

THE FRANK LLOYD WRIGHT CIVIC CENTER CONSERVANCY

Regular Meeting
August 19, 2026



Agenda

1. Call to Order
2. Public open time for items not on the Agenda
3. Approval of minutes from June 17, 2026 meeting
4. Cultural Services Report
 - a) Libby Garrison
 - b) Frank Lloyd Wright Civic Center Conservancy Resolution Update, Steve Dow
5. Discussion Items
 - a) Lagoon Park Restroom Architectural Concepts, Sarah Richards
 - b) Public Counter Security & Functionality Amendments in DOF & ARCC (rooms 202/208), Tracie Holland
 - c) Campus Wide Project Updates, Fabiola Guillen & Tara McIntire
6. Member Items or Announcements
7. Adjourn

Discussion Item 5A

Lagoon Park Restroom Architectural Concepts

Sarah Richards, Senior Landscape
Architect, Marin County Parks

20 minutes





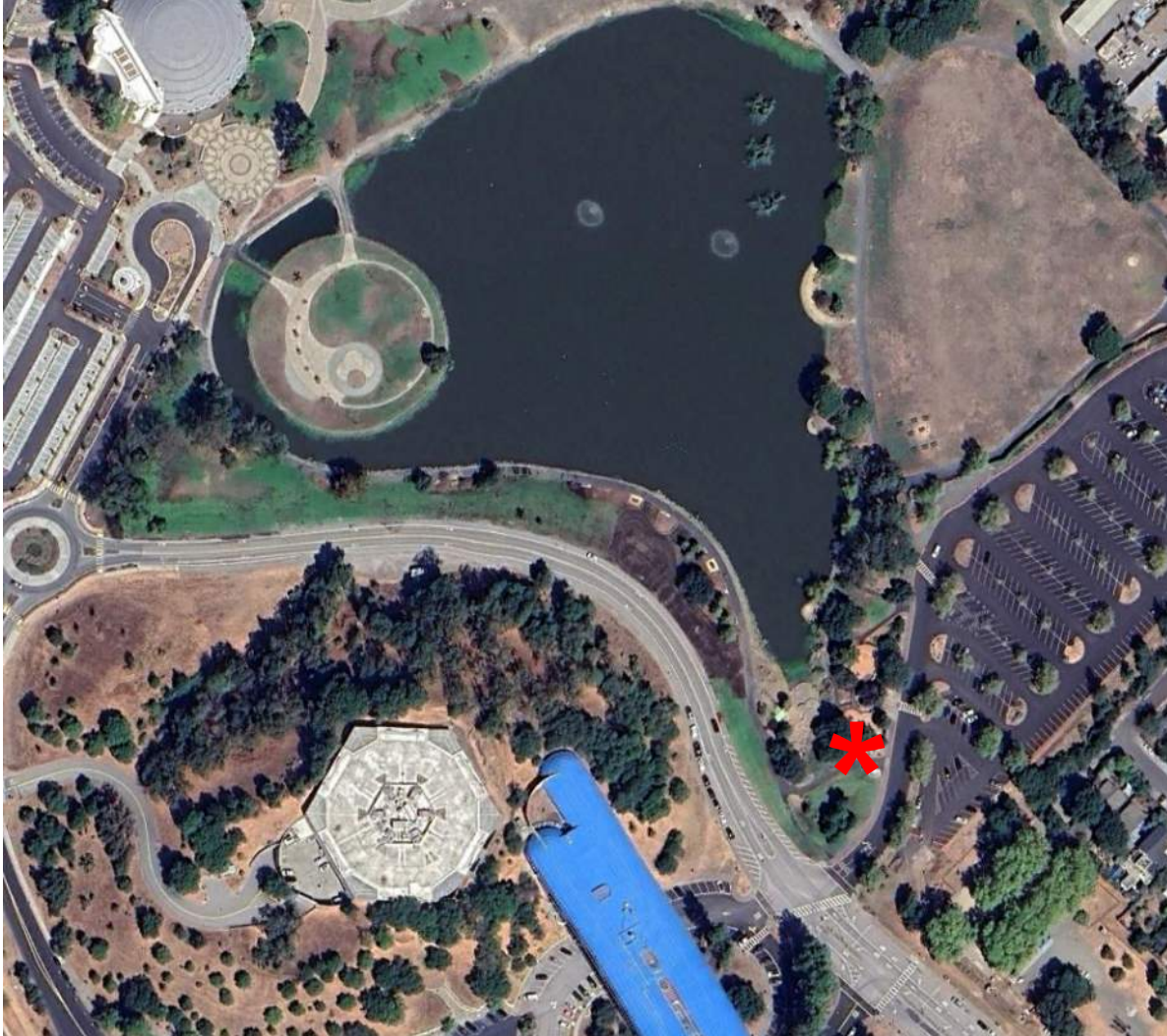
LAGOON RESTROOM UPDATE

AUGUST 2026

MARIN COUNTY
PARKS

PRESERVATION • RECREATION

Lagoon Park Restroom



- Existing restroom: undersized, aged condition
- 2025 restroom siting study completed
- Architectural design concepts underway

LAGOON PARK RESTROOM

Siting Study

Presented September 2025:

- 4-5 stall restroom
- Locate north of playground
- Access requirements
- Utility study



LAGOON PARK RESTROOM

Siting Study



North Site:

- Avoids large underground storm drain
- Improves views from Civic Center Dr.
- Has nice overlook of lagoon
- Near playground & fairgrounds entry



LAGOON PARK RESTROOM

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
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Architect, Engineer
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Cari Hartigan
Project Manager
Architectural Designer
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Daniel Mount, PE
Structural Designer
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CIVIL

LANDSCAPE

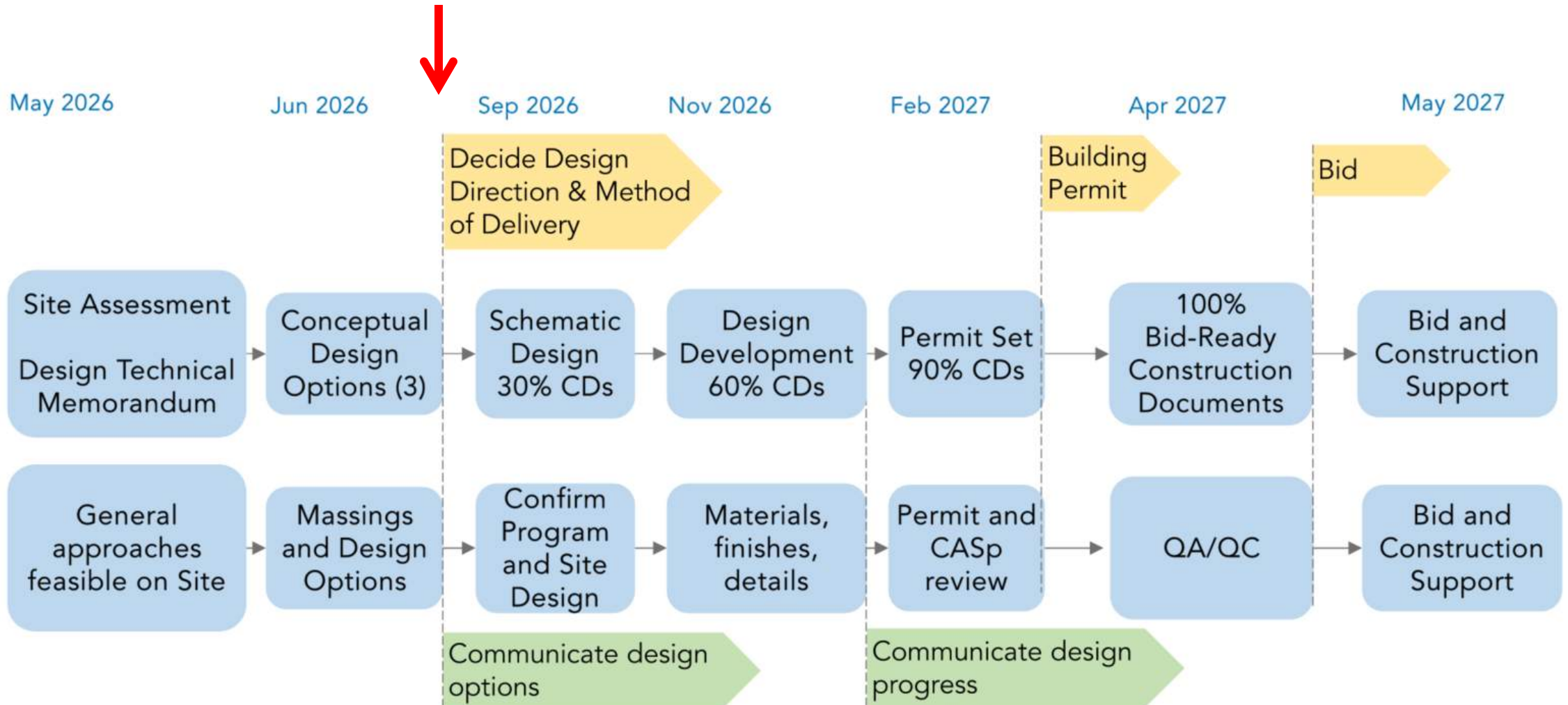
MEP

COST ESTIMATION

GEOTECH

LAGOON PARK RESTROOM

Design Schedule



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

LAGOON PARK RESTROOM

CONCEPT DESIGN OPTIONS



PRESENTATION OBJECTIVES



- 1 Summary of project scope, objectives, and context.
- 2 Presentation of Concept Design Options
- 3 Preliminary Recommended Option
- 4 Discussion and Feedback



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SUMMARY OF DESIGN TECHNICAL MEMORANDUM

CONSTRUCTION DELIVERY

- Site-built construction
- Explore prefabricated elements to control costs
- Designed to integrate with historic Civic Center character

SITING

- North site per the CSW|ST2 siting study (Sept 2025)
- Supported by MCP
- Supported by the Parks & Open Space Commission

NEW RESTROOM SCOPE

- 5 single-user stalls (50%+ accessible)
- 900 SF–1,200 SF based on sizing study from CSW|ST2 siting study (Sept 2025)
- Exterior covered common sink area for security and maintenance
- Universal changing facility

EXISTING RESTROOM

- ADA compliance gaps and ongoing maintenance cost
- Blocks lagoon / Civic Center view corridors
- Operations maintained through construction
- Remove after completion of new facility

