
San Rafael

Downtown Station Area Plan

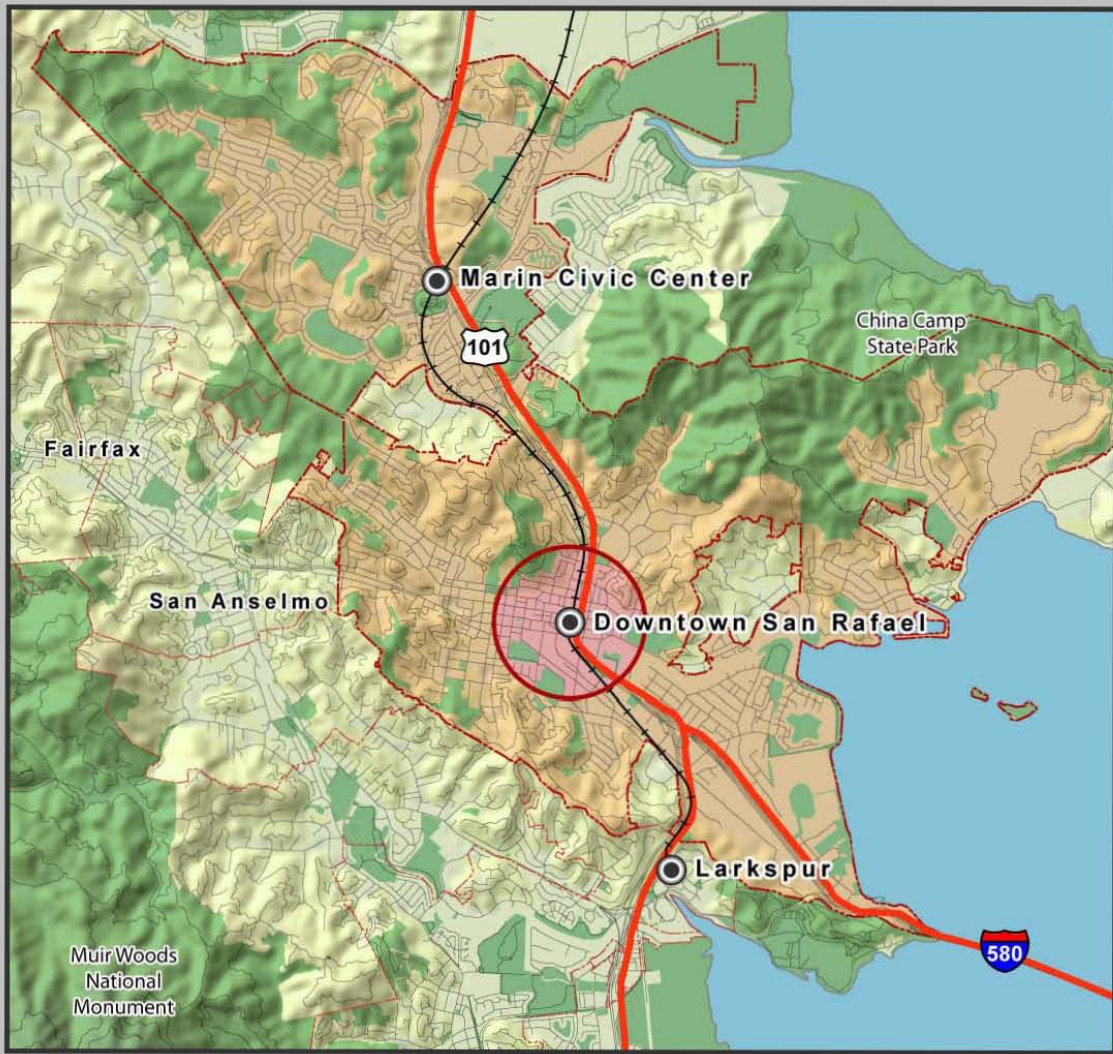
Monday, June 4, 2012



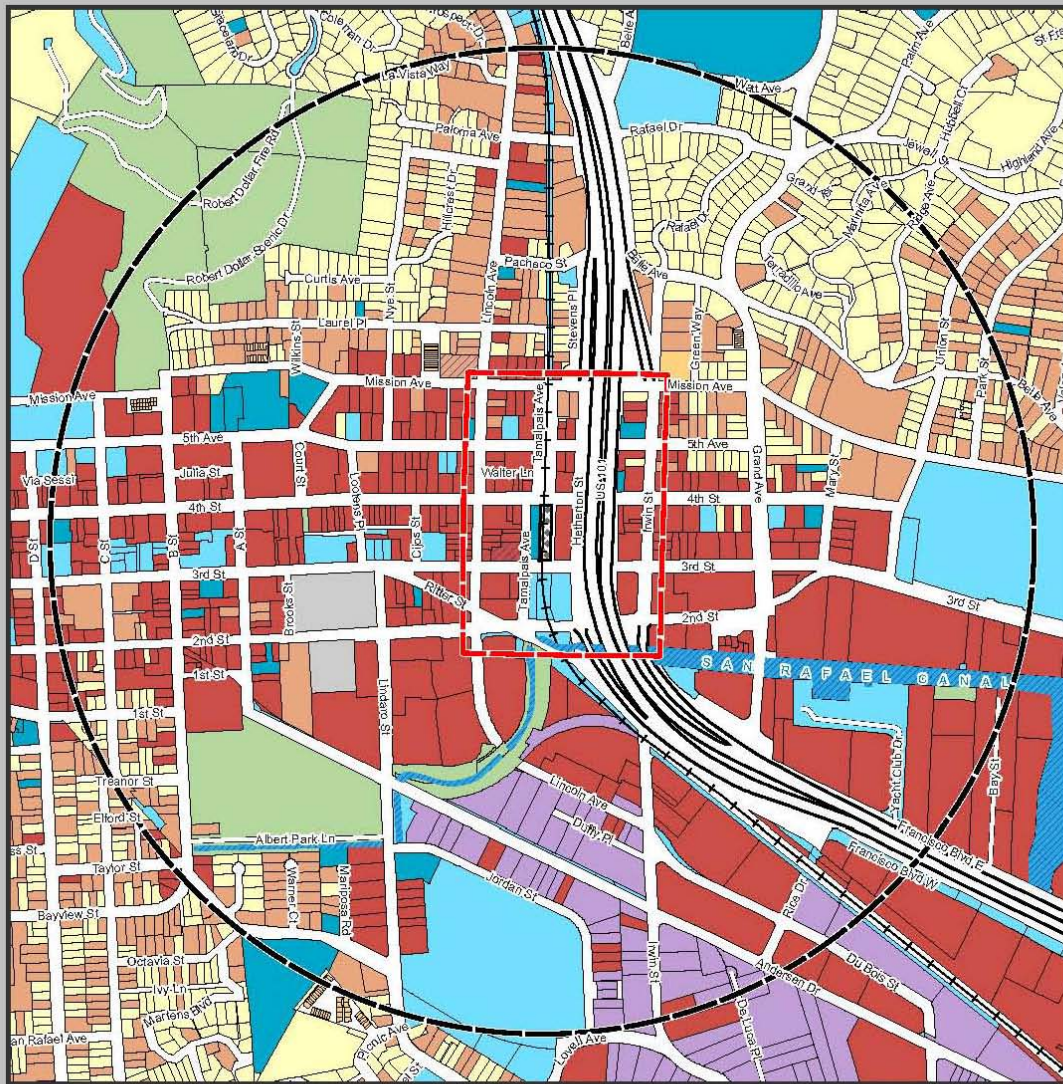
Objectives

- **Leverage investments** to maximize riders
- **Design an integrated transit complex**
- **Preserve functionality** of the bus terminal
- **Improve access** for pedestrians and bicyclists
- **Manage traffic operations and safety**
- **Design an attractive public facility**
- **Maximize opportunities** for adjacent land uses
- **Leverage the rail station** for housing and economic development

*The **Downtown Station Area Plan** will set the stage for creating **vibrant, mixed-use, livable areas** supported by a mix of transit opportunities.*



