

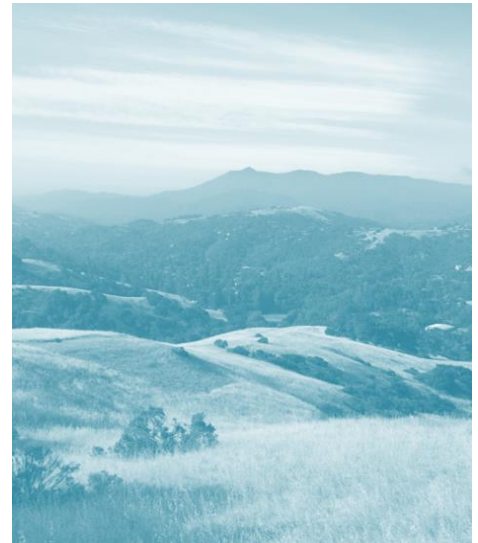


# San Rafael General Plan 2040 Bus Tour Workbook

*June 13, 2018*



SAN RAFAEL  
General Plan  
**2040**





# Welcome to the San Rafael 2040 General Plan Steering Committee Bus Tour!

The purpose of today's tour is to highlight long-range planning issues around the city, and to showcase San Rafael's diverse neighborhoods and landscapes. Think about the places you're seeing today and how they might change in the next 20 years.

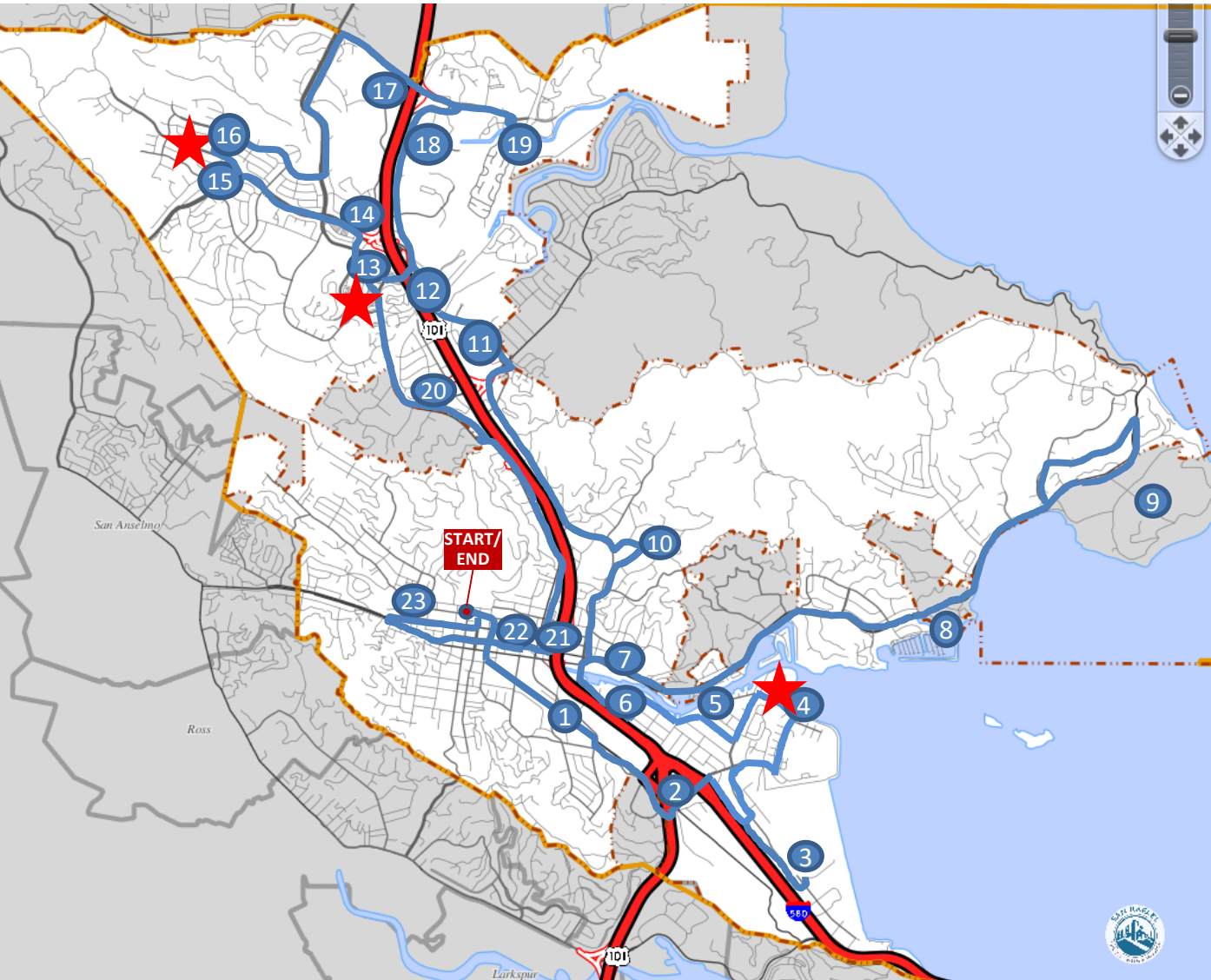
The tour route is 32 miles long and is located entirely within the San Rafael Planning Area. While the route can be driven in 90 minutes, our tour today will be 3 to 3.5 hours in length to allow for several stops along the way. The focus of the tour is not only on land use and development issues. Our route will highlight many General Plan topics, including housing, equity, transportation, natural hazards, conservation, sustainability, historic preservation, parks and open space, and community facilities.

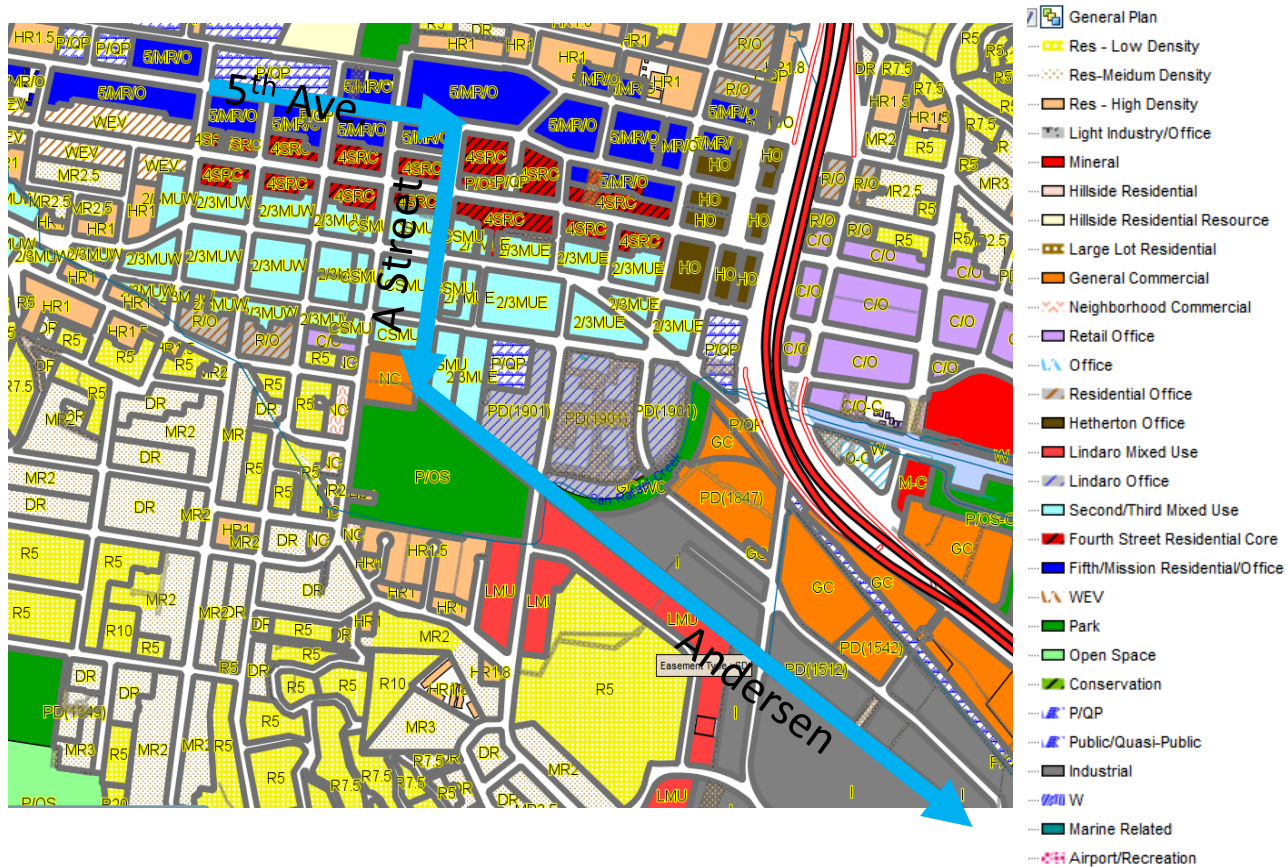
The purpose of this Workbook is to chart our route (including General Plan designations!), provide background information about what you'll be seeing, and give you space to jot down your thoughts and ideas. We'll be collecting the workbooks at the end of the tour to transcribe your responses and share them with the group.

Sit back, have fun, and enjoy the tour!

## Itinerary (★ indicates we will disembark)

#	Location
0	CITY HALL (Starting point)
1	Anderson Drive / Woodland corridor
2	Marin Square/ Bellam Blvd
3	East San Rafael Business District/ Canalways
4	Pickleweed/ Tischonia Marsh
★ 5	Al Boro Community Center/ Canal neighborhood
6	Francisco Blvd East
7	Montecito Shopping Center and environs/ SRHS
8	Pt San Pedro Peninsula, including Loch Lomond / Country Club area
9	Rock Quarry and Brick Works/ Peacock Gap - Glenwood area
10	Dominican University and Dominican neighborhood
11	Marin County Civic Center and Lagoon Park
12	Civic Center SMART Station
★ 13	Northgate Mall
14	Northgate Walk/ Northgate One
15	Gallinas Creek/ Terra Linda Shopping Center
★ 16	Terra Linda Recreation Center/ Santa Margarita
17	Los Gamos corridor
18	Smith Ranch Planned Developments and Contempo Marin/ SR Airport
19	The Vineyard/ Northgate Business Park
20	Los Ranchitos/ Redwood Village
21	Downtown Transit Center / Smart Station Area
22	3 <sup>rd</sup> Street Corridor
23	Downtown West End
	CITY HALL (Ending point)