PROJECT LOCATION & CIRCULATION



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VIEW STUDY

Bench Overlook



Lagoon, VMA Building, and Hills Beyond



Fair Gates



Marin Civic Center and Spire



Playground



San Pedro Range Hilltops



ARCHITECTURAL CONTEXT

Horizontality



Sculptural Form, Integration of Nature



Terraced Forms



Gateway, Portal, & Oculus



LANDSCAPE CONTEXT & PALETTE

Intersecting and Concentric Circularity



Planting Palette



ARCHITECTURAL MATERIAL BOARD

Integral Color Cast Concrete



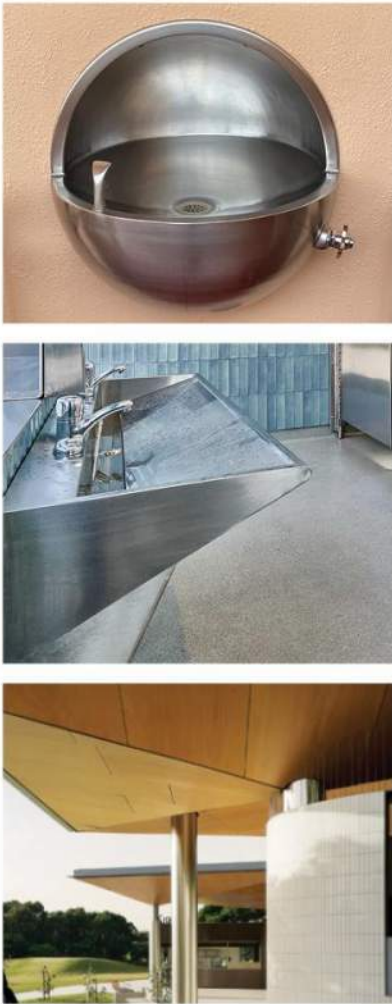
Integral Color/Painted Stucco



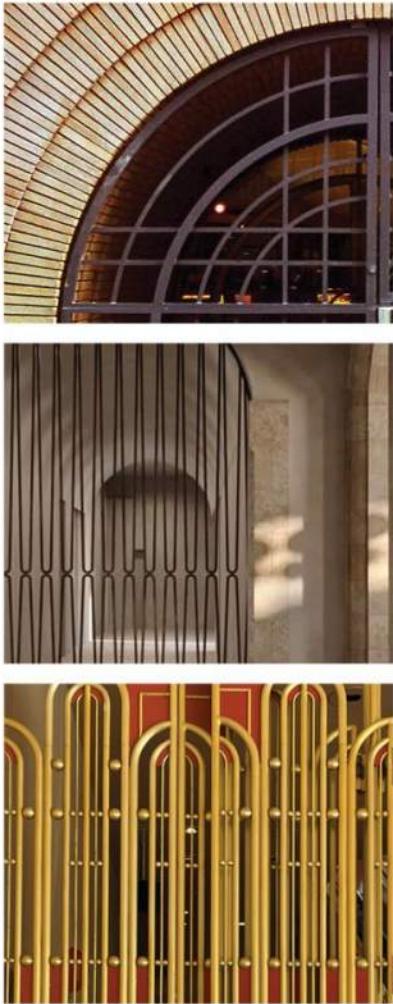
Horizontal Masonry



Stainless Steel Fixtures



Metal Gates and Screens

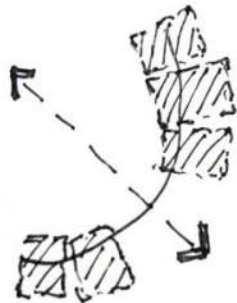


Light Washed Tile

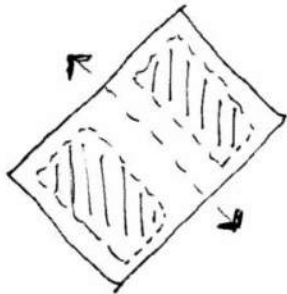


CONCEPT DESIGN OPTIONS

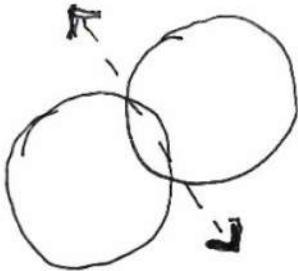
ARC



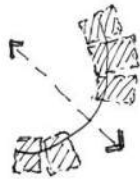
BLOCK



ORGANIC

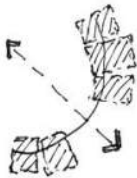
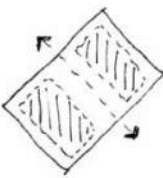


CONCEPT DESIGN OPTIONS **COMPARISON**

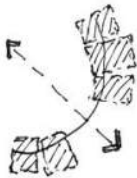
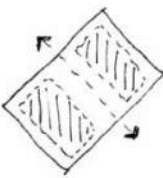
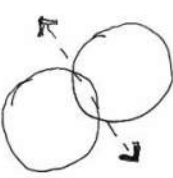


CRITERION	ARC Arc of prefab units · unifying roof
Design & Character	Detailing limited to Prefab Restroom Supplier's standards; no common sink area
Site Appropriateness	Response to site limited by flexibility of Prefab Restroom Supplier
Maintenance & Durability	Fixtures & finishes limited; reliance on manufacturer for replacement parts
Cost	Potentially lower due to prefab units
Constructibility	Prefab units reduce on-site construction time. Site built custom elements require coordination.

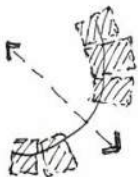
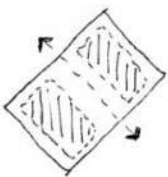
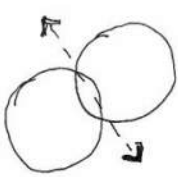
CONCEPT DESIGN OPTIONS **COMPARISON**

CRITERION	 ARC Arc of prefab units · unifying roof	 BLOCK Custom rectilinear · site-built
Design & Character	Detailing limited to Prefab Restroom Supplier's standards; no common sink area	Prioritizes efficient layout based on fixture requirements and clearances; architecturally controlled detailing
Site Appropriateness	Response to site limited by flexibility of Prefab Restroom Supplier	Responds to site constraints and context with a rectilinear formal vocabulary
Maintenance & Durability	Fixtures & finishes limited; reliance on manufacturer for replacement parts	MCP-standard fixtures; integrated storage rooms
Cost	Potentially lower due to prefab units	Potentially lower due to simpler forms
Constructibility	Prefab units reduce on-site construction time. Site built custom elements require coordination.	Rectilinear forms simple to construct. Pre-fab components (framing) are an option

CONCEPT DESIGN OPTIONS **COMPARISON**

CRITERION									
	ARC Arc of prefab units · unifying roof			BLOCK Custom rectilinear · site-built			ORGANIC Circular overlap · site-built		
Design & Character	Detailing limited to Prefab Restroom Supplier's standards; no common sink area			Prioritizes efficient layout based on fixture requirements and clearances; architecturally controlled detailing			Prioritizes site context and circulation with architecturally controlled detailing		
Site Appropriateness	Response to site limited by flexibility of Prefab Restroom Supplier			Responds to site constraints and context with a rectilinear formal vocabulary			Curvilinear shape integrates with site forms and circulation		
Maintenance & Durability	Fixtures & finishes limited; reliance on manufacturer for replacement parts			MCP-standard fixtures; integrated storage rooms			MCP-standard fixtures; integrated storage rooms		
Cost	Potentially lower due to prefab units			Potentially lower due to simpler forms			Rated highest due to curvilinear forms		
Constructibility	Prefab units reduce on-site construction time. Site built custom elements require coordination.			Rectilinear forms simple to construct. Pre-fab components (framing) are an option			Circular layout is less typical to build. Pre-fab components (framing) are an option		

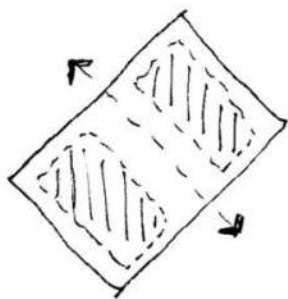
CONCEPT DESIGN OPTIONS **COMPARISON**

QUESTION									
	ARC			BLOCK			ORGANIC		
Is the concept, siting and building form ideally suited to the immediate site?	X			X			✓		
Is the architectural character and quality appropriate for the campus?	X			✓			✓		
Does the design deliver the full program — five toilets plus universal changing facility?	✓			✓			✓		
Are layouts, features, and fixtures fully selectable to MCP standards?	X			✓			✓		
Are exposed finishes durable, vandal-resistant, and hose-cleanable?	✓			✓			✓		
Can a local general contractor build it without specialty trades?	✓			✓			✓		

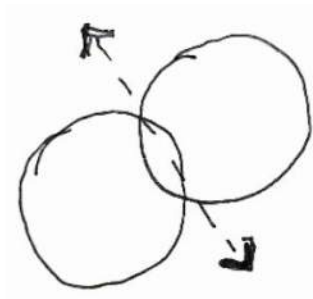
✓ Suitable as designed · X Requires a change in intent, scope, budget, or schedule

CONCEPT DESIGN PREFERRED OPTIONS

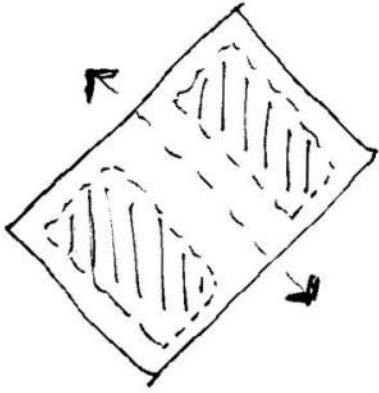
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ORGANIC



BLOCK



Design Summary

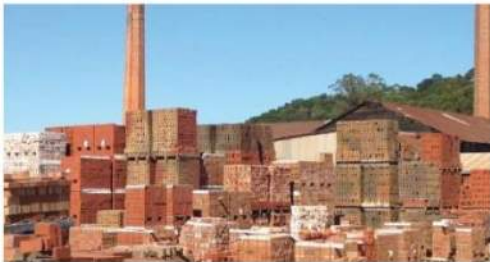
Site-built, cubic volumes are derived from program requirements and slip past each other to respond to site context. Unifying flat roof emphasizes horizontality while being highly compatible with typical construction techniques.



