The conceptual design plan for the Marinwood Plaza property is the result of a joint effort between the Marinwood community, the Marinwood Plaza property owners and the County of Marin. These parties have worked collaboratively during the planning process, and as the process moves forward, will continue to work together to best assure that each party achieves their goal.

A. Development Program

A preliminary development program for the project site has been developed, including:

♦ 90 to 100 residential units, with 20 to 50 of them affordable for low- or very low-income families.
♦ A grocery store of 20,000 square feet.
♦ Ancillary retail of 4,000 to 12,000 square feet.
♦ A plaza or community gathering area.
♦ A redesign of Marinwood Avenue.

1. Grocery Store

♦ The grocery store building will provide 20,000 square feet of space for a full-service grocery store. If the property owner completes a lease with a full-service grocery store prior to commencement of construction, and the grocery store owner requires less than 20,000 square feet, then the property owner can build the amount required by the grocery store owner, provided the market is acceptable to the community.
♦ The grocery store will be located at the north end of the site with an adjoining parking lot.
♦ The grocery store building will be built during the first phase of construction. However, if the property owner does not have a grocery store lease prior to commencement of construction, the property owner may build a 20,000 square-foot grocery store shell.
2. Ancillary Retail
   ♦ The project will include 12,000 square feet of ancillary retail space.
   ♦ 4,000 square feet of ancillary retail will be built during the first phase of construction.
   ♦ An additional 8,000 square feet of ancillary retail will be built after sufficient interest is shown or pre-leasing is achieved.
   ♦ The buildings that house the ancillary retail will help define the form of the plaza.

3. Housing
   ♦ 90 to 100 housing units will be developed on the site.
   ♦ 50 housing units will be sold or rented at market rate.
   ♦ The remaining housing units will be sold or rented as affordable to lower and moderate income households.
     • At least 20 percent of the total units will be built to meet the County’s inclusionary requirements.
     • The remaining affordable housing units will be built with assistance from the County or an affordable housing developer, possibly as part of a later phase of development.

4. Public Plaza Program
   ♦ An outdoor public plaza will serve as the architectural/design focus of the project and the gathering place for the larger Marinwood community.
   ♦ The public plaza will be built to create a “place” with a village feel. This will include a variety of features, such as a lawn area, shade trees, public seating, an outdoor eating area and/or a public fountain.

B. Development Phasing

   ♦ Marin County and the Marinwood community will support residential development at the Marinwood site only if a 20,000 square-foot grocery store and at least 4,000 square feet of ancillary retail space are built concurrently.
   ♦ The first phase of construction will include:
     • 20,000 square-foot grocery store
     • 4,000 square feet of ancillary retail
     • Market-rate and inclusionary housing units
     • A public plaza
     • Redesign of Marinwood Avenue
C. **Overall Site Design**

The overall design of Marinwood Village will strive to create a sense of place, and be compatible with the Marinwood community.

- A mixed-use village-style development will be created.
- The north end of site will be used primarily for retail with some housing, and the south end primarily for housing.
- The housing and retail will be connected and integrated by:
  - Mixed-use buildings with retail on the ground floor and housing above
  - A pedestrian/bike path linking the residential and retail areas
  - Unifying architectural design and landscape features

1. **Public Plaza Design**

- The plaza design should create a space for public gathering.
- The plaza will be located to be visible and accessible from Marinwood Avenue, with the west side fronting Marinwood Avenue.
- The remaining three sides of the plaza will be predominantly bordered by retail and active uses.
- No auto-oriented street will run through the plaza area.

2. **Pedestrian-Friendliness**

- Walking will be encouraged as the preferred means of circulation within the site.
- The plan shall provide for pedestrian, bicycle and public transportation connections to the site, northern San Rafael and Novato.

