

**THE FRANK LLOYD WRIGHT CIVIC CENTER CONSERVANCY  
REGULAR MEETING**

April 15, 2026  
10:00 am – 11:30 am  
Marin County Civic Center, Room 324  
3501 Civic Center Drive, San Rafael, California

*Public Comment is invited concerning each agenda item pursuant to the Brown Act.  
Please limit your comments to three (3) minutes.*

**AGENDA**

- 1. Call to Order**  
Chair Mark Hulbert
- 2. Public open time for items not on the Agenda**
- 3. Approval of minutes from January 21, 2026 meeting**
- 4. Cultural Services Report**  
Libby Garrison, Deputy Director, Cultural Services
- 5. Discussion Items**
  - Civic Center Cafeteria: Cam Isaza, Capital Planning & Senior Project Manager
  - Campus Signage: Clearstory Inc.
- 6. Project Updates**
  - Veterans' Memorial Auditorium update: Fabiola Guillen, Assistant Director, Projects Division
  - Cascade Fountains, Lagoon Park Restrooms, and Veterans' Memorial Auditorium landscaping: Sarah Richards, Jacob Millard, Tara McIntyre, Marin County Parks
- 7. Member items or announcements**
- 8. Adjourn in honor of Annette Rose**

This Agenda is posted in the Hall of Justice Entrance and in Room 329, Administration Building, Marin County Civic Center, San Rafael, California

# THE FRANK LLOYD WRIGHT CIVIC CENTER CONSERVANCY REGULAR MEETING

January 21, 2026

10:00 – 11:30 AM

Marin County Civic Center, Suite 324A  
3501 Civic Center Drive, San Rafael, California

## Draft Minutes

**Present:** Steve Petterle, Joan Brown, Richard Parker, Mark Hulbert, Lynn Downey, Supervisor Stephanie Moulton-Peters.

**Absent:** Annete Rose.

**Staff:** Fabiola Guillen, Mary A. Hobson; Dept. of Public Works, Ginetta Huntress; Marin County IST Department; Linn Walsh, Blas Cancino, County Executive Office; David Vaughan, Public Works.

### 1. Call to Order

Meeting was called to order at 10:01 AM by Chair Mark Hulbert.

### 2. Public Open Time for Items Not on the Agenda

No public comment was made.

### 3. Consider Approval of Draft Meeting Minutes.

Motion to approve the minutes of the September 17, 2025, meeting.

M/s: Petterle/Downey.

Minutes approved unanimously.

### 4. Consider Appointment of New Conservancy Member.

- Membership Nomination: Tom Lai
- Tom Lai was nominated as prospective Conservancy member.
- Introduced himself, highlighting:
  - 30+ years with Marin County (building official, community development agency)
  - Retired 3 years ago
  - Now volunteers as a Civic Center docent
  - Deep architectural interest and long-term commitment to Civic Center and its history
- Board voted to recommend Tom's appointment.
- Final decision rests with the County Board of Supervisors.

## 5. Veterans' Memorial Auditorium Project Update.

Fabiola Guillen from DPW gave the presentation addressing the following:

- **Background:**
  - VMA opened 1971; 2023 assessment found: structural settlement (fill soil), aging systems/utilities, insufficient ADA access.
- **Scope & Goals:**
  - Modernize facility; address structure, safety, ADA, and mechanical issues; extend lifespan, reduce maintenance.
  - Includes: seismic retrofit, floor slab replacement, mech/elec overhauls, roof resurfacing ("Marin Blue"), cosmetic upgrades (paint, landscaping, reupholstered seating only).
- **Enhancements:**
  - Board-approved: landscape redesign, public outreach campaign.
- **Schedule & Risk:**
  - Construction started Nov 4, 2025 (Alten Construction); \$18.9M budget; reopen goal: early 2027.
  - Risks: unforeseen underground/electrical issues; 25% contingency (\$2.93M).
- **Fiscal:**
  - Budget: \$18.9M (hard construction \$11.7M, contingency \$2.93M, professional services, outreach, permits).
- **Auditorium Seating:**
  - Full seating replacement not feasible now (slab conditions, ADA); reupholstery only; reconfig possible in future phase.
- **Public Communication:**
  - Emphasis on transparency re: challenges, phased improvements, and ongoing work.

## 6. Board Chambers Audio-Visual Project.

Ginetta Huntress, IT Manager gave the presentation addressing the following:

- **Rationale & Goals:**
  - Current AV system outdated, unreliable, not county-operated.
  - Goals: better AV quality (especially for streaming/remote), improved accessibility, easy for staff to use, lower costs (move to internal ops).
- **New Equipment/Features:**
  - 22" Crestron touch monitors (one per board member).
  - Entrance kiosk (meeting info/audio), larger lobby display.
  - AV rack replaces old operator desk (bamboo screen).

- 4 JBL speakers for sound, ADA compliant.
- “Voice lift”/assisted listening, language channels, listen-app access.
- Event-ready audio (not full performance venue).
- **Cameras:**
  - 9 new arm-mounted cameras for streaming/accessibility.
  - Placement to align with lighting; white/black finish only; reversible for upgrades; wired for reliability.
- **Cost & Implementation:**
  - Total cost < \$1M
  - Operable by county staff; long-term savings expected

## 7. Civic Center Chilled Water Plant Replacement Project.

Mary A. Robinson from DPW gave the presentation and introduced the contractor for the project.

- **Background:**
  - Original Civic Center cooling system; reliability/efficiency issues.
  - Part of phased HVAC modernization (HOJ/admin).
  - Phase 2: Chilled water plant replacement—design in progress, construction Winter 2026.
- **Scope:**
  - Replace towers, chillers, pumps, water loop; most components hidden except cooling tower yard enclosure.
- **Enclosure:**
  - Yard wall raised 6.5 ft (screens taller equipment), cement plaster (not concrete), matches original.
  - Follows Wright’s planter design; structural steel/metal grating for safety/pests.
  - Reviewed approach is understated, appropriate, reversible.
- **Design Notes:**
  - Chillers consolidated at HOJ; future flexibility/maintenance improved.
  - Remove obsolete piping; proper chilled water balancing included.

## 8. Member Items for Updates.

- **Board Chamber Tour:** Members invited after meeting to view AV upgrades.
- **Member Recognition:** Thanks to Stephanie for her involvement.
- **Membership/Quorum:** Ongoing scheduling challenges due to small member pool.

- **Personal Update:** Lynn to keynote Dude Ranchers Association Centennial; contributing to book and documentary.
- **Liaison Transition:** Libby Garrison now lead staff liaison; Fabiola and Linn supporting.
- **Future Meetings:** Considering fixed (e.g., quarterly) schedule to improve attendance/quorum; agenda item for future discussion.
- **Upcoming Business:** Biannual officer elections, scheduling, new member integration; members may suggest agenda items.

**9. Adjourn.**

The meeting was adjourned at 11:18 AM.

DRAFT



Marin Civic Center Conservancy

# Marin County Civic Center Cafe Upgrades

April 15, 2026



# PROJECT PRINCIPLES

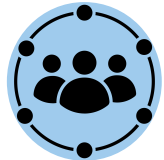
## HONOR AND RE-ENVISION



**Honor the spirit and fidelity of Frank Lloyd Wright’s original vision**  
while designing for 2030+ with a modern sensibility



**Upgrade existing systems and install new technology**  
to improve functionality and comfort, including acoustics, lighting, AV, and foodservice



**Create a vibrant community hub**  
that serves as an inviting “third place”, fostering connection and collaboration for visitors and employees beyond home and work

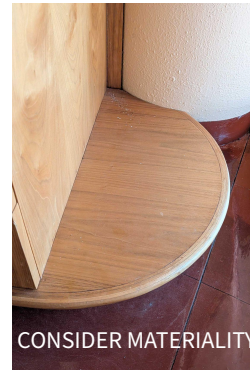
# HISTORIC SIGNIFICANCE

## REHABILITATION TREATMENT APPROACH

**Retain and preserve** historic features and finishes

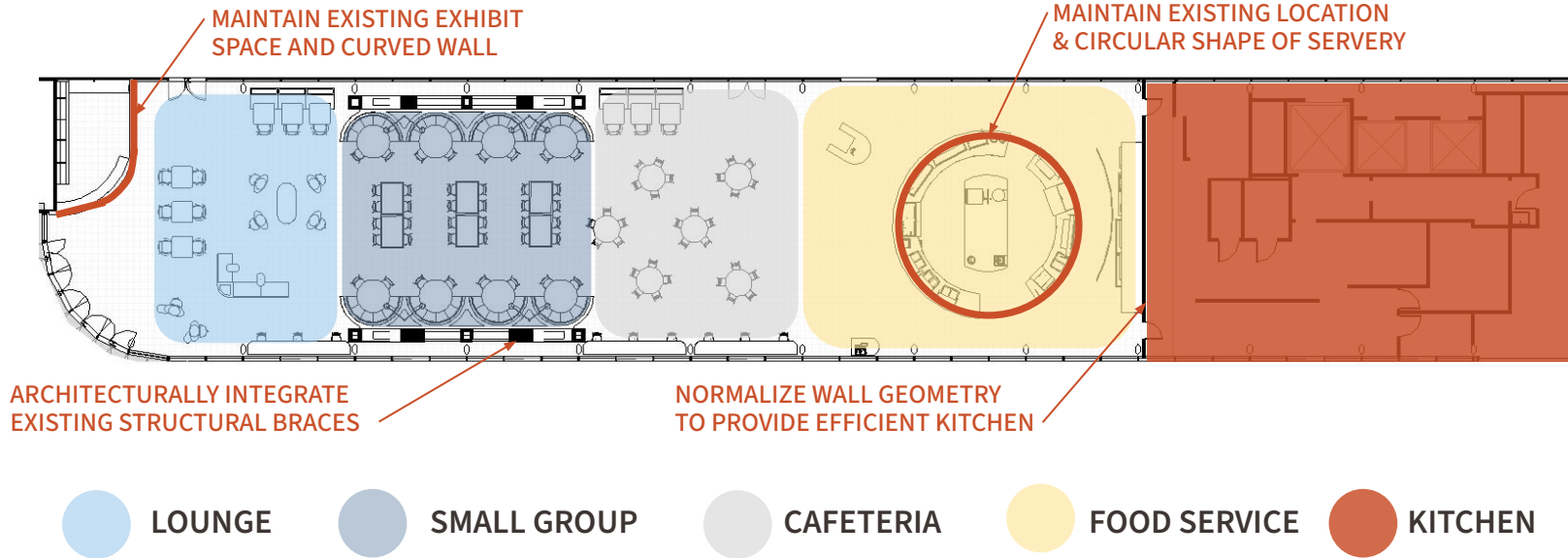
**Prioritize repair over replacement** of historic materials

