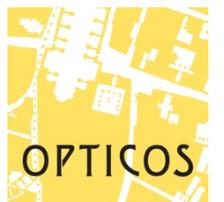




Design Charrette Closing Presentation

Downtown San Rafael
Precise Plan

Design Charrette
May 11th, 2019



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Charrette Milestones



Charrette Schedule

Many Opportunities to Participate

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

| | Wednesday 8th May | Thursday 9th May | Friday 10th May | Saturday 11th May |
|---------------|---|---|---|---|
| | Closed Studio 10.00 am - 7.00 pm | Open Studio 10.00 am - 5.00 pm | Open Studio 10.00 am - 12.00 pm | Closing Presentation 9.30 am - 12.00 pm <i>Jackson's Café, Whistlestop</i> |
| 10 - 11 am | | | | |
| 11 am - 12 pm | | | | |
| 12 - 1 pm | | | | |
| 1 - 2 pm | | Midpoint Pinup 5.00 - 6.30 pm <i>1200 4th St</i> | Closed Studio 1.00 - 9.00 pm | |
| 2 - 3 pm | | | | |
| 3 - 4 pm | | | | |
| 4 - 5 pm | | | | |
| 5 - 6 pm | | | | |
| 6 - 7 pm | | Closed Studio 6.30 - 9.00 pm | | |
| 7 - 8 pm | Opening Presentation 7.00 - 9.00 pm <i>Jackson's Café, Whistlestop</i> | | | |
| 8 - 9 pm | | | | |

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



Opening Presentation



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**



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



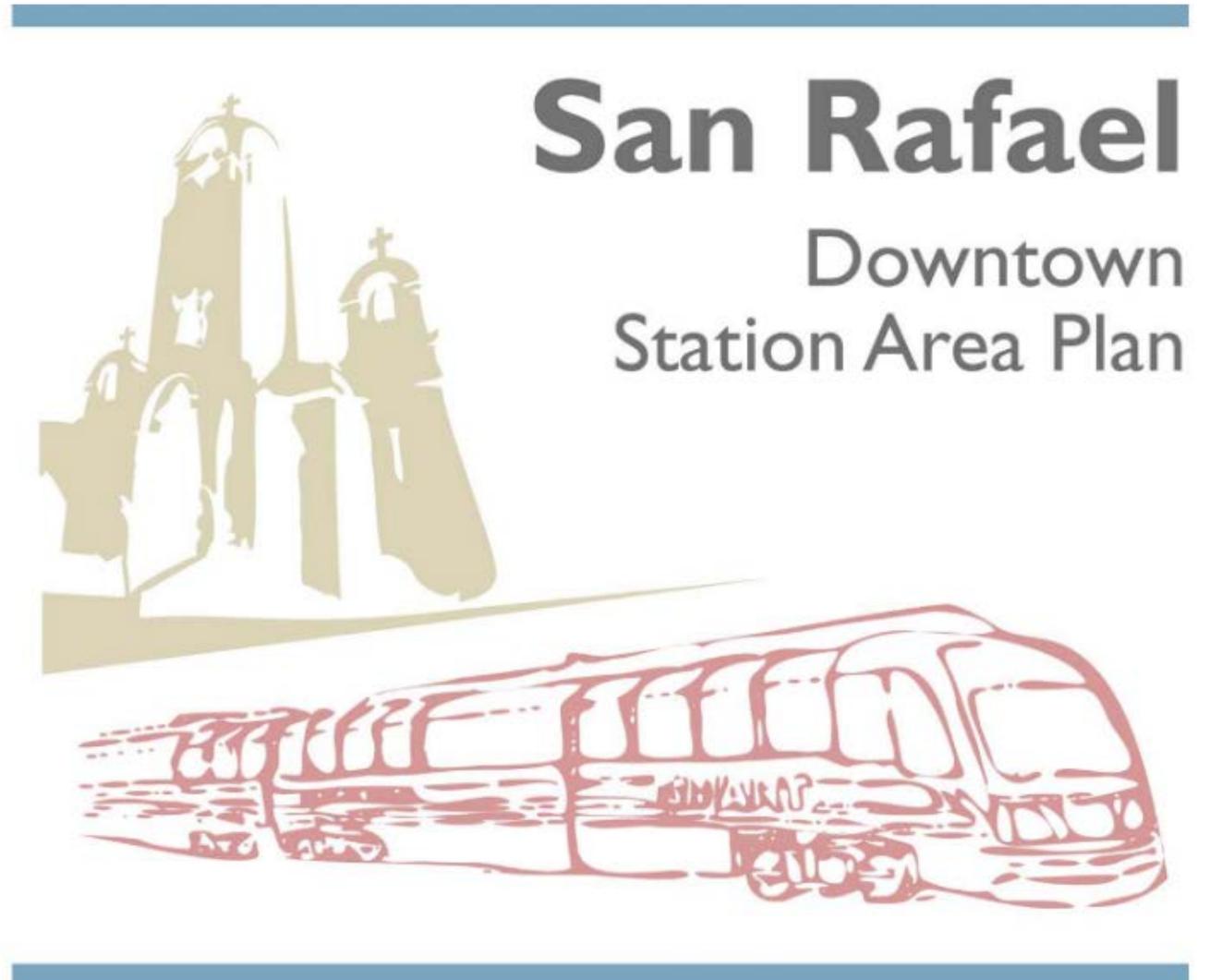
Our Vision of Downtown San Rafael (1993)

