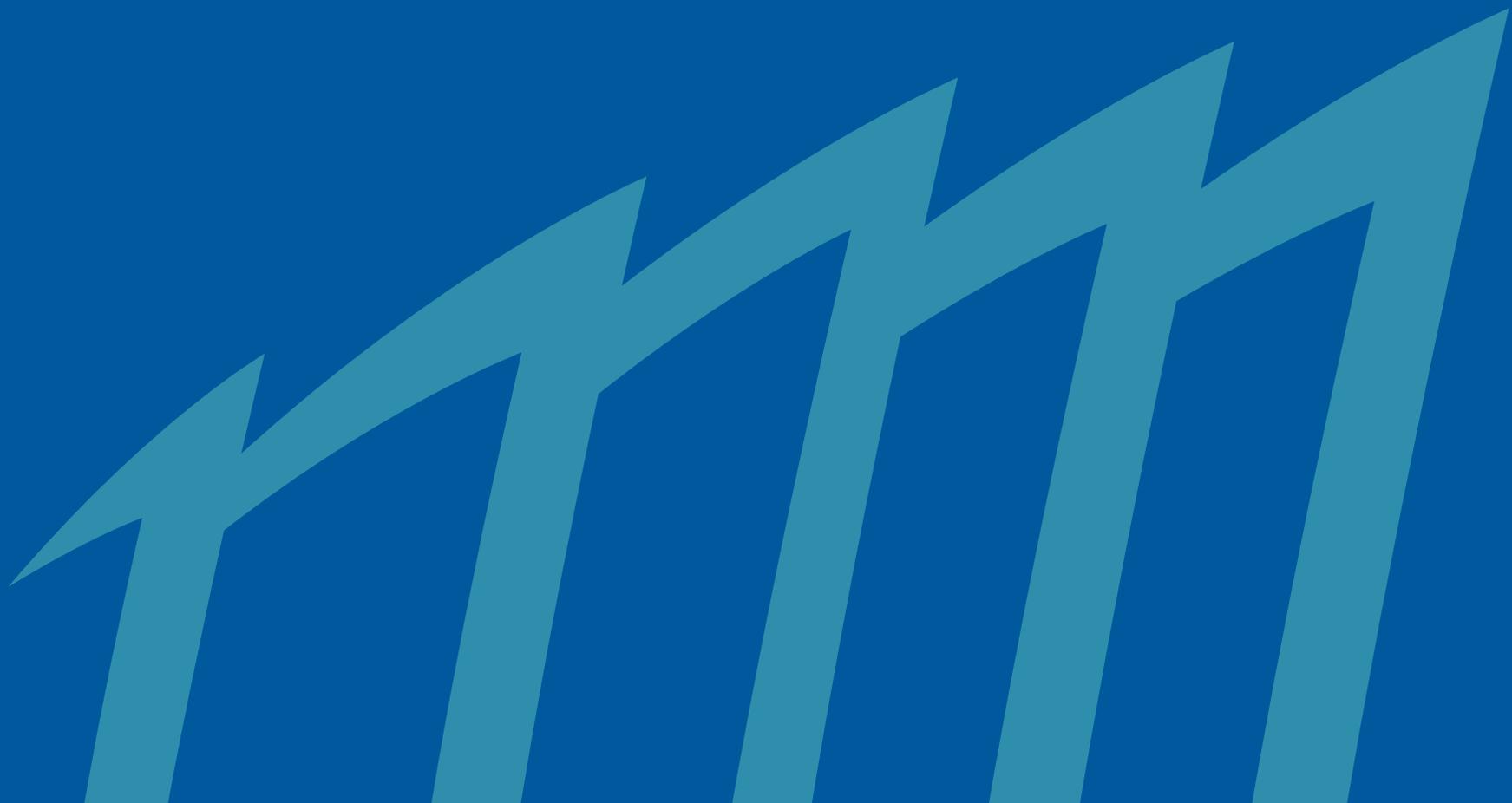


TIBURON PARKS & RECREATION MASTER PLAN

OCTOBER 2024 | DRAFT





ACKNOWLEDGEMENTS

TOWN OF TIBURON

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Vice Mayor Holli P. Thier

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Councilmember Jack Ryan

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TIBURON COMMUNITY

This plan would not be possible without the creative and critical involvement of Tiburon residents.

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EXECUTIVE SUMMARY

IN THIS CHAPTER:

- ▶ 1.1 About this Plan
- ▶ 1.2 Foundations
- ▶ 1.3 Introducing a Decision-making Framework
- ▶ 1.4 Key Recommendations



01

The Town of Tiburon is surrounded by and embedded in a unique natural landscape. Tiburon has a small park and open space system, and each site is distinct and offers specific opportunities for recreation and enjoyment. The Ranch provides public recreation programming for the community.

This plan charts a course for the enhancement of our parks, open spaces, and recreation. Community values and aspirations are at the heart of this plan: the goals, policies, and recommendations were all developed from, and with, community input.



1.1 ABOUT THIS PLAN

This plan describes the process and outcomes of the a holistic examination of parks and recreation in Tiburon.

Chapter 1, Executive Summary, introduces a reader to the plan and summarizes relevant analysis and planning done in and around Tiburon, including the recent General Plan. This chapter outlines a decision-making framework that will serve as a guide for the POST Commission, Town Council, and community members to evaluate park, recreation, and open space improvements in the future.

Chapter 2, Place, Parks, + Programs, describes Tiburon’s people, parks, open spaces, and recreation as they are today. These analyses look at demographics, park inventory and quality, facilities assessment, programming offered by the Belvedere-Tiburon Joint Recreation Committee (The Ranch), and other recreation providers around Tiburon.

Chapter 3, Community Vision + Priorities, describes the community engagement events and feedback collected. Many events of different types were carried out and the Tiburon community provided vital and insightful ideas. This chapter introduces guiding principles that describe Tiburon’s values and aspirations. The guiding principles are the “Why”

of the decision-making framework: why should the Town pursue any given addition or improvement? The recreation and programming priorities are the “What” of the decision-making framework: what specific changes does the Tiburon community want to implement?

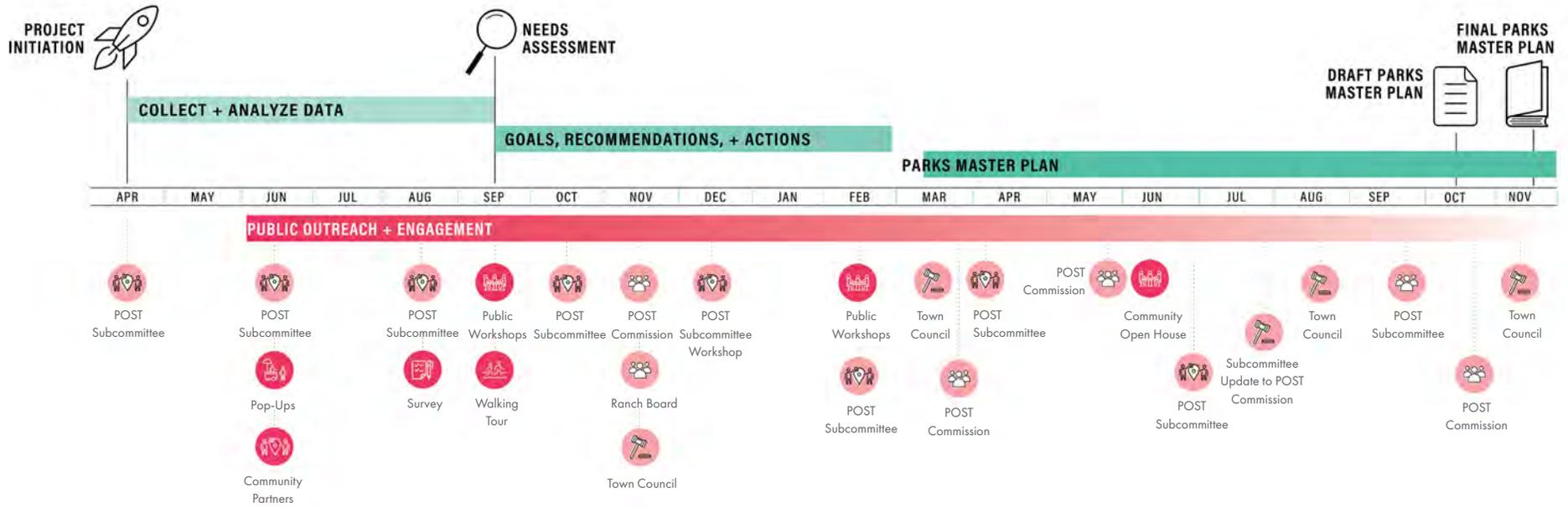
Chapter 4, Park Character Areas + Improvement Recommendations, gets into site evaluation and specific improvement recommendations. The chapter introduces park character areas, providing a framework for deciding *where* to place potential new amenities or park improvements.

