

DATE: November 4, 2011
TO: Redevelopment Agency Citizens' Advisory Committee (CAC)
FROM: Rebecca Woodbury, Management Analyst
SUBJECT: Downtown Station Area Plan Update

Due to lack of substantive agenda items, the November 3 CAC meeting was cancelled. Instead, this memo will provide the update for Agenda Item #4, "Downtown Station Area Plan (SMART)."

Project management transition

As most of you probably know, Linda Jackson retired at the end of October after 22 years at the City of San Rafael. Stephanie Lovette will be taking over Linda's role as Project Manager for the Downtown Station Area Plan. Paul Jensen will provide overall oversight of the project including management of the project budget. Rebecca Woodbury will continue to provide project coordination.

Administrative draft plan

An administrative draft has been completed for the Downtown Station Area Plan. The multi-agency Joint Project Team has reviewed and submitted comments. A summary of their major questions is as follows:

- Parking
 - Revisit parking requirements (minimum reduction/maximum)?
 - Should there be more parking for commuters?
 - Residential parking permits – cost of enforcement is untenable
 - Limit enforcement to infractions called in by residents to police or local parking enforcement, within a limited permit district (e.g. Piedmont)?
 - Parking Demand Management – through pricing?
 - In-lieu fees for new garage?
 - Wayfinding signage for public parking?
 - Car Sharing?
 - Parking lifts (private – for residential garages in new development)?
- Third Street pedestrian crossing – what is the safest path of travel? What improvements need to be made?
 - Crosswalk countdown timer?
 - Agency coordination to make transfers?
- Connections to plan area – how do people get to/from Montecito, Canal, Lincoln-Hill, Corporate Center, etc.
- Whistlestop – Future use? Accessibility?
- Ground floor retail – only allowed on 4th and Lincoln? (Expand to West Tamalpais?)
- Potential zoning options for Transit District Area – how to streamline approvals?
- Extend height / FAR limits east of US 101?

The administrative draft has been provided to a subcommittee of the CAC, composed of Bill Carney, Bob Jackson, and Jane Winter. Over the next month they will review the draft and meet to discuss their comments. At the December CAC meeting, the subcommittee will report out to

the CAC with its assessment of the draft and a summary of their comments. After the CAC and JPT comments are incorporated, a draft plan will be available to the public for review.

Public review and agency presentations

The draft plan will undergo an extensive public review process providing ample time for the community to weigh in on the plan's recommendations. The draft plan will be made available online in December. The community will be invited to comment in a variety of ways: (1) take an online survey available on the City's website, (2) submit written comments by email or mail, (3) attend a CAC meeting and speaking during public comment time, or (4) attend the Planning Commission and/or Design Review Board meeting in January (exact dates to be announced) and speak during public comment time.

This process will also include presentations to the partner agency's boards, including Marin Transit, Golden Gate Bridge District, Sonoma Marin Area Rail Transit District, and Transportation Authority of Marin.

After the public review process and all comments are considered, the CAC may recommend a final plan to be accepted by the City Council. The final plan may be accepted by the City Council in February 2012.

Montecito Area Residents' Association Meeting (10/25)

Linda Jackson held a neighborhood meeting for the Montecito Area Residents' Association (MARA) on October 25. Ms. Jackson presented the recommendations related to the unified transit complex concept, Whistlestop plaza concept and access, Tamalpais Avenue reconfigurations ideas, improvements underneath the freeway, pedestrian and bicycle improvements, rezoning of Bettini site, height and FAR increases, and parking management strategies. The group expressed concern over height and FAR increases on the east side of the freeway. City staff will continue to keep this neighborhood group informed and invite them to review and comment on the draft plan once it is ready.

Draft Vision Statement

A revised draft vision statement has been attached to this memo for your review. Two new paragraphs are suggested to address the issues of wayfinding and parking. Please submit your comments via email.

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Attachments:

Revised Draft Vision Statement