Ensure new work is **compatible with but differentiated** from original



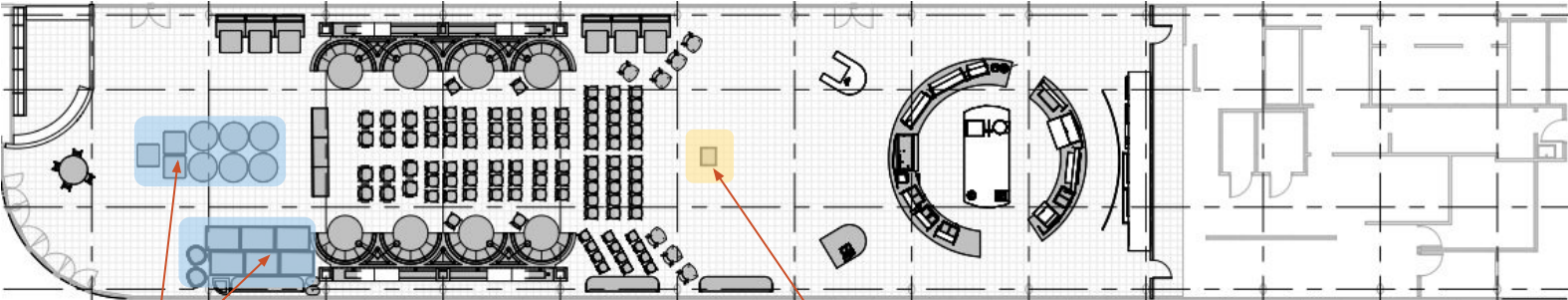
# PROPOSED PLAN

DIFFERENTIATED ZONES PROVIDE FLEXIBILITY OF USE



# MEETING LAYOUT

NUMBER OF SEATS: 132



AREA FOR  
FURNITURE  
STORAGE

SPEAKER  
PODIUM

# PROPOSED DESIGN

## VIEW 1 - SERVERY



# PROPOSED DESIGN

## VIEW 2 - BANQUETTE AND BRACE



# PROPOSED DESIGN

## VIEW 3 - ENTRANCE



**TEF**

We craft places people love








clearstory

WAYFINDING +  
PLACEMAKING

**Marin County Civic Center  
Veterans' Memorial Auditorium**

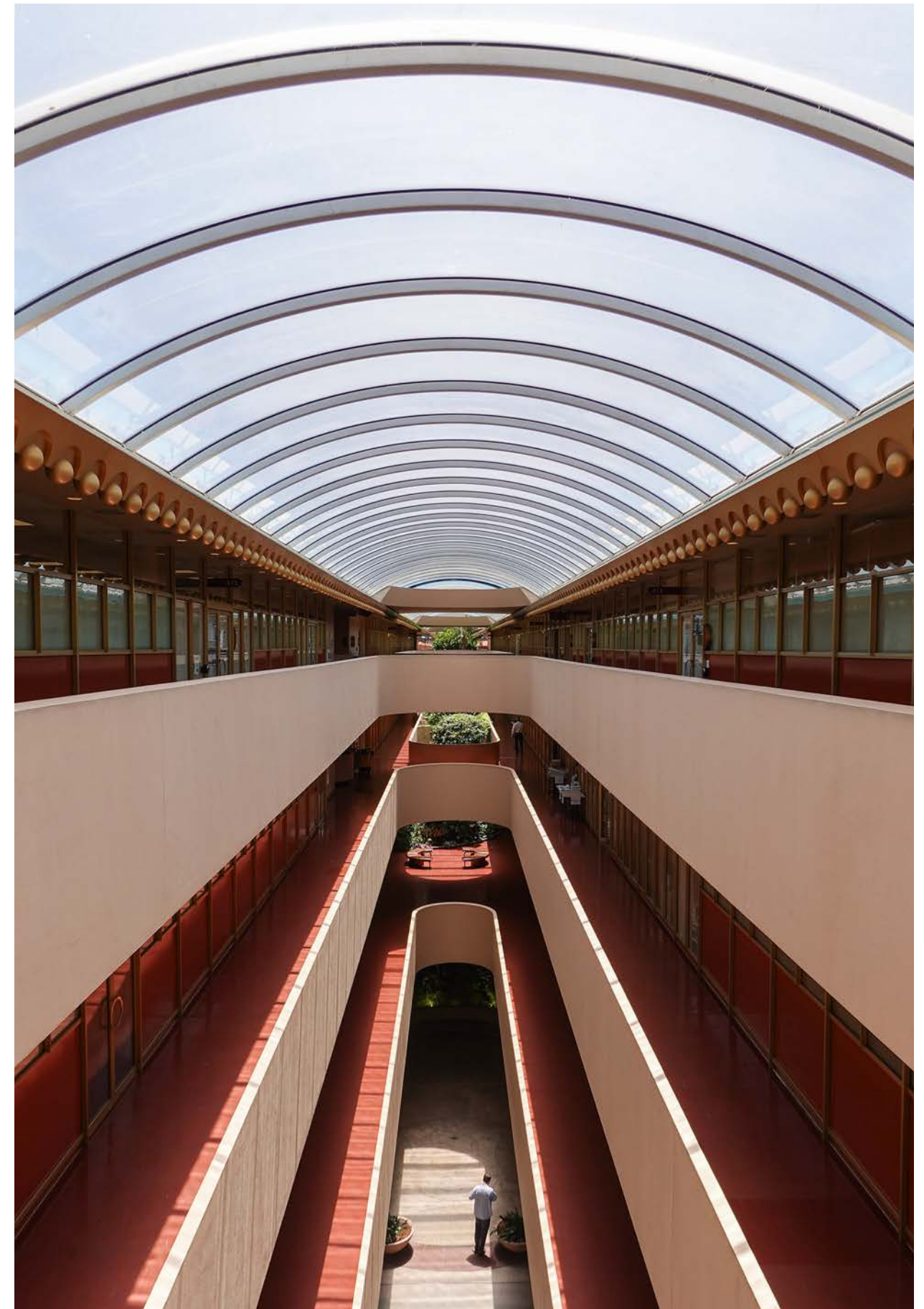
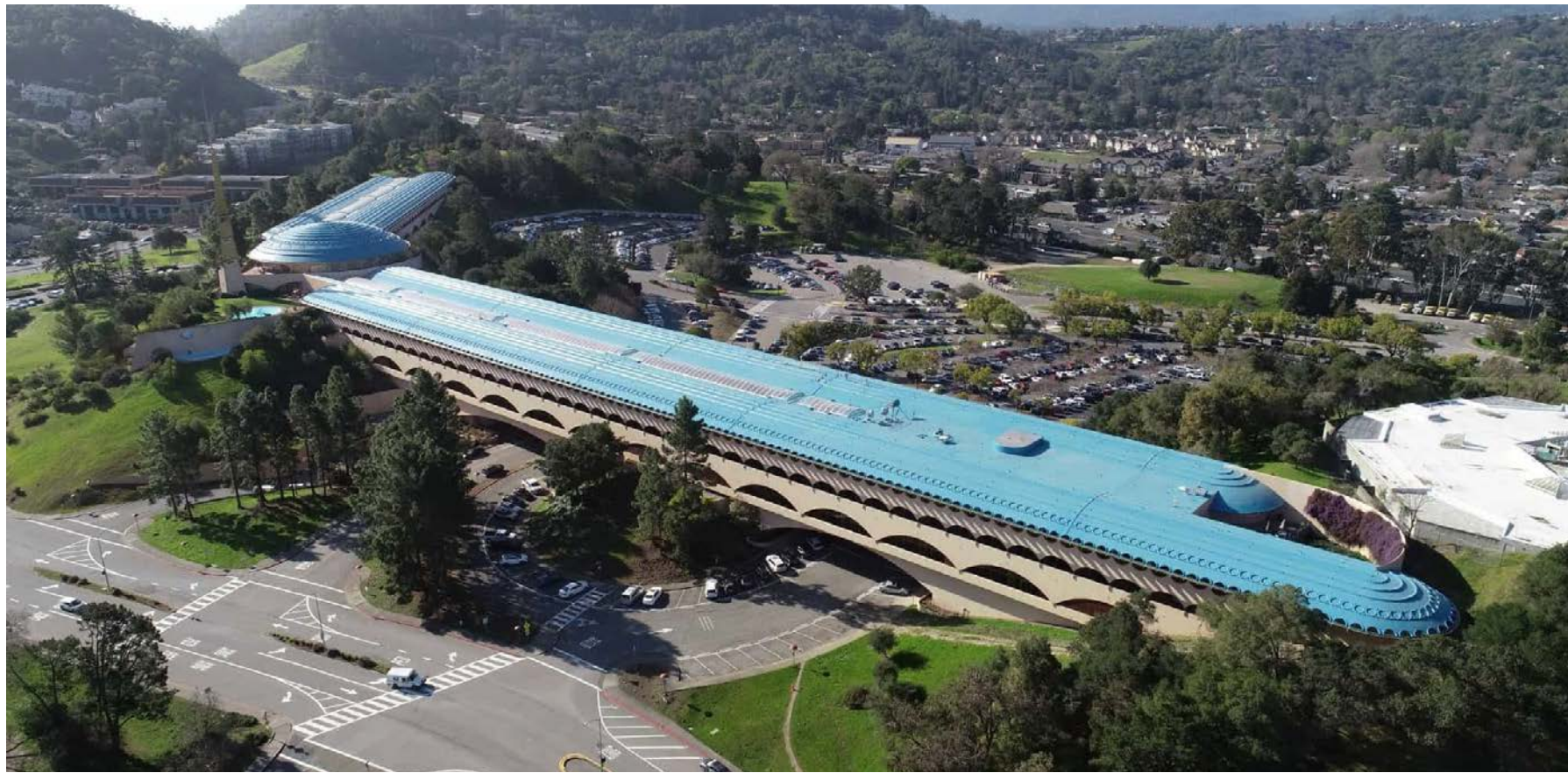
Wayfinding Analysis and Recommendations  
15 April 2026

