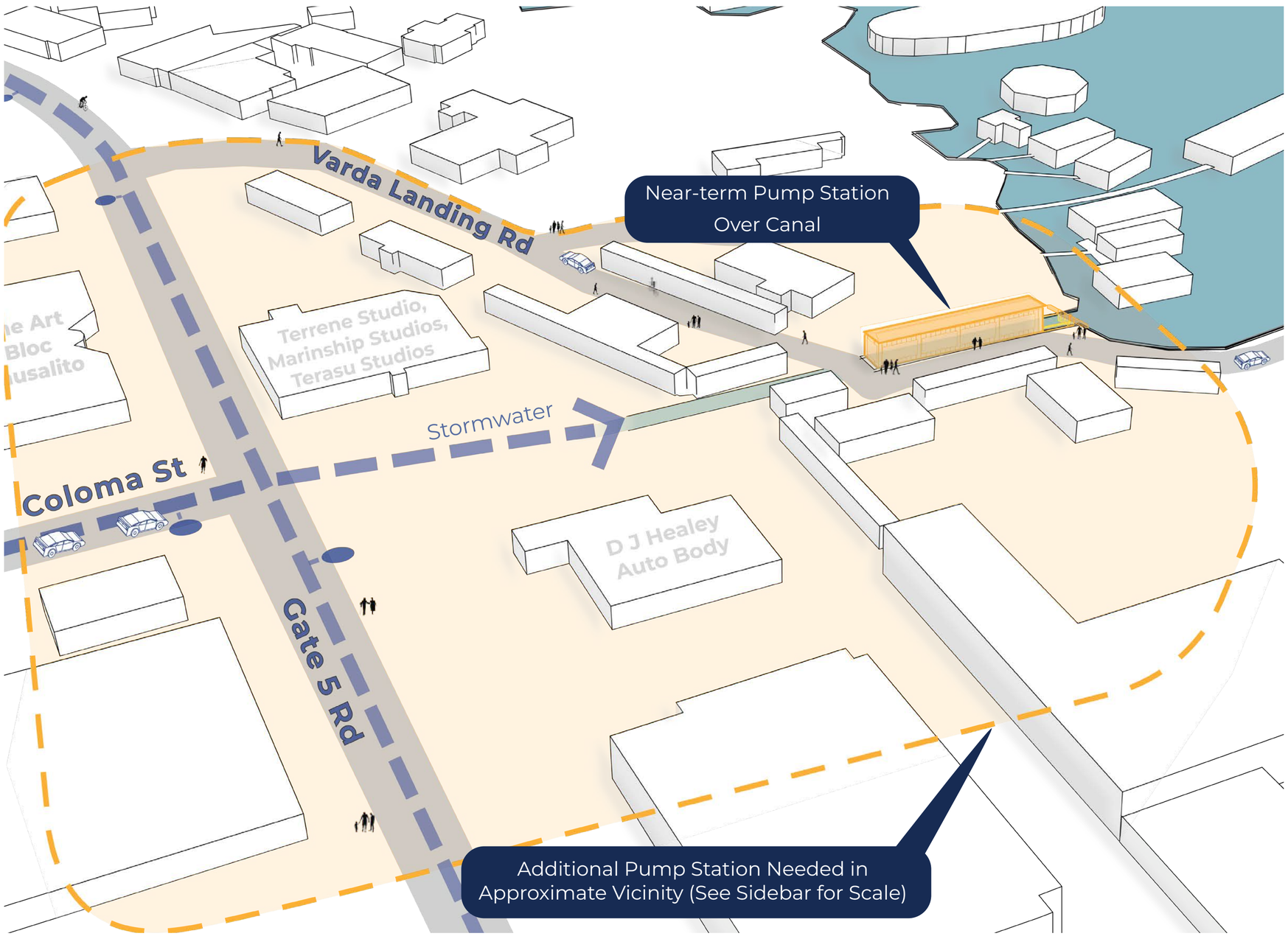
The use of green infrastructure in the Gate 5 area may be limited due to site-specific soil conditions and would likely need to be installed upstream of Bridgeway for maximum effectiveness.

Nature-Based Shoreline Protection

In nature-based shorelines, natural features are used to absorb wave energy and stabilize soil to protect the shoreline from erosion, while providing advantages such as enhanced habitat, public access, community enjoyment and education. Hybrid approaches use a mix of natural features and traditional seawalls (which themselves can be designed to mimic natural habitat).

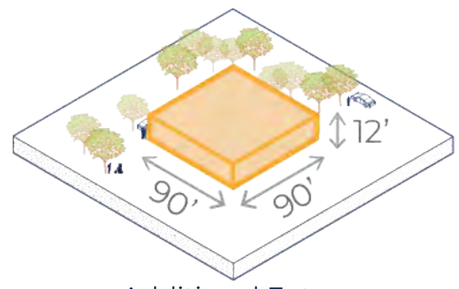
Mid- to Long-Term Pump Station and Storage Options

Additional Large Capacity Pumping Near Coloma St Canal

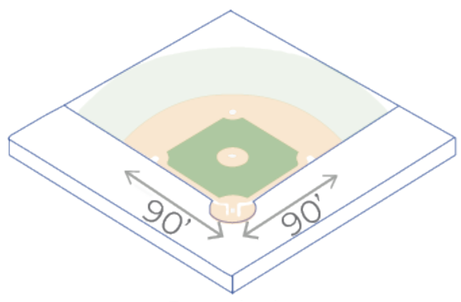


Pump Station Scale Comparisons

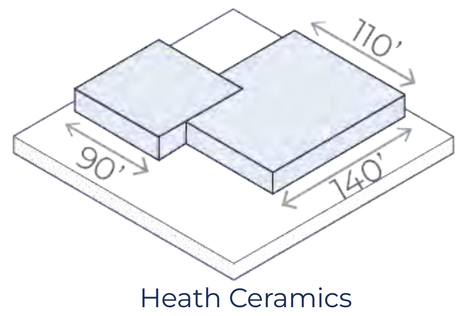
(configuration subject to change)