Regional Context



Study Area



Figure Ground



Plan Area

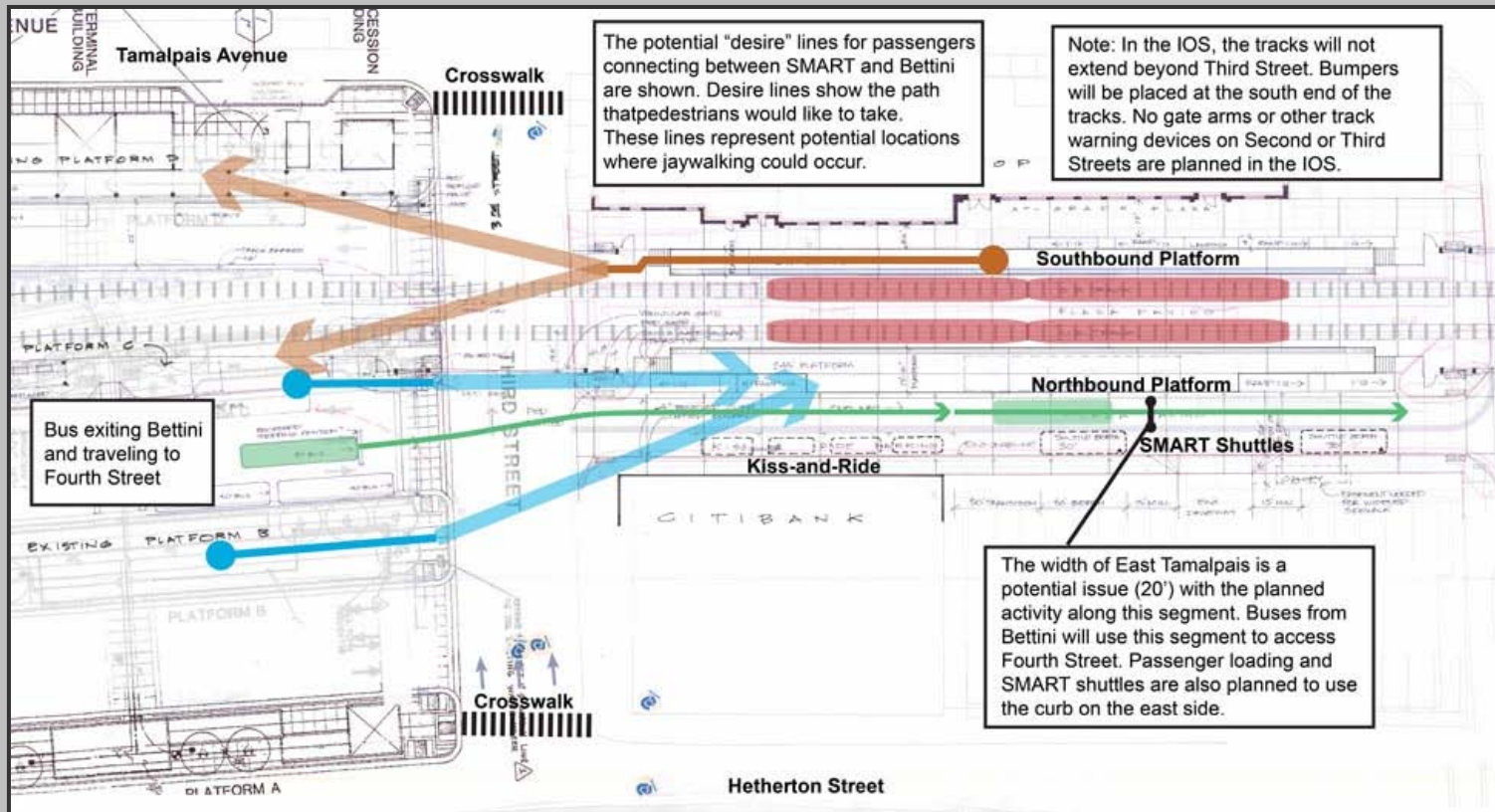


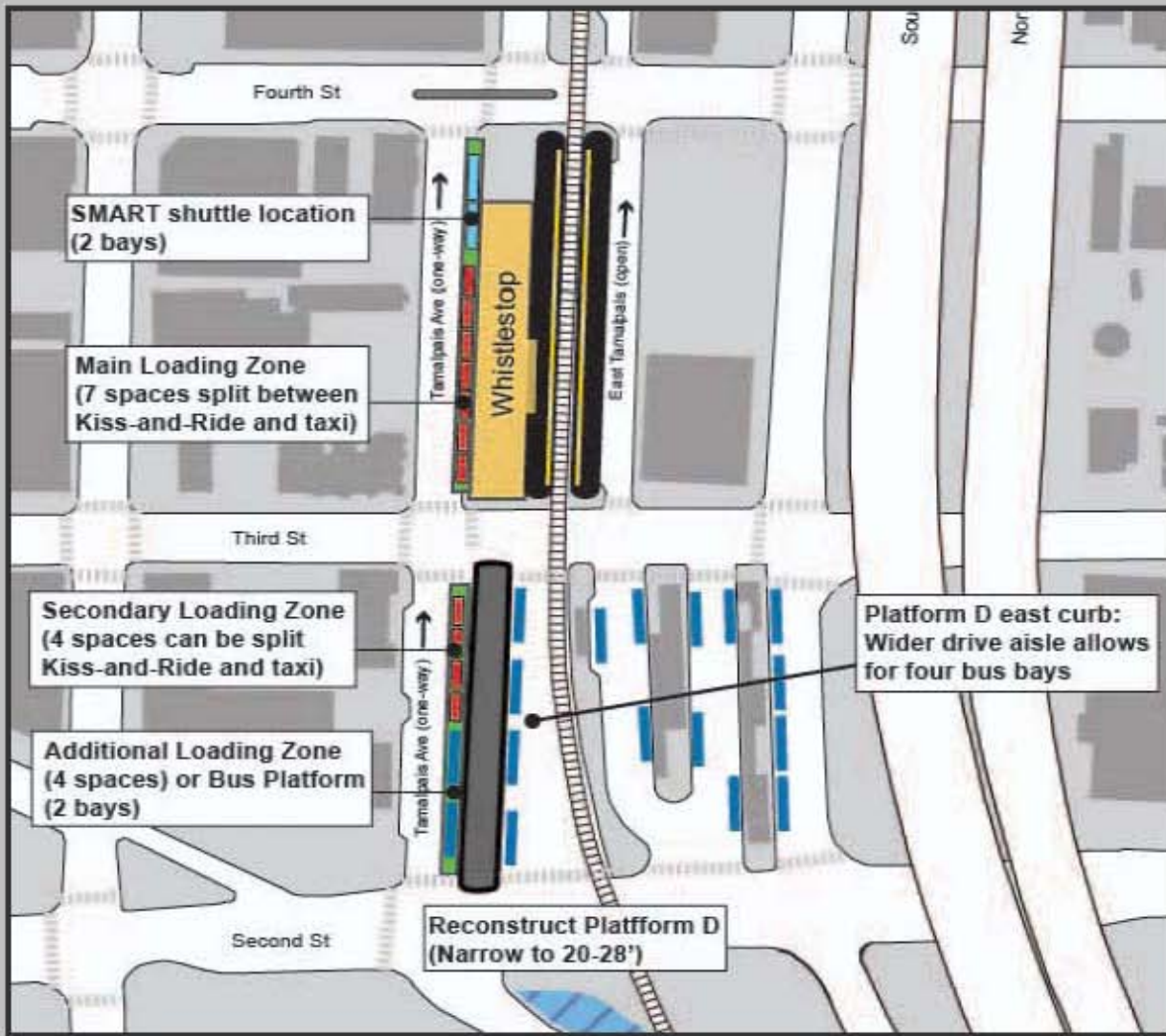
Planning Process: Visioning

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

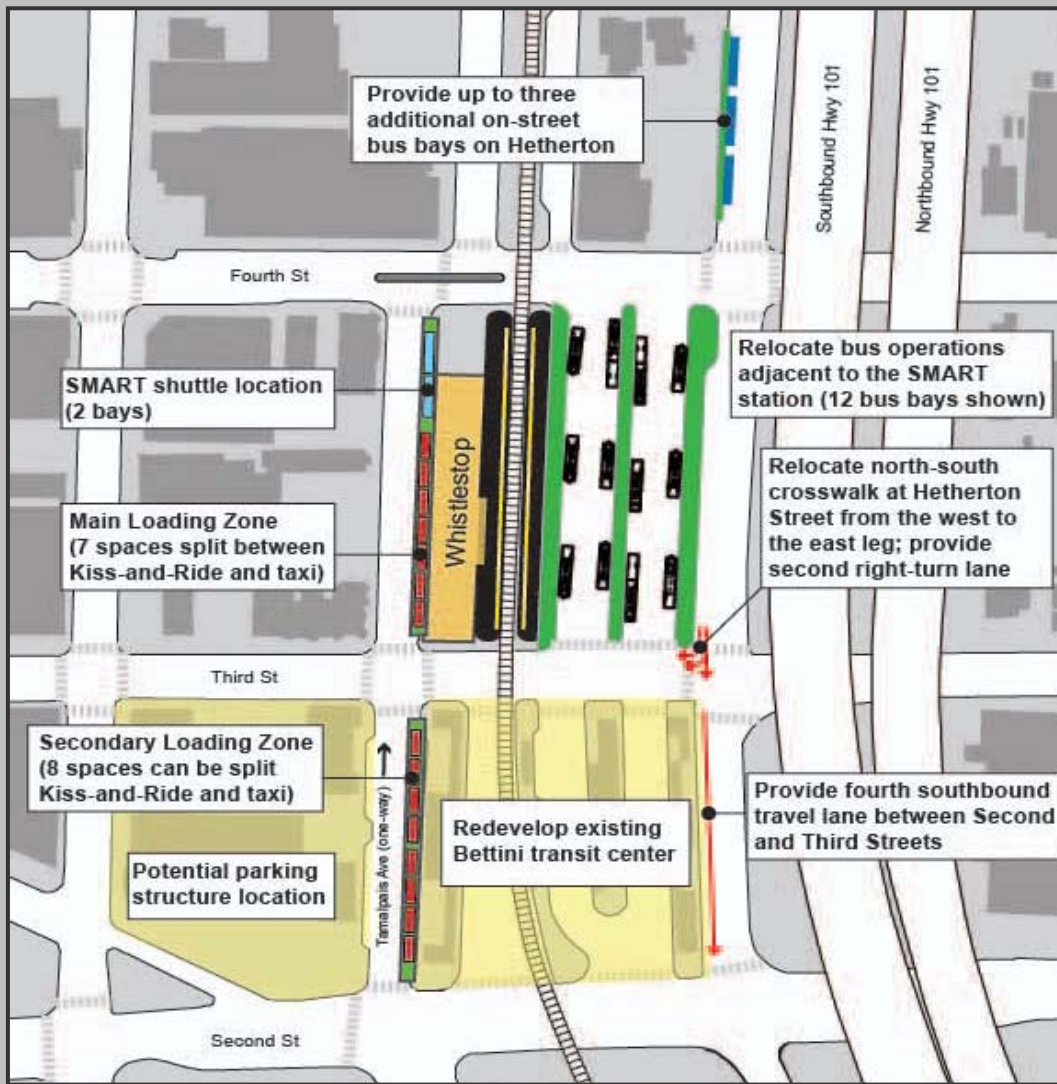
- *Near-term: Signal & other safety improvements for SMART's arrival.*
- *Mid-term: Bettini Center improvements.*
- *Long-term: Consolidate rail and bus service north of 3rd Street.*

