

**MARIN COUNTYWIDE PLAN UPDATE  
2000-2004  
Alex Hinds, Director**



**Draft**  
**SAN QUENTIN VISION SUMMARY**  
**Help Plan The Future Reuse Of San Quentin**

Saturday, January 11, 2003  
8:30 a.m. – 1:30 p.m.

San Rafael Community Center  
618 'B' Street  
San Rafael, CA



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## **I. INTRODUCTION**

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San Quentin State Prison has been a part of the Marin community since 1852. From its beginnings on the prison ship Waban, the facility has been expanded many times over the years to accommodate an increasing inmate population. Many of the structures on site are historically significant and feature interesting architectural details not found in modern prisons.

Because of the age of the buildings on site, maintenance of the facility is costly. Furthermore, the design of the main cellblocks is such that safety for correctional officers and inmates is of concern. In the last 20 years there have been proposals at the state level to alternately close the facility and expand or remodel to modern standards.

The County's land use regulations do not apply to State facilities and as long as the site remains a prison, the State may generally act as it sees fit with its lands. However, if the State were to close the prison, the property would come under the County's jurisdiction for any subsequent non-State use.

In light of the potential for the State to close the facility, the Board of Supervisors appointed the San Quentin Reuse Planning Committee to evaluate appropriate uses for the site should the State leave. The recommendations of this committee will be incorporated into the in-progress Marin Countywide Plan update.

The intent of this workshop was to find out what the public believed to be the best use of the site. Comments and preferences developed at the workshop will be folded into the planning committee's discussion in the coming months. Participants were also encouraged to attend the committee meetings, generally the second Wednesday of each month at the San Rafael Corporate Center.

While the closure of the prison is not expected to happen overnight, in light of the Countywide Plan update it is obvious that the County be proactive and have appropriate and visionary policies in place should that event occur.

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## II. WORKSHOP FORMAT

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Over 200 members of the public attended the workshop. As part of the Countywide Plan Update, this event was held to elicit from the community a vision of what San Quentin would be like in the future. The day was structured into three main components: self-guided informational stations and topic-specific input, a motivational presentation by the keynote speaker, and a visioning and visual preference exercise. Keynote speaker, Andres Duany, noted town planner and architect, successfully challenged the public to broaden their views and come up with inspired suggestions.

### Welcome, Introductions, and Process

The day's events began with a welcome address and introductions by Marin County Supervisor Steve Kinsey, followed by an outline of the event presented by the Community Development Agency Director Alex Hinds.

### Self-Guided Tours

Attendees were encouraged to participate in the six stations set up for the self-guided tours. Each station was staffed by resource experts versed in their area of expertise. The stations were for the following categories:

- A. Transportation and Circulation
- B. Historic Resources
- C. Housing
- D. Community Design
- E. Cultural, Recreational, and Social Opportunities
- F. Energy and Environmental Opportunities

At each of the stations, participants had a chance to familiarize themselves with the station topic, discuss issues and interests with the resource specialists, and have their comments and ideas recorded by staff.

### Keynote Presentation

Andres Duany, a noted community-design-based town planner challenged the audience to think beyond the usual planning and land-use dialogue to craft a truly world-class vision for the site.

### Imagining San Quentin of the Future

Participants were given crayons and a base map of the site. After having the facilitator take them to a point twenty years from now and walking them through the site, participants were then asked to draw what they envisioned through the visualization exercise on the map.

Lastly, participants used the one green and three blue dots in a visual preference survey. For the green dot, participants were presented with a transect, or continuum, of the built environment, ranging from a low-density rural village to dense cities. Pictures of examples were placed along the transect to allow the participants to select what they thought the appropriate community feel should be for a San Quentin of the future. As an alternate option, participants could place their green dot in a box titled "Keep San Quentin Open" if it was their desire to keep the prison in operation. It was also permissible to tear the dot in half and put part in the 'keep the prison' box and the other on the transect if their vision was for a blended use.

A separate display board with photographs was provided to place the three blue dots on specific themes or uses including a cultural center, transportation hub, housing, open space, recreation opportunities, etc. Participants could allocate their dots as they saw fit: if a particular use was of prime importance, they could put all three dots on that use if they so desired.

**III. KEY THEMES AND FINDINGS**

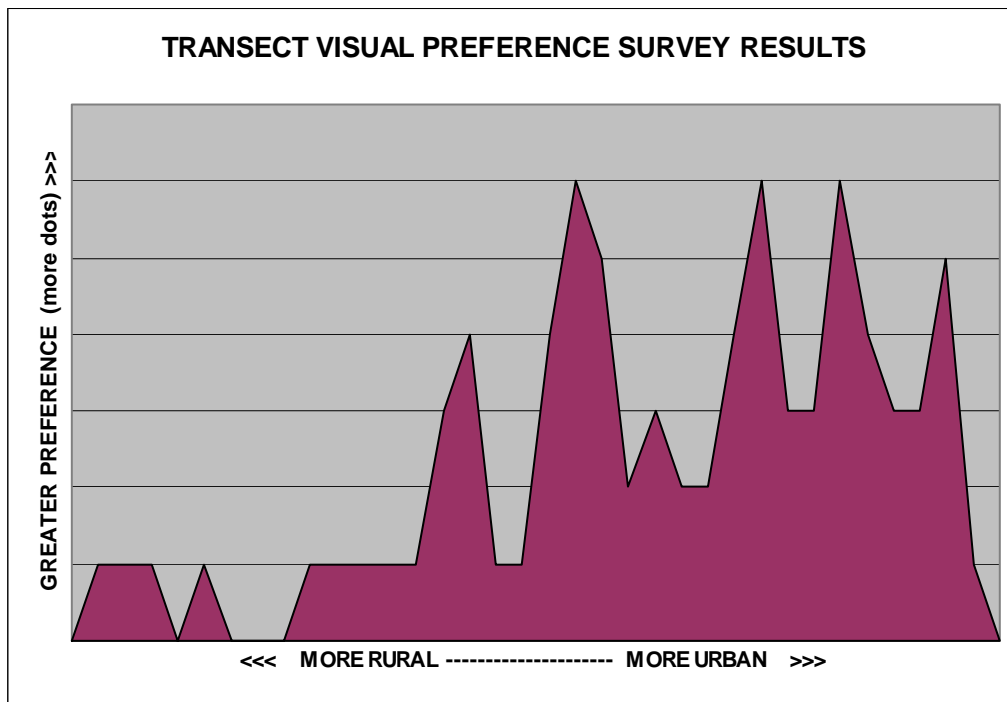
**Visual Preference Survey**

The visual preference exercises yielded a wide range of opinions on what the site should look like in the future. However, even with the diversity of opinion, some potential uses and community concepts were more popular than others.

Built Environment Transect

The transect board presented a range of community types, from a rural village to a dense, mixed-use urban environment. Participants were asked to identify what community type was preferable to them on the transect through a variety of images appropriate to that point on the transect. Keeping the prison was a separate but additional option.

