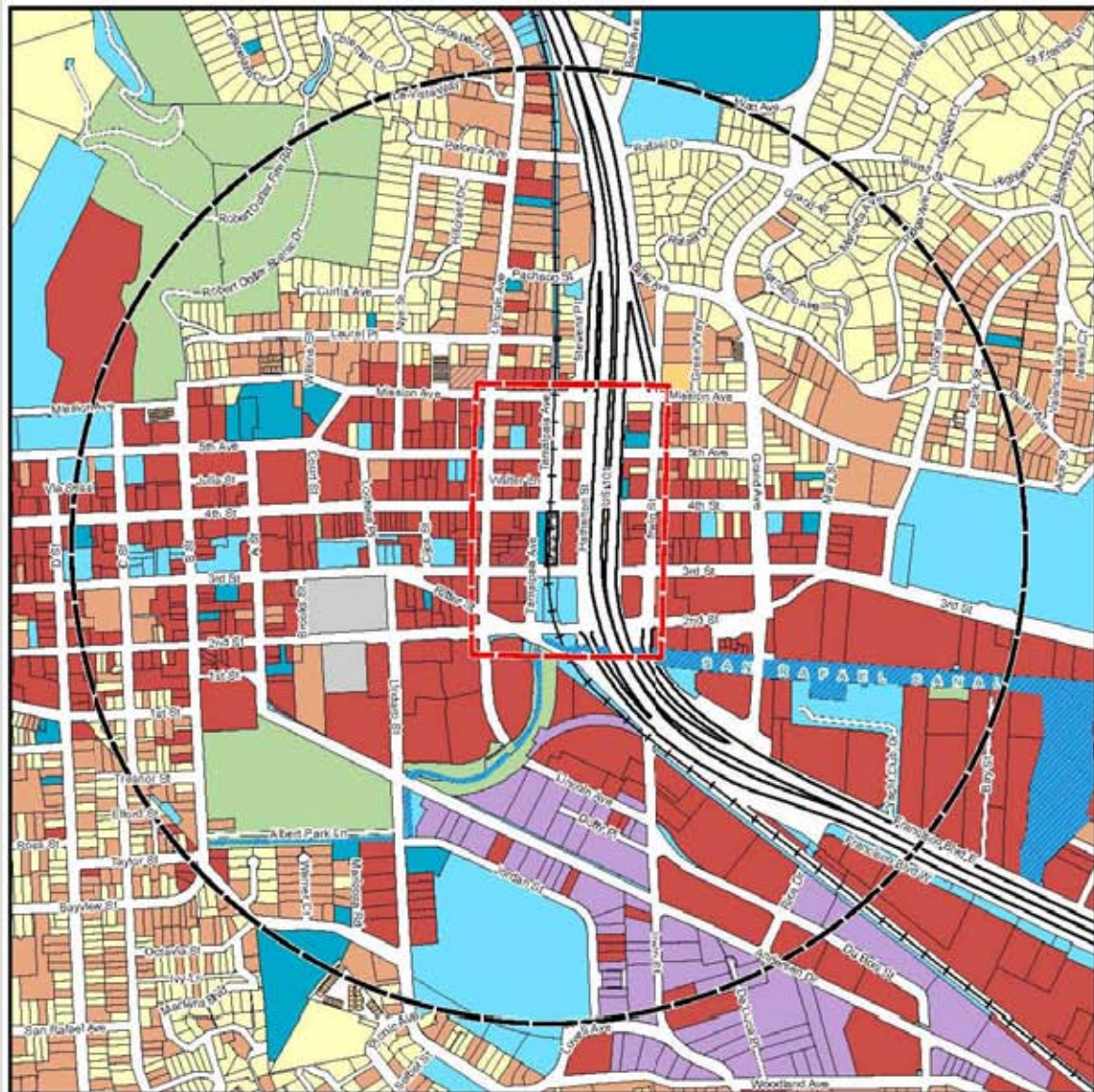


Potential Revisions to Downtown Station Area Plan In Response to Public Review Process