Near-term issues





Ideas for the mid-term

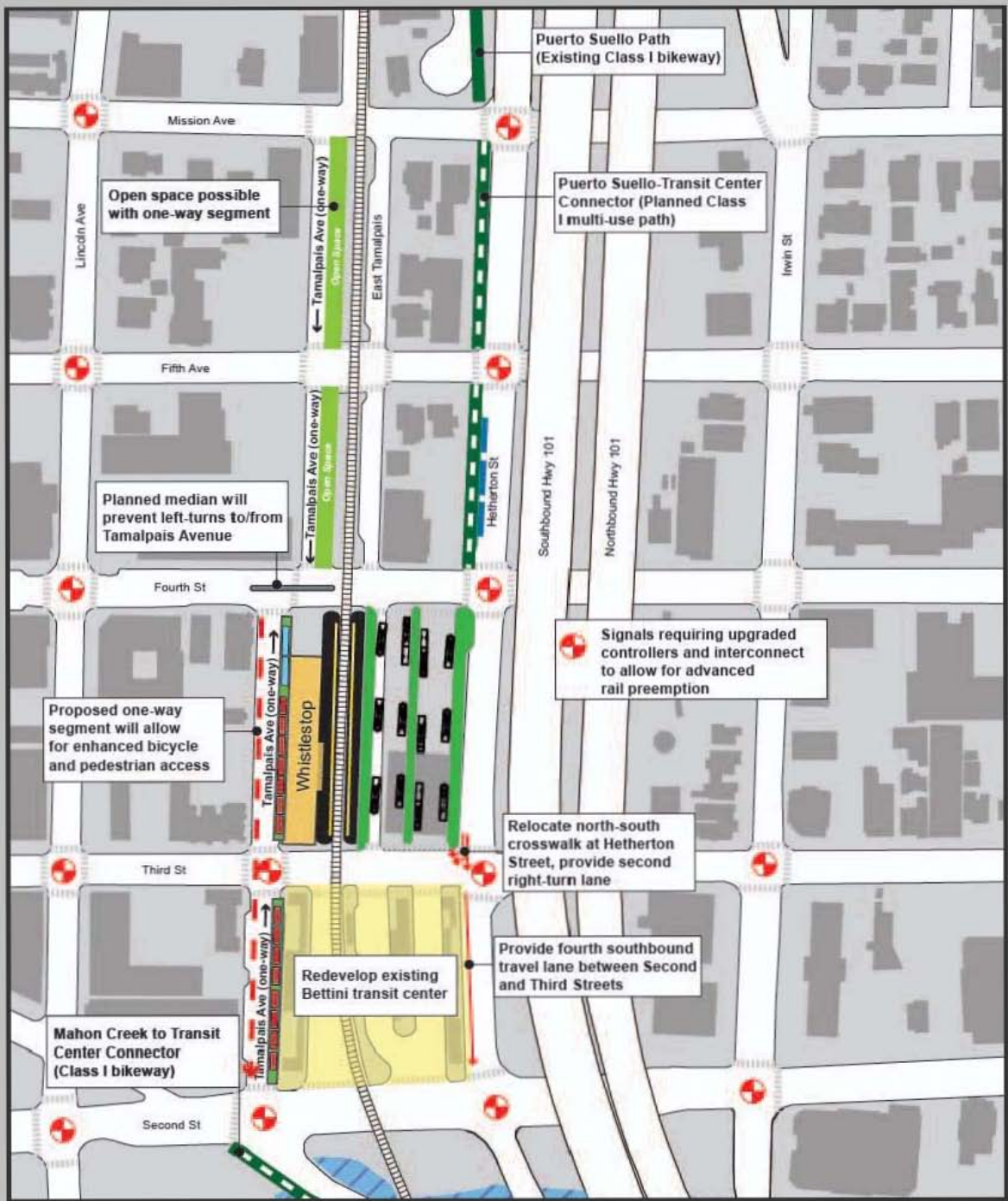


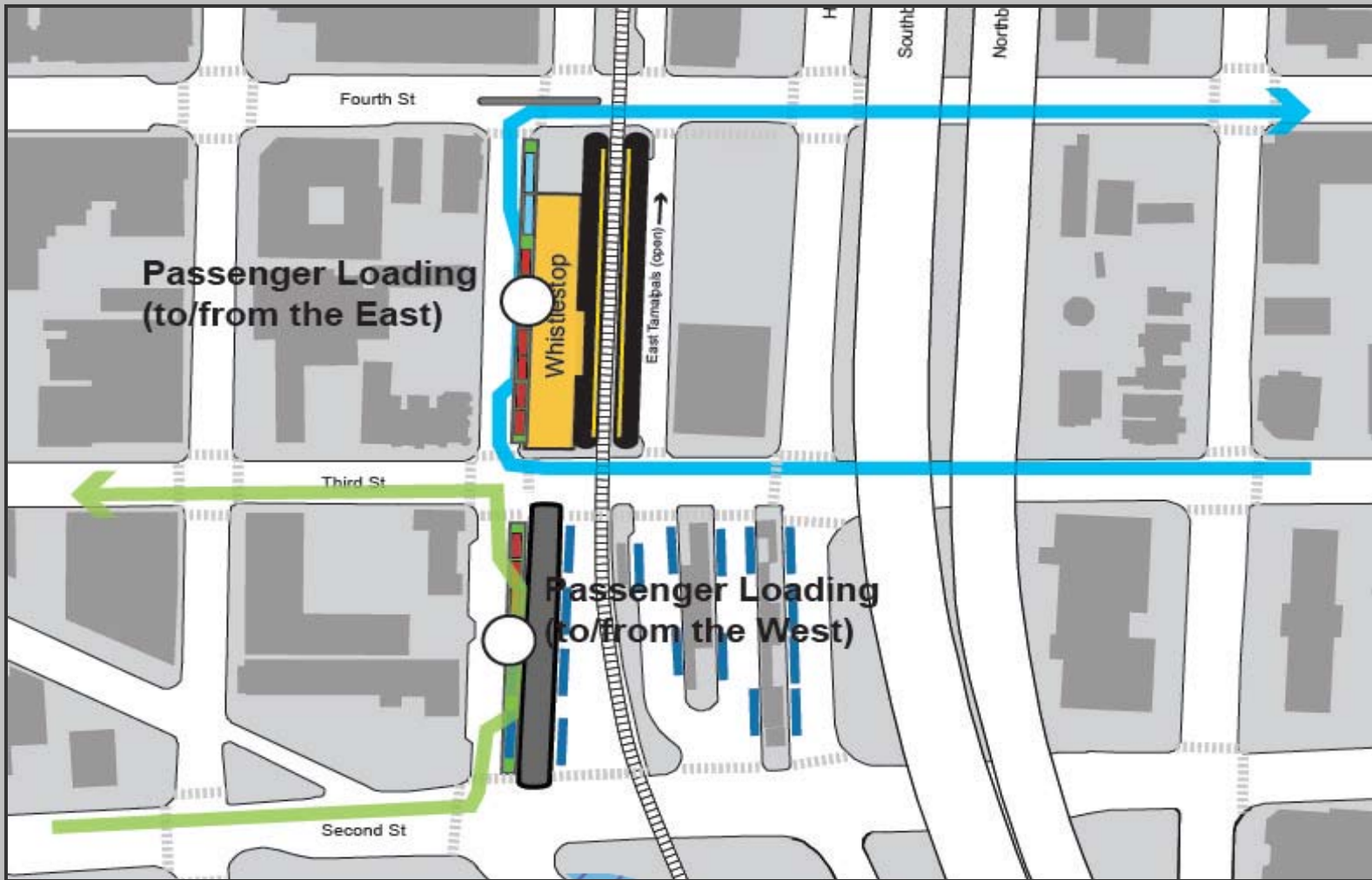
Integrated transit complex

Ideas for the long-term

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*

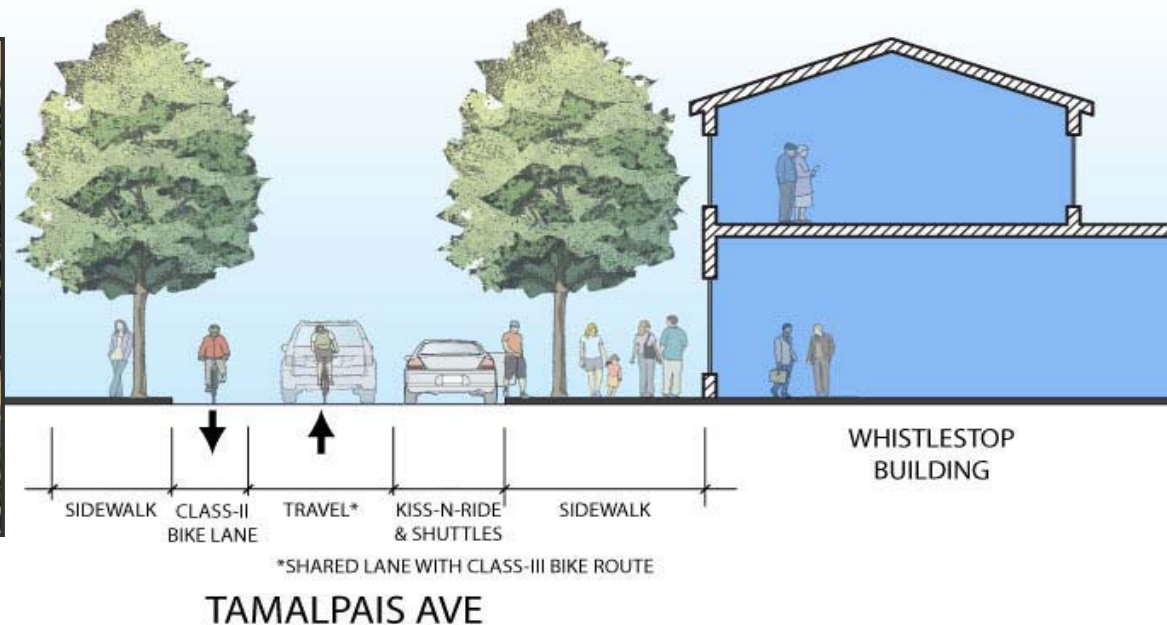




Tamalpais Passenger Loading

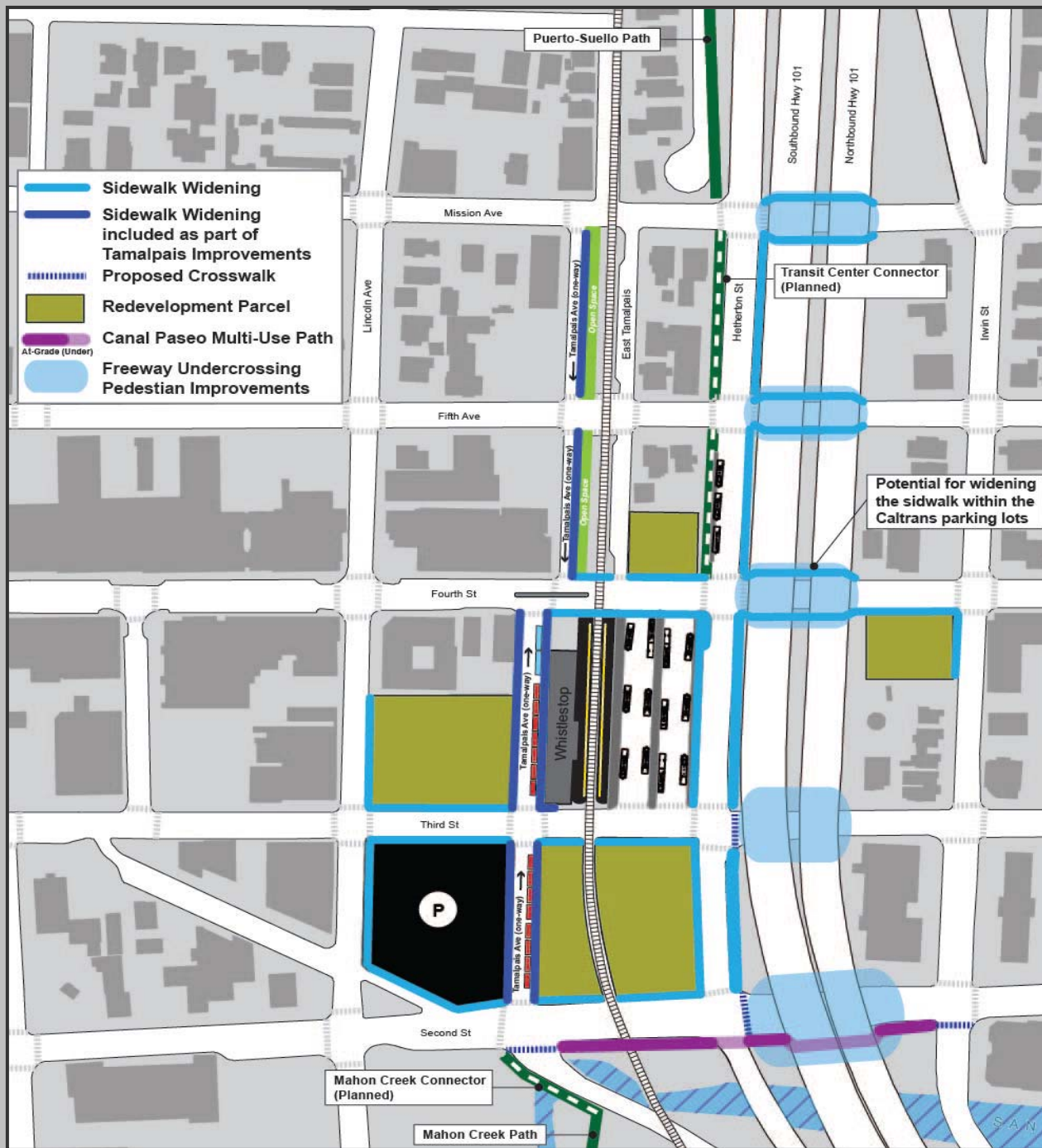
Goal 3: Enable pedestrians and bicyclists to safely & comfortably get to, around, and through the Plan Area.