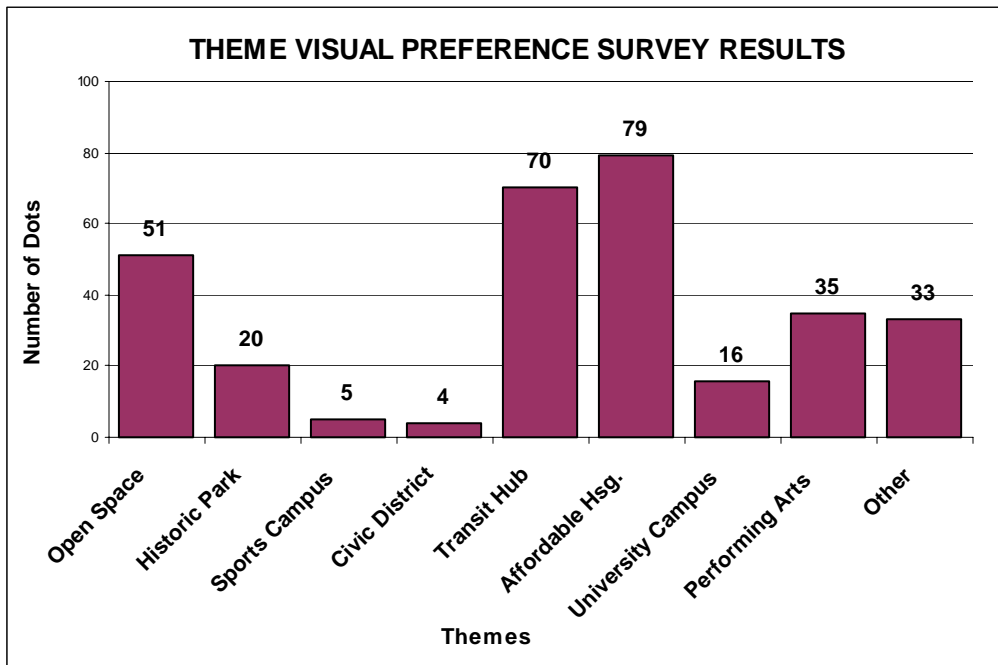
As indicated in the chart below, greater preference was given to a more urban community rather than a rural village. The three highest points on the chart are representative of places ranging from Palo Alto and Sonoma to Madrid, Paris, and South Park in San Francisco.



The chart above reflects 64 whole dots for completely reusing the site to varying degrees (no prison). An additional 23 half dots were placed on the transect board to indicate a desired level of reuse along with the other half dot indicating a desire to retain some prison function. Keeping a prison on site in its entirety (no reuse) received 19 dots.

District and/or Specific Use Preferences

Participants were given three dots to indicate their preferences on specific themes or uses. As indicated in the chart below, the greatest preference was to provide affordable housing, followed by a transit hub and open space. There also appears to be a strong interest in a performing arts facility and a historic park. There was less preference towards a university campus, sports campus, or civic district.



Under 'Other', a variety of uses collectively garnered 33 dots which include:

- Mixed community inclusive of the prison
- Campus for non-profit organizations
- Fine arts museum
- Resort and golf course
- Model sustainable community

A complete listing of all suggested uses mentioned under 'other special use' are in the appendix.

### Self-Guided Tour Stations

#### Circulation and Transportation

One significant theme emerging from the Vision workshop focused on traffic congestion. There was consensus that improvements need to be made to the existing roadway infrastructure to remedy poor traffic and safety conditions, which must be addressed before any additional development occurs at San Quentin. Specifically, roadway improvements are needed along the segment of Sir Francis Drake Boulevard adjacent to the prison, as well as at its intersections with Highways 101 and 580.

Development design also arose as a theme for reducing traffic congestion. The site should be designed as a multi-modal transportation hub with a ferry terminal and enhanced bicycle, pedestrian, and public transportation access. Limited on site parking should be provided. Parking structures, if included, should be centrally located at the transportation hub and at the perimeter of the site. Shuttles would be in available to bring people into the site's core. However, existing parking facilities adjacent to the site should be preserved while improved public access to the shoreline is needed. Overall, the design of the site should enhance and encourage alternative transportation modes and reduce auto dependency. The streets should be narrow in design with traffic calming features, and cul-de-sacs should be incorporated to minimize traffic through the main village.



One constant theme was that the East Gate should be closed to through traffic, and Main Street should be turned into a cul-de-sac to minimize traffic impacts. Access to and from San Quentin should only occur through the West Gate entrance. Only bicyclists and pedestrians should have through access.

While there was consensus that a ferry terminal is ideal for the area, differing opinions were offered whether the ferry terminal should remain at the Larkspur Landing site or be moved to the San Quentin site. Easy access to Highway 101 and traffic along Sir Francis Drake Boulevard were a few of the concerns that were raised.

Concerning the SMART rail line, proposed plans to extend the SMART rail line to San Quentin received both equal amounts of support and disapproval. Various feasibility issues were raised concerning high capital and maintenance costs, as well as existing problems with the roadway infrastructure. Several commented that the rail should connect to the Larkspur Landing site rather than to San Quentin.

### Community Design

There was a consensus among attendees that because this is a world-class site that the County can require that the site and building design and building materials be the best that architecture has to offer. The site will be viewed from several vantage points on land and water and that all these vantage points should be considered during the planning for the site. Most people felt that the site offered the opportunity for varying entries via boat, bicycle, train, pedestrian and least of all car and that all of these modes should be considered. They agreed that the site should include a variety of building densities and a mix of uses.

There were many people who felt that the prison should remain, but just as many people who felt that the prison should be removed altogether. Some said that this site should include an academic facility like a College, University or museum. Some said other social services should be provided like a health clinic, trauma center, childcare or non-profit campus for various agencies. In general, people agreed to retain the natural bay edge. Some said it was important to blend natural elements with the physical elements. Other popular ideas were to provide a park for the residents and an athletic arena.

### Culture, Recreation, and Social Resources

Several themes emerged at the San Quentin Vision workshop related to recreation, social issues and culture. Recreation themes included the suggested uses of the site for a park and for hiking and bicycle trails. Possible uses of the bayfront were suggested included windsurfing, boating, fishing and beach access. Providing amenities for these uses such as showers at the beach, as well as boat and bicycle rentals were suggested by numerous attendees.

In terms of social issues, the themes that emerged centered on education and social services. Many attendees suggested the incorporation of some type of educational center at the site ranging from a small environmental or historical center to a large university campus. Child care was viewed as a big need particularly to serve future housing or a future transportation hub.

Cultural themes centered on either historical or arts-based museums and on the concept of creating a community gathering place. Suggestions ranged from the creation of a community garden, and community center, to a concert hall, open air flea market or conference center.

### Energy and Environmental Opportunities

Energy efficient design was one of the themes for the future of San Quentin. One common suggestion was that all energy should be produced onsite. Energy sources such as wind, tidal power, and fuel cells need to be explored. There was a strong emphasis on solar energy including comments such as making passive and

active solar energy mandatory for all construction and having San Quentin become a solar village. Designing energy efficient homes utilizing trees to shade homes and green building techniques was also thought to be important. A few attendees stated that San Quentin should be a model of sustainability.