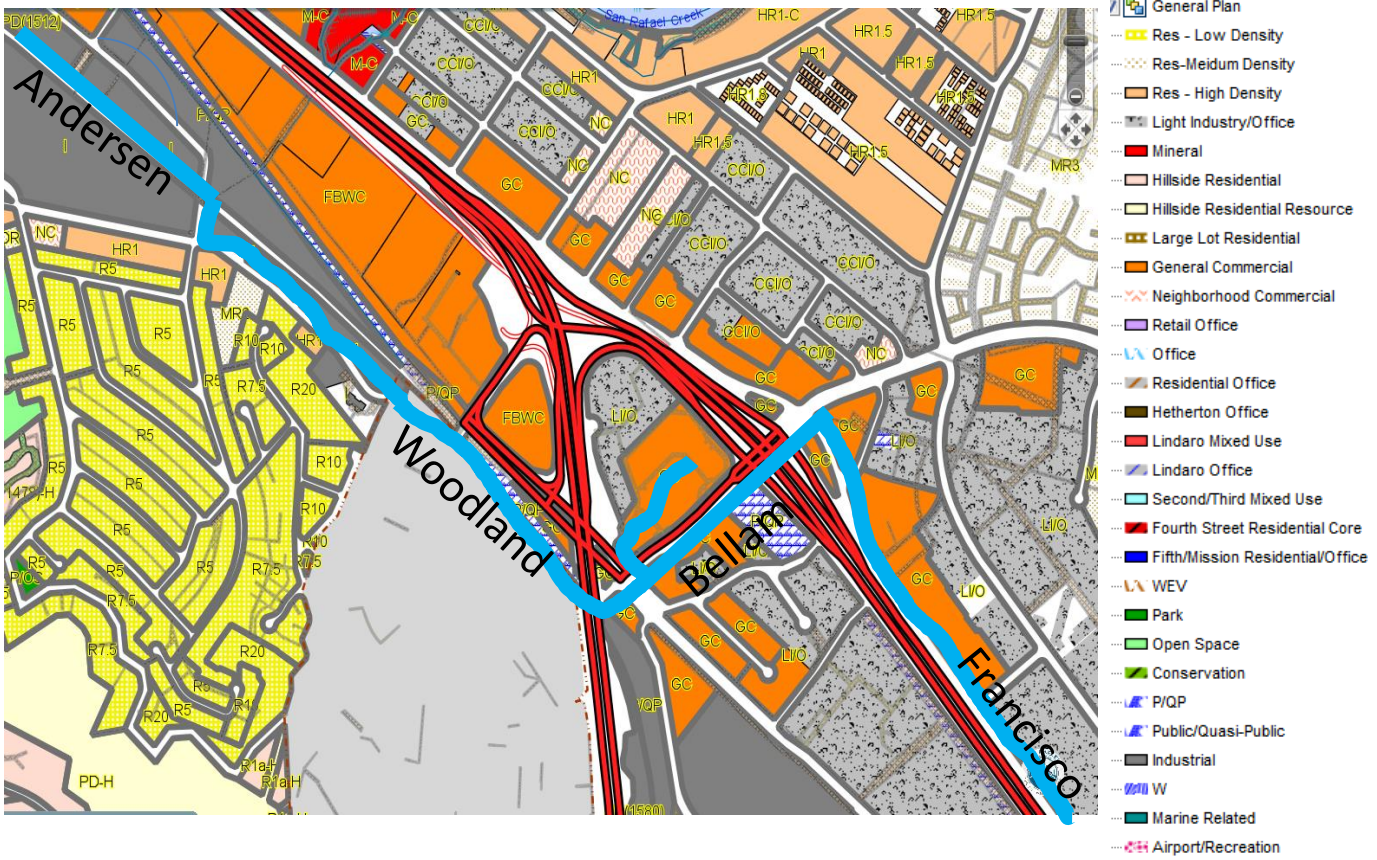


Mileage	Key Map	Directions
0.0		Depart City Hall eastbound on 5 <sup>th</sup> Avenue
0.2	1	Right on A Street.
0.7	1	A Street becomes Andersen; continue forward

# Andersen Drive / Woodland Corridor

- South of City Hall, a new 43,500 sq. ft. Public Safety Center is under construction. This project was made possible by Measure E (2013), a sales tax increase to replace aging fire stations and public safety facilities.
- As we exit Downtown, note the San Rafael Corporate Center on the left.
- Andersen Drive was built to provide a cross-town bypass from Downtown ("A" Street) to the Richmond/ San Rafael bridge.
- A segment of Andersen is temporarily closed due to construction related to the SMART extension to Larkspur.
- The Woodland/Andersen corridor is an essential part of San Rafael's tax base and an important source of local jobs and services. It has the highest concentration of home goods and services in Marin County.
- The corridor has been designated for industry in the last two General Plans to protect its function in the local and regional economies.

## *Thoughts and Observations*



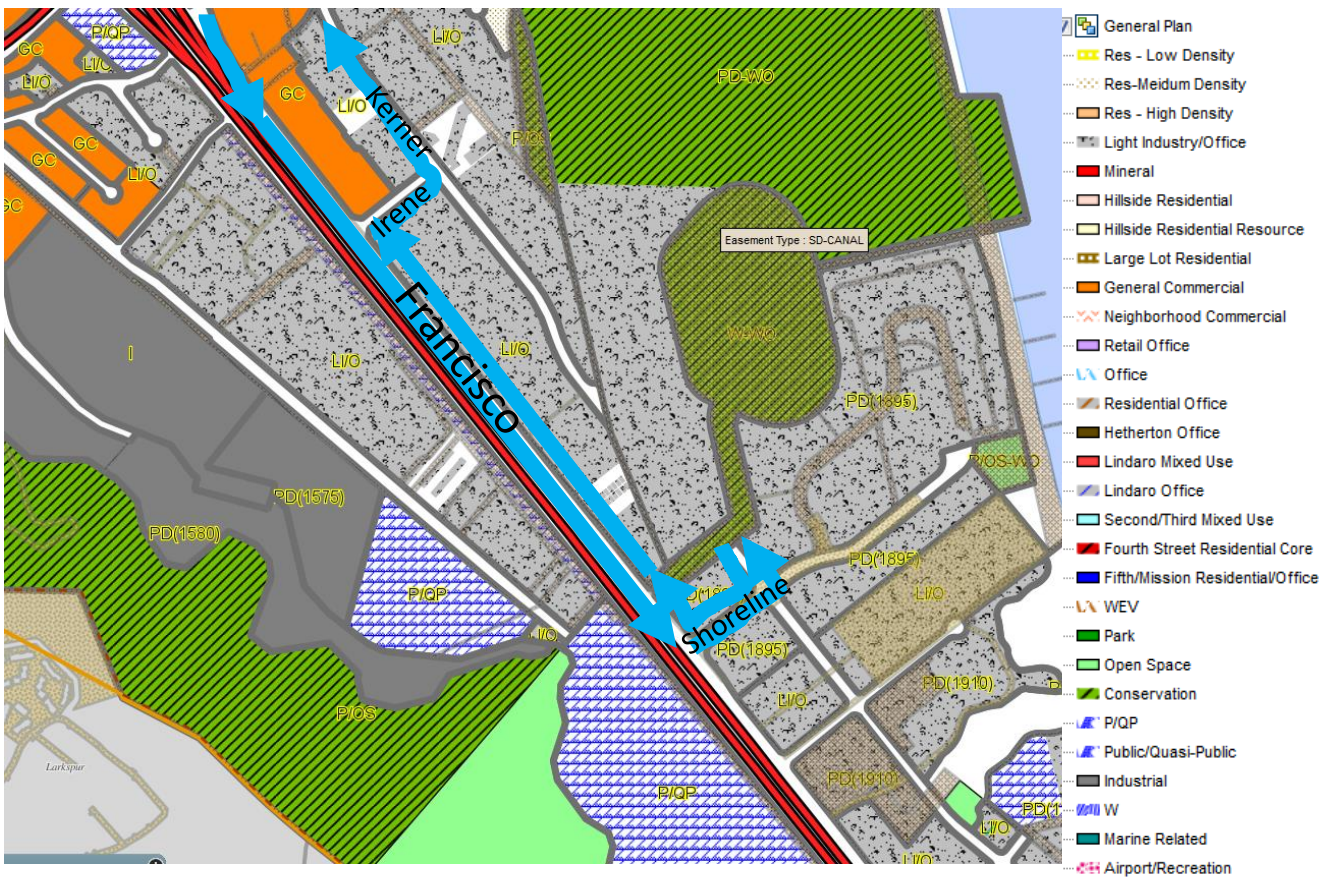
Mileage	Key Map	Directions
1.2	1	Right on Du Bois
1.3	1	Left on Woodland
1.9	1	Left on Auburn
2.0	2	Left on Andersen and immediate right on Gary Place (Marin Square)
2.1	2	Exit Marin Square—right on Andersen, immediate U-turn, back to Bellam intersection
2.4	2	Left on Bellam
2.7	3	Go under 580, then right on Francisco E.



## Marin Square/ Bellam Blvd

- Marin Square Shopping Center is a former drive-in movie site that has been used for commerce and industry since the 1970s.
- Site constraints include access, traffic, and potential future impacts from ramps connecting Highway 101 to I-580.
- Marin Square was addressed in General Plan 2020—past proposals for housing and retail uses have not come to fruition.
- Sutter Health purchased the center and surrounding properties) 5-10 years ago with the intent to develop a medical center and support services.
- The site is being sold—more than 30 offers were received.
- New owner may upgrade the retail center, and consider other uses.
- Bellam Blvd is one of the most congested areas in San Rafael. The current General Plan calls for another crossing of I-580, either at Irene St. or Shoreline Pkwy. This would be a very expensive improvement, and could not be covered by traffic mitigation fees alone.

