Charrette Milestones
Charrette Schedule

Many Opportunities to Participate

- Opening + Closing Presentations
- Midpoint Pinup
- Brown Bag Lunches
- Open Studio
Opening Presentation

**Wednesday May 8th**

- Formal presentation with Q&A
- Background information and ‘big ideas’ for Downtown
- Visioning exercise with table groups

65+ participants in 8 table groups
Map Exercise: Big Ideas for Downtown
Open Studio

Thursday May 9th and Friday May 10th

- Informational posters on relevant topics
- Public feedback through comment cards and post-it notes
- Design schemes and ideas from local experts

11+ hours of Open Studio
Brown Bag Lunchtime Presentations

**Historic Resources**
Thursday May 9th
*by Garavaglia Architecture*

**Economic Conditions**
Friday May 10th
*by BAE Urban Economics*

*30+ persons at each Brown Bag*
Midpoint Pinup

Thursday May 9th

• Team review of ideas and concepts
• Public feedback
Community Feedback
Past Planning Efforts
Our Vision of Downtown San Rafael (1993)

- Long-term vision for 2010
- Downtown strengthened as Marin’s economic, business, financial and retail center
- Six distinct districts
- Keep 4th Street “alive after five”
- Enhance pedestrian environment
- Promote high-quality architecture and historic preservation
- New corporate district on Lindaro
- Implementation strategy
Station Area Plan (2012)

- Response to SMART construction and designation as a “Priority Development Area”
- Leverage opportunities for “transit-oriented development” around the proposed SMART station
- Recognize potential for growth along east side of 101
- More emphasis on housing (as well as retail/office)
3rd St Rehabilitation | 3rd and Hetherton

- Repair 3rd St infrastructure
- Reduce congestion
- Improve pedestrian/bike safety and access
- Improve transit
- Enhance and beautify the corridor
- Specific improvements at Hetherton
Downtown Parking and Wayfinding Study

- Identify existing and future parking needs
- Recommend parking management strategies
- Improve wayfinding signage
Zoning

- Development standards
- Height, density, minimum yards (setbacks), parking
- Use standards
- Residential, office, retail, services, etc.
- Permitting requirements
- Downtown “zones” reflect the 1993 Plan
Guiding Principles
Guiding Principles

1. Reinforce Gateways and Strengthen North-South Connectivity
2. Reinforce Gateways and Strengthen East-West Connectivity
3. Create an Interconnected Network of Civic and Open Spaces
4. Focus Development and Public Investments at Key Nodes
1. North-South Connectivity: Barriers
2. East-West Connectivity: Barriers
Reinforcing Connectivity + Gateways
3. Civic + Open Space Network
4. Focus Development at Nodes
Street Hierarchy
Street Prioritization

- Auto Priority
- Transit Priority
- Bike Priority
- Pedestrian Priority
- Transit Facilities
- Intersection Improvements
Street Sections: 4th Street

- Auto Zone
- Bike Zone
- Pedestrian Zone
- Street Parking
Street Sections: 5th Street
Street Sections: Tamalpais Street

- Auto Zone
- Bike Zone
- Pedestrian Zone
- Street Parking
Street Sections: Grand Avenue

- Auto Zone
- Bike Zone
- Pedestrian Zone
- Street Parking
1. Transit Plaza (existing)
1. Transit Plaza (after)
Transit Plaza Illustrative Option 1
Transit Village Illustrative Option 2
Design Precedent

Mixed-use development at the Del Mar station of the Metro Gold Line in Pasadena: Transit Plaza as a community space

Images courtesy MP Architects
Design Precedent

Images courtesy MP Architects
2. 4th Street (existing)
2. 4th Street (after)
Downtown Core Illustrative: Short-Term
Downtown Core Illustrative: Long-Term
3. West End Village (existing)
3. West End Village (after)
West End Village Illustrative: Short-Term
West End Village Illustrative: Long-Term
Montecito Area Illustrative: Short-Term
Montecito Area Illustrative: Long-Term
Next Steps
What’s Next

Charrette Summary Report - May 2019
Downtown Profile Report - May 2019
Downtown Plan Alternatives – June & July 2019
Pop-Up - Plan Alternatives – Summer 2019
Study Sessions with Council and Commissions – Fall 2019
Draft Downtown Precise Plan and Code – Early 2020
Thank you for participating!