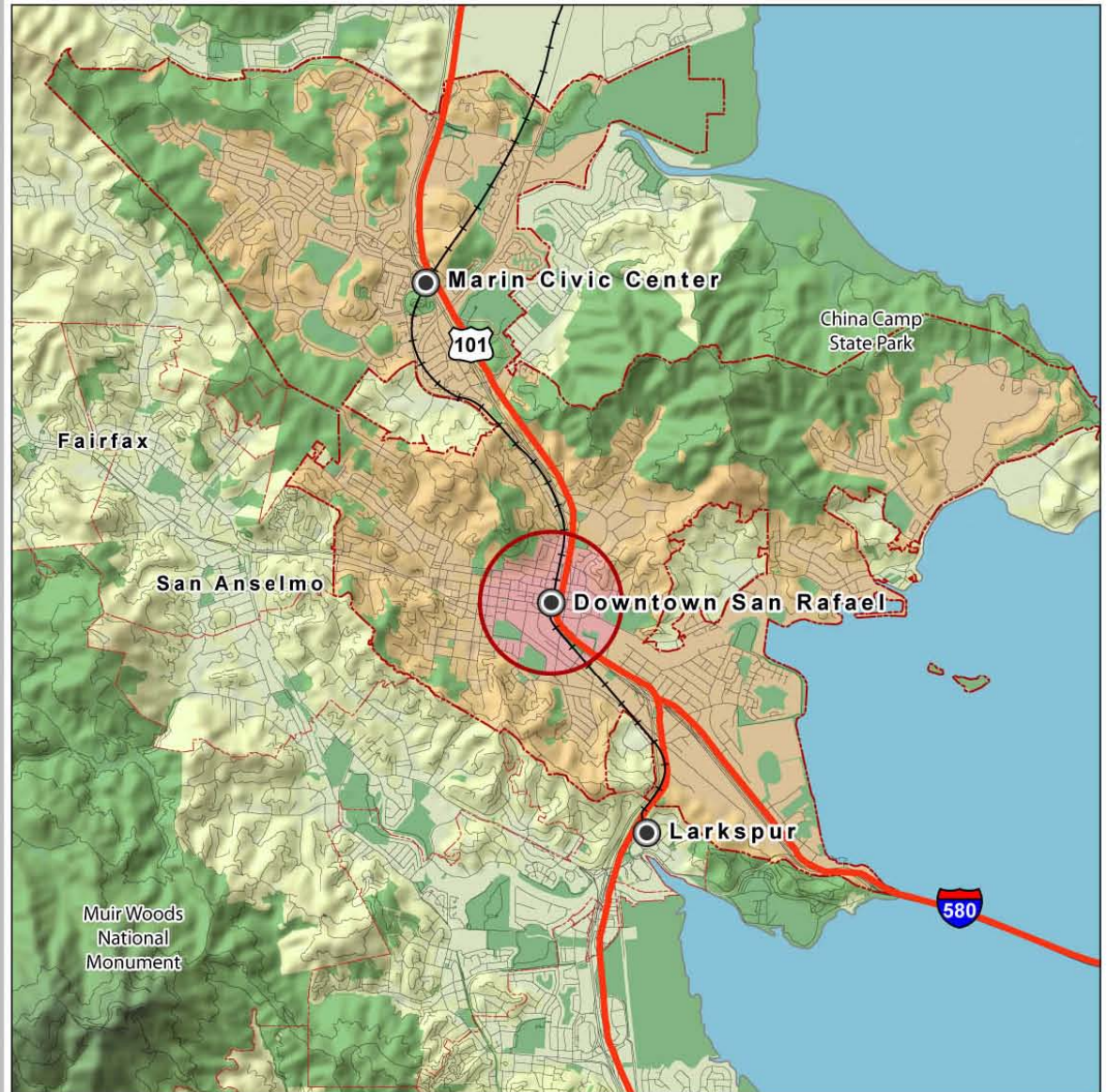


# **DRAFT** **Downtown Station Area Plan**

Redevelopment Agency  
Citizens Advisory Committee  
December 1, 2011



# Regional Context

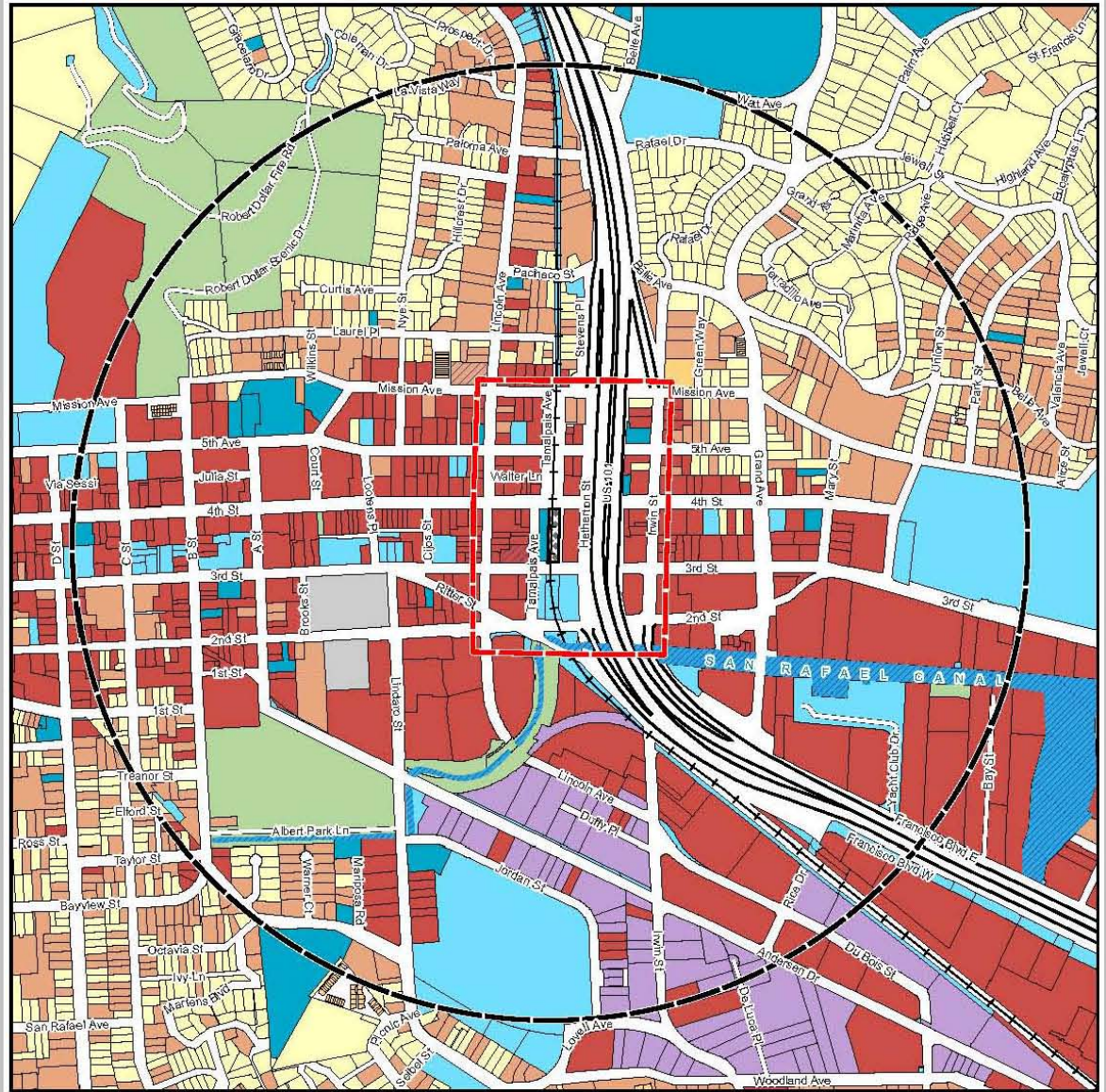


## Regional Context

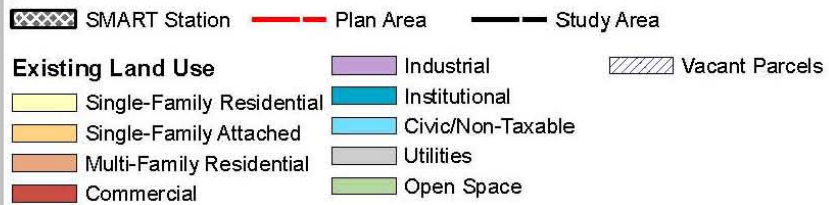
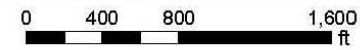


- SMART Stations
- ▭ Study Area
- ▭ San Rafael City Limits
- ▭ Other Marin Cities
- ▭ State and National Open Space/Park