**PROPOSED SIGNAGE**

-  AD1 Frank Lloyd Wright Historic Signage
-  AD2 Primary Vehicular Directional
-  AD3 Secondary Vehicular Directional
-  AD5 Pedestrian Directional
-  AA1 Primary Campus Identity



**Recommended Sign Location Plan**



## Site Imagery

Marin County Civic Center Veterans' Memorial Auditorium  
15 April 2026 Wayfinding Analysis and Recommendations



## DESIGN OPTIONS



MARIN COUNTY CIVIC CENTER

- ➔ Veterans' Memorial Auditorium
- ⬆ Bartolini Gallery  
Exhibit Hall  
County Fairgrounds  
Showcase Theater

Approximate Panel Size: 5'-0" x 4'-6"



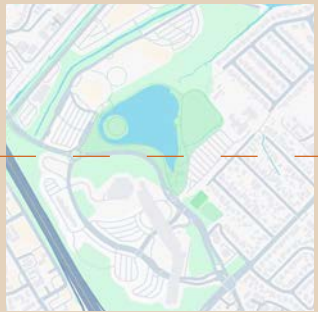
Approximate Panel Size: 5'-0" x 3'-10"

**Vehicular Wayfinding - Simple Form**



MARIN COUNTY CIVIC CENTER

- ← Veterans' Memorial Auditorium
- ↑ Bartolini Gallery  
Exhibit Hall  
County Fairgrounds  
Showcase Theater



Approximate Sign Size: 2'-0" x 6'-0"

**Pedestrian Wayfinding - Simple Form**

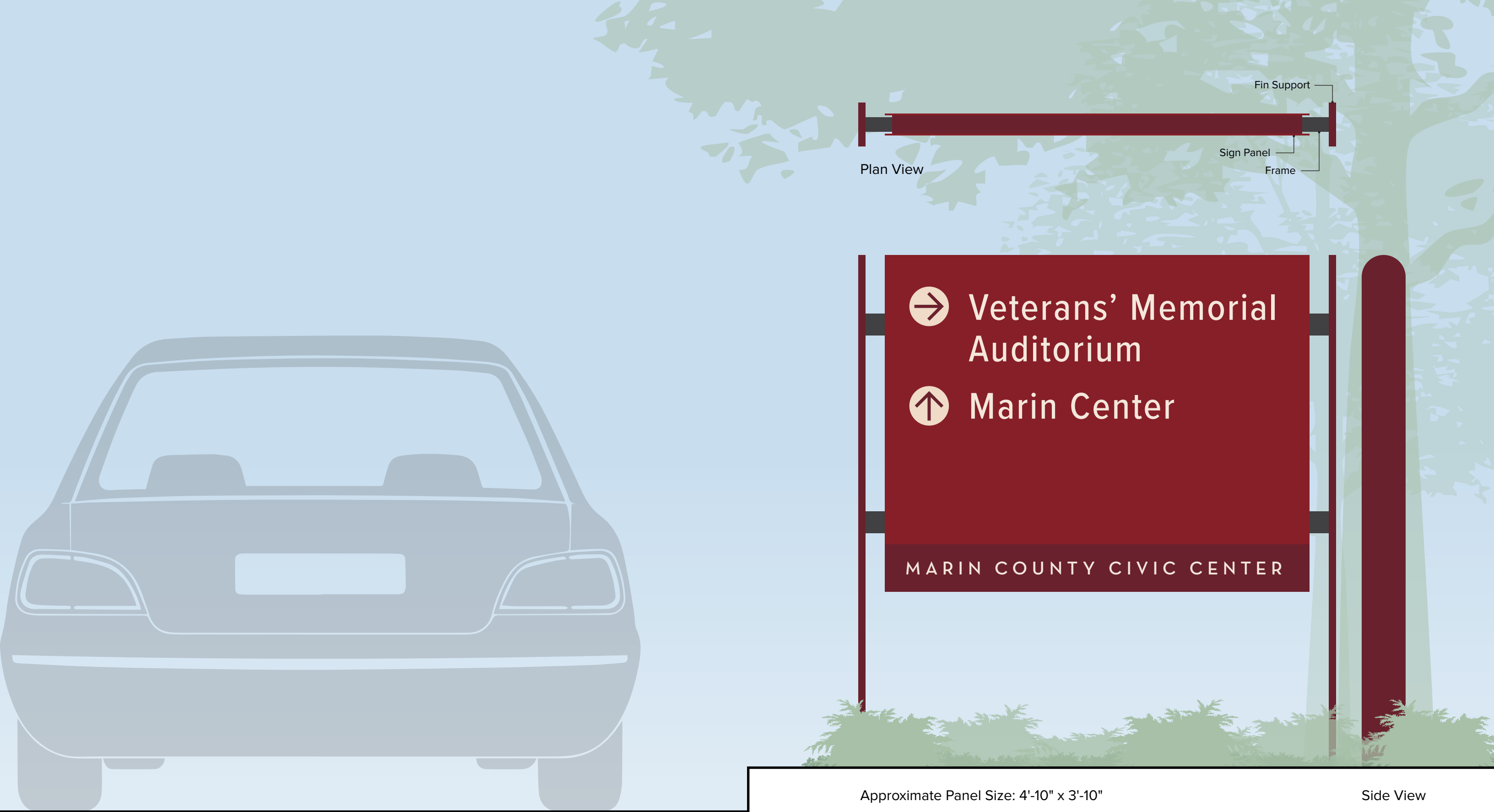




Approximate Panel Size: 4'-10" x 4'-8"

Side View

**Vehicular Wayfinding - Profile Frame**



**Vehicular Wayfinding - Profile Frame**



Approximate Panel Size: 2'-0" x 3'-9" Side View

**Pedestrian Wayfinding - Profile Frame**



# TYPOGRAPHY

## Section 2: Analysis & Conclusions

### B. Existing Signs & Typography

I N F O R M A T I O N



NEUTRA TEXT BOOK SC ALT  
380 tracking, auto kerning

The oldest example of typography at MCCC, this sign is integrated into the architecture of the information booth. The deep returns and vertical justification of the letters to the alcove soffit was a typical treatment of type in modern architecture.

N E W S P A P E R S



FUTURA BOOK  
2070 tracking, auto kerning

Another example of typography at MCCC, this sign is centered in the top panel of the newspaper stand.

#### ANALYSIS

The more recent existing signage utilizes various fonts in the “Futura” typeface family. The oldest example of typography is in a custom font that has a close resemblance to the typeface “Neutra”.

I N F O R M A T I O N  
I N F O R M A T I O N

NEUTRA TEXT BOOK SC ALT  
380 tracking, optical kerning

FUTURA BOOK  
445 tracking, optical kerning

MARIN CENTER MARIN VETERANS' MEMORIAL AUDITORIUM



FUTURA B DEMIBOLD  
85 tracking, auto kerning  
FUTURA L MEDIUM  
85 tracking, auto kerning

A more recent example of typography at the Marin Center.

