

**PLANNING AREAS BY CATEGORY  
Marin County**

**Key Sites**

22, 24, 31, 41, 68, 76, 91

**Residential**

1, 3, 7, 8, 9,10,14, 17, 19, 21, 23, 26, 27, 28, 29,30, 32, 33, 35, 36, 37, 39, 42, 43, 44, 45, 46,48, 51,52, 53, 57, 58, 59, 61, 64, 65, 69, 77, 79,80,82, 83,84, 85, 87, 88, 89, 92, 93, 96, 98, 100, 101, 102, 103, 104, 105, 106, 108, 111

**Mixed Use**

2, 4, 6, 11, 13, 16, 62, 67, 71, 73, 75, 97

**Town Centers/Downtowns**

38, 15, 54, 55, 60, 74, 78, 94, 107

**Employment Centers/Institutions**

5, 12, 18, 20, 25, 34, 40, 47, 49, 50, 56, 63, 66, 70, 72, 81, 86, 90, 95, 99 109, 110

**Transit Center (Station Area)**

12, 24, 25, 31, 50, 51, 52, 53, 54, 67

**Corridor**

16, 20, 40, 44, 56, 63, 73, 81, 90, 95, 97, 99 103, 110

***Regional Agencies Smart Growth Strategy***  
***Bay Area Alliance for Sustainable Development Regional Livability Footprint Project***  
**MARIN COUNTY**  
**KEY SITES**

Novato:

**Ignacio Center:** This area north of Ignacio Boulevard and west of Highway 101 is largely undeveloped.

**Indian Valley College site:** The College of Marin operates two campuses and a marine laboratory as part of the California Community College System. The two campuses, the Kentfield campus in Kentfield, and the Indian Valley campus in Novato together serve about 8,800 students. There are several vocational programs and a core of general education courses at the Indian Valley campus. Additionally, the Digital Village operators out of this site, which is a business/education partnership designed to concurrently train students for digital age jobs and stimulate the growth of new media companies in the North Bay.

The College District has proposed housing for its teachers, but nothing is currently being discussed.

**St. Vincents/Silveira:** St. Vincent's School for Boys started as an orphanage for the children of the Gold Rush and currently provides a specialized residential treatment center for disadvantaged and troubled boys. Silveira Ranch has been primarily used for dairy ranch pastureland and oat hay fields. In 1973, the Countywide Plan was amended and placed these two sites in the City Centered Corridor, which is the area near Highway 101 intended for future development.

In July 1998, the City Council of San Rafael and the Marin County Board of Supervisors created a citizens advisory Task Force to make recommendations on land use policies for development of the 1200+ acre properties owned by St. Vincent's/Catholic Youth Organization and the Silveira Ranch. These properties are presently unincorporated, and are two of the last and largest undeveloped properties in the Marin County Highway 101 corridor. There is debate over the ultimate development and preservation of these sites because of important habitat provided by these lands, their visual prominence and the opportunities available to respond to development needs in Marin County.

Larkspur:

**San Quentin:** San Quentin prison has been located on this 275-acre site adjacent to San Pablo Bay since the 1850s. In 1989, the prison became a reception facility, and was changed from a maximum-security to a medium- and minimum-security facility. California's death row continues to be located at San Quentin though there have been some recent transfers to the California State Prison at Sacramento (New Folsom).

For many years there has been discussion about decommissioning San Quentin and reusing the site. There are preliminary investigations into relocating the Golden Gate ferry terminal in Larkspur to this site, and connecting to the proposed Sonoma Marin Area Rail Transit (SMART) commuter service. The State's Department of General Services recently published a report analyzing the potential costs and/or benefits of closing San Quentin and using the 275 acres of land adjacent to San Pablo Bay for some other use. The report estimated various plans, including locating between 500 - 3,500 housing units on this site.

Mill Valley:

**Camino Alto site:** There is a new community center, an elementary school, a retirement community, an affordable housing complex and the Bayfront Park in this area. There has been talk of extending a residential street through some of this area for additional access to Highway 101. The Bayfront Park has a dog park, pedestrian path and bike path running through it.

San Anselmo:

**Red Hill Shopping Center:** There is no current plan for redevelopment at this site, but this is a key commercial/retail site that some say is not used as intensively as it could be.

