

**Summary of San Rafael General Plan 2040 Steering Committee Meeting  
Meeting #14 May 8, 2019  
5:15 – 6:45 PM Walking Tour  
7:00 – 9:00 PM at 930 Tamalpais**

**Attendance**

Members Present:	<i>DJ Allison, Jenny Broering, Maribeth Bushey, Bill Carney, Omar Carrera, Berenice Davidson, Richard Hall, Linda Jackson, Margaret Johnston, Jeff Jones, Bonnie Marmor, Jack McGinn, Robert Miller, Stephanie Plante, Kate Powers, Jeff Rhoads, Jackie Schmidt, Roger Smith, Sparkie Spaeth, Karen Strolia</i>
Members Excused:	<i>Eric Holm, Drew Norton</i>
Absences:	<i>Don Blayney, Cecilia Zamora</i>
Alternates present:	<i>Jim Geraghty, Jed Greene, Amy Likover, Kati Miller, Alan Schaevitz, Judy Schriebman, Leslie Simons</i>
Staff Present:	<i>Raffi Boloyan, Anne Derrick, Allison Giffin, Ali Giudice, Paul Jensen, Barry Miller, Rafat Raie, Jim Schutz</i>
Consultants:	<i>Stefan Pellegrini, Mitali Ganguly, Xenia Alygizou, Caroline Swinehart (Opticos Design), David Javid, Torina Wilson</i>
Sign-Ins:	This was a public meeting, with approximately 30 participants in addition to the names listed above.

**Walking Tour**

A Steering Committee walking tour was conducted. The route is shown at the end of this Meeting Summary. The walking tour departed the Whistlestop Building at 5:25 PM. Since there were 30 people in attendance, the group was divided in two groups of roughly 15 people each.

The walking tour returned to the Whistlestop at 6:55 PM.

**Charrette Opening Presentation**

Committee members were joined by the general public for a community meeting on the Downtown Precise Plan. The meeting was held in Jacksons Café at the Whistlestop Senior Center. The agenda included a welcome by the Mayor, a presentation by the consultants, a mapping exercise completed by breakout groups, and a recap of the breakout group recommendations from each group. The meeting was conducted using a workshop format, with Committee members and the general public participating as equals. Approximately 60 persons (excluding staff and consultants) attended.

Mayor Gary Phillips welcomed the attendees and thanked them for participating.

Stefan Pellegrini (Opticos Design) delivered a PowerPoint presentation (available on the project website) highlighting existing conditions and opportunities in the Downtown Precise Plan area. The following comments and questions were stated during the presentation:

- Would like to see opportunities for open space and civic spaces that create a community identity.
- Consider homelessness and nuisances when thinking about increasing public spaces.
- Consider turning 4<sup>th</sup> Street between B and Lincoln into a pedestrian space, some thoughts on how:
  - Cobblestone/ different materials used to slow down vehicle traffic.
  - Closing the segment at certain times like it is done for the farmers market.
  - Completely close the area so it is just for pedestrians.
- Consider a community theatre space to draw people downtown.
- Would like more outdoor spaces to eat and drink.
- Incentivize businesses to extend onto the sidewalk so that sidewalks are activated, maybe eating and drinking locations, or other types of activities.
- Consider turning pedestrian areas and alleys into attractive breezeways.

**The group was divided into eight groups of six to eight people each. Each group was asked to discuss their ideas for Downtown, using maps and tracing paper. At the end of the break-out sessions, each small group reported out to the full group:**

Table 1

- Mixed income housing
- Commercial spaces need easy access by seniors and handicapped
- Focus on center; need for a town square, update look of 4th St, use Whistlestop as a gateway
- Use shuttle to connect downtown to neighborhoods further out
- 2nd and 3rd as mixed-use streets - can go tall as 6 stories + look at traffic lights
- Parking can move outside of the downtown; use a shuttle to connect

Table 2

- Homelessness is a problem
- Parking + underutilized lots; looked at 4th Street (west side)
- Connect to the other side of the highway; make pedestrian-friendly
- Canal; use it as a public area. Activate - future ferry service
- Mission; there is nothing along that street
- Library; opportunity to incorporate civic with retail space

Table 3

- Improve the corridor to the Mission and Albert Park; put baseball court or outdoor concert space
- Montecito; Develop the waterfront
- Creek; Utilize the path along
- Put new development above Downtown parking garages, Montecito and in new transit station

Table 4

- Take advantage of nature area + greenways + creeks
- Not uses in the rooftops/beer gardens – make noise
- Retrofit existing levees
- Farmer’s market can move on the west
- 4th is a human scale/ 2nd and 3rd can go up
- Retain historic style

- Good examples of 4th St building; H & 4th; add more like that
- Plaza areas; European and South American examples; should be family-friendly
- Put housing closer to transit
- Enhance bicycle infrastructure

#### Table 5

- Triptych: Connectivity, Walkability, Safety
- Small scale infill that is compatible with the existing fabric
- Height as on 4th St. or higher in certain areas
- Make 4th St. a Complete/ Green street
- Have enough parks and plazas
- Safe route to high school for students
- Create a park along the canal
- 3rd and 2nd; make intersections safer for pedestrians
- Enhance the Mission corridor
- Where is the heart of the Downtown?
- Add community gardens
- Transit; placemaking; use Whistlestop as a welcoming space

#### Table 6

- Highway is a visual barrier
- Highlight the creek under the highway
- Transit center should not be a building but a landscaped square
- Look at the west entrance to the Downtown
- Look at the historic buildings