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BLOCK CONCEPT IMAGES



Solid



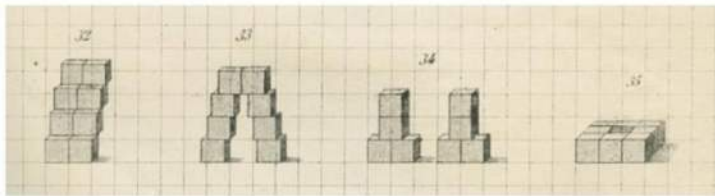
Stacking



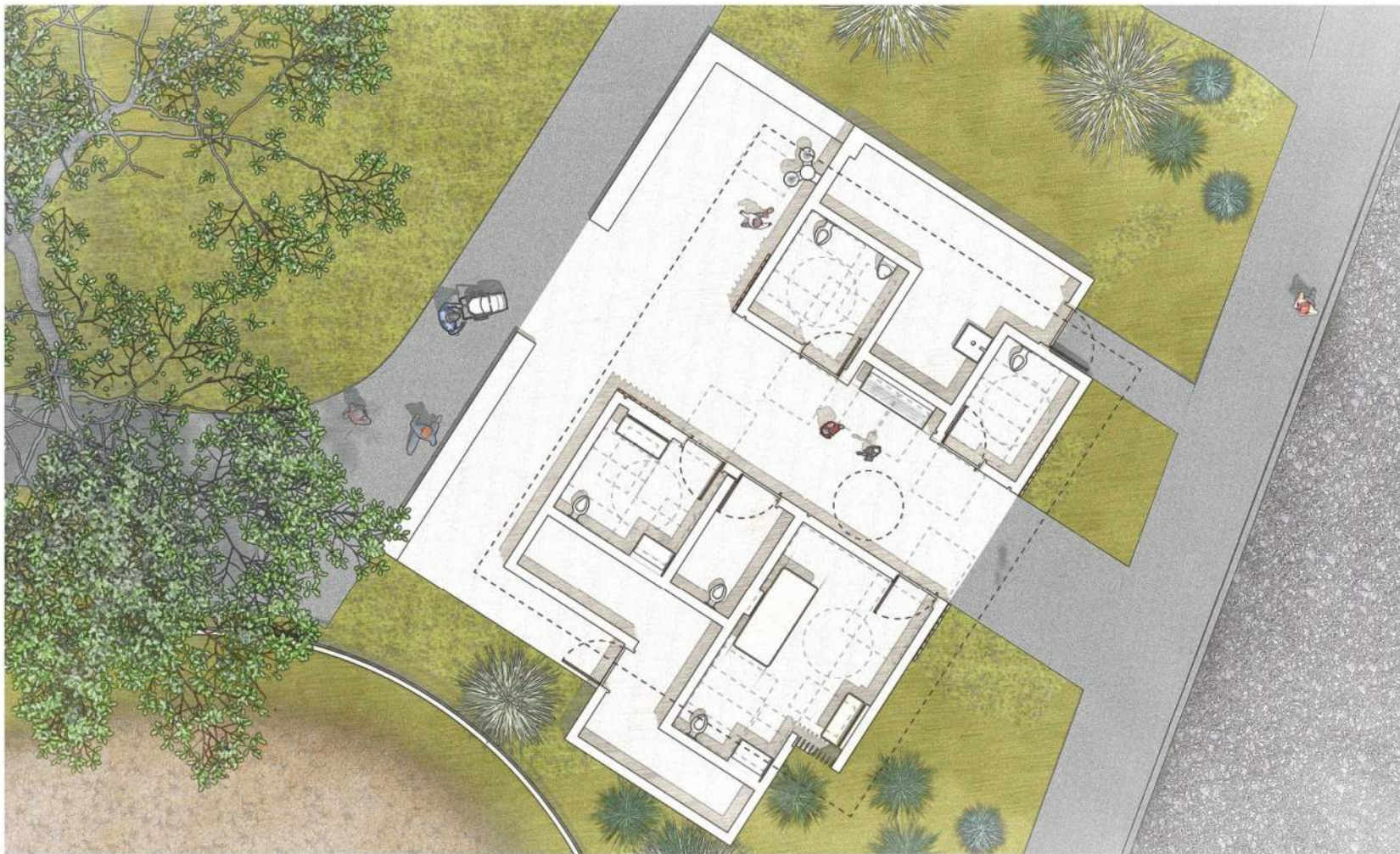
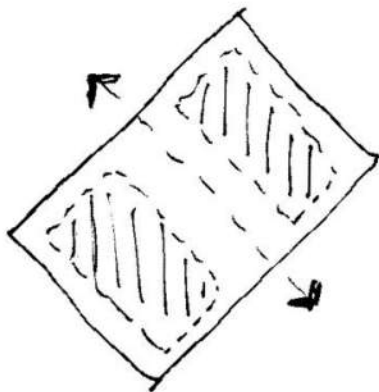
Earth



Order



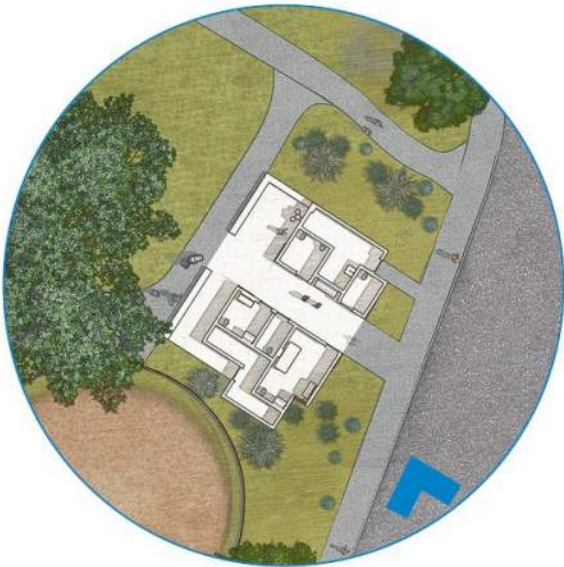
BLOCK PLAN



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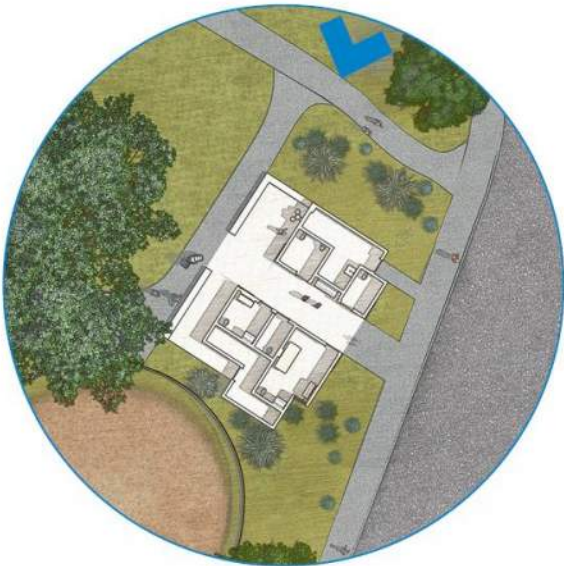
BLOCK RENDERED PERSPECTIVE



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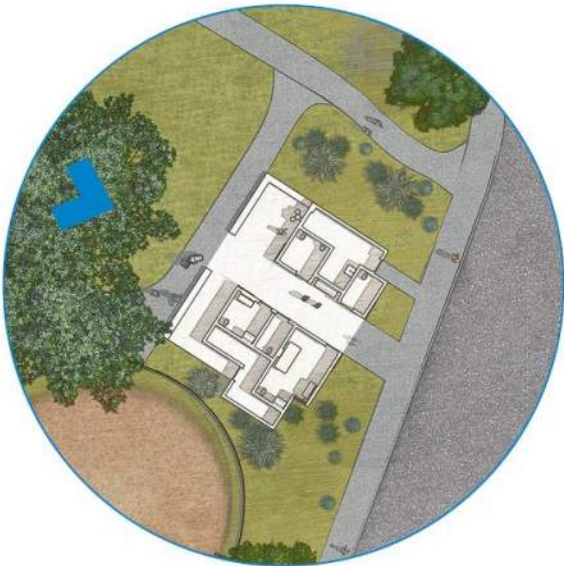
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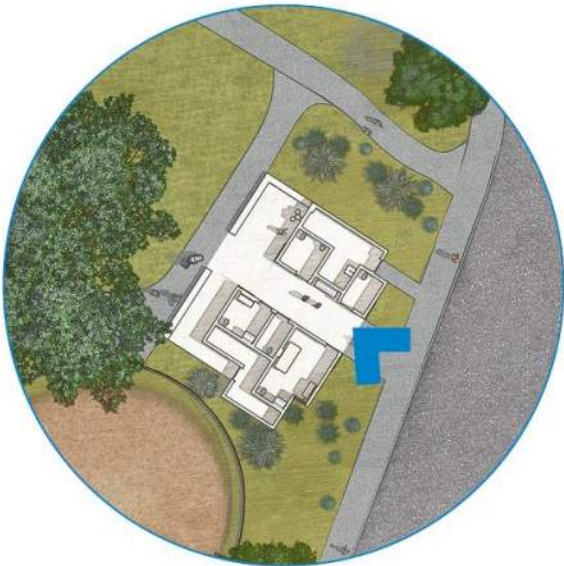
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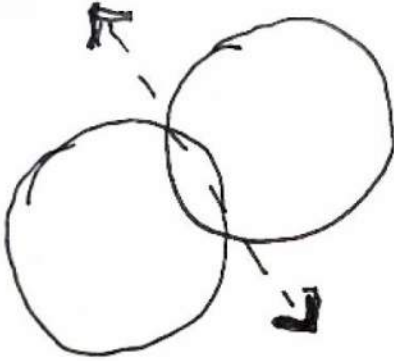
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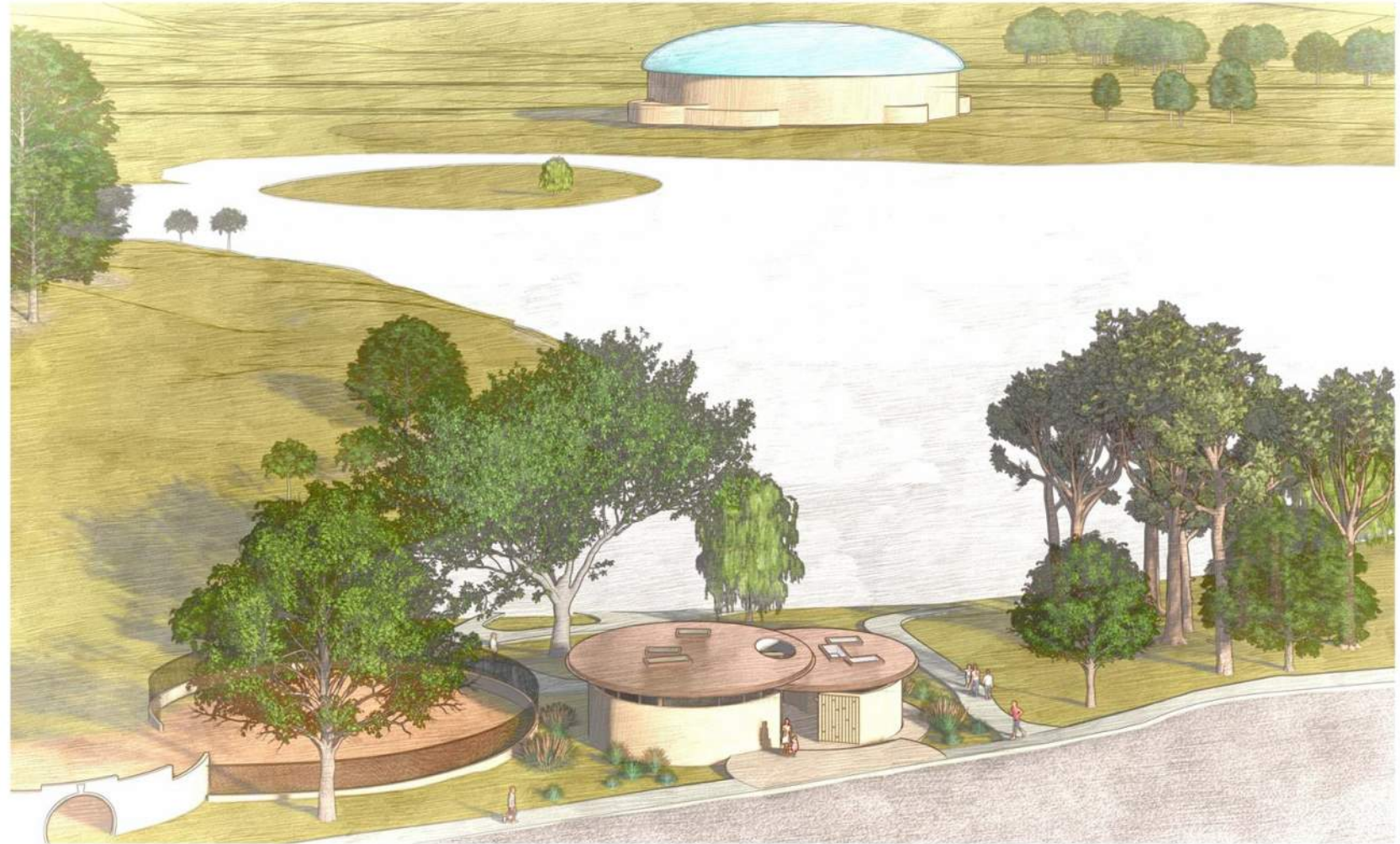


ORGANIC



Design Summary

Site-built, intersecting circular forms integrate with existing circulation and harmonize with established formal language of the Civic Center. Building form is uniquely suited to the specific natural and architectural site context.