Community and school gardens are ways to help achieve a sustainable community. Water conservation, re-use, and harvesting were also major themes. Attendees suggested utilizing graywater for non-potable uses and irrigation, developing rainwater catchments, and constructing living machines to purify water. Landscaping needs to be drought-tolerant to conserve water and any new development should not increase water use in the County. Current water and sewer capacity should be maintained at current or lower levels.

Another popular idea was to preserve San Quentin for recreational access. There was strong consensus on protecting the Bay from a large marina development and maintaining access for kayaking, canoeing, small sail boating, swimming, and other passive recreational uses. Parking availability for passive uses was also voiced. Connecting pedestrian and bicycle access to the Bay Trail was also thought to be important.

Open space protection and restoration of San Quentin was also a key theme. Comments included protecting the open ridge areas, integrating open space into future development, restoring natural habitat and allowing for public enjoyment, and transforming the site into a bird sanctuary or a wildlife preserve. Another theme was to eliminate non-native species from the site and restore with native species in the open space areas. Other thoughts included the collaboration of State and Federal agencies to incorporate the site as a part of the Golden Gate National Recreation Area as a historic site similar to the Presidio. Protecting the natural state of the shoreline and shallow water habitats were also important. Other comments ranged from assessing the carrying capacity of dogs on the beach and enforcing dog rules to making the beach a dog a park. Finally, water quality improvements and toxic cleanup on the site were expressed ideas that help create an ecologically balanced San Quentin.

### Historic Resources

There was strong support for historic preservation at San Quentin. The degree to which historic preservation was important and what should be retained varied considerably however. Comments that emphasized less historic preservation focused primarily on the cost of rehabilitation and maintenance of the buildings, their low aesthetic value, and other pressing more pressing needs such as affordable housing and transportation.

General themes for preservation called for retention of the cell block complex, retaining one intact and reusing the others; keeping the core support buildings such as the old infirmary and dungeon; and the building containing the old sallyport. The village feel was also an important characteristic to retain for some which focuses on the two residential areas. Preservation interest also seemed to be more oriented toward exterior facades rather than interior features. The one exception to this was the strong desire to retain the series of murals in the dining hall, although some suggested that they could be moved to another location. Regardless of how many buildings are retained, several mentioned inclusion of a museum focused on the history of the site.

Retention of an example of the prison cells was a common interest although the desire to retain all the cell blocks in their current form was minimal: most wanted to reuse the cellblock buildings for other uses such as educational, cultural, and nonprofit institutions, similar to Fort Mason. Of those that wish the prison remain, the historic core was targeted for modernization and identified as a potential site for a university or other educational, cultural, or support program facility specifically for inmates.

There were limited calls for monuments or historic preservation targeted towards the death penalty issue or the current philosophy of correctional institutions. Some desired to create a historic park, similar to the Presidio or Alcatraz. In potential reuse of the site, there were calls to look at the former Agnews State Hospital and Hamilton as models.

## Housing

There was a strong cry for housing on the San Quentin site and in particular Affordable/workforce housing. People asked that the housing target workers such as county, city and teachers and others at similar income levels. A popular idea was to have a mix of low income, affordable and market rate housing. Many had the idea to use the market rate homes to finance affordable housing. There was a tendency away from single family homes and toward mixed use higher density housing. However, a few suggested leaving the site as open space with very few residential homes and little or no development. Many people asked for the housing and the design of it to resemble a European community where the buildings would be no more than 3-4 stories in height and would be made up of apartments or flats with office space or retail. Another common theme was to have outdoor common spaces within the residential areas. Some said these spaces could be private courtyards for residents while others said they could be for public use. All agreed that the housing should center around the green/courtyard areas. Other popular ideas for housing were for senior housing, student housing, disabled housing, volunteer housing and housing for singles. In general, people wanted housing that fosters the spirit of community, and that creates spaces/activities for families, singles and children to gather. Some thought that the historic buildings should be transformed into mixed uses with housing and that this new community could provide a model for social housing. Another common theme was to have an urban center within walking distance. This urban center would have a mixture of commercial uses, retail and office space.

Other ideas for the housing were cohousing and rowhousing like in San Francisco. People did not want tall buildings like what was created in Emeryville. Other ideas were to have the street designed in a grid like design, no cul-de sacs! There was also interested in having alleys and front porches. Others asked for a mix in sizes of housing from studios for singles to 3-4 bedrooms for families. A common theme was to integrate this new development in with open space area, in particular to preserve the waterfront and ridgeline areas. If homes were to be single family, people want the option to have a second unit and to have garages which are set back from the street. People were also very concerned that this housing would increase traffic on major nearby thoroughfares. To combat this people suggested having a range of transportation options which would be in walking distance of the urban center and residential areas.

## **Keynote Presentation**

Andres Duany talked extensively about the interconnectivity of different uses and activities. He noted that Marin had done an excellent job of protecting natural open spaces but much of its urban pattern is no different than the post-World War II suburban development elsewhere. He pointed out the disconnect that if one asks someone in a detached suburban neighborhood if they like their home and neighborhood, they generally say yes but if similar neighborhoods are proposed next to their own, there is usually opposition. He reflected on why, if the suburban model is so preferable, that more of it is not perceived as better and that the underlying challenge with the suburban model is that it cannot sustain itself.

Further distinctions were made between post-World War II suburban neighborhoods and commercial areas as opposed to traditional neighborhoods in that the suburban model, because everything is of the same age and design style, has its peak of popularity when it is new and gradually declines as newer and more modern neighborhoods emerge. The layout of these neighborhoods and commercial centers make it challenging to successfully reuse and adapt to meet modern needs. It becomes easier and less costly to build at the fringes than to revitalize these older neighborhoods and centers. The traditional neighborhood goes through similar cycles of popularity and decline but because the layout and structure of the community is more diverse and less compartmentalized, individual buildings may become out-of-date or run down, but it is easier to rehabilitate or replace them individually without disrupting the overall fabric of the neighborhood.

Mr. Duany also discussed that, while it is important to have natural open spaces, it is equally important to have human-designed open spaces. Natural open spaces provide essential habitat and the opportunity for humans to be one with nature, but public squares and other similar spaces provide the means for human interaction and dialogue. There are many examples of human-designed open spaces that are lively and attractive. He cited the Sausalito waterfront as an example of what would be considered environmentally

insensitive but its human scale, mixture of uses and activities, and open vistas to the water make it an exciting and desirable place to be.

Focusing on San Quentin, he noted that many suburban housing and shopping complexes require vast amounts of land primarily to park all of the cars and that when uses are compartmentalized in a suburban fashion, parking and the automobile end up dominating the community. Traditional neighborhood design doesn't deny that automobiles are an integral part of our society but that viable, livable communities focus more on human scale and interaction. It enables the sharing of parking, a reduced need for automobiles by providing most essential needs within walking distance, and greater community interaction through an emphasis on public open spaces.

He also noted that there are many examples of prison facilities existing in the middle of a city, including Paris. Using the San Francisco financial district as an example, he said that it occupies roughly the same land area as a suburban shopping mall but that the diversity and number of different uses make it a far more interesting and viable place than a single use surrounded by parking. He added that while the financial district density is probably not desirable for San Quentin, it does provide an excellent example of how a variety of uses can coexist and complement one another.

