

WELCOME to the community workshop for Sausalito Ferry Landing Parking Lot 1



LAND ACKNOWLEDGEMENT

We acknowledge that the site of Parking Lot 1 was historically the tidal marsh of the Coast Miwok people.

We honor their enduring connection to this land and the waterfront.

Sausalito's Ferry Landing is a vital hub connecting ferry, bike, and car access to downtown.

While the Ferry Plaza has been recently upgraded, Parking Lot 1 remains in poor condition due to uneven asphalt, subsurface issues, and tree root damage.

It's a key link between downtown and the waterfront, but its current state limits both function and visual appeal.

Constraints & Goals

- **Fixed Budget:** \$2.5 million
- **Parking Capacity:** Maintain 144 stalls
- **Preserve** work from the recent Ferry Landing project.



Help us prioritize improvements for this critical downtown gateway!



Large Parking Stall Size

Better accommodates large vehicles but reduces space for pedestrians, bikes, vegetation, bioswales, and healthier tree soil.

Voting + Sticky Notes



Climate Adapted Planting

Softens the look of the parking lot while supporting pollinators.

Voting + Sticky Notes



Access and Circulation

Streamline vehicle/pedestrian movement by optimizing entrance/exit & drop-off locations.

Voting + Sticky Notes



Resiliency/Stormwater Mgmt.

Regrade the lot to drain into swales, reducing irrigation needs and limiting runoff into the Bay.

Voting + Sticky Notes



Tree Canopy

Provide sufficient soil volume to ensure new/existing trees reach maturity for shade and habitat.

Voting + Sticky Notes



Electric Charging

Providing space for high speed charging.

Voting + Sticky Notes

Site Context

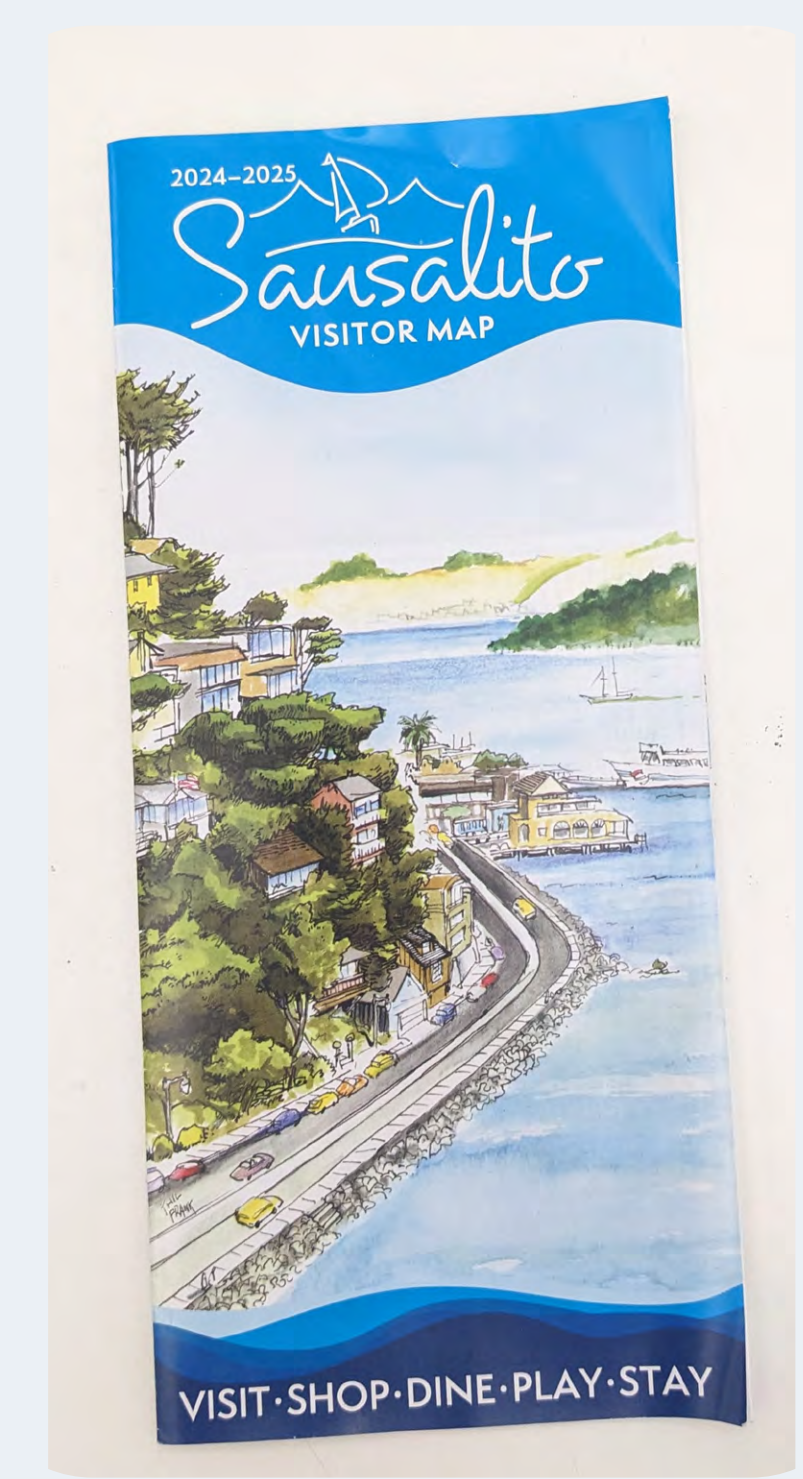


Site Character

Sausalito is defined by its bay views, hillside vistas, and historic downtown character.



Sausalito has an established identity that can be seen throughout downtown, signs, and tourism brochures.



Identity/Tourism

Art

Sausalito has a thriving art scene between the Sausalito Center for the Arts and local art studios.



Take a moment to review site context as it might relate to improvements made to Parking Lot 1.

The Sausalito Ferry Landing is adjacent to Viña del Mar Park, whose iconic elephant statues were originally created for the 1915 Panama-Pacific International Exposition and later brought to Sausalito, where they remain today.



History

Challenges



A parking lot filled with cars

Struggling trees in the foreground

Parking lot in poor condition

Ticket Kiosk and empty newspaper dispensers

Temporary fence to control the ferry queue.

Add anything else you feel might be relevant!

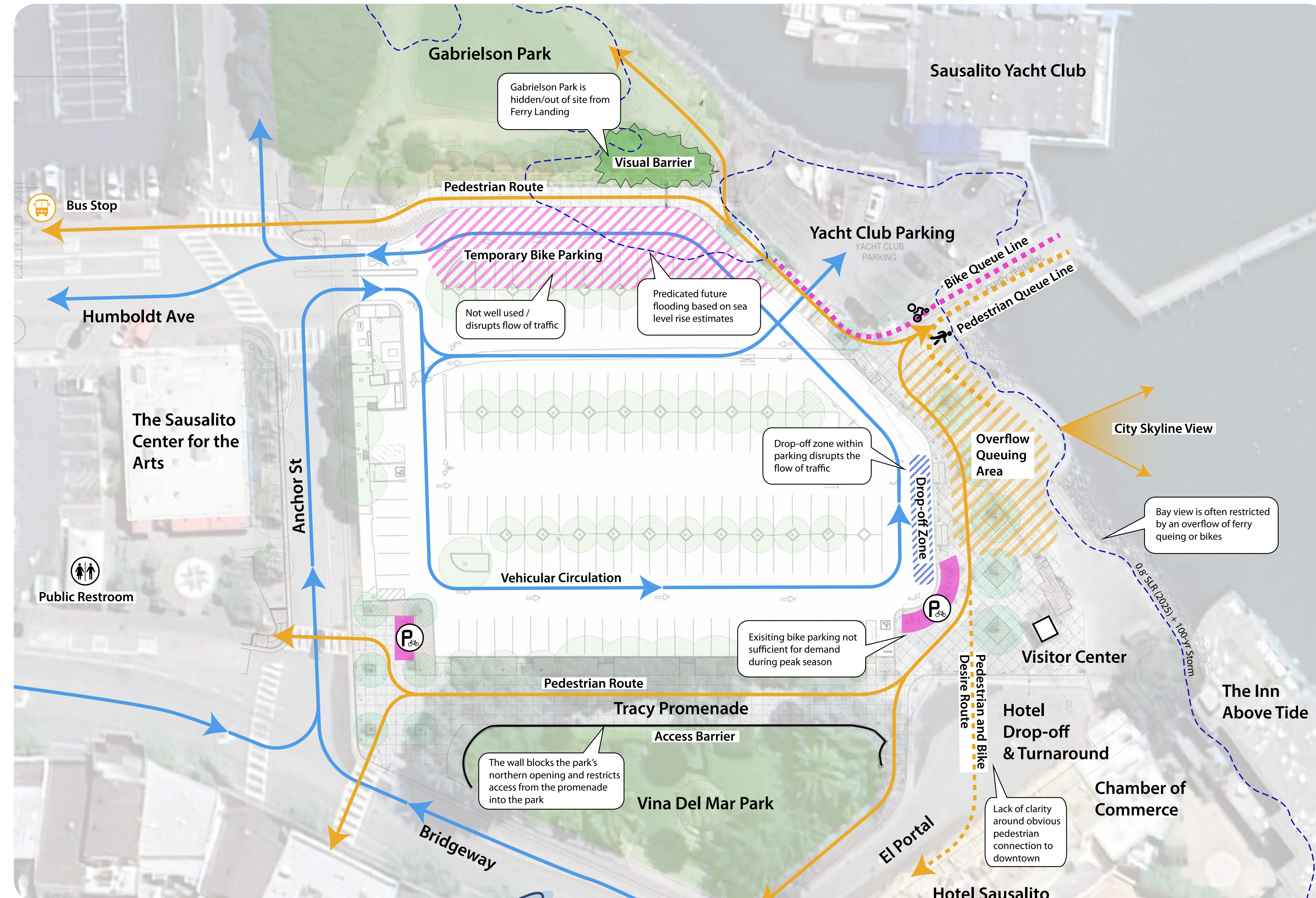
The Ferry Landing serves as a significant portal into Sausalito. Currently when visitors arrive from San Francisco and disembark from the ferry this is what they are presented with.