*Regional Agencies Smart Growth Strategy  
 Bay Area Alliance for Sustainable Development Regional Livability Footprint Project*

Data Entry Sheet  
**MARIN COUNTY**  
 September 29, 2001

**GROUP #:** \_\_\_\_\_

Planning Area #	Place Type or % Increase <i>(new PT must =100%)</i>	% Planning Area Coverage	Housing Affordability Mix				
			Accept Default	Very-Low (19%)	Low (9%)	Moderate (26%)	Above-Moderate (46%)
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Scenario Name	Density Dialup Location	Dialup Residential Density	Dialup Employment Density

**GROUP #:** \_\_\_\_\_

Planning Area #	Place Type or % Increase <i>(new PT must =100%)</i>	% Planning Area Coverage	Housing Affordability Mix				
			Accept Default	Very-Low (19%)	Low (9%)	Moderate (26%)	Above-Moderate (46%)
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**GROUP #:** \_\_\_\_\_

Planning Area #	Place Type or % Increase <i>(new PT must =100%)</i>	% Planning Area Coverage	Housing Affordability Mix				
			Accept Default	Very-Low (19%)	Low (9%)	Moderate (26%)	Above-Moderate (46%)
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**GROUP #:** \_\_\_\_\_

Planning Area #	Place Type or % Increase (new PT must =100%)	% Planning Area Coverage	Housing Affordability Mix				
			Accept Default	Very-Low (19%)	Low (9%)	Moderate (26%)	Above-Moderate (46%)
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**GROUP #:** \_\_\_\_\_

Planning Area #	Place Type or % Increase ( <i>new PT must =100%</i> )	% Planning Area Coverage	Housing Affordability Mix				
			Accept Default	Very-Low (19%)	Low (9%)	Moderate (26%)	Above-Moderate (46%)
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**GROUP #:** \_\_\_\_\_

Planning Area #	Place Type or % Increase <i>(new PT must =100%)</i>	% Planning Area Coverage	Housing Affordability Mix				
			Accept Default	Very-Low (19%)	Low (9%)	Moderate (26%)	Above-Moderate (46%)
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**EXISTING CONDITIONS TABLE**

MARIN

Planning Area	Housing Units	Jobs	Ped. Index	Place Type Category
1	291	150	1	Residential
2	74	200	2	Mixed Use
3	334	200	2	Residential
4	191	303	3	Mixed Use
5	75	330	1	Employment Center/Institution
6	3	20	3	Mixed Use
7	1,297	236	1	Residential
8	412	296	1	Residential
9	455	17	3	Residential
10	144	-	1	Residential
11	3,074	4,344	2	Mixed Use
12	280	1,133	1	Employment Center/Institution
13	1,172	1,114	1	Mixed Use
14	948	86	1	Residential
15	439	2,319	3	Downtown/Town Center
16	334	593	2	Mixed Use
17	4,336	1,370	2	Residential
18	751	5,934	1	Employment Center/Institution
19	1,487	-	2	Residential
20	385	1,552	2	Employment Center/Institution
21	1,587	30	2	Residential
22	-	400	2	Key/Pivotal Site
23	1,854	1,217	1	Residential
24	354	239	1	Key/Pivotal Site
25	47	4,708	1	Employment Center/Institution
26	416	-	1	Residential
27	1,329	400	1	Residential
28	566	31	1	Residential
29	386	-	2	Residential
30	2,533	820	1	Residential
31			1	Key/Pivotal Site
32	1,776	577	1	Residential
33	1,375	732	1	Residential
34	1,822	11,563	1	Employment Center/Institution
35	2,893	944	1	Residential
36	2,591	-	1	Residential
37	3,410	0	1	Residential
38	228	1,900	4	Downtown/Town Center
39	57	-	3	Residential
40	741	3,551	2	Employment Center/Institution
41			2	Key/Pivotal Site
42	418	-	1	Residential
43	2,544	193	1	Residential
44	511	171	2	Residential
45	1,846	1,464	1	Residential
46	2,125	720	1	Residential
47	3	50	1	Employment Center/Institution
48	2,950	155	1	Residential
49	391	13,618	1	Employment Center/Institution