- 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



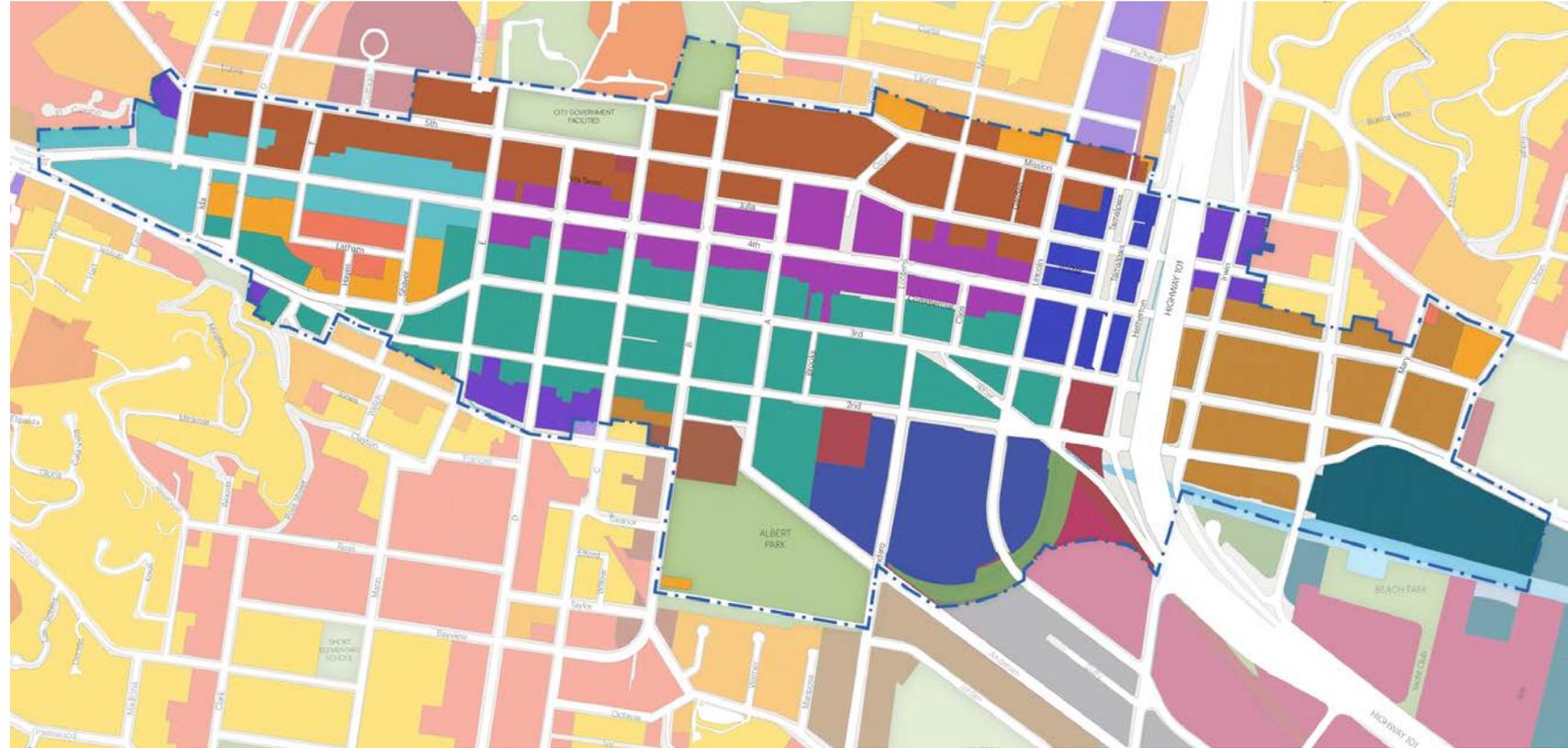
Downtown Parking and Wayfinding Study

- 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