Existing Conditions



Access and Circulation

The site currently manages a complex intersection of cars, bicycles, and ferry pedestrians.



Notice a challenge not listed?
Add a note to the map!



Likely caused by a lack of soil space and compaction from the adjacent lot



Heaving and cracks caused by fig tree roots

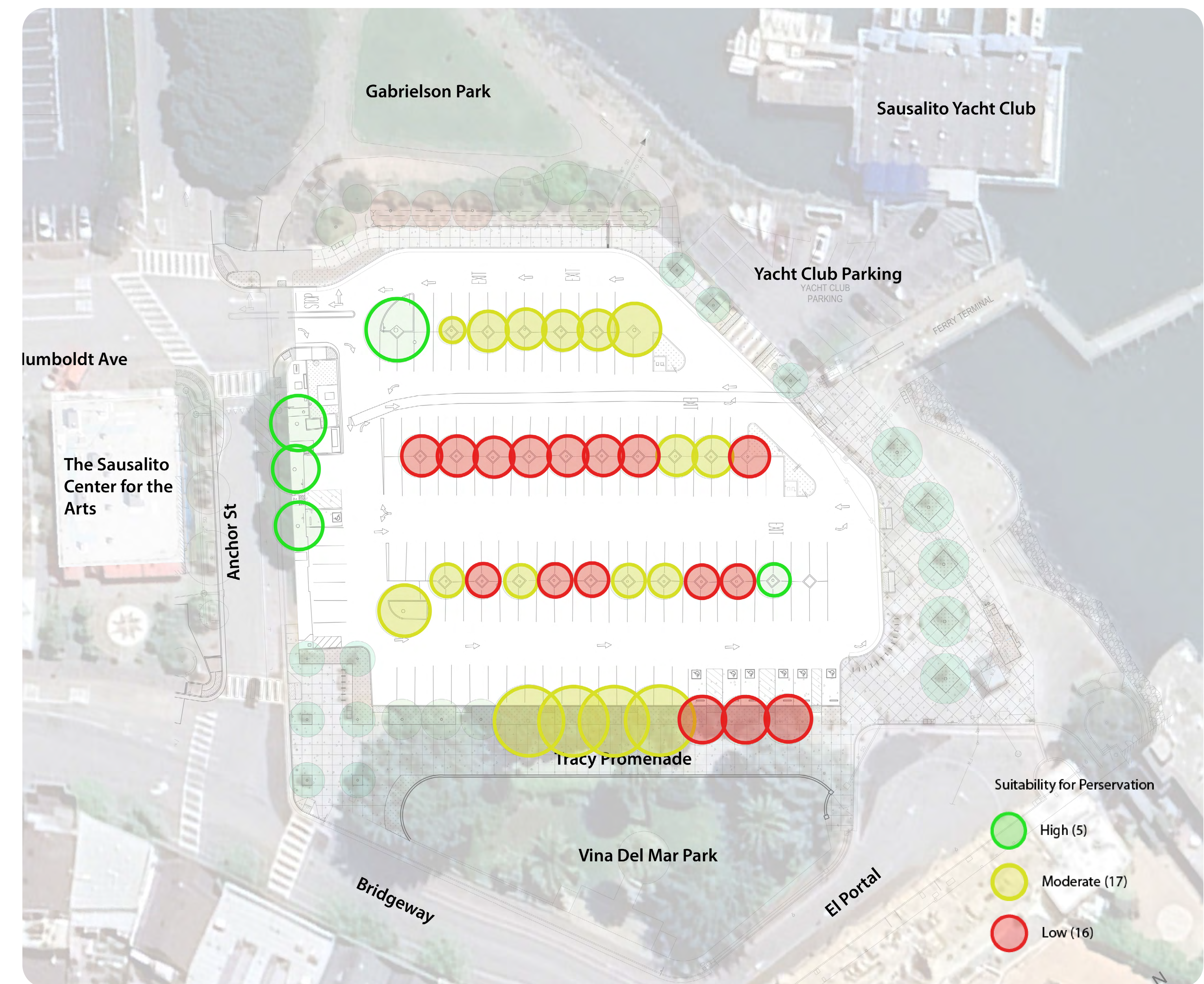
Tree Condition

Species: 38 Indian Laurel Figs (*Ficus macrocarpa*).

Condition: Many are in moderate to low health due to thin canopies and poor maintenance.

Stability: These trees have poor structural stability and require frequent, costly limb removal.

Future Resilience: Rising sea levels & groundwater salinity will increasingly threaten this specific tree type.