50	38	5,273	1 Employment Center/Institution
51	488	58	2 Residential
52	321	104	3 Residential
53	223	-	3 Residential
54	237	4,272	5 Downtown/Town Center
55	313	3,601	3 Downtown/Town Center
56	160	552	1 Employment Center/Institution
57	1,633	670	3 Residential
58	1,600	151	1 Residential
59	212	-	3 Residential
60	210	480	5 Downtown/Town Center
61	1,894	128	3 Residential
62	466	400	3 Mixed Use
63	87	720	2 Employment Center/Institution
64	192	150	1 Residential
65	2,996	572	1 Residential
66	620	1,389	1 Employment Center/Institution
67	251	2,000	3 Mixed Use
68	85	133	1 Key/Pivotal Site
69	19	-	1 Residential
70	437	6,365	1 Employment Center/Institution
71	656	785	1 Mixed Use
72	558	4,394	1 Employment Center/Institution
73	238	286	2 Mixed Use
74	34	795	3 Downtown/Town Center
75	1,620	2,251	1 Mixed Use
76	2	-	1 Key/Pivotal Site
77	599	-	3 Residential
78	413	1,799	4 Downtown/Town Center
79	311	-	3 Residential
80	598	154	2 Residential
81	375	924	3 Employment Center/Institution
82	316	-	3 Residential
83	678	-	2 Residential
84	1,336	1,273	1 Residential
85	81	-	1 Residential
86	486	506	1 Employment Center/Institution
87	830	1,449	1 Residential
88	996	221	1 Residential
89	-	-	2 Residential
90	85	452	2 Employment Center/Institution
91	31	496	2 Key/Pivotal Site
92	1,255	325	3 Residential
93	2,132	1,091	2 Residential
94	349	2,156	5 Downtown/Town Center
95	280	1,746	3 Employment Center/Institution
96	2,766	83	1 Residential
97	160	315	3 Mixed Use
98	1,674	77	2 Residential
99	2	773	2 Employment Center/Institution
100	1,272	212	2 Residential
101	1,301	109	1 Residential

102			2 Residential
103	515	68	2 Residential
104	266	-	3 Residential
105	2,248	-	1 Residential
106	1,387	-	1 Residential
107	155	3,478	3 Downtown/Town Center
108	908	350	2 Residential
109	30	973	2 Employment Center/Institution
110	1,304	4,179	5 Employment Center/Institution
111	2,880	-	3 Residential

## Population, Household and Employment Growth 2000-2020

MARIN

Jurisdiction	ABAG Household Projection				ABAG Jobs Projection				Illustrative Example (a)	
	2000	2020	# Change	% Change	2000	2020	# Change	% Change	Housing Balance (b)	Projected Housing Shortfall (c)
Belvedere	990	990	0	0.0%	350	360	10	2.9%	7	7
Corte Madera	3,760	4,050	290	7.7%	9,110	10,270	1,160	12.7%	773	483
Fairfax	3,130	3,440	310	9.9%	1,800	1,990	190	10.6%	127	n/a
Larkspur	6,010	6,340	330	5.5%	13,280	14,740	1,460	11.0%	973	643
Mill Valley	6,110	6,370	260	4.3%	8,170	8,730	560	6.9%	373	113
Novato	18,500	22,170	3,670	19.8%	24,970	37,060	12,090	48.4%	8,060	4,390
Ross	750	780	30	4.0%	1,270	1,330	60	4.7%	40	10
San Anselmo	5,200	5,510	310	6.0%	4,060	4,270	210	5.2%	140	n/a
San Rafael	22,020	25,620	3,600	16.3%	44,140	53,240	9,100	20.6%	6,067	2,467
Sausalito	4,170	4,560	390	9.4%	5,900	6,930	1,030	17.5%	687	297
Tiburon	3,560	4,050	490	13.8%	3,650	4,040	390	10.7%	260	n/a
Unincorporated	25,300	27,550	2,250	8.9%	6,810	7,550	740	10.9%	493	n/a
<b>Marin County</b>	<b>99,500</b>	<b>#####</b>	<b>11,930</b>	<b>12.0%</b>	<b>123,510</b>	<b>150,510</b>	<b>27,000</b>	<b>21.9%</b>	<b>18,000</b>	<b>6,070</b>

Notes:

- (a) The Regional Agencies Smart Growth Steering Committee has adopted a range of calculations of how many units are needed to house projected workers, which range from 15,000 to 18,000 units for Marin County. For illustrative purposes only, the high end of this range is shown and disaggregated in these two columns.
- (b) Represents the new households needed to match job growth assuming 1.5 employed residents per household.
- (c) Represents the difference between current ABAG household projections and the number of households needed to achieve jobs housing balance.

### Projected Affordability Need:

**Very Low Income: 19%**

**Low Income: 9%**

**Moderate Income: 26%**

**Above Moderate Income: 46%**