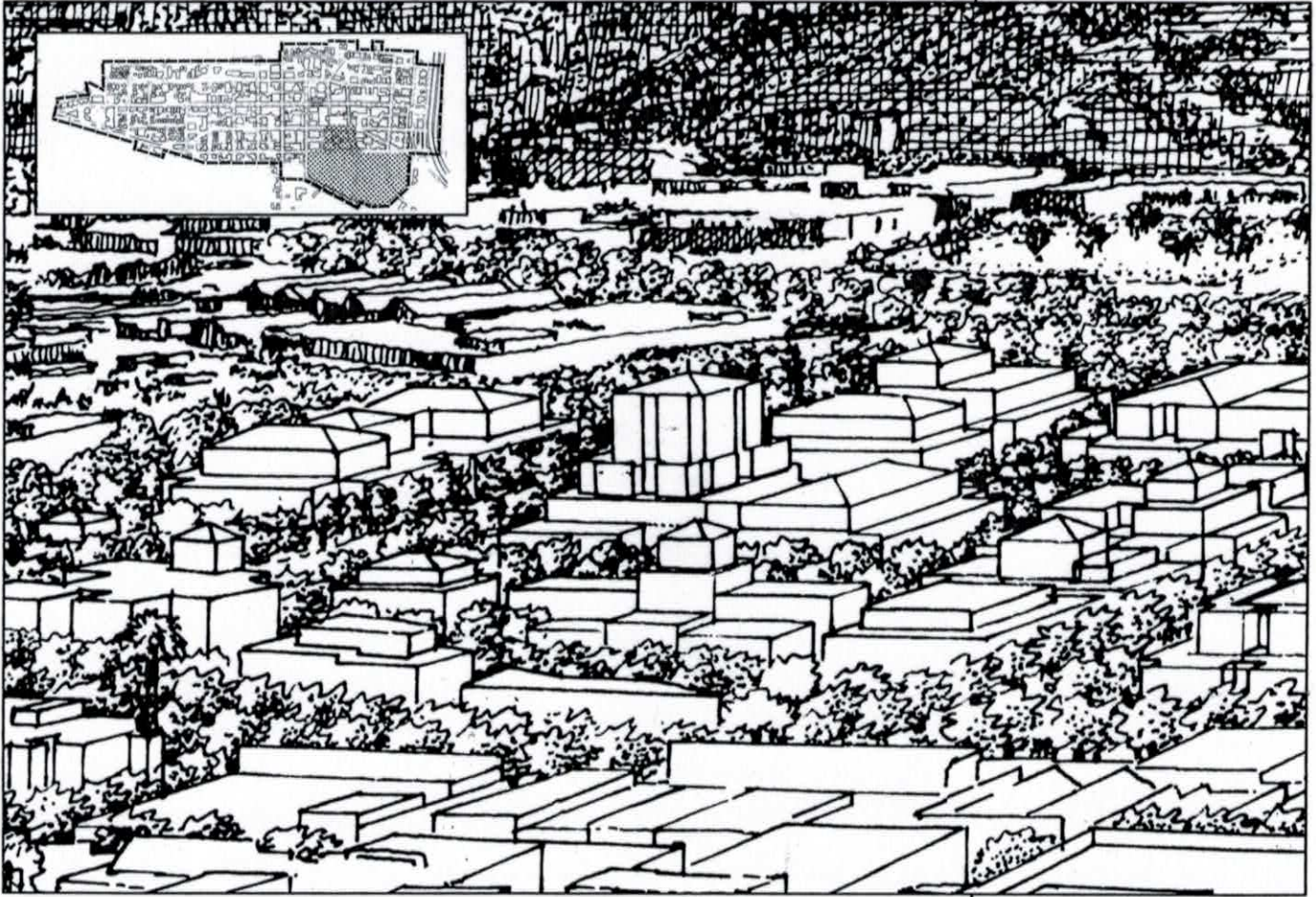


Lindero District



Mix of Uses

Handsome Landmark and Gateway

Regional and Neighborhood Emphasis

Lindaro District Vision

In 2010, the Lindaro District has undergone the most dramatic change in Downtown, having been transformed from an underdeveloped area to one of the most handsome urban places in Marin County. The hazardous materials situation on the old PG&E sites has been successfully and completely mitigated. The major features of this 20 plus acre District are landmark, high quality office buildings integrated with public, entertainment and retail uses and residential units.

The image enhancement of Downtown and San Rafael generated by the development of this District is its most important contribution. The image presented is of a high quality, well designed area with uses which are special assets to the city and complementary to the rest of Downtown. Most particularly, uses do not compete with the Fourth Street Retail Core. All elements of the District including site design, architecture, tenants, types of uses, quality of merchandise, promote the image of Downtown as a high quality, healthy business, finance and office center.

