



## **MARIN COUNTY CIVIC CENTER CONSERVANCY**

Marin County Administrator's Office, Suite 325  
3501 Civic Center Drive, San Rafael, California 94903

### **REGULAR MEETING OF FEBRUARY 26, 2020 DRAFT MINUTES**

Held at Marin County Civic Center, Suite 324A  
San Rafael, California

Members Present: Joan Brown, Lynn Downey, Sandra Fawn, Cheryl Lentini, June Miller, Mark Schatz, Supervisor Kathrin Sears, Suki Sennett

Staff: David Speer, Janis West, Jeff Wong, County Administrator's Office.

1. CALL TO ORDER: Sandra Fawn called the meeting to order at 9:02 AM.
2. OPEN TIME FOR PUBLIC ITEMS NOT ON THE AGENDA:
  - A. Tara McIntyre, Parks and Open Space Department, said Steve Petterle is retiring in March. He was integral in helping with guidelines serving the Civic Center campus landscape. She asked if the Conservancy would consider honoring him in some way. The retirement event is March 12 at McInnis Golf Club from 4:00 to 6:00 PM. All are welcome.
3. REVIEW AND APPROVAL OF MINUTES OF DECEMBER 12, 2019 MEETING: A motion was made and seconded to approve the minutes. The Conservancy unanimously approved the minutes for December 12, 2019.
4. FARMERS MARKET UPDATE: Andy Naja-Riese, Chief Executive Officer of Agricultural Institute of Marin, and April Phillips, Principal of April Phillips Design Works, presented a design concept for the Center for Food and Agriculture Masterplan and Farmers Market.
  - A. The project concept has evolved with a new model that includes classrooms, amenities, overhead coverage, universally accessible space, and a visitors and social area with possible coffee service.
  - B. The project is designed to support farmers and producers to reduce waste, carbon emissions. AIM wants to become the first zero waste farmers market.
  - C. AIM received a \$2 million grant and wants to raise \$10m; a capital campaign is being considered.
  - D. AIM staff are conducting workshops to discuss and promote their design schedule
    - The next workshop is March 23, 2:00 to 4:00 PM at the site of the Christmas tree lot. David Speer said he will forward details of the event when he receives them.
  - E. Site design highlights include:
    - Zero waste market; climate neutral to positive; using eco-wise materials
    - Regenerative strategies, such as electrify compound, no fossil fuels, stormwater management, composting toilets, solar harvesting and storage; rainwater collection

- Raising the building pad site level due to projected sea-level rise
- Regional and local impacts:
  1. CalFresh public awareness
  2. Teaching kitchen and highlighting of local foods
- Variety of weather canopies using solar structure, shade trees, other structures such as umbrellas
- Plaza and market space for music with available seating; food literacy and eco literacy presentation
- The complex design will:
  1. Serve vendors and vehicles that will support 240 market stalls
  2. Offer protection from wind and noise
  3. The second floor of the two-story building will be earmarked for AIM offices
  4. Provide outdoor education areas/learning garden
  5. Contain a commercial kitchen
  6. Meet Civic Center Master Design Guidelines
  7. Meet ADA requirements
- SMART routes are now available on Sundays
- Interactive and electronic 'welcome board' listing vendors

F. Questions and Answers/Comments:

- Q: How does this architecture fit in with the Civic Center campus? It does not seem compatible to the Civic Center campus. There should be differentiation yet be compatible. Color, signage, and style are important to consider.
  1. A: More agricultural feeling is the gesture: to be modern and simple, blend in, minimal horizontal lines to be compatible. and respectful of the earth and sky.
- Q: What is the function of the large building? If only 2-3 days per week for FM what other uses?
  1. A: AIM offers many programs, and this will provide the space for them. The parking lot will be available for FM two-to-three days, and other days for internal and community-based meetings and training
- Q: What are the planned phases?
  1. A: Create FM first and infrastructure (parking), then proceed with the building, based on capital campaign.
- Q: Who is involved? The expanded FM will have a lasting imprint that is important to plan for; please continue to consult the FLWCCC.
  1. A: This project affects primarily county and not city since it is on County land.
- Comment: Consider the views from the freeway in the design plan
  1. Response: AIM is considering skylights that will not block the view of the Civic Center.

- Q: What is the partnership with Cultural Services for Marin Center events for the coffee area and parking?

1. A: AIM is working with Cultural Services. David Speer reiterated AIM staff are working closely with Cultural Services and Department of Public Works.

5. GENERAL SERVICES ADMINISTRATION BUILDING CAPITAL PROJECT UPDATE: Jeff Wong provided a site plan of the General Services Administration building improvements.

- A. General improvements include painting, replacing garage doors, installing canopies, signage, providing larger windows on the doors
- B. A 250-square foot structural addition for larger apparatus vehicles is planned.
- C. Storefront will be in place of garage doors not being used
- D. Focusing most on functionality but considering other enhancements
- E. Farmers Market staff approached the County about the semi-circular lot to be reconfigured to provide more flow. A site plan was prepared of the GSA building that included new and reconfigured parking areas for the County parking and provide an additional 13,100 square feet for FM usage. This is to keep the Conservancy informed; the conceptual relinquishment of the land is still in the early stages of discussion and would increase the overall cost to AIM. Members voiced comments:

- Suggestion for a sidewalk and provide a better arrival; Jeff Wong is working with Public Works on this issue
- Concern about adding more parking along the road might have visual impacts
- Suggestion to consider the implementation of the bike lane from the roundabout along Civic Center Drive to North San Pedro (David Speer indicated that is within the City of San Rafael's right-of-way and would be part of the City's bicycle plan)

A motion was made to accept all the proposed design improvements to the GSA Building as presented, with the inclusion of the two design suggestions (Joan Brown and Mark Schatz). Motion passed unanimously.

- Align the front of the 250 sq ft addition with the main garage building so that the height of the addition is the same height as the garage. If the 250 sq ft addition is stepped back and relates more to shorter Radio Shop garage, then the height should be the same as the Radio Shop garage.
- All the garage doors should have two rows of windows instead of the single row to provide more light for employees.

6. MEMBER ITEMS FOR UPDATES:

- A. Item 2A was discussed regarding honoring Steve Petterle on his retirement. The Conservancy agreed to invite him to attend the next FLW meeting.
- B. Item 4 discussion was continued regarding the AIM office building:
  - Should blend with the concept of agriculture
  - The building should not look like the Civic Center; small visual complements such as tents and landscaping would work
  - Create small market halls
  - The context is the Civic Center campus

- C. David said the County Administrator's office is working with Libby Garrison of Cultural Services and Laurie Thompson of the Library's California Room to hang two Civic Center 50<sup>th</sup> anniversary framed posters located on the second floor with the other wall exhibit
- Remove the renaissance frame
  - Add signage with a link to the webpage, possibly QR code
  - Consider adding QR code/URLs to other FLW exhibits in the café and wall exhibits that link to FLW information
7. ADJOURNMENT: The meeting was adjourned at 10:51 AM with thanks to staff for the support to the Conservancy.

DRAFT