### *Thoughts and Observations*

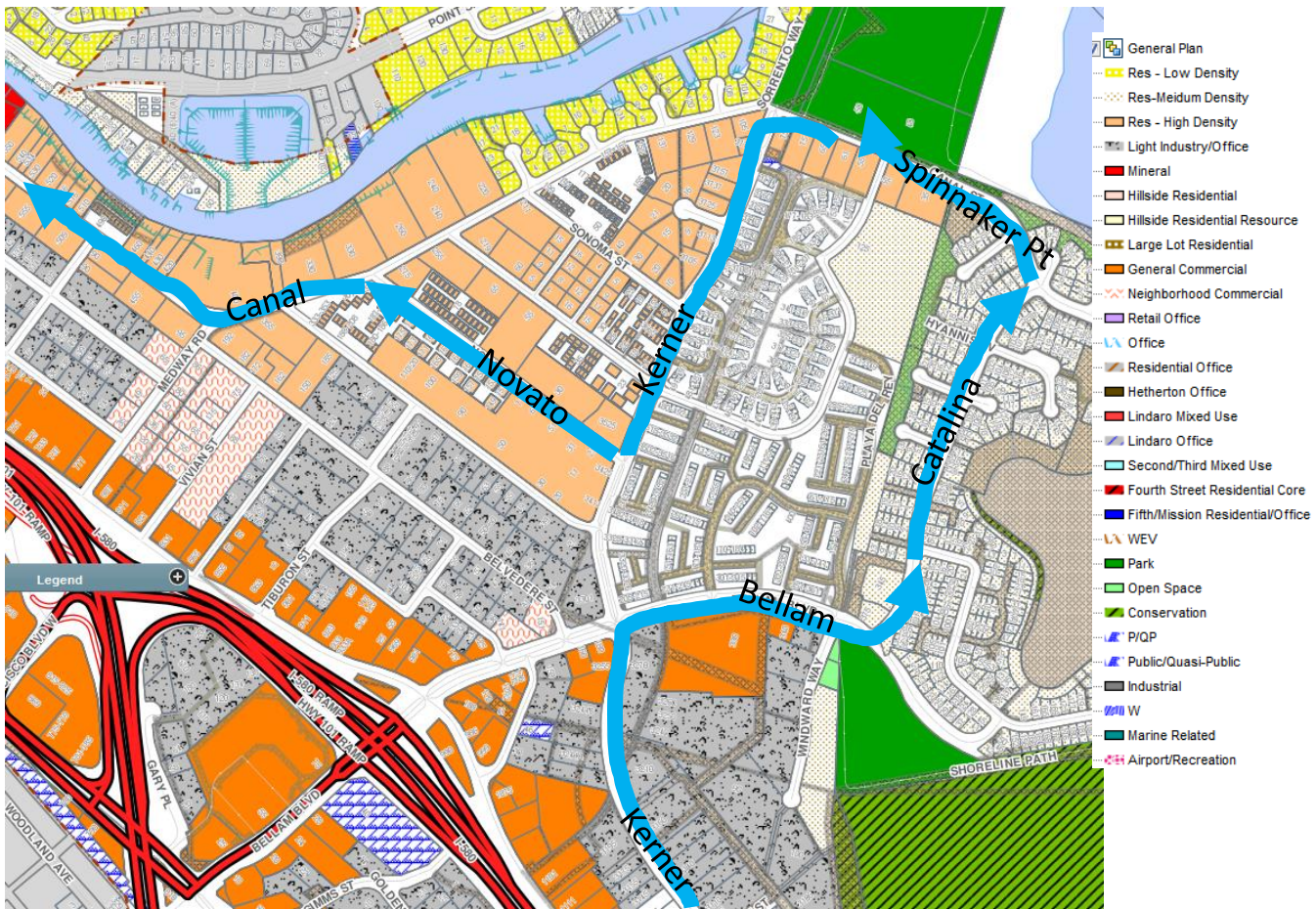


Mileage	Key Map	Directions
	3	Continue forward on Francisco E.
3.5	3	Left on Shoreline Parkway
3.7	3	Left on Kerner—then turn around in parking lot and return to Shoreline Pkwy
3.9	3	Shoreline Parkway back to Francisco, right on Francisco
4.4	4	Right on Irene
4.5	4	Left on Kerner

## Shoreline Center/ Canalways

- Francisco Blvd East includes heavy commercial and industrial uses. East San Rafael is a major employment center, contributing roughly 2/3 of the City's sales tax dollars.
- Shoreline Center was a former landfill. It was master planned as a retail "power center" in the late 1990s. The elevation of this area is higher than its surroundings; thus, it is less vulnerable to sea level rise.
- The Canalways site was the subject of much discussion in the last General Plan Update. There are currently two designations for the site—"Light Industrial/Office" and "Conservation."
- New studies of wetlands and sensitive species are needed to determine appropriate future activities here.

### *Thoughts and Observations*

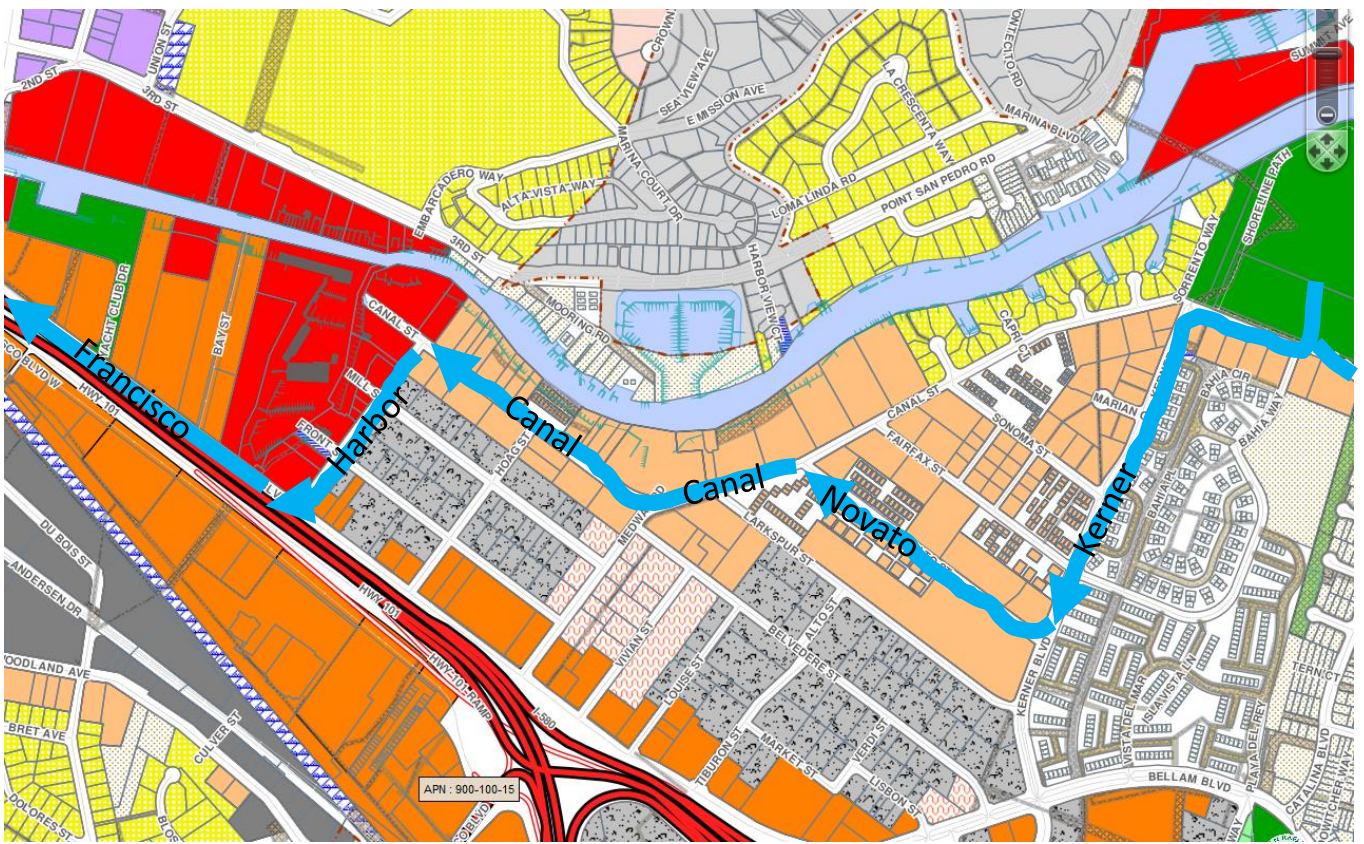


Mileage	Key Map	Directions
	3	Continue forward on Kerner
4.8	4	Right on Bellam
5.0	4	Left on Catalina
5.3	4	Left on Spinnaker Point Dr. Disembark at Al Boro Community Center

## **Spinnaker Point/ Baypoint Lagoon Pickleweed/ Tisconia Marsh**

- The one-way pairing of Irene, Francisco, and Kerner created a traffic “loop” that increased road capacity in the industrial area.
- The County Health and Wellness Center was developed about 10 years ago on properties formerly owned by Industrial Light and Magic.
- Cardenas Market was formerly Mi Pueblo, which was formerly Circuit City, which was formerly Goodmans Lumber.
- Canal Community Garden was funded by the Trust for Public Land.
- Spinnaker Point and Baypoint Lagoon were former marshes that were diked off by shoreline levees. These areas were filled with spoils from canal dredging, with development starting in the late 1970s-early 1980s.
- Tisconia Marsh extends north of Spinnaker to the Bay. A Marsh Habitat Restoration / Sea Level Rise Adaptation Project is underway here.

### ***Thoughts and Observations***



Mileage	Key Map	Directions
	3	Exit Al Boro Center onto Canal Street
5.7	5	Left on Kerner
6.0	5	Right on Novato
6.2	5	Left on Canal. Bear right to continue on Canal at intersection with Medway
6.7	5	Left on Harbor
6.8	6	Right on Francisco E.; Francisco becomes Grand

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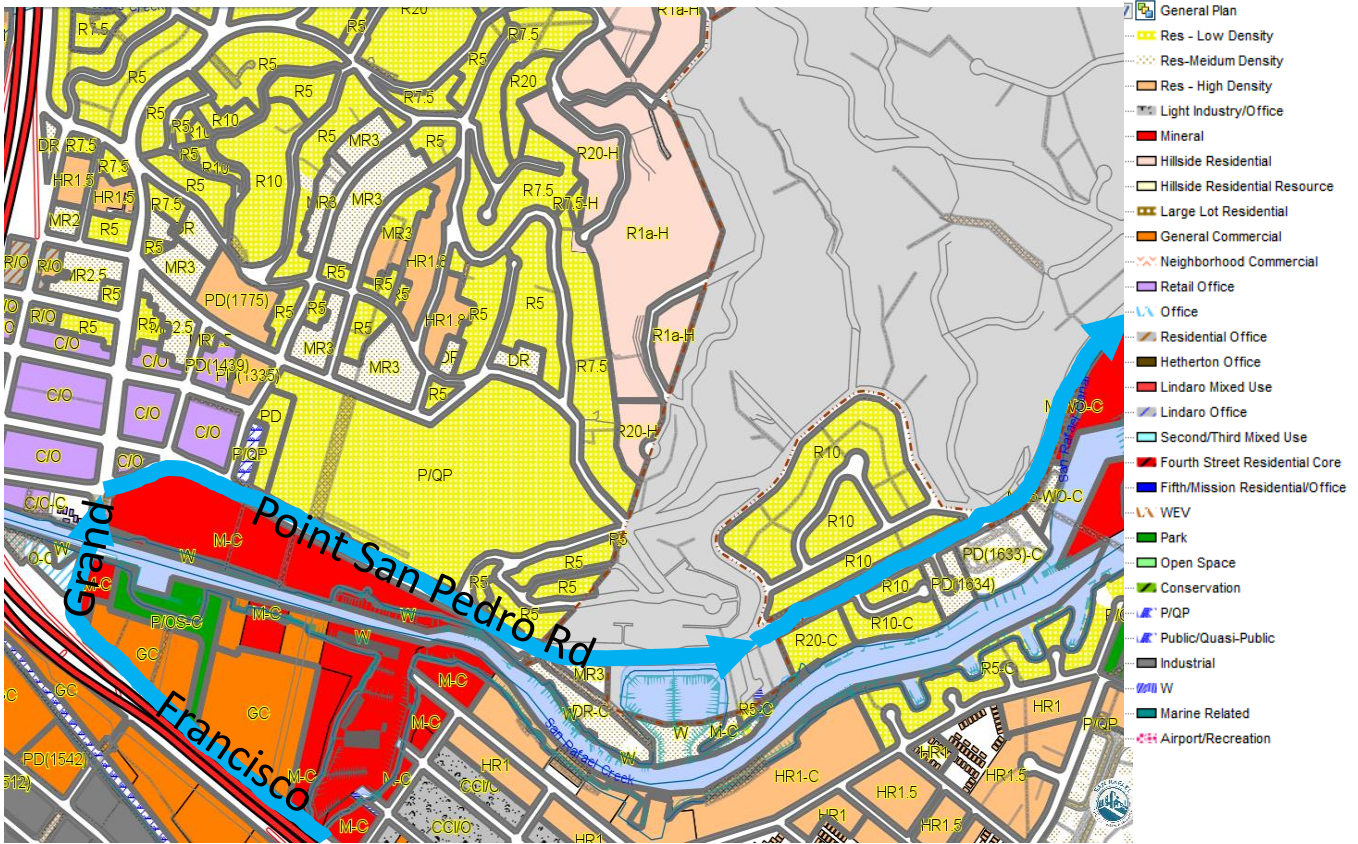
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# **Al Boro Community Center Canal Neighborhood Francisco Blvd East**