Activities within the Lindaro District complement activities in other parts of Downtown, especially those of the Fourth Street Retail Core. Office workers and residents of the District walk to Fourth Street via Lindaro Street and Lootens Place, which have been realigned, creating an inviting walkway. Retail uses provide shopping opportunities not available in the rest of Downtown. At night and on weekends, there is enough entertainment, retail and residential activities in this District to give it a sense of activity.

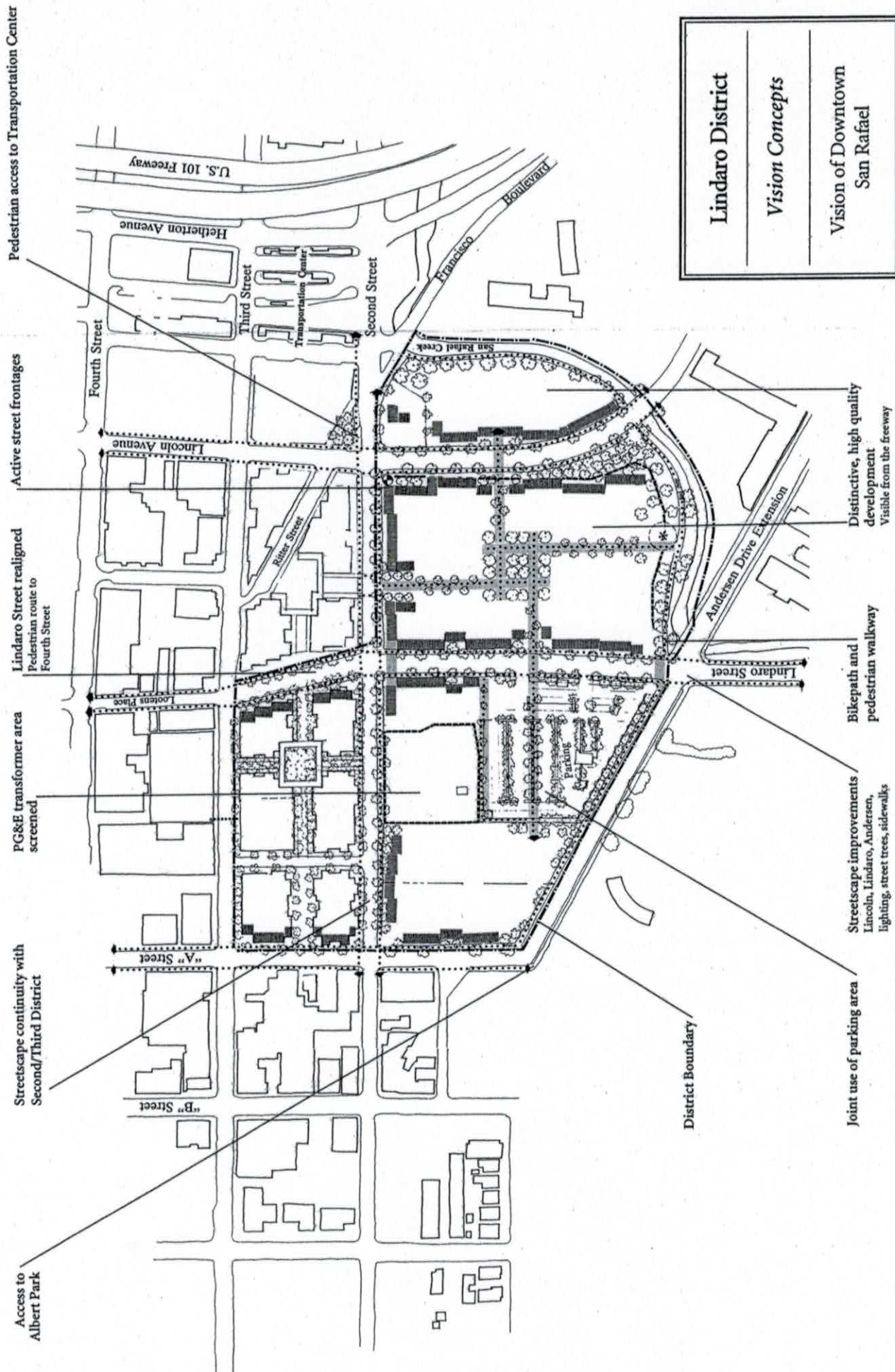
Housing units face Albert Park and have a view of Mt. Tam, while many of the office buildings orient to the San Rafael Creek. A bike and pedestrian path follows the creek bank, and connects a series of seating areas and viewing points.