Chapter 5, Costs + Funding, details the financial considerations and mechanisms relevant to parks, open spaces, and programming. This includes existing costs of owning and maintaining the park system, as well as what it would cost to add new amenities and improvements (and adequately maintain them!). This chapter discusses possible funding sources that the Town could use to support future projects. These considerations are the “How” of the decision-making framework: if the Town decides to implement a new park feature, how will it be funded?

Chapter 6, Decision-Making Framework, puts all the previous chapters together and provides the decision-making framework in full. Matrices detail specific improvement items, the guiding principles that support them, where they could be sited, and how they could be funded. This is the chapter the Town would use to evaluate potential future projects in a comprehensive way.

Appendices. A selection of analyses and reports as well as illustrative concepts for Richardson Bay Lineal Park are provided as appendices in this chapter.

FIGURE 1: PLANNING PROCESS



Tiburon is full of beautiful and unique public spaces and recreation opportunities. This plan aims to address the many different parks, open spaces, and recreation elements and their best and highest uses.

1.2 FOUNDATIONS

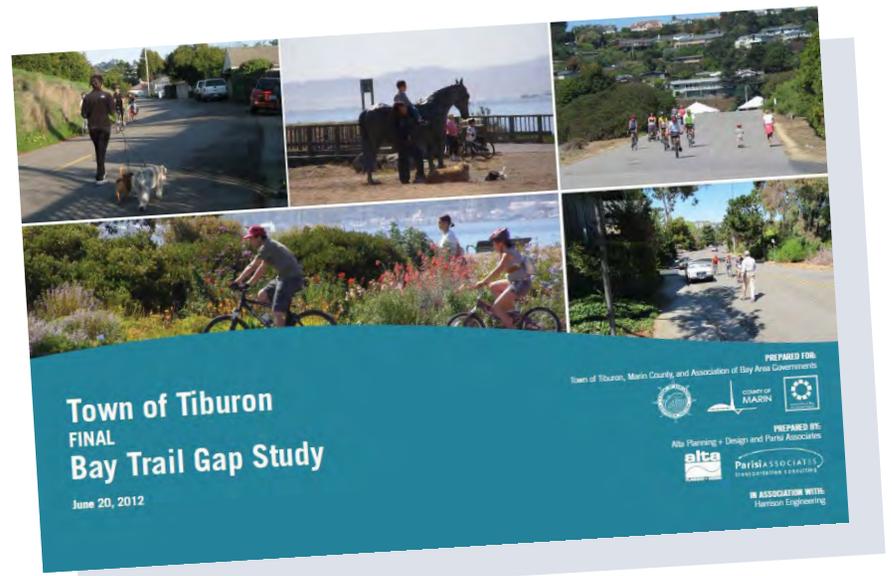
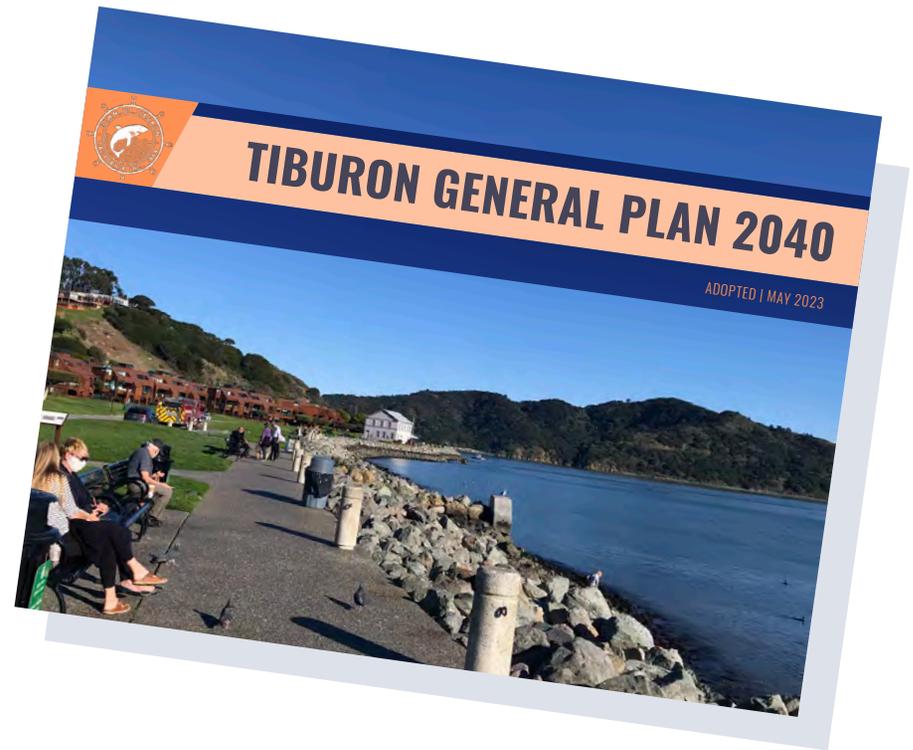
PLANNING BACKGROUND

This plan exists in the context of of extensive previous planning work. The following plans and studies provide important context for Tiburon parks, open space, and recreation.

TIBURON GENERAL PLAN 2040

Tiburon General Plan 2040 was adopted by Town Council in May of 2023 and lays out numerous recommendations and policies related to parks, recreation, and open spaces. This plan follows from the goals and recommendations of the General Plan, including:

- Provide sufficient land and facilities for a balanced system of parks and recreation opportunities that serve all ages, abilities, and income levels.
- Anticipate population growth and to plan for and provide funds for the acquisition of adequate lands or installation of adequate facilities to address future parks and recreation needs of the community.
- Protect, preserve, and enhance the Town’s unique open space and natural beauty for its recreational and environmental benefits.
- Permanently protect, to the maximum extent feasible, the unique open space character of the Town which is attributable to its large amounts of undeveloped land and open water.
- Permanently protect as conservation areas, to the maximum extent feasible, all lands and other areas in the public trust.
- Protect open space for its visual values, habitat, and native vegetation and minimize impacts of any additional development.
- Manage the Town’s open spaces for the benefit of the entire community.



OPEN SPACE RESOURCE MANAGEMENT PLAN

The Open Space Resource Management Plan, adopted by Town Council in 2010, evaluates 250 acres of Town-owned open space with a primary emphasis on vegetation and addresses the key issues of maintaining the biological resource values, reducing invasive and non-native species, reducing fire-prone vegetation, addressing passive recreation use, and repairing areas experiencing erosion.

TIBURON PENINSULA RECREATION NEEDS ASSESSMENT

The Tiburon Peninsula Recreation Needs Assessment was completed in 2011 to assess the existing conditions of and needs for recreational program offerings on the Tiburon Peninsula. The study evaluated services provided by Belvedere Tiburon Joint Recreation Commission (The Ranch) and private and commercial bodies. A survey of public opinion on recreation offerings was carried out as part of this study. The Assessment found an overall high level of satisfaction with recreation programs and facilities, scheduling and flexibility challenges due to lack of flexible and dedicated space for programming, desire for multi-generational spaces and social activities, and an interest in a community center.

BAY TRAIL GAP STUDY

The Bay Trail Gap Study was completed in 2012 for the Town, Marin County, and the Association of Bay Area Governments. It evaluates a segment of the Bay Trail that runs through Tiburon and Strawberry along the Richardson Bay shoreline. The study develops concepts to enhance bicycle and pedestrian routes between McKegney Green and Strawberry Drive, including portions of Tiburon Boulevard and Greenwood Beach Road/Greenwood Cove Drive. The study and concepts provide a great resource for this plan's consideration of the Bay Trail and its alignment through Richardson Bay Lineal Park.

BLACKIE'S PASTURE/OLD RAIL TRAIL MAINTENANCE & NATURE-BASED ENHANCEMENTS REPORT

The Blackie's Pasture/Old Rail Trail Maintenance and Nature-based Enhancements Report ("BORT report") was completed in 2019 by POST and has two major recommendations: 1) the Town Council should allocate more resources and funds for park management and maintenance to provide training for managers as well as bridge the gap between maintenance hours needed and provided, and 2) Town Council should consider the establishment of a "friends of the parks" or similar support group to provide long-term financial assistance with maintenance, renovations, community events, and nature-based enhancements.

STEPS, LANES & PATHS ASSESSMENT

Steps, lanes, and paths and their condition and accessibility are vital in creating a useful pedestrian and bicycle network in the Town. This assessment, conducted by the POST Commission in 2022, looks closely at over twenty steps, lanes, and paths and provides a detailed report of their condition as well as recommendations for their improvement.