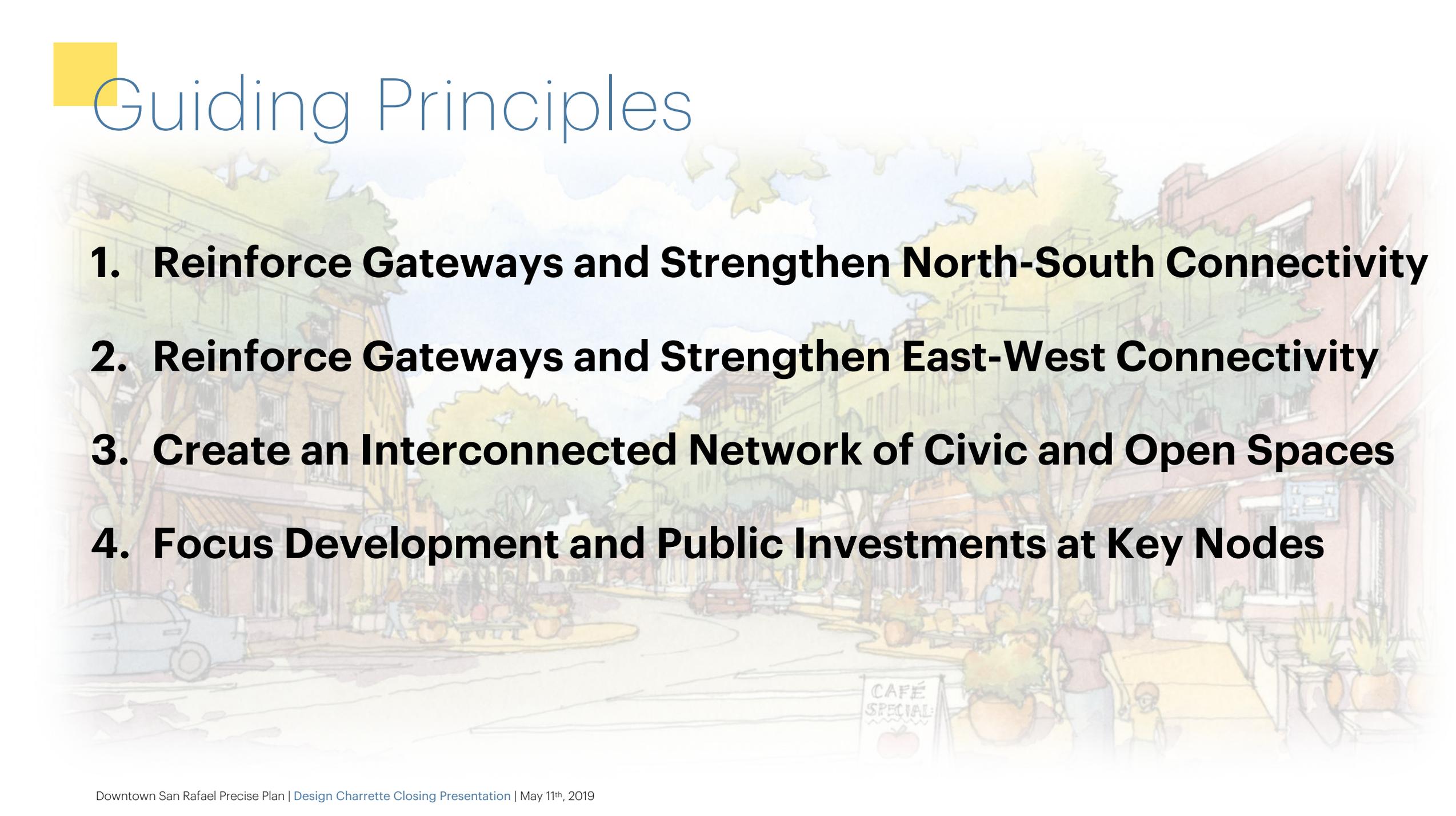


Guiding Principles

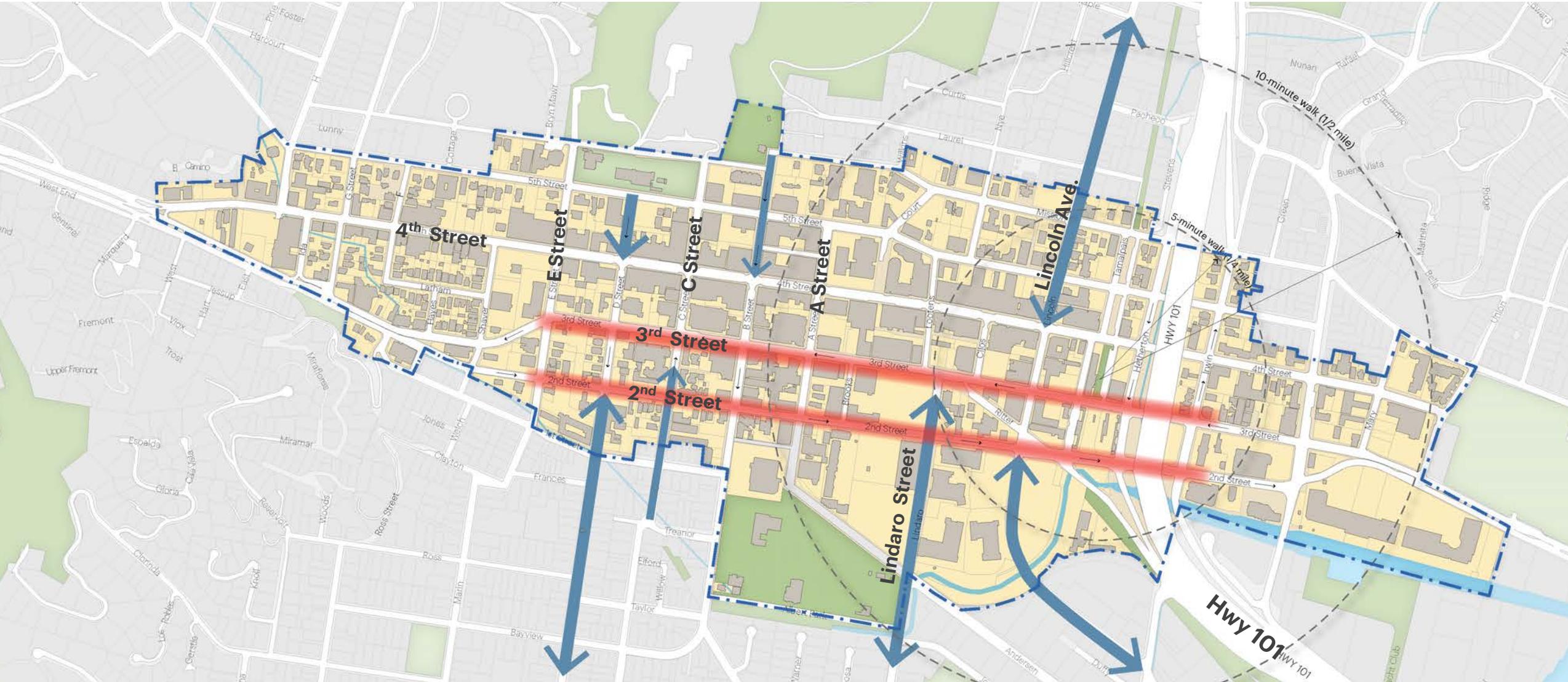




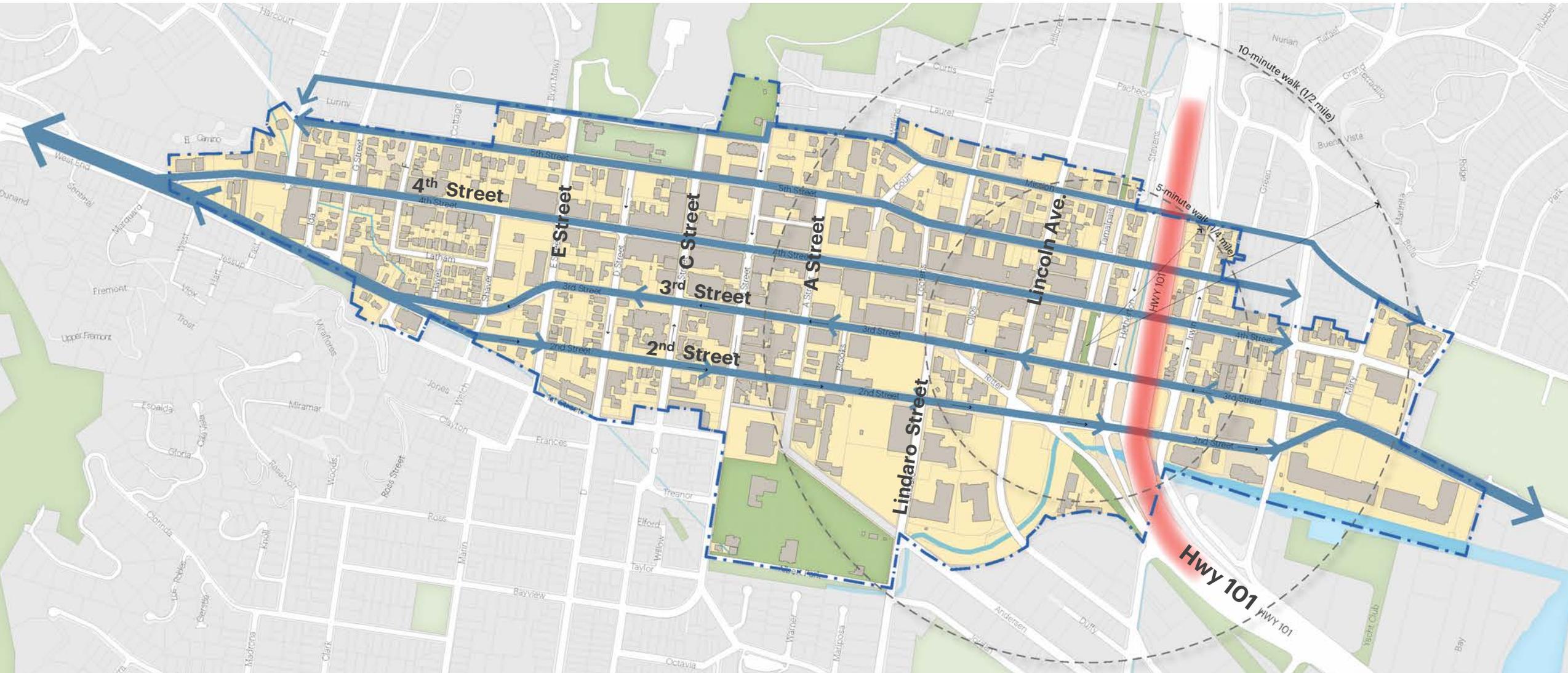
