

# San Quentin Reuse Planning Committee Minutes

Wednesday, February 12, 2003

San Rafael Corporate Center

## Committee Members Present:

Alex Amoroso  
Al Boro  
Steve Kinsey  
Larry Lanctot  
Dana Miller

Jessuina Perez-Teran  
Annette Rose  
Stephen Roulac  
Bill White

## Staff and Consultants Present:

Kristin Drumm Collins, Marin County CDA  
Dan Dawson, Marin County CDA  
Michele Rodriguez, Marin County CDA

Laura Hall, Fisher & Hall Urban Design  
Lois Fisher, Fisher & Hall Urban Design

## Minutes of November 13, 2002 Meeting

The minutes from November 13, 2002 were reviewed and accepted.

## Where Do We Go From Here?

Staff explained the remainder of the process. Tonight, the committee will be taking input from the vision event along with information gleaned from previous meetings and brainstorming on scenario alternatives and reuse concepts for further consideration. The March meeting will focus on refining the reuse concepts which staff will then take and develop written recommendations. The consultant will assist in this process and produce scenario graphics reflective of the committee's deliberations to work towards a preferred scenario. The committee will review the recommendations and graphics and make any final refinements at the April meeting. May and June will involve presenting the recommendations to the Countywide Planning Agency, Planning Commission, and Board of Supervisors at which point they will be folded into the Countywide Plan update.

## Visioning Workshop Summary Report

Staff distributed and discussed the Visioning Workshop Summary Report highlighting the key findings and themes. The results of the visual preference surveys and transect boards were also explained and how the dot voting on the visual displays was converted into preference cohorts.

It was noted that the draft Summary Report is posted on the website. Staff will accept comments on the draft Summary Report until February 26 at which time the document will be finalized.

## Questions:

- Will the presentation by Andres Duany be broadcast on local television stations? *Staff will need to check with the cinematographer to see if it is feasible.*

- Are there any public K-12 schools between 101 and San Quentin? *No, there are not. Depending on reuse scenarios, a school may be needed. There was a school at one time on the site.*
- Was there any attempt to try and develop an idea on what the thematic norms are from the mapping exercise? *Yes, that will be covered in the next agenda item.*

### **Options Brainstorming**

Laura Hall and Lois Fisher discussed the transect concept explaining how the human environment can be classified into one of six transect zones, ranging from open land (undeveloped) to a dense urban environment. The transect concept does not get into specific land uses per se but rather focuses on the varying degrees of intensity of development and its relationship to the community as a whole. A seventh classification is applied specifically to single-purpose districts, such as a civic center or performing arts facility.

Next, they presented two alternative scenario maps assigning transect regions to each area of the site. The scenarios were based on themes derived from the vision workshop outcomes. In addition to the strong support for housing and a transportation hub on the site, there was also interest in a progressive prisoner rehabilitation facility, civic buildings, a performing arts center, and retention of historic buildings. The scenarios attempt to represent the various themes in differing ways. Both alternatives feature a ferry building and rail line while Alternative B is more intensively developed than Alternative A. Both alternatives have civic spaces throughout with Alternative B having a pedestrian-only area.

The intent of these alternatives is to generate discussion of options, refine into new alternatives, and eventually arrive at a composite schematic diagram and principles over the next two months.

### **Comments:**

- Save one cellblock at a minimum, but we probably don't need to keep all three.
- The historical integrity of the site should be retained somewhat, although there is an ominous feeling that the cell blocks bring.
- The transportation hub seems to be in a more efficient location on Alternative A than B.
- Encourage the restoration of species from Corte Madera creek.
- The Larkspur General Plan calls for saving open space on the ridges. The development needs to be consistent with the Larkspur General Plan.
- The site should contain housing and an oceanographic focused university.
- The ferry and rail hub should not be separate.

- The traffic on Sir Francis Drake is at an unacceptable magnitude and there are no plans to widen it further. This constraint must be factored in.
- It should be developed as a world-class site near the water. Any use should enhance and utilize the water aspect of the site.
- What are the densities of the transects? *There isn't an absolute density for each of the transects because open areas such as parks and plazas also need to be factored in for each of the zones. However, density is generally as follows: T-1 is open space; T-2 is 0.5 units/acre; T-3 is 1-3 units/acre; T-4 is 4-16 units/acre; T-5 is 17-50 units/acre; and T-6 is 50-100 units/acre.*
- We need to determine the general direction we're going. Should we meet Andres Duany's challenge, have minimum development, or a mixture of both looking at carrying capacity? We need to figure out which one we want before we decide on a concept. If we're going to do Duany's challenge, there must be a great public space. What is going to be the role of the automobile? How will people arrive on site? If cars are not permitted on site, are there sites where cars can part to support a shuttle? Do we want to encourage office uses? The site can certainly accommodate housing.
- Affordable housing minimum should be 40%, 50% preferred.
- The housing should be for all people, not just county employees or emergency service employees.
- Retain the character of San Quentin Village with some type of cul-de-sac. Preserve some of the historic buildings. The plan must identify several access points.
- The ridge areas should be maintained as open space to maintain a community separator. For housing, a certain percentage needs to be set aside as affordable, somewhere along the lines of 40%. Offsite improvements will be needed on Sir Francis Drake and nearby highway interchanges. Energy use/resource consumption balance needs to be a guiding principle.
- I like higher densities (T6)
- Use the site for what's lacking, not open space. Do include some open areas, but mostly use space for mixed use and affordable housing.
- Include a University.
- The cellblocks are a familiar landmark. We need to address infrastructure improvements. Child care should also be addressed, especially at transit centers. Make sure to maintain entry level and rental housing for families.
- Look at constrained cultural sites throughout the world such as the Getty Museum (limited vehicle access) and Venice (you can only get there by boat).

- Don't make it too easy for automobiles. Remember what Duany said: "Marin is such a remarkable place, people will do anything to live here." European-style plazas are a draw in and of themselves and will bring people in.
- There is not good connectivity between the open space on the ridge and the shoreline.
- What ultimate population is being envisioned out there?
- This should be a model of a humane, ethical, and humanitarian use.
- Use stackable and automated parking.
- Provide affordable housing for the disabled with universal design.
- There should be low-density development on the site.
- Existing buildings could be used as institutional uses by maintaining the facade.
- Improve the transit infrastructure: Greenbrae interchange, make improvements not to emphasis car use but to get people through county.
- Don't include huge parking lots/structures because we should encourage alternatives to the automobile.
- The higher the percent of affordable housing the better.
- Include active recreation: maritime use.
- Make sure and recognize the population numbers associated to transect; know intensity of development.
- Move more toward urban core at highest density versus spreading out.
- Recognize that if we increase density here, that adjacent areas will increase their densities as well.

### **Next Steps**

Staff will bring a contextual map of site and its relationship to its surroundings including San Rafael and Larkspur's General Plan designations and zoning, Bay Trail alignments, roadways, entrances, and the existing ferry terminal.

Next Meeting: 6:00, Wednesday, March 12, 2003, San Rafael Corporate Center.