#### TYPEFACE FAMILY RANGE

##### FUTURA FAMILY

MARIN COUNTY FUTURA LIGHT  
MARIN COUNTY FUTURA BOOK  
MARIN COUNTY FUTURA MEDIUM  
**MARIN COUNTY** FUTURA BOLD  
**MARIN COUNTY** Extra BOLD

##### FUTURA B

**MARIN COUNTY** FUTURA B DEMIBOLD

##### FUTURA L

**MARIN COUNTY** FUTURA L MEDIUM

##### NEUTRA DISPLAY FAMILY

MARIN COUNTY THIN ALT  
MARIN COUNTY LIGHT ALT  
MARIN COUNTY MEDIUM ALT  
**MARIN COUNTY** BOLD ALT  
**MARIN COUNTY** TITLING

##### NEUTRA TEXT FAMILY

MARIN COUNTY LIGHT ALT  
MARIN COUNTY BOOK ALT  
**MARIN COUNTY** DEMI ALT  
**MARIN COUNTY** BOLD ALT

## Section 3: Typography Study

### C. Conclusions & Recommendations

#### SIGNAGE RECOMMENDATIONS

The analysis of existing typography and legibility are summarized here to show two options for Wayfinding Fonts. The historical and architectural qualities of the Neutra font are complimentary to the Civic Center, but require much wider signs.

We would recommend utilizing the Neutra font for Identity signs and components.

OPTION ONE: NEUTRA TEXT DEMI ALT, ALL CAPS

*NOT RECOMMENDED AS WAYFINDING FONT DUE TO INCREASED SIGN SIZE*



#### WAYFINDING SPECIFIC FONT

The Trade Gothic font has optimal legibility for vehicular wayfinding. It is well paired with Neutra, but distinguished enough to be recognized as the action list of the signage. The sign panel will be smaller by utilizing Title Case and this more condensed font.

OPTION TWO: TRADE GOTHIC BOLD CONDENSED #20

*RECOMMENDED WAYFINDING FONT*



All messages shown with 4 1/2" type.

# ADMINISTRATION

3501 CIVIC CENTER DRIVE

NEUTRA TEXT DEMI ALT, ALL CAPS: *RECOMMENDED IDENTIFICATION FONT*

## Recommendation

Utilize Neutra for branding and identity. The character of the typography marries well with the historic design of the civic center.

Trade Gothic was originally recommended for vehicular and pedestrian wayfinding. Clearstory recommends Proxima Nova instead. Proxima Nova pairs well with Neutra in character, and has a higher x-height and more open counters which make it more legible.



Neutra Text Demi Alt



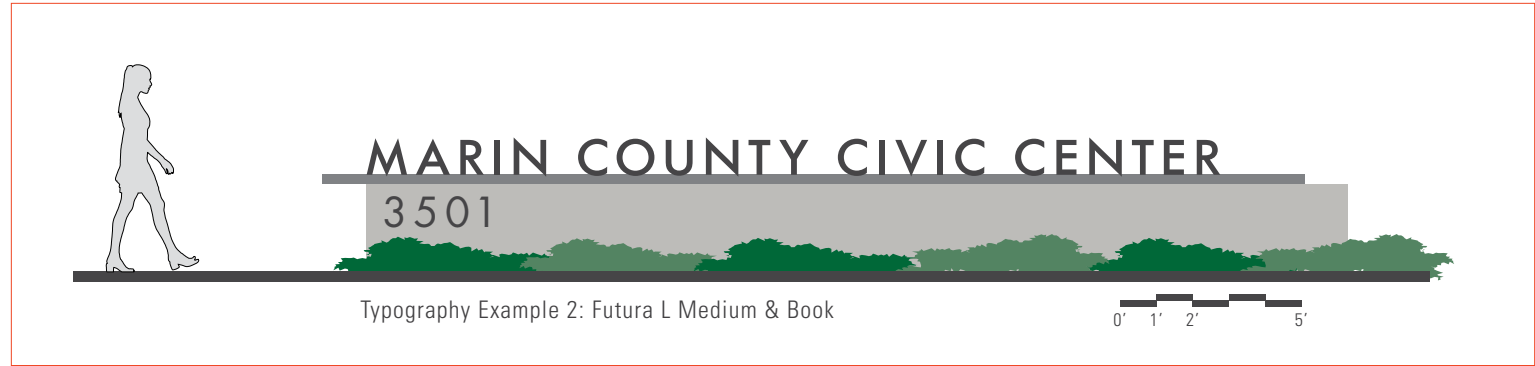
Trade Gothic Next LT Pro Bold Cond



Proxima Nova Condensed Medium



## BRANDING & IDENTITY



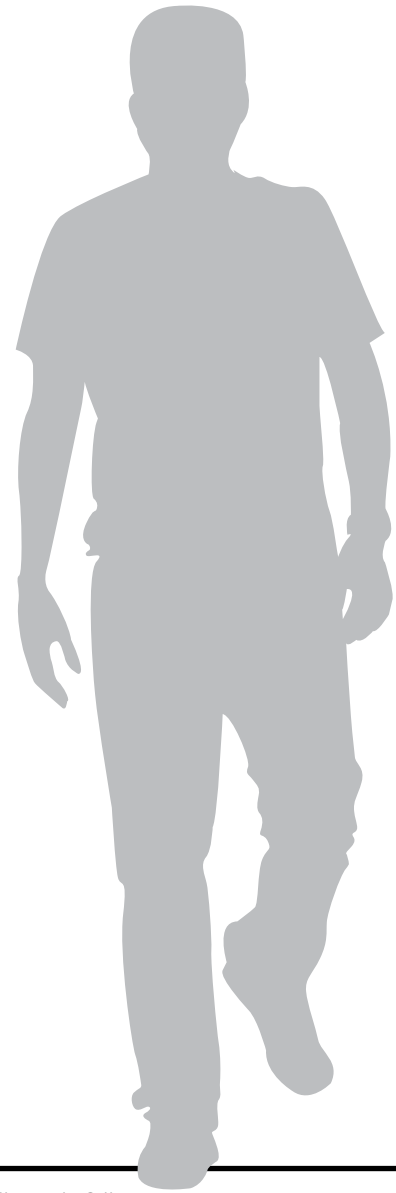
**Site Identification - Study of Original Masterplan**