- The Canal area is the most densely populated neighborhood in Marin County.
- It was initially developed as rental apartments in the 1950s and 60s.
- The Canal has seen a number of demographic shifts. It had a large Vietnamese community in the 1980s, and today is approximately 80% Latino.
- Population grew by 50% from 1990 to 2013 without a commensurate increase in housing units.
- The Canal area also includes hundreds of small businesses, including many auto service uses. The area is also vulnerable to sea level rise and flooding.
- The Francisco corridor is the primary corridor from the Canal to Downtown. There have been several initiatives to improve bike, pedestrian, and transit access here.
- This area also includes several large car dealerships, as well as the Terrapin Crossroads—a public private partnership to renovate a City park.

## ***Thoughts and Observations***



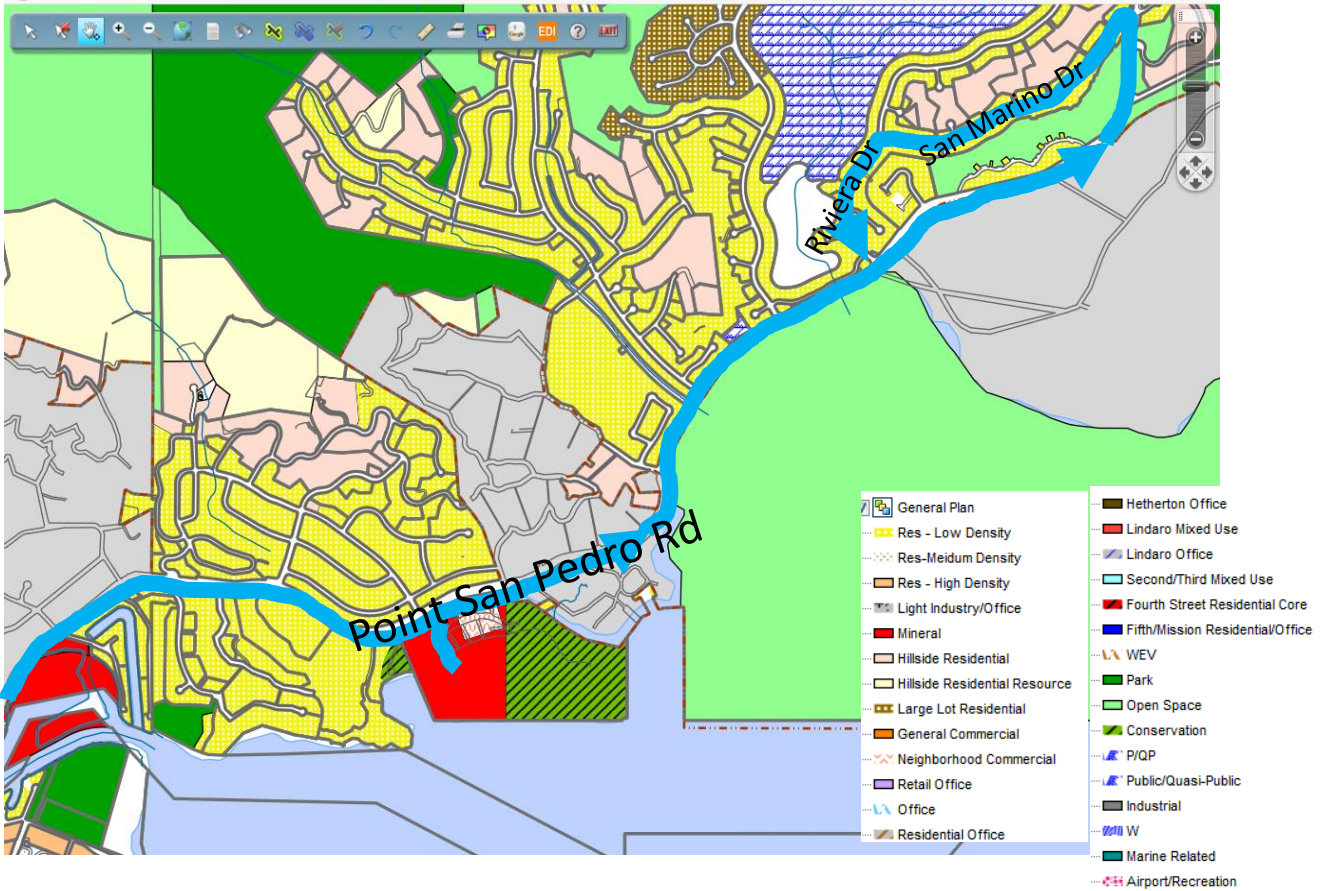
Mileage	Key Map	Directions
	6	Continue on Grand
7.4	7	Right on 2 <sup>nd</sup> St, which immediately merges with 3 <sup>rd</sup> St, which becomes Pt San Pedro Road



# Montecito Shopping Center San Rafael HS Country Club

- A 12' wide pedestrian-bike bridge is being built where Grand Avenue crosses the Canal.
- Third Street is congested in this area, as it is the only major access route for some 11,000 residents on the Point San Pedro peninsula.
- Montecito Shopping Center was once a turning basin and marina. The shopping center was renovated in the 1980s, and an auxiliary parking lot was added to address the lack of sufficient parking. As currently designed, the site does not capitalize on its waterfront location.
- Fire Station 52 (at Grand) is being replaced with Measure E funds.
- Capital projects are also underway at San Rafael High School.
- Boat basins and marine uses make this a unique stretch of shoreline
- Much of Point San Pedro Road sits only a few feet above the Bay, and will become more vulnerable as sea level rises.

## *Thoughts and Observations*



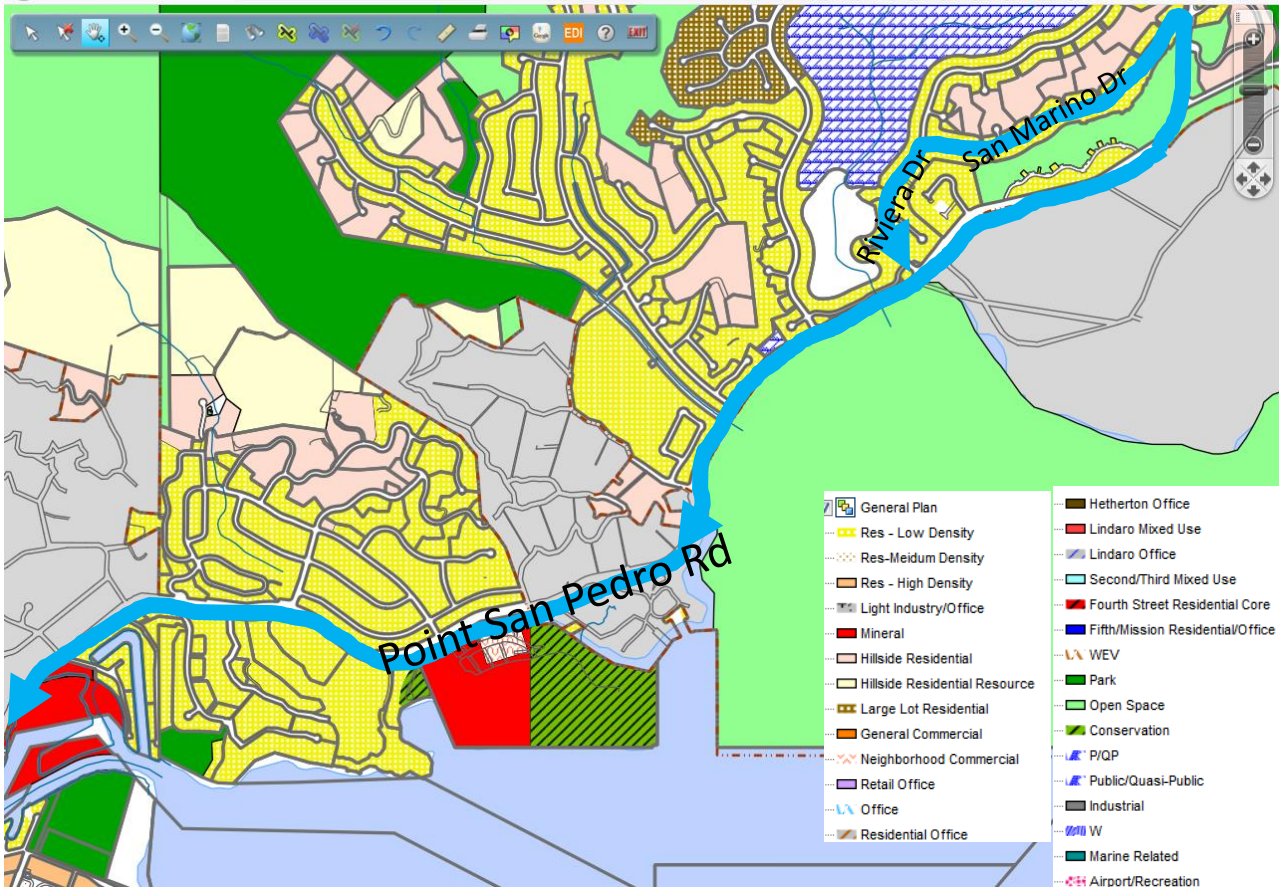
Mileage	Key Map	Directions
9.5	8	Continue on Pt San Pedro, then right on Loch Lomond Dr
9.6	8	Proceed to roundabout at Andy's Market then return on Loch Lomond Dr to Pt San Pedro
9.8	8	Right on Pt San Pedro
11.8	9	Continue on Pt San Pedro to just past McNear's Beach. Then left on San Marino

# Loch Lomond

## Loch Lomond Marina

- Loch Lomond Marina has been an operating marina and grocery store since the late 1950s. Much of the site was undeveloped, which made it a focal point for discussion in *General Plan 2020*.
- *General Plan 2020* goes into great detail about the future of this site,
- The site was approved for 81 units, including 17 "below market rate" units.
- The project includes Andy's Market and retention / improvement of Marina support facilities,
- A shoreline park area is included, as required by the City's parkland dedication requirements and BCDC public access mandates.