ELEPHANT ROCK PIER ASSESSMENT

Elephant Rock, the pier along the Tiburon shoreline adjacent to Shoreline Park, was assessed in 2022. The pier provides a place for residents and visitors a place to fish, walk, and view the bay scenery. The pier was originally constructed in 1961, and rebuilt in 1999, and is constantly exposed to harsh marine environment and wetting, and continues to deteriorate. The assessment found that the pier needs repair or full replacement to remain viable.

TIBURON LAUNCH SITING REPORT

In 2023 the Town of Tiburon carried out a launch siting analysis in response to demand for public water access. The study evaluated several potential locations for a launch and determined the two most feasible options to be 1) Beach Road and Main Street and 2) San Rafael Avenue and West Shore Avenue. The Beach/Main location is a currently unused space and has commercial parking and nearby services but has access challenges; the San Rafael/West Shore location has easier access, but is surrounded by residential areas, and may be effected by the Richardson Bay closure from October-March for ecological protections.

BEACH VOLLEYBALL LOCATION STUDY

This 2022 study evaluates location, construction, maintenance, and budget considerations for a potential sand volleyball facility. The study identifies two possible locations: South of the Knoll Park (three siting options adjacent to the knoll) and McKegney Green (north end of the fields). Both locations are feasible. The South of the Knoll location would have the least impact on surrounding residents and take up land that is currently minimally utilized. This location could also prompt improvement of surrounding picnic areas and playgrounds. The McKegney Green location aligns with the existing active use of space and would have minimal impact to the field itself.

RICHARDSON BAY SHORELINE STUDY

The Richardson Bay Shoreline Study was carried out in 2015 through the Marin County Watershed Program, and focused on sea level rise (SLR) impacts along Richardson Bay. The analysis looks at background and existing conditions, impacts of direct flooding, flood barrier alternatives, current and projected future shoreline inundation, and coastal flooding reduction alignments. This study is vital in understanding Tiburon's park system and planning for its future, and serves as a

basis for this plan's analysis and recommendations.

GREENWOOD BEACH RESTORATION PROJECT

The Greenwood Beach Area is directly adjacent to Blackie's Pasture and included Greenwood Beach, Brunini Beach, and Brunini Marsh. The restoration project, conducted by the Tiburon Parks and Open Space Trust in 2020, represents a nature-based approach to shoreline erosion. It will add significant beach space on either side of the creek and maintain the gap in vegetation for pedestrian access to the water.

MARTHA PROPERTY ACQUISITION

Marin County and the Trust for Public Land acquired the Martha Property, 110 acres adjacent to Old St. Hilary's, in 2024. This ridgetop property is an important conservation area with federally threatened and endangered species. The acquisition sets the stage for formally connecting existing open spaces and trails along Tiburon Ridge.

MARIN COUNTY ROAD & TRAIL MANAGEMENT PLAN

The Road and Trail Management Plan (RTMP), adopted by the Marin County Open Space District in 2014, evaluates and proposes changes to roads and trails in each of six regions in the County. Region 6 consists of Bolinas Lagoon, Bothin Marsh, Old St. Hilary's, Tiburon Ridge, and Ring Mountain Open Space. This process resulted in a Conditional Trail Designation Map, subject to future resource studies and planning processes prior to designation. The Region 6 Trail Designation Map shows new trail designations that would close trail gaps in Old St. Hilary's, Ring Mountain, and Tiburon Ridge.

BLACKIE'S PASTURE



Blackie's Pasture is a relatively flat area that is home to Blackie's statue and gravesite.

Blackie's Pasture has a unique history and regulatory context. The pasture was once frequented by a horse named Blackie that was well-known and loved in Tiburon. Blackie's gravesite is marked there today. In 1972 a bond passed that allowed the Town to purchase lands, including parts of Blackie's Pasture. Voters approved the bond measure to acquire the land "for open space and recreational purposes". A portion of the Pasture was gifted to the Town contingent upon the Town purchasing 1/3 interest from a private individual. This purchase used bond funding. By deed, those areas are to be used for public and quasi-public uses only.

More recently, the 2023 General Plan designated the Pasture for passive, informal recreational use. This policy (Policy OS-37) would need to be amended to allow for more active uses of the Pasture. The space would still need to remain public and quasi-public, and used for open space and recreational purposes.

BELVEDERE SEA WALL PROJECT

The Belvedere Sea Wall Project was initiated by the City of Belvedere in 2020 and aims to protect Belvedere from impending future environmental threats, specifically earthquakes and sea level rise, while also improving the shoreline for walking and viewing. The preferred design shows barriers along San Rafael Avenue on Belvedere's north shore, along Beach Road along Belvedere Cove, and along West Shore Road. The concepts feature new public walkways, public spaces and water access along and from the proposed sea walls. In November 2022 Belvedere voters did not pass a property transfer tax to help fund the project, and the City is currently pursuing grant funding.

BELVEDERE-TIBURON LIBRARY AGENCY STRATEGIC PLAN

The Belvedere-Tiburon Library Strategic Plan 2024-2026 surveyed residents to better understand satisfaction with and insufficiencies with the library and to plan for its future. Approximately 386 people responded to the survey, 67% of whom were Tiburon residents. The survey showed that, overall, there is high satisfaction with the library, but there is a desire for more offerings for all ages, including musical and cultural events. Respondents indicated that email, not the library website, is the desired form of communication and that marketing and communication could be improved. There is broad interest in having community events on the library's front plaza.

PEOPLE, PLACE, AND PRIORITIES

Certain key findings from the parks and recreation master planning process are especially important in shaping the plan. These are summarized here.

Tiburon's population was estimated to be 9,120 in 2023, and projected to grow by just 207 people by 2038. The Town's General Plan 2040 would enable a greater amount of growth, accommodating 812 housing units, including 639 units required to meet the Regional Housing Needs Allocation for 2023-2031.

Tiburon's **demographics** suggest an particularly strong demand for tennis, hiking, walking, jogging, biking, swimming, and such fitness activities as yoga, pilates, aerobics, and weight lifting.

Tiburon has extensive **natural open spaces**, especially in the upland areas. Developed park land comprises approximately 56 acres concentrated along the Richardson Bay shoreline, and has limited traditional active recreation facilities.

Richardson Bay Lineal Park, including Blackie's Pasture, McKegney Green, the Knoll, the South-of-the-Knoll area, and the Old Rail Trail, represents Tiburon's greatest park land asset. The Town's recent purchase of adjacent sanitation ponds from the Richardson Bay Sanitation District invites new thinking about the site as a whole, and an opportunity to better serve recreation needs. Elsewhere, Tiburon's downtown parks and plazas have the opportunity to create good synergy with Main Street, the Town Hall, Library, and community events, while the small neighborhood parks require care and upkeep.

The Belvedere-Tiburon Joint Recreation Committee, better known as **The Ranch**, provides public recreation programming, using the Ranch at DairyKnoll community center as well as other buildings, courts and fields throughout the peninsula.

During the planning process, community members identified **key issues** including:

- ▶ Safety and comfort for all users along the Old Rail Trail;
- ▶ Dissatisfaction with the condition of certain small neighborhood parks;

- ▶ Desire for better signage and information at parks and trailheads;
- ▶ Desire for a more connected trail system;
- ▶ Desire for more access to swimming pools;
- ▶ Desire for better access to the Bay for paddling;
- ▶ Interest in more activities where the community comes together;
- ▶ A need for more things for teens to do;
- ▶ A desire for more and better playgrounds
- ▶ A desire for new amenities to be designed for universal access;
- ▶ A desire for any new amenities to be introduced in a way that stays in balance with the natural character of parks and open spaces.

Certain **recreation amenities and programs** were found to be the greatest priority for Tiburon residents, as described in the pages that follow.

The park system requires adequate **funding**--to make physical improvements, but also to maintain them over time.



1.3 INTRODUCING A DECISION-MAKING FRAMEWORK



Tiburon Town Council meeting, August 2024.

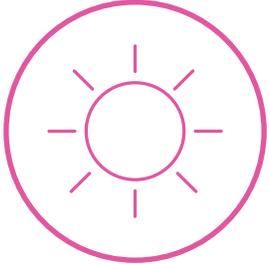
Over the years, the Town of Tiburon has considered numerous individual park improvement projects without a clear overall vision for the parks system, or information about needs and community priorities on which to base decisions. This Plan both identifies specific priority improvement projects, and provides a decision-making framework for the POST Commission and Council to use to **evaluate and prioritize** other opportunities that may arise in the future.

The decision-making framework has four elements. These elements may be posed as evaluation questions:

Why? What? Where? How?

These are summarized here and described in more detail in the chapters that follow.