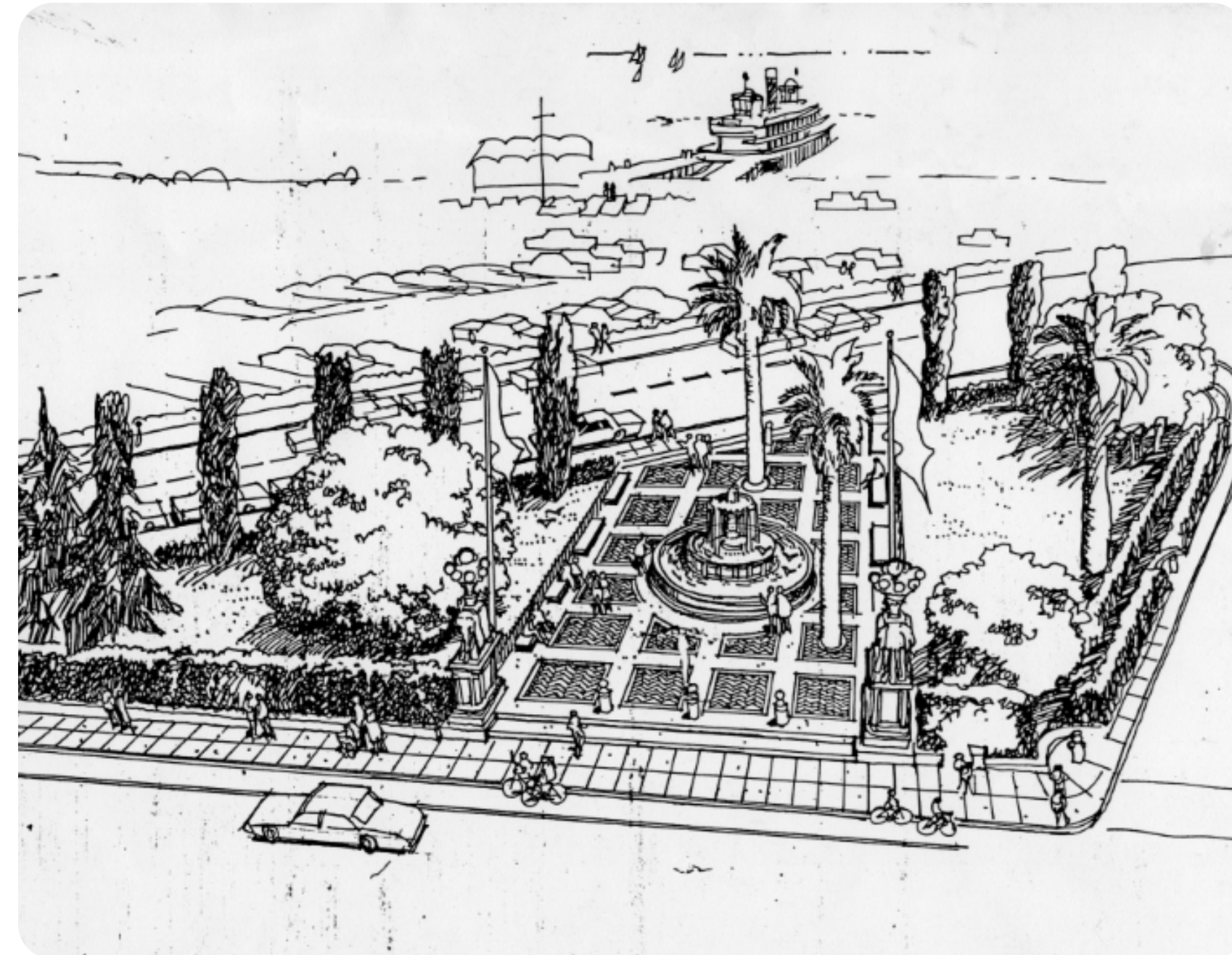


Previous Visions



The area around Sausalito Parking Lot 1 have seen several visions in the past. While our immediate task is to make improvements on parking lot 1, it will be helpful to maintain a long term vision for the Ferry Landing, and having that vision may also guide immediate improvements made to the parking lot.

1 1970s: The Emmons Proposal



The Idea:

Architect Donn Emmons proposed opening Vina Del Mar Park to connect it directly to the Ferry Landing.

The Legacy:

Vina Del Mar remains the historic heart of the district, featuring the iconic 1915 Exposition fountain and elephant statues.

2 2009: 'Imagine Sausalito' Report



The Idea:

Proposed a substantial reduction of the parking lot.

The Legacy:

Envisioned an expanded plaza anchored by an amenities building and direct links to Gabrielson Park, a new pier for ferry and boats.

3 Recent: SWA Ferry Landing Vision



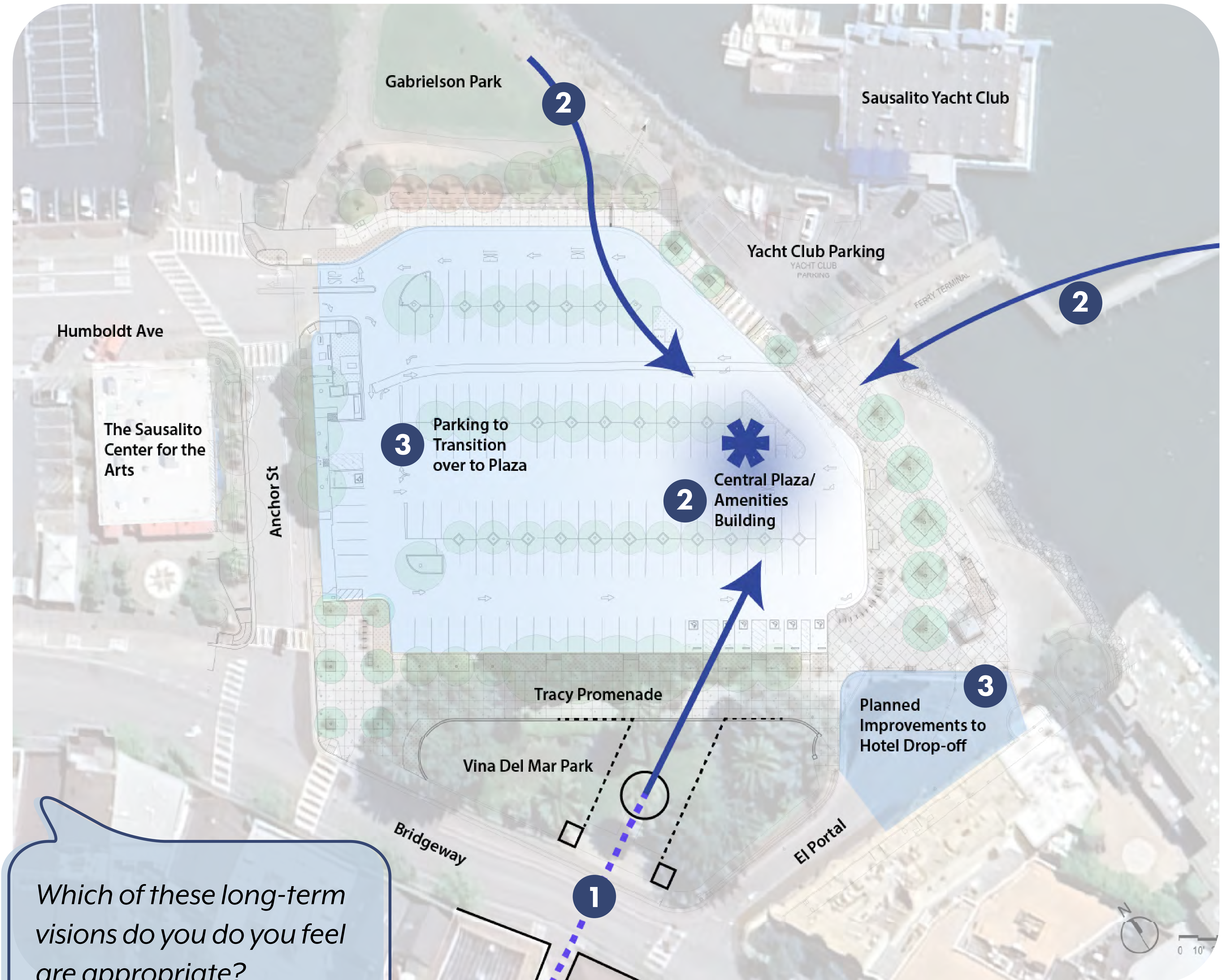
The Idea:

Full conversion of Lot 1 into a world-class ferry landing plaza.

The Legacy:

Prioritizes a pedestrian-friendly waterfront, improved bicycle safety, and integrated transit access.

Compiled Vision Plan



Which of these long-term visions do you do you feel are appropriate?

Vision Opportunities



Cultural Resonance

Architecture that reflects local heritage, traditions, and identity through a contemporary longhouse form.

Symbolic depth

Terminals as gateways, embodying ritual and journey while connecting land and water.



Mukilteo Multimodal Ferry Terminal - Washington

Civic Vibrancy

Encourages pedestrian circulation and engagement through art installations and festive lighting with the waterfront, creates a memorable and iconic sense of place, and activates the public space.