# Study Area



## Existing Land Use



# Plan Area



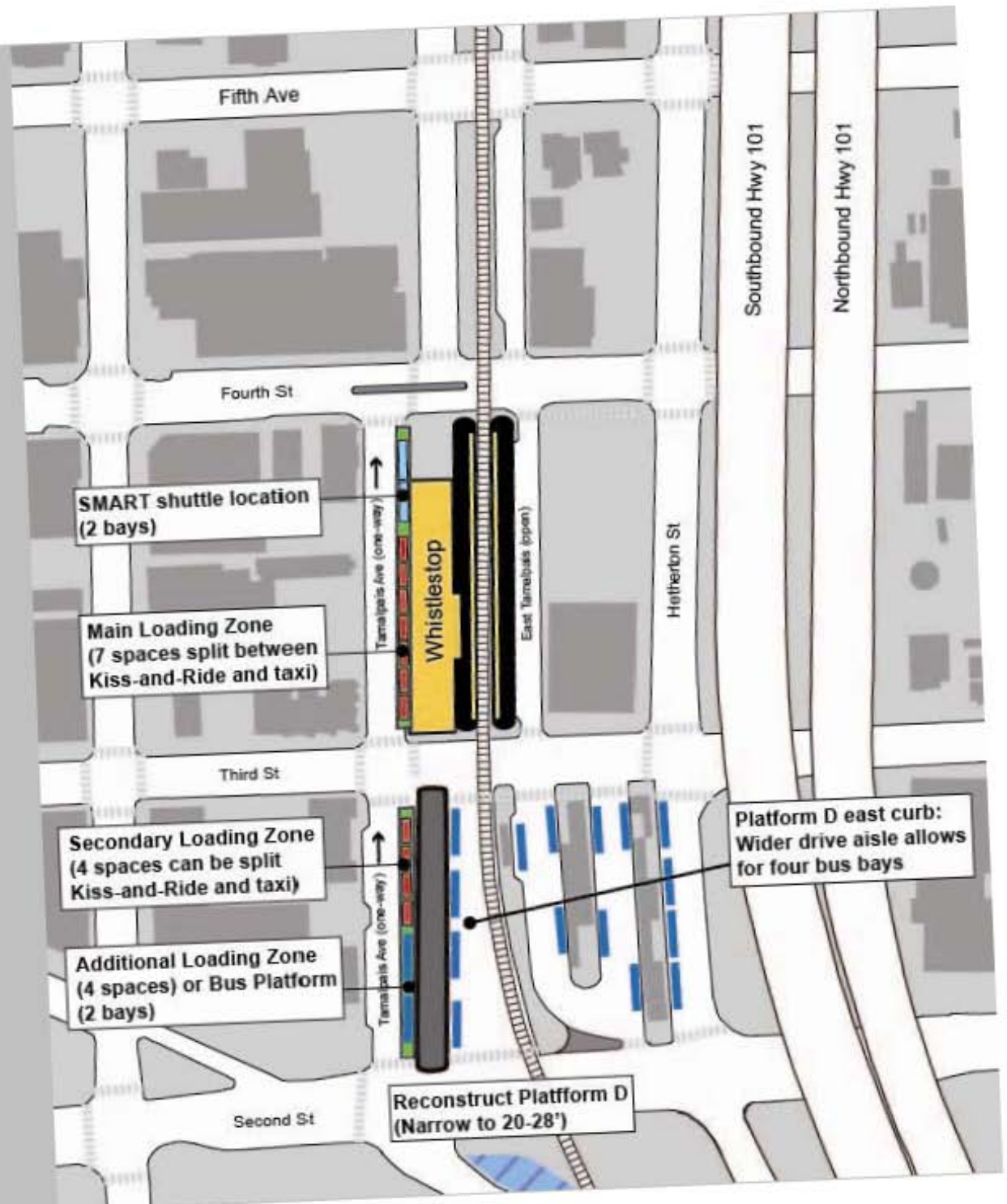
# Planning Process: Visioning



# *Goal 1: Integrate rail and bus transit within the Plan Area.*

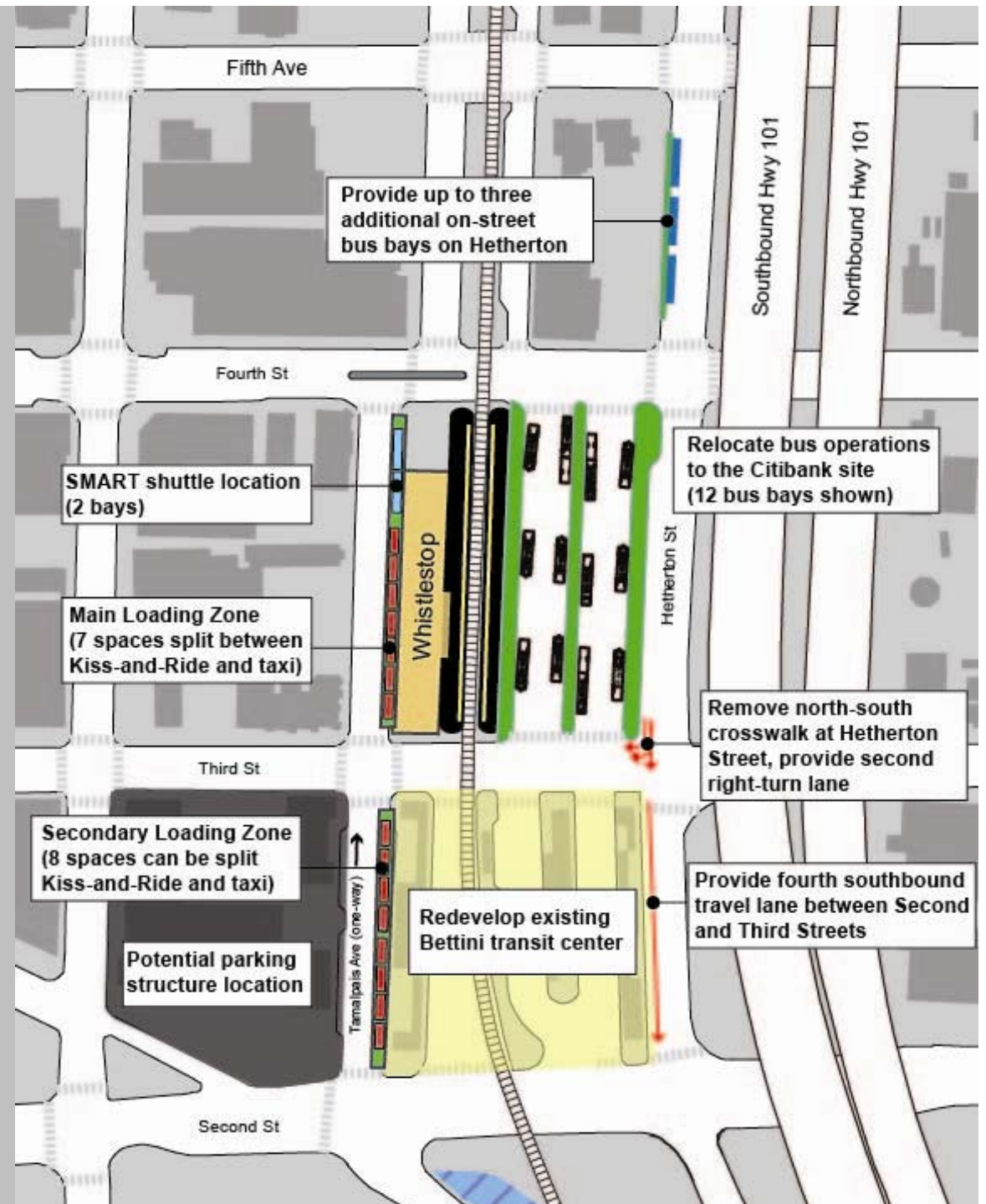
- *Short-term: Signal & other safety improvements for SMART's arrival.*
- *Mid-term: Bettini Center improvements.*
- *Long-term: Consolidate rail and bus service north of 3rd Street.*

# Ideas for the mid-term



# Ideas for the long-term

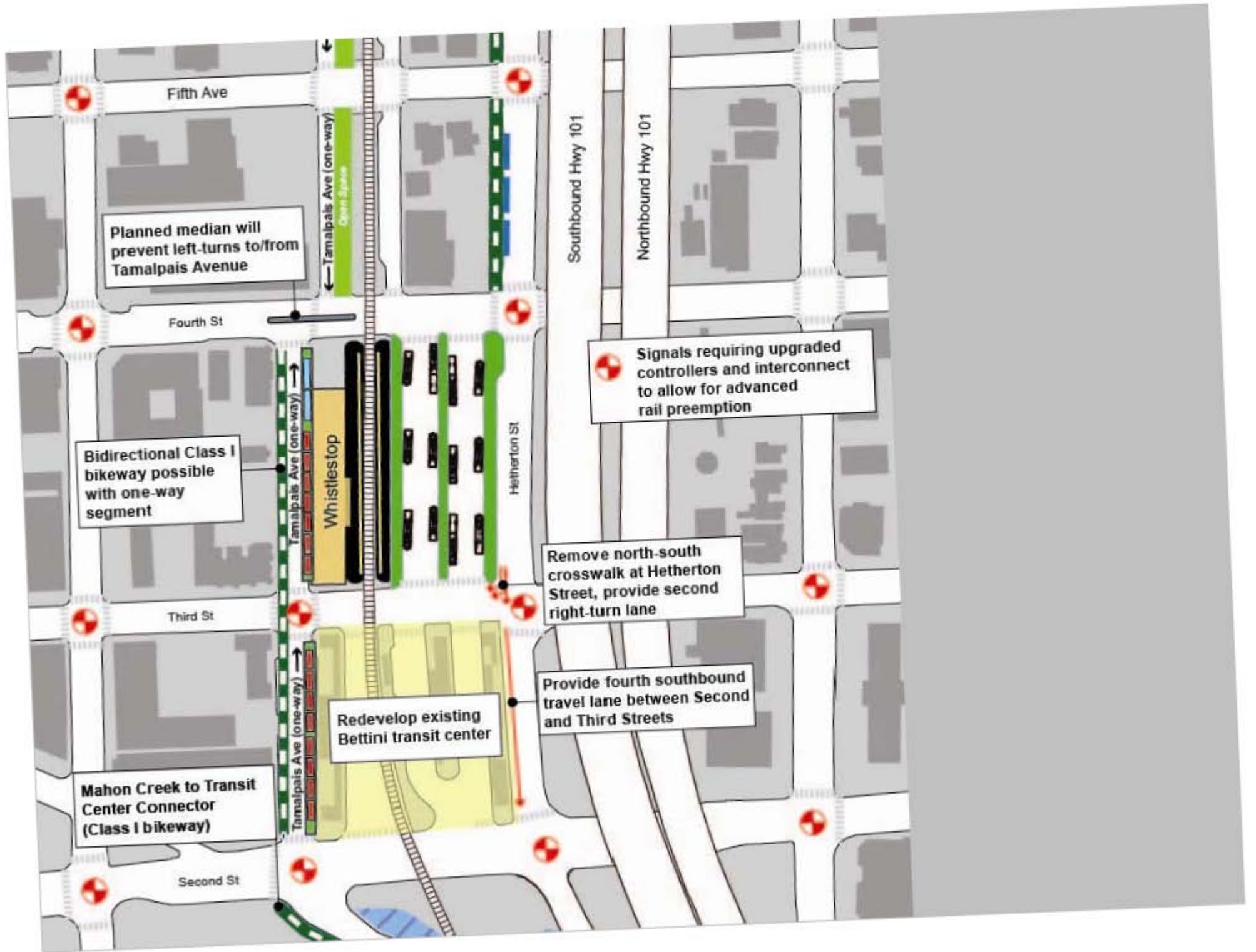
--*integrated transit complex*





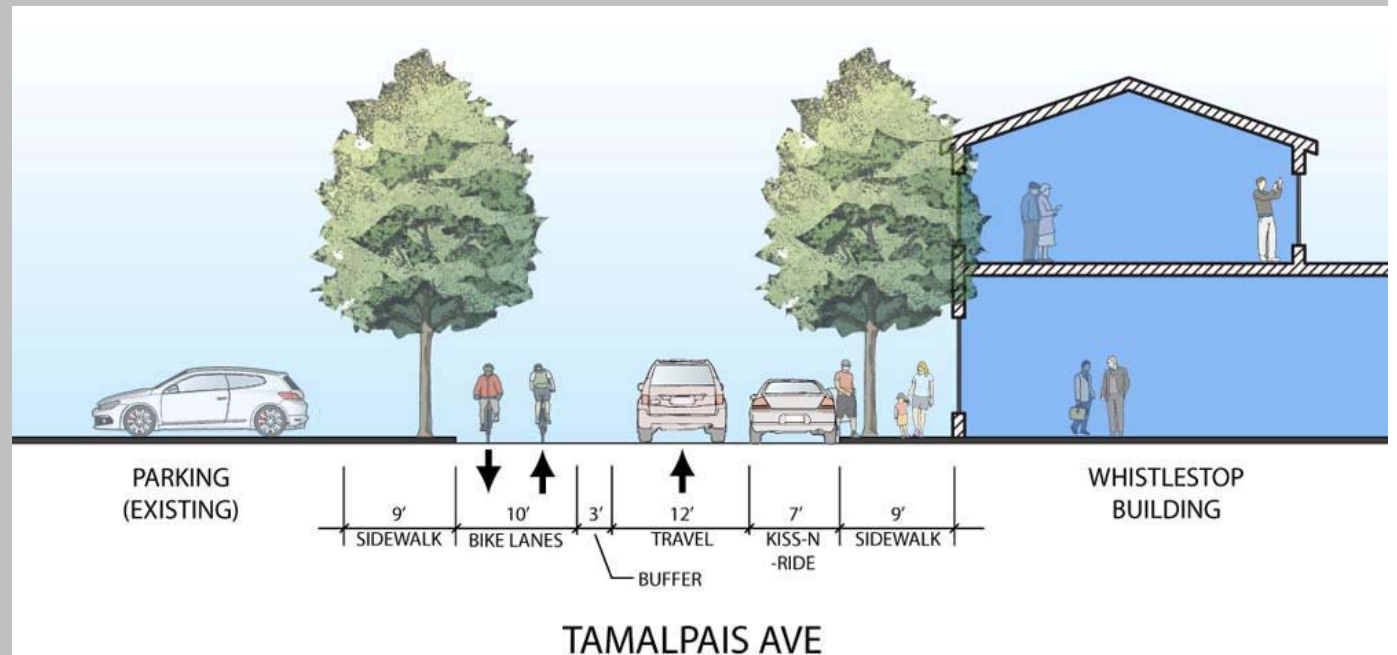
*Goal 2:* Provide a **street network** that supports the Plan's land uses, while balancing the needs of drivers, bus and rail riders, bicyclists, and pedestrians.