Although the District is architecturally distinctive and urban in character, it blends comfortably with neighborhoods to the south and with adjacent office development in the Second/Third Corridor and Hetherton Gateway Districts. People who live and work in the area appreciate the convenient and safe access to the Transportation Center.

Even though the District is made up of a combination of many parcels and uses, it has an integrated, cohesive feel due to its similar streetscapes, strong pedestrian emphasis, extensive landscaping and other unifying design features.

The Lindaro District contributes significantly to Downtown's success, both aesthetically and economically, and San Rafael residents consider it a source of community pride and satisfaction.





Lindaro District

Vision Concepts

Vision of Downtown
San Rafael

Pedestrian access to Transportation Center

Active street frontages

Lindaro Street realigned
Pedestrian route to
Fourth Street

PG&E transformer area
screened

Streetscape continuity with
Second/Third District

Access to
Albert Park

Distinctive, high quality
development
Visible from the freeway

Bikepath and
pedestrian walkway

Streetscape improvements
Lincoln, Lindaro, Andersen,
lighting, street trees, sidewalks

Joint use of parking area

District Boundary

Lindero District Economic Principles

We want to:

- Treat the entire area from "A" Street to the freeway as a coordinated District with a mix of uses.
- Incorporate a variety of uses into the District including:
 - ✦ Offices as the major component,
 - ✦ Entertainment, recreation or culture,
 - ✦ Retail,
 - ✦ Housing where feasible,
 - ✦ Hotel,
 - ✦ Public parking.
- Secure development which first and foremost enhances Downtown's image as a high quality finance, office and retail center. All elements of development, including types of uses, tenant mix, quality of merchandise and services, site design and building architecture will be considered for image impacts.
- Insist on development which complements and does not compete with other Downtown Districts, especially the Fourth Street Retail Core.
- Consider the benefits which could accrue to the rest of Downtown in evaluating development proposals in this District. Items which could be considered include:
 - ✦ Infill opportunities generated in other Districts by relocating appropriate existing uses to this District,
 - ✦ Attraction of new people that would shop or work in the rest of Downtown, especially in the Fourth Street Retail Core,
 - ✦ Contributions of new public amenities and facilities.
- Serve both the Bay Area and San Rafael with an emphasis on the Bay Area. San Rafael oriented projects will locate near the adjacent residential neighborhoods, and Bay Area oriented projects will locate in areas visible from the freeway.

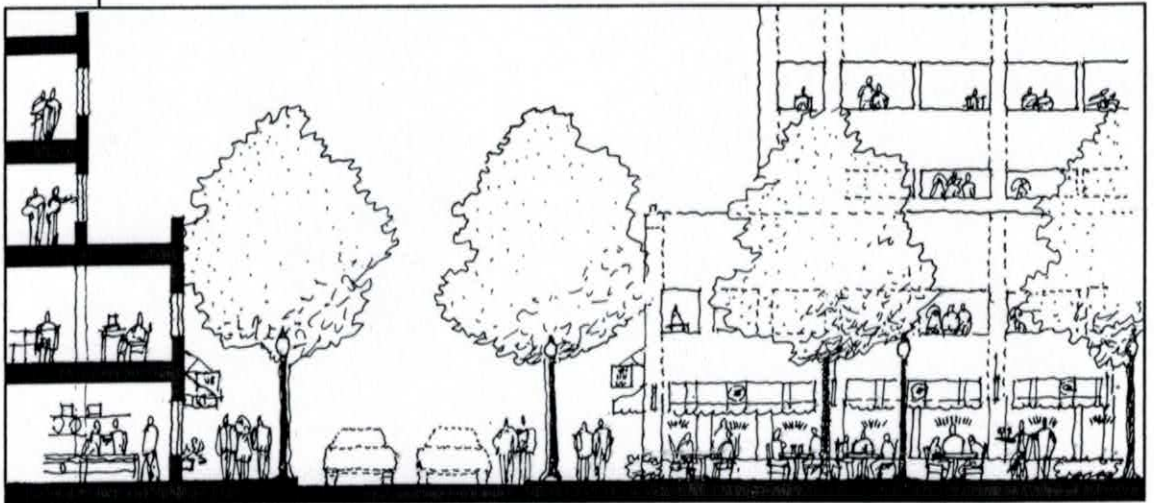
- Acknowledge that some uses do not fit into this mixed use District, including:
 - ◆ "Big Box" retail,
 - ◆ Retail that competes with the Fourth Street Retail Core,
 - ◆ Industrial uses.
- Encourage a mix of uses that would bring some life and activity to the area in the evening, but not compete with the "alive after five" character of Fourth Street.
- Facilitate the joint use of parking areas, especially on the PG&E property west of Lindaro Street.