In closing, he challenged the group to create a world-class community and with the size of San Quentin it is possible to accommodate a multitude of interests including, natural open space, housing, transportation, public spaces, a historic park, and a prison.

**IV. APPENDIX – A. Agenda**

**Help Plan the Future Reuse of San Quentin**

**AGENDA**

Saturday, January 11, 2003 ♦ 8:30 A.M. – 1:30 P.M.

**SAN RAFAEL COMMUNITY CENTER**

618 “B” Street, San Rafael

**8:30 – 8:50 a.m. Registration**

**8:50 – 9:00 a.m. Welcome and Introductions**

- Steve Kinsey, Marin County District 4 Supervisor
- Alex Hinds, Marin County Community Development Agency Director

**9:00 - 10:15 a.m. Self-Guided Tours**

Walk about and visit work stations on six key subject areas. Talk with resource specialists and tell us what you would like to see at San Quentin.

Subject areas include:

- Transportation and Circulation
- Historic Resources
- Housing
- Community Design
- Cultural, Recreational, and Social Opportunities
- Energy and Environmental Opportunities

**10:15-11:25 a.m. Keynote Presentation – Andres Duany**

Noted architect and town planner, Andres Duany of Duany Plater-Zyberk will inform and challenge us to think outside the box regarding future possibilities at this unique site.

**11:25-11:45 a.m. Break/Snacks**

**11:45 – 1:15 p.m. Imagining San Quentin of the Future**

- What is your vision for the future of San Quentin?
- Express your views in our visual preference survey.

**1:15 – 1:30 p.m. Concluding Remarks/Next Steps**



American sign language interpreters and assistive listening devices may be requested by calling (415) 499-6172 (TDD) or (415) 499-6269 (voice) at least 72 hours in advance.

Para-transit is available by calling Whistlestop Wheels 415-454-0904. For the bus or bicycle route please contact (<http://www.transitinfo.org>) or 415-817-1717

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**IV. APPENDIX – B. Suggestions Identified Under Other Special Uses**

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The following were suggested as special uses as part of the visual preference survey:

- 30% of the housing should be accessible with the balance being universal design.
- Build a mixed-use community inclusive of the prison.
- Bilbao Guggenheim-type museum.
- Park, art, cultural, and educational facilities.
- Habitat restoration along the bay.
- Attractive townhouse development.
- Resort and golf course
- Community agriculture
- Everything from civic to performing arts (no wilderness).
- Transitional housing for inmates.
- Market-rate housing.
- Prison university with open space and public access.
- Non-profit campus.
- Sustainable community.
- Mixture of affordable, market-rate, and high density housing with a multimodal transit hub.
- Upgrade and reform the prison; integrate with new cultural/educational facilities.
- Rehabilitation University with extensive community involvement.

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**IV. APPENDIX – C. Vision for San Quentin 20 Years from Now**

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A bubble-board was provided for participants to add their own vision of what they saw San Quentin looking like 20 years from now.

- Presidio (2)
- St. Kilda and Melbourne, Australia
- Coyote Point Park
- Prison (6)
- Costa del Sol, pre-1950's
- Hamilton
- Charleston, SC; Savannah, GA; Battery Park, NY
- Malls, school, and lofts
- Tourist site
- European-style mixed-use community (5)
- Kingston, Ontario
- Costa Brava, Spain
- Copenhagen
- Park (2)

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## IV. APPENDIX – D. Self Guided Tour Station Summary Comments

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The comments below were captured at each of the stations from participants. Numbers in parentheses (2) after a comment indicate multiple instances of that comment.

### **Circulation and Transportation**

#### *Purpose:*

To discuss circulation and transportation issues into and out of the site as well as the surrounding areas.

#### *Issues:*

What transportation opportunities and constraints exist at San Quentin today?

How do people arrive and move around at the San Quentin of the future?

#### **Traffic Congestion**

- Sir Francis Drake Boulevard near the ferry terminal is already congested.
- Any development at the site must factor in both local and regional traffic levels, especially traffic from the East Bay. Traffic congestion is just going to continue to worsen, and San Quentin already generates a significant amount of traffic congestion.
- Extending the rail line to San Quentin will not solve traffic congestion.
- Development of a new village at San Quentin would create additional demands on the roadway infrastructure on Highways 101 and 580, as well as at the Highway 101 and Sir Francis Drake Blvd. interchange. The existing traffic congestion needs to be remedied before any new development occurs.
- The intersection of Highway 101 and Sir Francis Drake Blvd. needs to be widened to improve traffic flows, which is a significant constraint.
- Any new development at San Quentin should be designed to reduce auto dependency.
- Cars should be not allowed into San Quentin. Parking would be provided at the outskirts and people would take shuttles into the property. Exceptions would include delivery and safety vehicles.

#### **Roadway Conditions**

- Sight distance problems exist on East Sir Francis Drake Blvd. at Anderson Drive. This condition makes it dangerous to install a traffic light at this location. Another problem associated with this traffic light is the potential for traffic to queue on the 580 off ramp in the westbound direction from the traffic stopped at the light.
- In addition to sight distance problems, the vertical curve of the roadway is also a dangerous problem.
- Dangerous conditions exist on East Sir Francis Drake Blvd. where the road merges from two lanes down to one in each direction. The road should be widened to two lanes each direction. There should be a carpool lane each direction on Sir Francis Drake Boulevard if it is widened to four lanes.

#### **Roadways**

- To minimize traffic impacts on Main Street, the East Gate should be closed to through traffic and Main Street should be turned into a cul-de-sac. Only bicyclists and pedestrians should have through access.
- Use cul-de-sacs to minimize traffic through the village.
- Access to and from San Quentin should only occur through the West Gate entrance.
- Streets should be narrow with traffic calming features.

#### **Rail**

- The city of San Rafael is responsible for clearing the at-grade rail crossings that it paved over on Anderson Drive.
- Rail is capital intensive and expensive, with high maintenance costs. Also, it is inflexible and cannot easily be changed to accommodate changes in commute patterns.
- Rail should not be extended to San Quentin.



- The County should consider a magnetic levitation rail system for San Quentin.
- Connecting rail to the Larkspur Landing ferry terminal is a more practical option and should be a higher priority than connecting it to a new ferry terminal at San Quentin.
- Development for San Quentin should include a shuttle train or trolley that links San Quentin to Larkspur Landing and other destinations in Corte Madera and Larkspur. Another trolley should loop between San Rafael and San Quentin.
- Repairs and improvements to Highway 101 should include room for rail at the 101/580 transitions.
- Consider developing a monorail line from downtown San Rafael to San Quentin.
- Extend Amtrak or BART to San Quentin.
- Consider using steam trains instead of diesel engines, which are noisy and smelly.

### **Bay Trail**

- The Bay Trail should be expanded to travel along the shoreline and link to the existing paths near the ferry terminal and along San Pablo Bay in East San Rafael.