- *Manage transit related activity on Tamalpais*
- *Explore additional traffic capacity improvements while balancing the needs of other modes*



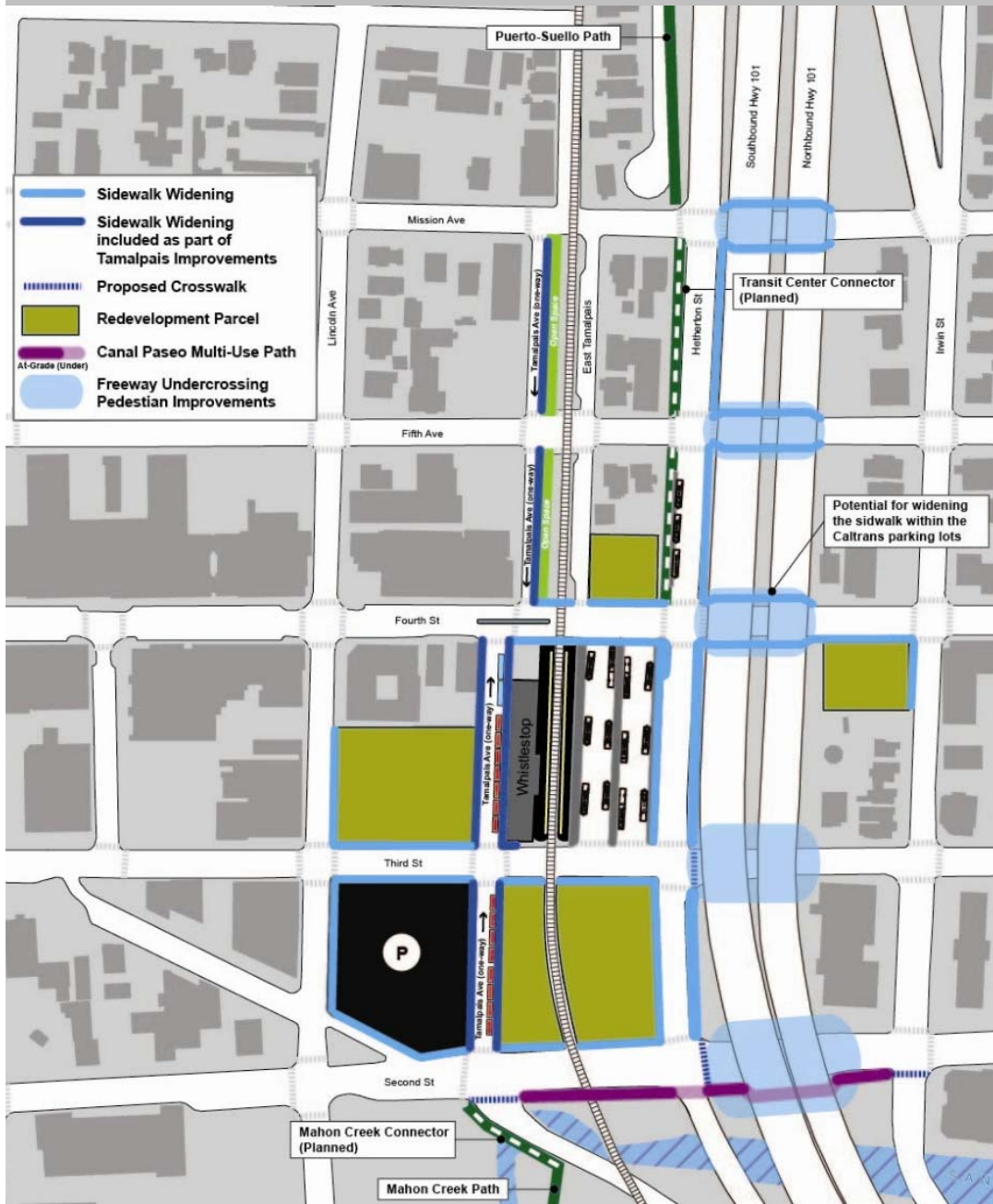
*Goal 3: Enable **pedestrians and bicyclists** to safely & comfortably get to, around, and through the Plan Area.*

*– Potential improvement ideas for Tamalpais Ave.*





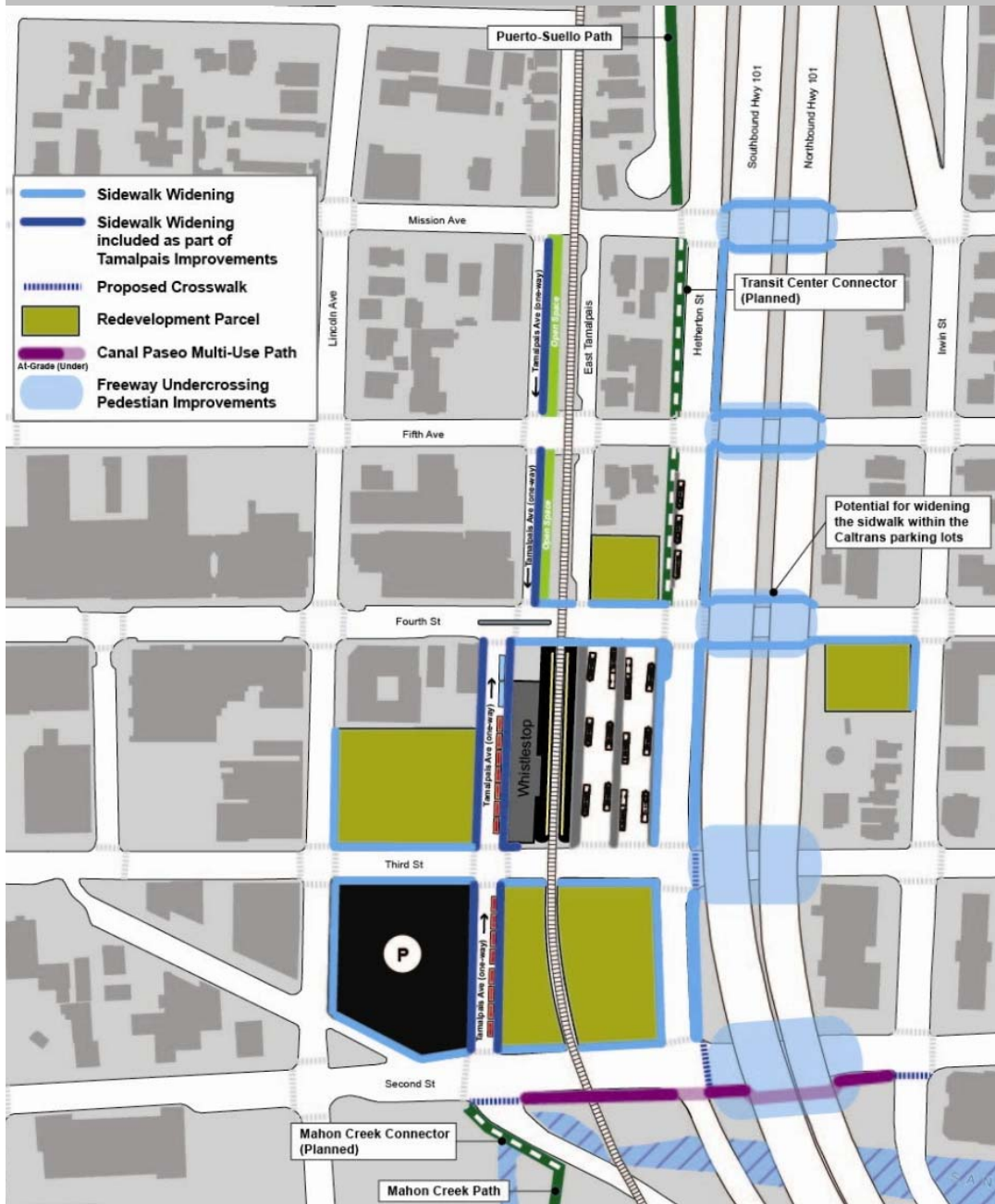
- *Potential green space along tracks between Fourth & Mission.*



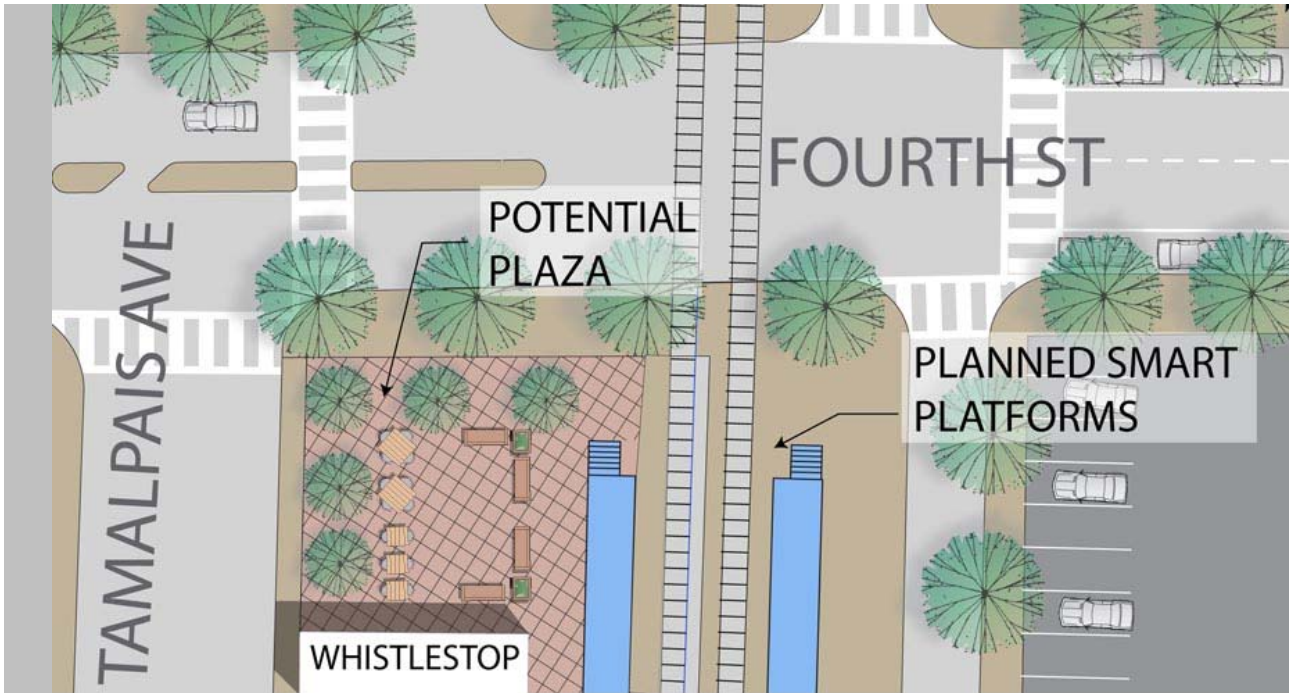
- *Improve 3<sup>rd</sup> St crossings & 2<sup>nd</sup> St sidewalks.*
- *Sidewalk & bicycle improvements along 4<sup>th</sup> St.*
- *Improve pedestrian connections under freeway.*



*--Connecting  
under the  
freeway*



- *Sidewalks along east side of Hetherton.*
- *Multi-use path along south side of 2<sup>nd</sup> St (Paseo).*
- *Improved bicycle and wayfinding signage.*

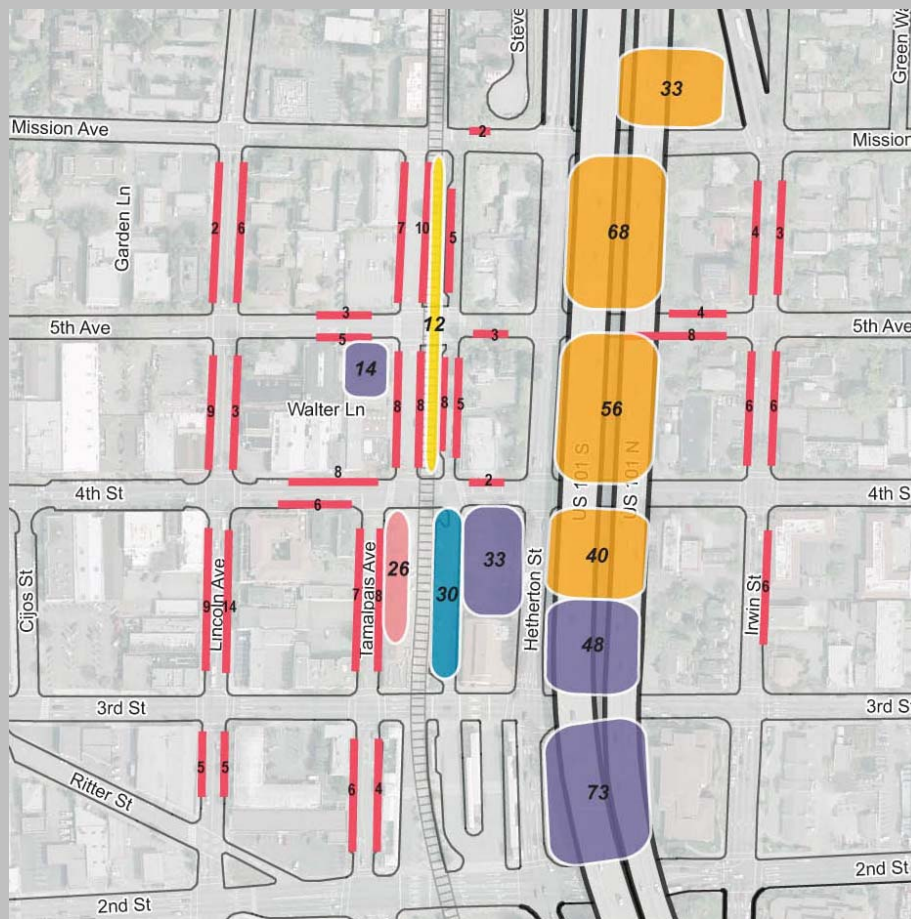


*--Inviting to people*





*Goal 4: Supply adequate **parking** for new housing and businesses while encouraging transit use, walking and bicycling.*