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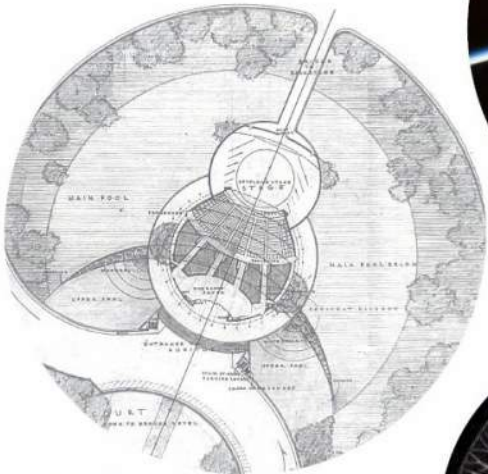
ORGANIC **CONCEPT IMAGES**



Water



Boundaries



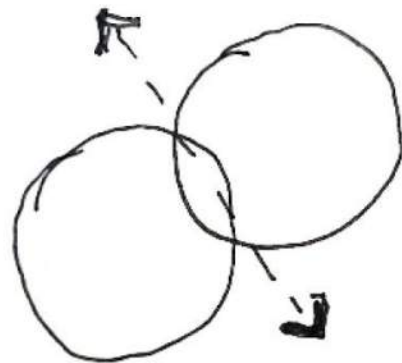
Sunlight



Scale



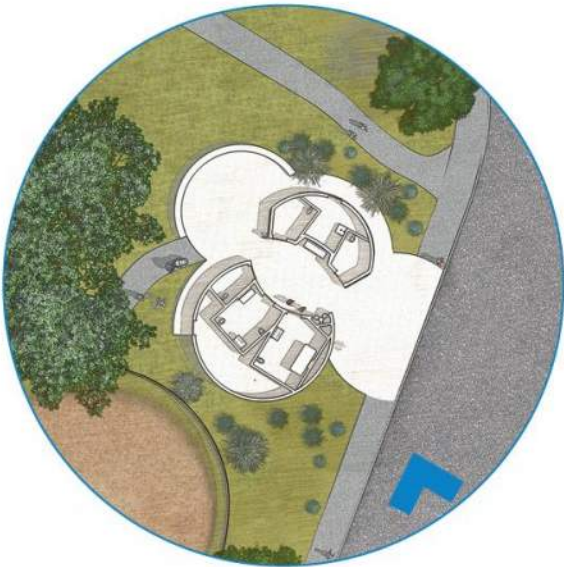
ORGANIC PLAN



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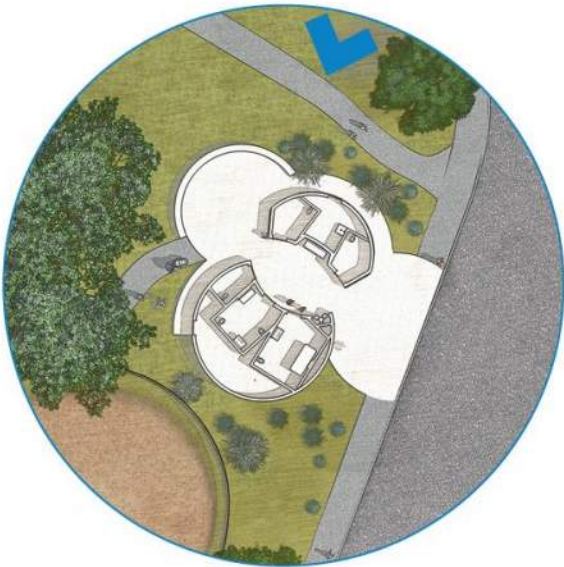
ORGANIC **RENDERED PERSPECTIVE**



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ORGANIC RENDERED PERSPECTIVE



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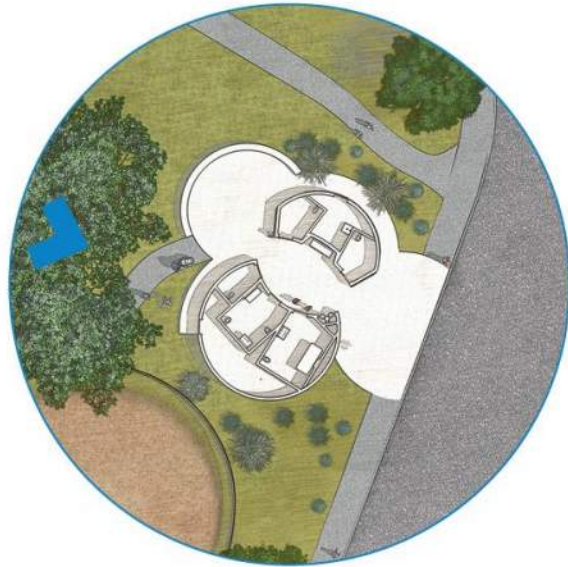
ORGANIC **RENDERED PERSPECTIVE**



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ORGANIC **RENDERED PERSPECTIVE**



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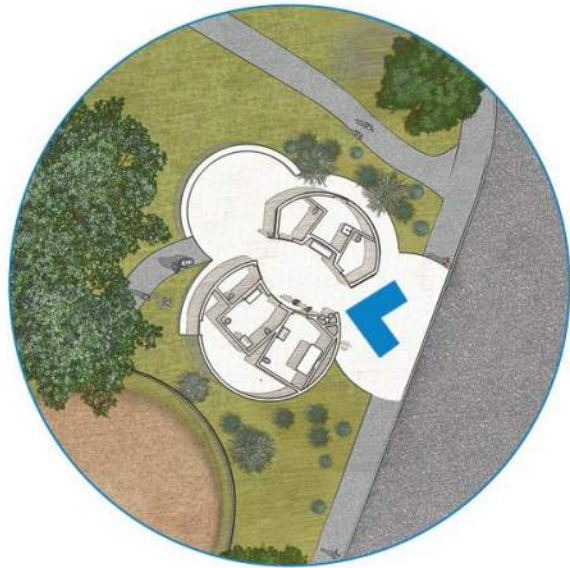
ORGANIC **RENDERED PERSPECTIVE**



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ORGANIC **RENDERED PERSPECTIVE**



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ORGANIC **RENDERED PERSPECTIVE**



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CONCEPT COMPARISON



SITE-BUILT **BLOCK**

DELIVERS

An efficient layout driven by toilet room clearances with controlled detailing, MCP-standard fixtures, and integrated storage and maintenance rooms.

REQUIRES

Accepting a rectilinear form that does not respond as well to site context or campus architectural character as the organic form.

SITE-BUILT **ORGANIC**

DELIVERS

A site-specific design generated by the formal context, with controlled detailing, MCP-standard fixtures, and integrated storage and maintenance rooms customized to facility needs.

REQUIRES

Custom curvilinear form will require an increased framing and finishing budget.

RECOMMENDED OPTION **ORGANIC**



SITE-BUILT

ORGANIC

DELIVERS

A site-specific design generated by the formal context, with controlled detailing, MCP-standard fixtures, and integrated storage and maintenance rooms customized to facility needs.

The Organic Concept Design Option is uniquely suited to the architectural and site context of the Civic Center and Lagoon Park.