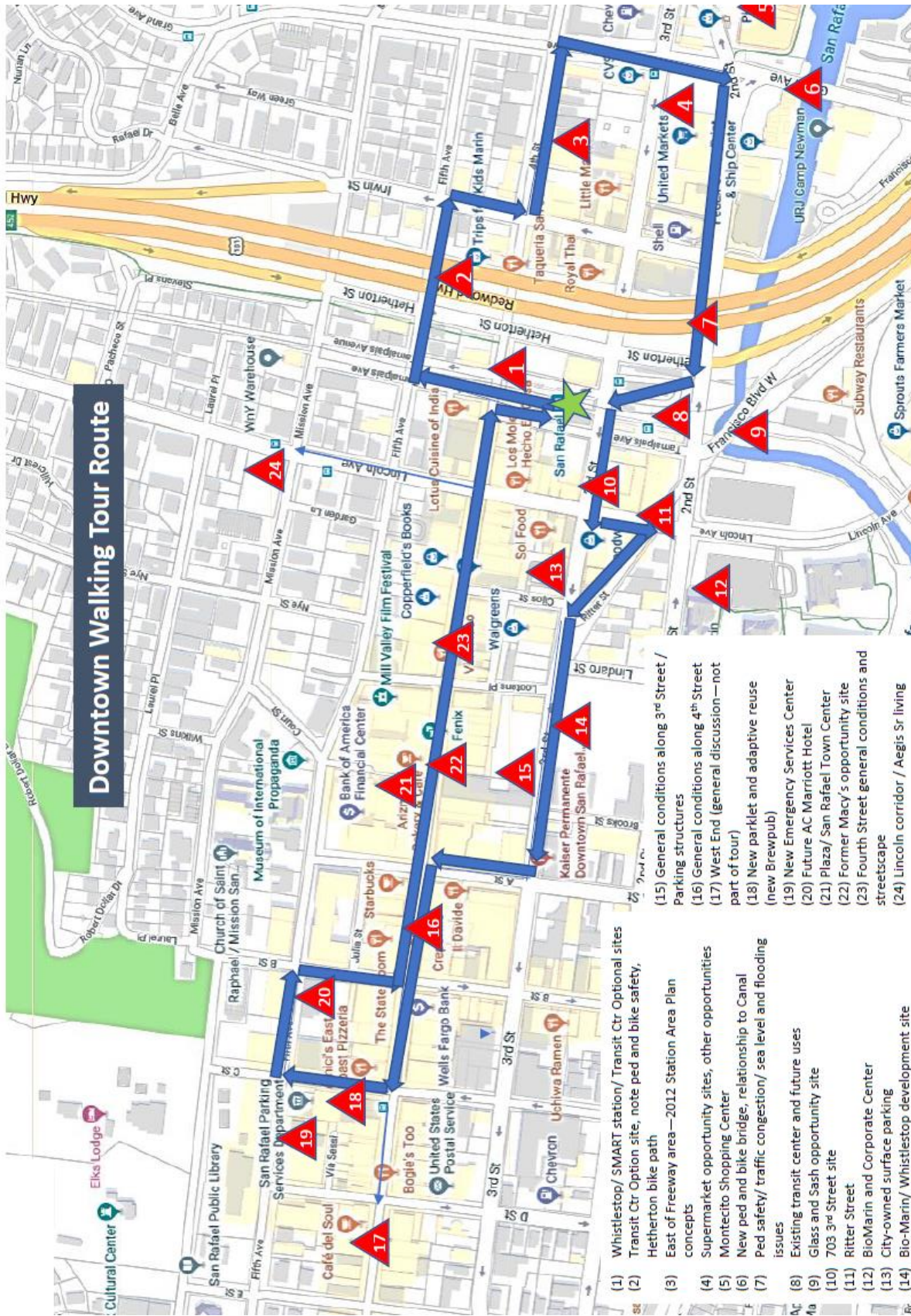
#### Table 7

- Keep transit center on the west side of the highway; reuse the historic building
- Convert current bus station to parking
- Boyd Park – needs improvement. Not well used, not much to do there
- Maintain the existing character of 5th Av

#### Table 8

- Two main topics – the need for public spaces + transit
- Pedestrian mall on 4th St (part-time)
- Recreational activities
- Find opportunity sites for new housing

**Adjournment** – the meeting was adjourned at 8.55 PM



**Downtown Walking Tour Route**

- (1) Whistlestop/ SMART station/ Transit Ctr Optional sites
- (2) Transit Ctr Option site, note ped and bike safety, Hetherton bike path
- (3) East of Freeway area—2012 Station Area Plan concepts
- (4) Supermarket opportunity sites, other opportunities
- (5) Montecito Shopping Center
- (6) New ped and bike bridge, relationship to Canal
- (7) Ped safety/ traffic congestion/ sea level and flooding issues
- (8) Existing transit center and future uses
- (9) Glass and Sash opportunity site
- (10) 703 3rd Street site
- (11) Ritter Street
- (12) BioMarin and Corporate Center
- (13) City-owned surface parking
- (14) Bio-Marin/ Whistlestop development site
- (15) General conditions along 3rd Street / Parking structures
- (16) General conditions along 4th Street
- (17) West End (general discussion—not part of tour)
- (18) New parklet and adaptive reuse (new Brewpub)
- (19) New Emergency Services Center
- (20) Future AC Marriott Hotel
- (21) Plaza/ San Rafael Town Center
- (22) Former Macy's opportunity site
- (23) Fourth Street general conditions and streetscape
- (24) Lincoln corridor / Aegis Sr living