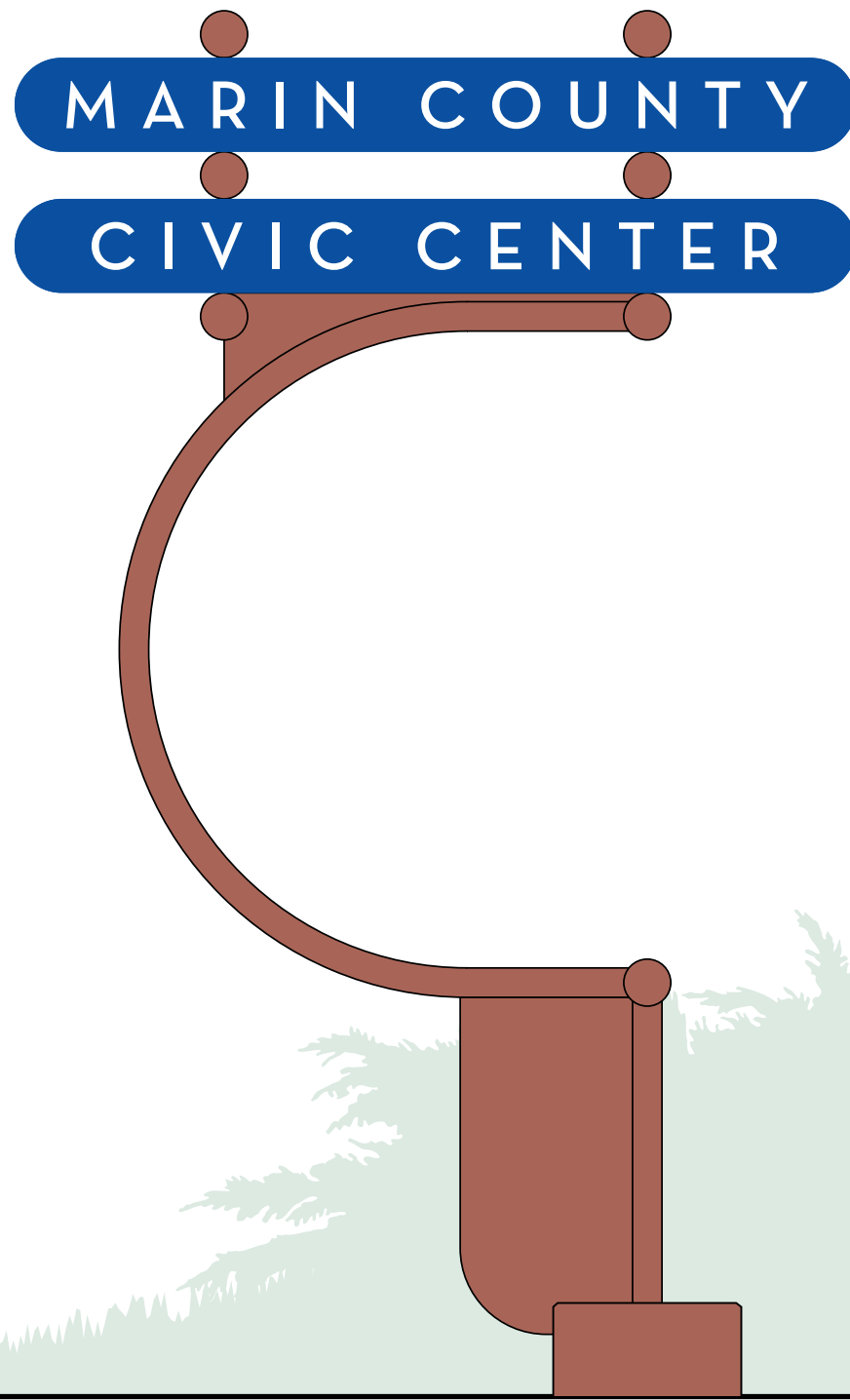
**Site Identification**



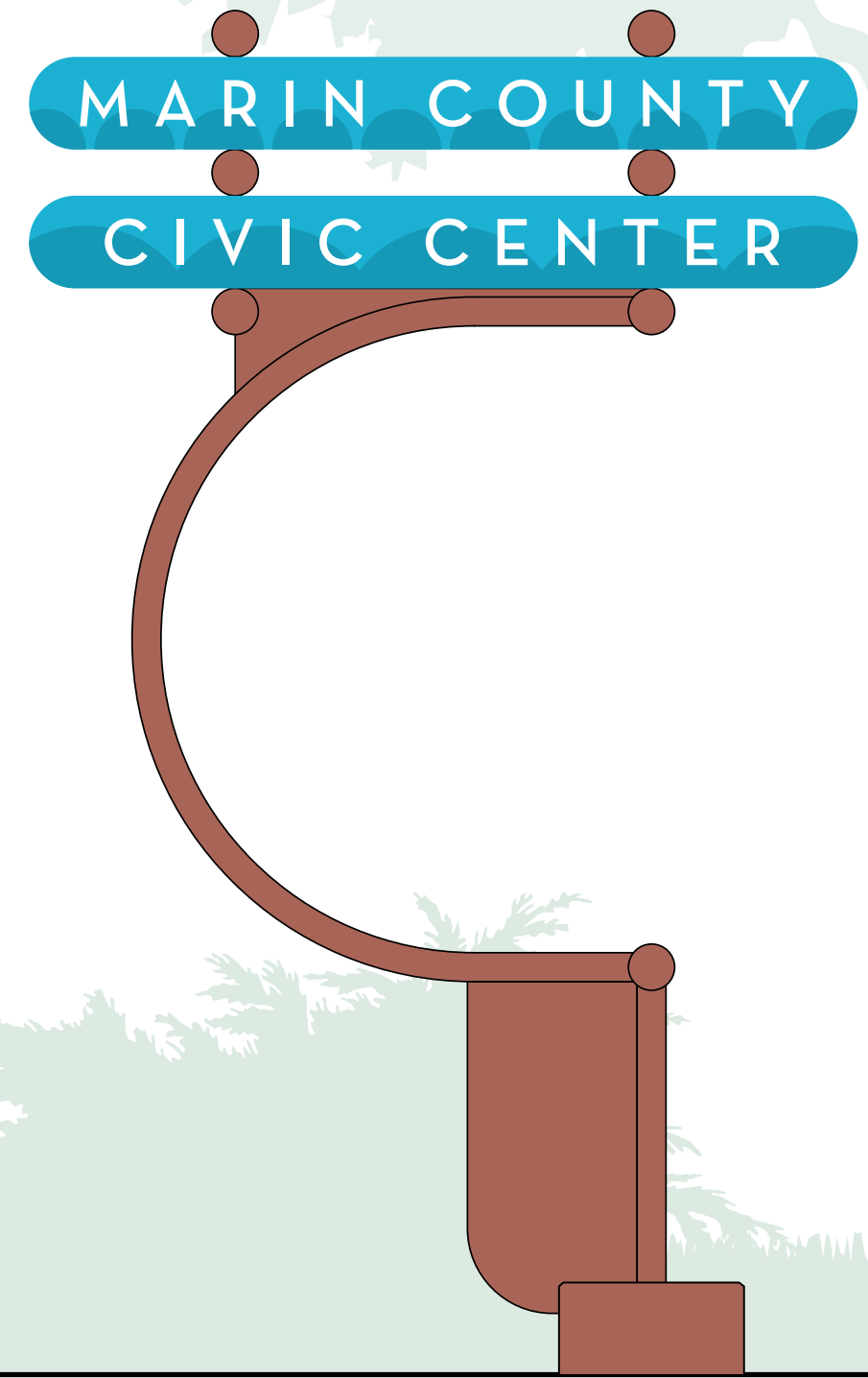
## Marin Center Identification



Scale: 1" = 1'-0"



Option 1



Option 2



**THANK YOU**

## Calculating Visible Time

Visible time is calculated from when the sign becomes legible to when the viewer reaches it at the given speed.

Best practice is 25' of legibility for each 1" of cap height.

For 3" copy:

25mph: 3" x 25' = 75' , 75' ÷ 36.7 ft/s = 2.04 seconds

30mph: 3" x 25' = 75' , 75' ÷ 44 ft/s = 1.7 seconds

For 3.5" copy:

25mph: 3.5" x 25' = 87.5' , 87.5' ÷ 36.7 ft/s = 2.38 seconds

30mph: 3.5" x 25' = 87.5' , 87.5' ÷ 44 ft/s = 1.99 seconds

For 4" copy:

25mph: 4" x 25' = 100' , 100' ÷ 36.7 ft/s = 2.72 seconds

30mph: 4" x 25' = 100' , 100' ÷ 44 ft/s = 2.27 seconds

## Calculating Optimal Cap Height

$$\frac{(N+6)S}{100} + \frac{D}{10} = H$$

N: Number of Messages/Lines

S: Speed Limit

D: Setback Distance

H: Cap Height

S: 25mph

N: 6 Lines

D: 5' Setback

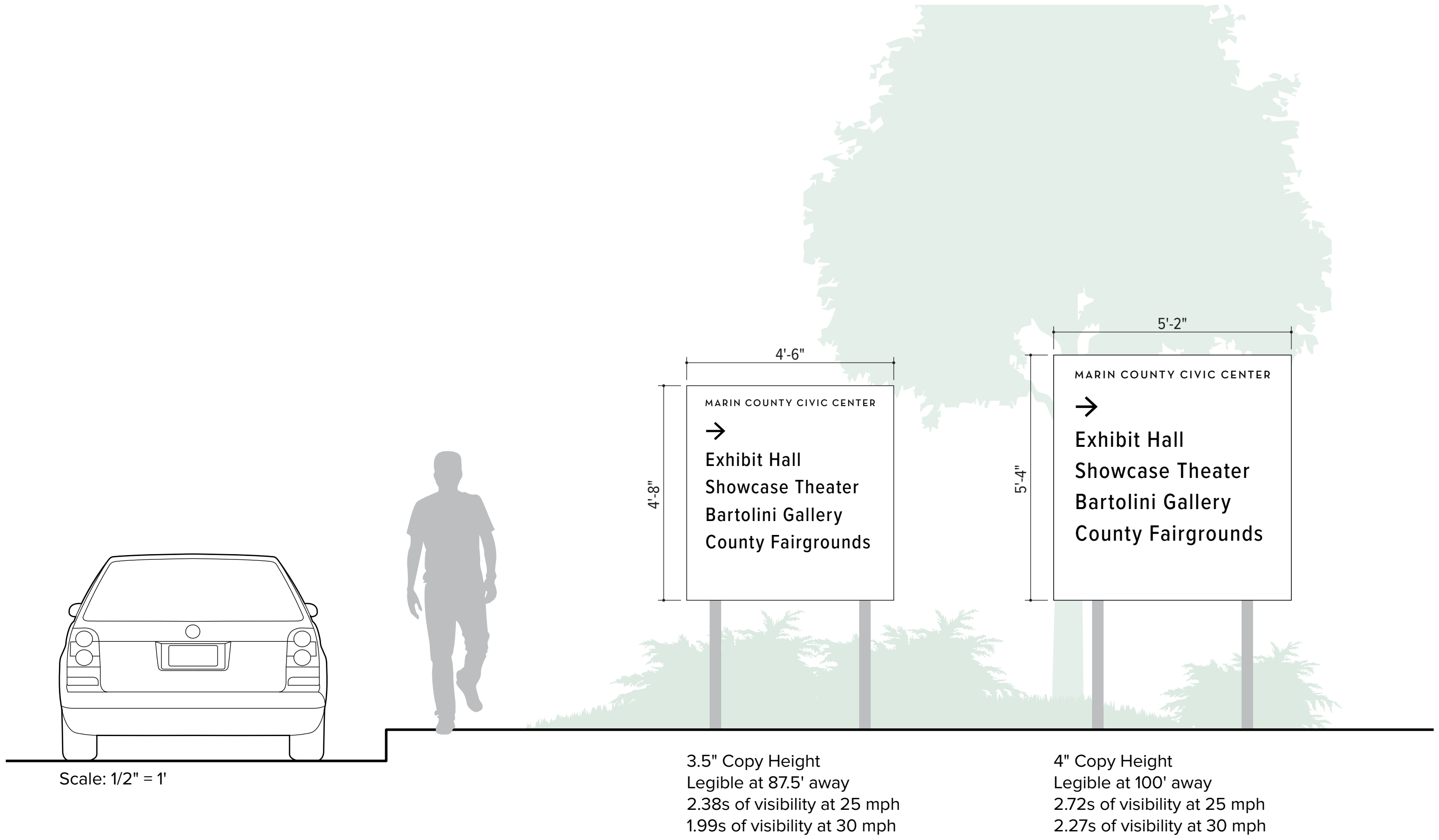
H: 3.5"

