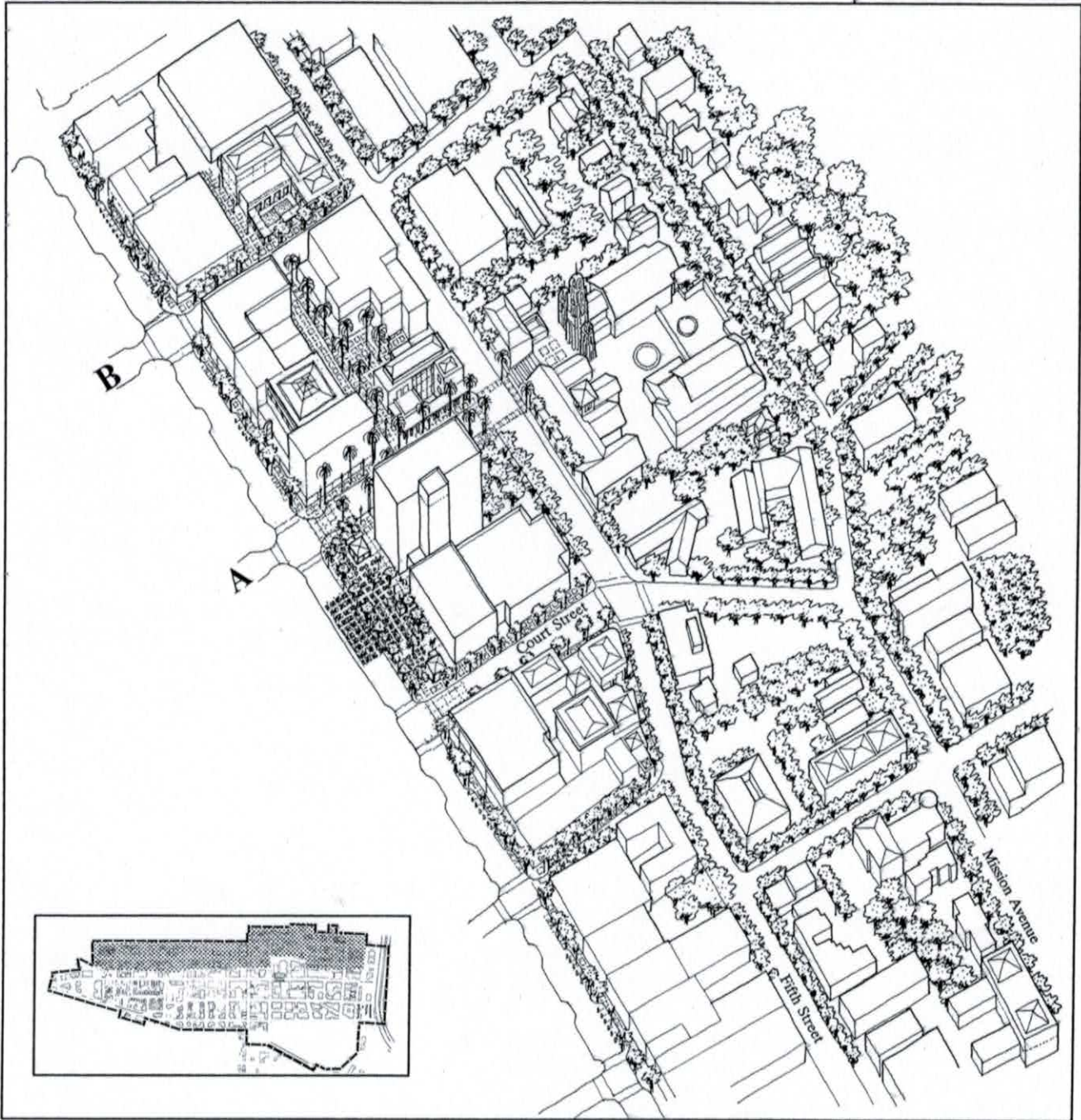


Fifth/Mission District



Civic Center

Cultural District

District We are Proud to Show to Visitors

Fifth/Mission District Vision

In 2010, the Fifth/Mission District is our elegant civic and cultural center. It is one of the nicest places to walk in Downtown because of the beautiful street tree canopy and views of Victorians, historic buildings and Boyd Park.

Mission San Rafael Archangel, the Falkirk Cultural Center, the Library building and the Marin Historical Museum at Boyd House and Boyd Park have all been lovingly preserved and are much more active places. Community oriented cultural activities thrive at the Belrose Theater, Marin Academy and the many churches. After attending events at these facilities, people stroll down to Fourth Street to shop or dine before returning home.