### **Multi Modal**

- The site has a potential to be a multi-modal destination, which should include a ferry terminal and a link to the SMART rail line.
- It would be interesting to review current census data of other multi modal sites, such as Disney Celebration, to confirm if the residents living in those areas use public transit more or less.
- The proposed SMART commuter line to San Rafael should be extended to Point San Quentin, and even link up to BART in the East Bay via the Richmond-San Rafael Bridge.
- Many agreed that the site should become a multi-modal transportation hub, with enhanced bicycle and pedestrian access. The buses should use alternative fuels, and all types of alternative transportation options should be considered.
- The site should be a multi-modal transportation hub surrounded with residential and commercial development to support it.
- If the site becomes a transportation hub, the hub should operate twenty-four hours a day.
- The site should include a central structure for parking that the ferry, train, and buses feed into.
- It does not appear to be feasible to develop a transit hub on the site due to the high capital investment and other costs. Jobs are no longer concentrated in San Francisco – they are now spread out all over the Bay Area, and the north bay is becoming more urbanized.

### **Smart Growth**

- The site is a regional resource and, therefore, should include input from regional agencies such as the Metropolitan Transportation Commission and the Association of Bay Area Governments.
- From a local and regional standpoint, the site is suitable for both jobs and housing. In addition, it is centrally located and easy to get to and from, which fits well with the smart growth concept.
- The ferry terminal and rail connections should serve the amount of development of housing and mixed uses at the site.

### **Ferry**

- The ferry terminal should remain at its existing location because of easy access to Highway 101, and because of the potential for increased traffic along Sir Francis Drake Boulevard.
- There should be a ferry terminal located at Black Point in Novato to reduce traffic congestion in southern Marin.

### **Bus**

- Bus service should be increased from Richmond and BART because affordable housing already exists there.
- Public transportation needs to be convenient, safe, inexpensive, and user friendly.
- Increase taxes to promote and support public transportation.

### **Bicycles**

- Connect the bike path from the west side of Highway 101 to the proposed transit hub at San Quentin.
- Provide safe and secure bike lockers, as well as a lounge for bikers.

- Develop a “bike station” concept similar to what is done in Palo Alto.
- All streets should be designed to accommodate Class I or II bike paths or lanes.

**Parking and Access**

- Parking and access to the bay for windsurfing should be preserved because San Quentin is one of the premier windsurfing areas in the country. Public access should be provided along the shoreline on the San Quentin property where currently access is blocked.
- Facilities for parking, unloading, rigging, and launching for windsurfers needs to be provided, as well as shower facilities.
- Transportation options for families visiting the prison need to be improved.
- Parking and shuttle service should be provided for people who travel to San Quentin for the death penalty vigils.
- On-site parking should be limited to encourage people to use alternative means of transportation. Development would be designed in such a way so that alternative transportation modes would be more efficient and easier to use than the automobile.
- Public access to Point San Quentin generally needs to be improved.
- Access to the ferry should only be provided to those who use public transportation or other alternative transportation modes.
- If there is a parking structure on the site, it should be built underground and incorporate landscaping into the design to shield it.

**Other**

- Provide a location for a heliport and a helipad.

**Community Design**

*Purpose:*

To discuss design options for the community.

*Issues:*

What places come to mind when you visualize the San Quentin of the future?

How should a community be designed to enhance our quality of life?

**Building**

Building Techniques

- Make all new development conform to Green building guidelines.
- Consider creating an environmentally sensitive design.
- The buildings should include mixed-uses and a variety of densities (2).
- The mix of uses should include: academic residences, community library, transit, affordable housing, and live/work community.
- Build a small-scale community because it fits in with Marin.
- Keep all the historic buildings.

Historic Preservation

- Preserve important historic features and integrate them wisely with the new development.
- Integrate historic restoration and preservation into the future use.

**Keep or Remove the Prison**

- Keep the prison.
- Keep San Quentin until the death penalty is abolished (2).
- Keep the prison but move death row.
- Remove the prison altogether (2).
- Move the prison to a remote location instead of this urban environment.

- Scale down the prison, make it a transitional community for inmates and integrate it with new development.

**Culture/Services**

Academic

- Make it into an academic facility like a College of Marin or museum (2).
- The site should be used as a University campus.
- The site needs a library.
- Include a marine center for studies of the ocean and bay.
- The site should include a wildlife center similar to the Terwilliger model.
- Access to water for recreation and water sports should be allowed.

Athletic

- The site should include an athletic arena.
- A park should be provided for residents.

Theater/Arts/Museum

- An amphitheater should be provided at the site.
- Leave San Quentin in the Bay Area for services.
- Provide a community center for—academic, cultural and recreational services.
- Provide a Frank Gehry “like” designed Performing Arts Center at the site.
- Use Historic buildings as a museum and cultural center

Services (health care, child care)

- Provide a trauma center with a heliport.
- A community health clinic should be available.
- A childcare for the employees should be provided.
- Create a non-profit campus for multiple agencies and education.

**Housing**

- Create diverse housing types.
- Provide dense affordable housing with shared open space.
- Create a high-rise, high-density residential area.
- Prisons should not be on prime real estate, but should provide adequate housing.
- Provide affordable housing with diverse range of housing;
- Multi-generational housing for a diverse population should be provided.
- Balance of market rate housing for adequate tax base.

**Natural Systems**

- Retain the natural bay edge (2).
- It is very important to integrate natural elements with developed elements.
- Reuse the site as a natural habitat area for wildlife and Community Park.

**Transportation**

Pedestrian Oriented

- Make it a walk able community.
- Design the buildings as mixed-use transit to create a pedestrian oriented community.
- Design Main Street as a pedestrian promenade

Bicycle

- Design the site to be an auto-free community with plenty of pedestrian and bicycle access.
- Create open space with bicycle paths.
- Bicycle trails should continue onto the bridge.

Multimodal

- Promote multi-modal transit.
- Make the site into a transportation center with helicopter access.
- This site should include countywide transit, regional transit, and reduced parking ratios.
- Use Historic buildings as transportation hub, museum and cultural center

Ferry/Bay Access

- Provide ferry access to and from the site.
- The site should include bay access for non-motorized water sports.
- Leave the ferry terminal in Larkspur.
- Provide a small boat launch.
- Use the old Ferry Terminal as Marina.

Automobile

- Do not create additional traffic on Sir Frances Drake Blvd. or Main Street in San Quentin Village.

Railroad

- Make a rail access from San Rafael to Larkspur to San Quentin and back (loop).

**Views**

- Maintain the vistas across the bay and views to the site while driving west across the Richmond Bridge.
- Preserve views to the bay

**Culture, Recreation, and Social Resources**

*Purpose:*

To discuss the programs in current use by the prison in which the community is involved as a major participant and/or derives benefits from them.

*Issues:*

What social, cultural, or recreational opportunities should be included in the San Quentin of the future?

How do we ensure that socially and culturally supportive programs are retained?