San Francisco Ferry Building

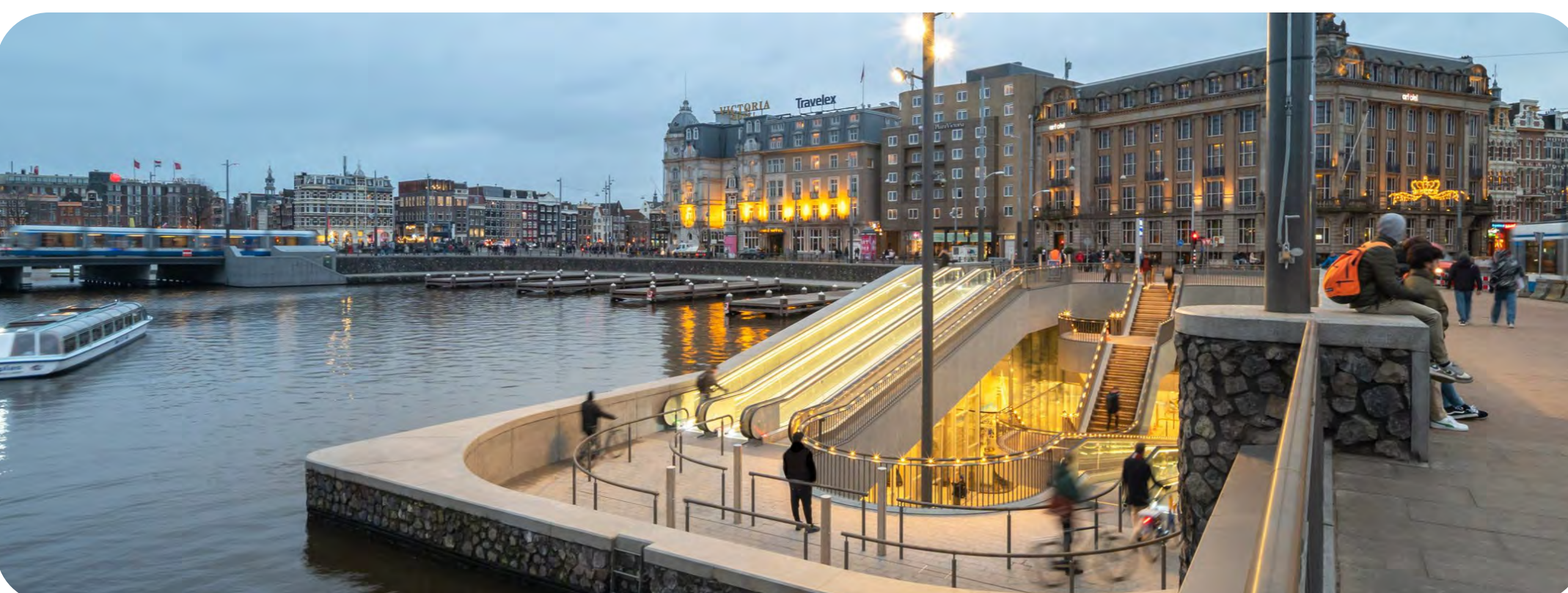


Transit Efficiency

A "Bike Parking Pavilion" with seamless passenger flow and multimodal connections (bus, bike, pedestrian).

Wayfinding & Accessibility

Clear signage, intuitive circulation, & inclusive design for all users.



Underground Bike Parking - Amsterdam

The area around Sausalito Parking Lot 1 have seen several visions in the past. While our immediate task is to make improvements on parking lot 1 it will be helpful to maintain a long term vision for the Ferry Landing, and having that vision may also guide immediate improvements made to the parking lot.

What Makes a World-Class Ferry Landing/ Waterfront?

Ecological Stewardship

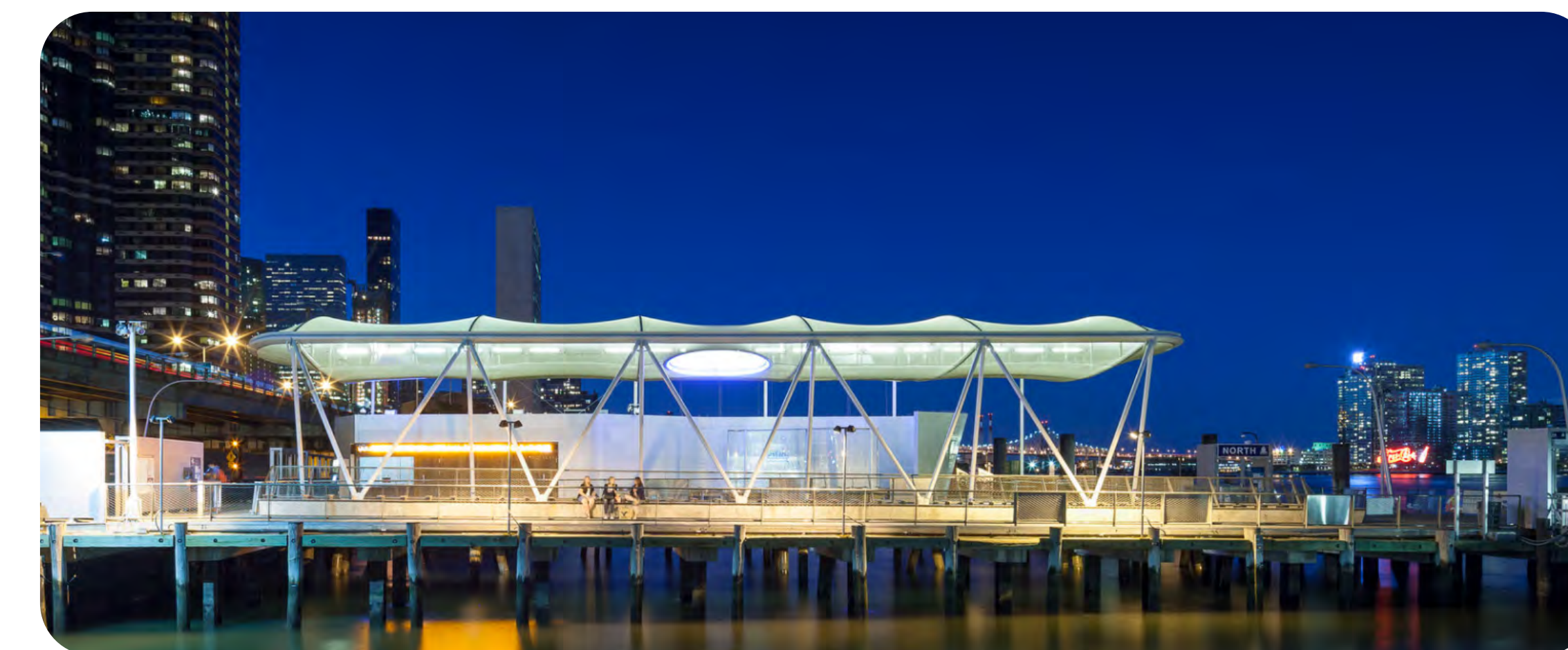
Sustainable materials, daylighting, habitat-sensitive siting, and resilient, flood-adaptive infrastructure that protects the terminal from rising waters while maintaining safe, year-round access.



Brisbane Ferry Terminal - Queensland

Integrated Lighting

Subtle changes in color and direction of LED lighting in roof canopy lightwells reflect flows of people and water, creating a civic urban infrastructure that links natural and constructed urban ecologies.