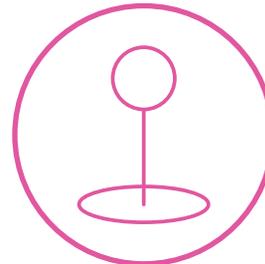
WHY



Guiding Principles

Is the proposal consistent with the **guiding principles** established in the Parks and Recreation Master Plan?

WHERE



Site Considerations

Would the proposed improvement be in an appropriate location based on **site considerations** like access, topography, vegetation, and susceptibility to hazards? Is it a specific **recommended improvement** that has been identified through site and facility assessments conducted for this Plan?

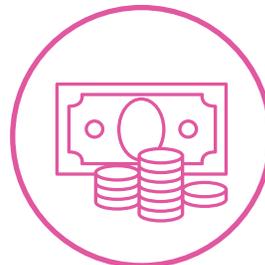
WHAT



Recreation Priorities

Is the amenity or program a **recreation priority**, as defined through the community engagement process and statistically-valid survey conducted for the Master Plan?

HOW



Costs & Funding

Are the **costs** associated with the project justified, given the level of priority? Are there **funding sources** to help make the improvement and sustain it over time?

GUIDING PRINCIPLES

Guiding principles distill the vision for parks and recreation that this Plan seeks to advance. They grow out of the values expressed by the community through an extensive engagement process, as described in Chapter 3. This Plan's five principles address **park experience; recreation amenities and park improvements; recreation programming; access and safety; and environment and sustainability**. In each category, a more detailed set of recommendations follows – see Chapter 3.

1

PARK EXPERIENCE

Preserve the natural beauty and tranquility of Tiburon's parks and open spaces, while enhancing park experience.

2

RECREATION AMENITIES & PARK IMPROVEMENTS

Improve parks and add amenities using a decision-making framework that considers community priorities, site characteristics, and costs and funding.

3

RECREATION PROGRAMMING

Work with The Ranch and other partners to enhance recreation programming and create events that bring the community together.

4

ACCESS & SAFETY

Create safe, inclusive and attractive access to Tiburon's parks and open spaces.

5

ENVIRONMENT & SUSTAINABILITY

Recognize the opportunities for Tiburon's parks and open spaces to provide benefits for our environment, including recreation as well as habitat and green infrastructure.

COMMUNITY PRIORITIES

Through the statistically-valid survey and through activities conducted in community workshops and pop-up events, we were able to gain a good understanding of what specific recreation amenities and programs are priorities for the Tiburon community. The highest priority recreation amenities and recreation programs are shown here; complete lists are provided in tabular form in Chapter 3. It is important to recognize that some amenities may not be at the top of the list communitywide, but may still have strong advocates, and should still be considered. There are four elements to this decision-making framework!

RECREATION AMENITIES

The highest priority recreation amenities include improvements to and expansions of existing amenities, as well as the addition of new amenities. These recreation amenities highlight the community's desire to experience the surrounding landscape and provide recreation opportunities for all.



PLAYGROUNDS



OPEN SPACE & CONSERVATION AREAS



MULTI-USE PAVED & UNPAVED TRAILS



TENNIS COURTS



KAYAK/SUP LAUNCH



COMMUNITY CENTER



SWIMMING POOLS



PICNIC AREAS & SHELTERS



PICKLEBALL COURTS



OFF-LEASH DOG PARK

RECREATION PROGRAMS

The highest priority recreation programs show Tiburon residents' desire for activities and events that bring the community together, and provide programs for all. The highest priority programs highlight current gaps and the need for more for seniors and youth.



**COMMUNITY
SPECIAL EVENTS**



**CULTURAL
ENRICHMENT
PROGRAMS**



**SENIOR
PROGRAMS**



**EXERCISE
CLASSES FOR ALL
AGES**



**ADULT FITNESS
& WELLNESS
PROGRAMS**



**ACTIVITIES FOR
TEENS**

SITE CONSIDERATIONS & PARK CHARACTER AREAS

The Master Plan process involved a detailed examination of Tiburon's parks and open spaces from a physical perspective. We considered the landscape and adjacency characteristics that are most relevant to inform what type of use and what type of improvements are appropriate in what locations. This analysis took into account access, slope, vegetation, sensitivity to noise, and susceptibility to flooding. The work yielded a set of **Park Character Areas**. These areas are summarized here, and mapped across Tiburon's park system, as detailed in Chapter 4.

R1: ACTIVE AND RECREATIONAL

The R1 park character area is defined by active and recreational uses. These areas have moderate to high access, are relatively flat, can accommodate some recreational noise, and do not have sensitive vegetation. Typical uses here are amenities like sports fields and courts.

R2: FLEXIBLE AND ACCESSIBLE

The R2 park character area has the highest level of access, are relatively flat, can accommodate some recreational noise, and do not have sensitive vegetation. Typical uses here include larger, but more flexible, community amenities like playgrounds, multi-use event spaces, and paths.

R3: SPECIAL RECREATION

The R3 park character area may have variable slope, access, and sensitivity to noise. They do not have vegetation or flood concerns. Typical uses are pump or bike tracks or more adventure-type play structures like a slide or climbing wall.

R4: LOW-INTENSITY RECREATION

The R4 park character area is defined by low-intensity recreation. These areas are relatively flat, don't require great access, and do not have vegetation. Typical uses are social, low-intensity uses like playgrounds, picnic areas, open lawns, individual sport courts, and art installations.

R5: NATURE AND TRAILS

R5 park character areas are intended to be relatively undeveloped but can accommodate recreational amenities that do not disrupt the natural character of the space. Typical uses are nature trails and seating.

E: ECOLOGICAL

The E park character area is intended to protect sensitive ecologies and habitats, and to maintain the natural landscape and tranquility of spaces. Typical uses are vegetation, habitat restoration, and shoreline adaptation.



COSTS & FUNDING

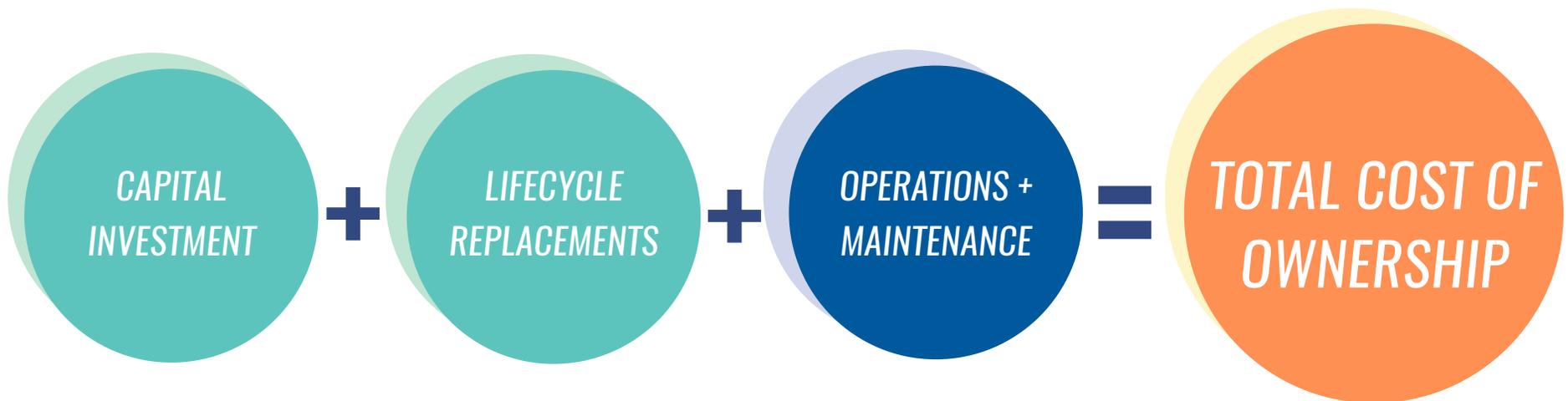
Analysis of costs associated with a given project need to include not just the capital investment but the long term costs of adequate maintenance and ongoing management. This idea is called total cost of ownership. This plan analyzes these costs in full in Chapter 5, looking at the costs of individual priority elements.

Because this Plan does not fully define specific project outcomes, an estimated total cost is not estimated. Instead, the Plan provides a menu of capital costs for potential additions to the parks system, ranging from about \$14,000 for outdoor exercise equipment to \$24 million for a community center, and an estimated need for approximately \$9 million to address existing building deficiencies, mainly at the Dairy Knoll Center. The Plan estimates that an additional \$110,000 in annual

maintenance funding and 1 additional full-time maintenance staff is needed to maintain the current parks and recreation system to desired standards. These numbers would grow with the addition of recreation amenities.

The Plan estimates that a multigenerational recreation center would cost approximately \$40 million to build and \$450,000 annually to operate, above and beyond what could be recouped from fees. An outdoor pool would cost \$13 million to build and \$270,000 in annual operational subsidies.