Additional Future Pump Station

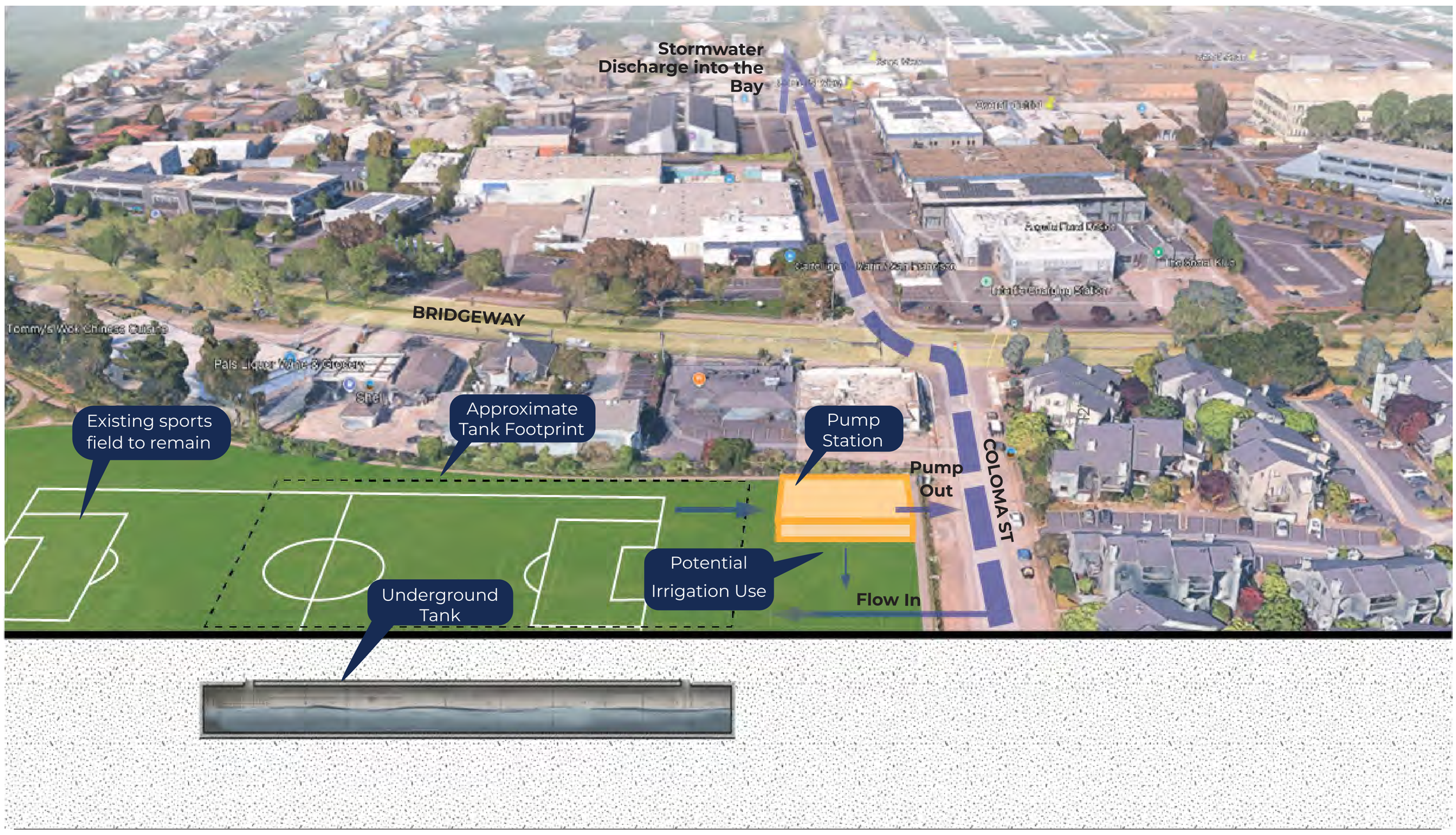


Regulation Baseball Diamond



Heath Ceramics

Upstream Stormwater Storage (Requires Additional Small Pump Station)



Potential Mid- and Long-Term Solution Evaluation

Place a sticky dot next to each option based on your level of support. Provide additional detail on a sticky note.