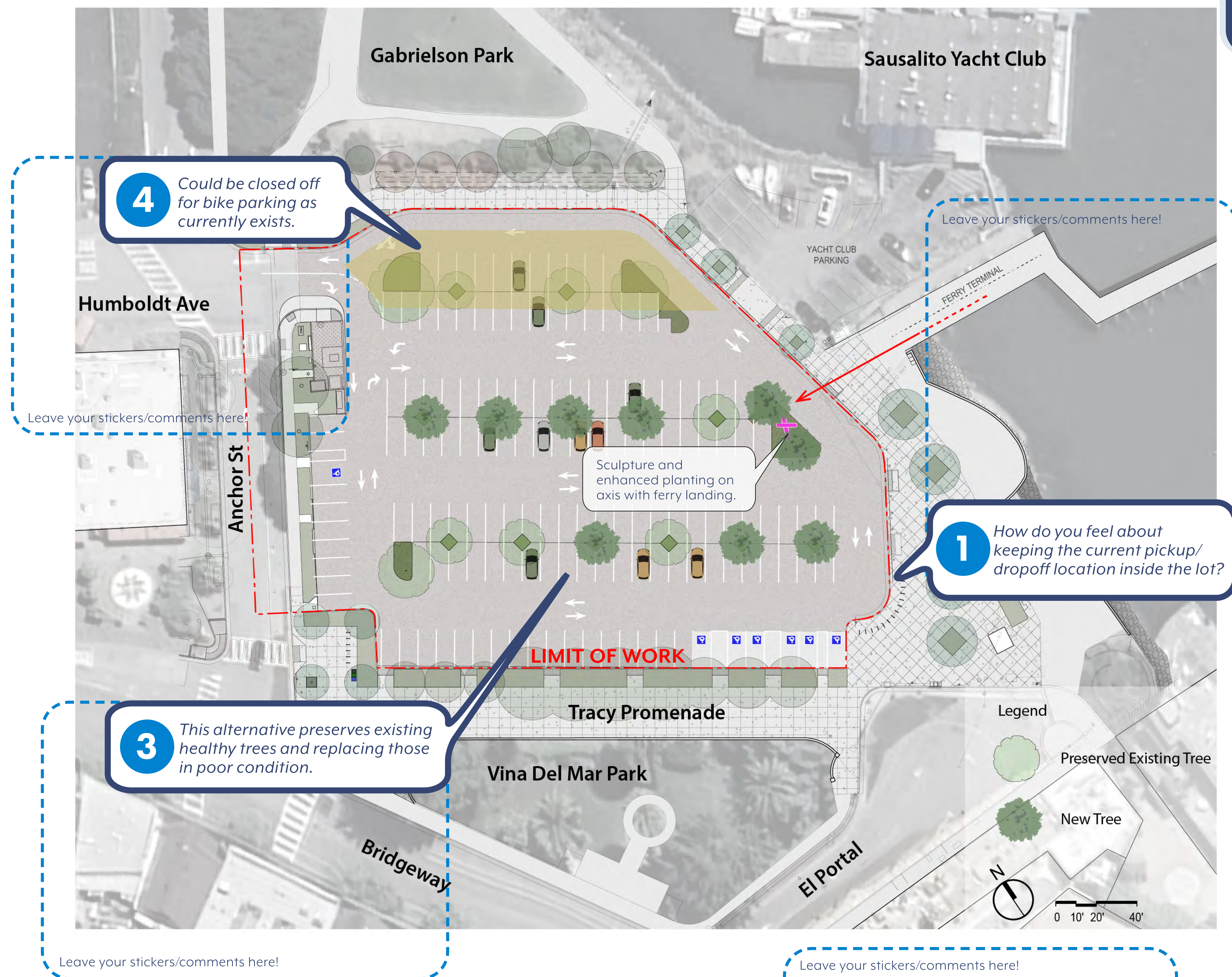


East 34th Street Ferry Terminal - NYC

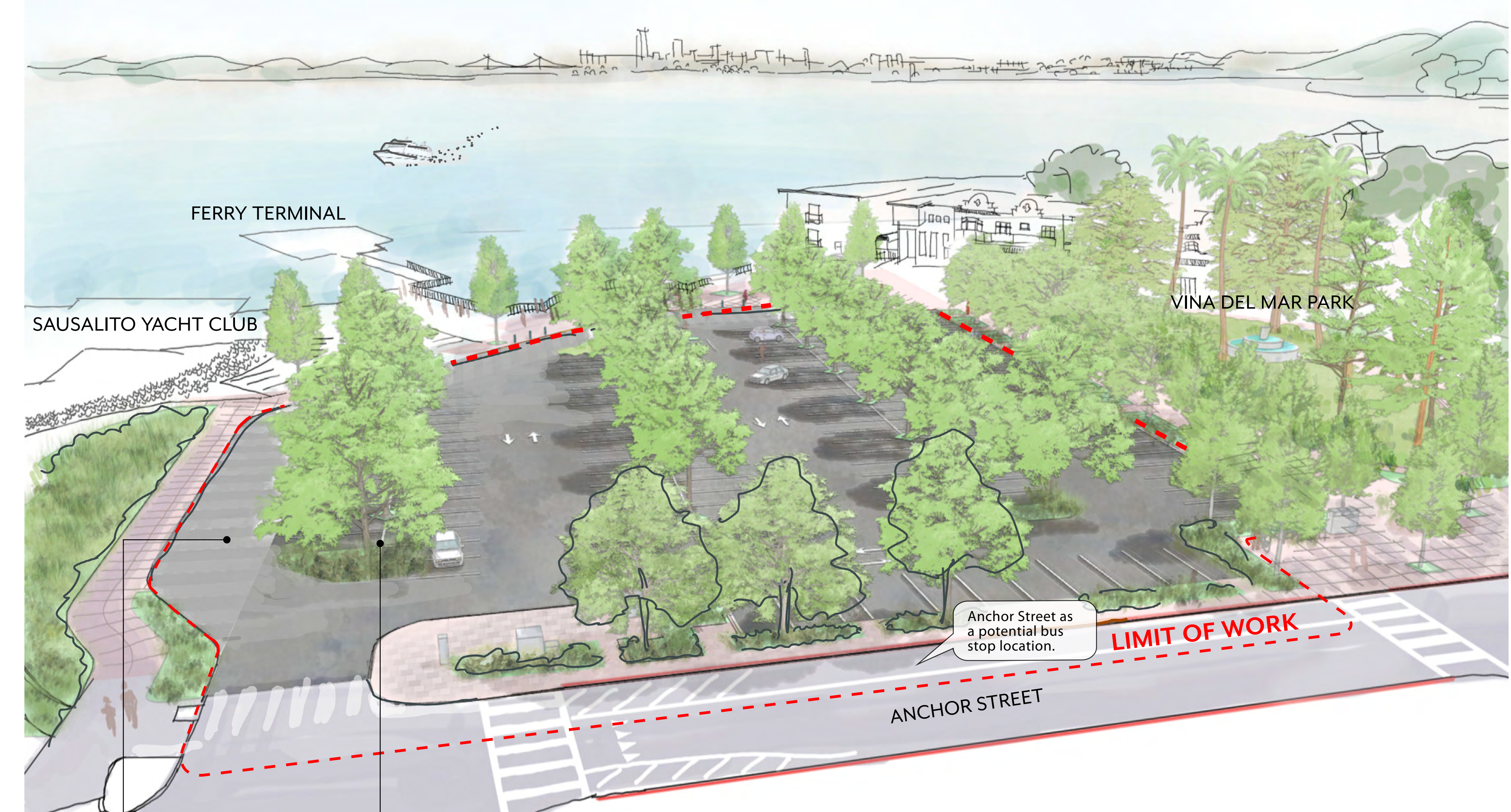
Scenario 1 - Improve As Is



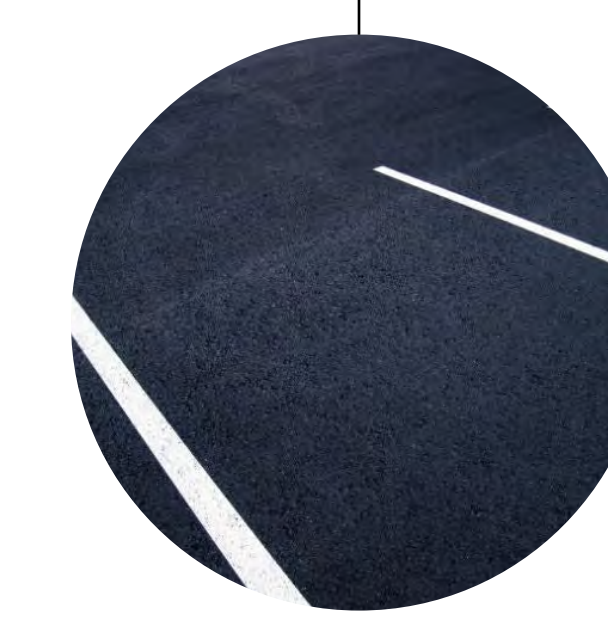
Site Plan



Place a sticker next to aspects of this design that you like



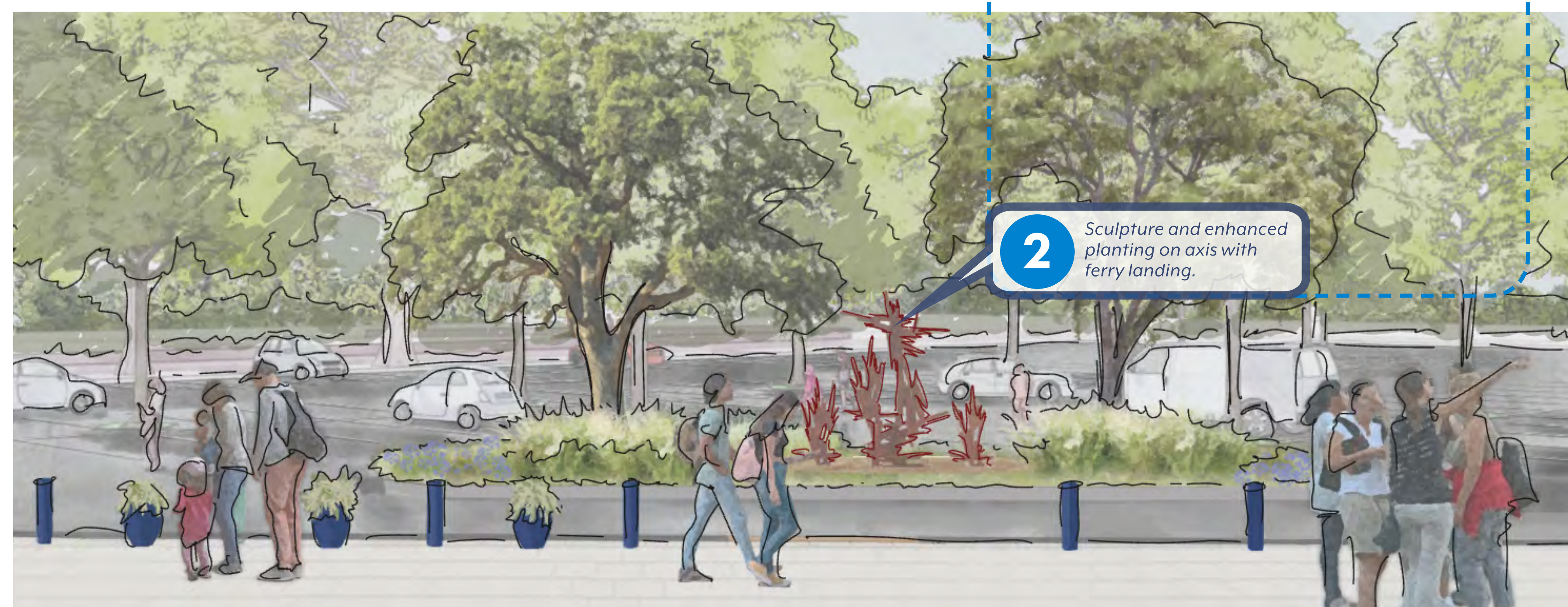
Aerial from Anchor Street



Asphalt



Drought-Tolerant Planting



View at Ferry Arrival

Pros:

- Improvements are within the construction budget