### *Thoughts and Observations*

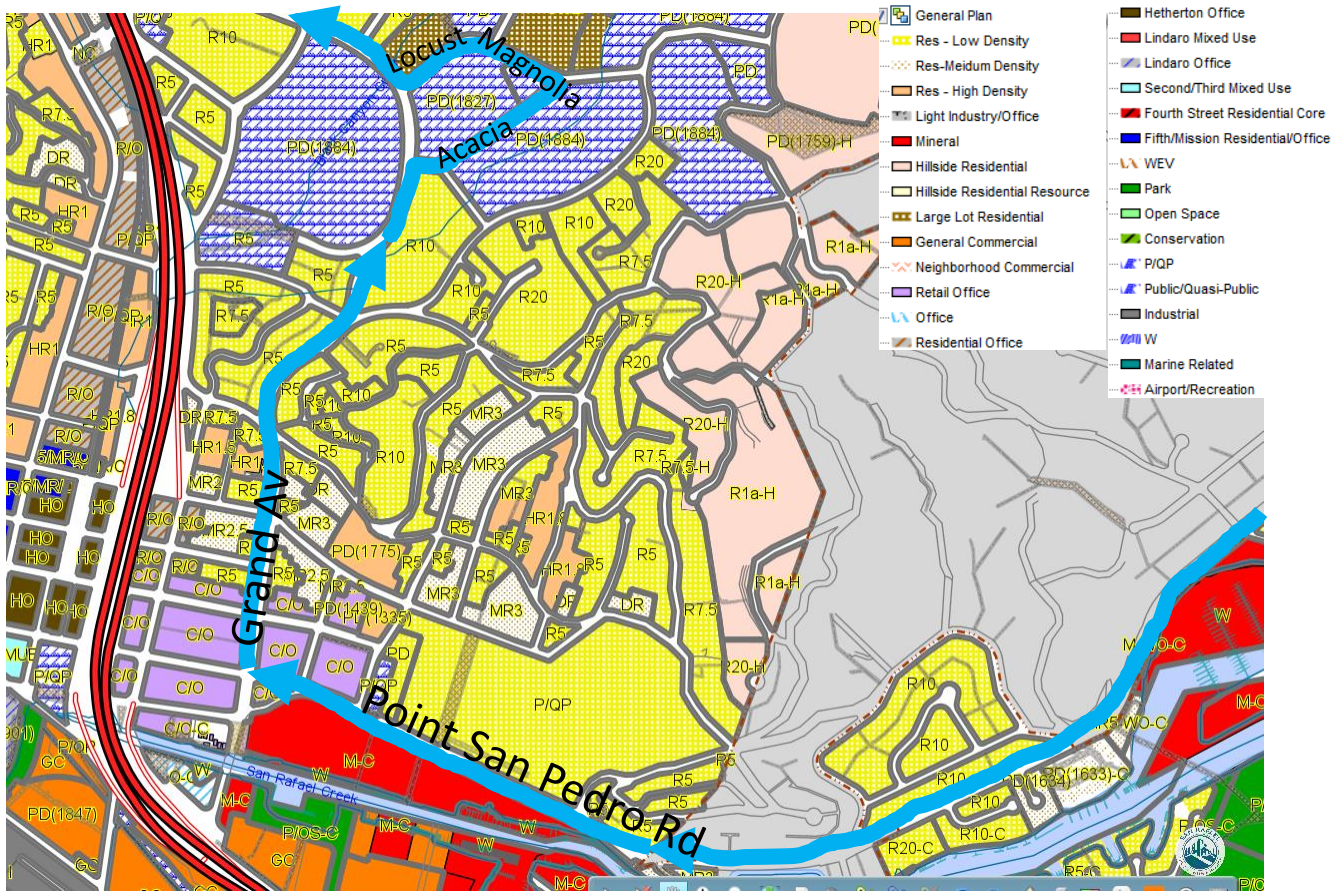


Mileage	Key Map	Directions
	9	Continue on San Marino
12.4	9	Left on Via Montebello for vista only; then turn around and continue on San Marino
12.6	9	Left on Riviera
12.8	9	Right on Pt San Pedro

# **Glenwood/ Peacock Gap Rock Quarry/ McNear Brick**

- McNear Brick and the Rock Quarry are in unincorporated Marin County, but within the San Rafael Planning Area.
- McNear Brick manufactures brick products and pavers.
- The Rock Quarry has been in business for over a century and is the only waterfront quarry in Northern California that can transport materials via barge. The site is designated for mining and conservation by GP 2020.
- Aggregate mined at the site is used for construction throughout the region.
- The Reclamation Plan approved by the County extends to 2024, The current policy for the site is to consider new uses if the quarry ceases operation.

## ***Thoughts and Observations***

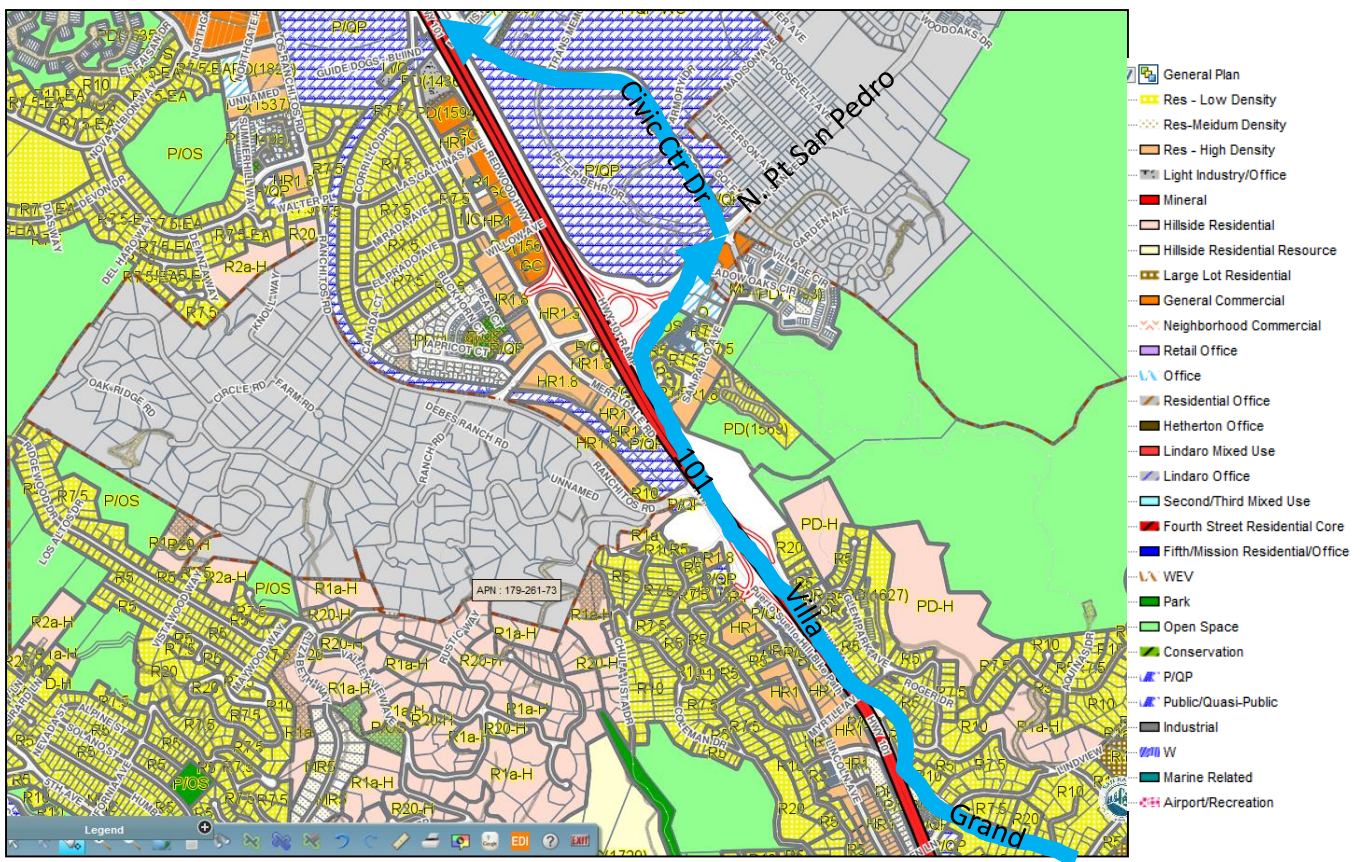


Mileage	Key Map	Directions
	10	Continue forward on Pt San Pedro
16.3	10	Right on Grand
16.9	10	Right on Acacia
17.1	10	Left on Magnolia/ bear left at Poplar
17.3	10	Right on Grand

## Montecito/ Happy Valley Dominican

- The return route to Central San Rafael passes by several neighborhoods, including Peacock Gap, Glenwood, Loch Lomond, and Country Club. These are largely single family areas with very limited development potential.
- Some of the neighborhoods are unincorporated--and wish to remain that way. This is acknowledged by the General Plan, which allows for future annexation if local interest arises.
- There are interesting vistas across the Canal as it narrows toward Downtown.
- Dominican University is one of the oldest universities in California. Enrollment in 2017-18 was 1,812 students.
- The 80-acre campus has seen extensive building in the last 20 years. Issues associated with traffic, parking, and community character are being addressed proactively, with the help of a campus master plan.