**Cultural Activities/ Community Center**

- Provide an outdoor/indoor plaza (i.e., band shell) to serve as a civic gathering space, mixed use for local films, performances, civic involvement, and a water element to drown out traffic noise (2).
- Create a Guggenheim Museum for the West coast
- Make it into a fair site for something such as a world class Renaissance fair.
- Build a conference center with a visionary design.
- Replace the site with an open air flea market that used to be held at Marin City.
- Focus on waterfront and rail accessible international cultural center with regional public transit access.
- This site could serve as a world-class gathering place for culture and the arts. The county as of now has no cultural center. Such a center should include the performing arts, traditional museum uses (historical and arts based) and be a large gathering place. This would be a much better use than housing and mixed used developments.
- Create a historical center and library for Marin with residential development.
- Tourism uses would serve many generations.
- Create a concert hall, center for fine arts, museum
- Create an art and ecology center.
- Build a multicultural museum or center reflecting and revealing the diverse communities that live in Marin.
- Create a Spanish cultural center.

- Provide community gardens.
- Build an artist monument representing incarcerated families.
- Make the site into a creative community center.
- Install a peace pole. Create a peace park and garden.
- The little brick school could be used for a museum or a cultural center.

**Educational**

- Transfer College of Marin to this site. Redevelop the campus as housing opportunity. This would provide housing within the fabric of the community.
- Create a really good academy, university, or theatre.
- Provide a bay land conservatory and/or study center.
- Build a technical school, oceanography center, or research center similar to the Buck center.
- Create an elementary school and language center.
- Make another Terwilliger center on site.
- We need more schools.
- Create a school and study center on site focusing on marine oceanography and the study of the environment similar to the Buck center.
- This should become a gathering place to teach non-violence and rehabilitation.
- Make this the first conversion of a prison into a prison-university. Allow every inmate to get a college degree funded by the state. This could be incorporated into a community center with the cultural arts resources.
- Support San Quentin as and an institution to promote non-violence. Promote, educate about the history of the site to study issues like rehabilitation, non-violence, and alternatives to incarceration.
- The death chamber should become a museum illustrating state sanctioned barbarity and teaching humanitarian services.
- Create a nature center with on-site education.
- Create a new UC campus - UC Marin.
- Create an educational center focused on the history of prisons, why they exist and why they should not exist anymore.

**Historical use**

- Retain the historical buildings, leave historical buildings alone, and preserve historical values.
- Keep the historical neighborhood of San Quentin village.

**Public Access to Shoreline**

- There should be full development of open public access to the edge of the Bay.
- Keep some access to the shoreline for the public, but no private boat ventures.
- Provide affordable public recreation amenities along the shoreline so that all economic levels have access.
- Create a park with Bay frontage, opportunities to picnic, and use existing concrete to provide access to the beach.
- Enhance open vistas and public access to the Bay.
- Allow public access with views, beaches, and high points.

**General Recreation**

- Make this space into a park (3).
- Maintain bicycle trails along the bay.
- Convert the shooting range area into a mountain bike and skateboard park for children.
- Provide park and lake access near the shooting range.
- Provide a large bicycle facility for rentals and storage.
- Provide fishing opportunities.
- Do not allow vehicular traffic. Leave it pedestrian and bicycle friendly. Continue the Bay Trail.

- Create a park with mixed recreation. Limited parking but with access to rail, ferries, buses, and bike paths.
- Create a recreation and resource site like the Presidio. Use all development (historical) as a recreational opportunity.
- Create a golf course.
- It is a good recreational site. There are already various recreational options at the prison, such as boxing, which should be continued.
- Park drawing tourists that allow people to tour the prison but also adds other park uses like recreation, picnics, promenades, etc. Not suited for large-scale residential, only limited.
- Create an eco-resort.
- Create parks without parking facilities but with easy access to rail, ferries, buses, and bicycle paths.
- Don't allow recreational features that use pesticides and have asphalt in the parking area.

**Social Services**

- Provide child care.
- Co-operative day care should be included with housing.
- Need childcare and preschool on site for workers and commuters.
- Child care should be provided on site to ease traffic in any new development
- A place to house non-profits in remodeled buildings. Conversion should require free or low-rent for non-profits.

**Windsurfing/Boating Uses**

- Provide access for windsurfing (3), Kayaking (2) and small boat access.
- Make a shoreline park along the bayshore that supports water sports, and could conceivably include a location for water sports concession for the benefit of people who do not own expensive equipment but would like to enjoy water sports.
- Create a non-profit co-operative like the Cal Sailing Club in Berkeley.
- A break in the shore would provide public access for windsurfing. Also provide restrooms and showers for windsurfers.
- Create recreational facilities/rentals for kayaking and water sports.
- Do not allow marinas for recreational boating due to the dredging impact on the ecology of the area.
- The site should not be predominately for recreational boating.

**Miscellaneous**

- Use sustainable building techniques with any new building or remodeling.
- Insure that socio/cultural programs are retained by engaging and developing a creative partnership with non-government organization, government and private developers.
- Provide amenities for all economic levels.
- Provide a visitation center for inmates who have been relocated throughout California so that their families who still live in the Bay area can visit.
- Provide twenty-four hours of daily activity. Maximize use by sharing daytime uses with shared evening uses.
- Remove San Quentin.
- Allow transition of mixed uses.
- Exchange the quarry site with San Quentin.
- The prison represents inhumanity and it should be completely torn down. Erase all memory of it.
- The shooting range needs to be safe and not impact the surrounding community.
- Multi-use is very important; include historic, cultural, and recreational uses.
- The site has the potential to be a significant tourist destination, which would enhance such uses as a hotel, golf course, resort, and museum at the site.

## **Energy and Environmental Opportunities**

### *Purpose:*

To discuss the existing environment, the energy and resource consumption of the prison operation, and to identify innovative ideas for ecologically safe designs that minimizes depletion impact. This group will also attempt to identify opportunities for environmental restoration.

### *Issues:*

What is your vision for a sustainable San Quentin?

How should we protect and enhance the environmental quality and natural features of the site?

### **Green Building and Energy Efficiency**

- Structures should generate their own electricity and should be designed to be as energy efficient as possible.
- Use trees to shade homes to conserve energy.
- Design the site into a closed loop system. Have energy produced onsite and food grown onsite.
- The prison should serve as a model of sustainability for the rest of the nation to learn from with an emphasis on solar energy and green building.
- Create a list of what environmental and energy techniques have the greatest financial return.
- Make passive and active solar energy mandatory for all construction. Also require all buildings to be pre-wired for solar.
- Create a solar village (2). Also explore wind, tidal power, fuel cells, etc. Ask PG&E to pay producers for energy put into the grid.
- Require mandatory compliance with the states "dark sky" law.

### **Water Conservation**

- Landscaping should be drought-tolerant by using either native or Mediterranean species.
- Utilize graywater for irrigation and other non-potable uses onsite (4). Double-piping should be used to transport recycled water irrigation and other uses.
- Water resources should be available onsite and rainwater catchments should be developed and living machines should be constructed to purify water.
- Any new development should not increase water use in the County. Current water and sewer capacity should be maintained at current or lower levels.

### **Mineral Resources**

- Explore mineral resources and consider using in lieu of the San Rafael rock quarry.

### **Recreational Access**

- Do not develop a marina but maintain access for kayaking, canoeing, small sail boating, and swimming, and other passive recreational uses (5).
- Provide proper accessing facilities such as parking for the windsurfers.
- Connect pedestrian and bicycle access to the Bay Trail.
- Use of water sports should be limited to current regulations. Do not permit motorized sports or those in conflict with future ferry spot and existing transit water lanes.