- Standard parking stalls
- Preserves the most trees

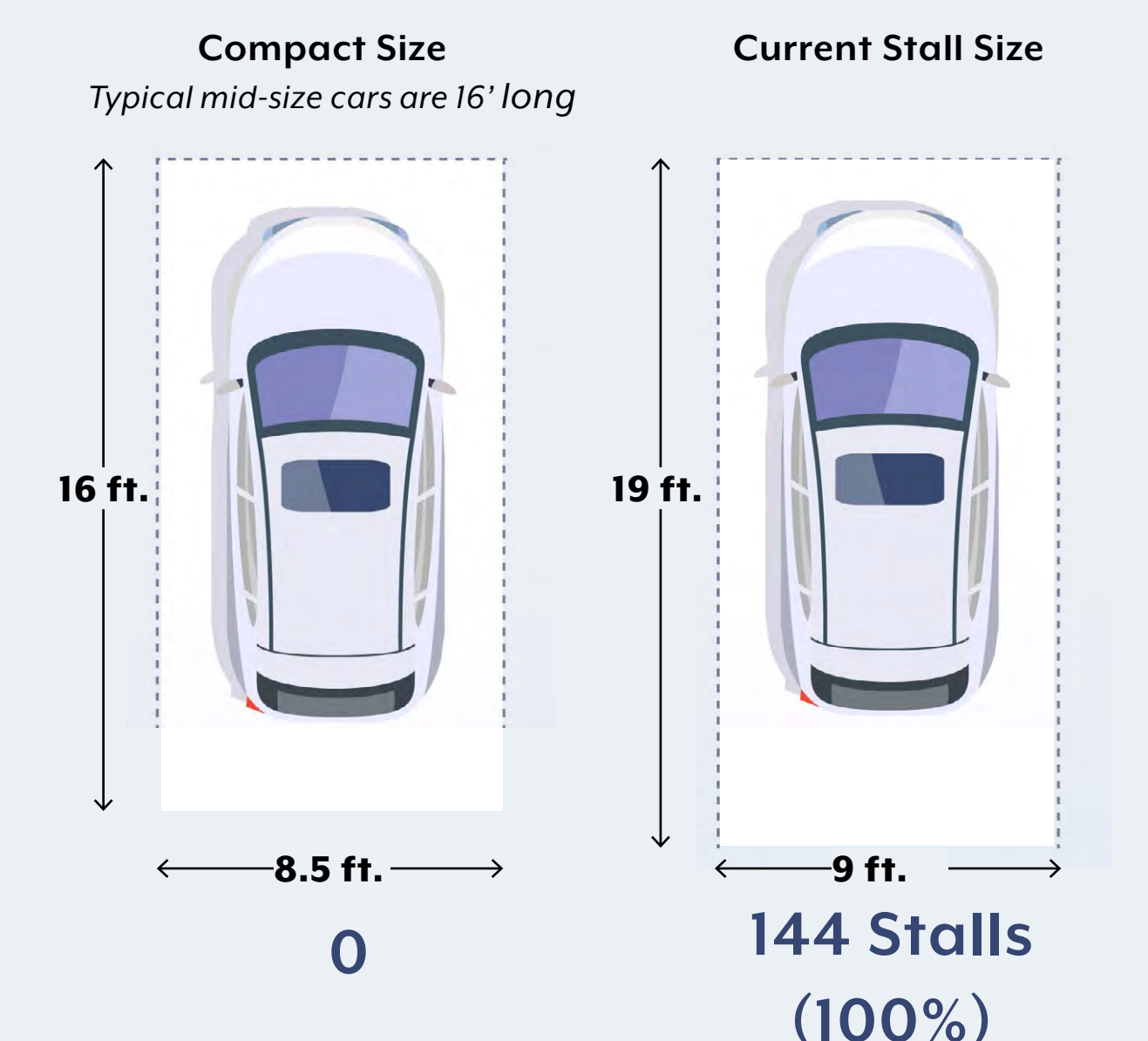
Cons:

- Does not attempt to solve the traffic conflicts
- No additional space for bike parking, or bioswales
- No additional space for a flexible use plaza
- Pavement Rehabilitation has shorter lifespan than reconstruction

Stall Sizes and Numbers:

This alternative keeps the existing stall size.

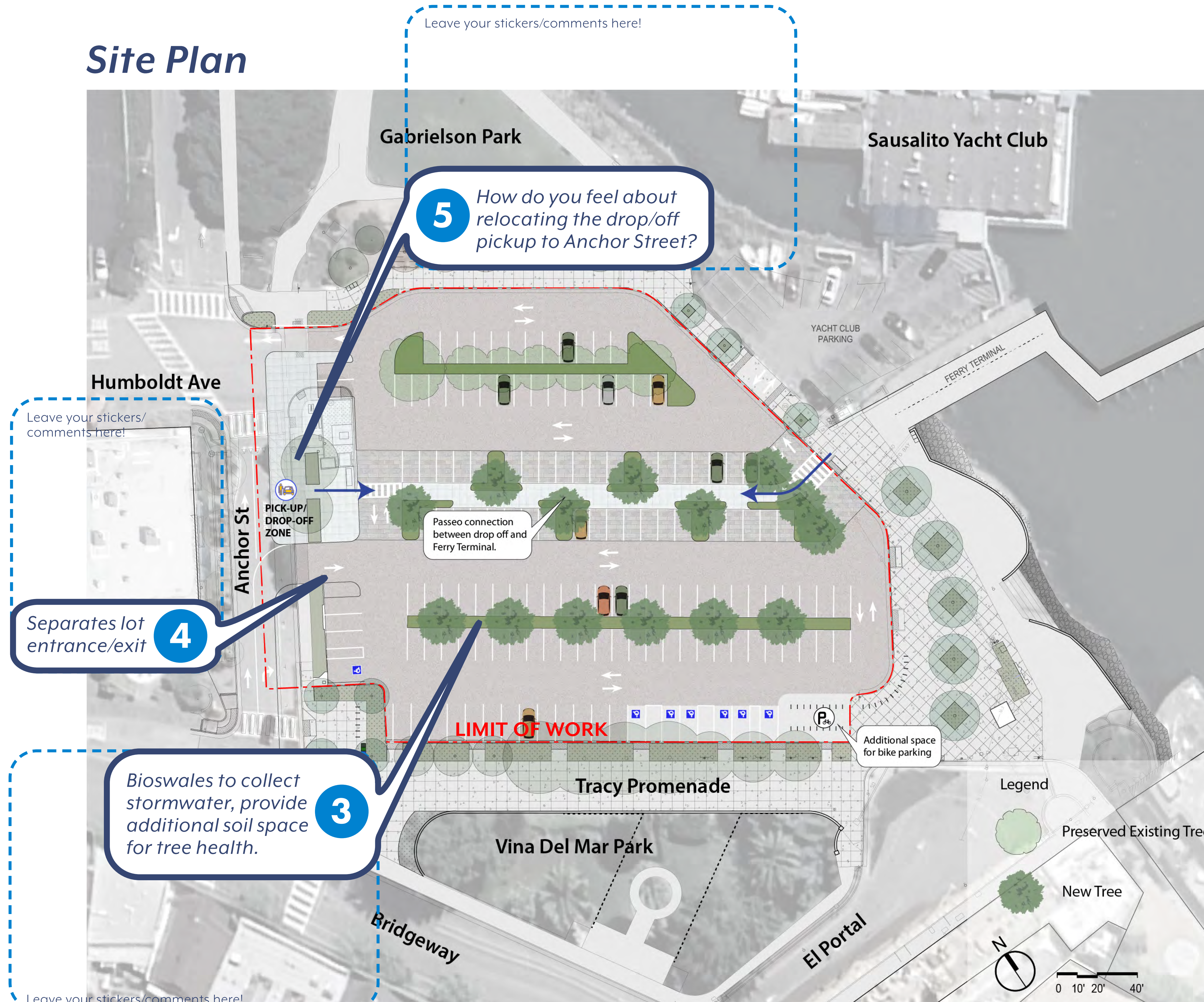
Current Total	Proposed Total
144	144-153