Funding is also key. Knowing how much something will cost to implement and maintain is a starting point, but where will that money come from? Chapter 5 also analyzes possible funding methods that could support park improvements. These funding sources are detailed by feasibility to assess their likelihood.



1.4 KEY RECOMMENDATIONS

The Parks and Recreation Master Plan sets the stage for changes that have the potential to enhance the quality of life in Tiburon for everyone. Key ideas are summarized here:

- ▶ Continue to provide satisfying and tranquil experiences of the natural setting.
 - ▶ Provide more recreational opportunities for all, from young children to teens to active adults and seniors, and do so sensitively in the context of the specific character of our park spaces.
 - ▶ Focus on improving the condition of the small neighborhood parks. A little bit here can go a long way.
 - ▶ Explore the feasibility of providing an outdoor pool and more indoor recreation space.
 - ▶ Create better visibility and identity for the parks, through signage, maps, and online resources.
- ▶ Rededicate ourselves to partnerships with neighboring jurisdictions and organizations. These partners can help provide water access, expand recreational opportunities, and organize community events.
 - ▶ Make enhancements to the Old Rail Trail and the San Francisco Bay Trail, including design changes and strategic adjustments to trail alignment to make the experience feel more safe and rewarding for all users.
 - ▶ Enhance the network of open space trails to give residents greater access to the great outdoors. Integrate the Martha Property.
 - ▶ Initiate a more detailed master planning process for Richardson Bay Lineal Park that would integrate new active uses in balance with the natural environment, and create a whole greater than the sum of its parts.
 - ▶ Initiate public open space enhancements and programming downtown that contributes to the vitality of the town and strengthens relationships to the hills and the bay.

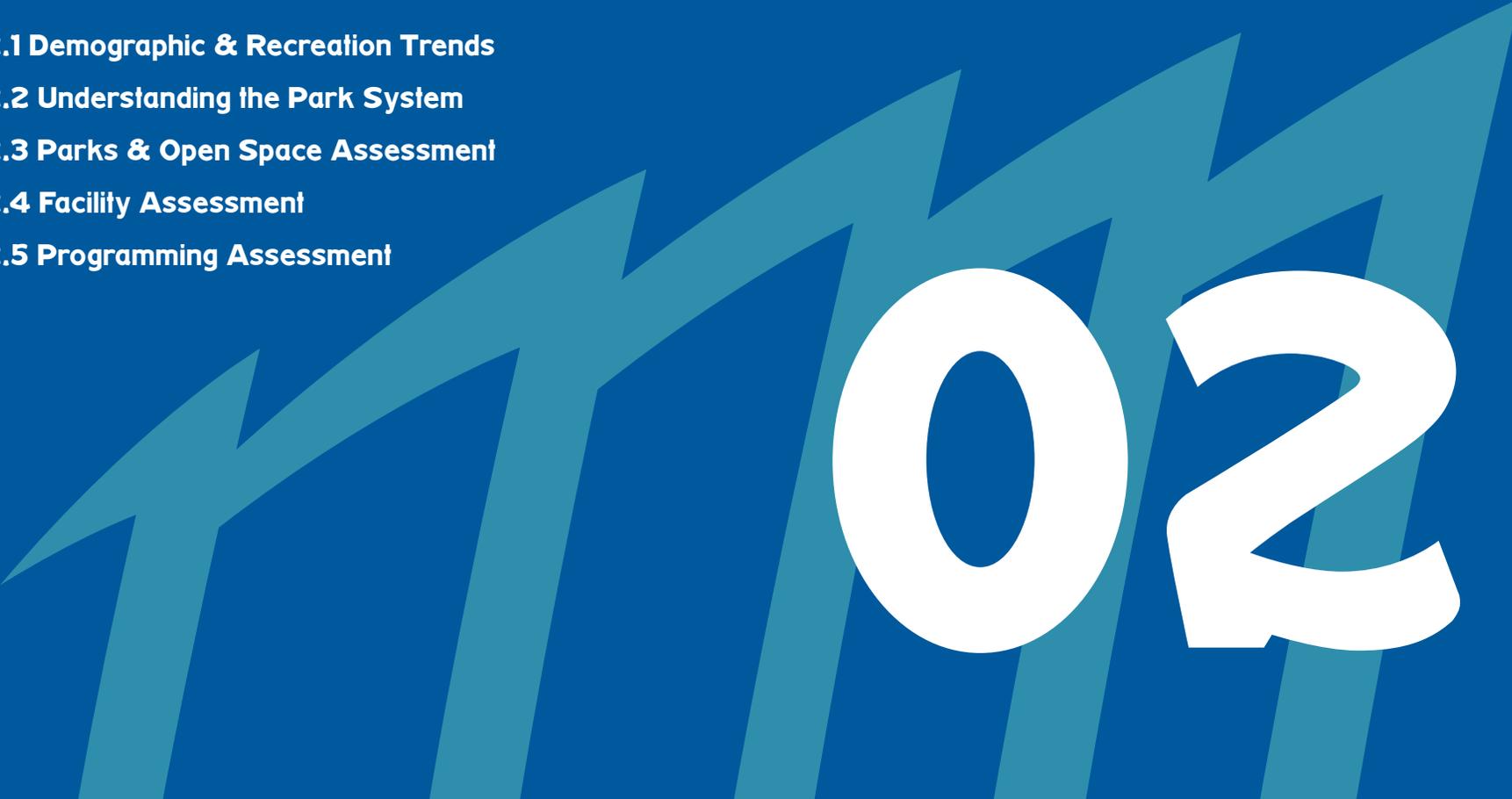




PLACE, PARKS & PROGRAMS

IN THIS CHAPTER:

- ▶ 2.1 Demographic & Recreation Trends
- ▶ 2.2 Understanding the Park System
- ▶ 2.3 Parks & Open Space Assessment
- ▶ 2.4 Facility Assessment
- ▶ 2.5 Programming Assessment



02

2.1 DEMOGRAPHIC & RECREATION TRENDS

A Demographic & Recreation Trends Analysis provides insight into the general makeup of the population served and identifies market trends in recreation. It also helps quantify the market in and around the Town and understand the types of parks, facilities, and programs/services that are most appropriate to satisfy the needs of residents.

Demographic data used for the analysis was obtained from U.S. Census Bureau and from Environmental Systems Research Institute, Inc. (ESRI). All data was acquired in October 2023 and reflects actual numbers as reported in the 2010 and 2020 Census.

POPULATION

In 2023 Tiburon had 9,120 residents. The population is projected to increase by only 2% or 207 people over the next 15 years to 9,327 residents in 2038. With a consistent population, park and recreation services will need to strategically reinvest and maintain existing parks and recreation facilities.

However, the Town's General Plan 2040 would accommodate 812 new housing units, including 639 units to meet the Town's share of regional housing needs in the 2023-2031 period. This housing development potential, if realized, would translate to more people, and a greater diversity of household types.

AGE SEGMENTATION

Compared to the national average Tiburon is an older community, although it is equally important to recognize the large portion of the population that is younger, young families, and children (21% of Tiburon residents are children!). The largest age group in Tiburon is currently 55-74 (32%) and over the next 15 years, the Town

is projected to become older. However, the demographic analysis does not take into account the recent Tiburon General Plan 2040 and Housing Element; if these units are built they would likely attract a younger population. This population growth would likely increase the demand for multi-generational parks and recreation amenities, and spaces and activities for children and teenagers.

RACE, ETHNICITY, AND INCOME

Tiburon today is 78% white, but is projected to become more diverse in the coming years. A diversifying community will focus the Town on providing traditional and emerging programming and service offerings.

Median and per capita household income averages in Tiburon are above that of MSA and national averages. Considering this, it would be important for the Town to prioritize providing offerings that are first class with exceptional customer service while seeking opportunities to create revenue generation.



WHO IS TIBURON?