-- Potential improvement ideas for Tamalpais Ave.





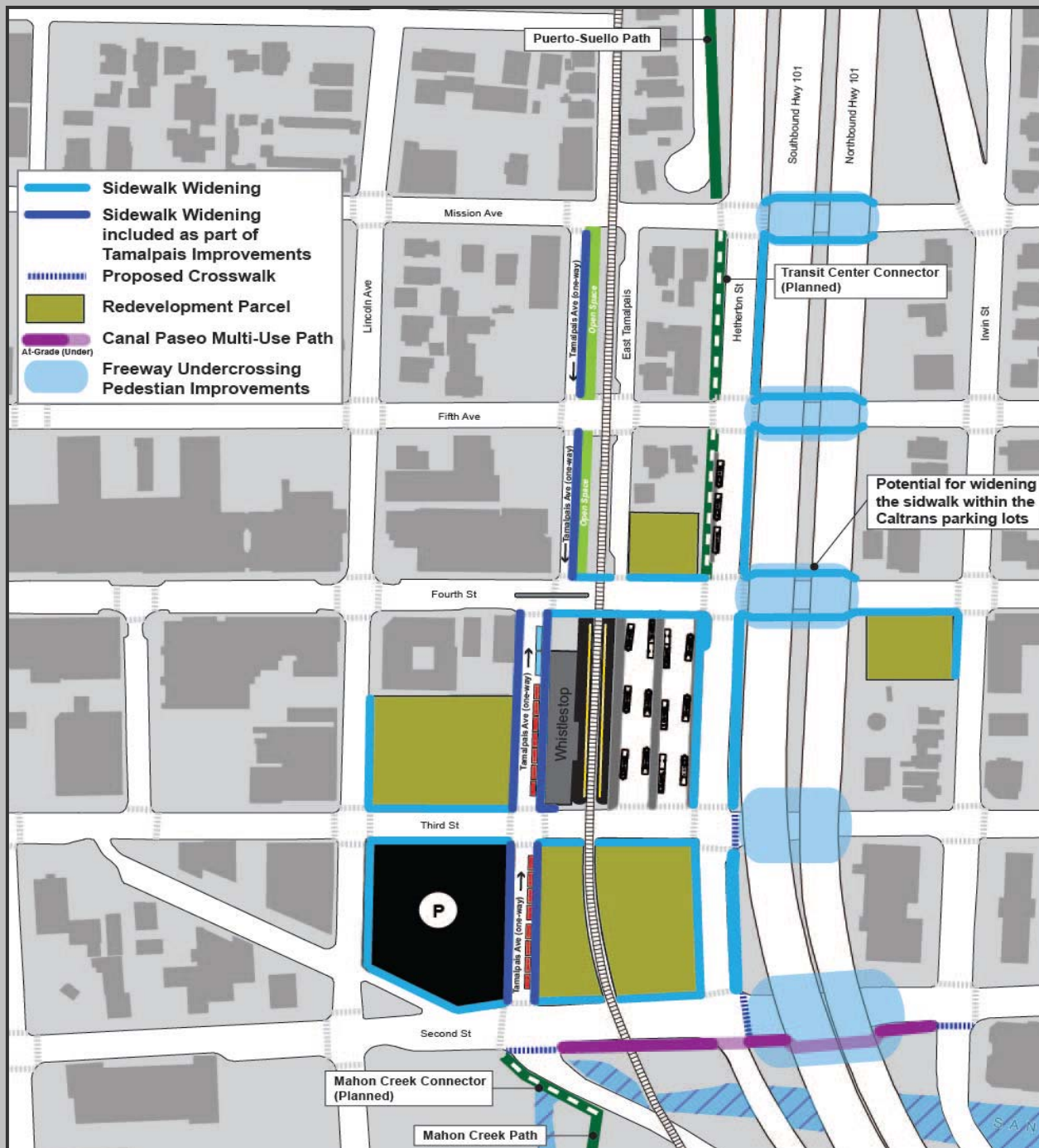
-- Potential green space along tracks between Fourth & Mission



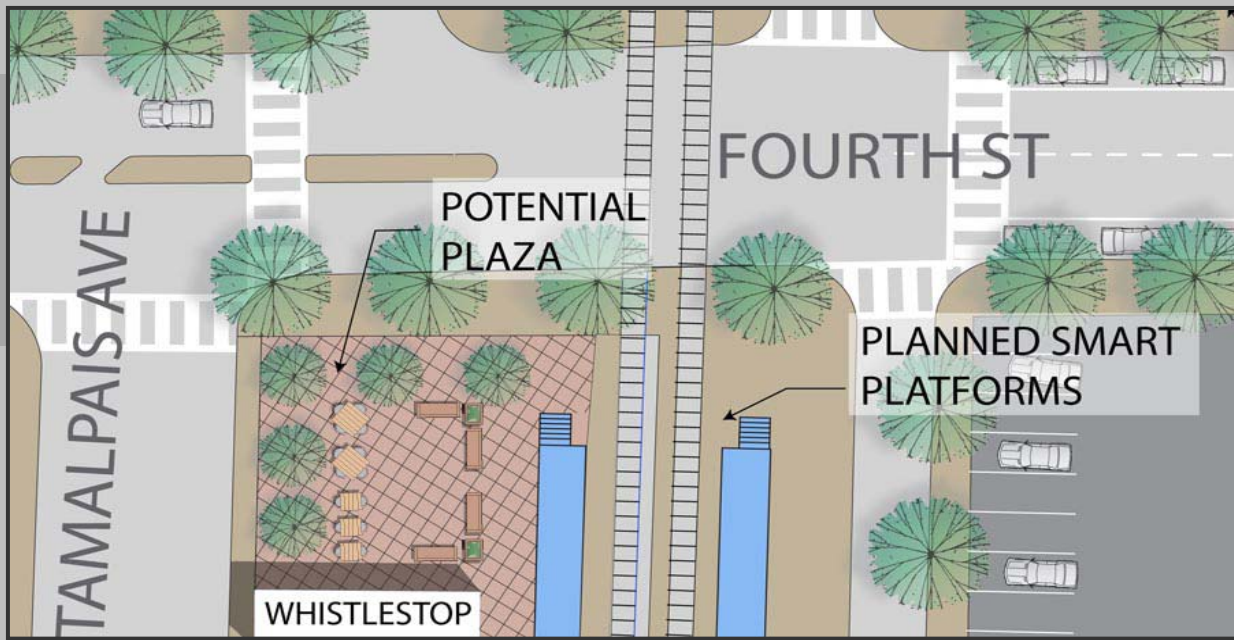
- *Improve 3rd St crossings & 2nd St sidewalks.*
- *Sidewalk & bicycle improvements along 4th St.*
- *Improve pedestrian connections under freeway.*