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THANK YOU



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Thank you

Discussion Item 5B

**Public Counter Security &
Functionality Amendments in
Department of Finance &
Assessor Recorder (Rooms
202/208)**

Tracie Holland, Department of Public
Works

20 minutes



JAYSON
ARCHITECTURE



MARIN COUNTY CIVIC CENTER COUNTER SCHEMATIC DESIGN PRESENTATION

August 19, 2026

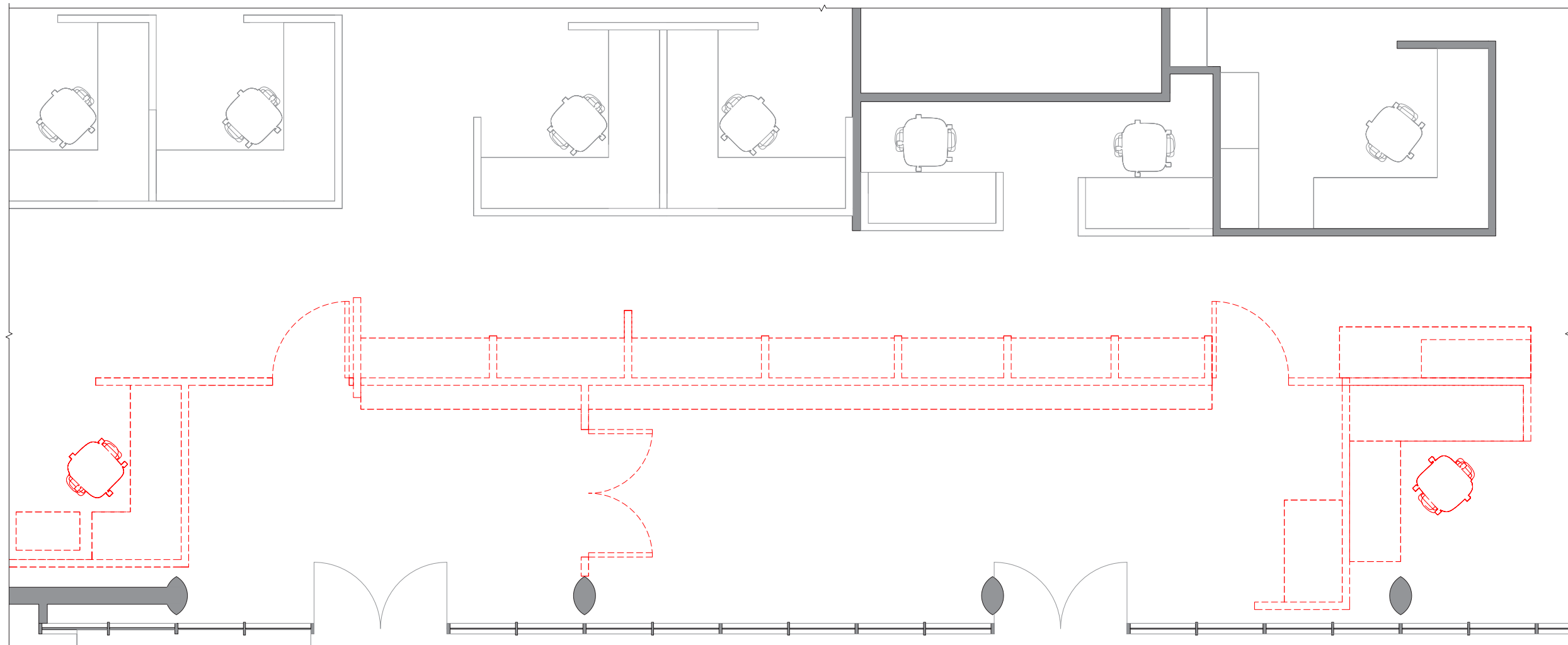


I. PLANS & ELEVATIONS

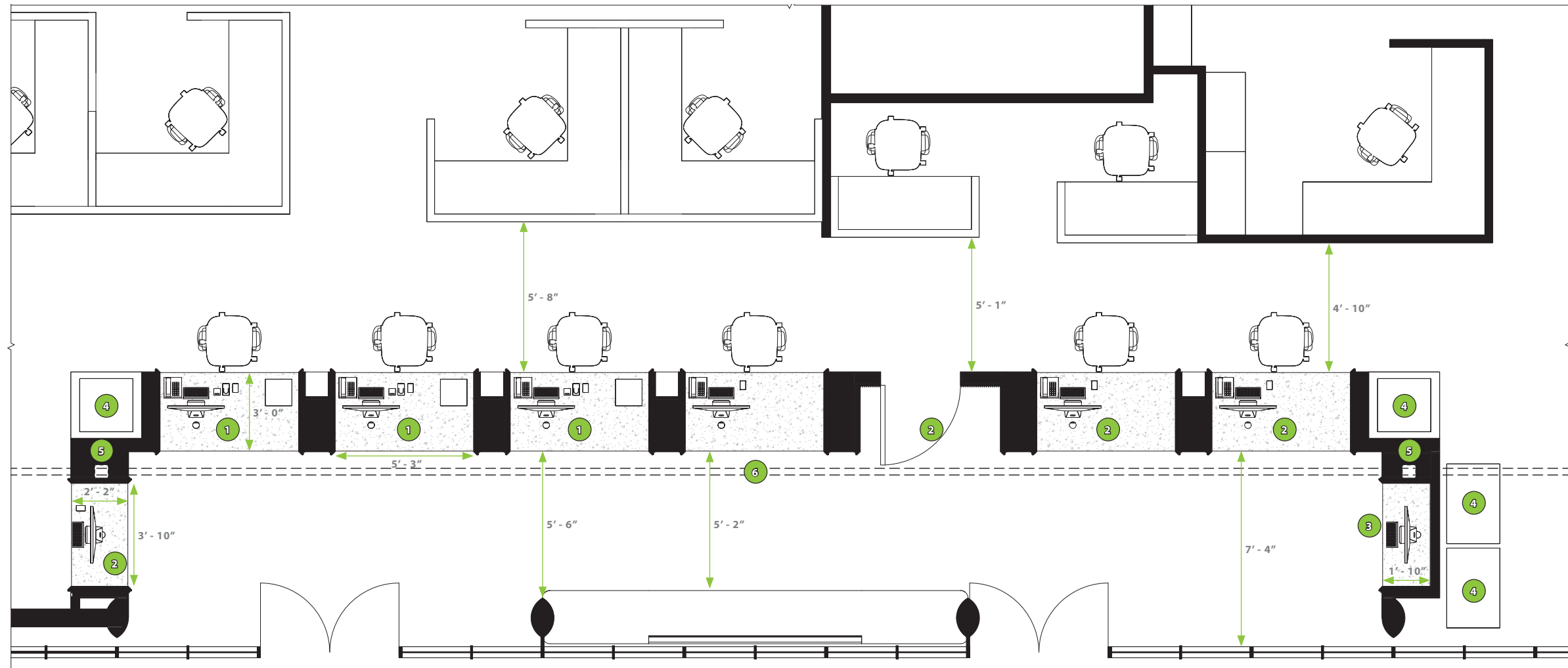
II. DIAGRAMS

III. MATERIALS

IV. RENDERINGS



EXISTING FLOOR PLAN



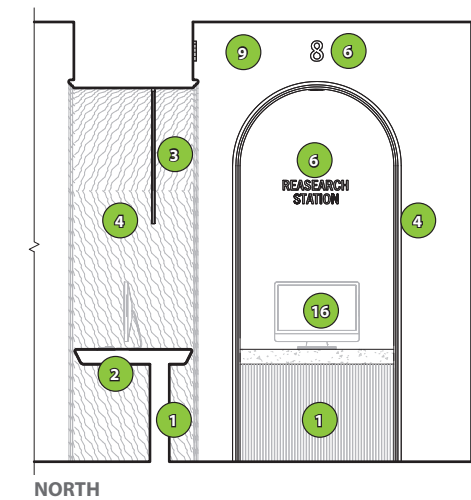
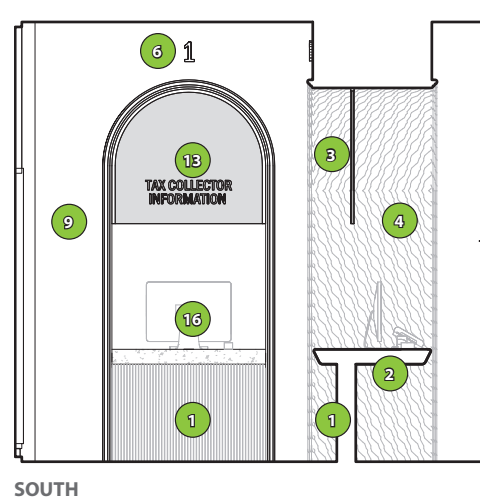
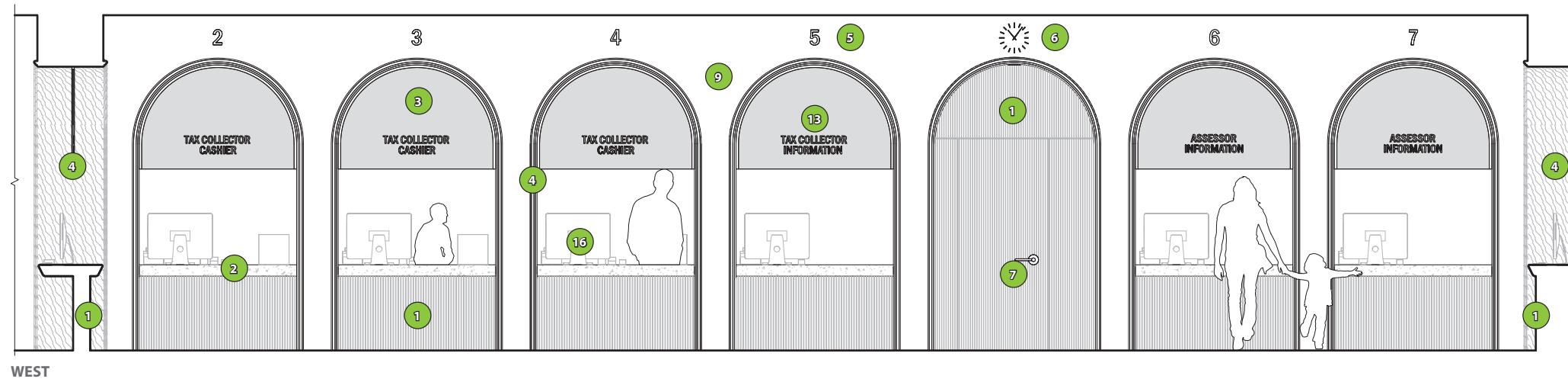
LEGEND

- | | | |
|---|--|---|
| <p>1 CASHIER STATION:
COMPUTER/MONITOR, CHECK SCANNER,
RECEIPT PRINTER, CASH COUNTER,
CHECK HOLDER, CASH BOX, SAFE</p> | <p>3 PUBLIC RESEARCH STATION:
COMPUTER/MONITOR,</p> | <p>5 NEW WALKER DUCT PENETRATIONS CONCEALED WITHIN NEW
PARTITIONS, TO ACCESS EXISTING ELECTRICAL SYSTEM. POWER
AND DATA PROVIDED TO ALL WORK STATIONS VIA NEW PARTITIONS</p> |
| <p>2 INFORMATION STATION:
COMPUTER/MONITOR, CREDIT CARD READER</p> | <p>4 EXISTING PRINTERS</p> | <p>6 LOCATION OF EXISTING WALKER DUCT SYSTEM</p> |



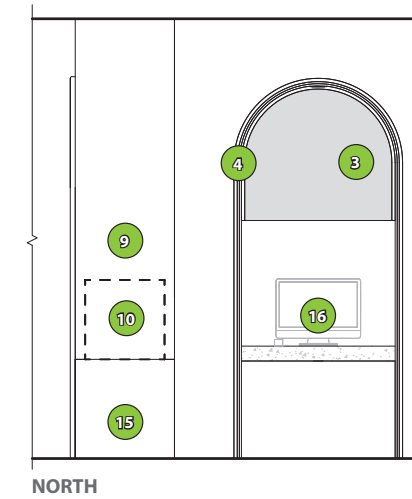
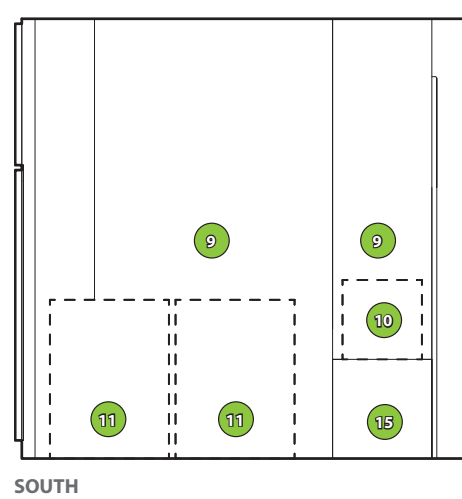
LEGEND

- | | |
|---|---------------------------------|
| 1 EXISTING LIGHTS, PROTECTED IN PLACE, ENCLOSED WITHIN CASEWORK | 5 WALNUT SOFFIT / OPENING FRAME |
| 2 EXISTING LIGHTS, PROTECTED IN PLACE | 6 GLASS PARTITION |
| 3 EXISTING DIFFUSERS, PROTECTED IN PLACE | |
| 4 BRASS RECESSED CAN LIGHT | |