S: 30mph

N: 6 Lines

D: 5' Setback

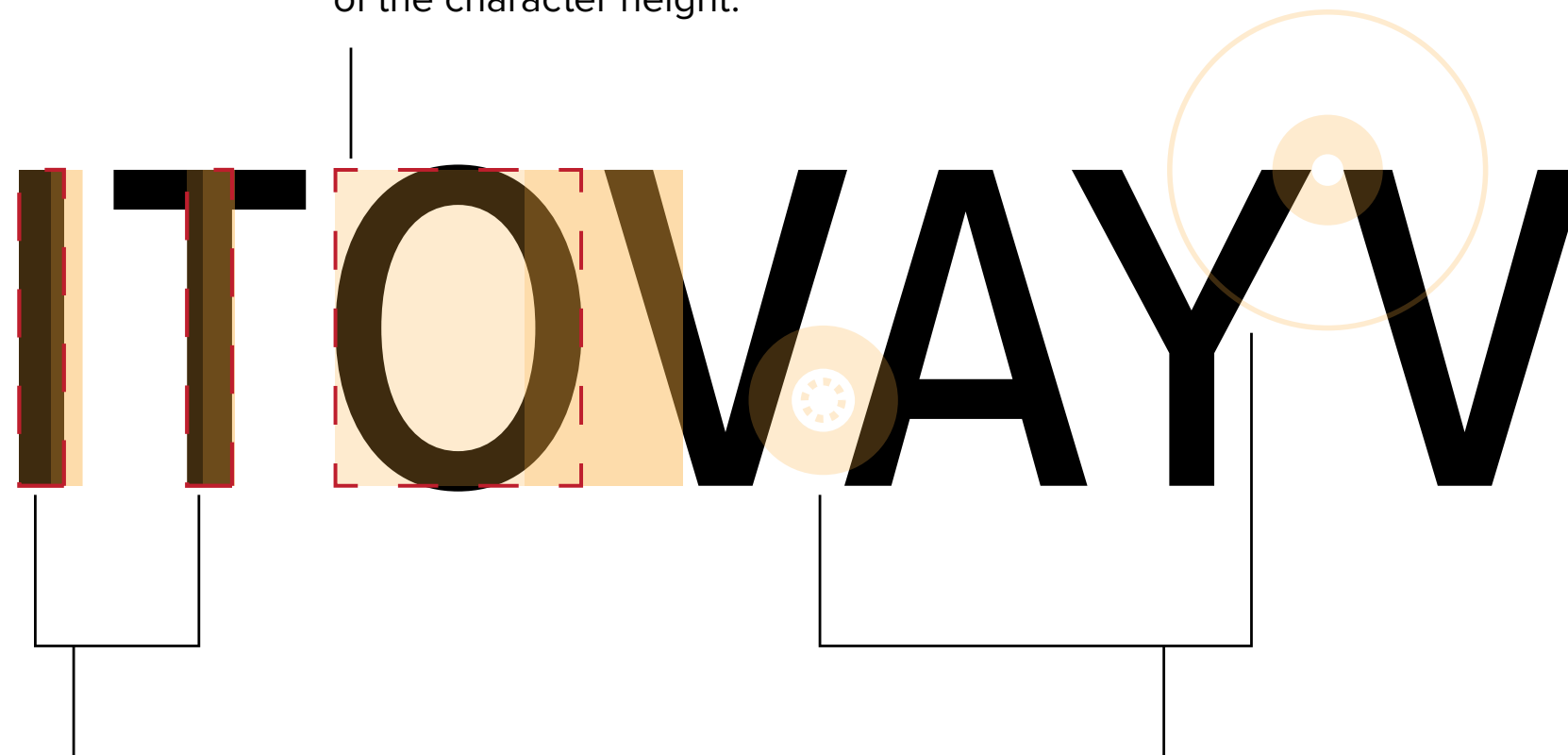
H: 4.1"



**Legibility: Cap Heights**

### Visual & Tactile Character Width

The width of a character stroke must be 60-110% of the character height.



### Visual & Tactile Stroke Width

The width of a character stroke must be 10-20% of the character height for visual characters and 15% for tactile characters.

### Visual & Tactile Tracking

The closest space between characters must be maximum 1/8" for tactile characters and 10-35% of the of the character height for visual characters.



# LAGOON PARK UPDATES

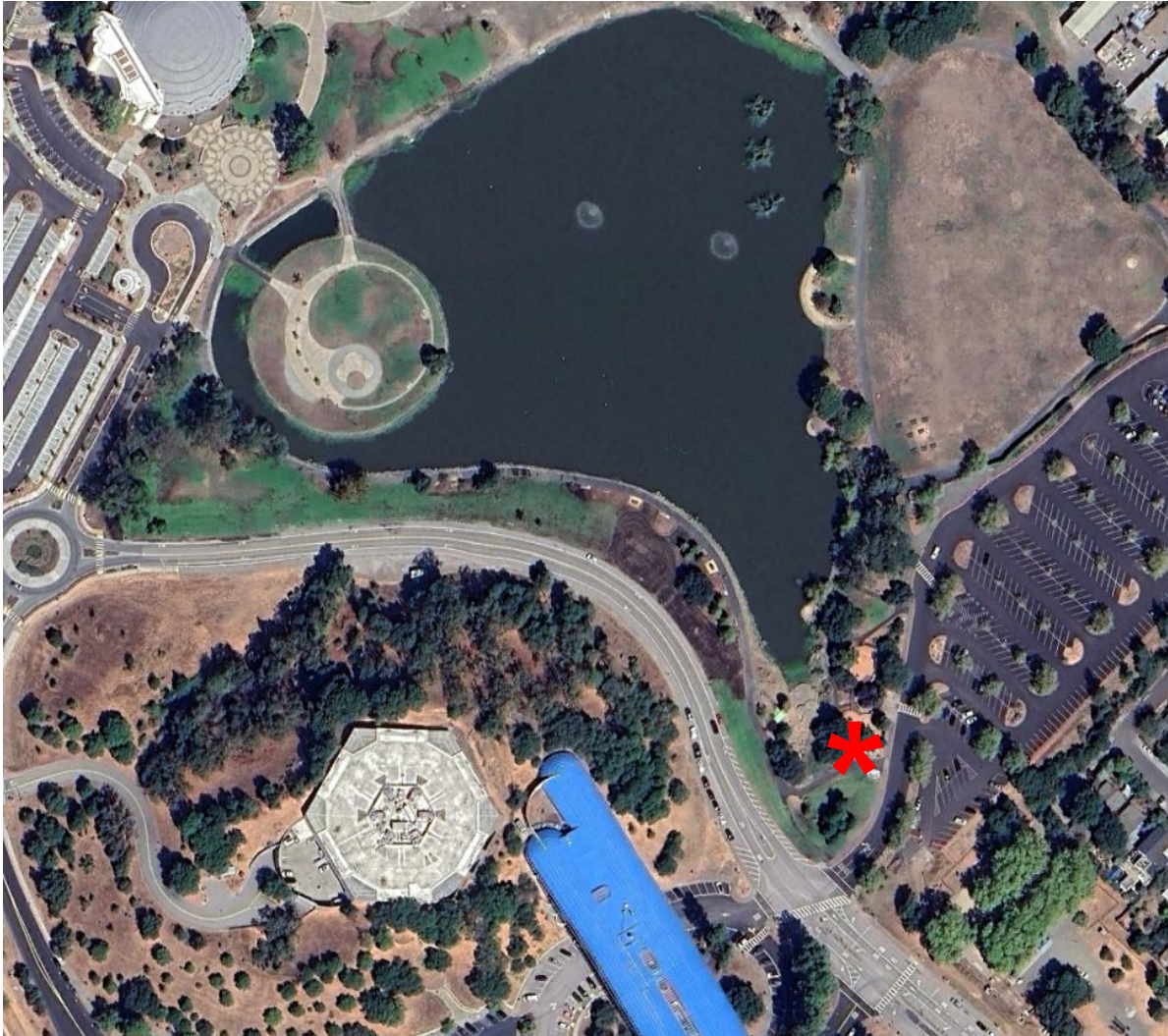
APRIL 2026

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MARIN COUNTY  
PARKS

PRESERVATION • RECREATION

# Lagoon Park Restroom



## Update

- Existing restroom: undersized, aged condition
- New restroom siting study completed
- Architectural design team selected

# Staff Recommendations

Presented September 2025:

- 4- to 5-stall restroom
- Locate at north site
- Develop architectural designs
- Develop cost analysis