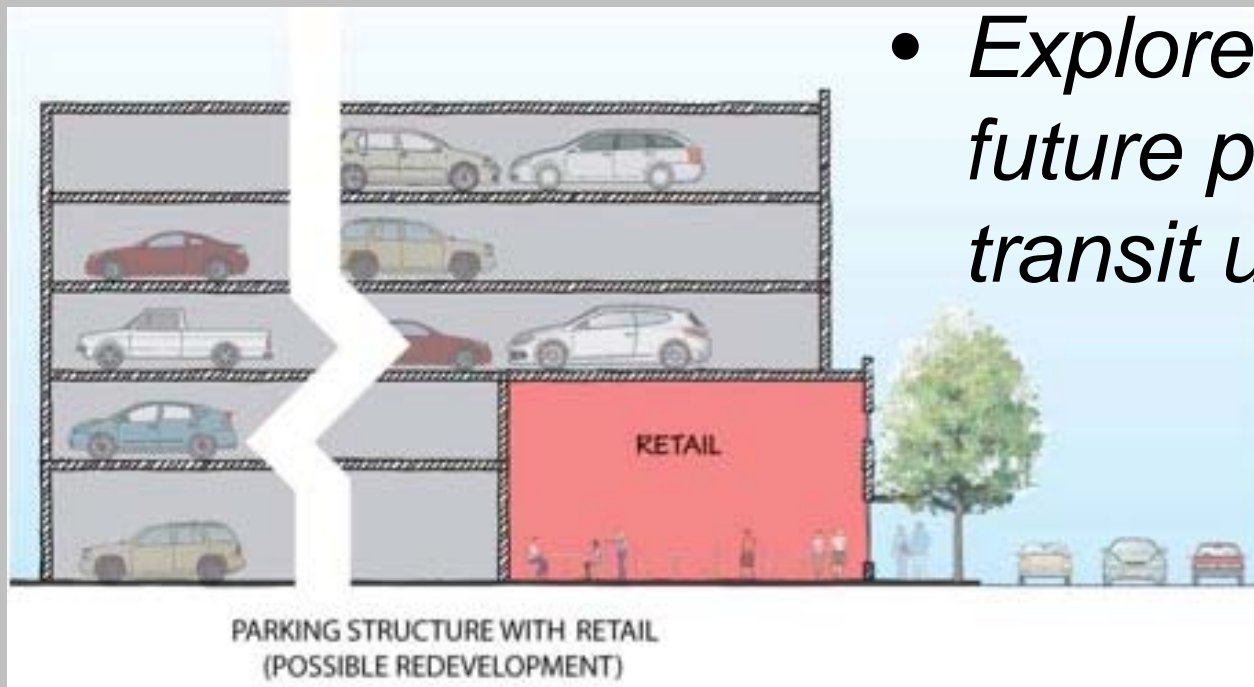


- *Reduce parking requirements & encourage efficient use of privately owned parking spaces.*
- *Strategies to manage public parking supply and demand.*
- *Car-sharing availability near transit stations.*





- *Additional bicycle parking.*
- *Explore potential for new municipal parking garage.*
- *Explore potential for future parking for transit users.*



*Goal 5:* Explore zoning changes to provide a **consistent urban fabric** on both sides of the freeway.

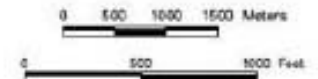
- *Consistent Floor Area Ratio (FAR)*



## Floor Area Ratios in Downtown and Environs



NOTES: FAR for POP and parks is 1.0, and for open space is generally 0.0. Ministorage in industrial and light industrial/office districts has an FAR of 1.0.



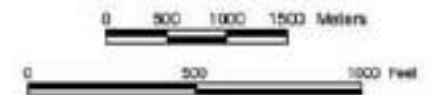
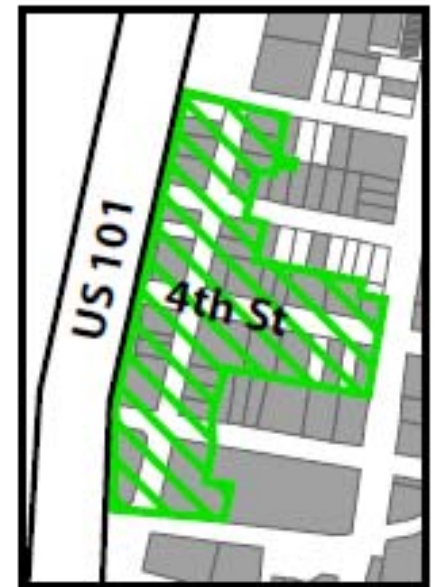
See Exhibit 4

- *Consistent height*

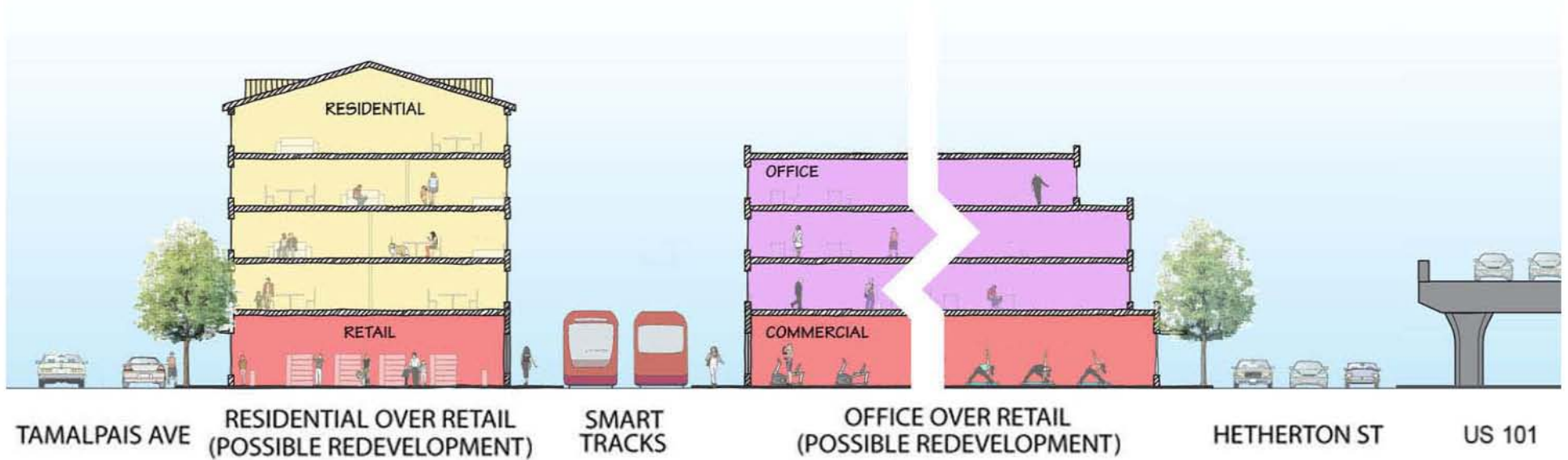


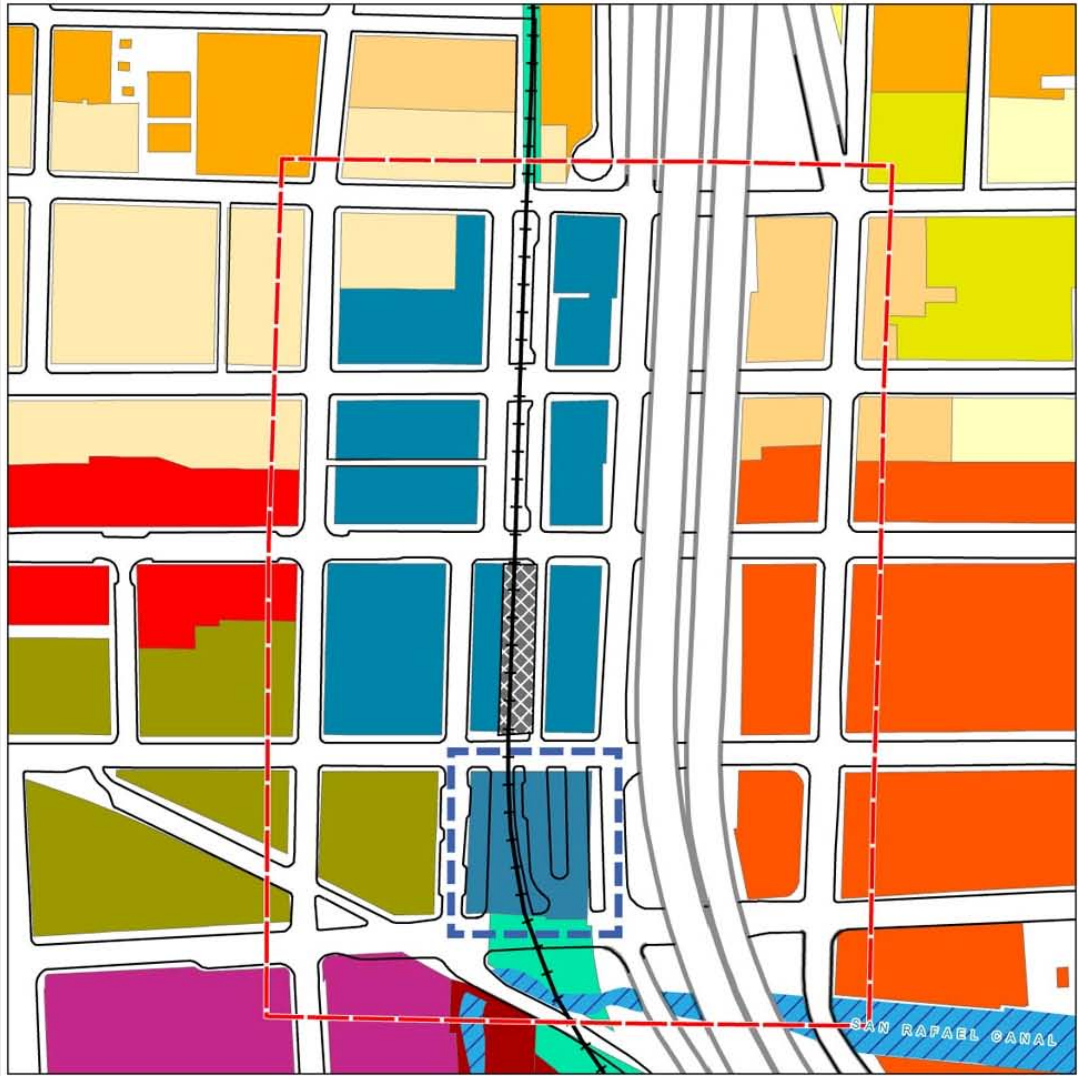
## Building Height Limits in Downtown San Rafael

Outside of Downtown:



- *Rezone Bettini Center site to 'Hetherton Office'*





### Recommended Zoning



Source: City of San Rafael

- SMART Station
- Plan Area
- Area of Recommended Zoning Change

#### Plan Area Zoning

- Commercial/Office
- Hetherton Office
- 2nd/3rd Mixed Use East
- Residential/Office Districts
- 5th/Mission Residential/Office
- Public/Quasi Public

#### Other Zoning

- General Commercial
- 4th Street Retail Core
- Single-Family Residential
- Duplex Residential District
- Medium-Density Multifamily Res
- High-Density Multifamily Res
- Planned Development



Goal 6: Enable new **transit-oriented development** characterized by increased activity and a mix of uses.