*Connecting
under the
freeway*



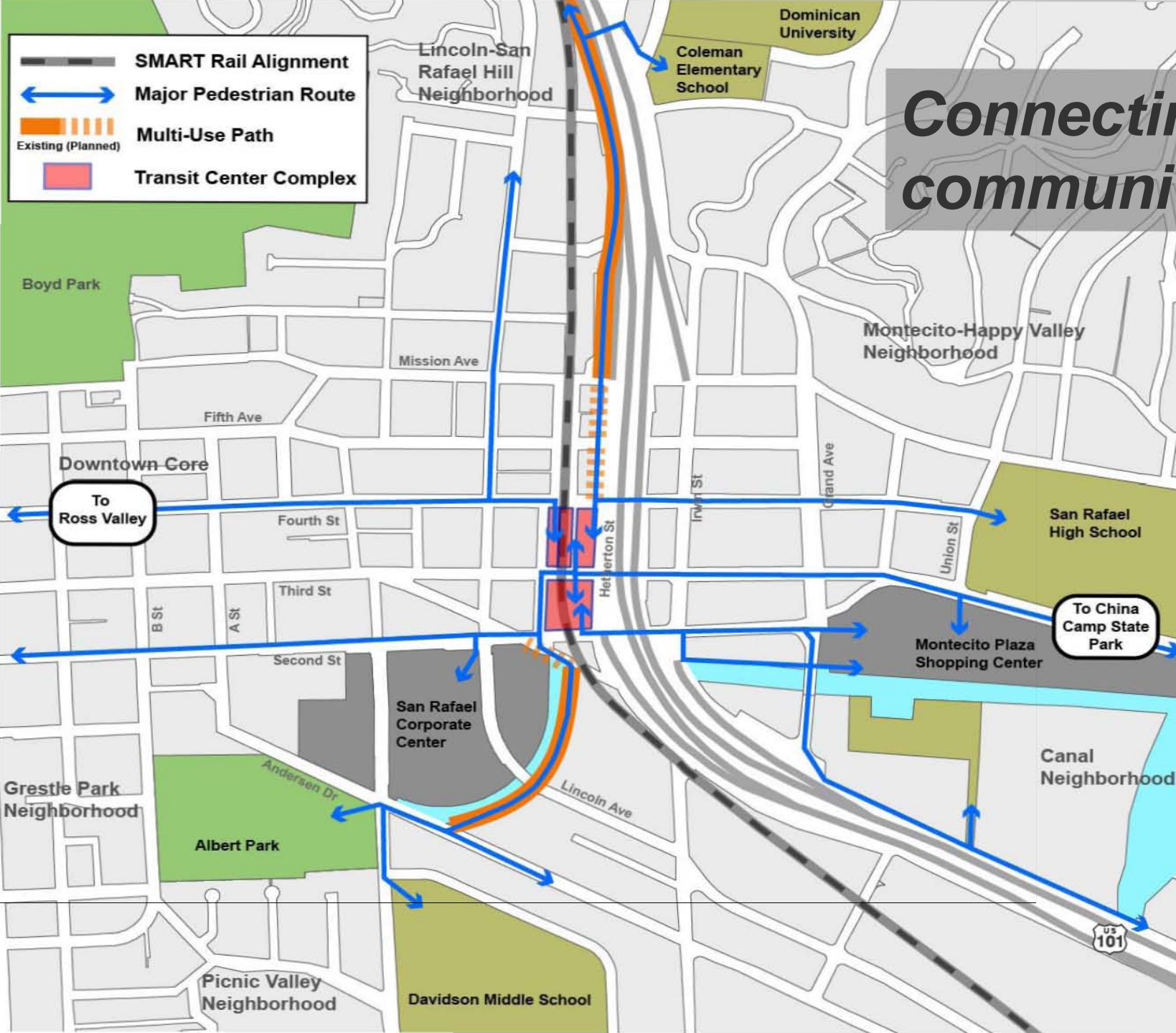
- *Sidewalks along east side of Hetherton.*
- *Multi-use path along south side of 2nd St (Paseo).*
- *Improved bicycle and wayfinding signage.*



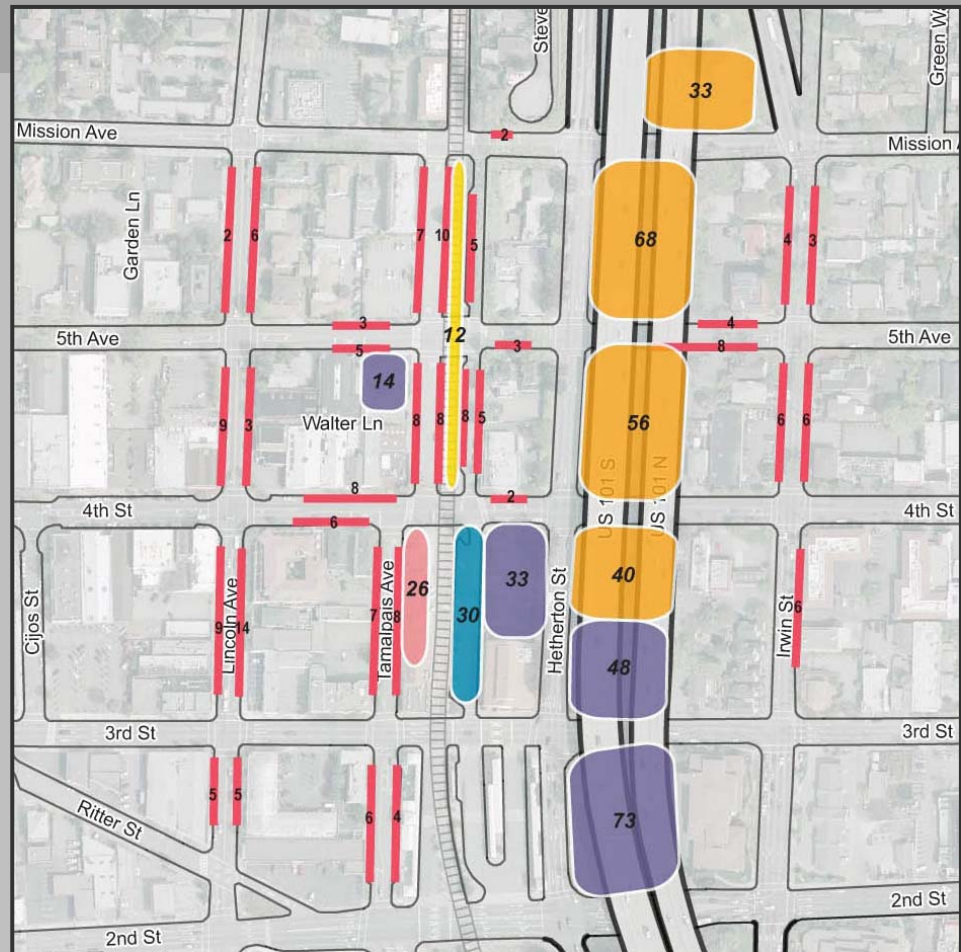
Inviting to people



Connecting to community

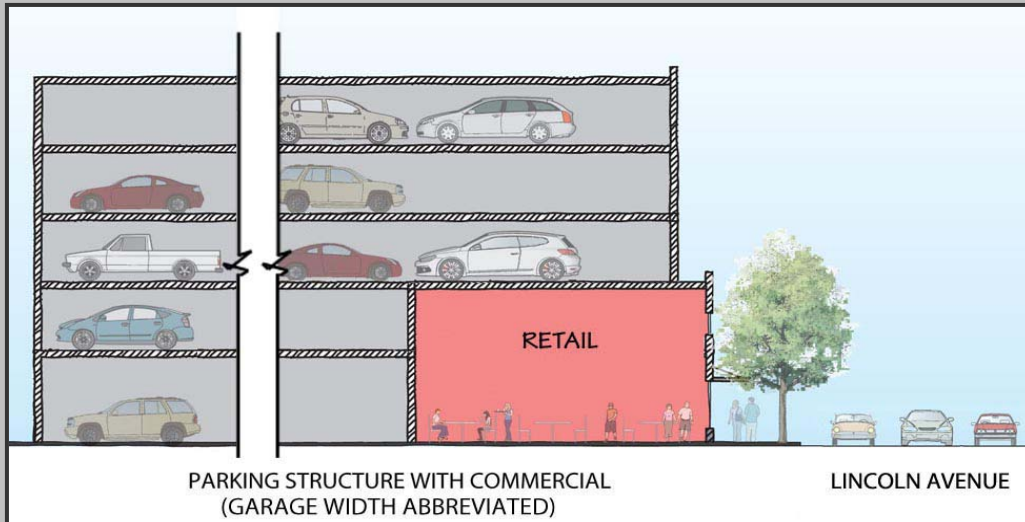


Goal 4: Supply adequate parking for new housing and businesses while encouraging transit use, walking and bicycling.