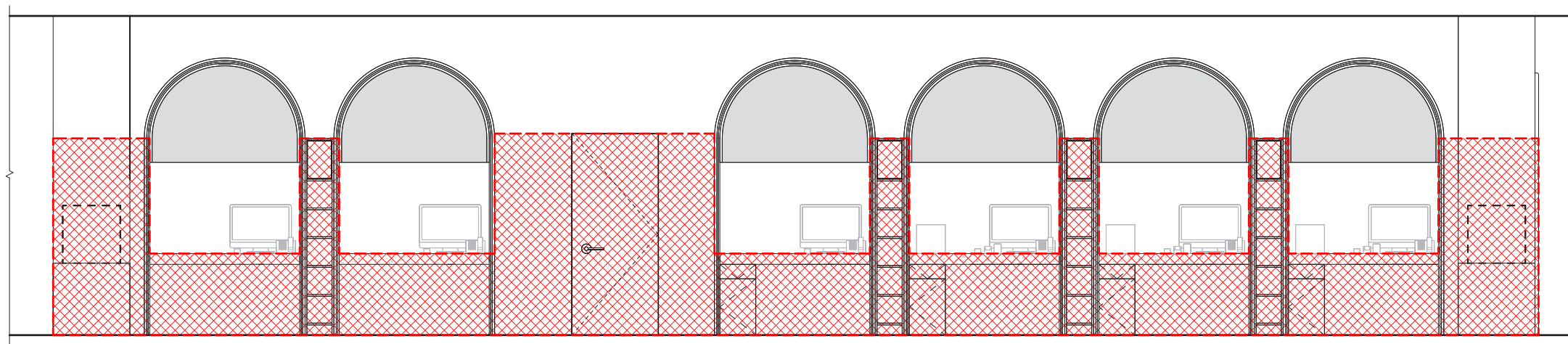
LEGEND

- | | | | |
|-----------------------------|--|---|--|
| 1 FLUTED WALNUT WALL PANEL | 5 BRASS WALL CLOCK | 9 GYPSUM WALL BOARD PAINTED TO MATCH EXISTING PAINT | 13 BRASS COLOR VINYL SIGNAGE, APPLIED ON GLASS |
| 2 TERRAZZO COUNTER TOP | 6 BRASS SIGNAGE | 10 EXISTING PRINTERS | 14 7' X 1' INTEGRATED WALNUT SHELVING |
| 3 GLASS PARTITION | 7 DOOR - WITH FLUTED WALNUT WALL PANEL | 11 EXISTING PRINTERS - RELOCATED | 15 CABINETS TO MOUNT EXISTING PRINTERS |
| 4 WALNUT WALL OPENING FRAME | 8 UNDER-DESK CABINET | 12 DOOR - PAINTED TO MATCH EXISTING PAINT | 16 EXISTING COUNTY EQUIPMENT |

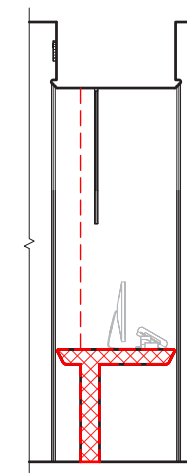


LEGEND

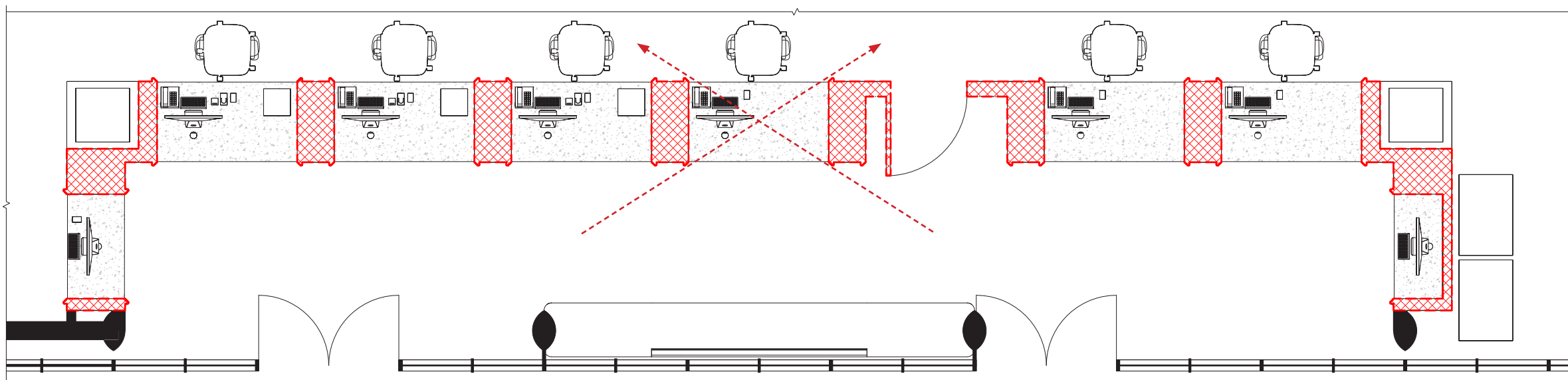
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| 1 FLUTED WALNUT WALL PANEL | 5 BRASS WALL CLOCK | 9 GYPSUM WALL BOARD PAINTED TO MATCH EXISTING PAINT | 13 BRASS COLOR VINYL SIGNAGE, APPLIED ON GLASS |
| 2 TERRAZZO COUNTER TOP | 6 BRASS SIGNAGE | 10 EXISTING PRINTERS, MOUNTED ON NEW CABINET | 14 7' X 1' INTEGRATED WALNUT SHELVING |
| 3 GLASS PARTITION | 7 DOOR - WITH FLUTED WALNUT WALL PANEL | 11 EXISTING PRINTERS - RELOCATED | 15 CABINETS TO MOUNT EXISTING PRINTERS |
| 4 WALNUT WALL OPENING FRAME | 8 UNDER-DESK CABINET | 12 DOOR - PAINTED TO MATCH EXISTING PAINT | 16 EXISTING COUNTY EQUIPMENT |



EAST



SECTION



FLOOR PLAN



EXISTING RED LVT FLOORING



EXISTING PAINT



BRASS SIGNAGE ON WALNUT WOOD



TERRAZZO COUNTERTOPS



FLUTED WALNUT WALL PANELS



ACOUSTIC PANEL







DISCUSSION

Discussion Item 5C

Campus Wide Project Updates

Fabiola Guillen, Department of
Public Works

Tara McIntire, Marin County Parks

20 minutes



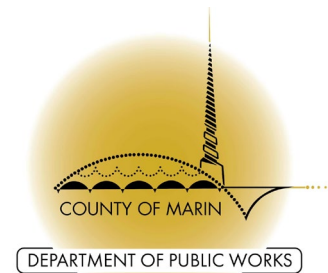


CIVIC CENTER CAMPUS

Frank Lloyd Wright Conservancy – August 19, 2026

COUNTY OF
MARIN

MARIN COUNTY
PARKS
PRESERVATION • RECREATION



Purpose and Agenda



Purpose: Present an overview of campus-wide capital improvement projects at the Marin County Civic Center and Marin Center to support the Advisory Commission's stewardship of Frank Lloyd Wright's architectural legacy.