Guiding Principles

- 
- 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**

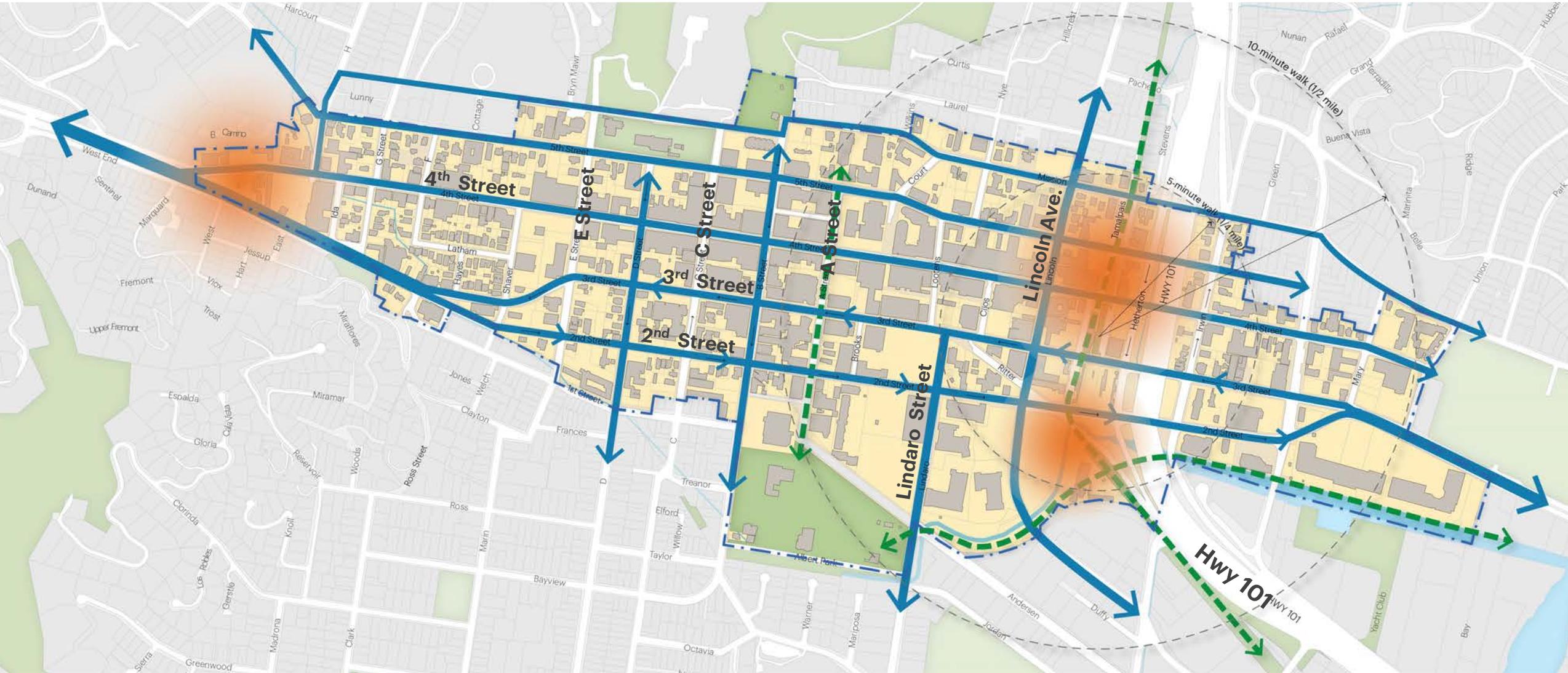
1. North-South Connectivity: Barriers