### **Parks**

- The beach should be a dog park.
- The site should be made into a park with activities for children and adults.

### **Open Space Protection and Restoration**

- The open ridge areas should be open space for the public presently and in the future.

- Protect the existing natural open space and integrate as a web into the new development.
- Restore the natural habitat areas and make an entryway into Marin's open park area.
- The natural topography should be minimally graded.
- Provide opportunities for open space.
- Make San Quentin into a bird sanctuary.
- State and federal agencies should collaborate to incorporate the site as a part of the Golden Gate National Recreation Area as a historic site similar to the way the Presidio was handled (3).
- Convert the entire property into open space and restore it (3).
- Develop a wildlife preserve and restore native vegetation and allow for public access.
- Save the ridge areas as open space to act as a buffer to the Central Marin Sanitation Agency on the opposite side of the ridge (2).
- Eliminate non-native species from the site and restore with native species in the open space areas (2).
- Allow the expansion of wildlife, conservation efforts, and youth servicing.
- Focus on reptilian and environmental restoration.
- The carrying capacity of dogs on the beach needs to be assessed and rules should be enforced. The beach needs to be maintained for the public (trash receptacles, restrooms etc.) by a public agency. Need to have a leash law.
- Submerged land along the shoreline also be protected.
- Do not fill the bay. Keep or restore the bayfront (2).
- Remove the shoreline bulkhead so that there is a more natural bay edge and natural wetland area.
- No impairment of water quality should occur in the Bay.
- Study toxics on the site as cleanup is a huge cost issue.

**Historic Resources**

*Purpose:*

To introduce the public to the significant historic resources on the site, provide information on the limited analysis of the site, and an array of options that could occur in these buildings.

*Issues:*

What structures at San Quentin do you see as being most important from a visual and historical perspective?

How should these buildings be reused without detracting from their historic value?

**More Preservation Oriented**

- Maximize historic preservation (2)
- Retain and reuse the best of the historic buildings from an architectural and reuse point of view.
- Retain very significant buildings but convert them into another use.
- Retain one cell block for a ferry/rail terminal and another in its current form for historic purposes
- Upgrade and maintain historic structures and keep as a prison (4)
- Evaluation of which buildings to keep and how to reuse them should consider their aesthetic value in their historical context (2)
- The site is perfect for Wildcare, habitat education, and childrens' camps. Save all structures
- These are good structures for multiple-use campus, non-profits (i.e. Fort Mason). (3)
- Keep the existing environment/structures for reuse; only add infill development as appropriate.
- Keep as many of the existing structures for reuse to support the mixed-use community (schools, housing, learning facilities) (2)
- Consider landmark status for significant structures.
- Essential to maintain sense of history of place with significant buildings retained for reuse.
- Save main buildings appropriately relative to the scale (texture/interior of a building should dictate its reuse).



- Exterior preservation of significant buildings with limited interior preservation.
- Seek to include the property as part of GGNRA and treat like the Presidio or Alcatraz (preservation of buildings, park, some business/commercial use). (2)
- Preserve the murals (in the dining hall) (4)
- Preserve the dungeon
- Save historic structures, but only if they have an active community reuse.
- Keep the manufacturing facilities (Prison Industry Shops) (2)
- Keep all buildings and grounds (contributing to very significant)
- Prioritize highly visible and waterfront areas for protection (2)
- Keep as a prison with historic buildings but make into a model facility with education and recovery programs.
- Place highest value on historical and environmental resources
- Maintain historic integrity of the entire area including the village.
- Preserve most significant historic buildings within practical limitations. (3)
- Have at least one example of a historic building in pristine condition.

### **Less Preservation Oriented**

- Historic Preservation is a fairly low priority in comparison to affordable housing.
- Higher and better use would be residential/commercial/transit hub.
- Buildings have low aesthetic value
- Keep the historical look and feel but build mostly new buildings so they can be efficient.
- Leave only a portion of the prison – too expensive to maintain these old buildings.
- Save structures only as economically feasible.
- Don't worry too much about historical buildings. Emphasize higher density housing and small-scale businesses to support it.
- Preserve one good example of the cell blocks and demolish the rest.
- Preserve the artwork (murals) but demolish the buildings

### **Other Comments and Ideas**

- Maintain historic character of San Quentin Village
- New structures should be architecturally consistent with historic buildings that are retained.
- Keep most of the property for residential and some historic buildings for tourism.
- Reuse should focus on changing the connotation of buildings from death and punishment to life and fulfillment of human needs.
- Keep one fragment of the main building that is visible from the Richmond Bridge and make it a reflective cultural icon dedicated to issues of capital punishment.
- Create a monument to man's inhumanity at the death chamber to teach that killing is not a solution to killing.
- Reuse old school as a museum.
- Keep the village-like layout. (3)
- Preserve as international peace center (arts, cultural, conflict resolution)
- Big historic buildings provide a great opportunity to house the homeless.
- There is no other use that wouldn't detract from its historic value.
- Reuse the buildings for transportation.
- Reuse the buildings for educational and cultural institutions. (2)
- The site should have a museum-like feel.
- This site is a reminder of what's wrong with the system and is therefore important.
- Reuse should not be for profit because it would be exploitative.
- Hamilton reuse could be a model for historic preservation of the site.
- Look at the former Agnews State Hospital as a reuse example. (2)
- Adaptive reuse should acknowledge reasonable modifications to historic structures.

- Include an interpretive center.
- Make distinction between positive vs. negative historic value.
- Keep the prison here until there is another death row in the Bay Area.

**Housing**

*Purpose:*

To discuss the variety of housing types, feasibility issues, and identify what might be appropriate for the site.

*Issues:*

What types of housing should be created at San Quentin?

How should additional housing best address community needs?

**Affordable Housing**

- Affordable housing, heavily mixed use, live and work in the same place, small town feel; not over 3 stories, European feel.
- Homes should be made affordable for the people who work in the County of Marin
- Affordable work-force housing.
- Any development resources need high proportion of affordable workforce housing.
- High concentration of affordable workforce housing both rental and 1<sup>st</sup> time homebuyer.
- Major focus on workforce housing (i.e. affordable).
- Permanently affordable housing.
- Build housing affordable.
- Affordable low-end, market, mixed income.
- Affordable housing.
- Housing linked to jobs with employment location at San Quentin.
- Affordable housing for those making \$30,000 annually.
- Affordable Housing and high diversity. High density 4-plex, duplex, and loft live/work.
- Affordable 2-3 story buildings.
- A range of affordable housing, including senior housing.
- Definitely affordable; large need in Marin County of Marin, we in Marin appreciate the quiet and peacefulness and open space. Traffic is a major concern.
- Senior Housing (3)
- Disabled Housing.
- Not a location for single-family homes. There is plenty, don't need more. Need multifamily, townhouse condo, rental mixed use, community needs. Density of affordability.
- Low density, very small units, affordable to low-income services etc. No large units.
- Affordable housing for teachers.
- Non-Profit "Campus" Student Housing
- Student Housing (similar to European student housing).
- Volunteer Housing.
- Single-family homes need potential for 2<sup>nd</sup> unit and zoning for 2<sup>nd</sup> unit.
- High density to keep cost per unit down with good architectural design
- Cell Conversion to single resident occupant units.
- Housing designed with shared outdoor areas.
- Courtyard design.
- Use Market rate homes to finance affordable homes.
- Reuse for affordable housing.
- Lease land from the State along the highway; multi-use housing (all kinds of housing. Low income, middle income, no million-dollar homes.
- How many units of "affordable housing" does it take to save 1000 units of affordable housing? There are 100+ affordable units there now.