FIGURE 2: POPULATION CHANGE



FIGURE 4: POPULATION BY AGE

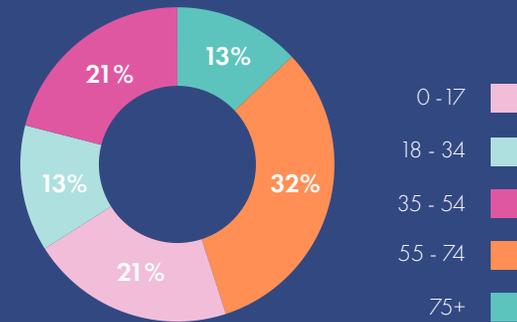


FIGURE 3: HOUSING CAPACITY

Total Development capacity
821 units

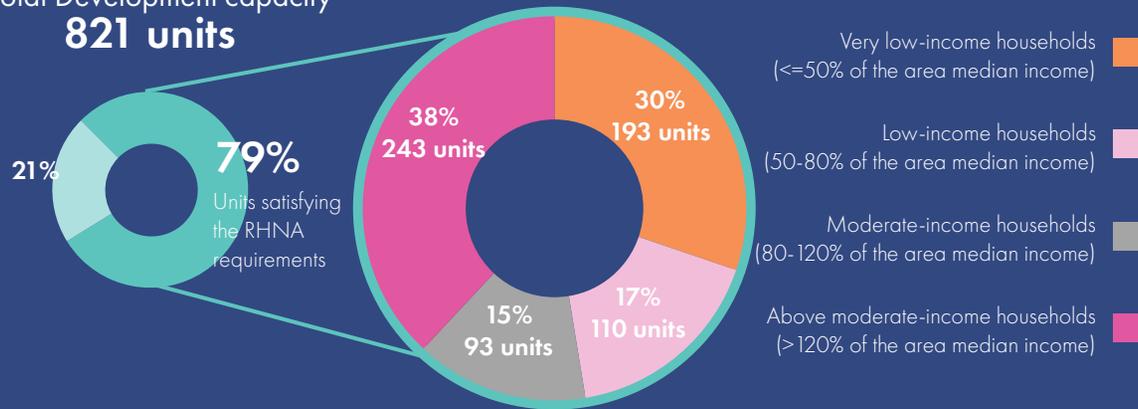
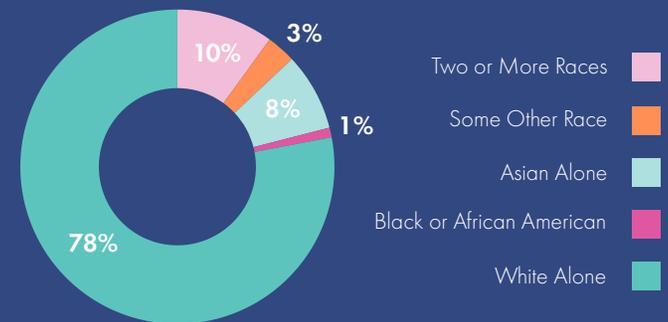


FIGURE 5: POPULATION BY RACE



Source: US Census Bureau 2023

RECREATION TRENDS

It is important for Tiburon and the Belvedere-Tiburon Joint Recreation Commission (the Ranch) to understand the local and national participation trends in recreation activities. In doing so, we can gain general insight into the lifecycle stage of recreation programs and activities (emerging, stable, and declining) and thereby anticipate potential changes in need and demand for the programs and activities that it provides to the residents of Tiburon. Here are some takeaways for local and national recreation trends:

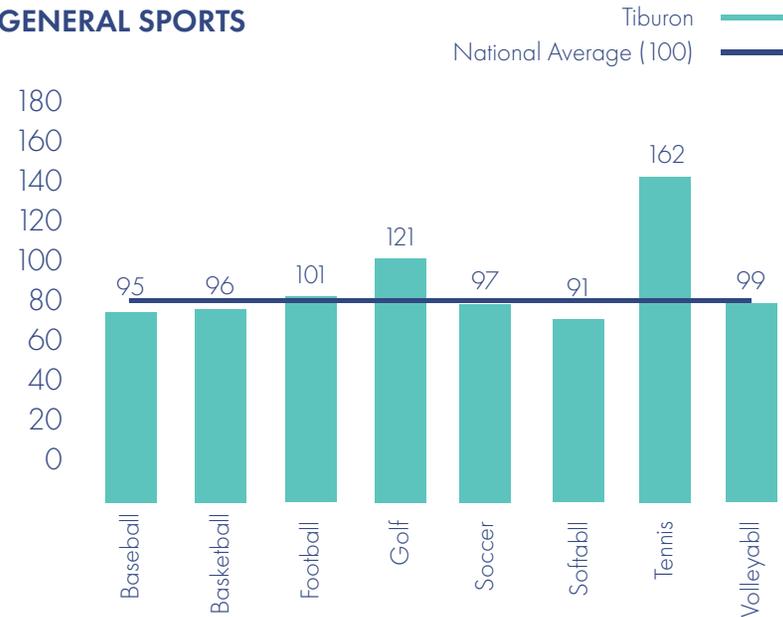
- ▶ As of 2023, hiking remained the most popular outdoor activity overall nationally and locally. This activity will continue to grow in popularity.
- ▶ Aquatic activities have experienced strong participation, both in the region and nationally. Competitive swimming saw significant increases in casual participation.
- ▶ Basketball is the most participated in sport nationally while tennis is the most participated in sport in the region.
- ▶ Tackle football has gained participants nationally over the last five years, and Tiburon's MPI is slightly above the national average.
- ▶ Fast-pitch and slow-pitch softball saw slight increases in participation nationally over the last year, however, market potential in Tiburon for softball in general is slightly below average.
- ▶ Outdoor recreational activities are on the rise nationally and many of these activities have strong local market potential, including hiking, biking, and backpacking.
- ▶ Based on national measurements, income level has a positive impact on activity rate. Higher income households tend to have higher activity rates.

RECREATION MARKET POTENTIAL IN TIBURON

ESRI's 2023 Sports and Leisure Market Potential Data measures the demand for recreation activities as well as expected consumer attitudes towards these activities by Tiburon residents. The MPI (Market Potential Index) shows the likelihood that a resident of the Town of Tiburon will participate in certain activities when compared

FIGURE 6: RECREATION MARKET POTENTIAL INDEX (MPI)

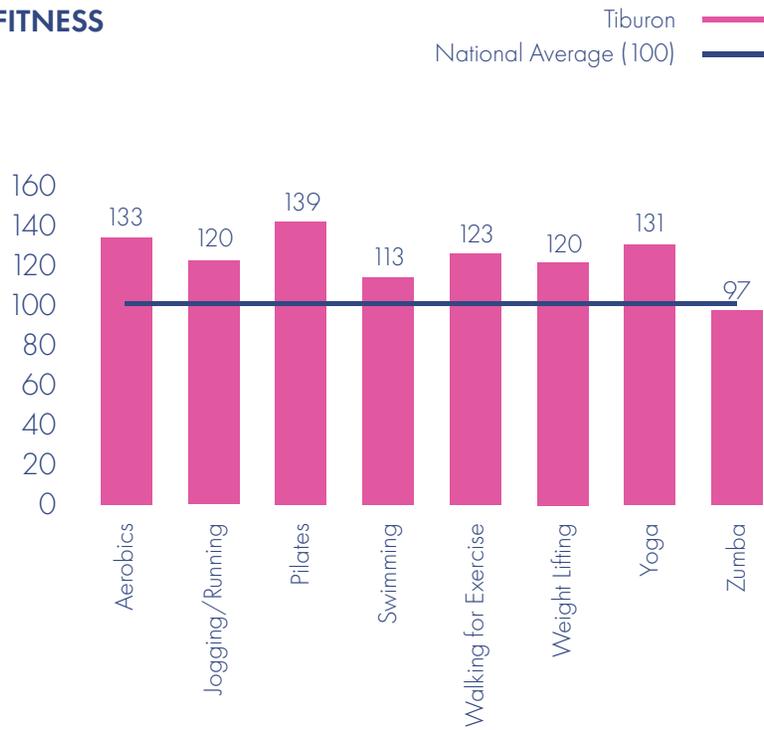
GENERAL SPORTS



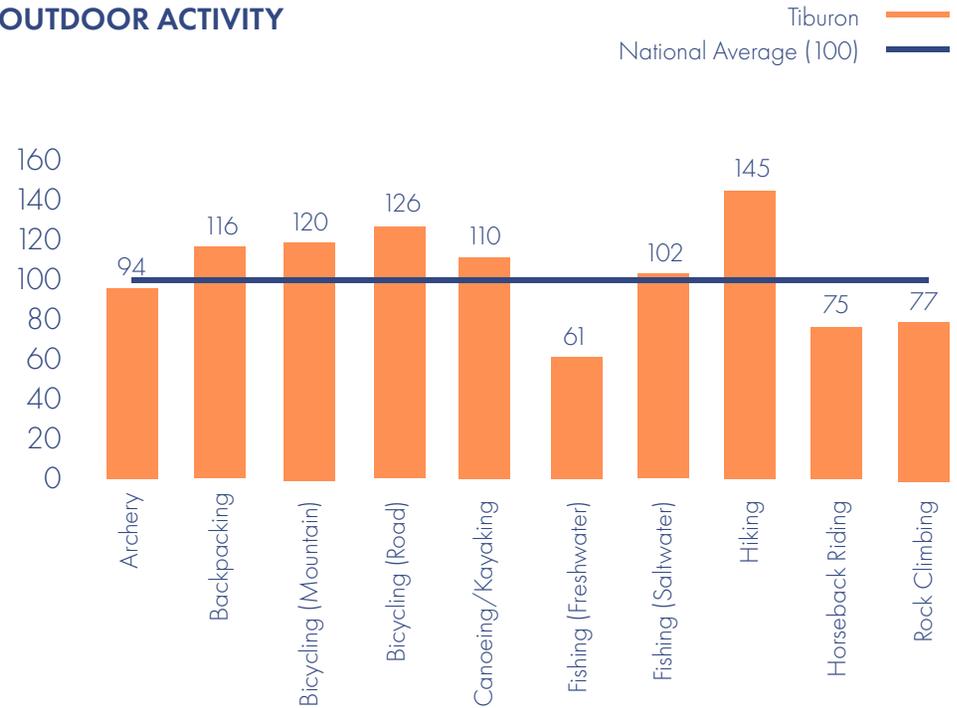
to the national average. The Town is compared to the national average in three categories – general sports, fitness, and outdoor recreation. The projected participation by Tiburon residents in these activities is not restricted geographically to the Town of Tiburon. For example, the projections would include Tiburon residents participating in activities offered in Mill Valley. Tiburon’s MPI percentages

show that Tiburon would be expected to have a high “market potential” for most major fitness activities as well as many types of outdoor recreation. Tennis and golf stand out as sports with high local market potential in Tiburon.