Offices and residential uses intermingle throughout the District. Housing is in high demand in this District because of the "in town" convenience of being located close to the cultural, entertainment and shopping opportunities provided by the rest of Downtown. People who want small, distinctive office facilities close to, but not in the heart of Downtown, come to the Fifth/Mission District. Medical services, social service providers and non-profits are concentrated in the attractive Victorian buildings west of "E" Street. East of "B" Street is a comfortable blend of mid-sized office buildings and residential developments.

Infill development has been sensitive to and compatible with the area's historic buildings and residential character. People feel the special character and appearance of this District is its strongest asset.

The public can better see and appreciate the historic Mission San Rafael Archangel building due to the care taken with development around the intersection of Fifth Avenue and "A" Street. All the energetic happenings on Julia Street and Courthouse Square are closely tied into the Mission.

The pleasant pedestrian feeling of the area has been enhanced by landscaping, repaired and new sidewalks, and the undergrounding of utilities. Fifth/Mission is recognized as a wonderful place in which to stroll or ride a bicycle.

Fifth/Mission continues to provide an elegant backdrop for the activities of the rest of Downtown. People are proud to show this area to their friends and visitors.

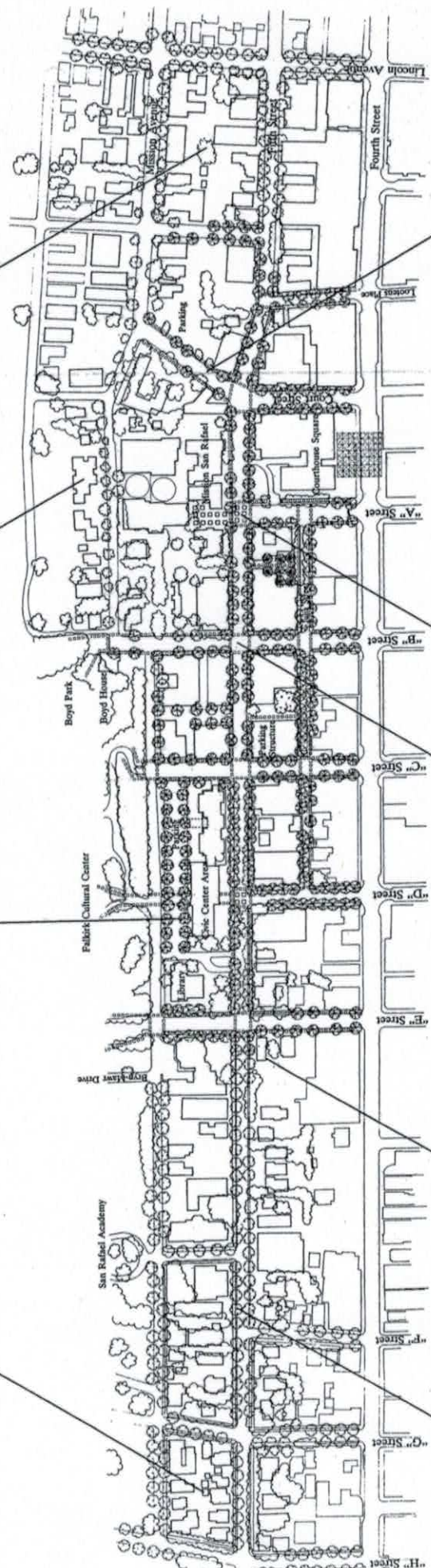


Residential area strengthened

Concentration of community activity
City Hall, Falkirk, Boyd Park

Infill housing
Compatible with existing neighborhood qualities

Infill office and residential uses
Landscaped front yards, low scale and profile buildings