= I support = Mixed feelings/some concerns = Do not support

OPTIONS FOR THE MID-TERM (2035-2050) AND LONG-TERM (2050-2100) *The selected options for the near-term plus the following:*	INCLUDED ELEMENTS
TIDE GATE AND PUMP OPTIONS	
Additional Large Capacity Pumping Near Coloma St Canal	**Near Coloma Street plus upgraded storm drains**
Upstream Stormwater Storage (Requires Additional Small Pump Station)	**A smaller pump house and underground stormwater storage, possibly under MLK Park**
VERTICAL SOLUTION OPTIONS	
Raise Gate 5 Road (1-year Storm Surge)	**Raise 2-3 feet**
Raise Gate 5 Road (2080 100-year Storm Surge)	**Raise to accommodate future sea level rise**
Raise Properties and Structures	**Raise properties as the area is redeveloped**

OPTIONS FOR THE MID-TERM (2035-2050) AND LONG-TERM (2050-2100) *The selected options for the near-term plus the following:*	INCLUDED ELEMENTS
VERTICAL SOLUTION OPTIONS (CONT.)	
Seawall – Shoreline Alignment with Ecological and Recreational Enhancements	**Enhance ecology and provide shoreline access**
Seawall – Shoreline Alignment	**Requires involvement of all property owners, ensure ongoing access to jetties**
Seawall – Inland Alignment	**Inland along or near Gate 5 Road**
OTHER IMPROVEMENTS	
Green Infrastructure	**Bioswales, vegetated retention basins, and permeable paving, distributed throughout the area**

Considerations for Potential Mid- to Long-Term Solutions

Below are a list of performance evaluation criteria to measure how potential solutions compare. Use this chart to weigh in on your preferred solution on the board.

■ = Most closely satisfies criterion

▲ = Satisfies some aspects of criterion

● = Least closely satisfies criterion

○ = Not applicable

MID- TO LONG-TERM (2035-2100)	Short Term Effectiveness	Long Term Effectivenes	Implement-ability	Agency Acceptance	Ecology and Sustainability Opportunities	Recreational Opportunity	Capital Cost	O&M Cost
TIDE GATE AND PUMP OPTIONS								
Additional Large Capacity Pumping	■	■	▲	■	▲	●	$$$	$$$
Upstream Stormwater Storage (Requires Additional Small Pump Station)	■	■	▲	■	▲	●	$$$$$	$$
VERTICAL SOLUTION OPTIONS								
Raise Gate 5 Road (1-year Storm Surge)	▲	●	●	▲	▲	●	$$$	$
Raise Gate 5 Road (2080 100-year Storm Surge)	■	●	●	▲	▲	▲	$$$$$	$
Seawall – Shoreline Alignment	■	■	■	●	●	●	$$$	$
Seawall – Shoreline Alignment with Ecological and Recreational Enhancements	■	■	▲	▲	■	■	$$$	$
Seawall – Inland Alignment	■	●	●	▲	▲	▲	$$$$$	$
Raise Properties and Structures	■	▲	●	■	●	●	$$$$$	$
OTHER IMPROVEMENTS								
Green Infrastructure	▲	●	▲	■	■	▲	$	$

O&M Cost = Operation and Maintenance Costs

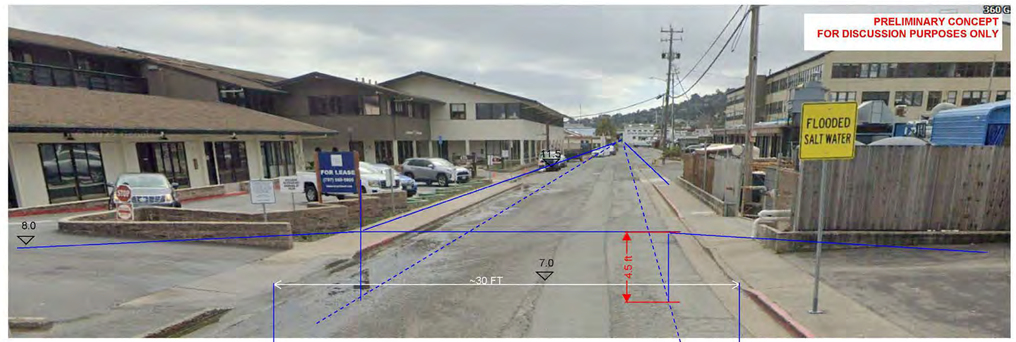
Potential Mid- to Long-Term Solutions Overview

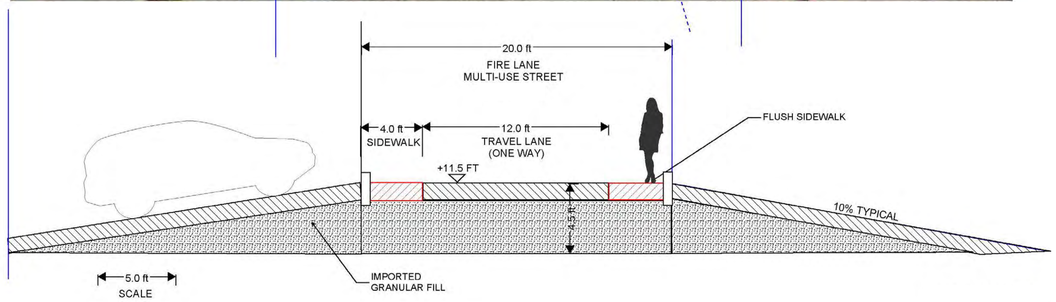
Mid- to long-term solutions aim to address projected future flooding in the entire area. These would be implemented in addition to the near-term solutions. Implementing any of these solutions would require additional planning and community input to get consensus on recommended heights.