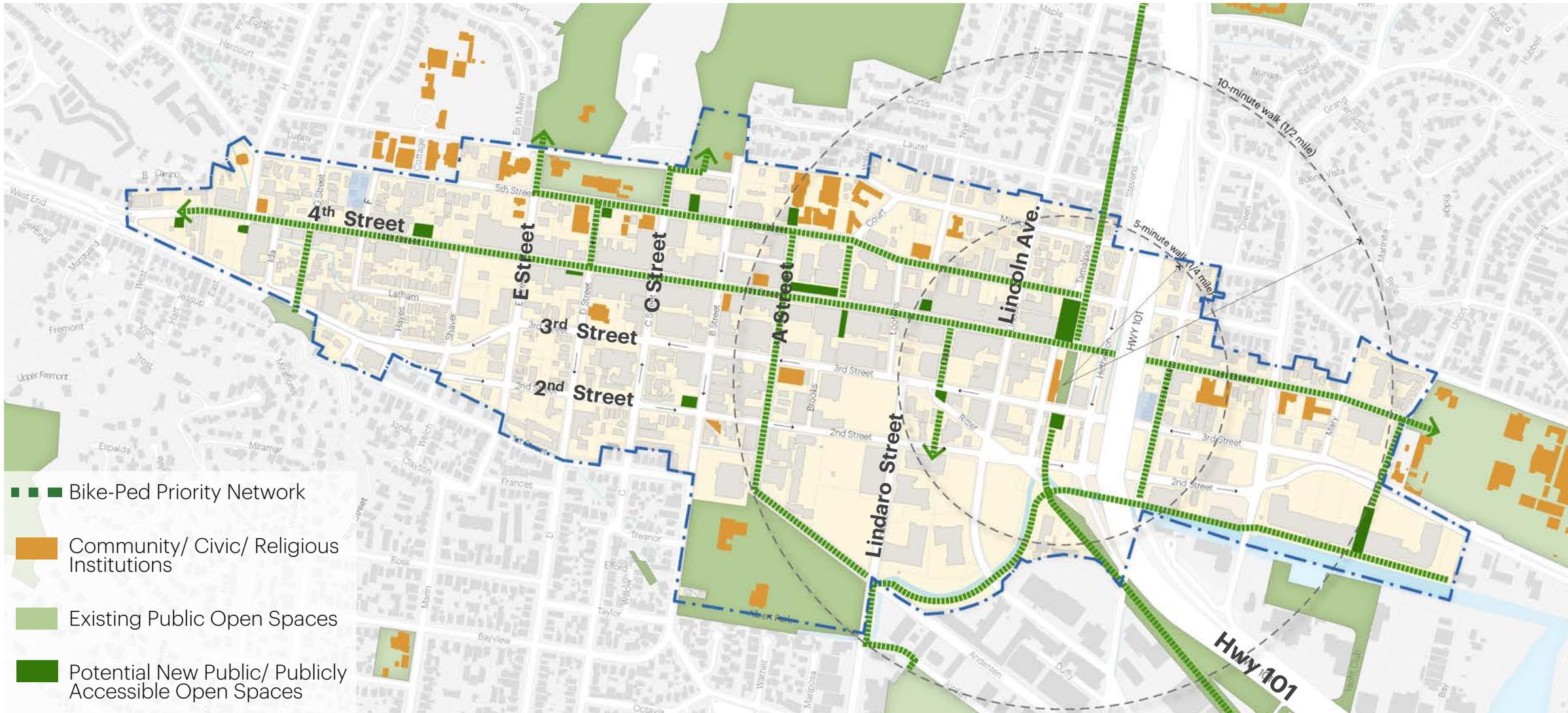
2. East-West Connectivity: Barriers



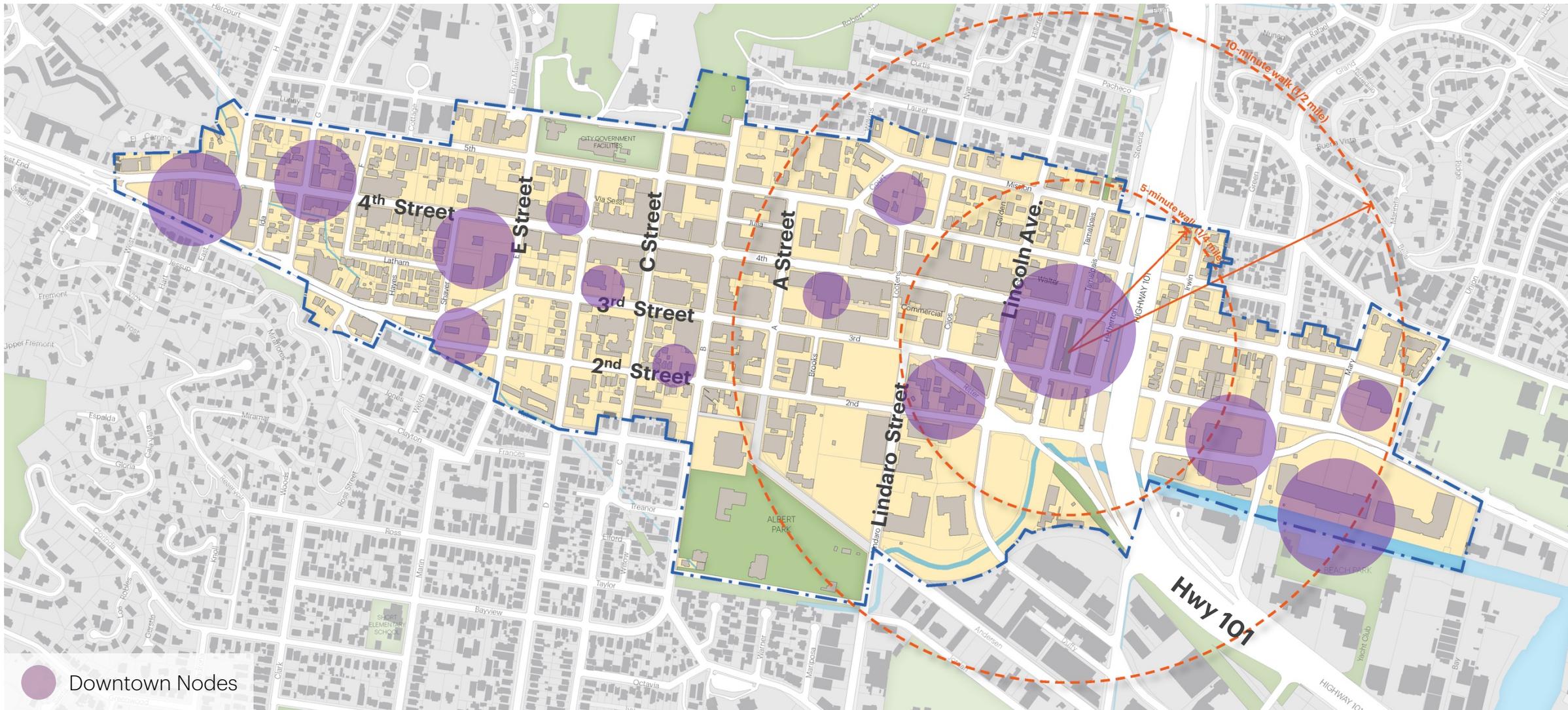
Reinforcing Connectivity + Gateways



3. Civic + Open Space Network