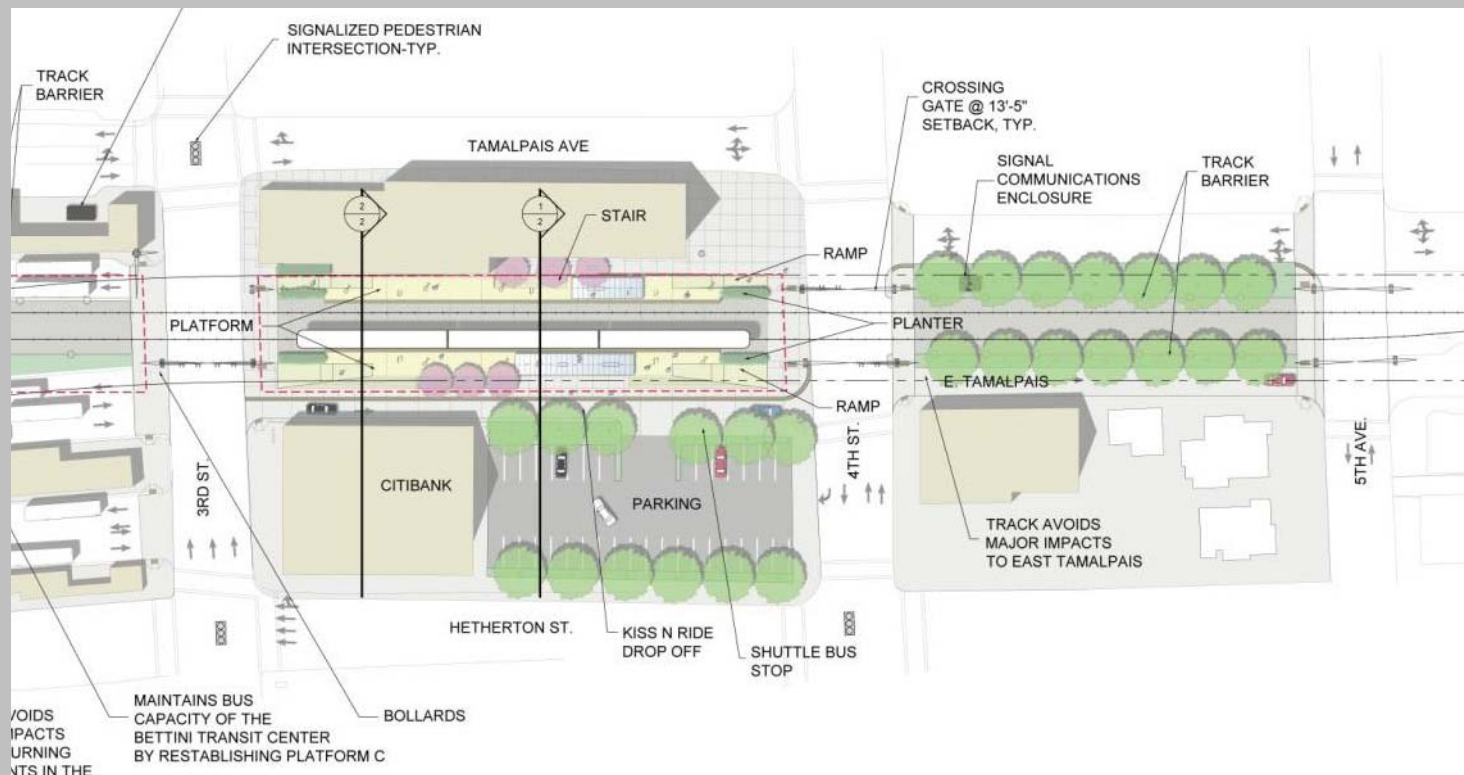
- Explore height and FAR bonuses in exchange for benefits to the community
- For residential uses, explore removing maximum density requirements and allow height limits to determine number of units

# Opportunity Sites



# Goal 7: Create a strong sense of place.

- *San Rafael's gateway district.*

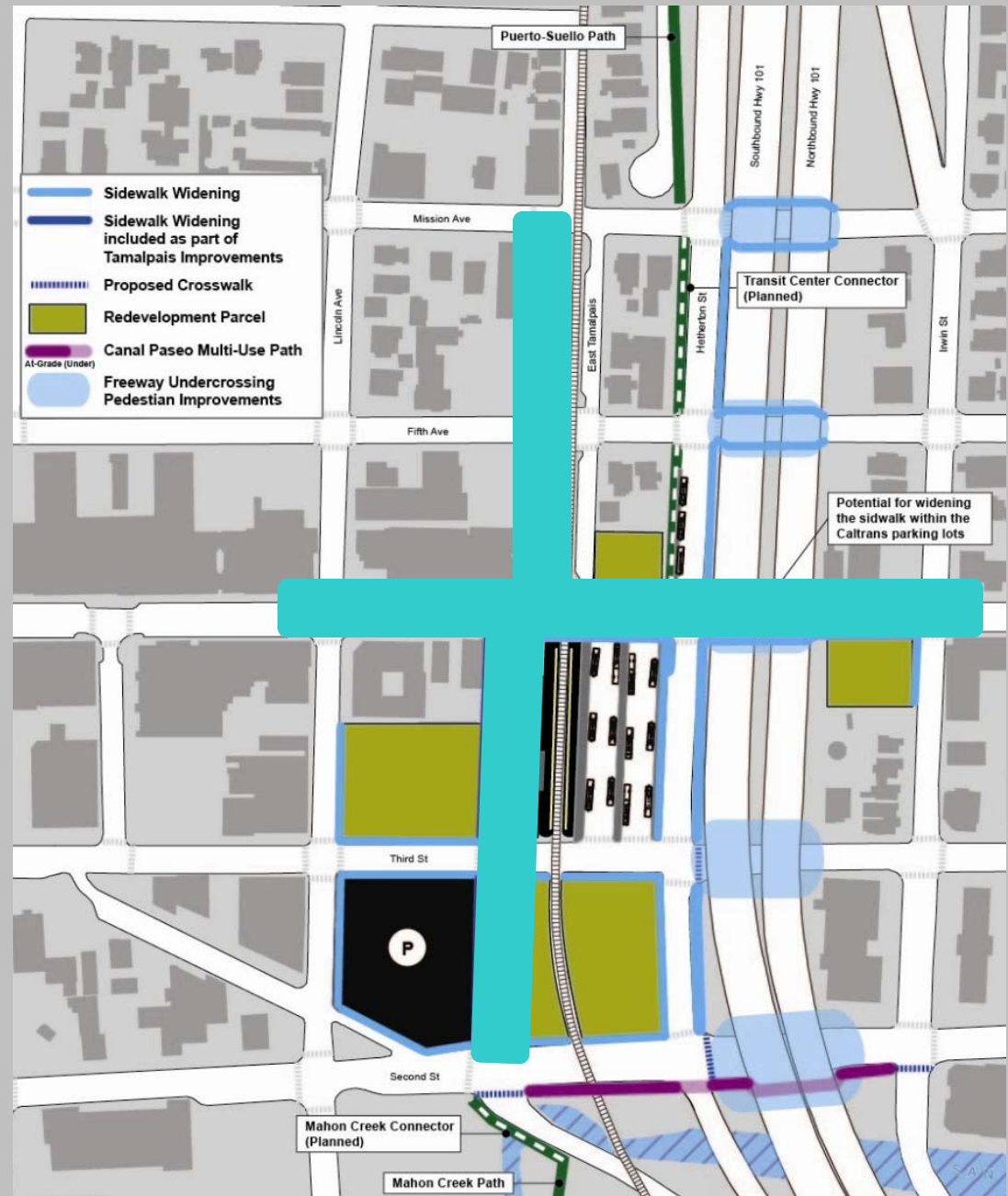


- *Unique buildings and uses.*  
--Like Whistlestop



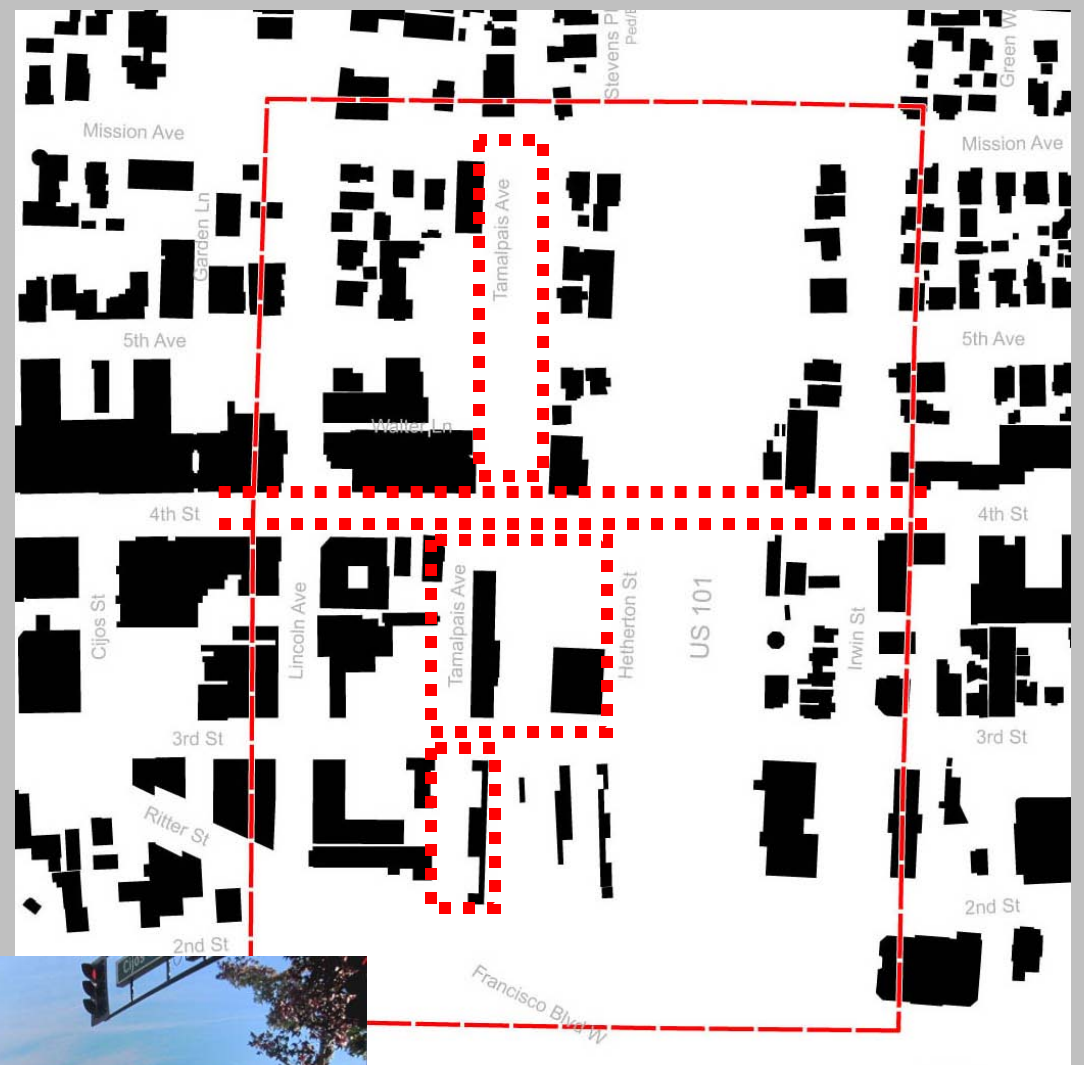
- *Unique streets and pathways.*

- Fourth Street (Lincoln to Irwin)
- Tamalpais Avenue (2<sup>nd</sup> to Mission)



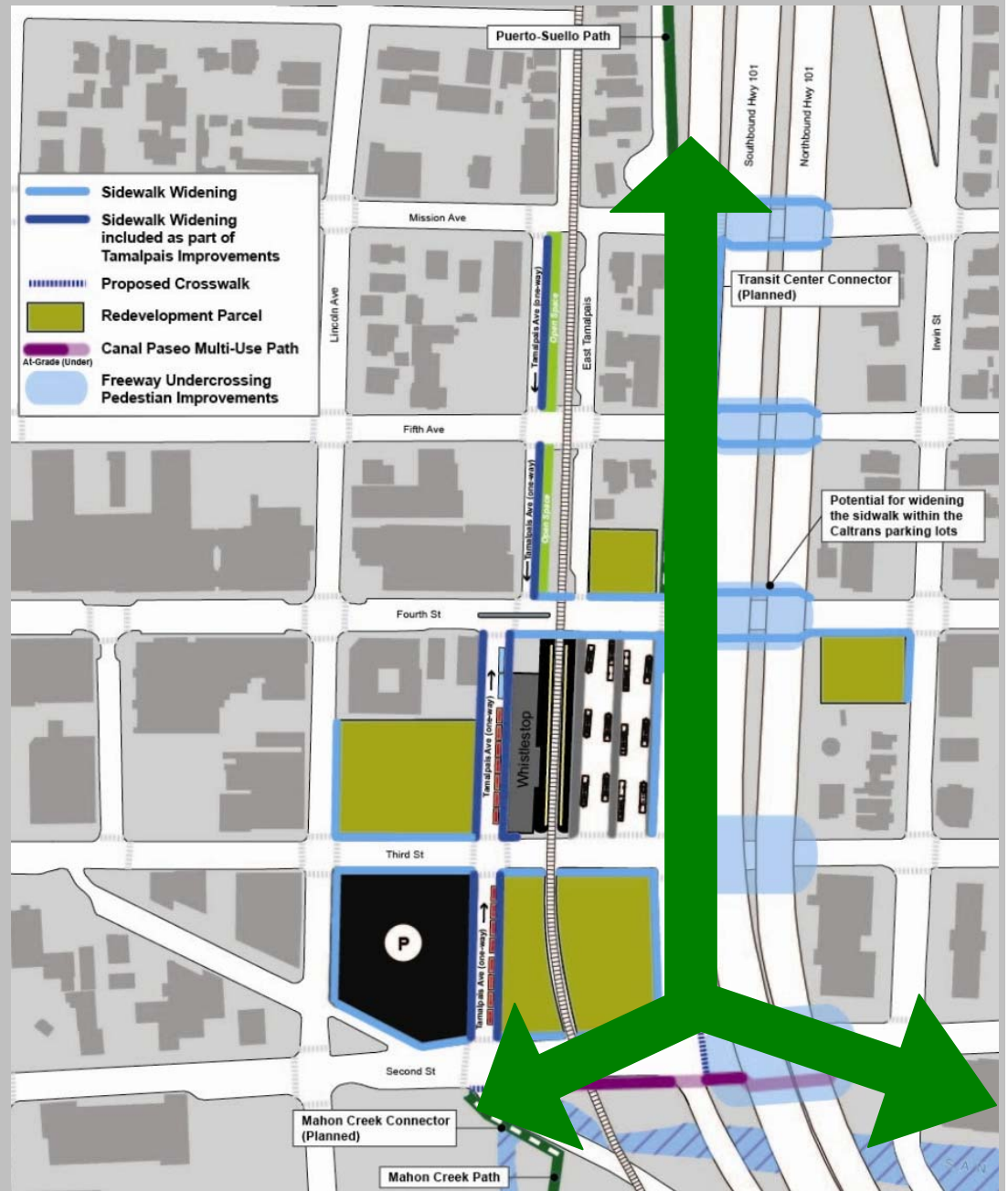
- *Defined spaces with strong edges.*

- Fourth Street
- Transit Center
- Tamalpais North
- Tamalpais South



- *Connection to nature.*

- Mahon Creek Pathway to Albert Park.
- Paseo to Canal and Bay.
- San Rafael Creek Greenway (under freeway).