Underground utilities

Historic buildings preserved

Pedestrian connection
Boyd Park to Albert Park

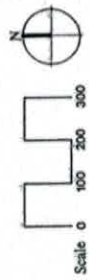
Open view to Mission

Streetscape improvements
Sidewalks, street trees, underground utilities

Fifth/Mission District

Vision Concepts

Vision of Downtown
San Rafael

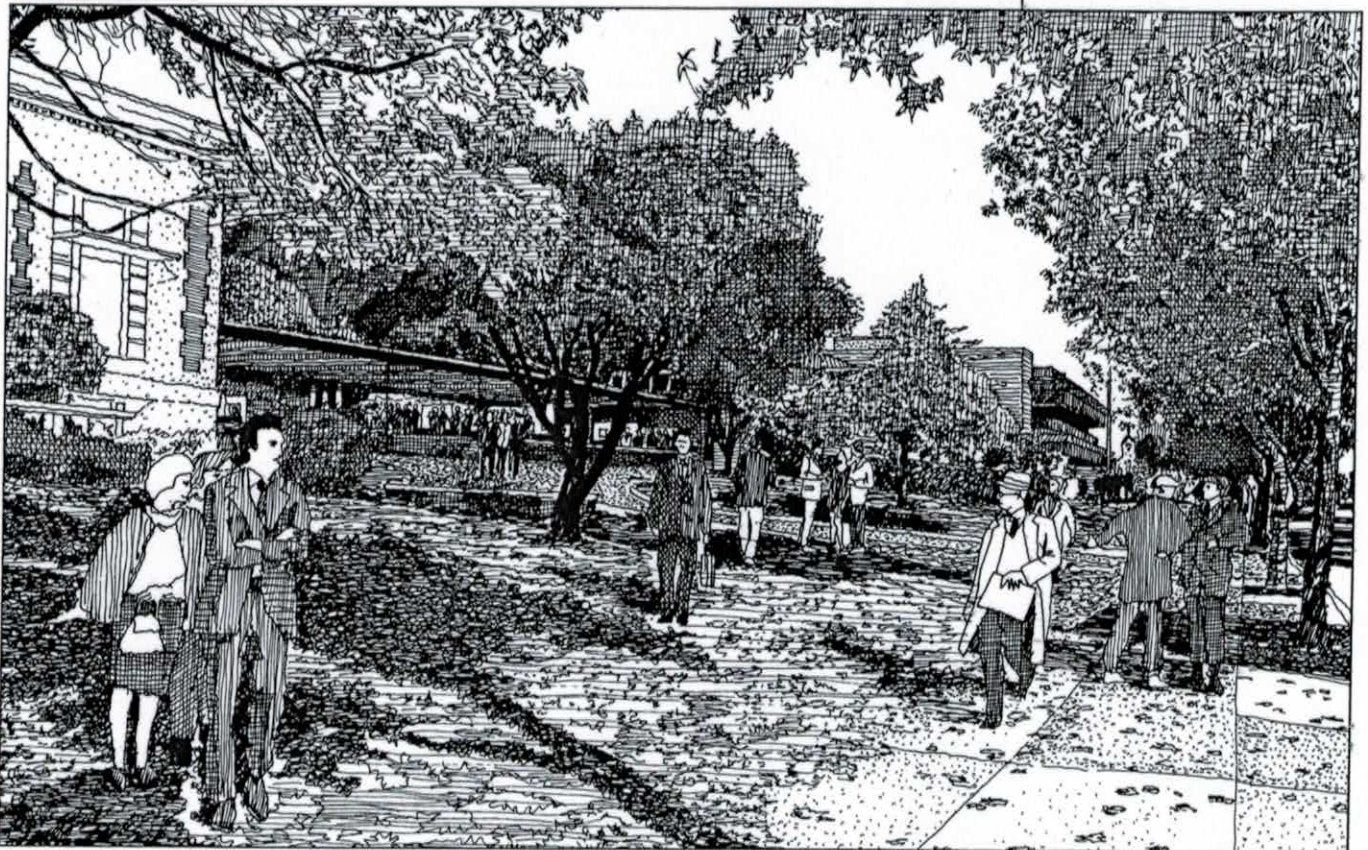


Fifth/Mission District Economic Principles

We want to:

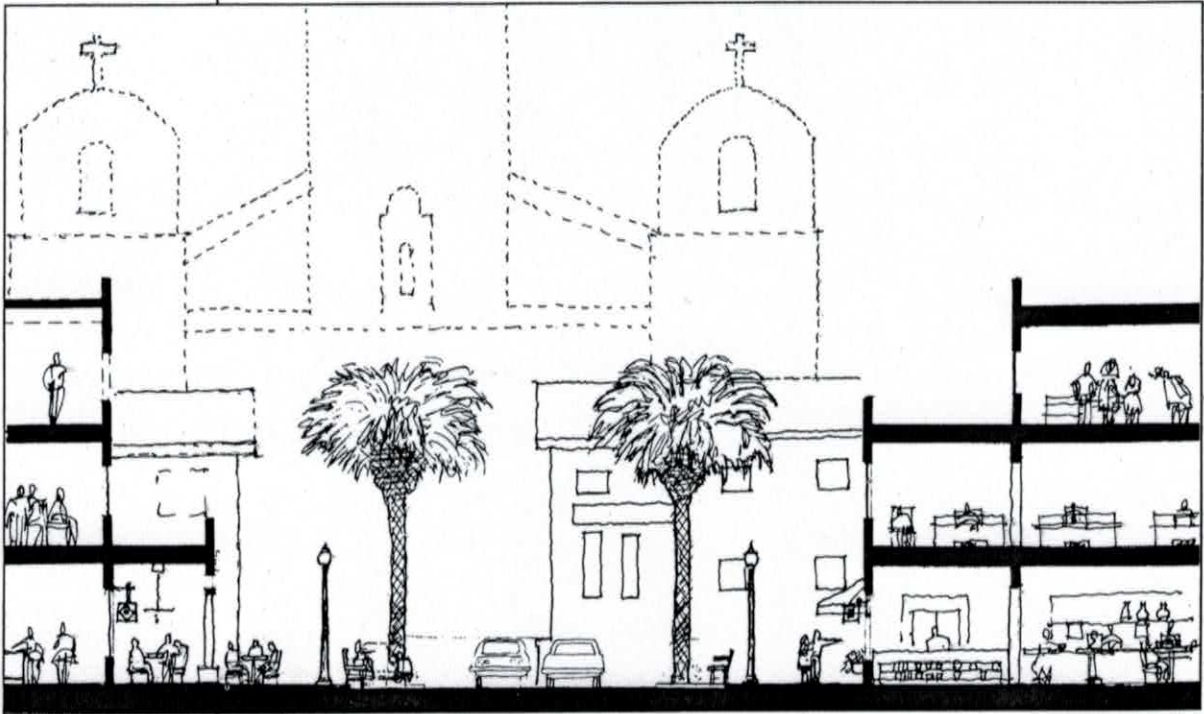
- Focus community facilities and services in a dynamic concentration and make these facilities busy places with diverse activities appealing to the whole community. The area would incorporate:
 - ✦ Government services at the San Rafael City Hall,
 - ✦ Cultural resources including the Mission San Rafael Arcangel, Falkirk Cultural Center, the San Rafael Library building, and Marin County Historical Museum at Boyd House,
 - ✦ Community oriented cultural activities provided by the Belrose Theater, the Marin Academy, and the many churches,
 - ✦ New and expanded cultural facilities.

Community facilities and services will focus in a dynamic concentration and include City Hall, the Falkirk Cultural Center and the Belrose Theater.



- Retain and expand the wide variety of office uses, including medical, bank and professional offices.

- Extend retail uses up "A" Street to Fifth Avenue and on the cross streets leading to Fourth Street.



*Retail uses will extend up
"A" Street to Fifth Avenue*

- Strengthen existing residential areas and encourage additional residential uses, particularly on the cross streets.
- Keep educational facilities in the District including the private schools, Public Library, museums and churches as they provide a unique opportunity and bring people of all ages and cultures Downtown.

Fifth/Mission District Design Principles

We want to:

- Reinforce the graceful, historic and culture rich feel of the District by showcasing resources such as the Falkirk Cultural Center, the City Library building, the Boyd House and the many Victorian structures.
- Enhance the small scale, interesting, pedestrian character of the streets by:
 - ✦ Making sidewalks and crossings even safer,
 - ✦ Preserving mature landscaping,
 - ✦ Planting more street trees,
 - ✦ Retaining public spaces such as the lawn areas in front of the Library and Falkirk Cultural Center,
 - ✦ Enhance views down the cross streets,
 - ✦ Underground utility lines.
- Keep the feeling that this is a safe and friendly neighborhood.
- Strengthen the relationships between civic and cultural facilities within the District and improve the links between Fifth/Mission and the rest of Downtown through:
 - ✦ Establishment of a strong visual and pedestrian access connection from Boyd Park to Albert Park,
 - ✦ Creation of a more identifiable and accessible entrance into Boyd Park,
 - ✦ Opening views from Mission Avenue to the Falkirk Cultural Center and the Elk's Lodge.
- Open up the area in front of the Mission and St. Raphael's Church so that the public can better enjoy the views of these buildings and connect this area into the activities on Julia Street and at Courthouse Square.

- Establish stronger connections between the Fifth/Mission District and existing and developing surrounding neighborhoods, such as those north of Mission Avenue.
- Encourage an interesting diversity of building styles ranging from historic Victorians to well-articulated new office buildings.



Views to the Mission will be opened up and improved

- Preserve the pleasing scale and character of the District, especially on Fifth Avenue west of "E" Street and on the east and west ends of Mission Avenue by:
 - ✦ Designing infill office and residential development to be compatible with existing neighborhood qualities,
 - ✦ Including landscaped front yards and historic building characteristics,
 - ✦ Respecting the low scale and profile of existing development.
- Locate mid-size offices of two to three stories in the area east of "B" Street.

New office buildings fit into the surrounding character and scale