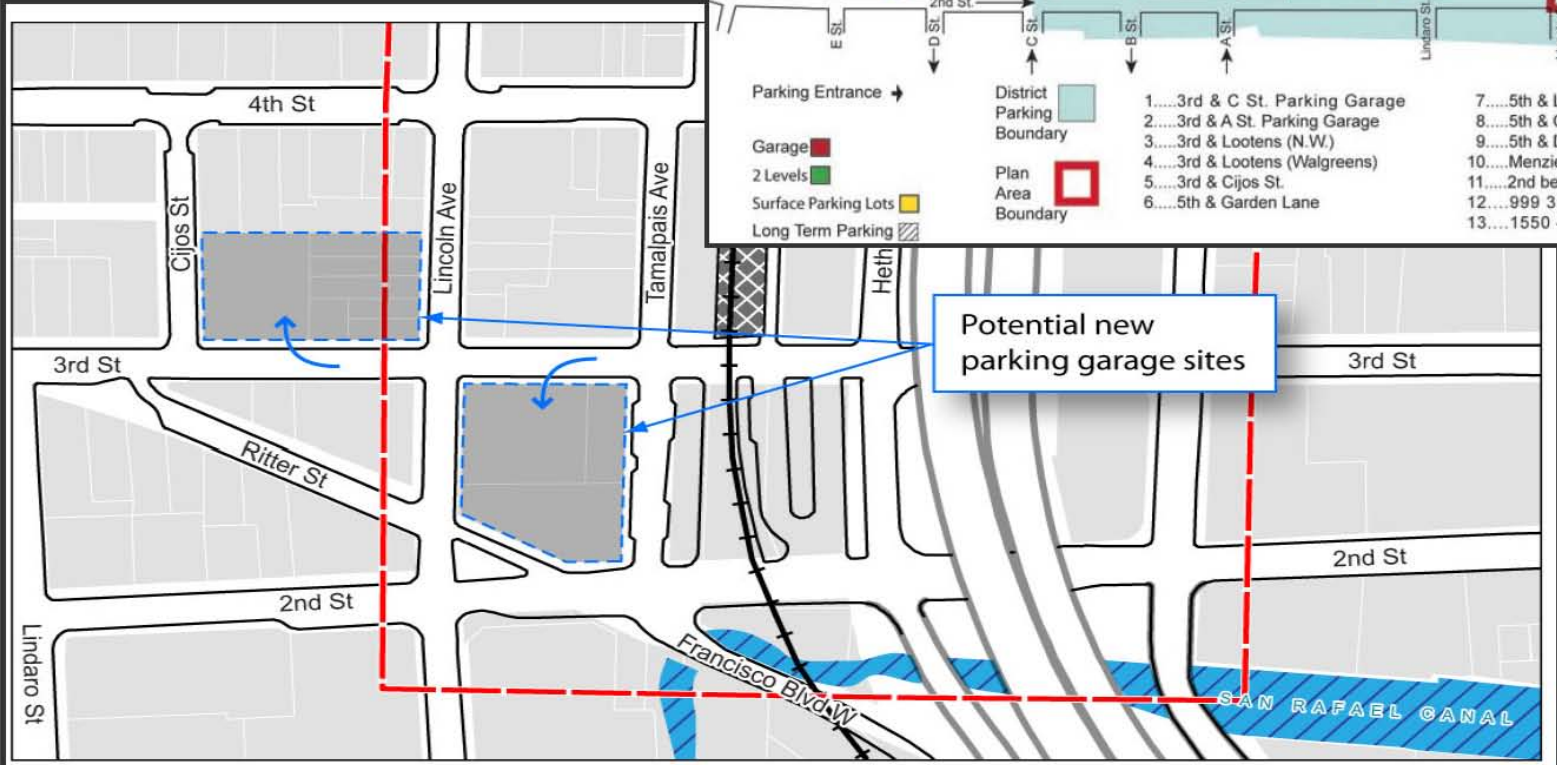
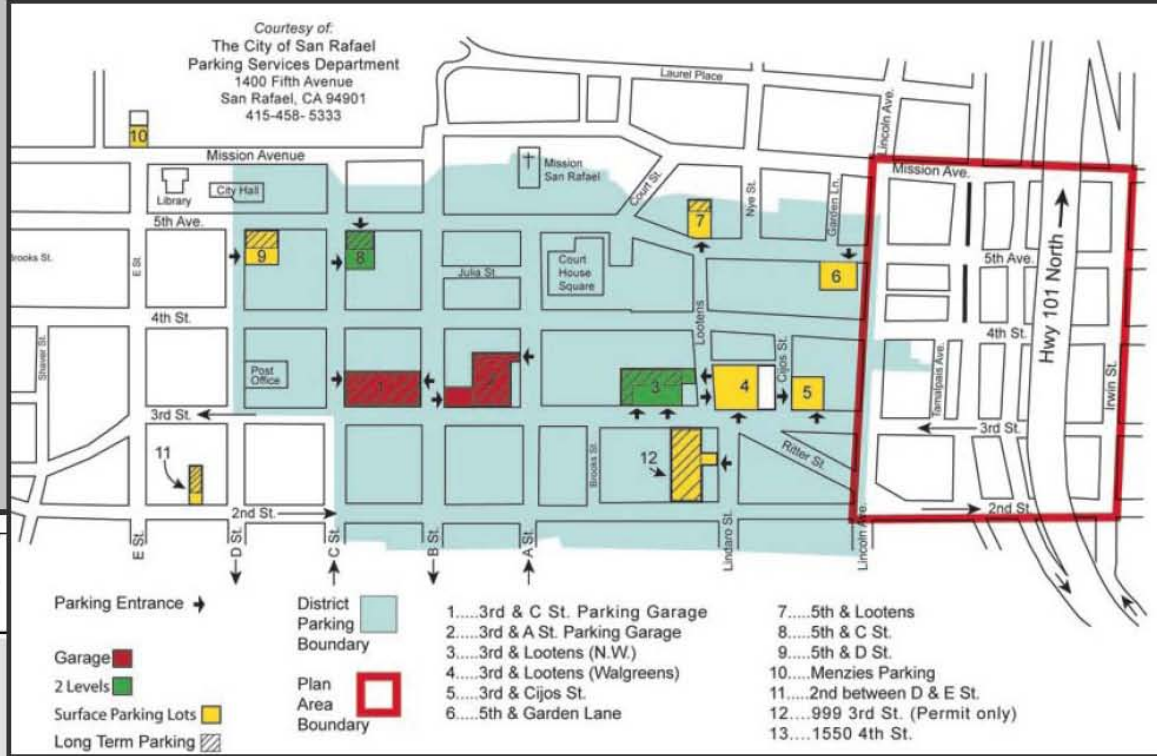
- *Reduce parking requirements & encourage efficient use of privately owned parking spaces.*
- *Strategies to manage public parking supply and demand.*
- *Car-sharing availability near transit stations.*





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

Courtesy of:
The City of San Rafael
Parking Services Department
1400 Fifth Avenue
San Rafael, CA 94901
415-458- 5333



Potential new parking garage sites

Potential Parking Garage Locations

SMART Station Plan Area



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

- Floor Area Ratio (FAR)
- Height
- Bettini Site



Floor Area Ratios in Downtown and Environs



NOTES: FAR for PQP 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.

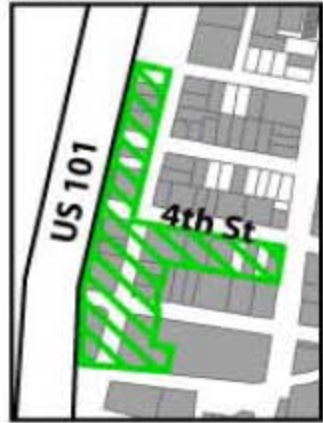


- Consistent Floor Area Ratio (FAR)

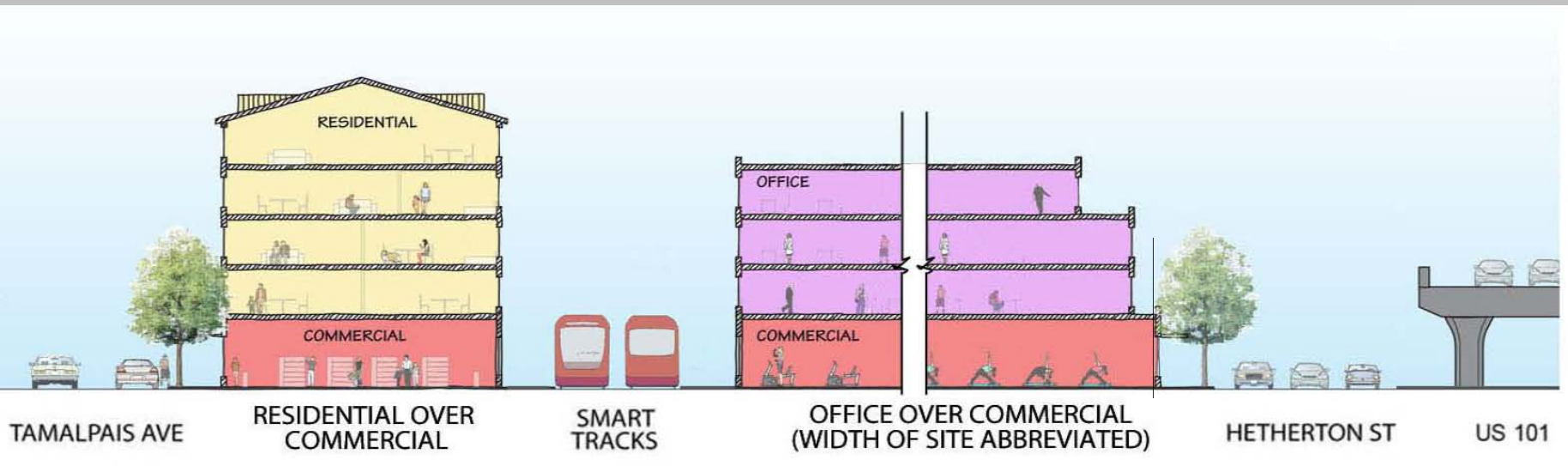
Building Height Limits in Downtown San Rafael

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'



▪ Consistent height



- Rezone Bettini site to 'Hetherton Office' (retail with ground floor)