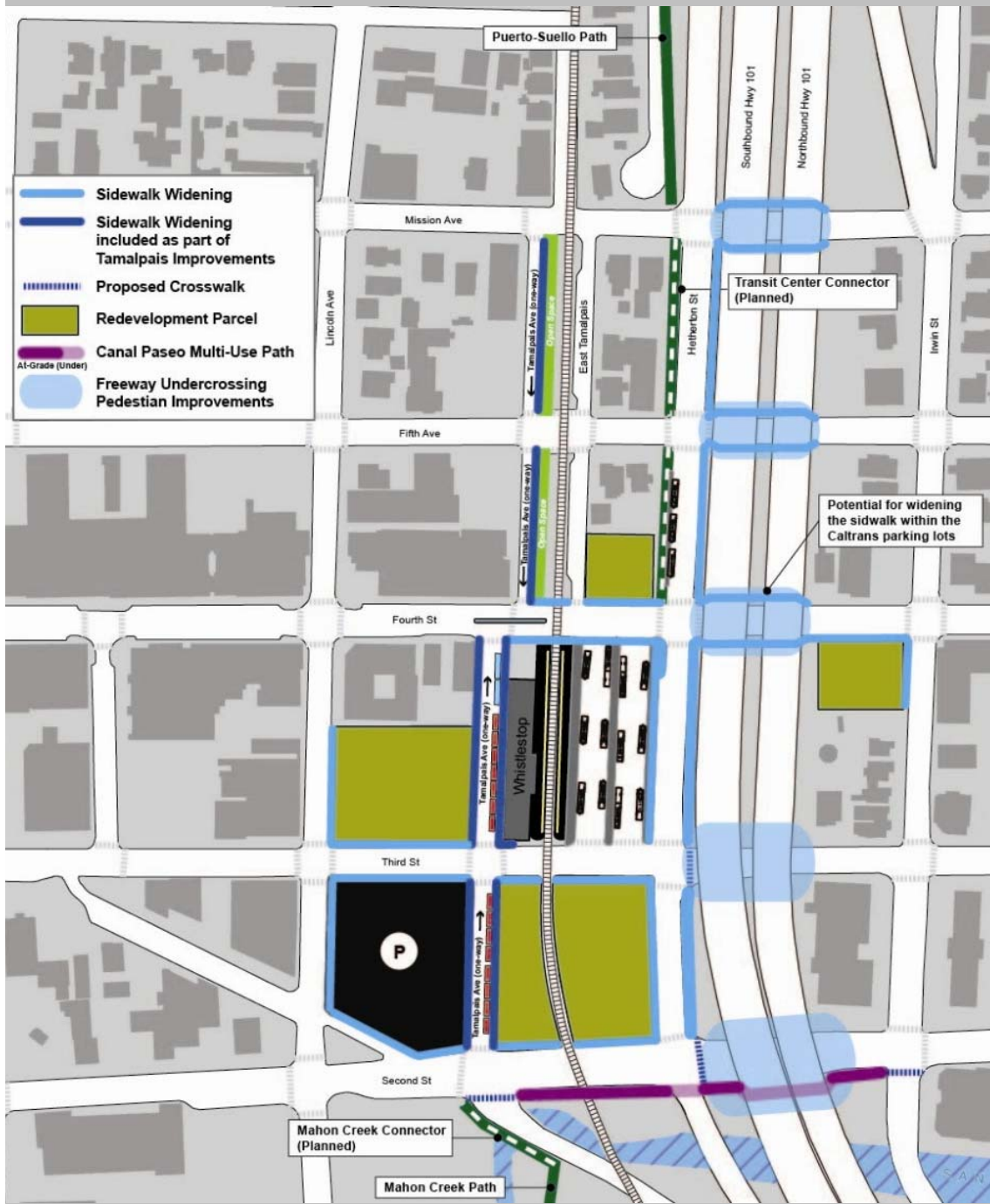
- *An inviting place for people.*  
*(aka, pedestrians)*





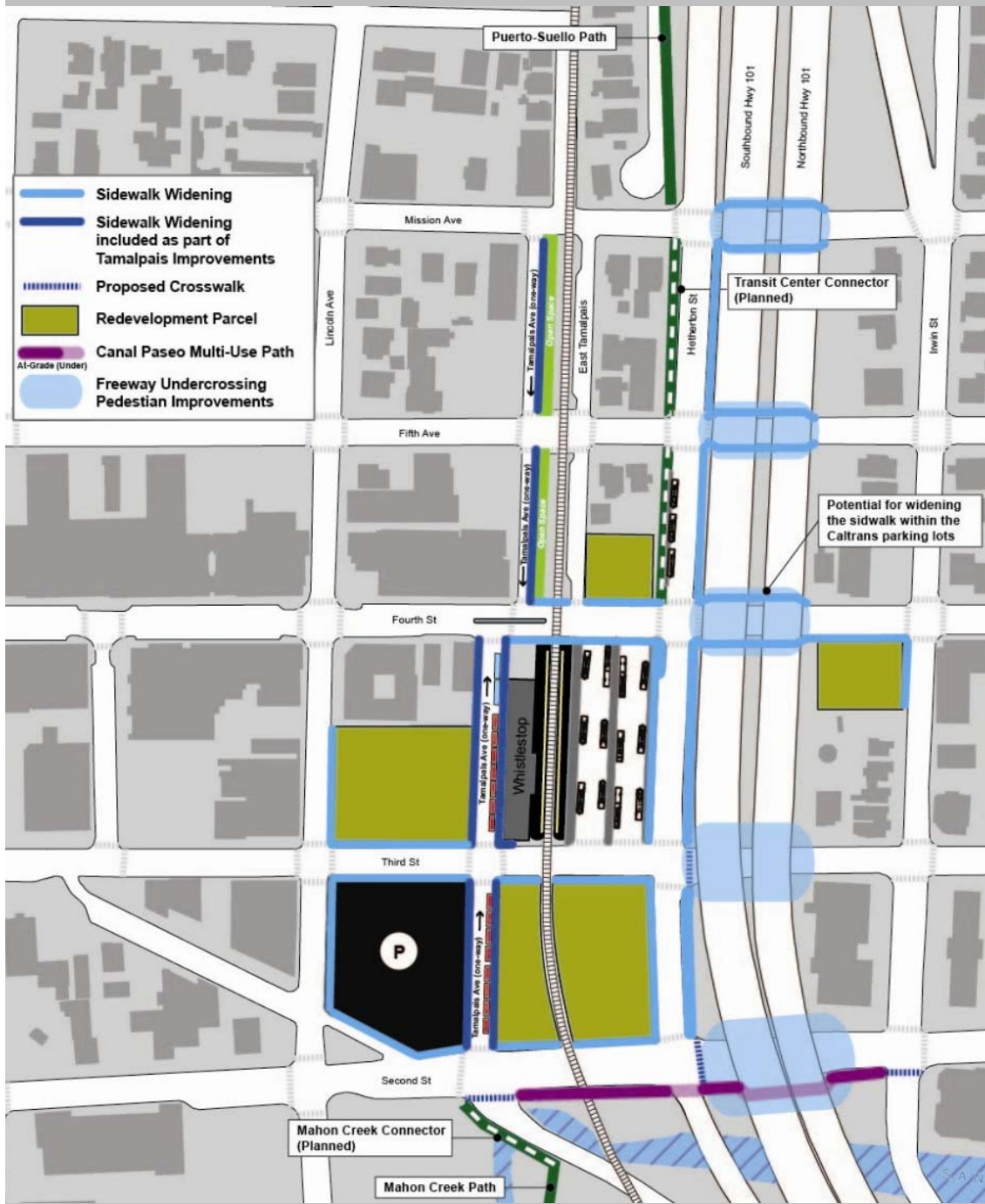
# Funding Options

- *District financing.*
- *Value capture from new development.*
- *User fees.*
- *State/Federal grants.*
- *Agency funds.*