**Type**

- Need to create a positive sense of place.
- Higher density housing, European styles with emphasis on design and affordability.
- Look towards high density/mixed use examples found in Europe.
- Houses that foster the spirit of community, affordable housing and spaces/activities for families and children.
- Transform historic buildings into a model for social housing, mixed use. Liked to transit multiple design of unit to give choice and diversity. Infrastructure for human needs, community gathering spots. Good for singles.
- Well-designed density is attractive and can provide opportunities for healthy communities, neighbors who “it takes a village” Act, respond, to each other positively and supportively.
- Co-Housing.
- Row houses and more dense like San Francisco. Need good sound insulation between both. Creative community center for all ages. Outdoor/indoor plaza-style environment like Europe.
- Neighborhood Cafés.
- Gathering place for all residents of the County.
- Cluster housing with variety of housing styles and sizes.
- No high density. No tall apartment buildings.
- Not like Emeryville!
- Not like San Francisco.
- Like a Piazza in Venice.
- Less dense development the further it gets away from the core.
- Public Plaza's with multifamily housing.
- No castles, mini-mansion nothing over 7,000 SF.
- No units over 900 SF.
- Mix of Housing Units.
- Re-use of cellblocks as condo's.
- Mix of Housing: conventional, traditional, single family, multi-family.
- Integration of housing types San Francisco and Row Houses as example
- Integrate mixed types of housing on one block, Apartments with single family
- Integrate alleys and back yards and garages off the street.
- Grid Pattern Vs. Cul-de-sac
- Low density.
- Multifamily units with lots of open area, views to the bay.
- Neighborhood serving retail, like 7-11, video store etc.
- Address transportation first.
- No urban neighborhood.
- No row houses. Want European models. Services and mixed types of housing.
- Competitive design process for upscale.
- 3-4 bedroom high-density units, not just 1-2 bedrooms to accommodate families.
- High-density row houses.
- Share community gardens.
- Front Porches.
- Garage in Back.
- Pedestrian bike access.
- Work/Live Housing
- Housing without cars-multi-modal transit development
- No excess commercial with our current housing jobs imbalance. If affordable it should be detached manufactured or mobile. Teachers', policemen and fireman will not move from Sonoma to live in apartments.
- High- density housing is the economic vehicle that could make San Quentin work since the state will want money then housing could provide that.
- No mega-homes.

- No high rise.
- Heavy peak traffic into San Rafael/101 via 580.
- Creative mix of green housing, single to multi to senior.
- Integrate all housing developments with natural systems i.e. bay edge and open space habitat corridors.
- Don't like new density, ugly, tiny in SR (2<sup>nd</sup> mission) some.
- Housing – diversity, economic reflective range \$ (healthier) mix and affordable.
- Emphasize green sustainable as important as affordable. As much density that is still humanistic
- Terrace along beach/Italian model villages, mixture of housing costs, affordable etc. Self contained, multi-generations plan for life stages, University option with housing.
- Minimum 20% inclusionary affordable with market rate housing. Cluster around transportation mode. Range, mix of types, densities, prices not homogenous. Design variety.
- Housing with 20% accessible units. Universal designing, all united, mixed use, high density. Multi-modal, stackable, automatic parking to max efficiency space.
- Character a concern. Problem with 90's style, new urbanism seems cheesy, not durable home designing and materials. Building traditional character. Styles in Marin do not look like it was all built at same time. Respect diversity of cultural element in Marin.
- High-density mixed-use transit oriented office commercial functioning village.
- Don't need any more multimillion-dollar mansions.

**Transit**

- Mixed Use housing with high density. Would help to reduce vehicle traffic if uses as a transportation hub. Rail, ferry, buses (local).
- Housing near transit.
- Pedestrian oriented with some services.
- Real hub with housing for workforce. Don't need single-family castles. Golden opportunity for apartments. Mixed-use green/solar. Showcase for housing. Transportation opportunities
- Co-Housing with community car share proposal.
- Greatly reduced parking ratios. Not suburban urban. Affordable eligibility-prioritize people who work in county.
- Extend possible train line and have bus service.
- Transportation: How do you get there without the car? Real feeders. Real Trolley, comfortable and fun. Serious investment in sustainable infrastructure. Marin is the worst with no option. Bicycles. Address congestion of existing bridge traffic first before development.
- Let San Quentin be San Rafael's answer to Tiburon. Not 3k/8k parking next to ferry, but water oriented, mostly residential detached if/affordable mobile/manufactured detached to take advantage of climate.
- San Quentin Village - limit impact. Self centered mix of land use. Housing reaming, work, pay attention to housing impacts. Traffic on Main Street as cul-de-sac; no thru vehicle (bike, pedestrian only) on the Bay Trail along the shoreline.
- Utilize 100k + units in Richmond, bus service to and from Bart. Each trip approximately 5 minutes. Encourage commuting. Provide incentives.

**A Prison as Part of the Community**

- Keep the Prison
- This is the last metropolitan prison and voices of the prison are not represented here. 6,000 people live there – 6,000 poor people.
- University for prisoners until educated they will always be prisoners
- Father's Program
- Anger-Management.
- Could a working prison co-exist with other uses?
- Housing would be immoral. Make this into an institute for human rights, debunk the myth that killing is the not the solution for killing.
- Meditation Center

- More variety of cells. Helpful to quality. If death row goes away, there will only 3 prisons in CA.
- Big house now. Keep restore as model prison access to services/education.
- Remain in current use. Upgrade/modernize. Rail better in Larkspur (closer to 101). Housing community inappropriate due to traffic congestion. Hubs 101/580/SFD. Can't upgrade. Don't need more commercial. Need affordable but costs/impact can't mitigate. Concept Ok –reality not. Density too high for it to pencil out.

**Open Space**

- Mix development with open space.
- Parks/Open Space with high-density housing.
- No Housing!
- No housing that increases traffic on SFD.
- Not private but public.
- Maintain shoreline access.
- Maintain park area.
- Open space.
- Make it a park with maybe some limited (#200) housing units. Mixed income. No prison, Use historic structures, uses small spaces for innovative uses of youth hostels.
- All open space. No development.
- West Gate should be the main entrance since there is no village to go thru
- Very exposed at point to high winds.
- High density preserve open space for public us.

**Other**

- Conduct a study funded by Marin Community Foundation to take this project into design and establish more concrete ideas, give prices on different options for the site.
- Historical Museum.
- It is not financially feasible to rehab San Quentin. Prison not a good use. Should be a regional center for rapid transit, Guggenheim museum, European model housing. Conduct a design competition with international audience.
- Redevelop for residential and commercial. Huge piece of property valuable transit hub. Best/highest use in not a prison. Build accessible prison elsewhere.