

San Quentin Reuse Planning Committee Minutes

Wednesday, March 13, 2002

Marin Community Foundation Board Room

Committee Members Present:

Alex Amoroso
Al Boro
John Dupar
Paula Gutierrez
Steve Kinsey

Larry Lanctot (6:45)
Dana Miller
Annette Rose
Jessuina Perez-Teran
Bill White (6:25)

Committee Members Absent:

Huey Johnson
Phil Frank

Stephen Roulac
Sim Van der Ryn

Staff and Consultants Present:

Kristin Collins, Marin County CDA
Dan Dawson, Marin County CDA

Dan Potash, DVP Associates
Michele Rodriguez, Marin County CDA

Process Timeline and Outcomes

Staff presented a proposed process timeline and topic schedule which assumed monthly meetings, excluding August, through early 2003. The following comments or questions were raised:

- When will schools be discussed? (July)
- The transportation meeting needs to include a large intersection analysis and existing conditions/projections on the 580/101 interchange, Greenbrae interchange, and 580/Drake.
- A business perspective needs to be included in the prison operations discussion.
- Economic analysis and how improvements can be funded should be included in the process.

The State as Property Owner

A presentation was made on how the State handles properties that are no longer needed by the agency using the property. While some properties may be surplus by a separate act of the legislature, nearly all property surplus actions go through the following process:

- Around July 1 of each year the Department of General Services (DGS) requests State agencies to report any surplus property by September 1.
- The properties identified for surplus are included in a report to the legislature.

- Around the first of the year, DGS finds a legislator to sponsor the Annual Omnibus Surplus Bill which works its way through the legislature, usually signed by the Governor in September and taking effect the following January. Controversial properties are usually amended out to avoid bogging the whole bill down.
- Once the surplus bill is signed into law, DGS either conducts or contracts out for appraisals on the properties.
- Each property is then offered to other State agencies who have 60 days to respond and identify a means of paying for the property. It is relatively rare that a surplus property and an agency who needs the same property arises concurrently.
- If no State agency requests the property, it is offered to local governments under the same time limits and conditions as for State agencies. There are some exceptions such as for parks or low-income housing where a local agency may acquire a property for less than market rate.
- If a property is not requested by a local agency, a marketing strategy is developed with a decision made to sell the property as-is or attempt to enhance its value through the entitlement process. The property is then marketed to the general public and may be sold through sealed bid, public auction, listing through a broker, or Request For Proposal process.
- Bids/proposals are then evaluated for the greatest probable net return to the State.
- The purchase agreement is executed and a due-diligence period commences, at the end of which escrow commences.
- Once escrow closes and the transaction is completed, DGS receives reimbursement for all costs related to the management and sale of the property and the remaining funds go into the General Fund unless otherwise provided for by law.

While the State does seek to maximize the return from the sale of its properties, it also recognizes that a greater good may be achieved by selling for less than a property's market value, such as affordable housing or parks as noted above.

San Quentin and the Community

Presentations were made by Jan Vazquez, Community Development Director for the City of Larkspur and Bob Brown, Community Development Director for the City of San Rafael on land use and development potential on sites adjacent to the prison.

Larkspur

Larkspur currently has several active proposals for properties west of the prison, none of which have received approvals from the City. Immediately to the west is the Monahan Pacific project comprising two parcels which are coterminous with the western boundary of the prison property. The front parcel, which is closest

to East Sir Francis Drake, is proposed for 23 market-rate residential units. The back parcel is slated for 24 affordable units. The Handloggers site, also immediately west of the prison property at East Sir Francis Drake is proposed to have a new office structure built to replace the existing structure, having a similar footprint and size.

For the next westerly properties, the City is looking at various options for Miwok Park, dedicated to the City in the 1970's but never opened to the public because of access issues. It is at the top of the ridge and features a small lake and commanding views of Mt. Tamalpais and lower Ross Valley. Additionally, the 10-acre Sanitary District 1 property has been optioned to a developer who is proposing a 150 room hotel, a 100,000 square foot office building, and seven single-family residential units.

San Rafael

East San Rafael is almost exclusively industrially-zoned and has significant limitations on future development because of traffic constraints, especially on the north side of I-580. This also results in no opportunity to provide resident-serving commercial for San Quentin Village residents. There is an ongoing proposal to provide a cross-freeway connector between Andersen Drive and East Francisco/Kerner to relieve congestion at the Bellam interchange, but there is no funding available for this project and it is unlikely that revenues from additional development in the area would cover the costs. As a result, several parcels remain vacant. The area around Home Depot presents additional challenges as it is the site of the former prison landfill.

The northwest portion of the prison property borders on land owned by Central Marin Sanitation Agency. The agency's operations are conducted on the lower portion of the property between Andersen Drive and the freeway while the upslope portion south of Andersen Drive is undeveloped. The City has designated the upslope portion as Parks and Open Space. The City has been working to complete the final segment of the Bay Trail running from the Marin Rod and Gun Club up to the Canal.

Comments

- There should be connectivity through the entire peninsula between the prison site, the industrial areas in San Rafael, and Larkspur Landing.
- There is a child care center at Larkspur Landing – it would be good to provide connectivity to this as well.
- Recreational uses need to be accommodated at the shoreline.
- It is likely that a Bay Trail segment will need to be accommodated through the site.

- BCDC has been supportive of ferry and other water-related uses and activities.
- What are the effects of the proposed wildlife refuges? (The site is not within the study area, but the Corte Madera marsh across the channel is included in some options)
- The State has indicated that transportation funds that would not otherwise be available may be obtained to construct offsite projects when related to development of a State-owned property. One example is Highway 237 improvements being partially funded as a result of the Agnews development.
- Look at other examples of large-scale projects, such as Sydney Harbor.
- Is this going to be a re-creation of Larkspur Landing, which is struggling?

Public Comment

- Traffic in this area is already like a clogged drain; how can focusing additional trips here by creating a transit hub help?
- Is economic analysis planned as part of the discussion? (Economic impacts and viability will be looked at as we go along while a detailed economic analysis would be a component of the draft recommendations).

Next Meeting

Wednesday, April 10, 2002, San Rafael Corporate Center