# Major Plan Recommendations (for CAC comment)

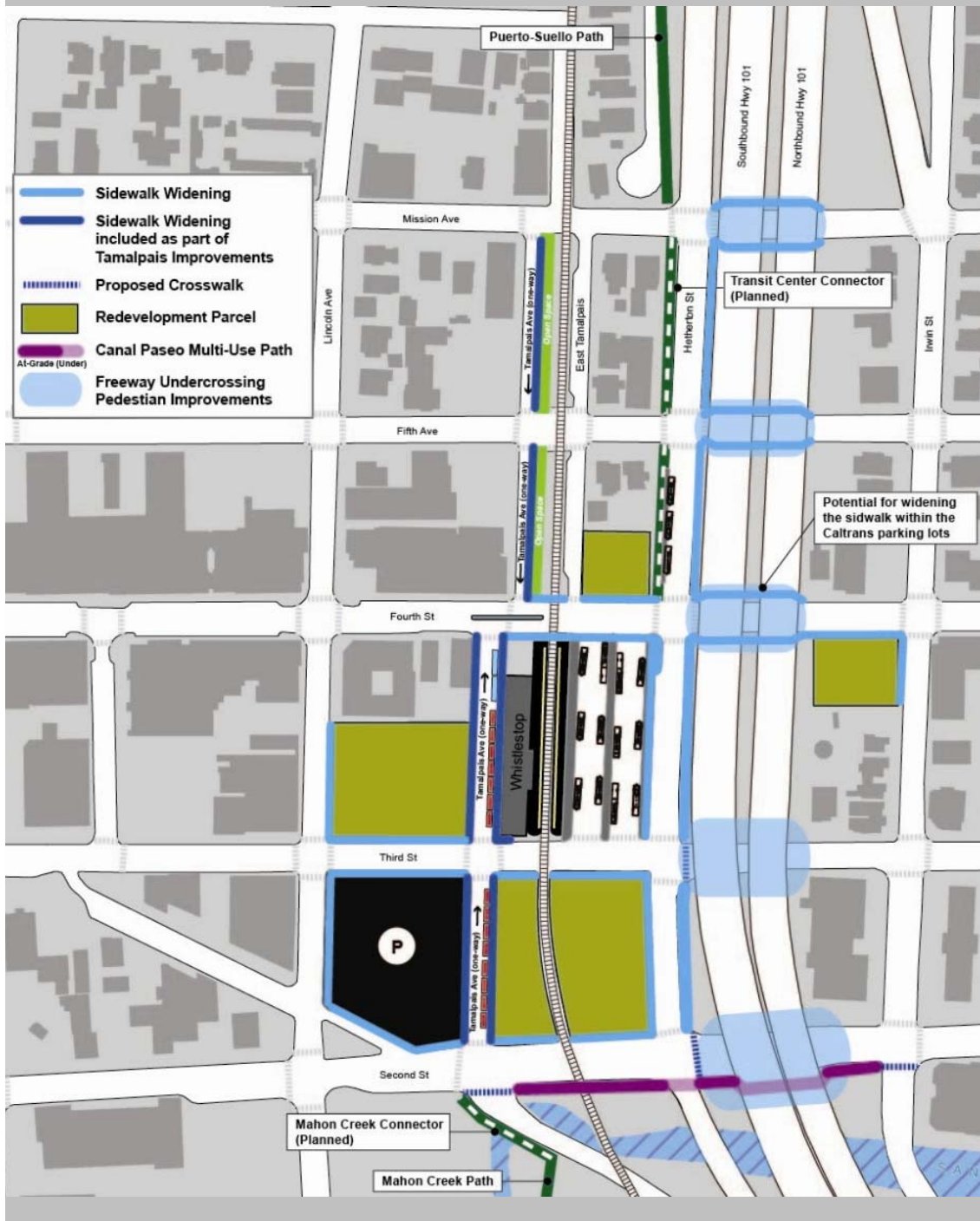
*Consolidated transit center*



# Major Plan Recommendations (for CAC comment)

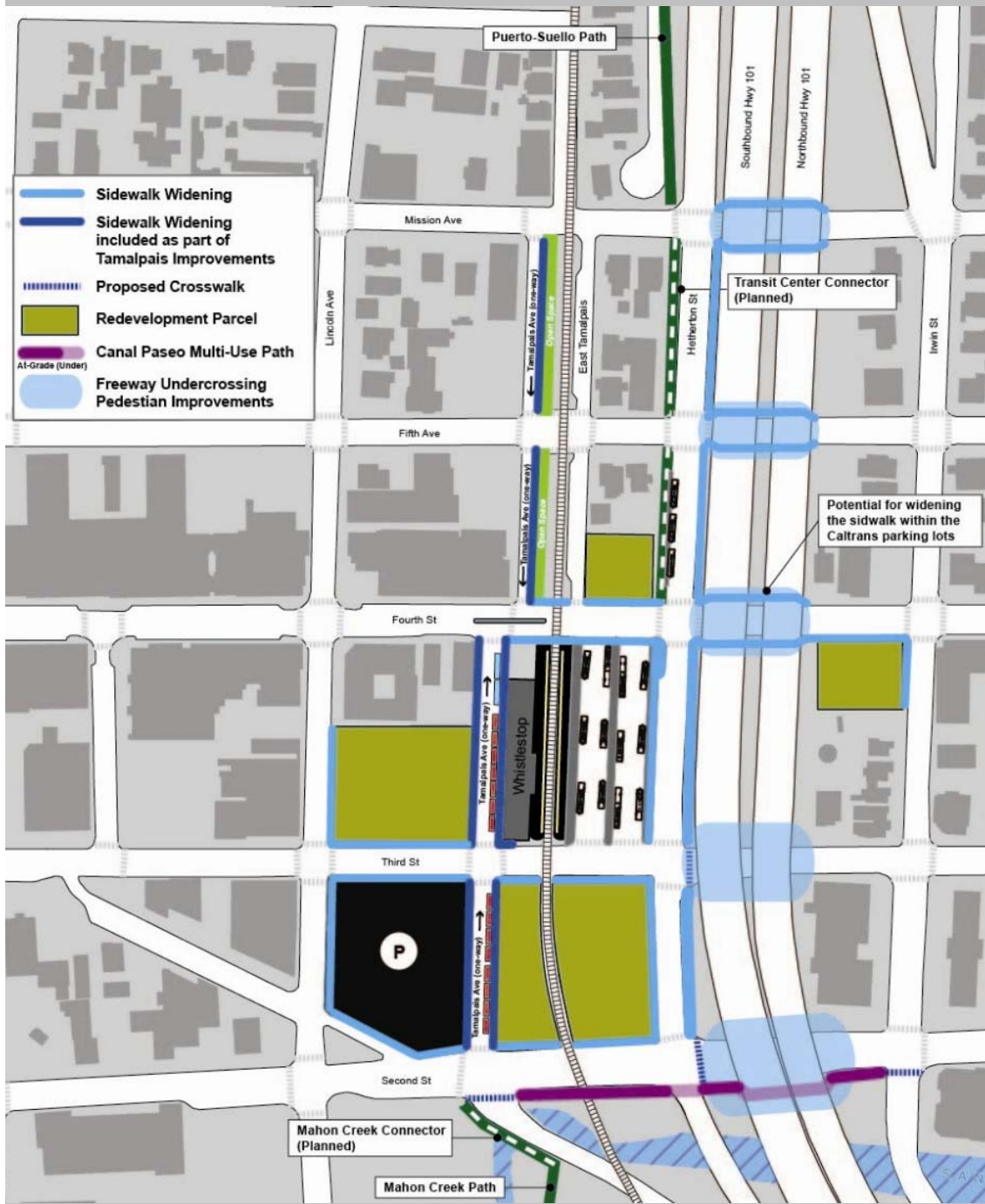
## *Multi-modal activity on Tamalpais*

- transit-related uses
- bike & pedestrian linkages



# Major Plan Recommendations (for CAC comment)

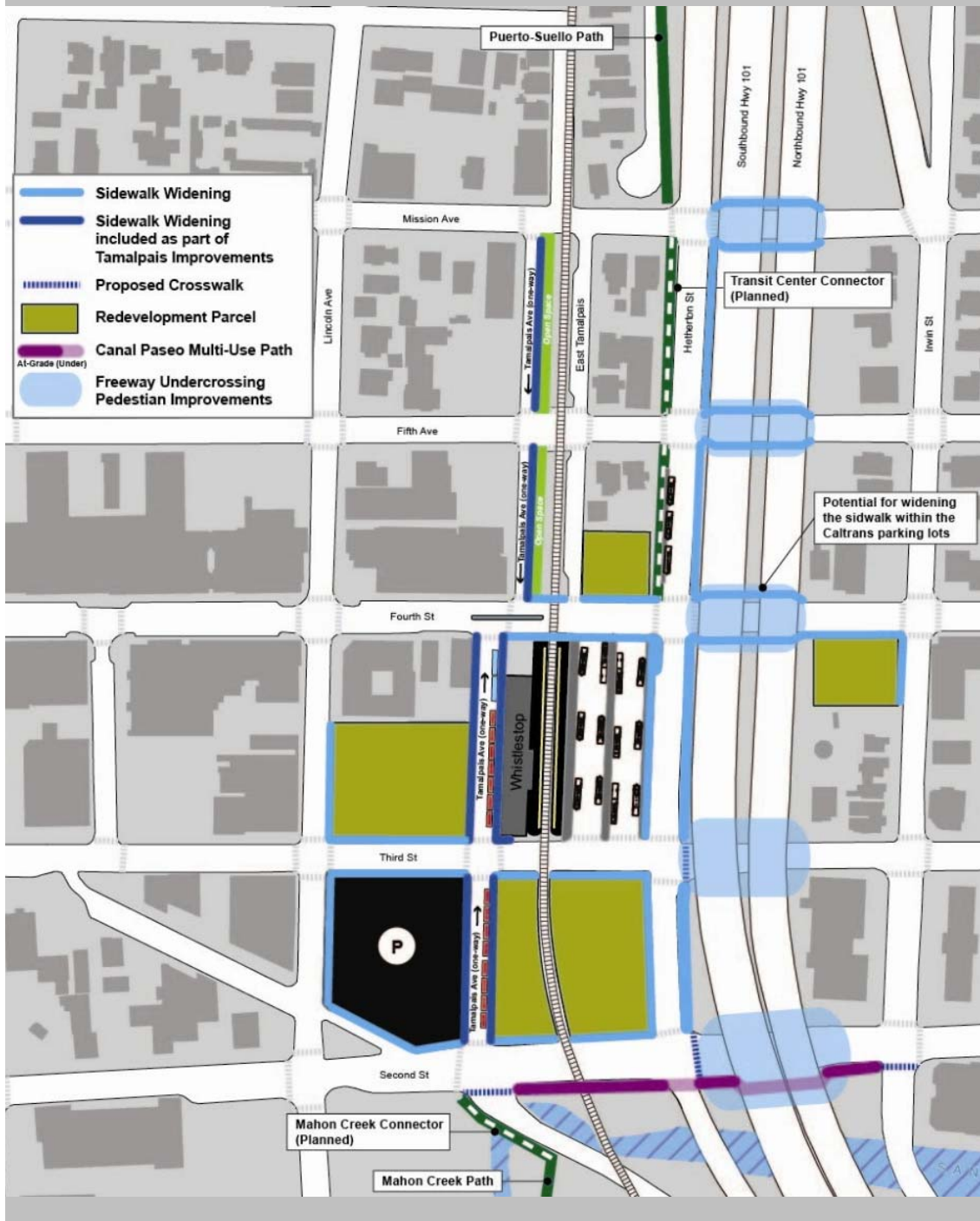
*Additional traffic lanes on Heatherton*  
 --3rd St. crosswalk elimination



# Major Plan Recommendations (for CAC comment)

## *Enhanced pedestrian connections*

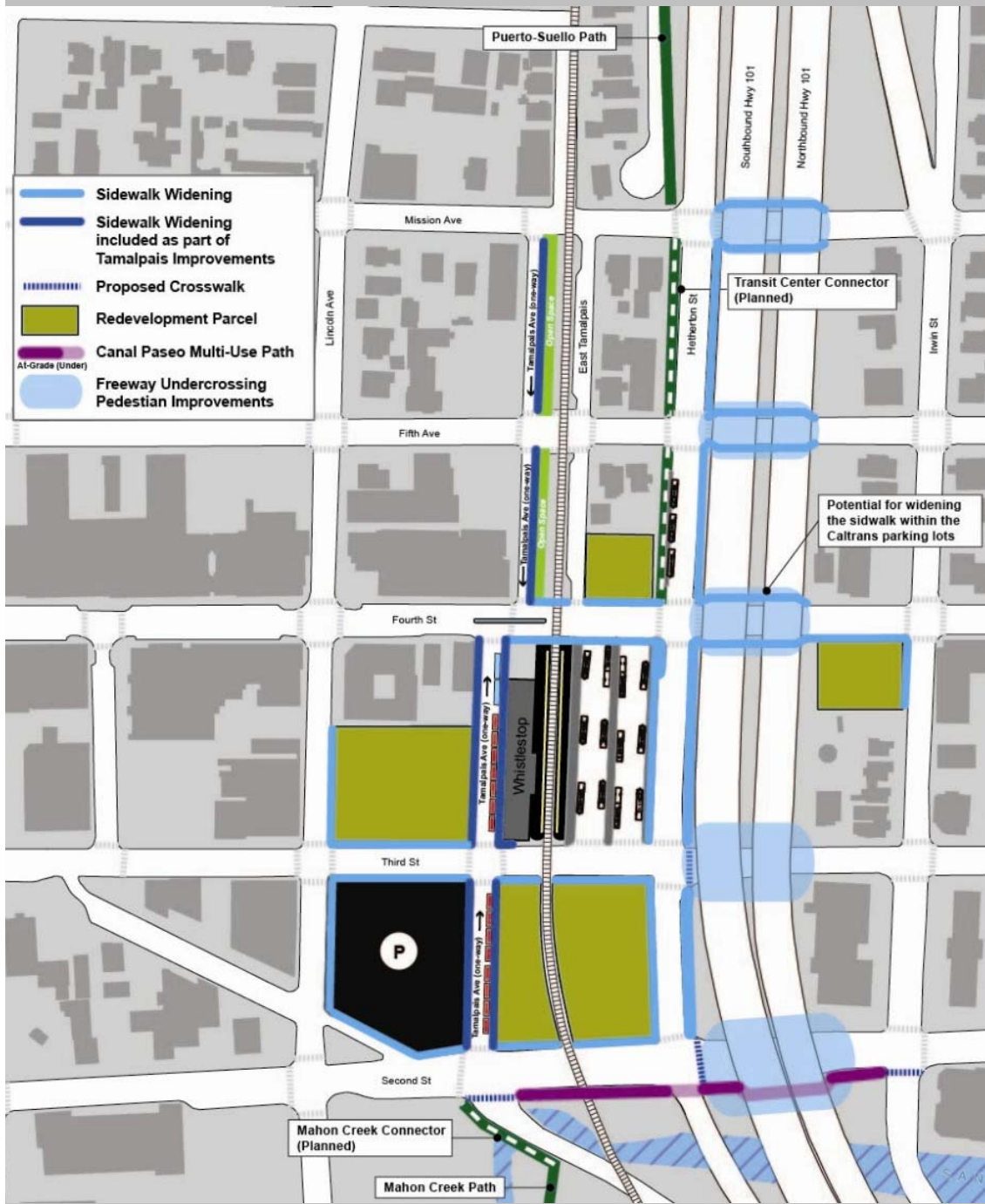
- Under freeway at Fourth & other streets
- Mahon Creek/San Rafael Creek/Canal Paseo