3. **Marinwood Avenue**

- A portion of Marinwood Avenue will be reclaimed for incorporation into the project.
- Marinwood Avenue should feel like a village street; buildings along Marinwood Avenue should face the street with residential or retail entries, and provide appropriate access to the plaza, retail and housing areas.
- A double row of shade trees should line the sidewalk along the new eastern side of Marinwood Avenue.
- Special care should be taken to make sure that the redesign of Marinwood Avenue enhances the entrance to Casa Marinwood, and that the traffic circulation routes along Marinwood Avenue do not interfere with access to Casa Marinwood and the Dixie School District’s maintenance yard.
- Consideration will be made to create sufficient area within Marinwood Avenue to allow buses to safely enter and leave the Dixie School District’s maintenance yard and to turnaround.
- The neighboring transportation and maintenance yard for the Dixie School District will not be rendered inoperable before, during, or after
construction due to any improvements or modification of Marinwood Plaza property and redesign of Marinwood Avenue. The feasibility of maintaining adequate street parking for transportation and maintenance yard employees as well as for district buses will be evaluated.

4. Parking
   ♦ Parking will be provided on Marinwood Avenue.
   ♦ The location of parking will be selected so as not to interfere with vehicle access into and out of Casa Marinwood and the Dixie School District’s maintenance yard.
   ♦ The parking area for the grocery store and retail should be located so that it is not prominently visible from Marinwood Avenue or the plaza.
   ♦ Parking for the housing should be hidden under or inside buildings whenever possible.
   ♦ Surface parking lot(s) should be set back behind buildings and deemphasized using trees and landscape.

5. Transportation and Access
   ♦ There should not be a driveway or access too close to the intersection of Marinwood Avenue and Miller Creek Road.
   ♦ There should be easy vehicle access into and out of Casa Marinwood, Blackstone Drive, and the Dixie School District’s maintenance yard.
   ♦ Convenient freeway and public transportation access from Casa Marinwood, Blackstone Drive, the Dixie School District’s maintenance yard, and the project site should be maintained.

D. Building and Landscape Form and Construction
   ♦ The design of the buildings should include a diversity of unique features, such as balconies, a variety of roof lines, a variety of window designs and facades.
   ♦ The style of the buildings should compliment and enhance the existing Marinwood community.
   ♦ Institutional-type designs of a large scale should be avoided.
   ♦ The buildings on the east side of the site should be of sufficient size to help buffer noise from Highway 101.

1. Green Building
   ♦ Green building principles will be followed by using sustainable design and resource-efficient models of construction, renovation, operation, maintenance and demolition.
   ♦ Green design, products and services will be used during development and construction of the Marinwood site.
♦ Renewable energy generation at the site will have a high priority.

2. **Landscaping**

♦ Landscaping should play a significant role in the visual appearance of the project and reinforce the overall village-style design.
♦ Trees should be planted throughout the project site and used as a means of providing visual unity to the project while promoting a village feel.
♦ Careful thought will be given to the types of trees, shrubs and plants that will be planted throughout the site. Preference will be given to those that are native to the area and/or drought resistant.

**E. Planning Process**

The conceptual design for Marinwood Village evolved out of a community-based planning process involving the community representatives, the Marinwood Plaza property owners, and the County of Marin. In order to ensure that the final design of the Marinwood Village development continues to reflect the community’s input, that the objectives of the property owner, community, and County are attained, and that community concerns are adequately addressed, the Guiding Principles recognize the importance of maintaining a close working relationship between all parties in conjunction with the future preparation of the Master Plan and precise plans for the property. Having community representation in the future planning and design for the Marinwood Village development would ensure that the community continues to have a communications conduit to the planning process to ensure that the design, appearance, land use mix and intensities, and other aspects of the development meet the community’s expectations. This would also help ensure conformance with the Guiding Principles by resulting in a well-designed development that will be an asset to the Marinwood community, that provides a retail center and community gathering place, and that adequately addresses traffic, parking, and other site development factors. A community advisory task force should be formed to review and participate in future planning and design of the Marinwood Village and to make recommendations to the County on specific aspects of the development.
Plaza View From Marinwood Avenue
July 10, 2006

County Of Marin
Marinwood Village Concept
View From Marinwood Avenue
County Of Marin
Marinwood Village Concept
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