Lindaro District Design Principles

We want to:

- **Enhance the visual image of Downtown by establishing distinctive, high quality development.** This superior design quality will be the major identifying characteristic of the District.
- **Connect the Lindaro District to the rest of Downtown.** This District will be an integral visual and physical part of Downtown through:
 - ✦ Realignment and development of Lindaro Street and Lootens Place,
 - ✦ Streetscape improvements on Lincoln Avenue,
 - ✦ Direct and safe pedestrian crossing to the Transportation Center,
 - ✦ Easy pedestrian access to Albert Park,
 - ✦ Bike and pedestrian path along the San Rafael Creek,
 - ✦ Site design, architecture and streetscape continuity with the Second/Third Corridor and the Hetherington Gateway Districts.
- **Create a gateway entrance to Downtown and San Rafael.** All of the District will act as an announcement that this District and Downtown are different from the rest of the city. This will be achieved through:
 - ✦ Distinctive architecture, landscaping and signs,
 - ✦ Enhancing the appearance of Lincoln Avenue, Lindaro Street and the proposed Andersen Drive.
- **Establish a new landmark building which would be:**
 - ✦ Located in the eastern portion of the District near the freeway,
 - ✦ Visible from other parts of Downtown and San Rafael,
 - ✦ Identified by increased building height and exemplary architecture,
 - ✦ A graceful addition to the views of Downtown, St. Raphael's Church and the Mission from Highway 101.
- **Tie the different properties and developments in the District together through a set of design elements including:**
 - ✦ Network of public spaces linked by pedestrian pathways,

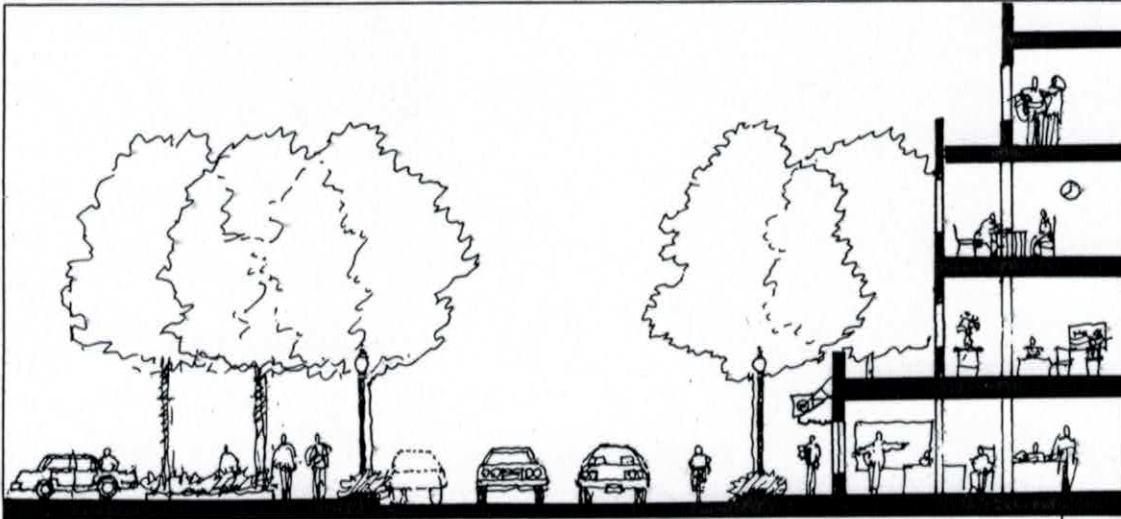
- ◆ Continuity of streetscape features such as lighting, street trees and sidewalks,
- ◆ Extensive landscaping.
- Make the District a pleasant place for pedestrians through:
 - ◆ Active street frontages at the street level (not a limitation to ground floor retail uses),
 - ◆ Buildings with human scale at the street level,
 - ◆ Pedestrian access and paths throughout the District.



All buildings will have activity at the street level

- Evoke a strong sense of place through architecture which includes:
 - ◆ Buildings oriented to utilize the creek frontage and views of Mt. Tam,
 - ◆ Variety in architectural styles,
 - ◆ Varied setbacks on Second Street,
 - ◆ Arcades and courtyards,
 - ◆ Buildings with no "backs" facing the street or pedestrian areas; they are inviting and attractive on all sides,
 - ◆ Screened loading/unloading areas.
- Provide a variety of building heights and densities within the District. Building heights are generally two to four stories, but density and height bonuses up to six stories for the landmark building are offered in exchange for the provision of substantial amenities, desired features, public facilities and open space.

- Give the public access to and use of the San Rafael Creek through useable recreation areas, landscaping, bikepath and walkways.
- Reduce the visual impacts of parking areas through site design, landscape screens, garages.



- Screen the PG&E transformer area from view with new and creative solutions such as murals.

Parking will be accessible and attractively screened