### *Thoughts and Observations*



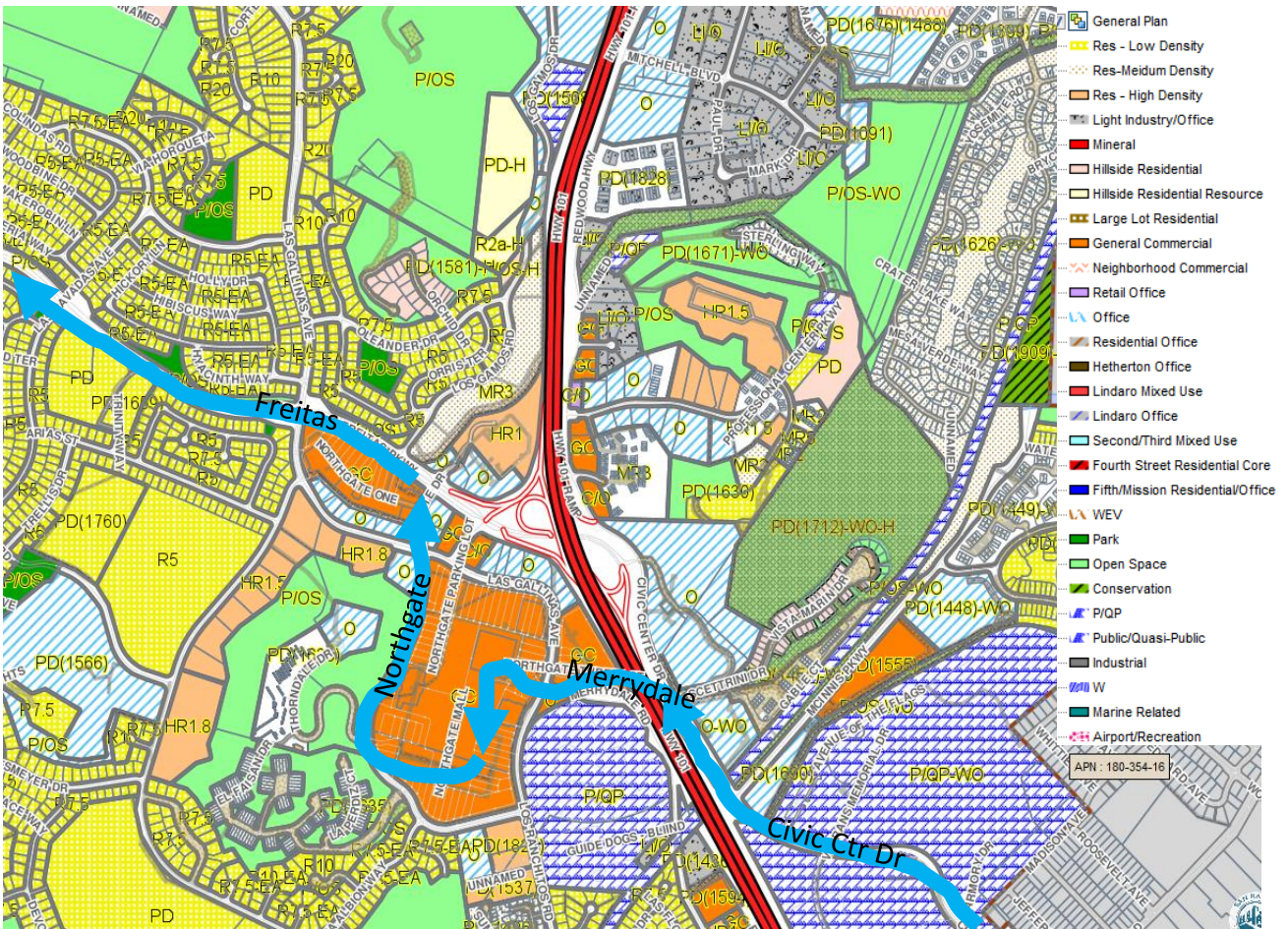
Mileage	Key Map	Directions
	10	Continue on Grand. Grand becomes Villa
18.2	10	Enter Highway 101 North
18.9	11	Exit at North Pt San Pedro and move into left lanes
19.1	11	Left on Civic Center (San Pablo)
19.5	12	Continue forward through Civic Center complex and past SMART station



## Marin Civic Center Civic Center SMART Station

- North San Rafael is in many ways a community unto itself, with its own ZIP code, sanitation district, and commercial core. Much of this area was developed when it was unincorporated, and was later annexed to San Rafael.
- Note the 82-unit apartment building on the south side of Pt. San Pedro Road, called "33 North." This site was formerly an office building.
- To the east on Pt. San Pedro Road is Santa Venetia, an unincorporated community. General Plan 2020 anticipated that it would not be annexed due to the high costs of remediating flooding, seismic, and urban service issues.
- The Frank Lloyd Wright Civic Center opened in 1962 and has been listed on the National Register of Historic Places since 1991.
- The SMART station was the focus of the Civic Center Station Area Plan (2012-13); this area was originally identified as a potential Priority Development Area (PDA), but this designation was rescinded.

### *Thoughts and Observations*

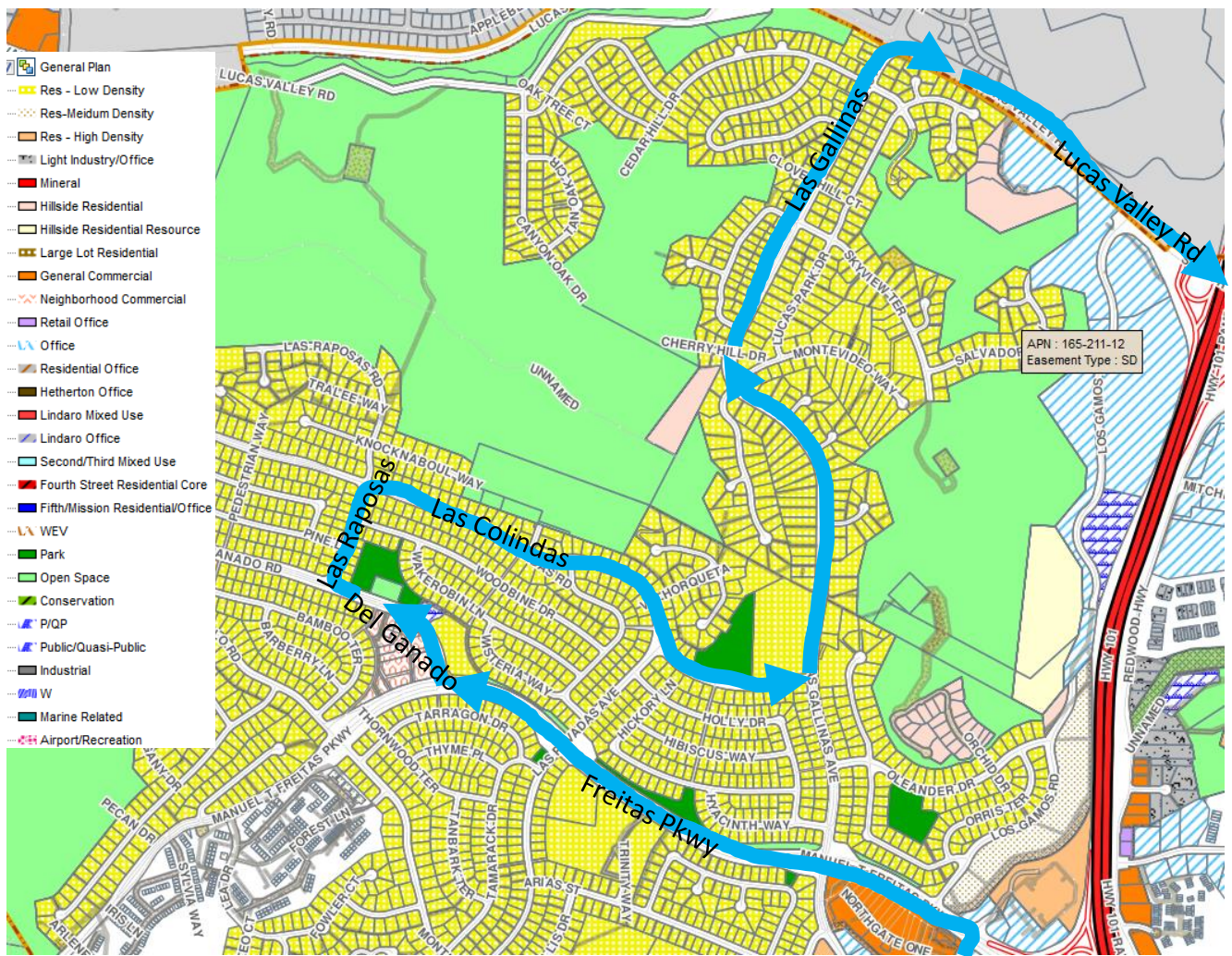


Mileage	Key Map	Directions
19.5	12	Continue forward through Civic Center complex and past SMART station
19.7	13	Left on Merrydale, Continue forward into Northgate Mall
20.1	13	Disembark at Northgate
20.3	13	Exit Mall on Northgate Drive and continue forward to Freitas Parkway
20.5	14	Left on Freitas Parkway (proposed Northgate Walk on right )

## Northgate Mall Northgate Walk

- The Merrydale overcrossing was built in the mid-1990s with traffic mitigation fees and an assessment district formed by property owners.
- Northgate Mall opened in 1965 and was enclosed in 1986. The Mall went through a major renovation in 2008. Its total floor area is approximately 725,000 square feet.
- The Mall was sold to Merlone Geier Partners in 2017.
- In addition to the Mall, the Northgate complex includes adjacent properties, such as the Northgate One Shopping Center (Safeway) and Northgate Three (CVS).
- Northgate Walk is a proposed 136-unit condominium complex adjacent to the Sheraton Four Points Hotel. The project has been scaled back in size several times from the original proposal.