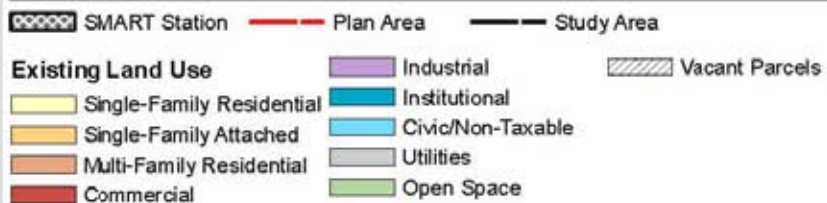
Citizens' Advisory Committee
Thursday, 02/02/2012



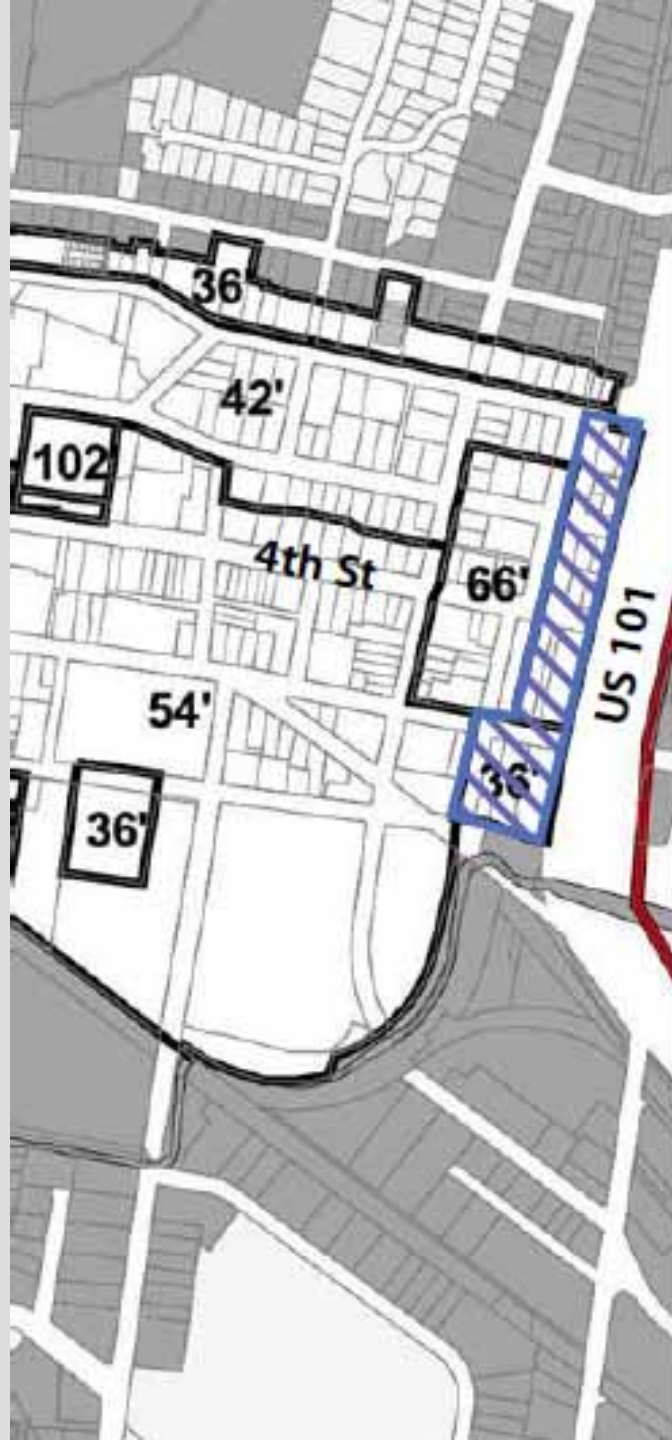
Overview



Existing Land Use






- *Taper height & FAR*

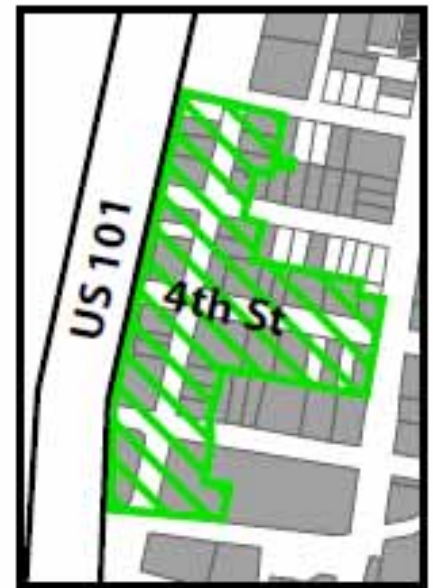


Building Height Limits in Downtown San Rafael

Outside of Downtown:

-  30 Feet
-  36 Feet
-  Neighborhood Commercial:
30 feet for a single use building,
36 feet for a mixed use building.

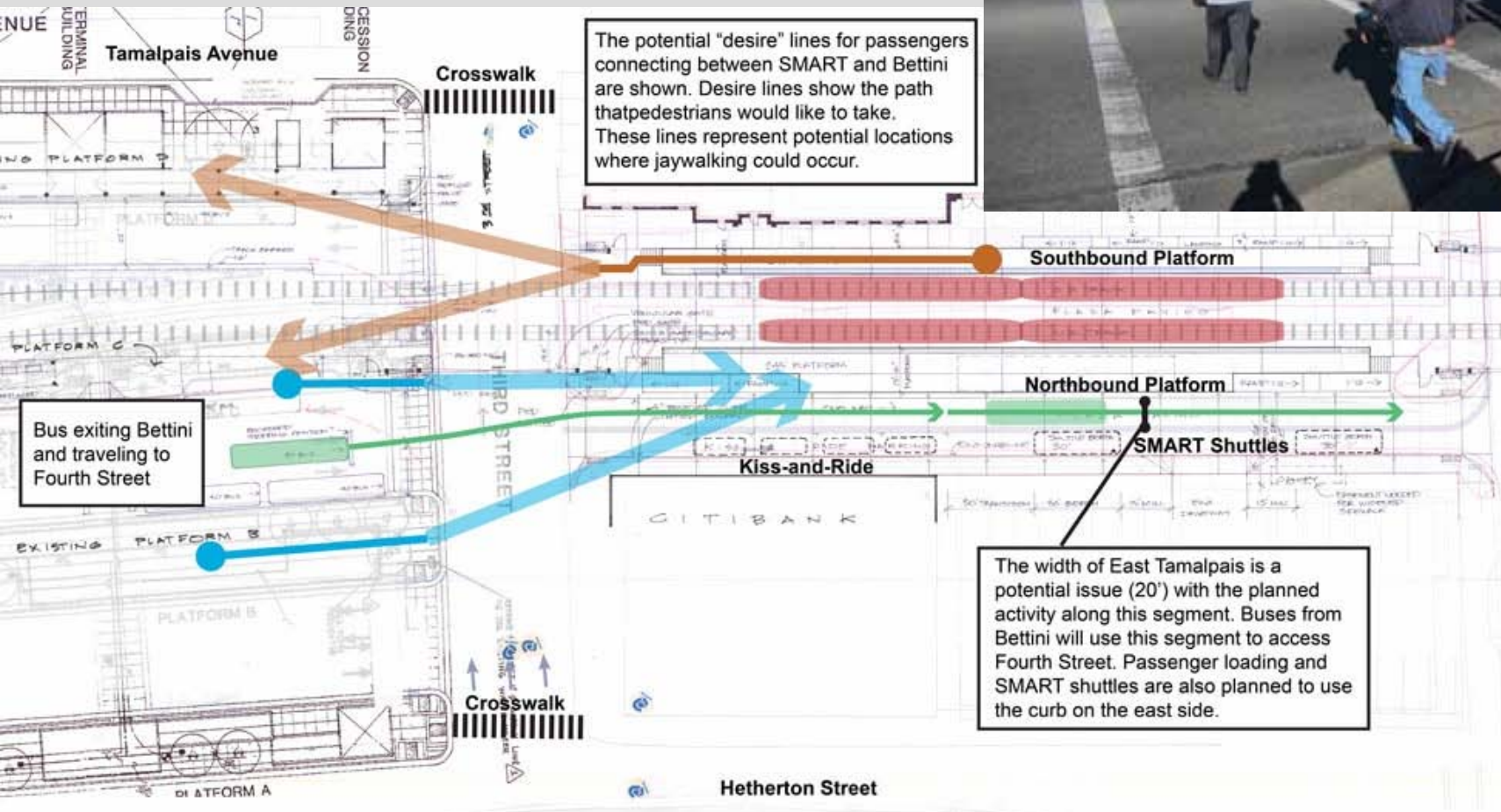
-  66'
-  54'