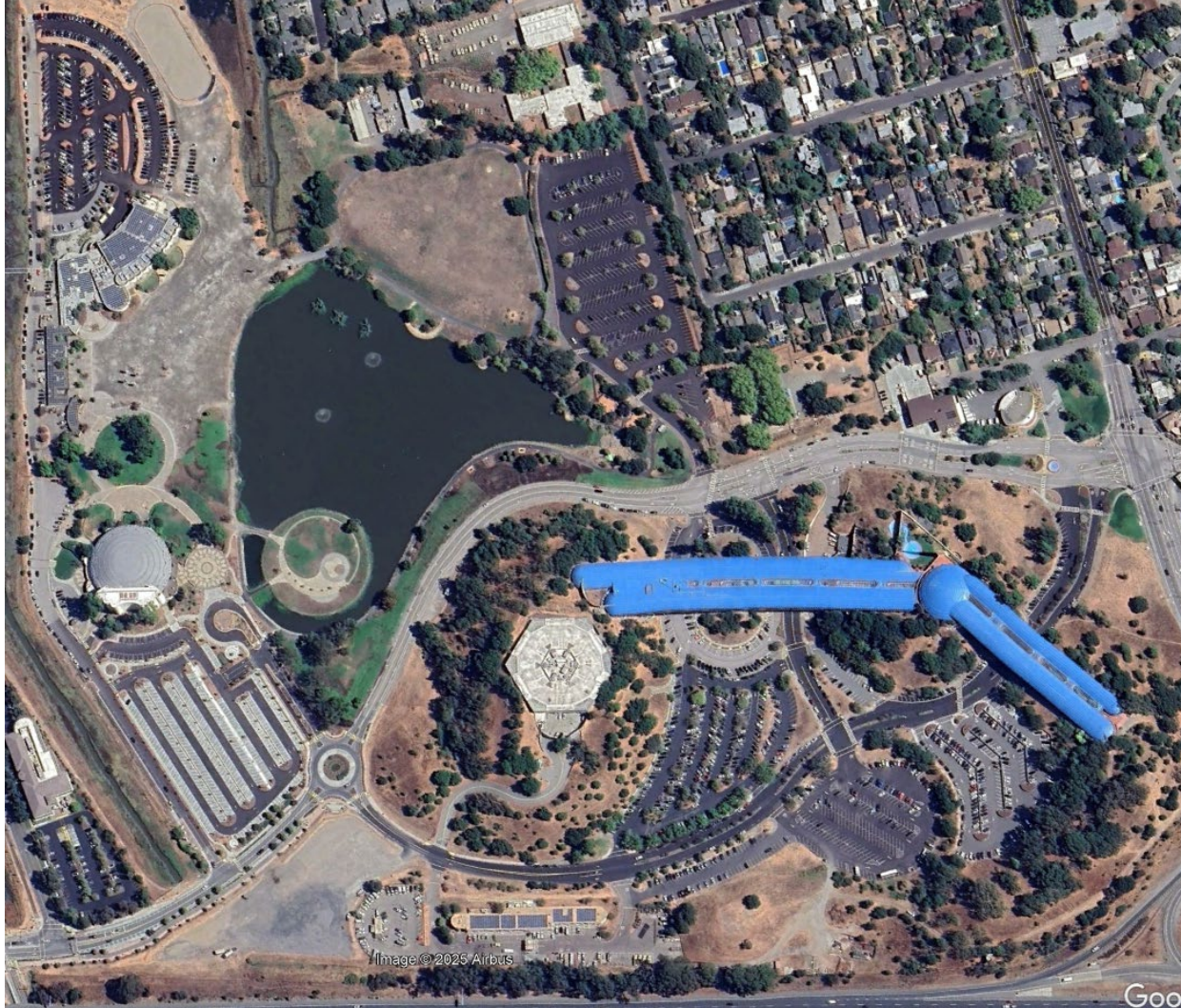


Agenda

- Overview
- Completed Projects Highlights
- Upcoming Project Highlights

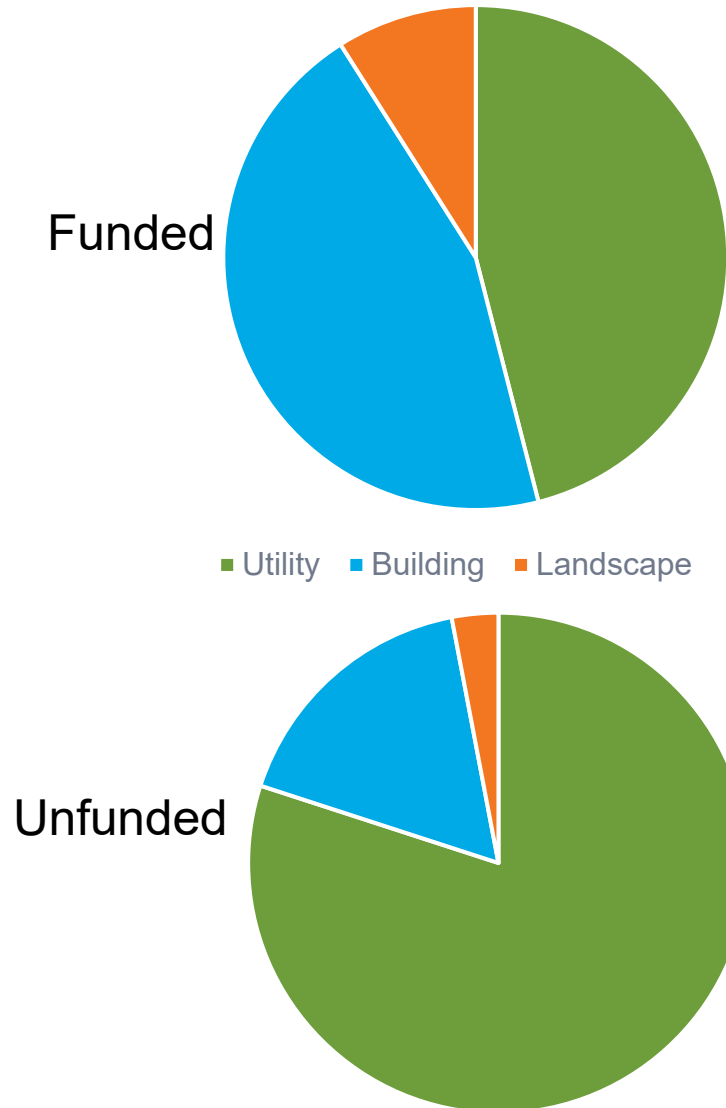
Campus Team

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- Board of Supervisors
- Office of the County Executive
- Cultural Services
- Public Works
- Parks
- Frank Lloyd Wright Conservancy & other advisory partners

Project stats



- Approximately **35** Civic Center Campus and Marin Center projects planned.
 - $\approx$ \$14M funded 5YR CIP
 - $\approx$ \$45M unfunded 5YR CIP
- TOTAL: $\approx$ \$56M of campus-wide improvements planned.

Note: All values are approximate

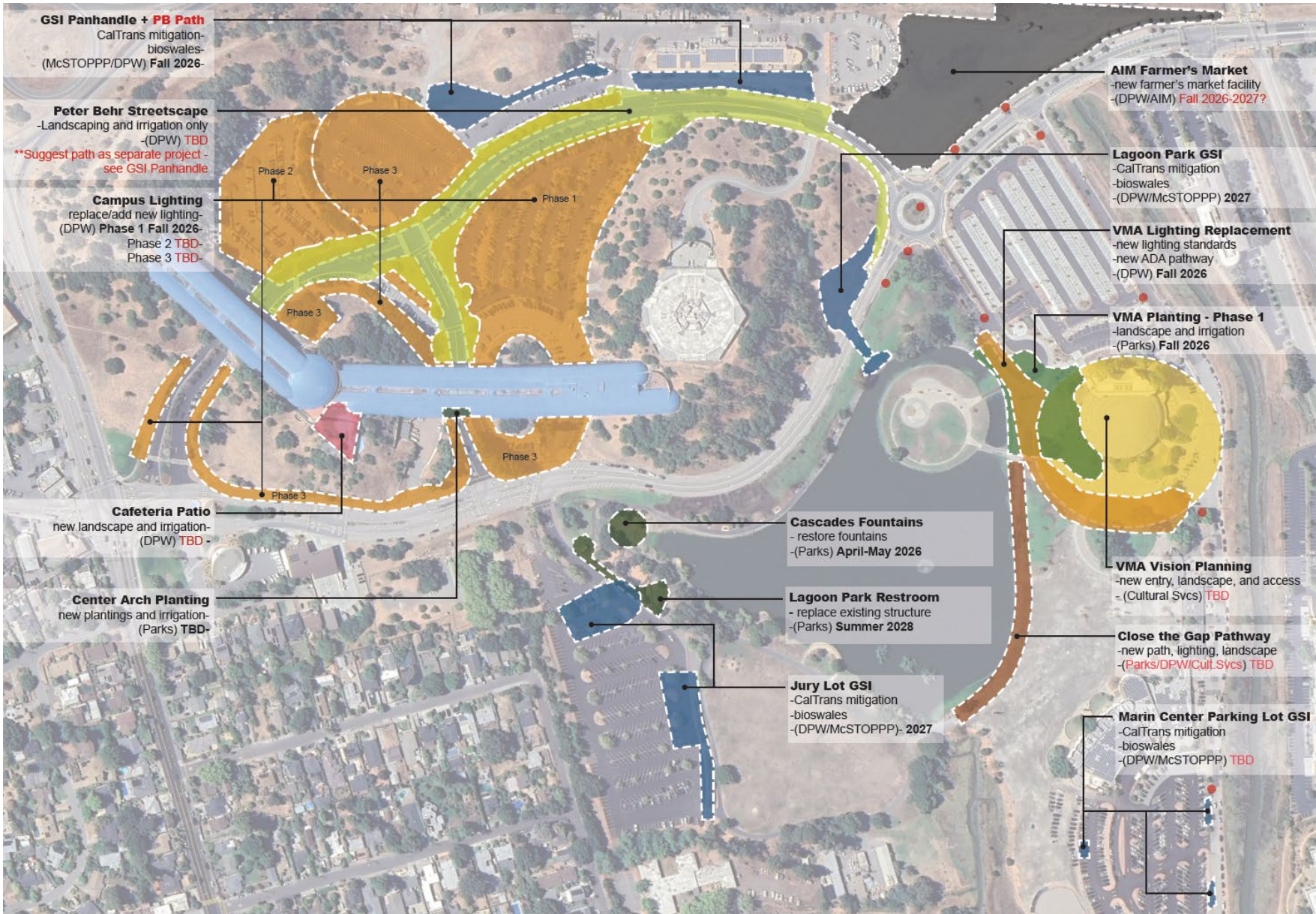
Project locations

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- 1 South Arch Planter Replacement
- 2 Entry Fountain Planting - COMPLETED
- 3 Lagoon Park ADA Path to Dog Park/Petanque Court - COMPLETED
- 4 Caltrans Stormwater Mitigation(GSI) Project
- 5 Lagoon Park Restroom Replacement
- 6 Lagoon Cascades
- 7 Sand-Turf Tree Planting - COMPLETED
- 8 Lagoon Aerators + Lights - COMPLETED
- 9 Children's Island electrical upgrades
- 10 Children's Island access-bollards
- 11 Close the Gap Pathway and Lighting Project
- 12 Fairground Upgrades (electrical/sewer/water)
- 13 Exhibit Hall Roof and Painting
- 14 VMA Concession Buildings
- 15 VMA Systems Upgrade Project
- 16 Roof Painting/Coating and Exterior Painting
- 17 Wayfinding Signage
- 18 Avenue of the Flags/Exhibit Hall Lot Resurfacing
- 19 Water Supply Cross-connection Test
- 20 VMA Parking Punchlist Items
- 21 Overflow Parking for VMA
- 22 CC Sidewalk Connection & PB Drive Landscape
- 23 Container Murals - COMPLETED
- 24 Campus Lighting Replacement Project
- 25 Jail Entry Planting - COMPLETED
- 26 Short-term Landscape Improvements
- 27 Civic Center Roof Cleaning - COMPLETED
- 28 Interior Planter 9 Repair
- 29 Interior Bed 9 Planting - Irrigation Renovation
- 30 Interior Artwork Upgrades
- 31 Cafeteria Improvements

Project work areas



- VMA Campus Wayfinding
- Cafeteria Patio Landscape
- Cascades, Restroom, Center Arch
- Close the Gap
- VMA Planting Phase 1
- AIM Farmer's Market
- Green Stormwater Infrastructure (GSI)
- Peter Behr Drive Streetscape
- Campus Lighting
- VMA Vision Planning

**Detailed map of VMA/Exhibit/Fairground campus projects under development.

Lagoon Restroom Replacement

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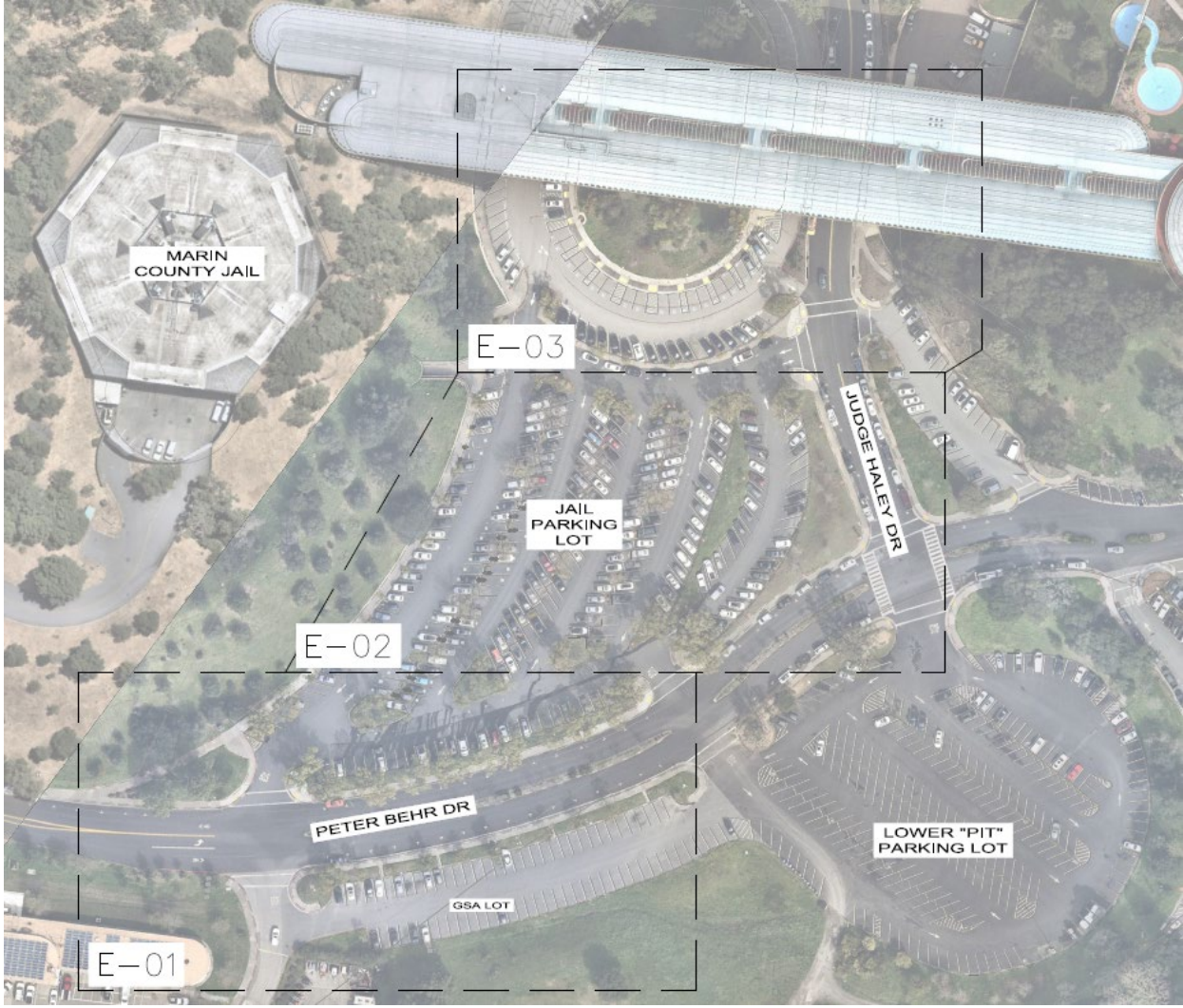
Lagoon Cascade Fountains