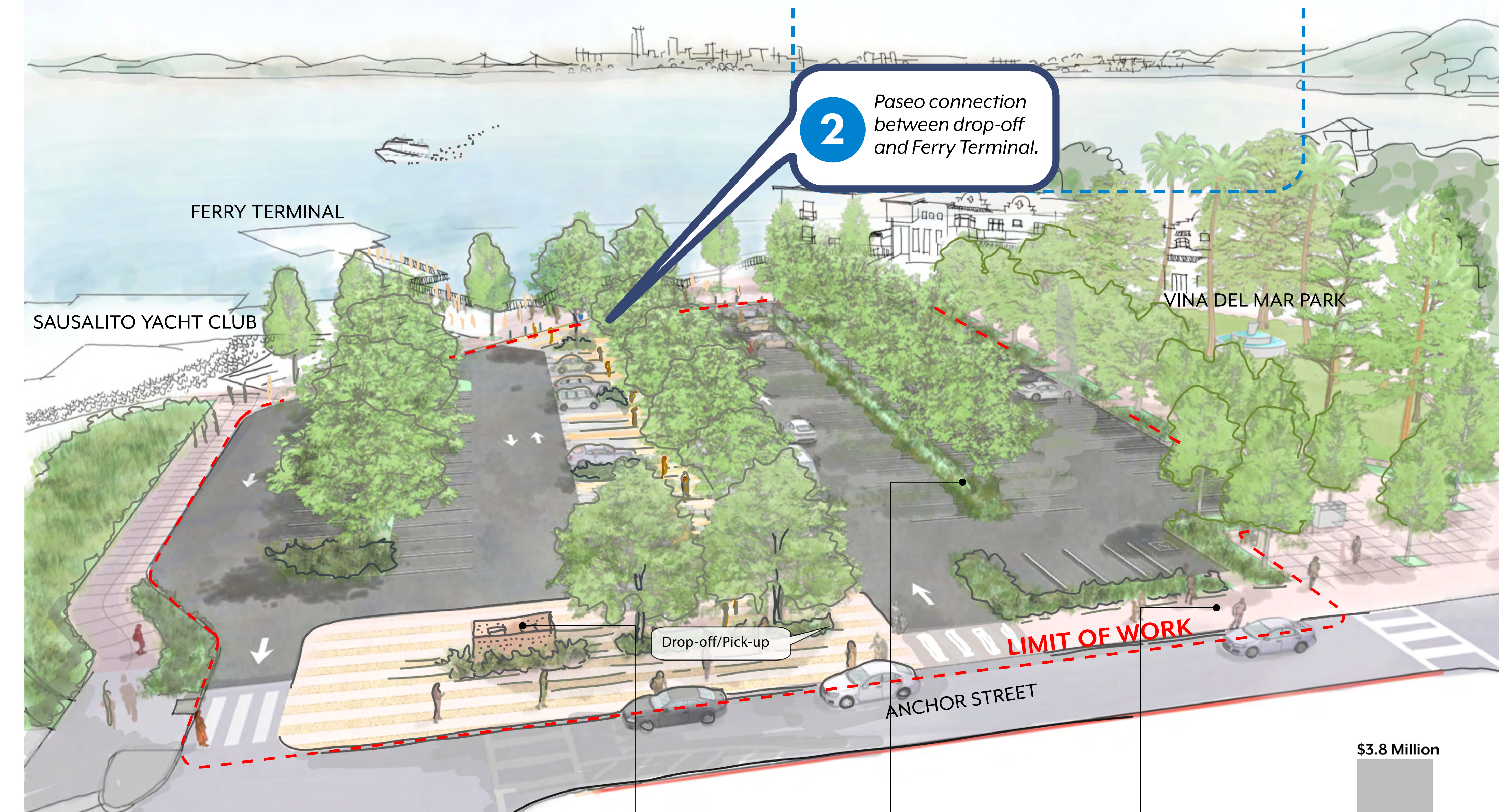
Scenario 2 - The Paseo



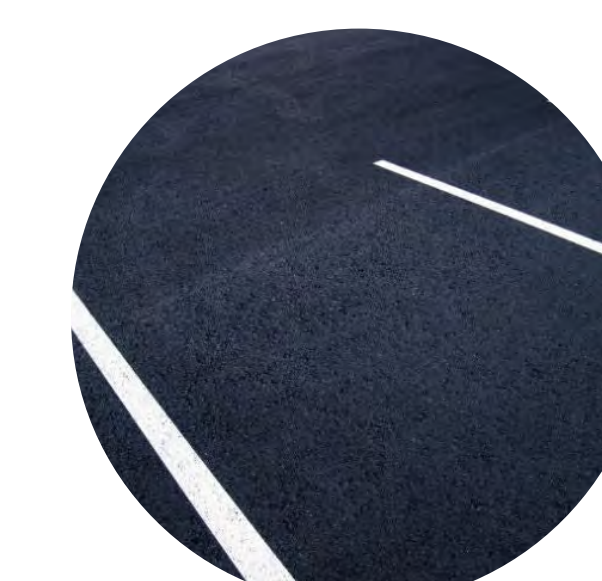
Site Plan



Place a sticker next to aspects of this design that you like



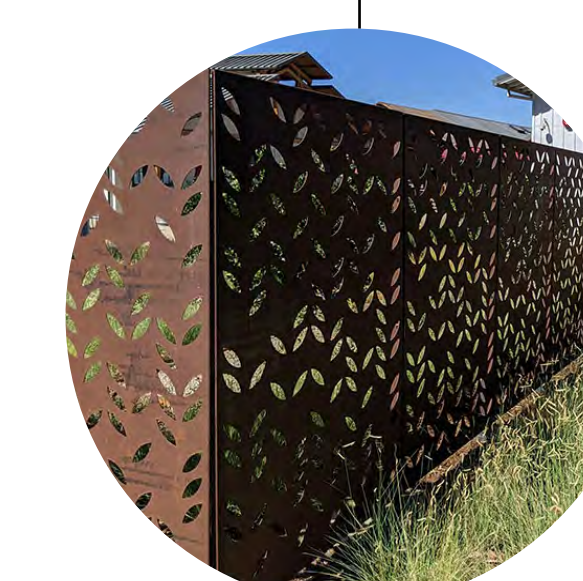
Aerial from Anchor Street



Asphalt



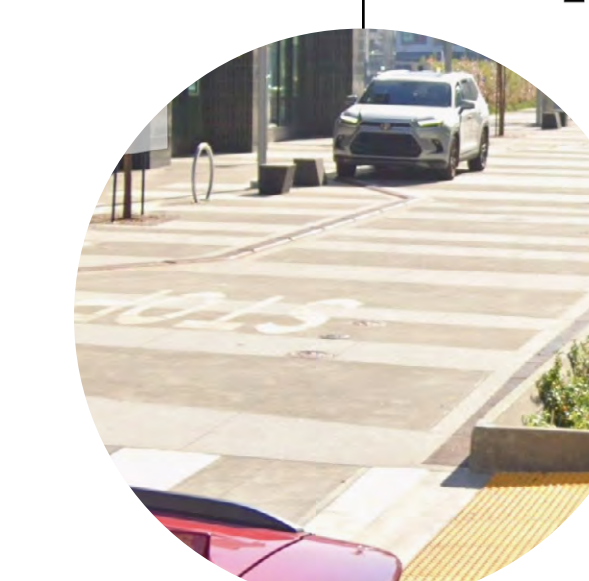
Drought-Tolerant Planting



Utility Screening



Bioswales



Enhanced Paving

\$2.5 Million budget

\$3.8 Million

Scenario 2



View at Ferry Arrival

Leave your stickers/comments here!