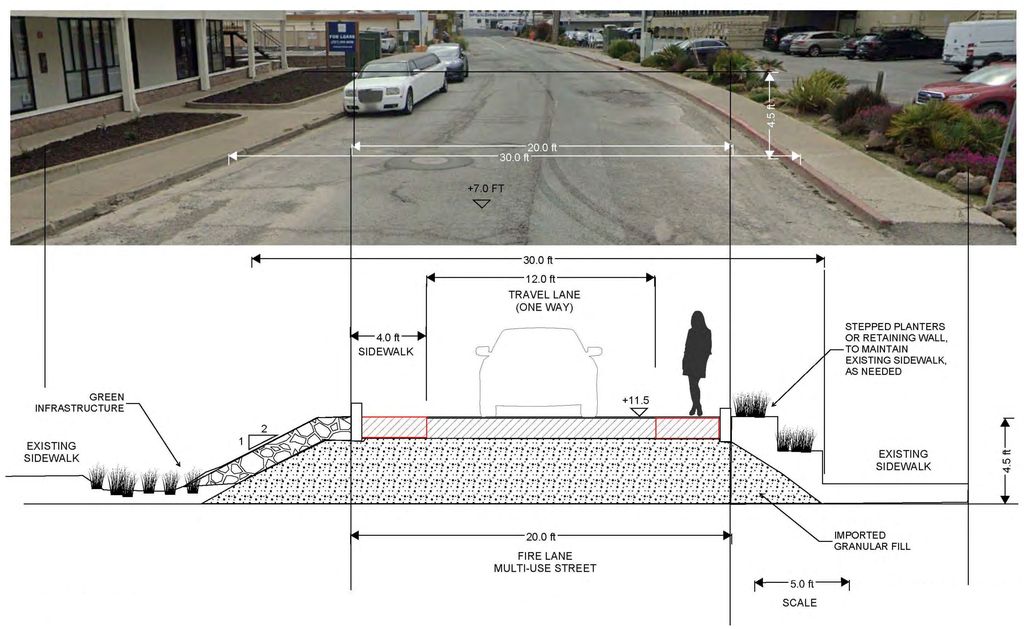
RAINFALL & TIDAL CONDITIONS	FLOODING CAUSED BY CONDITIONS	PROPOSED SOLUTIONS TO FLOODING	RESULTS OF IMPLEMENTING PROPOSED SOLUTIONS
Sea Level Rise (Higher High Tides and Storm Surge) and Land Subsidence (Lower Land Elevation)	Flooding entirely by seawater	Seawall **AND/OR** Raising Roads (Acting as Levee) **AND/OR** Raising Properties and Structures	Reduced flooding by preventing seawater from entering neighborhood Reduced flooding by elevating roads, properties, and structures above flood elevation
Increased Rainfall Intensity	Minor flooding (only when tide gates are closed)	Increase pump station capacity	Reduced flooding due to improved capacity to pump stormwater from stormwater network around tide gate and into the Bay

In the medium to long-term, the solution for Varda Landing would have to be fully collaborative with the solution for the rest of the project area. Therefore, a separate solution for Varda Landing is not defined on this board.

