

San Rafael Civic Center Station Area Plan Checklist for Review of Administrative Version

Date: Wednesday, March 14, 2012

To: Members of the Station Area Advisory Committee

From: City of San Rafael Staff and Consultant Team

Members of the Committee:

We appreciate all the time that you have put into developing this Plan so far, and look forward to hearing your thoughts on the document you recently received. We realize the document is 70 pages long and contains a number of detailed recommendations. Thus, to help make the most of your valuable time, we have prepared this “checklist” summarizing the key findings and recommendations of the plan on which we’d like to get your feedback.

The checklist has three columns for each general recommendation from the report. The first column describes the recommendation, and the relevant page numbers from the report. The second column asks you to indicate whether you generally agree with the recommendation or not. For those recommendations where you don’t agree, or aren’t sure, please use the third column to explain why. This will allow us to consider alternative recommendations or to include additional explanation, if needed in time for our April meeting.

We have provided this hard copy for your reference tonight, and Rebecca Woodbury will be e-mailing an electronic version. That way, you can either write your comments by hand in the hard copy we provided tonight, or type them into the electronic version (in MS Word format) that Rebecca will send out. Please complete your review and provide your comments to Rebecca Woodbury no later than noon on Friday, March 30. There are four ways you can turn in your comments:

1. Email: rebecca.woodbury@cityofsanrafael.org
2. Mail: Rebecca Woodbury
City Manager’s Office
PO Box 151560
San Rafael, CA 94915
3. Fax: (415) 459-2242 (Attention: Rebecca Woodbury)
4. Drop them off in person at: City Hall, Room 203 (Attention: Rebecca Woodbury)

Again, thank you for your time and dedication. We look forward to hearing from you.

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Name: _____

Recommendation	Do you agree with this recommendation?	If not or if you aren't sure, why?
Station Access and Connectivity (Chapter 3)		
Provide "Complete Streets" treatments throughout the Study Area, but particularly on Merrydale Road (both north and south of the tracks), Merrydale Overcrossing, and McInnis Parkway. <i>(pp. 16-18)</i>		
Complete the Promenade from Las Gallinas Avenue to North San Pedro Road, including recommended modifications on Merrydale Road. <i>(pp. 18-23)</i>		
Complete the sidewalk network, as shown in Figure 8 of the Plan. <i>(pp. 25-27)</i>		
Maintain and Improve the Walter Place Crossing. <i>(p. 25)</i>		
Construct new pedestrian crossing at the west end of the Station, connecting Merrydale Road across the tracks. <i>(p. 27)</i>		
Complete the Citywide Bicycle Network, as previously outlined in the Bicycle and Pedestrian Master Plan and illustrated on Figure 10 of the Station Area Plan. <i>(pp. 27-31)</i>		

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Recommendation	Do you agree with this recommendation?	If not or if you aren't sure, why?
Implement shuttle service to major activity centers in the Study Area. <i>(pp. 34-35)</i>		
Construct a transit hub with passenger amenities, such as benches, information kiosks, and helpful way-finding, to facilitate convenient transfers to buses and shuttles. <i>(p. 34)</i>		
Construct vehicular turnaround areas at the ends of Merrydale Road north and south of the tracks. <i>(p. 36)</i>		
Construct traffic improvements to support area growth, as previously identified in the General Plan 2020. <i>(pp. 36-38)</i>		
Parking (Chapter 4)		
Consider implementing a neighborhood residential parking permit program. <i>(p. 44)</i>		
To supplement the 130 parking spaces provided by SMART, consider additional supply at other locations in the area, as summarized on Figure 14 of the Plan, and coordinate with other jurisdictions to determine if other locations may also be suitable. <i>(pp. 44-47)</i>		

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Consider allowing reduced off-street parking requirements for new developments, if those developments can demonstrate that through incentives such as unbundling the cost of parking, use of shared parking, promoting carsharing, subsidizing transit passes, etc., they will not generate the need for as many spaces as would otherwise be required. <i>(p. 45)</i>		
Provide adequate bike parking at the Station, as described and proposed in the SMART project's EIR. <i>(p. 48)</i>		
Land Use and Urban Design (Chapter 5)		
Protect existing residential neighborhoods. <i>(p. 52)</i>		
Encourage multi-family residential uses within walking distance of the station. <i>(p. 52)</i>		
Encourage increases in residential density and commercial intensity in the immediate vicinity of the station. <i>(p. 52)</i>		
Allow limited retail in proximity to the station. <i>(p. 52)</i>		
Implement design guidelines to		

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ensure high quality design and compatibility with existing neighborhoods. <i>(p. 61-3)</i>		
Restore and enhance the area's natural resources (eg, creeks, wetlands, and hillsides). <i>(p. 60)</i>		
<p>East of US 101 Area Recommendations: <i>(p. 55)</i></p> <ul style="list-style-type: none"> • Increase office and retail FAR and residential density on the office/commercial properties. • Increase building height and density to allow 5 stories of residential/mixed-use on the level lots near the station. • Amend Planned Development (PD) zoning designations to allow residential uses. • Allow development of the Christmas Tree Lot at the same density as nearby lots, should the County seek to develop the site. • Implement design guidelines that address preservation of views, buffers from the single-family neighborhoods, sensitivity to creeks and wetlands, and support for an attractive pedestrian environment. 		

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<p>Redwood Highway Area Recommendations: <i>(p. 57-8)</i></p> <ul style="list-style-type: none"> • Increase retail FAR and residential density on the properties near the station (Public Storage and Marin Ventures). • Increase building height and density to allow 4 stories along Redwood Highway for residential development over ground floor retail. • Amend Planned Development (PD) zoning designations to allow a mix of residential and retail. • Implement design guidelines, particularly for the properties along Merrydale Road, that include height transitions, building articulation, and varied setbacks to help buffer the existing residential neighborhood from new development. 		
<p>Northgate Area Recommendations: <i>(p. 59)</i></p> <ul style="list-style-type: none"> • Increase FAR and residential density on the properties near the station (Northgate Storage and Northgate III). 		

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<ul style="list-style-type: none"> • Increase building height and density to allow 4 stories at Northgate III. • Increase building height and density to allow 5 stories of residential or mixed-use development at Northgate Mall. • Implement design guidelines to buffer existing single-family residential neighborhoods from taller development, and address setbacks and ground-floor uses that will create an engaging pedestrian environment. 		