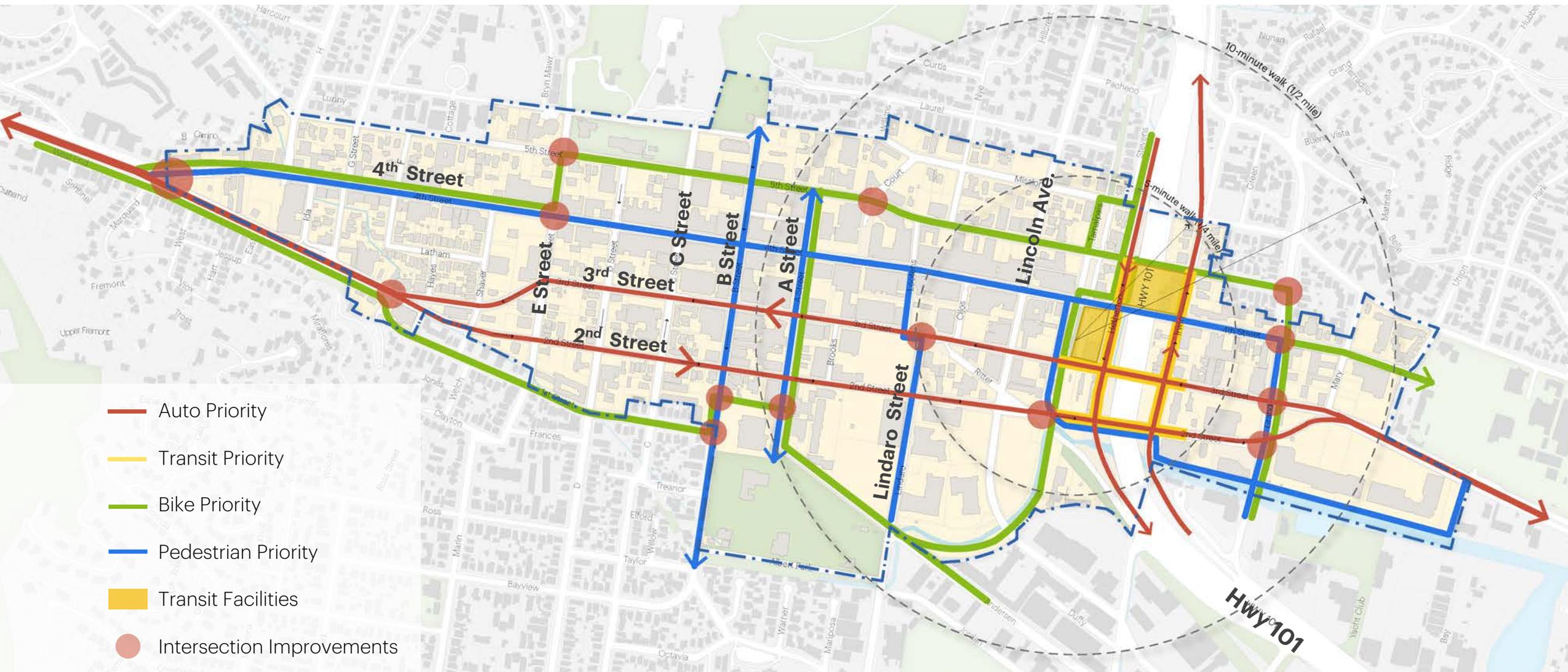
4. Focus Development at Nodes



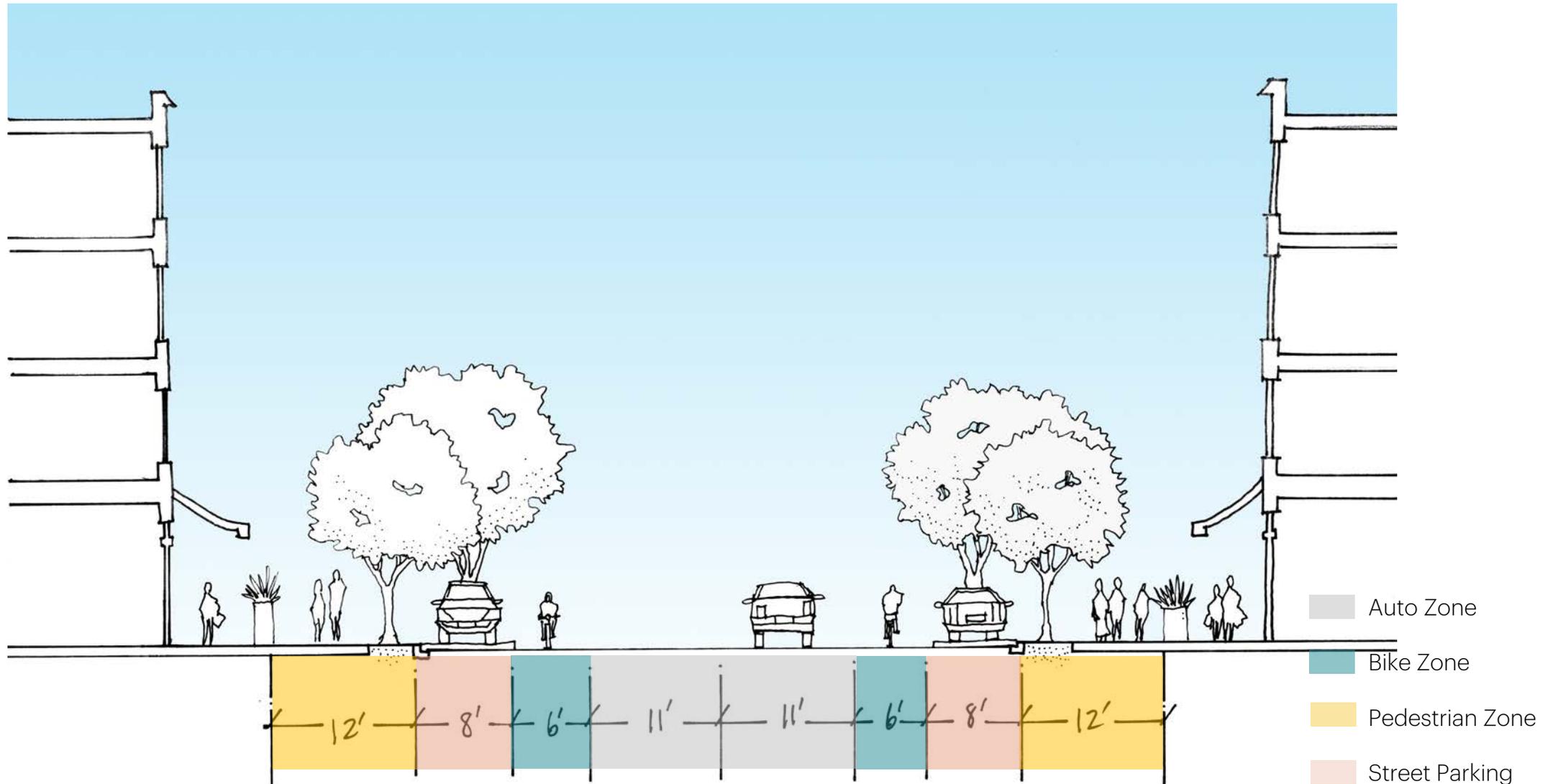
Street Hierarchy



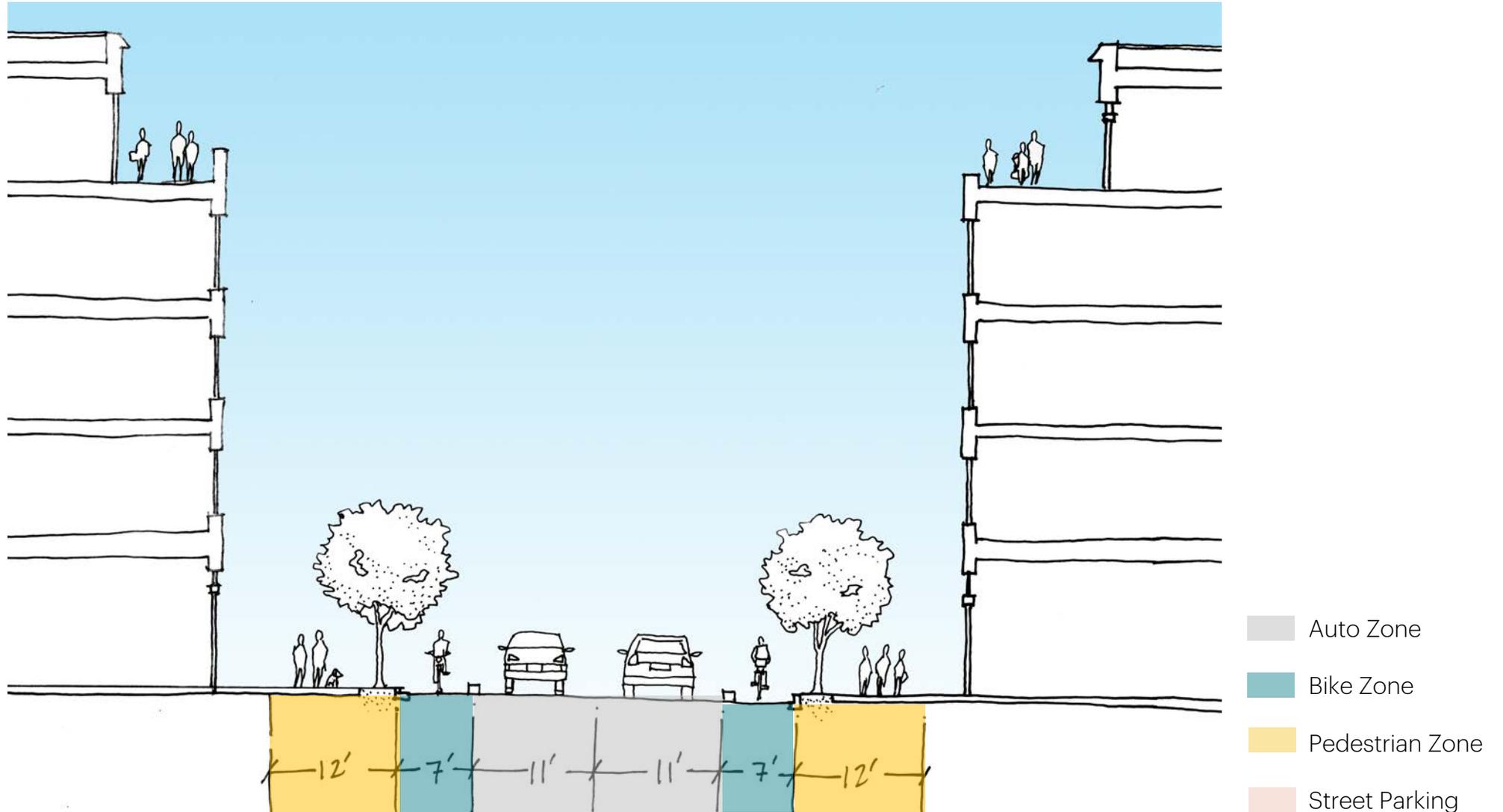