### *Thoughts and Observations*

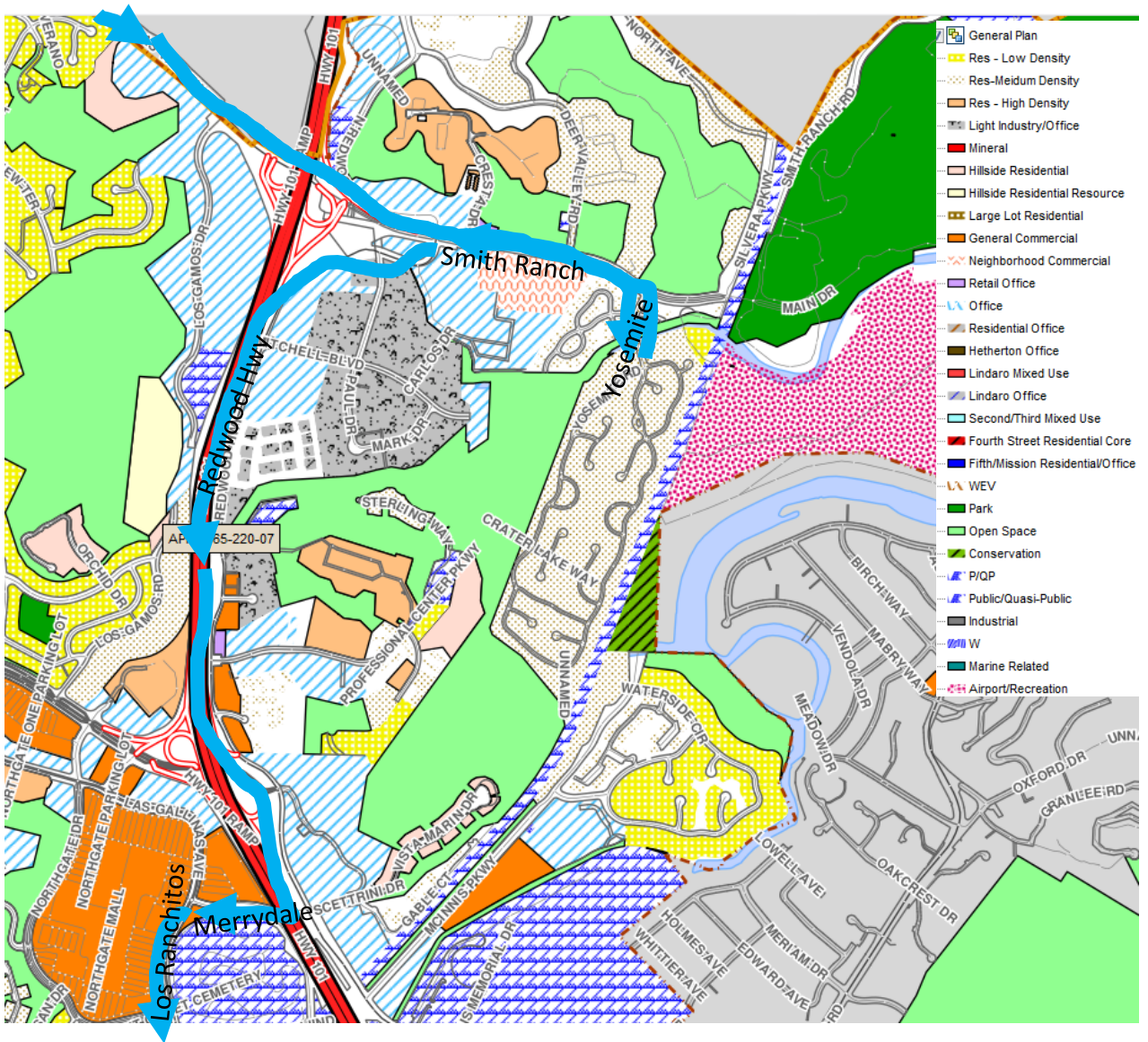


Mileage	Key Map	Directions
	14	Continue forward on Freitas Parkway (note Gallinas Creek)
21.3	15	Right on Del Ganado
21.5	16	Disembark at Terra Linda Recreation Center
21.7	16	Return to bus, Del Ganado to Las Raposas. Right on Las Raposas
21.9	16	Right on Los Colindas
22.6	16	Left on Las Gallinas (at 4-way stop)
23.7	16	Right on Lucas Valley Road

## Terra Linda Santa Margarita

- Terra Linda and Santa Margarita neighborhoods were built in the 1950s and 60s. The neighborhoods include about 900 single story "Eichler" homes, as well as other ranch-style homes.
- Santa Margarita "Creek" was channelized as the area was developed (see center of Freitas Pkwy).
- Terra Linda Rec Center and Pool is a major community gathering place
- Much of this area is permanent open space; hillsides were acquired through a bond measure in the 1970s to protect them from development. San Rafael has over 7,300 acres of open space in its planning area, making this the largest single land use category in the city.

### *Thoughts and Observations*

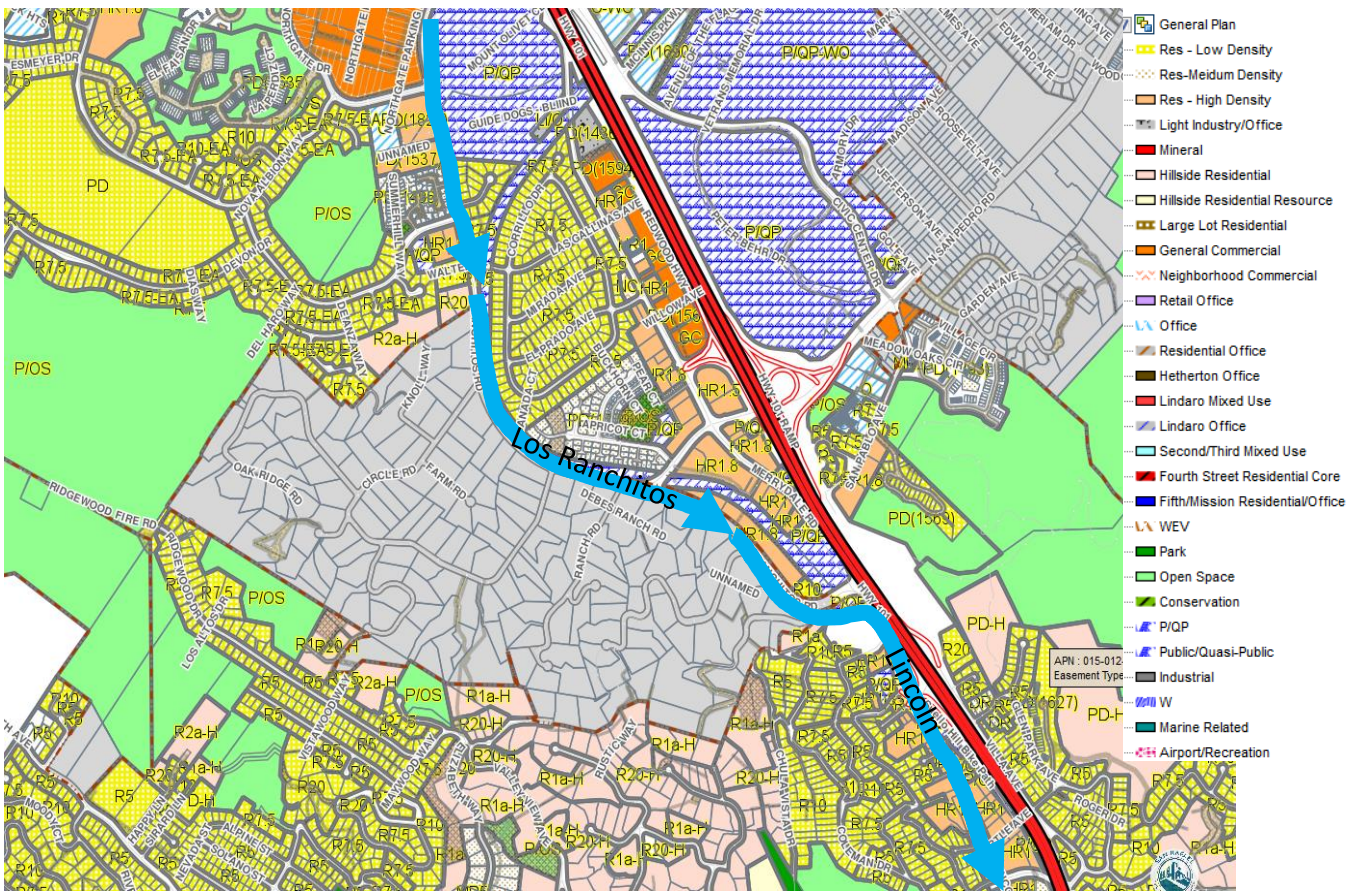


Mileage	Key Map	Directions
		Continue forward on Lucas Valley Road. Note Los Gamos Drive on right.
24.3	17	Lucas Valley passes under 101 and becomes Smith Ranch Rd
24.8	18	Right on Yosemite
25.1	18	Turn around at roundabout before Contempo, return to Smith Ranch, turn left
25.5	19	Left on Redwood Highway
26.9	19	Continue forward on Redwood Hwy (becomes Civic Center Dr at Freitas). Note "The Vineyards" and Northgate Business Park. Turn right at Merrydale.

## **Los Gamos/ Smith Ranch / Northgate Business Park**

- The Los Gamos corridor includes several office buildings—the two largest were formerly Fireman's Fund. 1600 Los Gamos is now County offices; 1650 Los Gamos was purchased by Kaiser, who is planning a medical office complex.
- East of 101, the Smith Ranch Master Plan was implemented in the 1980's. The Plan set a precedent for traffic mitigation fees, which were eventually required citywide. These fees funded road and intersection improvements.
- Contempo is a manufactured home community. The units are rent controlled by City ordinance. This was litigated by the owner but the City prevailed.
- There are about 100 planes based at San Rafael Airport, a private facility. An 85,000 sq. ft. indoor recreation facility has been approved on the site.
- On Redwood Highway, a former brownfield site (Fairchild semi-conductor) has been cleaned and redeveloped as the Vineyards (Costco also had been considered for this site).
- The small light industrial spaces in this area are good locations for incubating small businesses. There may also be opportunities for higher value uses on some of the older commercial sites.

### ***Thoughts and Observations***



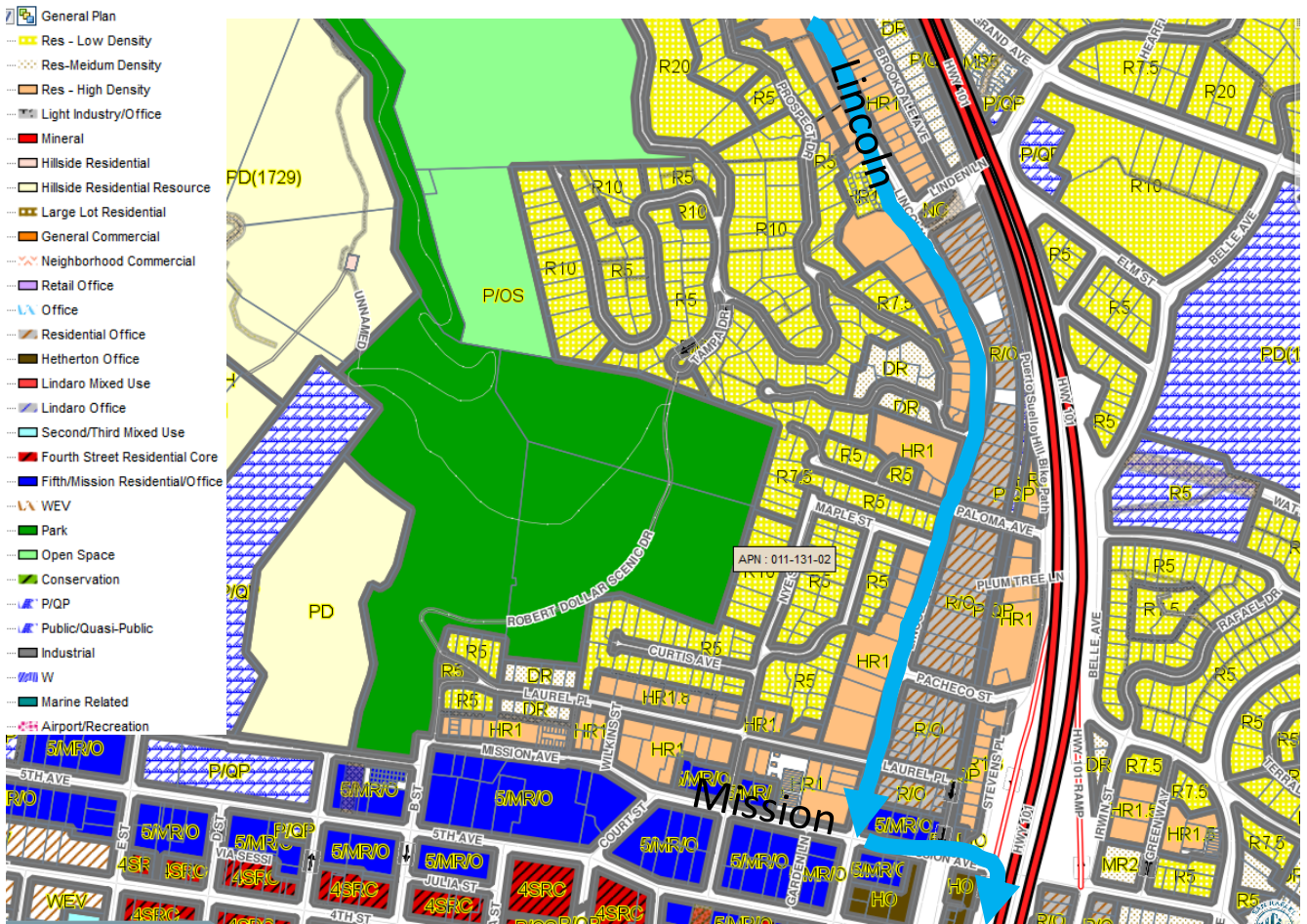
Mileage	Key Map	Directions
27.2	20	Cross 101 on Merrydale, turn left on Los Ranchitos
28.1	20	Note Redwood Village (on the Left)
28.7	20	Los Ranchitos becomes Lincoln



# Redwood Village Los Ranchitos

- Mt. Olivet Cemetery was established in 1880.
- Guide Dogs for the Blind is the largest guide dog school in the United States
- The tour route passes Redwood Village, which has 134 residential units. (including 21 below market rate units). The project is an example of how the City's inclusionary housing requirements (in-place since 1986) work in practice.
- Redwood Village included a public park and was controversial due to concerns over traffic.
- To the west, the Los Ranchitos neighborhood is unincorporated and includes large lots on steep winding streets. Vegetation management and wildfire prevention are critical in this landscape.