# LAGOON PARK RESTROOM

## Siting Study

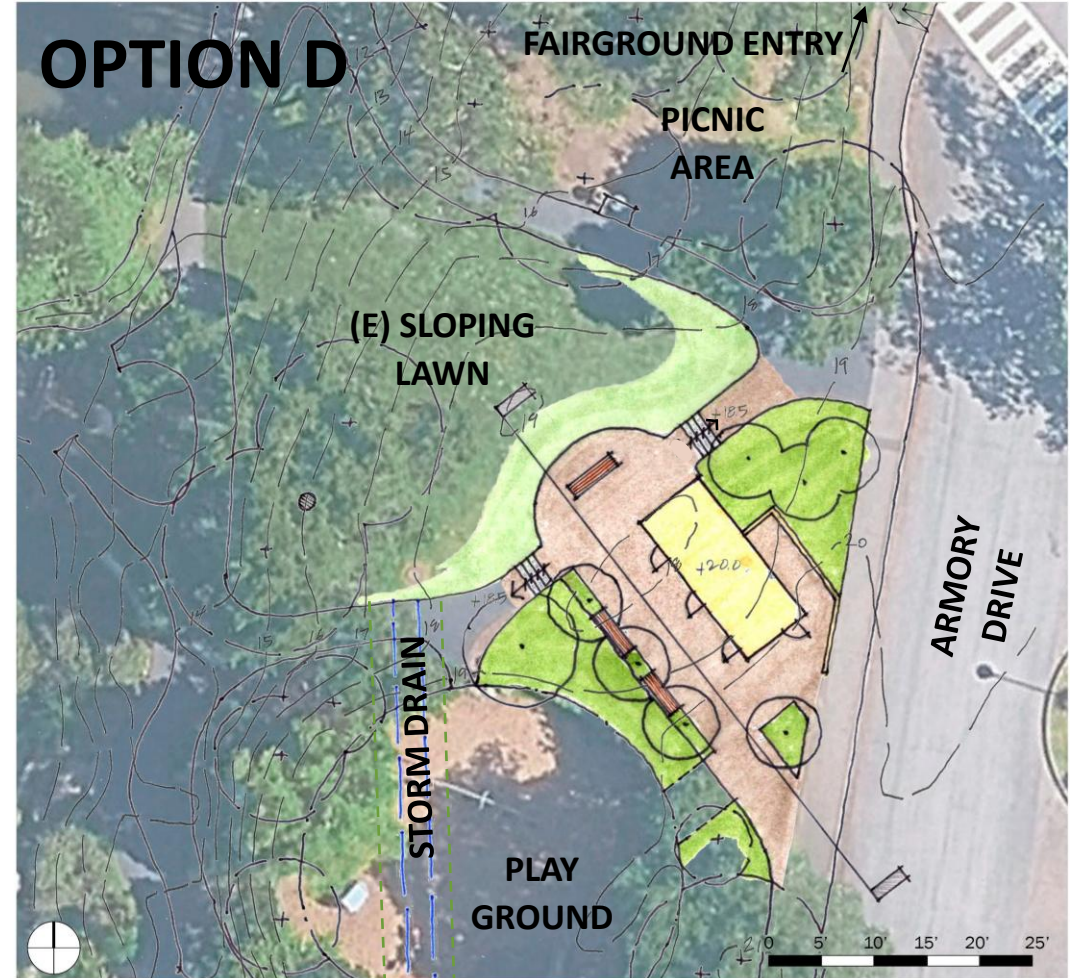
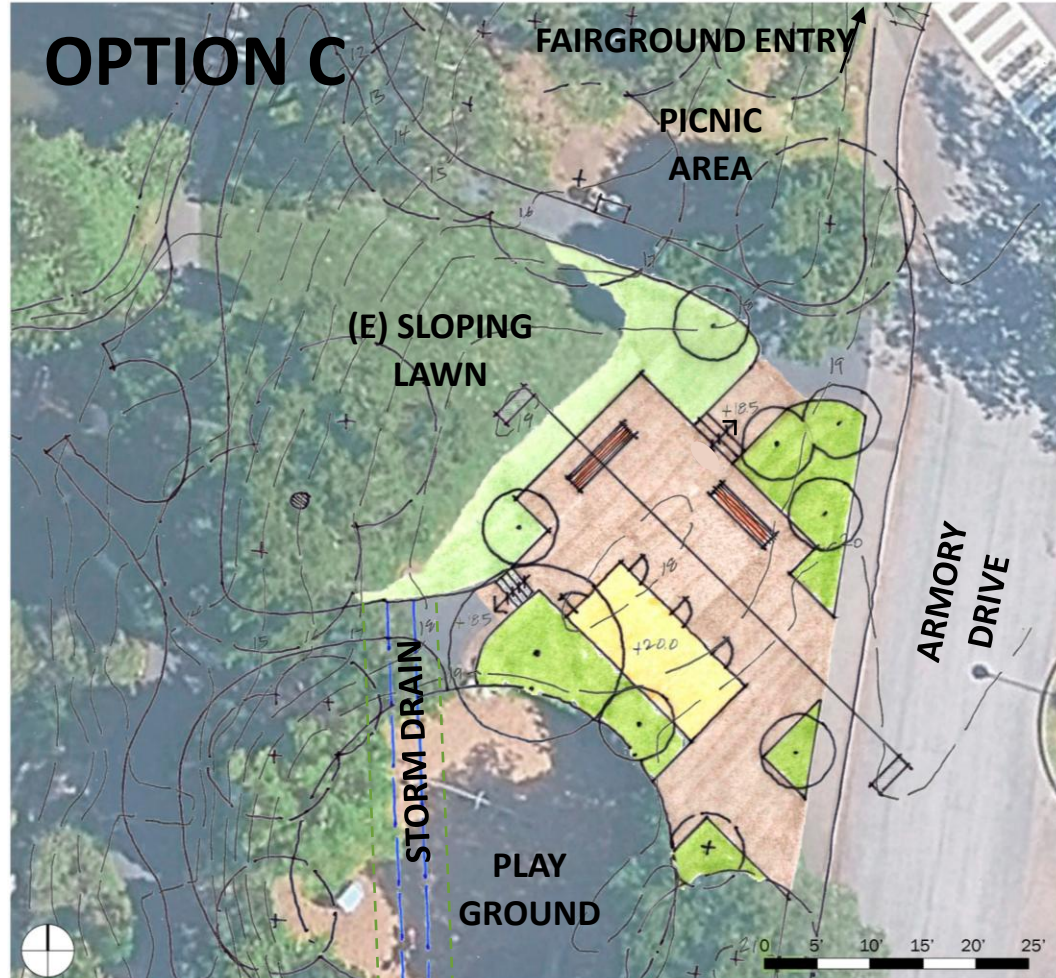


- Allows views
- Available utilities
- Clear from storm drain
- Use during construction
- County fairgrounds



# LAGOON PARK RESTROOM

## Siting Study- Options



# Architectural Team Selection

- Selection process February - April 2, 2026
- Contract negotiation On-going
- Contract award by BOS May 19, 2026
- Design work begins Immediately after Award

# Architectural Design Team

PRIME CONSULTANT

ARCHITECTURAL & STRUCTURAL

Ware Associates, Inc.  
440 Grand Ave, Suite 250  
Oakland, CA 94610  
(510) 922-9888



John Q. Ware, AIA, PE, LEED AP  
Principal-in-Charge  
Architect, Engineer  
[john@ware-associates.com](mailto:john@ware-associates.com)



Cari Hartigan  
Project Manager  
Architectural Designer  
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Daniel Mount, PE  
Structural Designer  
[daniel@ware-associates.com](mailto:daniel@ware-associates.com)



CIVIL



LANDSCAPE



MEP



COST ESTIMATION



GEOTECH

LAGOON PARK RESTROOM

# Architectural Design Team

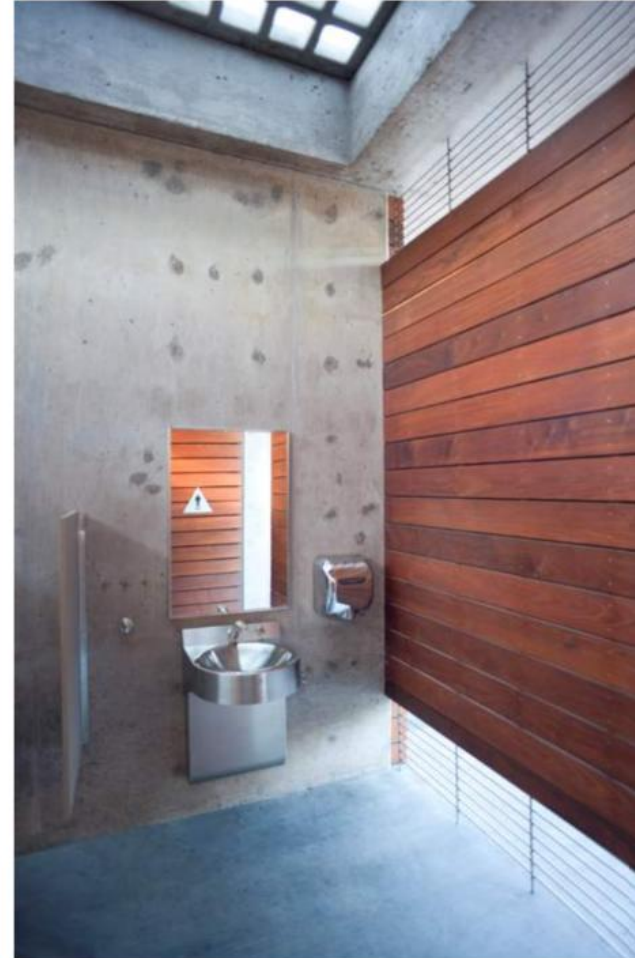
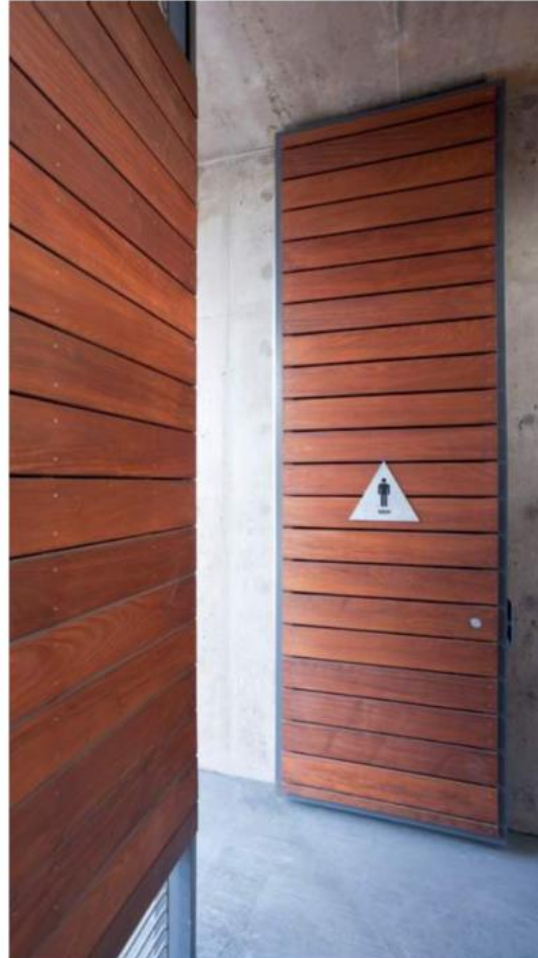
Pillar Point, Half Moon Bay