Street Prioritization



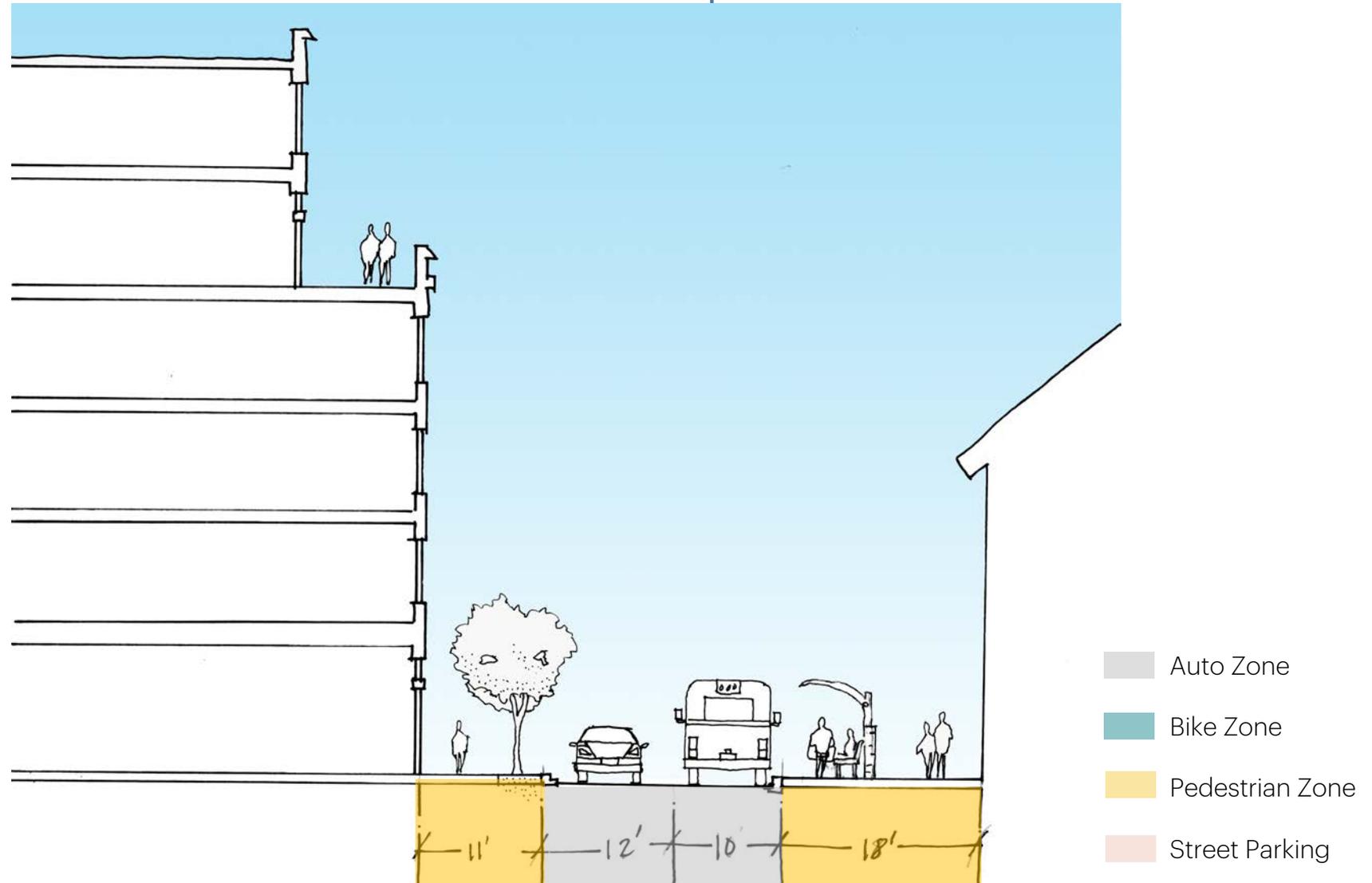
Street Sections: 4th Street



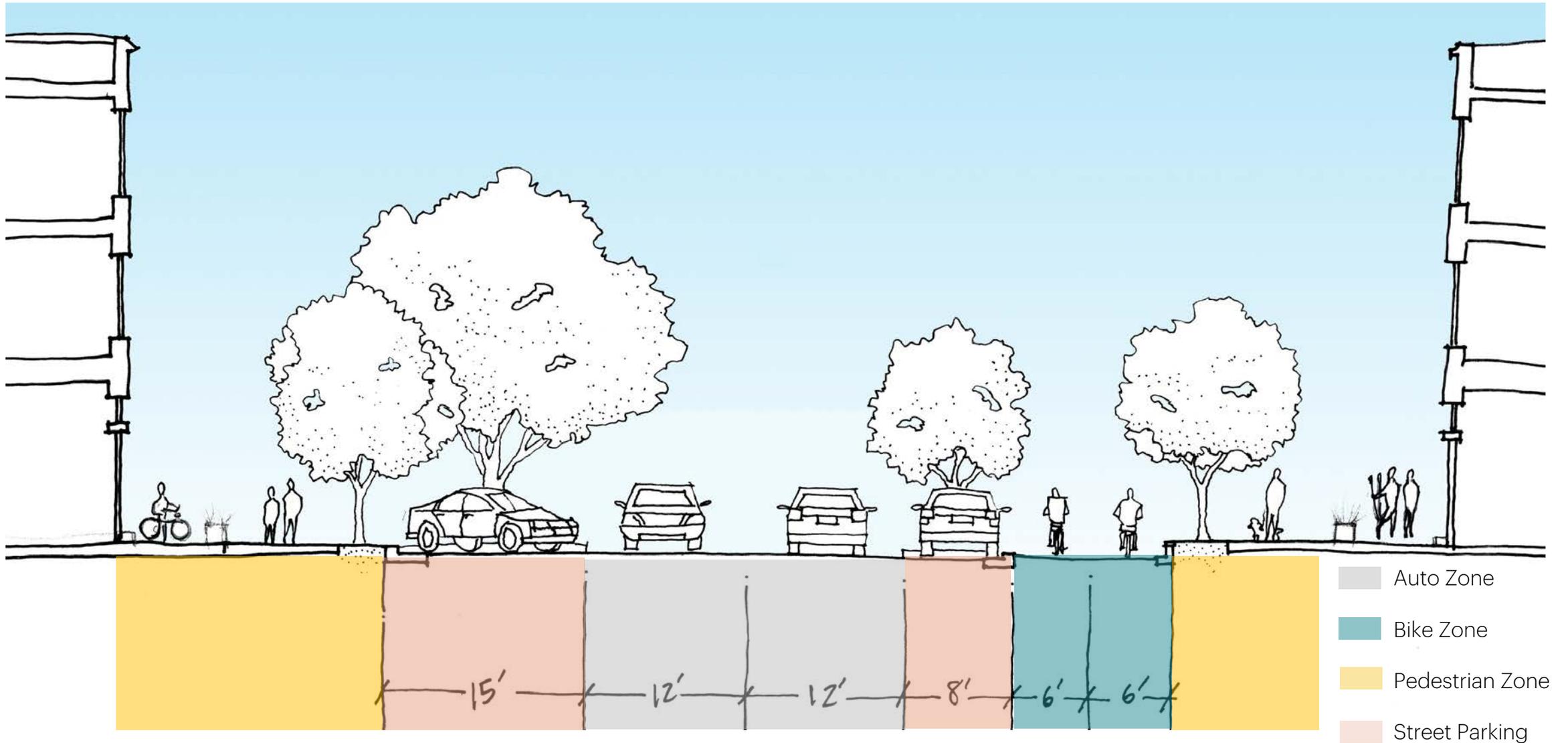
Street Sections: 5th Street