Road Raising Considerations

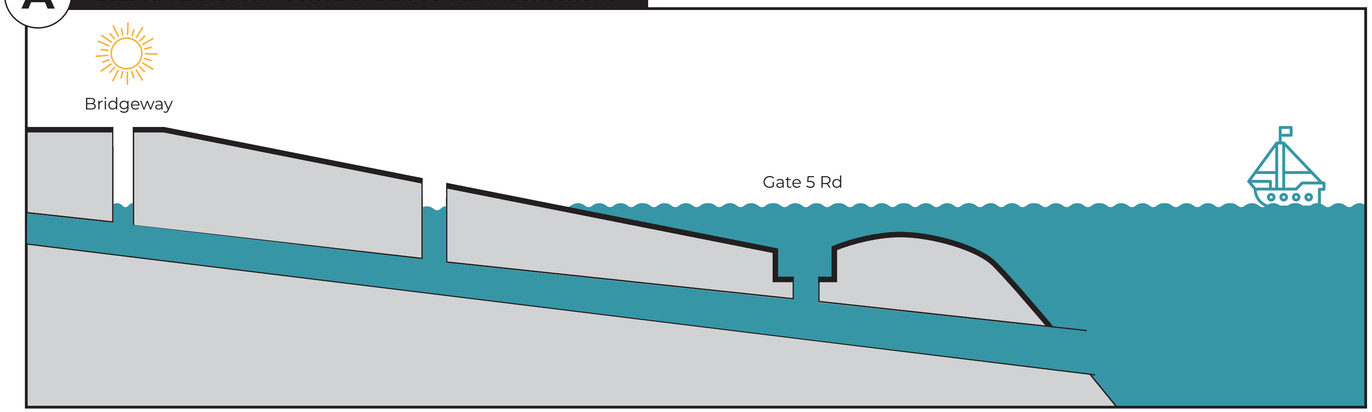




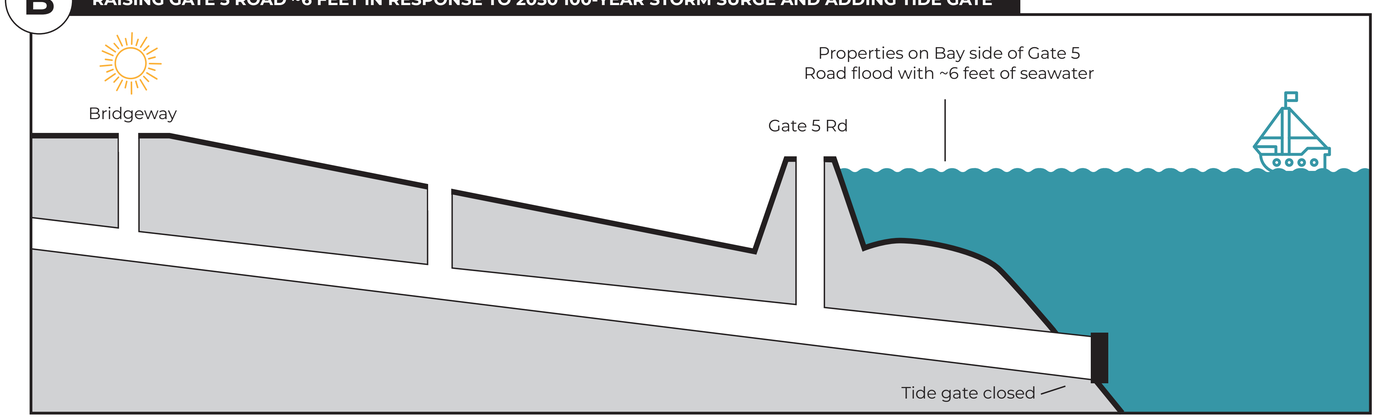


Raising Gate 5 Road could help protect inland areas from flooding, but **seawater would still flood properties on the Bay side of the road**. The maximum elevation that Gate 5 Road can be raised is about 6 feet above its current elevation, raising it above the 2050 100-year storm surge height. However, this would result in **significant restrictions** unless the surrounding area is also raised. For example, the road would have to be reduced to a one-way road and parking would be eliminated. To raise the road even higher, property easements and structure relocations would be needed.

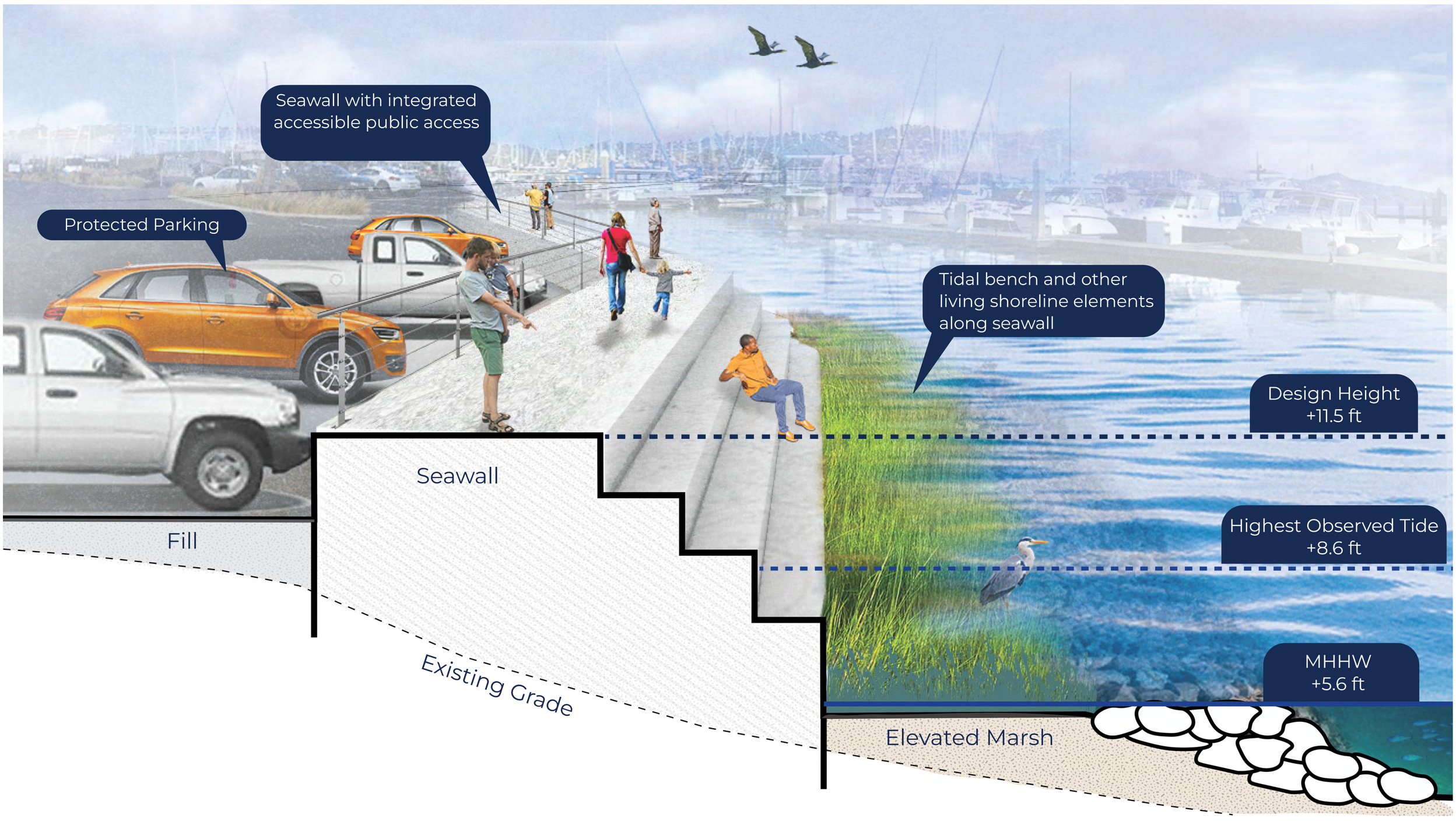
A **2025 10-YEAR STORM SURGE UNDER CURRENT CONDITIONS**