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

- 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

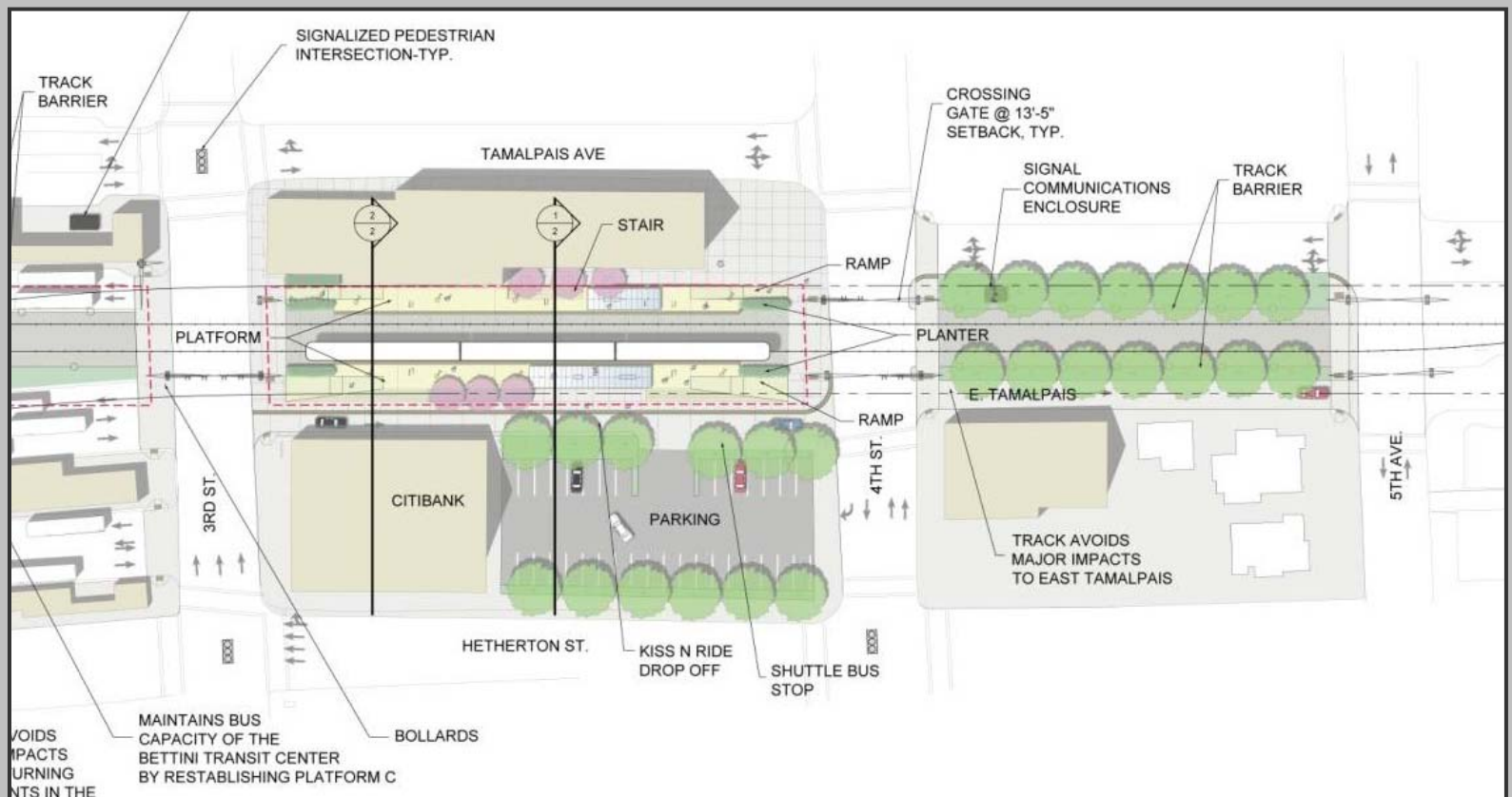


Opportunity Sites



Small Parcels

THE VISION: A vibrant gateway district with a strong sense of place.