FITNESS



OUTDOOR ACTIVITY



TIBURON PARKS & OPEN SPACES AT A GLANCE



**14 TOWN OF TIBURON
PARKS**

56.3 ACRES



**13 TOWN OF TIBURON
OPEN SPACES**

315.6 ACRES



2 PLAYGROUNDS



**3 SPORTS COURTS &
FIELDS**

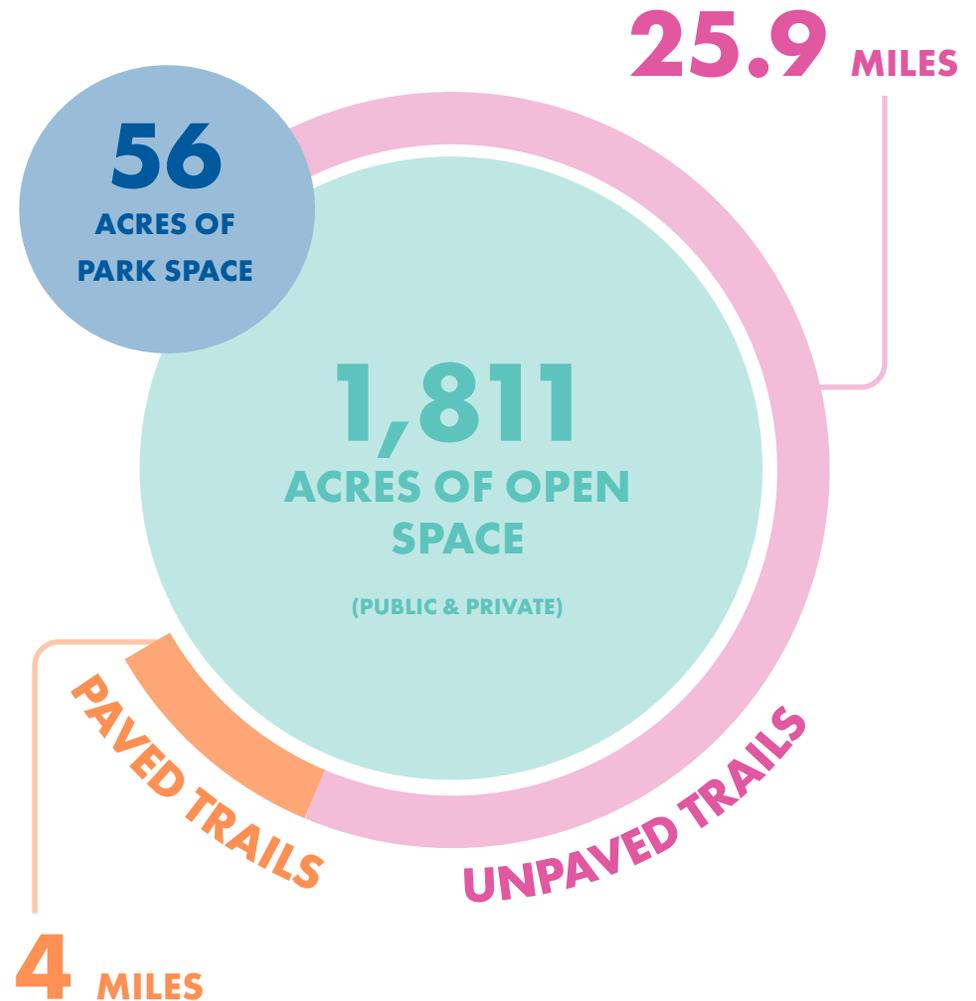
SOCCER/LACROSSE +
TENNIS



**~30 MILES OF OFF-STREET
WALKING, BIKING, AND
HIKING TRAILS**



**ADDITIONAL COURTS AND
FIELDS CAN BE FOUND AT
TIBURON'S TWO PUBLIC
SCHOOLS**



2.2 UNDERSTANDING THE PARK SYSTEM

PARKS & FACILITIES

Tiburon has a unique park system. Each park, facility, open space, and trail has its own setting, features, and character. Looking at the acreage, amenities, and location of each park is important to understand how the parks are, or aren't, serving the needs of the community.

In total, Tiburon has approximately 56 acres of public park space. The system is made up of community parks, larger parks that typically have recreation amenities, and mini parks, smaller parks that typically have fewer and broader amenities. Tiburon's community parks are Blackie's Pasture, McKegney Green, Shoreline Park, and South of the Knoll Park. All of these sites are 2.3 or more acres, likely serve a larger portion of the community, and are located in more central areas; people may travel to these sites to make use of them. Tiburon's mini parks are Bel Aire Park, Belveron Mini Park, Cypress Grove Garden park, Cypress Hollow Park, Fountain Plaza, Library Plaza, Teather Park, and Zelinsky Park, as shown in Table 1. These parks are all 2.1 acres or less, typically serve a broader purpose (e.g. flexible park space and seating, but not a specific sport amenity), and are located in less central areas that are more embedded in neighborhoods. The exceptions are Cypress Hollow Park and Teather Park which have a playground and tennis courts, respectively.

Richardson Bay Lineal Park is the name given to the overall shoreline park system that comprises Blackie's Pasture, McKegney Green, South of the Knoll Park, and the Old Rail Trail. The Old Rail Trail (ORT) is a specific section of trail with historic significance that runs through Richardson Bay Lineal Park. The ORT is aligned with the Bay Trail for a portion of its length but does not follow it exactly.

Tiburon also benefits from proximity to parks, facilities, open spaces, and trails that are not owned and managed by the Town. State parks, County parks, County open spaces, facilities in neighboring municipalities, school sites, and other open spaces are all shown on the maps in the following pages and important to consider when analyzing the system. For example, the Lagoon Road Tennis Courts lie just across Tiburon Boulevard and are owned and operated by Belvedere, but may serve as a tennis facility for Tiburon residents.

The primary recreation facility that serves Tiburon residents is the Ranch, which is a joint facility for Belvedere and Tiburon. The Ranch provides classes as programs as well as facility rentals.

LEVEL OF SERVICE

Level of service is a term used in parks and recreation planning to measure and set standards for the amount and distribution of park land and recreation facilities. In terms of park acreage, Tiburon's 56.7 acres of parkland and 9,120 residents translates to a level of service of approximately **6.2 acres of parkland per 1,000 residents**. The General Plan calls for maintaining a ratio of 5.0 acres of park land per 1,000 residents, pursuant to the Quimby Act, and the continuation of new parkland dedication and/or collection of in-lieu fees for new development.

This Master Plan does not emphasize level of service as a way to set more detailed priorities for our parks and recreation system.

