

*Marinwood Village Collaborative*  
Meeting #1: September 10, 2008  
**Meeting Summary**

The first meeting of the Marinwood Village Collaborative was held at the Marin County Civic Center on September 10, 2008. In attendance were:

- ◆ Collaborative members, including Juliette Anthony, Peter Brandon, Dan Carraher, Brian Crawford, Cyane Dandridge, Walter Dods, Christine Gimmler, Dave Green, John Hammond, Andy Hyman, Curtis Krone, Geoff Mack, Frank Nelson, Joe Runco, and Steven Rule. Marge Magris was present as an advisor.
- ◆ District 1 Supervisor Susan Adams and Aide Rick Fraites
- ◆ County Staff Alex Hinds, Tom Lai, Leelee Thomas, David Rzepinski, Eric Steger
- ◆ Consultants David Early and Bruce Brubaker of Design, Community & Environment
- ◆ CalTrans representatives Beth Thomas and Keith Wayne

Not in attendance but invited to be members of the Collaborative were Cameron Case, Kathleen Gaines and Dave Mitchell.

Binders were distributed to the Collaborative with materials relevant to the Marinwood Village Planning Process, including a List of Meetings, a Collaborative Participant List, Collaborative Roles and Responsibilities, Board of Supervisors Resolution No. 2006-146, the consultants Scope of Work, Marinwood Village Guiding Principles and Illustrations, relevant policies from the Marin Countywide Plan, and an Agenda for this meeting.

Susan Adams opened the meeting and thanked all Collaborative members for being a part of the process.

1. **Introductions.** All attendees introduced themselves.
2. **Roles and Responsibilities.** The group discussed Roles and Responsibilities. Supervisor Adams explained that all Collaborative members' acceptance of the Roles and Responsibilities was in order to ensure an open exchange of ideas and feedback in the meetings and to keep the process moving briskly. Some Collaborative members expressed concern that the Roles and Responsibilities could be read to suggest that this is to be a closed process with no information back to the community. David Early clarified that this was not the intent, and pointed out that the Roles and Responsibilities clearly state the Collaborative members are expected to consult informally with community members. After discussion, it was resolved that information will be distributed to the community but that the Collaborative will close each meeting by agreeing on the nature and content of the information to be distributed. This is a clarification that will be added to the Roles and Responsibilities document.

One invitee, Frank Nelson, stated that he could not be a member of the Collaborative if he was required to agree to what he felt were the restrictive requirements of the Roles and Responsibilities. Several members expressed the hope that he would take some time to reconsider as he had played a large role in the process to date. He then left the meeting.

After Frank left, all other Meeting attendees agreed to abide by the Roles and Responsibilities (with the clarification mentioned above).

*Collaborative invitees that did not attend this Meeting will need to separately agree to the Roles and Responsibilities before attending the next Meeting. This includes Cameron Case, Kathleen Gaines, and Dave Mitchell.*

- 3. Planning Process Scope.** David Early presented the Planning Process scope of work. This includes an ALTA survey (which is underway), a Traffic and Parking study, as well as six Collaborative meetings and two community meetings.

A suggestion was made to include the block wall at Casa Marinwood in the survey.

Slight changes have been made to the written scope since it was originally drafted, and some Collaborative members thought all of the detail in it may be confusing. Therefore, DC&E agreed to create an updated summary scope that will be made public.

- 4. Concept Plan and Countywide Plan review.** Bruce Brubaker presented the guiding principles and concept site plan to the Collaborative. These were accepted by the Board of Supervisors in September 2006.

Alex Hinds then discussed relevant polices from the recently adopted Countywide Plan. This included a discussion of the Housing Overlay Designation. He made the point that Marinwood Village will be a pilot program so we have the opportunity to explore different approaches to addressing affordability.

A question was raised about whether securing funding will slow the project down and Alex thought that it would not necessarily slow it down, and that other issues (such as hazardous materials cleanup) will more likely affect progress.

- 5. Project Status Review.** Peter Brandon gave a brief summary of what has been occurring with the project. Contamination related to the dry cleaner on the site has been discovered, and it has also emerged that the level of clean up of the former gas station on the site is not completely clear. Trammel Crow has been negotiating with the Hoytts for the property and has entered into a purchase agreement which allows Trammel Crow to manage site clean up but which requires Jerry Hoytt to pay clean up costs. Trammel Crow will not take possession of the site until the clean up is complete and the necessary land use entitlements have been secured.

Trammel Crow is now coordinating review of the cleanup plan and researching the gas station cleanup to ensure it meets residential standards. There will be a public version of the cleanup plan released soon, and this will be posted online when it is available.

Peter has engaged Form 4 Architects to do site planning, he is coordinating design work with DC&E and he intends to bring preliminary designs to the next Collaborative meeting for review.

Several Collaborative members asked questions about the timing of the project. Alex and David clarified that the Collaborative planning process has a non-negotiable end point of February 2009 due to Caltrans funding requirements. After the current Collaborative planning process is complete, the project will have to go through the standard County entitlement review process. Depending on environmental issues and whether litigation occurs, entitlements could take 12 to 24 months. Peter made the point that market conditions will also affect timing of the project, and he said that most people in the real estate development and finance industry expect that 2011 will likely be the earliest that market will recover enough to build houses.

6. **Next Meetings.** Included in the packet was a list of Collaborative and Community Meetings, with set dates. The Collaborative accepted these dates.

There was some discussion about whether or not it would be advisable to hold Community Workshop #2 on December 17, as currently scheduled. Some thought this was too close to the holidays. Agreement was to continue with this schedule and revisit the Community Meeting #2 date when we get closer, with the possibility of rescheduling to January 7, 2009.

The location for Collaborative meetings was also discussed. Desire is to have them closer to Marinwood. Christine Gimmler will coordinate the next meeting location.

7. **Key Issues Discussion.** David Early led a brief Issues discussion. Issues raised by the Collaborative include:

- ◆ Intermixing of affordable housing
- ◆ More palatable project to some if affordable units are less lavish than market rate
- ◆ Green/sustainable building principles important – windmill, LEED rating, solar, bike/ped access
- ◆ Consider the Dixie School District bus yard – Marinwood Ave needs to accommodate busses, District may be interested in relocating
- ◆ Marketability of the market rate houses mixed with affordable is a concern
- ◆ Oakview project impact on traffic is a concern
- ◆ Consider Bus transit options / changes as part of the planning process
- ◆ Consider Miller Creek Road traffic to Lucas Valley Road
- ◆ Marinwood Ave will be a cul-de-sac – consider escape route out in emergency

- ◆ Some have heard that 100 units are not acceptable – others say if guiding principles are followed it could work
- ◆ 50% affordable housing concern for some – description of who qualifies for workforce housing may be important
- ◆ Control and management of affordable units will be important
- ◆ Adequate parking should be provided
- ◆ Traffic flow needs to be planned for
- ◆ Project should look good
- ◆ Affordable housing an easier sell if called “workforce housing” rather than affordable – 50% may be okay

Meeting adjourned at shortly after 6:00. The Collaborative agreed that all information from the packet (after revisions to the Planning Process Scope) should be made public, along with a meeting summary. DC&E was charged with providing these materials to the County for distribution via email and website.

- Bruce Brubaker