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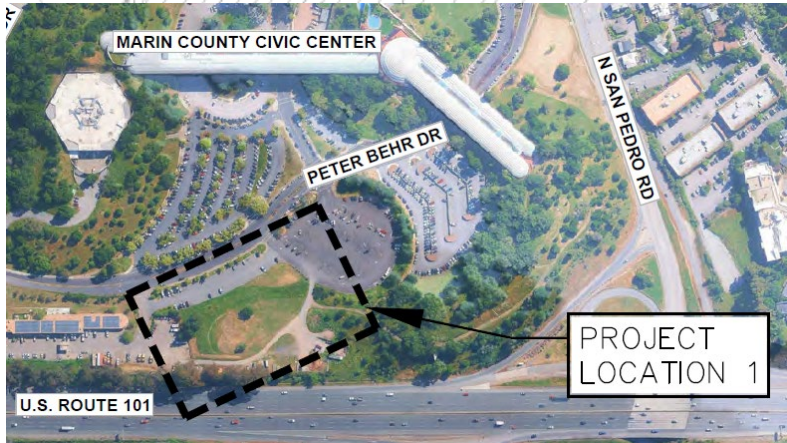
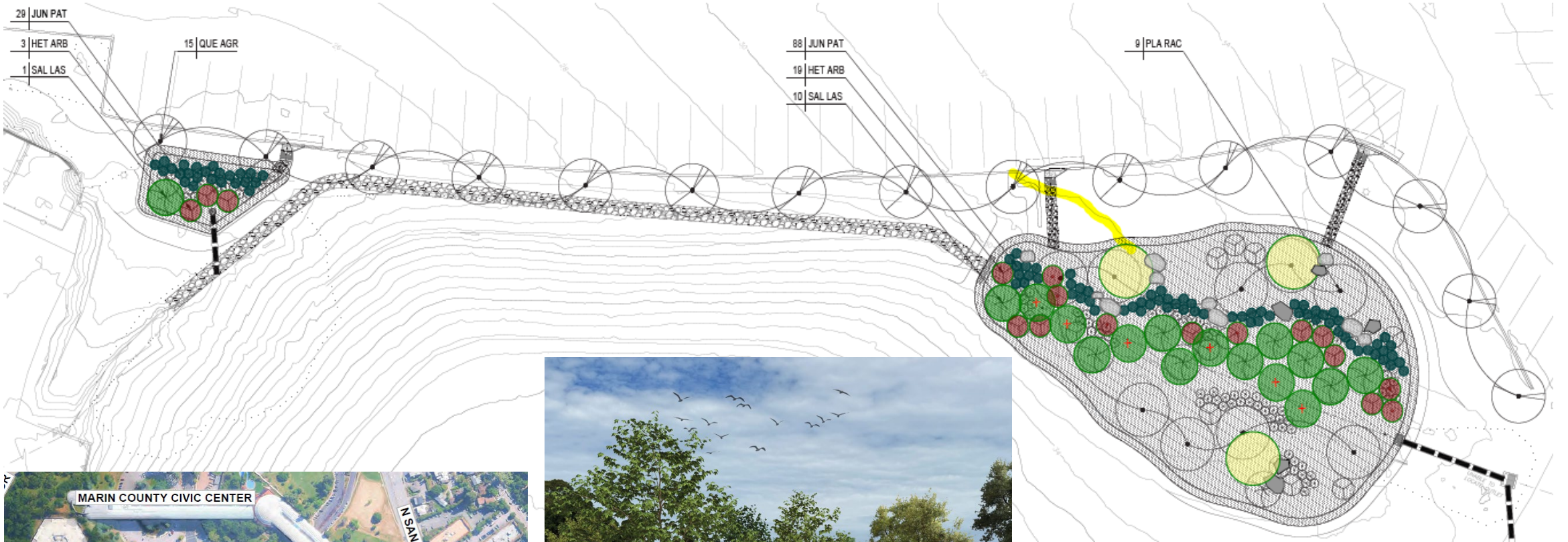
Civic Center Campus Lighting

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Green Stormwater Infrastructure (GSI)

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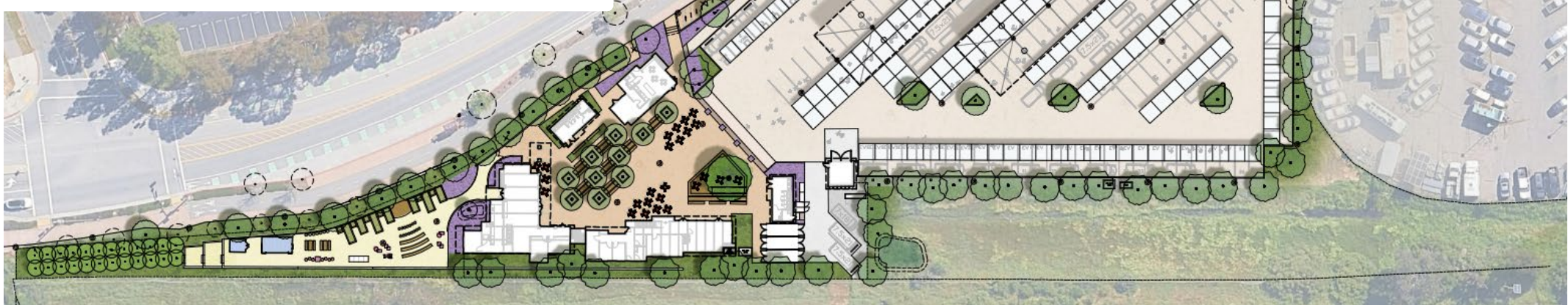


Peter Behr Dr. / AIM Path & Landscape



AIM Farmer's Market

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Cafeteria Patio Renovation

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Present



Future

BOS Dais Privacy Screen

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Marin Center Campus

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New 'blue' roof



Wayfinding signage



Lobby concrete slab replacement



Landscape improvements



Mechanical system upgrades

Landscape Improvements



Landscape Improvements



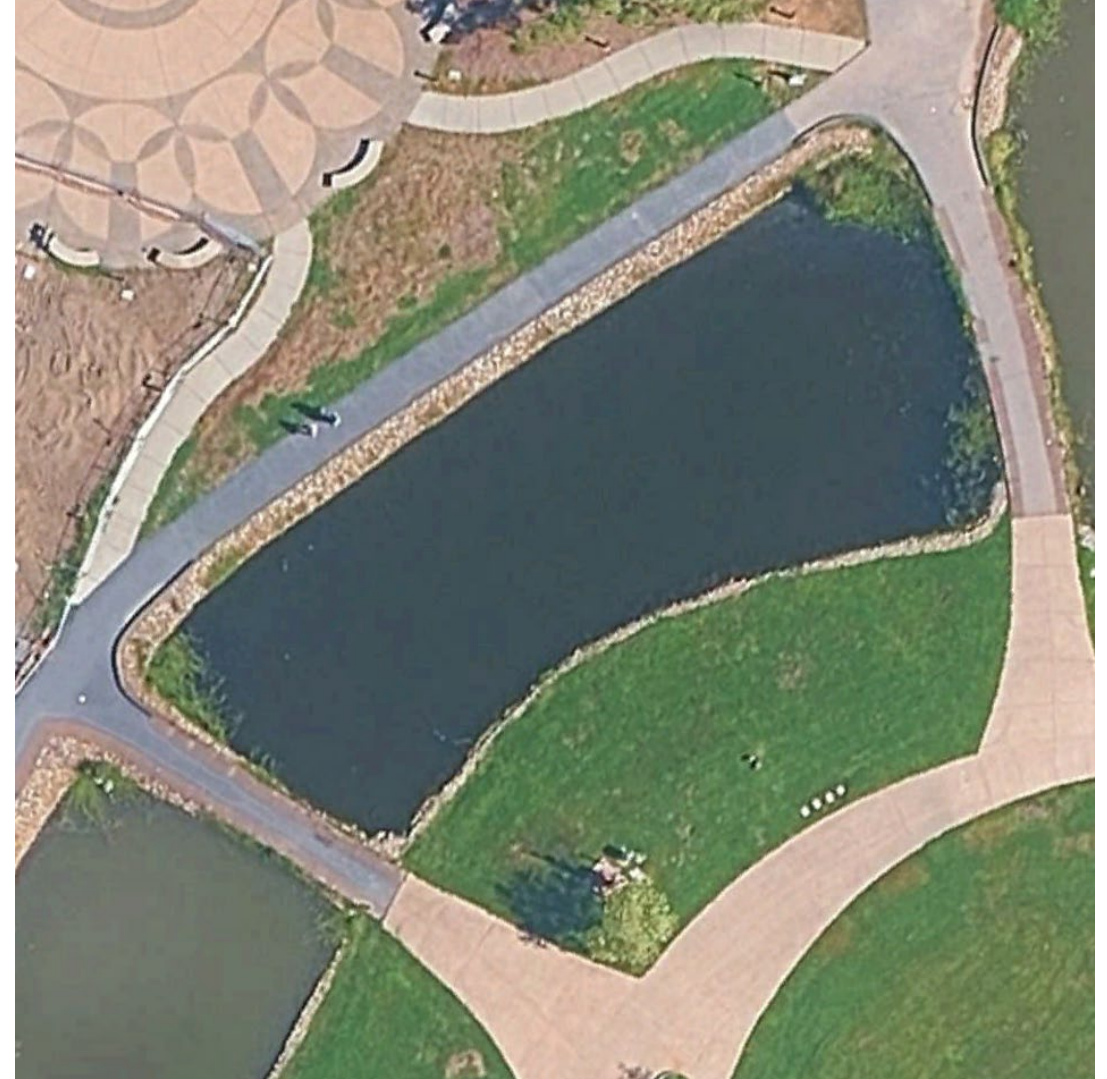
‘Close the Gap’ Pathway

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Children's Island Improvements

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Fairgrounds Electrical Upgrades



Concession Building Demolition

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QUESTIONS?

Frank Lloyd Wright Conservancy – August 19, 2026

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Adjourn

Next meeting: October 21, 2026