Pros:

- Clearer traffic and pedestrian circulation
- Continuous planting strips for aesthetic & resilience value
- Improved pavement for longer life

Cons:

- Reconfiguration causes increase in cost

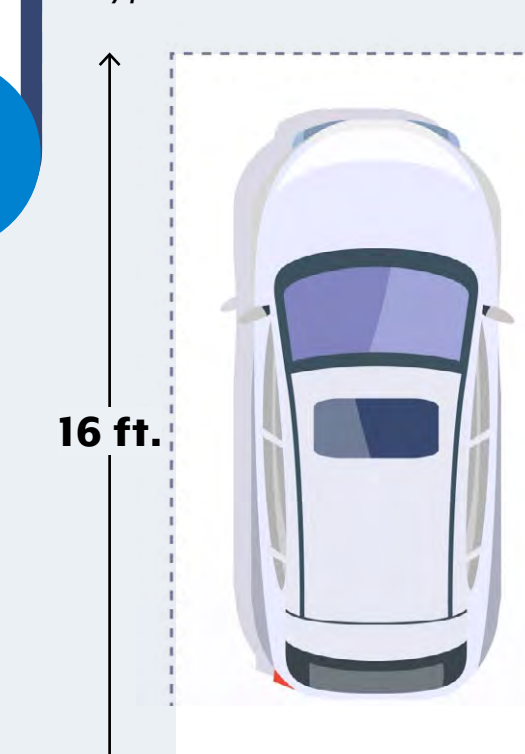
Would you like to see a reduction in parking stall sizes to accommodate for pedestrian flow, bike parking, and vegetation?

Stall Sizes and Numbers:

Most parking stalls reduced to compact size

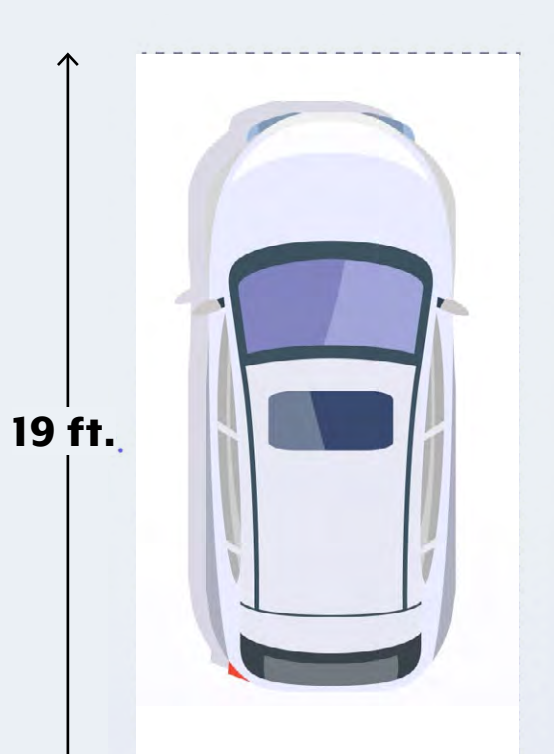
Current Total	Proposed Total
144	144

Compact Size
Typical mid-size cars are 16' long



8.5 ft.
119 Stalls
(83%)

Current Stall Size



9 ft.
25 Stalls
(17%)

Scenario 3 - The Plaza



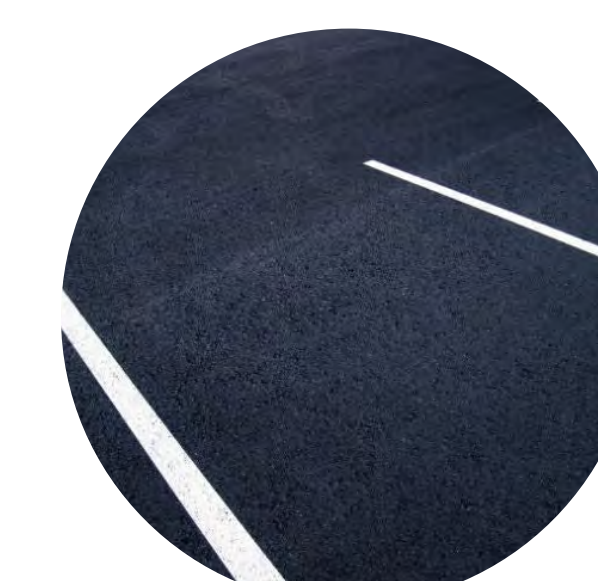
Site Plan



Place a sticker next to aspects of this design that you like



Aerial from Anchor Street



Asphalt



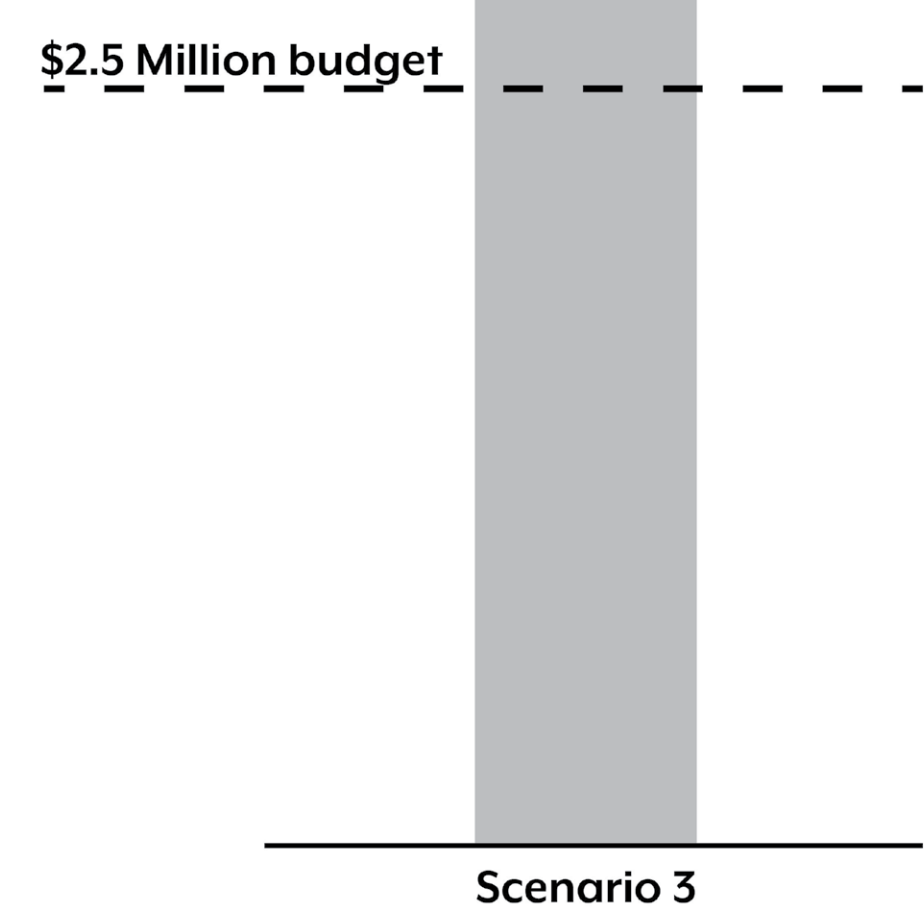
Drought-Tolerant Planting



Enhanced Paving



Movable Furniture



View at Ferry Arrival

Pros:

- Provides flexible plaza space
- Better arrival experience from ferry
- Additional parking stalls is additional revenue for the city
- Relocating the drop-off zone reduces traffic conflicts
- New trees & planters provide aesthetic & resilience value

Cons:

- Over budget
- No direct connection between ferry terminal & drop-offs

Stall Sizes and Numbers:

This alternative keeps the existing stall size.

Current Total	Proposed Total
144	147-151