- *Prioritize Whistlestop*

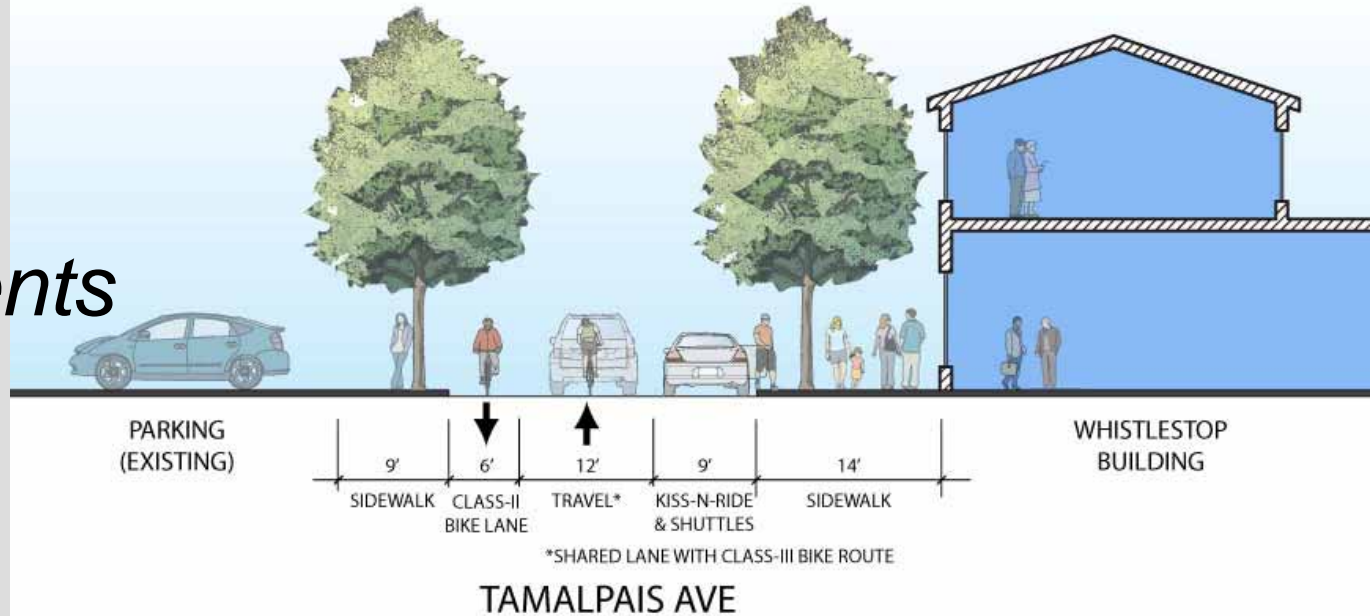


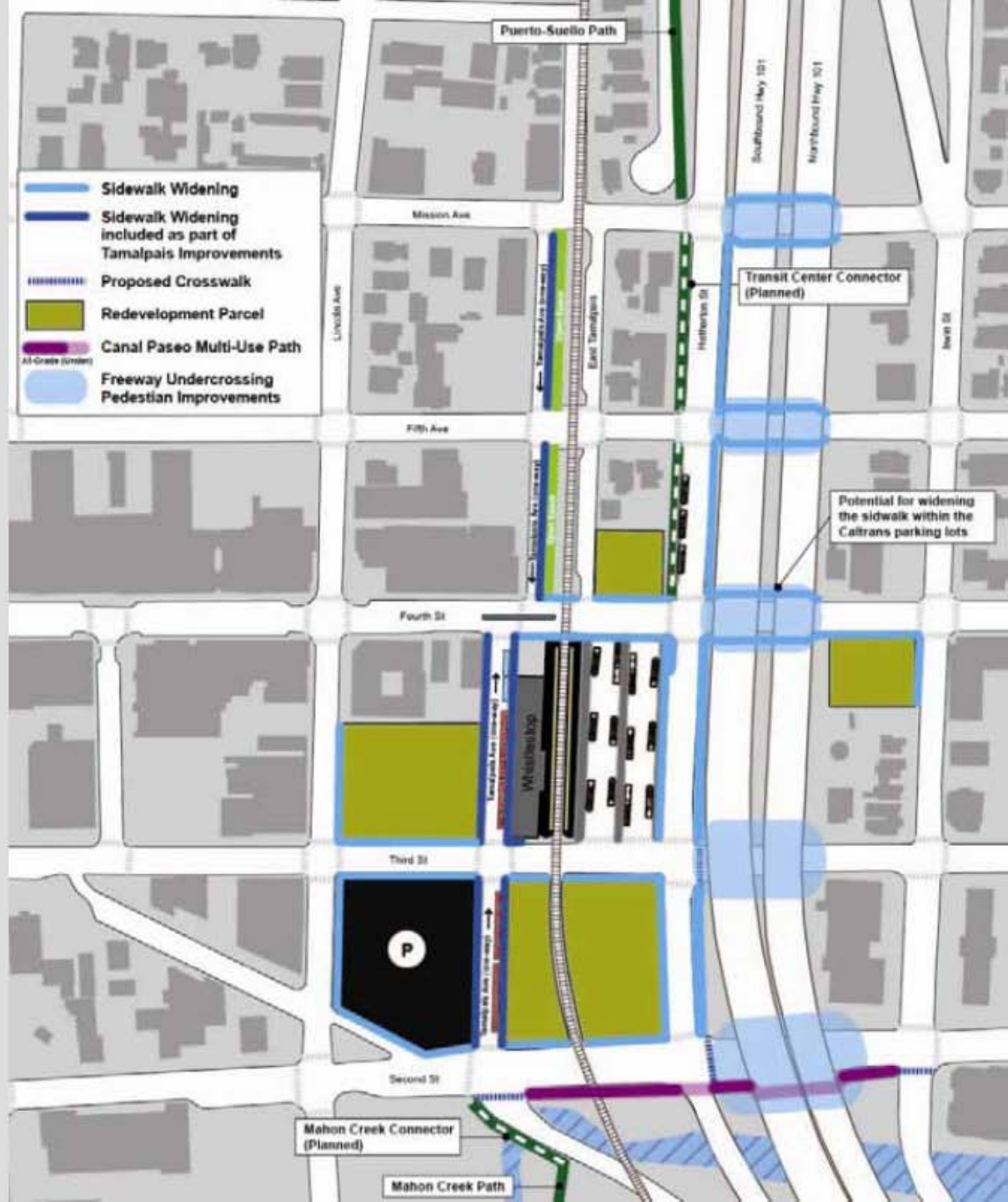
- Address near-term 3rd St. pedestrian issues





- *Refine Tamalpais Improvements*





Other recommendations

1. Assure seamless operation of existing transit center.
2. Emphasize pedestrian needs, in balance with traffic and parking needs.

Other recommendations

3. Discuss possibility of residential parking permits.
4. Discuss parking maximums.
5. Mention infeasibility of freeway parking structure.

Other recommendations

6. Emphasize 'form-based' zoning & City discretion in granting bonuses.
7. Prioritize need for Design Guidelines.
8. Discuss affordable housing incentives.

Other recommendations

9. Clarify potential use of 4th St Plaza and relation to other public improvements.
10. Study 4th St. bike route and median.
11. Clarify east-west bicycle connections.

Other recommendations

12. Emphasize importance of trees.
13. Reference sea level rise in Plan area.
14. Add Coleman school to map.
15. Work with Caltrans.
16. Refer to 12/11 CAC comments.

Recommendations for Next Steps

1. **Code Revisions** to encourage transit-oriented development.
2. **Design Guidelines** to achieve a gateway district with a strong sense of place.
3. **Public Improvement Plan** to integrate investments in support of Station Area Plan.