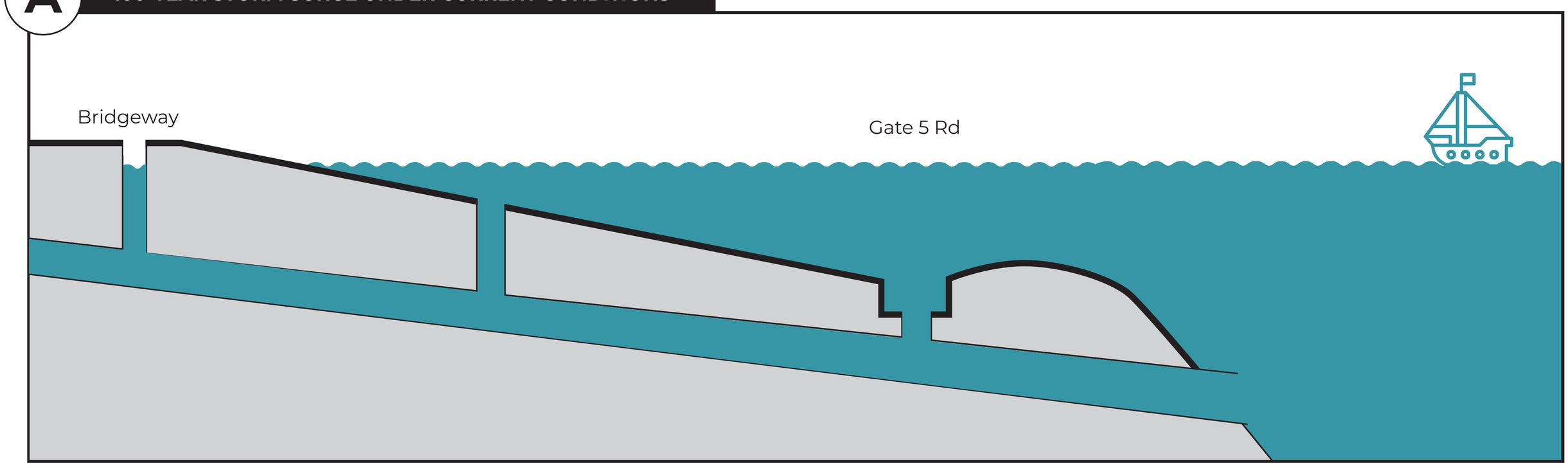


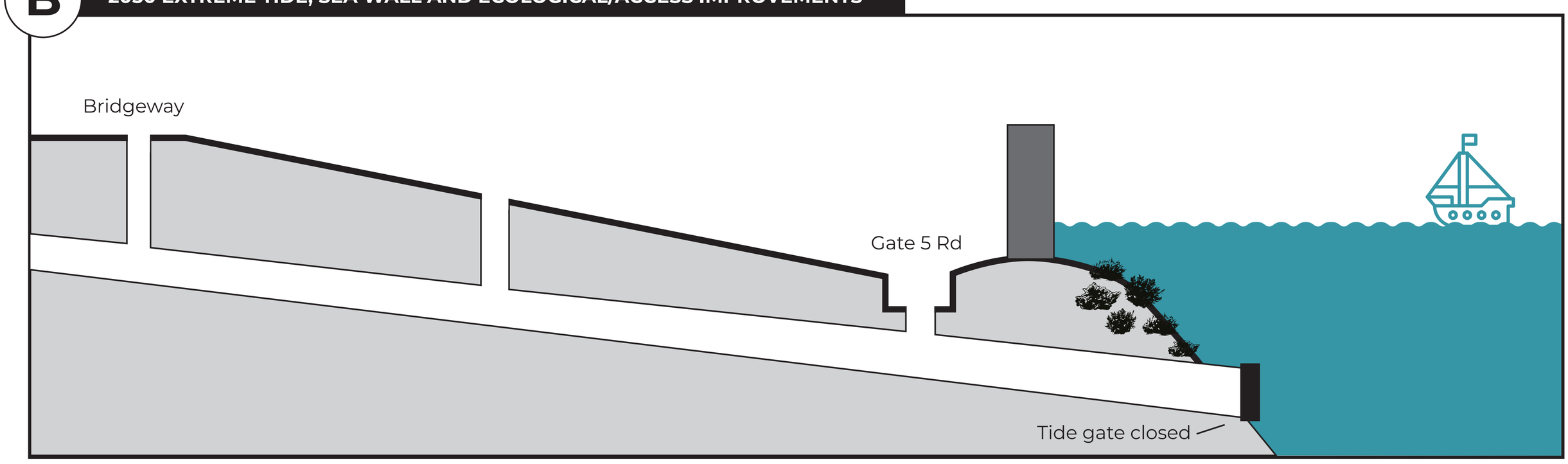
B **RAISING GATE 5 ROAD ~6 FEET IN RESPONSE TO 2050 100-YEAR STORM SURGE AND ADDING TIDE GATE**



Potential Seawall Solution







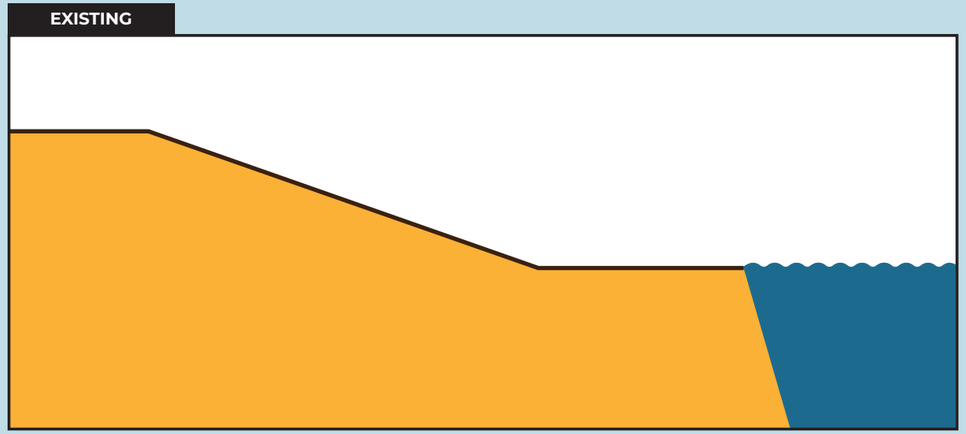
A seawall is the strongest protection against future tidal flooding.