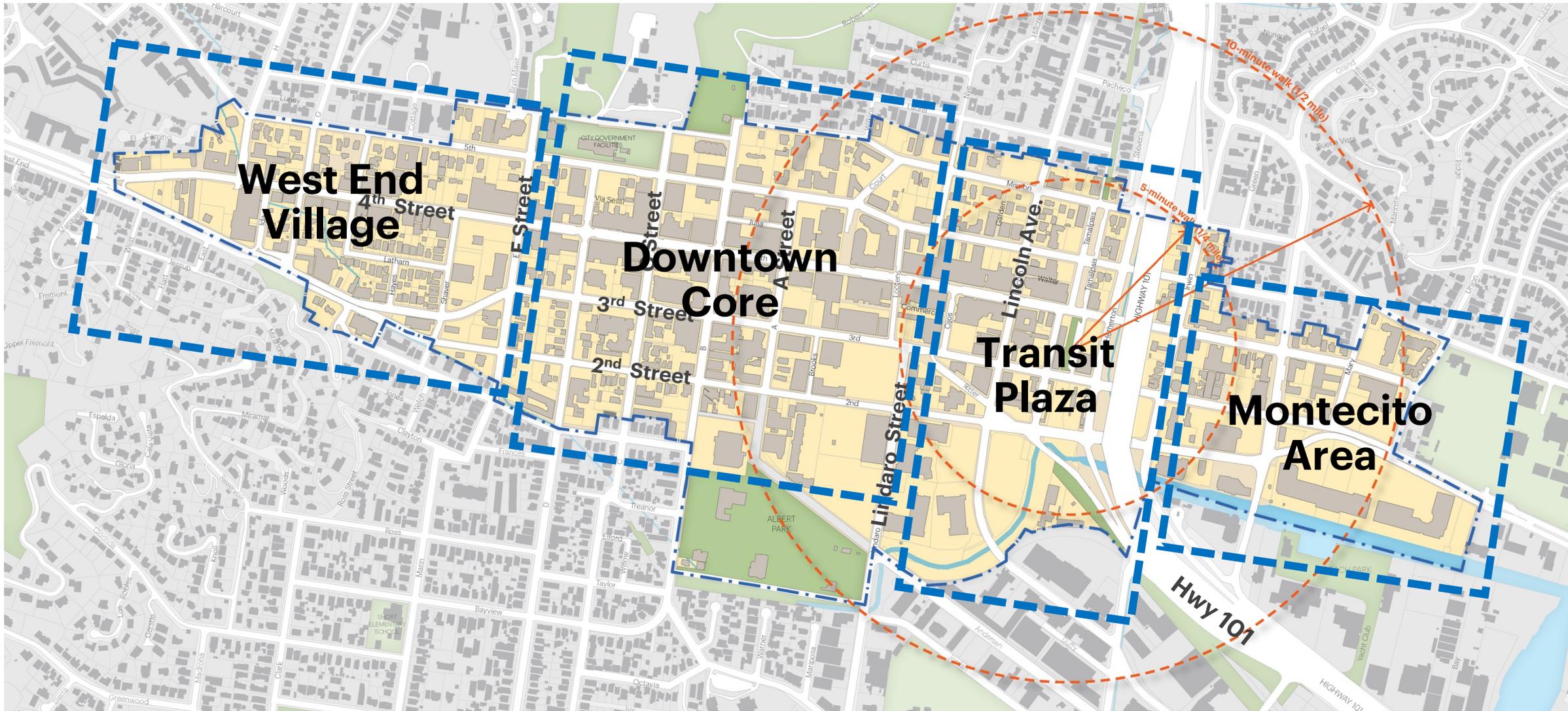
Street Sections: Tamalpais Street



Street Sections: Grand Avenue



Downtown Districts



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