# Major Plan Recommendations (for CAC comment)

## *Parking changes*

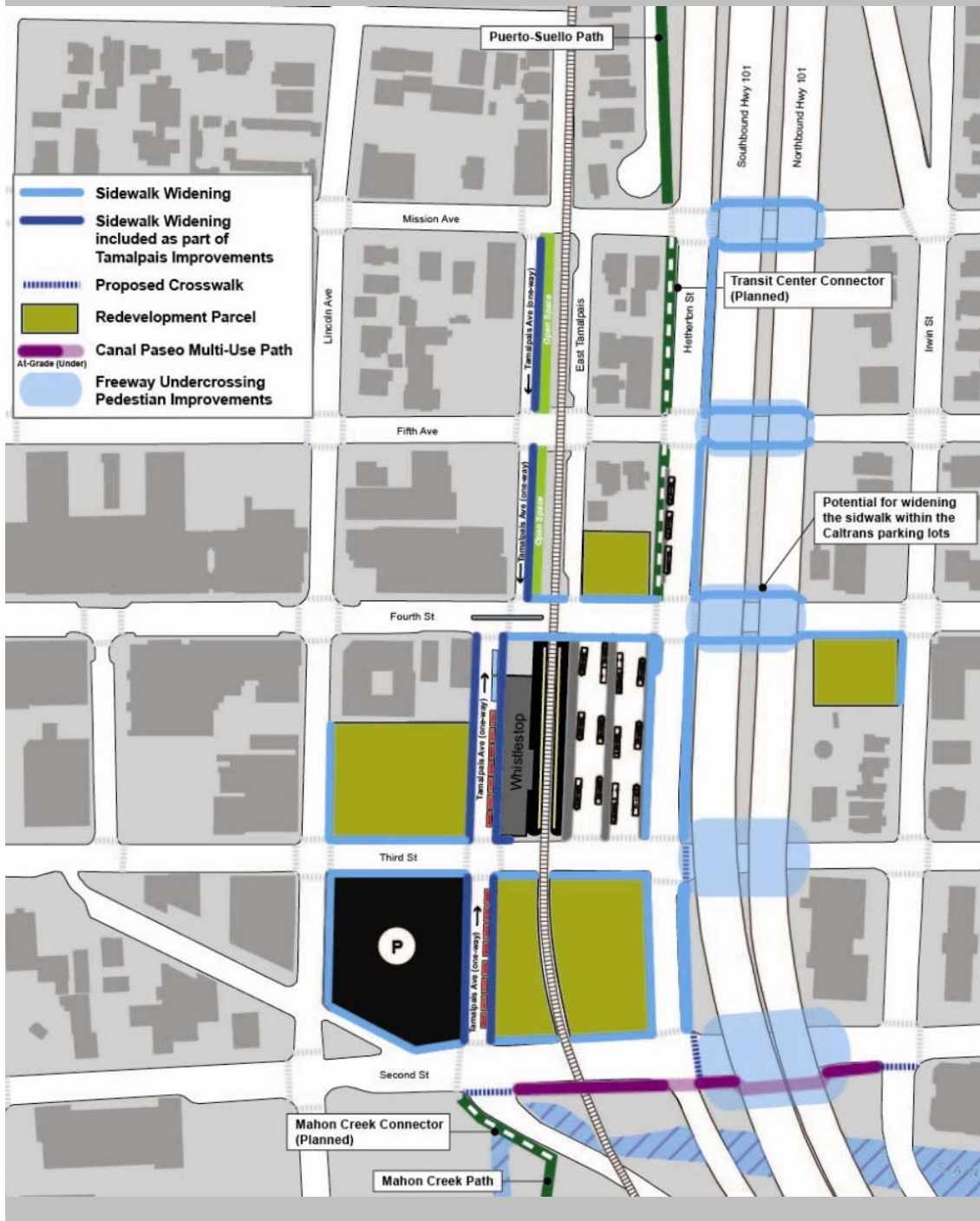
- 1:1 parking requirement
- public parking management
- potential public garage
- potential future transit parking



# Major Plan Recommendations (for CAC comment)

## *Block specific changes to match adjacent zoning*

- increased FARs [2.0 (W) and 1.5 (E)]
- increased heights [66' (W) and 54' (E)]
- Bettini site rezoning

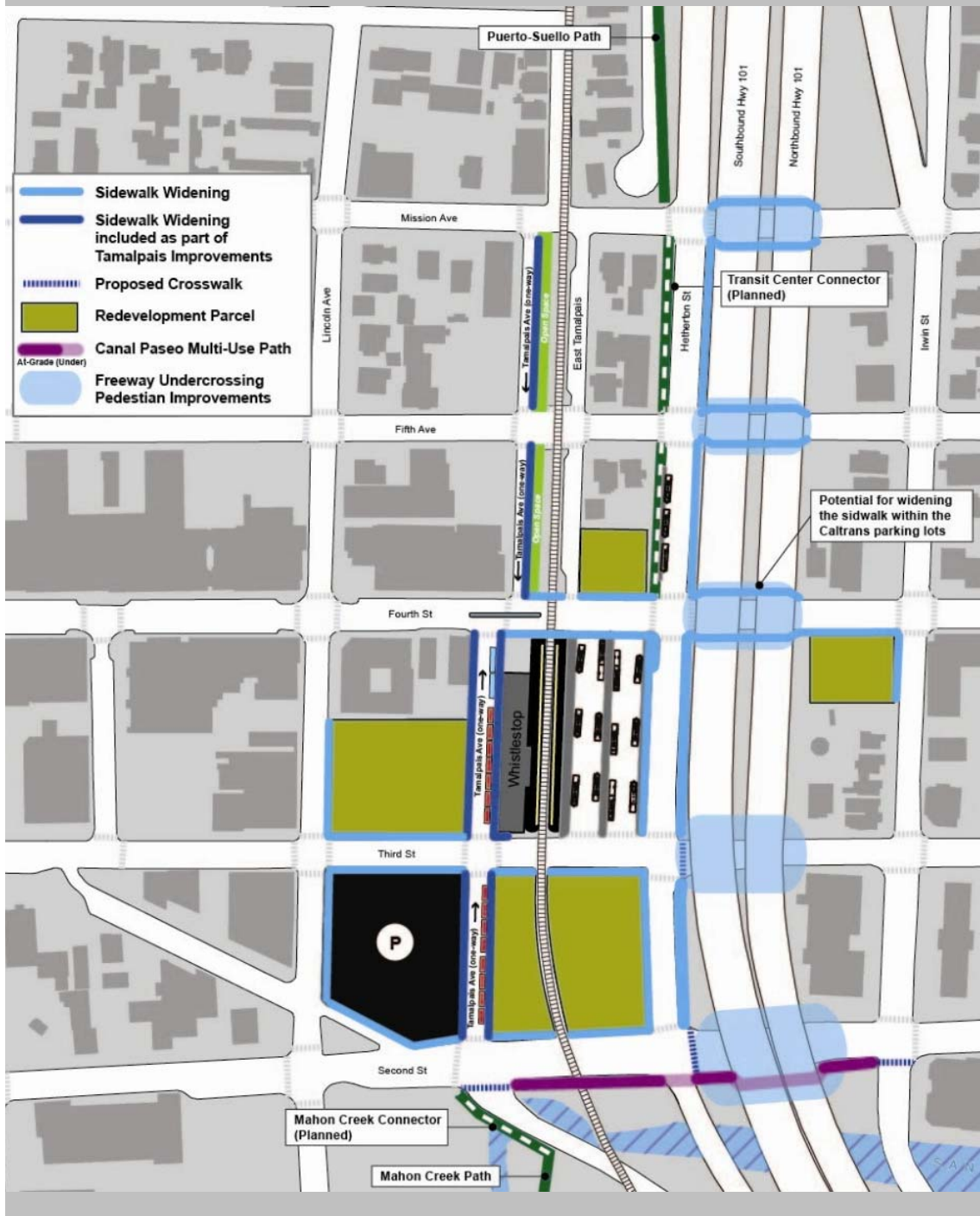


# Major Plan Recommendations (for CAC comment)

*Strong sense of place throughout*

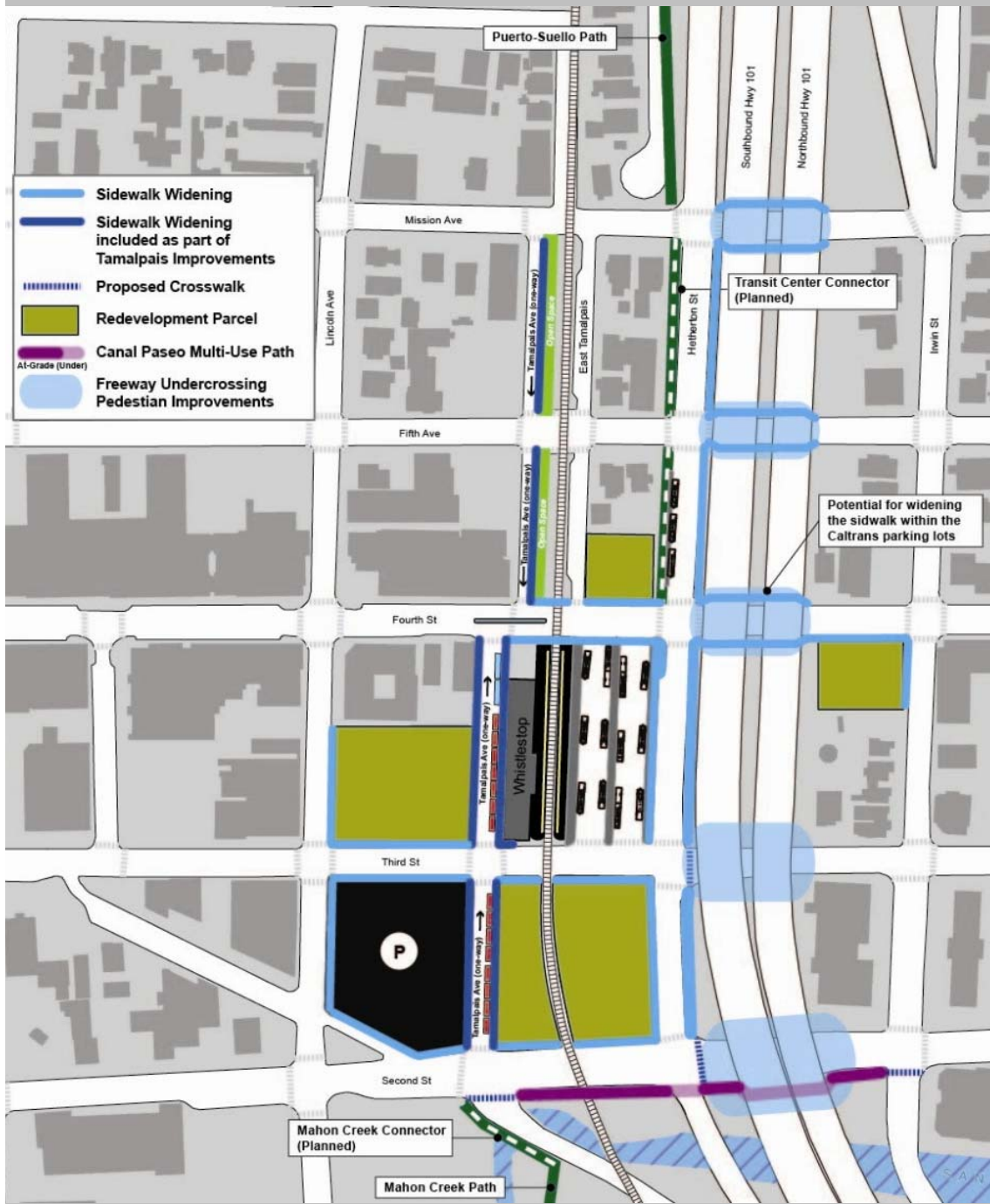
--a walkable environment





# Major Plan Recommendations (for CAC comment)

*Funding comments?*



# Major Plan Recommendations (for CAC comment)

*Additional comments?*

# Public Review

- Survey, Dec-Jan.
- Golden Gate Transit, 12/15.
- Marin Transit, 12/19.
- Design Review Board, 1/18.
- Planning Commission, 1/24.
- Transportation Authority of Marin, 1/26.
- ***Citizens' Advisory Committee, 2/2.***
- City Council, March.