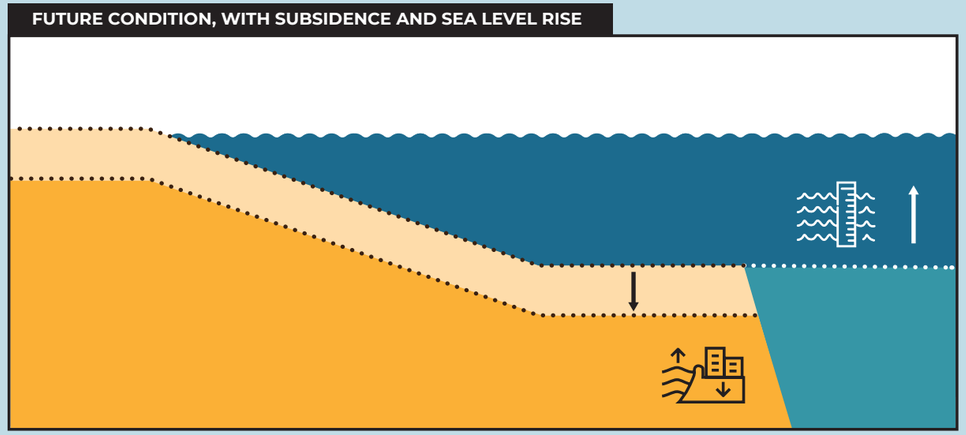
Subsidence and Sea Level Rise

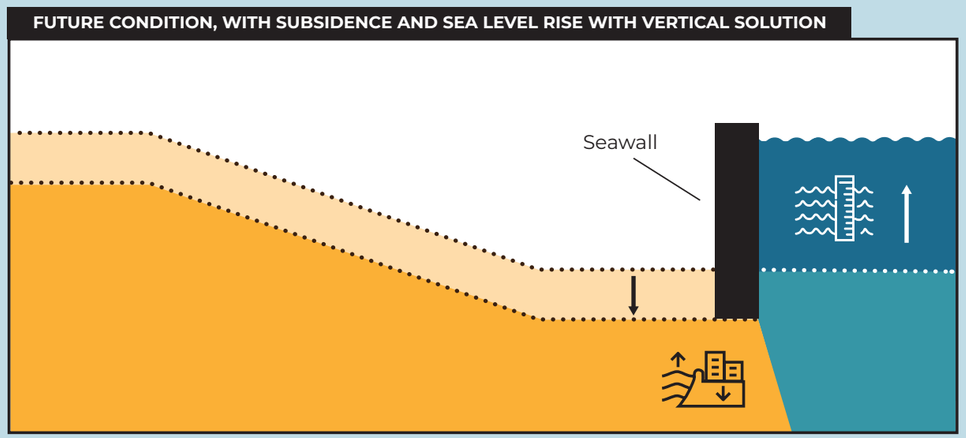
If a seawall is built, it has to be designed with enough height and structural capacity to handle not just today's water levels, but the future ones as well. That means accounting for both sea level rise and land subsidence, which together can significantly increase the effective water height. If the ground beneath or around the sea wall is sinking, the relative height of the wall decreases even if the wall itself does not move. Designing the wall to accommodate these long-term changes ensures that it maintains its protective function throughout its intended lifespan, reducing the risk of overtopping, flooding, and structural failure.

Term	Year-Sea Level Cond.	Water Elevation		Ground Elevation	Vertical Solution	
		Sea Level Rise (ft)	Surge Condition	Subsidence (ft)	Water Depth Above Ground Elevation (ft)	**Recommended Minimum Vertical Solution Height**
Existing	2025	0	100-Yr	0	2.1	N/A
Mid-Term	2050 Int.	0.8	100-Yr	-1.3	4.3	5.3
Long-Term	2100 Int.	3.1	100-Yr	-3.8	9.1	10.1
	2100 High	6.5	100-Yr	-3.8	12.5	13.5*

*Raising adjacent land will be needed to ensure that access/views to the Bay are maintained. This will require complete community/shoreline participation to redevelop the entire area to an agreed-upon elevation.

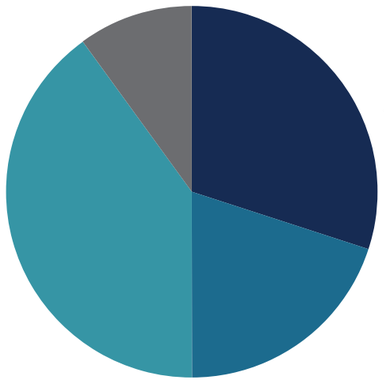






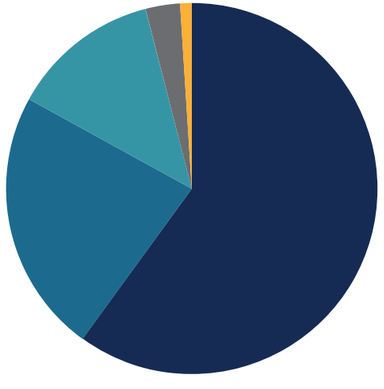
What is your connection to the Gate 5 Road area?