## *Thoughts and Observations*

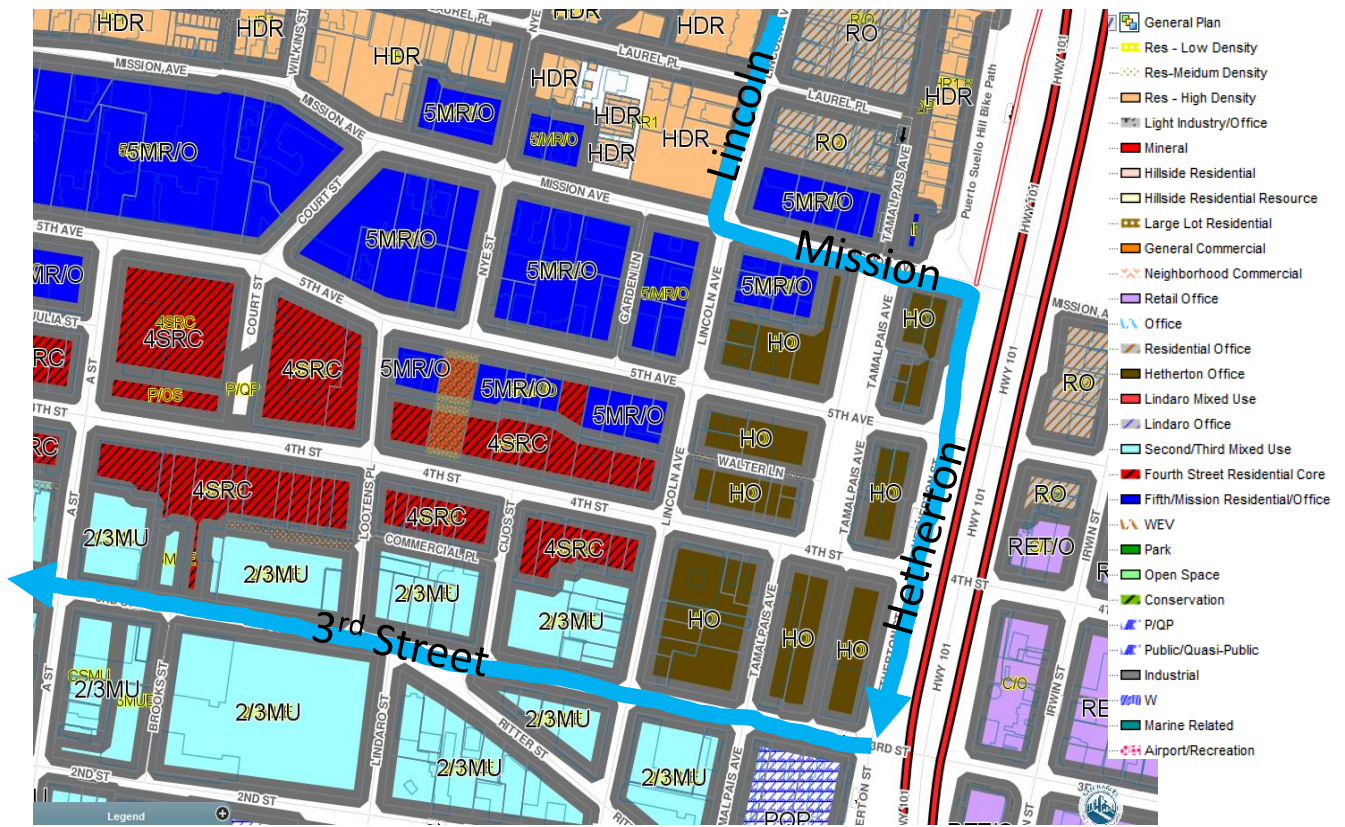


Mileage	Key Map	Directions
	21	Continue on Lincoln toward Downtown San Rafael
29.9	21	Left on Mission
30.0	21	Right on Hetherton

# Lincoln Hill

- Lincoln Ave. north of Downtown San Rafael contains a mix of housing densities and land uses.
- Ventana Villas (1515 Lincoln) is one of the newer projects on the corridor, with townhome-style rental apartments.
- A bike and pedestrian path opened along the west side of Highway 101 in 2010 as part of the freeway widening project.

## *Thoughts and Observations*

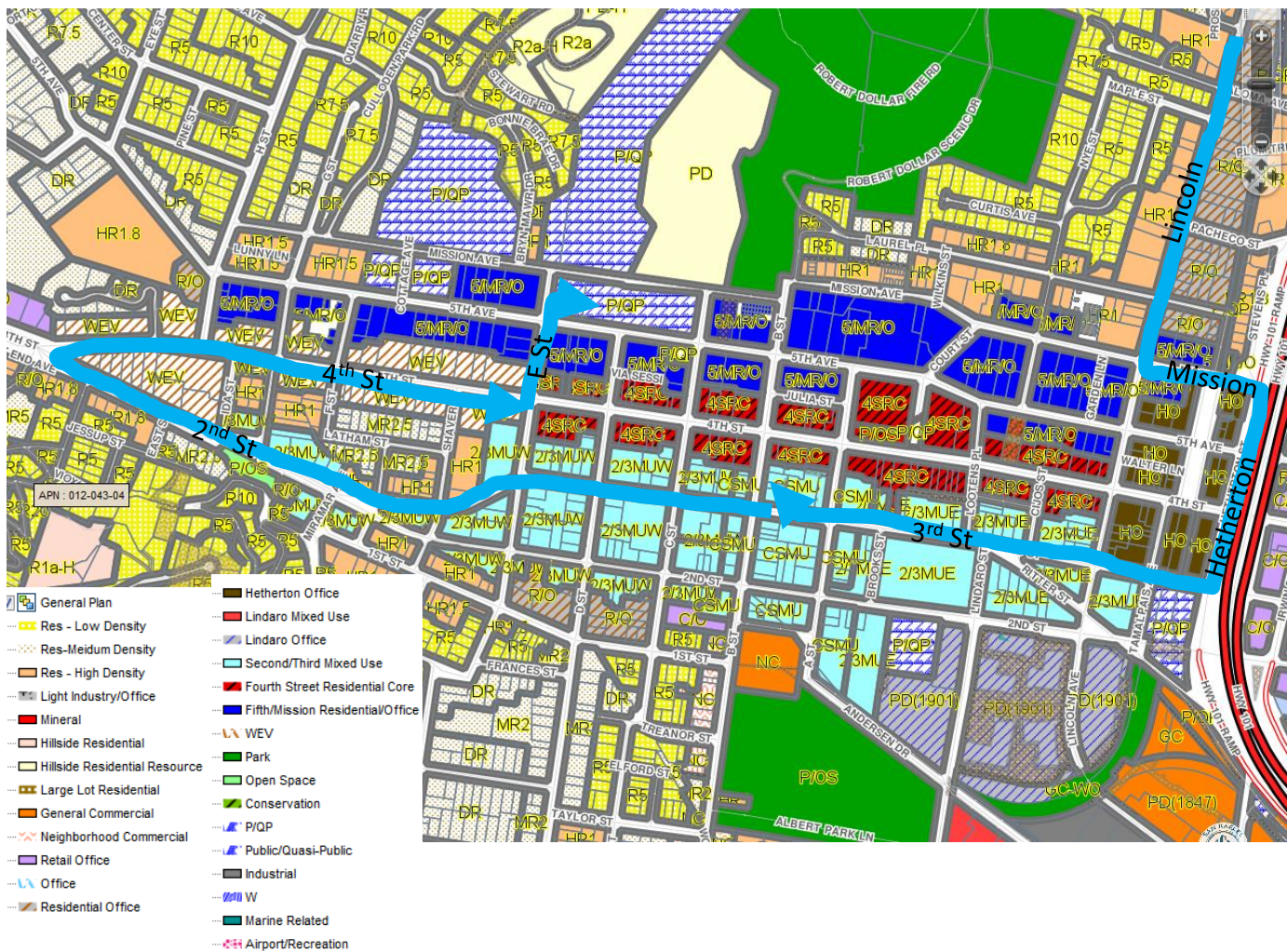


Mileage	Key Map	Directions
	21	Continue on Hetherton
30.1	21	Right on Third

## Station Area/ Transit Center

- The area around the San Rafael SMART Station was addressed by a Station Area Plan in 2010. The Plan includes recommendations for changes in land use and allowable height near the station, as well as circulation and streetscape improvements.
- The Bettini Transit Center needs to be relocated to make way for extension of SMART train service through the site. A study is underway to identify the new location. Several options are being considered.
- Parts of this area are only a few feet above sea level and may be flooded more frequently in the future due to sea level rise.

### *Thoughts and Observations*



Mileage	Key Map	Directions
	22	Continue on Third St
30.9	22	Continue forward (west bound) at merge with 2 <sup>nd</sup> Street
31.2	23	Right on 4 <sup>th</sup> (at Shell Station)
31.6	23	Left on E
31.8	--	Return to City Hall to disembark

## 3<sup>rd</sup> St. Corridor West End

- Several projects are proposed along Third Street near the east end of Downtown, including the Seagate apartments, and new office/laboratory facilities for Biomarin.
- A Third Street Corridor Plan is underway to beautify the street, improve traffic flow, and make the street safer for all modes of travel.
- The City limits are a little less than a mile beyond where the tour turns back onto Fourth Street.
- The West End area has more of a village feel than the Downtown core. Parking requirements in this area were relaxed 7-8 years ago.
- The project at 4<sup>th</sup> and G is a good example of high-density residential that is consistent with the context and scale of the area.
- A separate (walking) tour will be done for Downtown as part of the Precise Plan process.

### *Thoughts and Observations*

Thank You for  
Participating!