LAGOON PARK RESTROOM

# Architectural Design Team

Doyle Hollis Park, Emeryville



LAGOON PARK RESTROOM

# Architectural Design Team

Ashland Zocalo, Alameda County



# Architectural Design Team

## Project & Design Approach

Sensitive **siting**

Welcoming, safe, and **accessible** facility

Functional, durable, and serviceable  
expression of **organic architecture**

Respect and integration with existing  
**landforms** and infrastructure



LAGOON PARK RESTROOM

# Architectural Design Team

**MARIN COUNTY**  
**PARKS**  
PRESERVATION • RECREATION



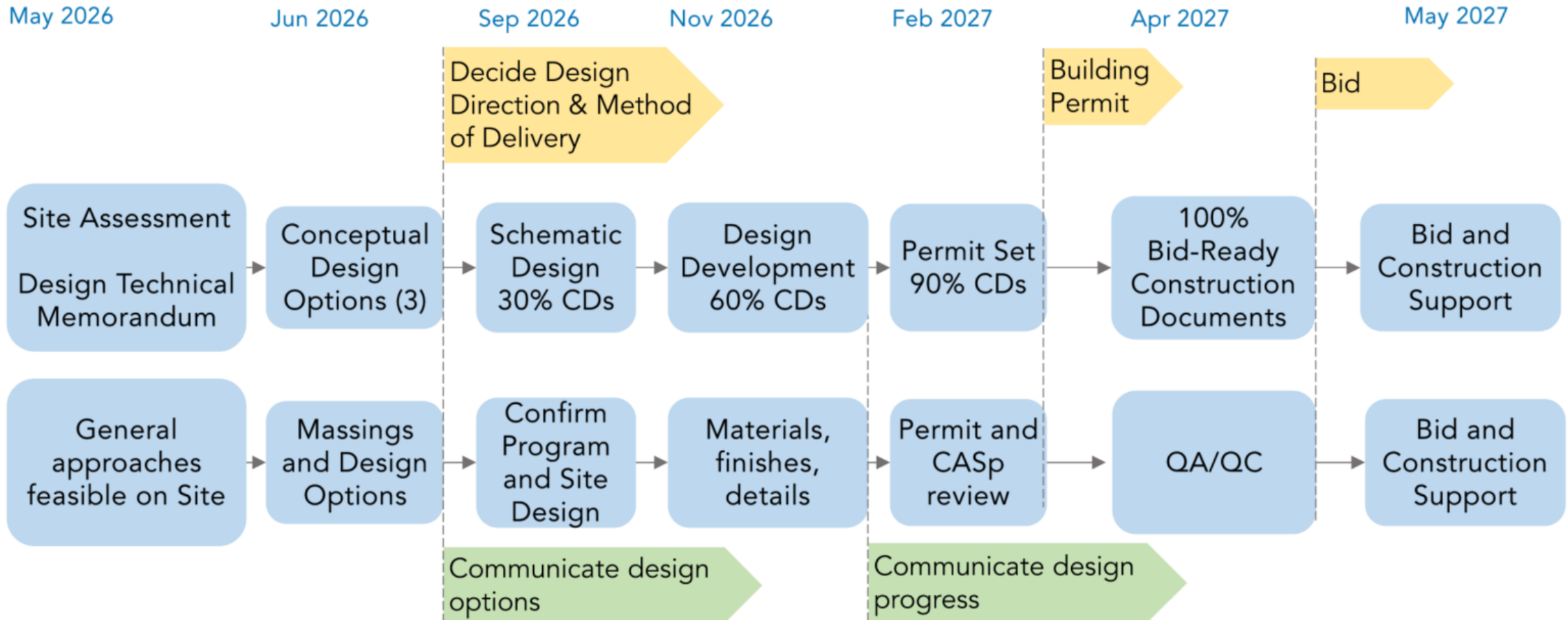
MARIN COUNTY CIVIC CENTER



MASTER DESIGN GUIDELINES



# Architectural Design Schedule



★ Schedule may vary based on County review times or unforeseen existing conditions.

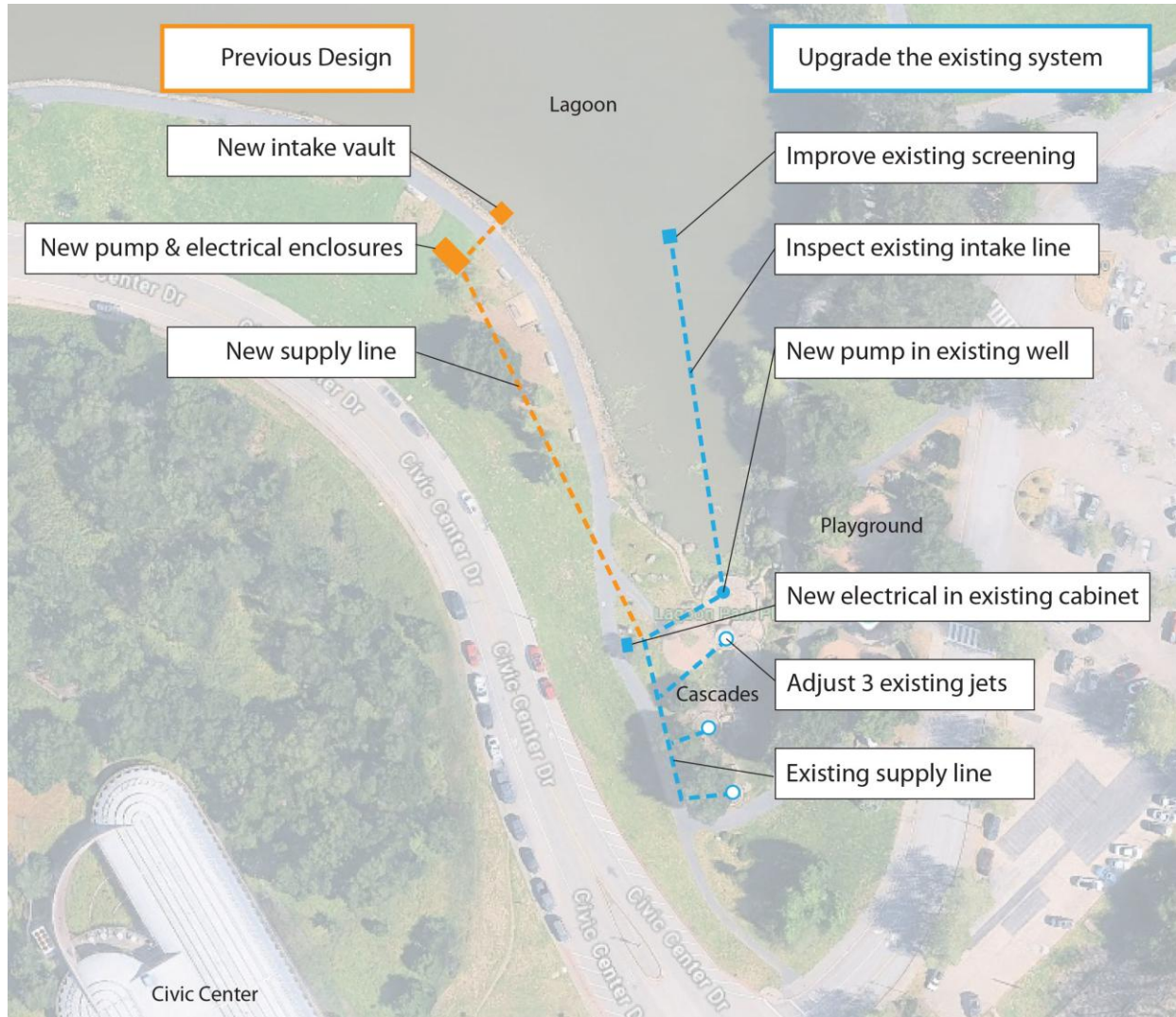
# Cascades Fountain Renovation



## Update

- Existing fountains need repair.
- October 2025 - no public bids for previous design received.
- Currently working with Waterworks to upgrade and repair the existing system
- More cost-effective approach

# Upgrade the Existing System



## 2026 Schedule

April – May:

- New pump and electrical installation
- Intake line inspection and screen installation
- Lighting exploration for future phase

# VETERANS MEMORIAL AUDITORIUM Landscape Renovation



## Update

- New planting along south edge of VMA.
- Supplemental planting in select areas within existing parking lot and lagoon areas.
- RHAA is consulting Landscape Architect.
- Installation Fall 2026 in time for VMA opening early 2027.

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**MARIN COUNTY**  
**PARKS**  
PRESERVATION • RECREATION



**Thank you**