How disruptive is flooding on Gate 5 Road?



30%
of respondents say flooding disrupts their daily life

How willing are you to accept disruptions such as construction impacts or changes to parking or access?



60%
of respondents would welcome change

Which Sausalito community do you live or work in?

Most common ways people manage flooding on their property: sandbags, raised parking lot/driveway, portable water pumps.

Almost Everyone Sees Multiple Issues

96% observe tidal flooding

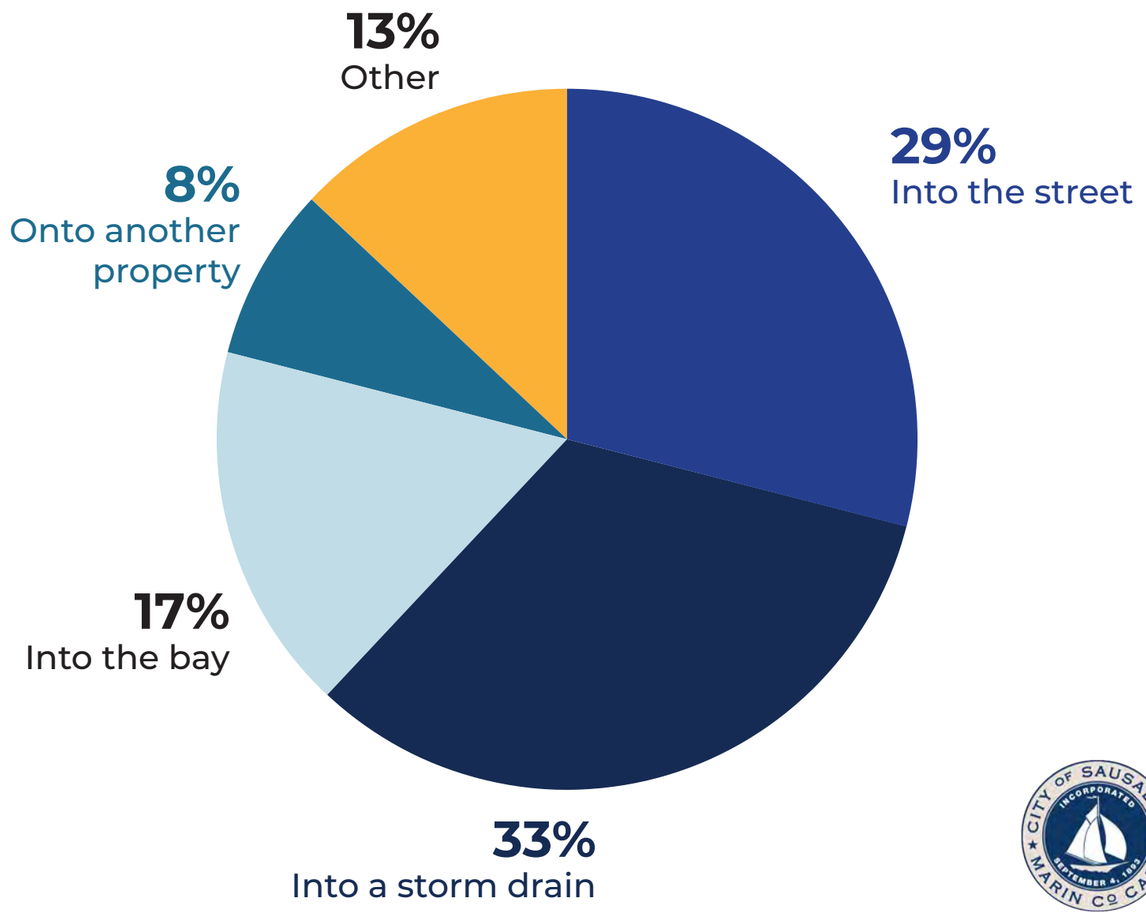
+80% report access impacts

60% report property damage

Of those who reported using pumps, electric pumps are the most commonly used.

Respondents use between 2 and 9 pumps on their properties. Most of these pumps drain water into the street or into the storm drain system.

Where does the water from your pump(s) discharge?



Long-term flood interventions supported by respondents

39%
Structural/Hard Infrastructure
- Elevate structures or utilities
- Permanent flood walls or levees

15%
Nature-based/Green
- Rain gardens or bioswales
- Permeable pavement

46%
Site Modifications
- Improving site grading
- Other custom approaches

Most Desired Improvements

New or expanded drainage infrastructure

Improved pump systems

Floodwall

Backflow preventers

More communication during flooding events

Deployable floodgates

Permeable pavement

Bulkheads

Berm

Bioswales

Temporary flood barriers

Why Respondents Prioritized These Improvements

1. Effectiveness

2. Environmental Benefits

3. Cost

4. Apearance/aesthetics

5. Other, including access to shoreline, homes, and businesses

If Trade-Offs Must Be Made, Residents Prioritized As Follows:

Gate 5 Road and adjacent parking lots
Industrial/working waterfront areas

Emergency routes and evacuation paths
Residential neighborhoods near Bridgeway

Public access points and parks
Commercial corridors
(Caledonia Street, Downtown)
Other

Now it's your turn! Add your responses to the survey!