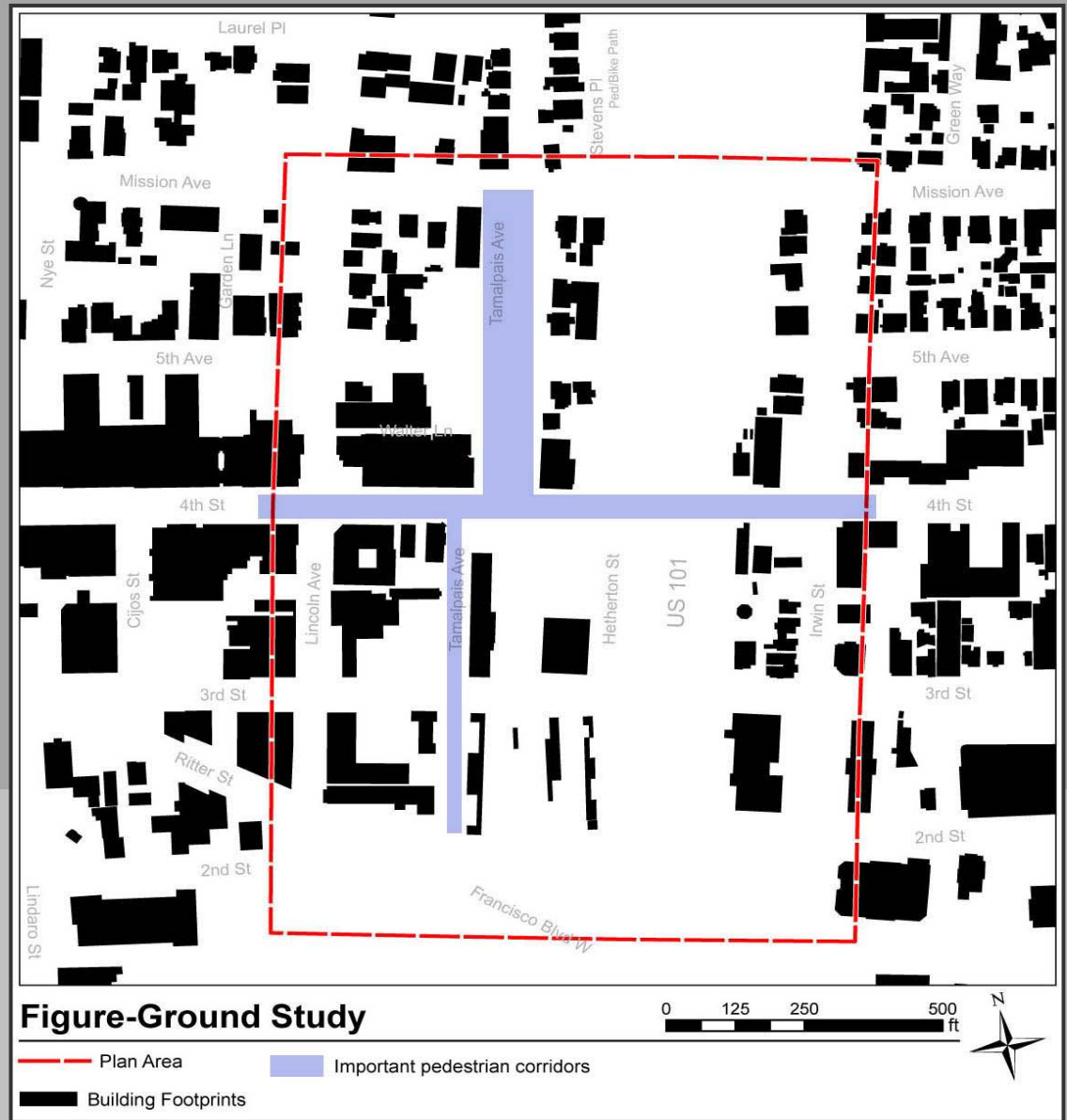
- *Unique buildings and uses.*

-- Like Whistlestop



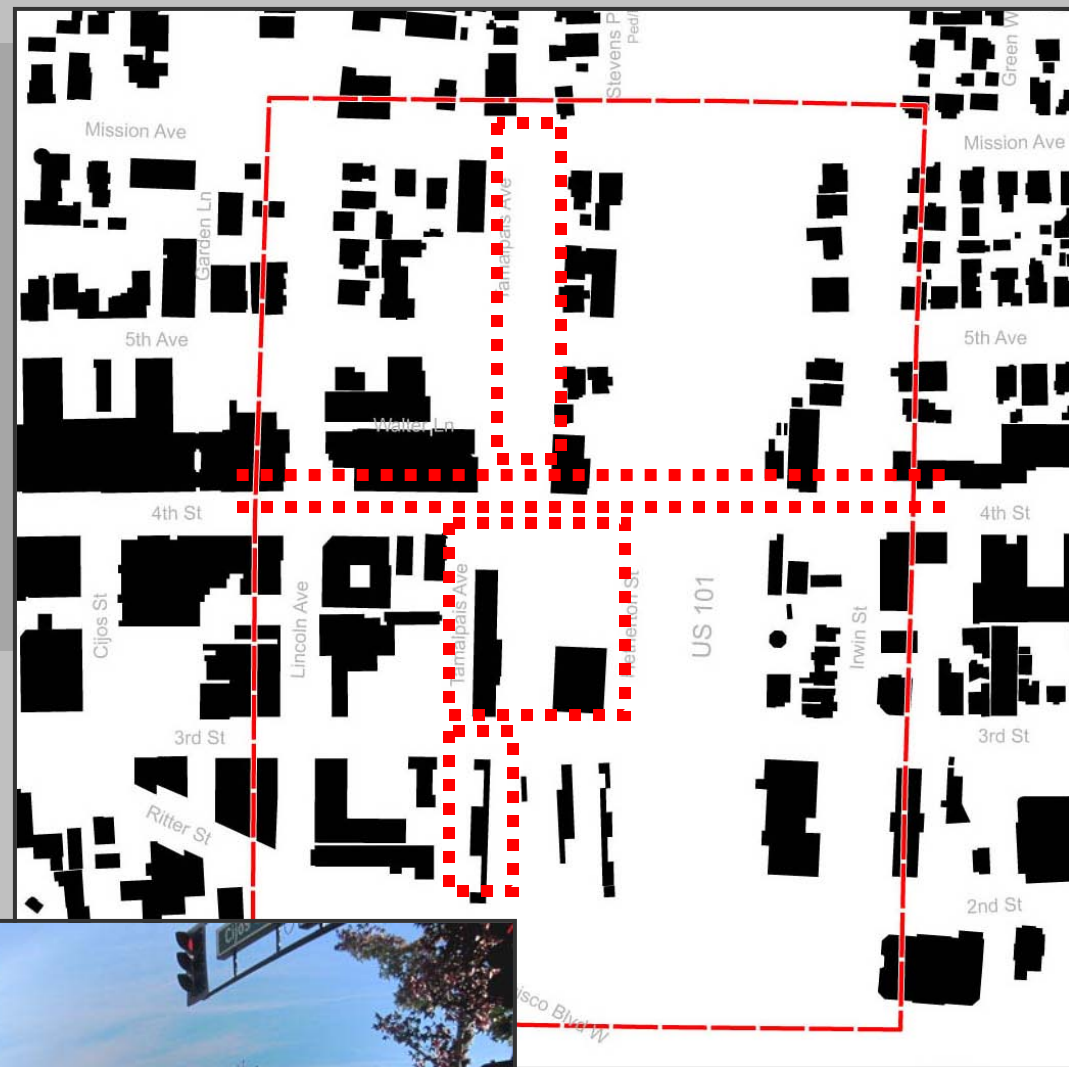
- *Unique streets and pathways.*

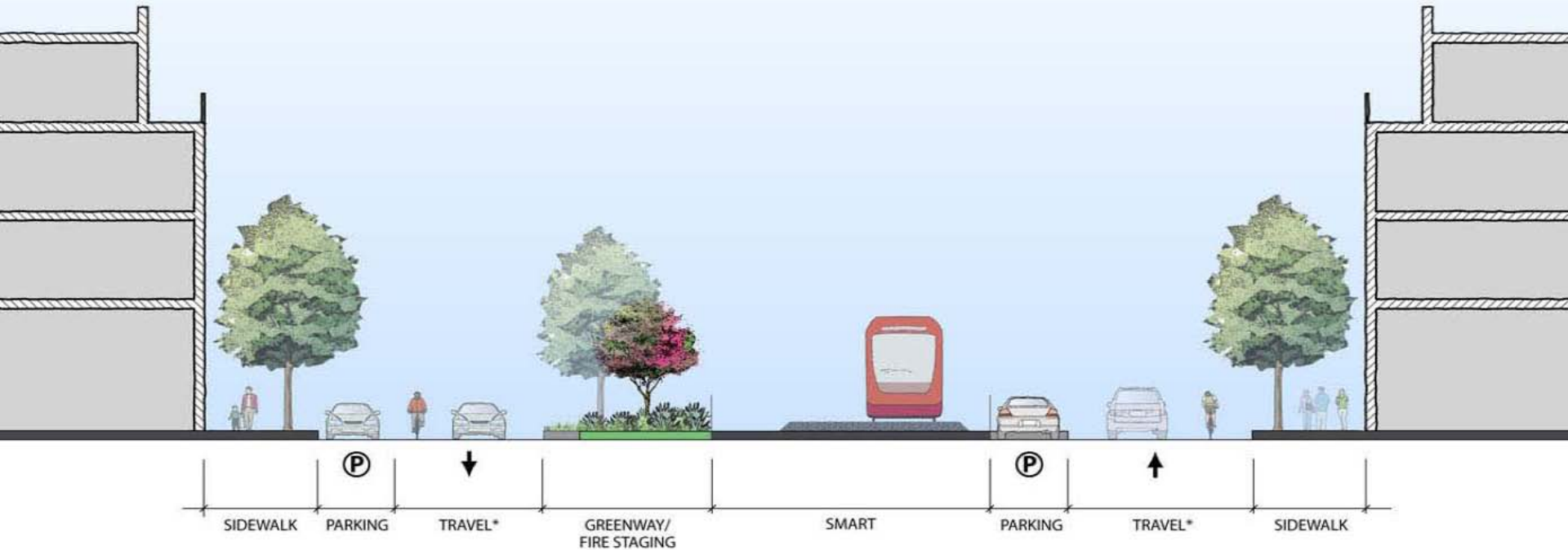
- Fourth Street (Lincoln to Irwin)
- Tamalpais Avenue (2nd to Mission)



■ *Defined spaces.*

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





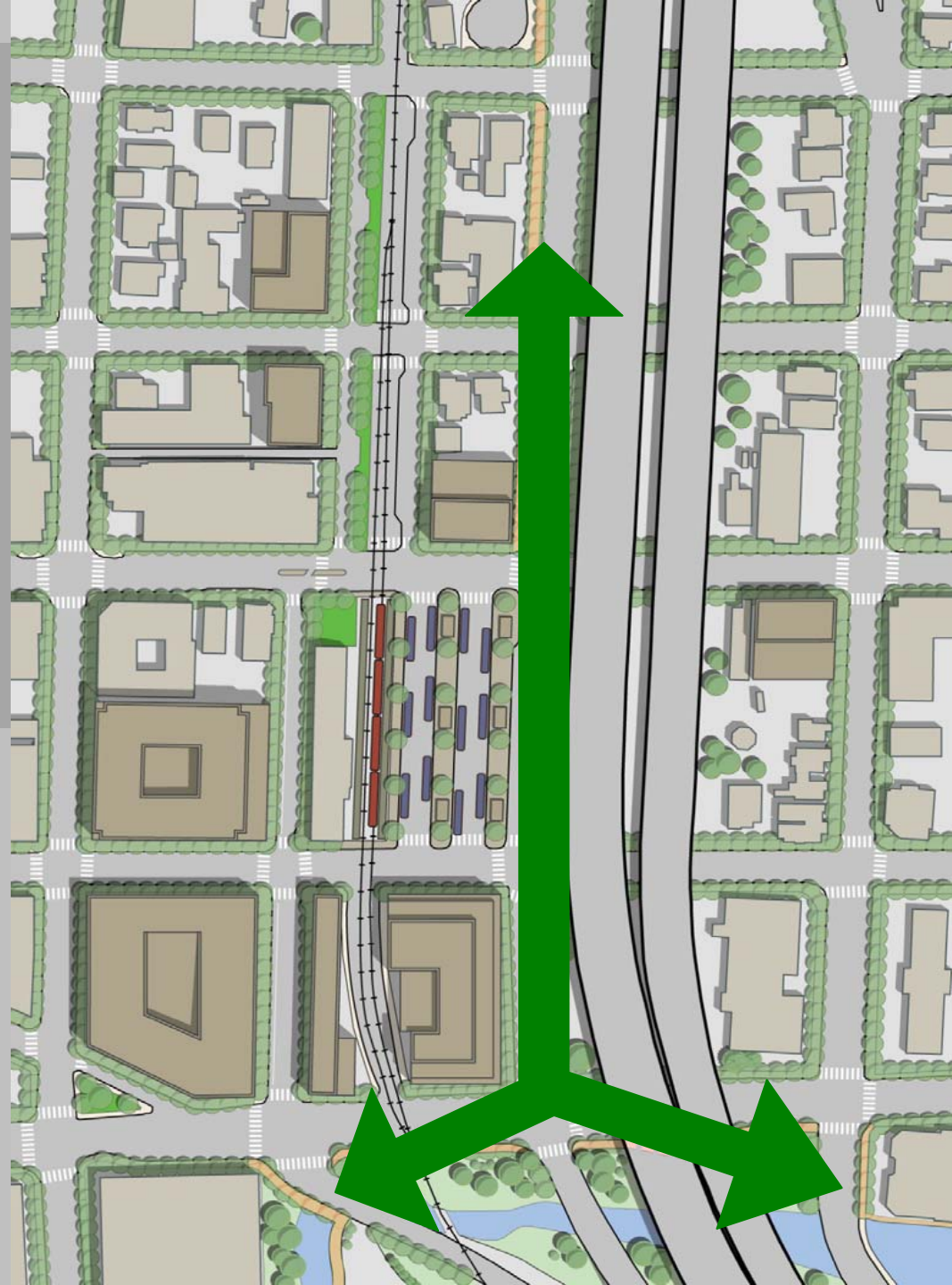
TAMALPAIS AVE

*SHARED LANE WITH CLASS-III BIKE ROUTE

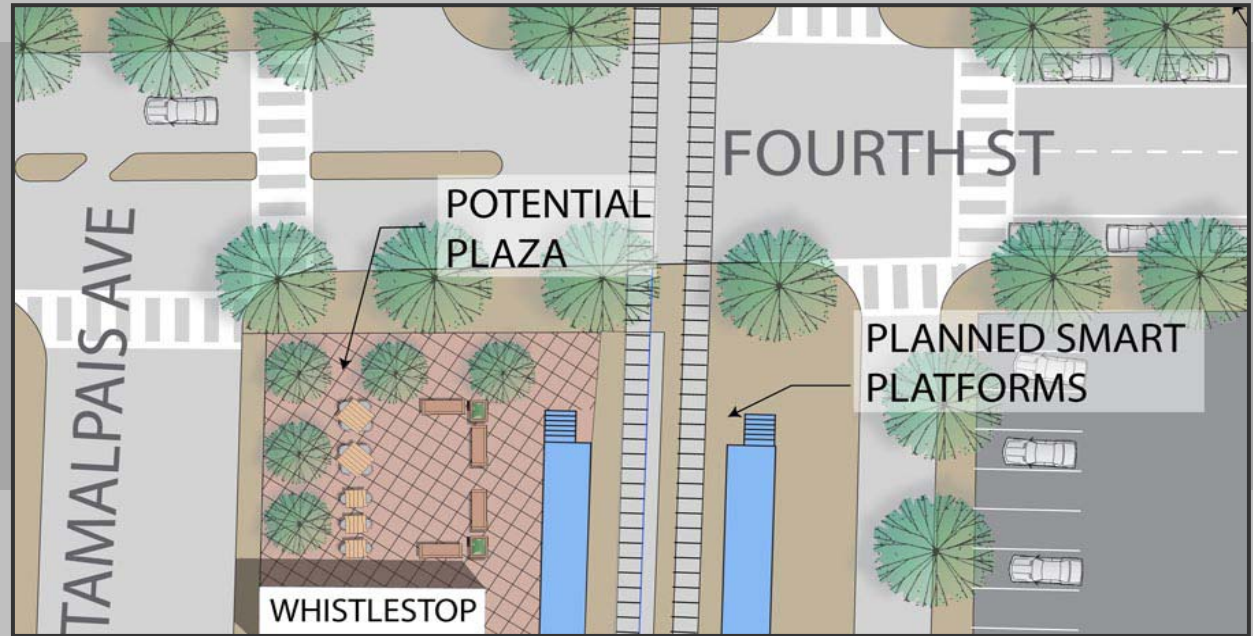


- ***Connection to nature.***

- 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

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