FIGURE 7: TIBURON PARKS AND OPEN SPACES

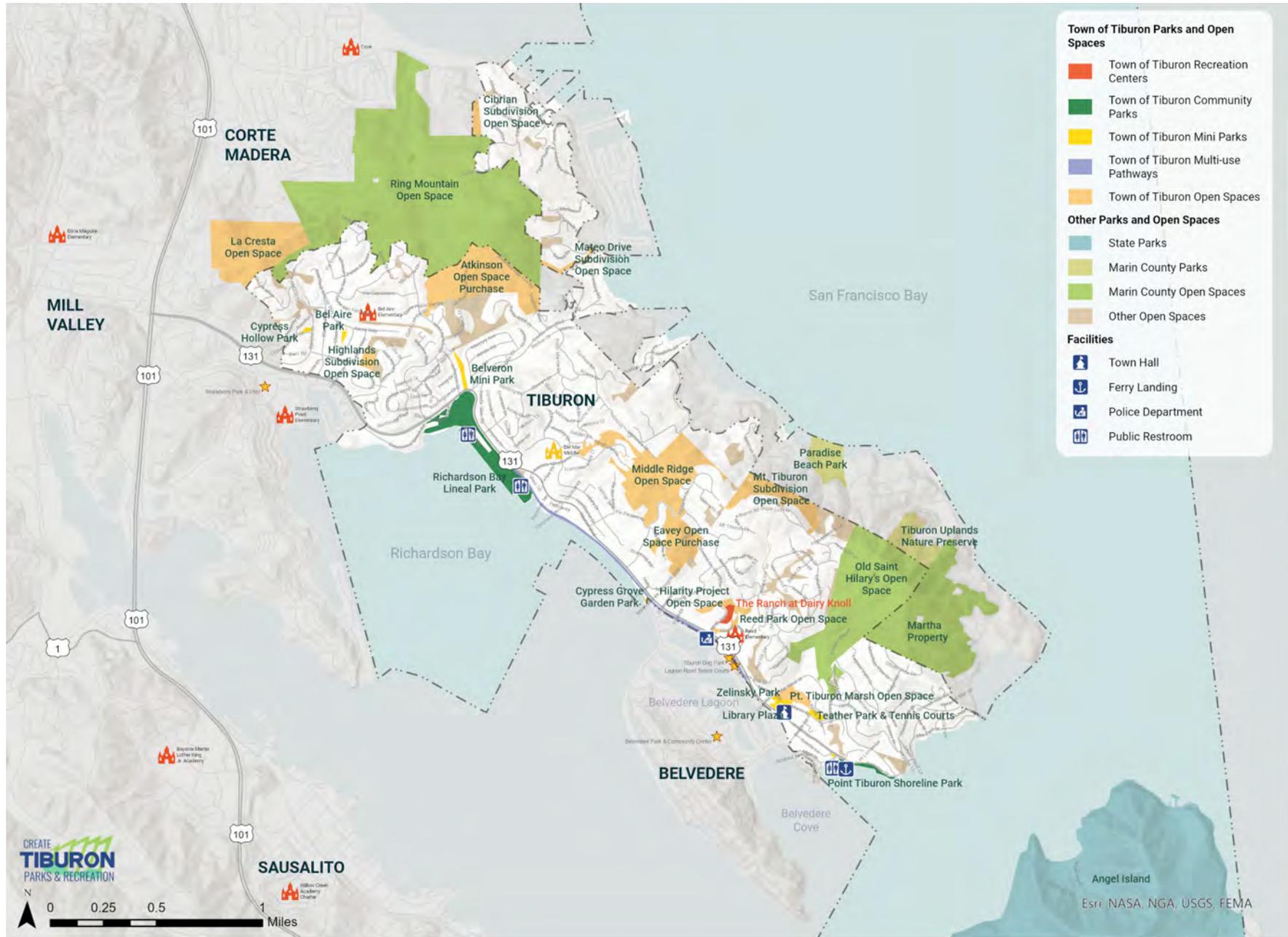


TABLE 1: TIBURON PARKS INVENTORY

NAME	TYPE	AREA (ACRES)
Blackie’s Pasture	Community Park	15.5
McKegney Green	Community Park	11.6
Shoreline Park	Community Park	2.3
South of the Knoll Park	Community Park	6.5
Bel Aire Park	Mini Park	0.7
Belveron Mini Park	Mini Park	2.1
Cypress Grove Garden Park	Mini Park	0.1
Cypress Hollow Park	Mini Park	0.5
Fountain Plaza	Mini Park	0.2
Library Plaza	Mini Park	0.7
Teather Park	Mini Park	1.4
Zelinsky Park	Mini Park	1.5
Old Rail Trail	Multi-use Pathway	11.3
The Ranch at Dairy Knoll	Recreation Center	2.0
Total		56.2

OPEN SPACES AND TRAILS

Tiburon is home to over 1,800 acres of open space, including 315 acres of open space owned by the Town. These open spaces are distinct, but together form an overall open space and trail network. Tiburon’s natural beauty and peaceful quality are found largely in the open spaces and along the trails. The open spaces and trails are important to the lives of many Tiburon residents, and attract visitors from far and wide.

There are public and private open spaces in Tiburon. Many of the open spaces are Town-owned and operated, but some are controlled by the County, State, Region. Paradise Beach Park, for example, is located in Tiburon but is a Regional Park. There are also private open spaces in the Town. It is important to note that the Martha Property, over 100 acres of prime open space along Tiburon Ridge, was formerly private and has recently been acquired by the County. This open space will be County-owned and operated but will still be an invaluable addition to the open space system, connecting the network. Key trails gaps, shown on the map to the right, can be connected via the Martha Property.

FIGURE 8: TIBURON OPEN SPACES AND TRAILS

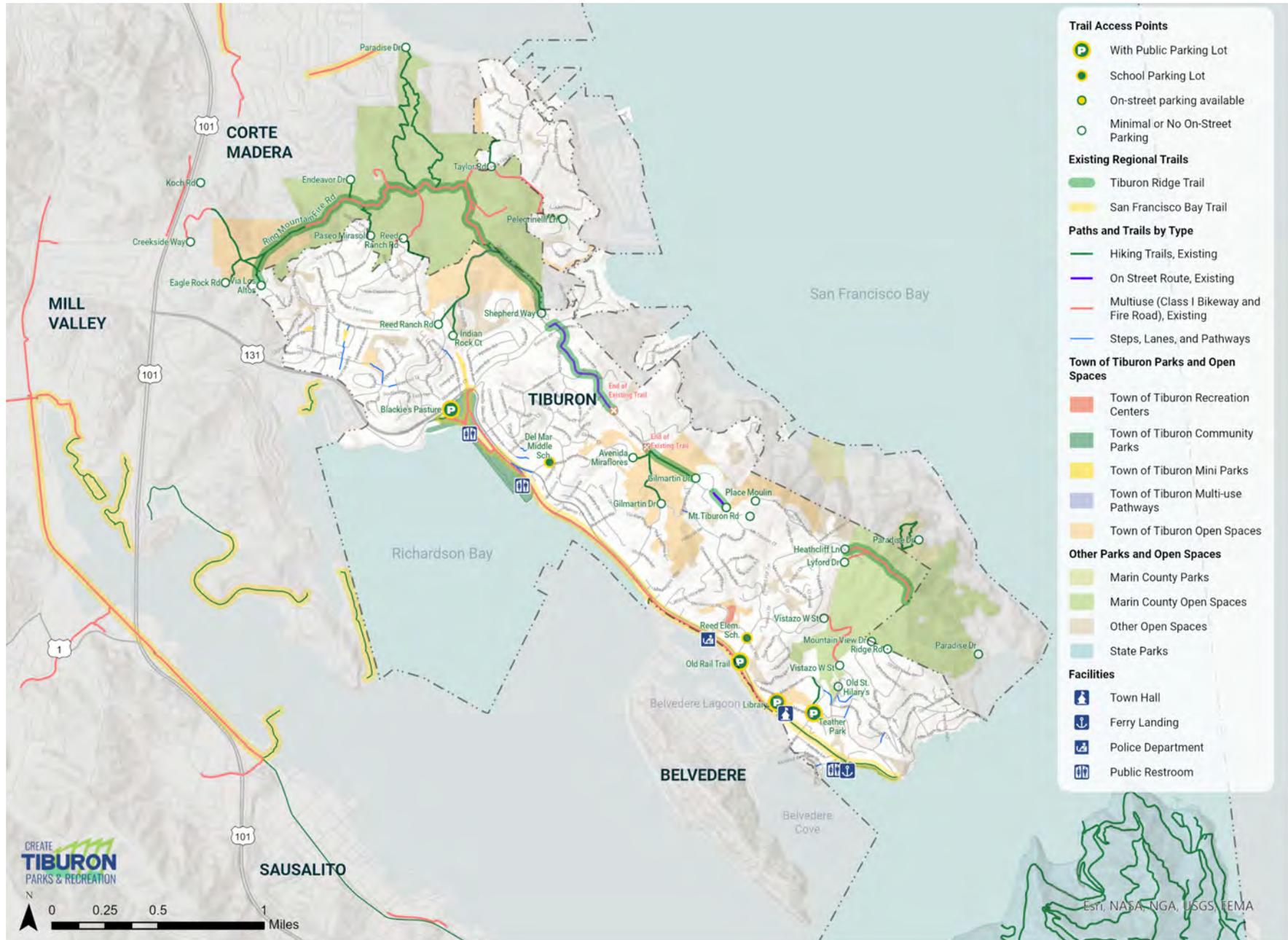


TABLE 2: OPEN SPACES INVENTORY

NAME	TYPE	AREA (ACRES)
Atkinson Open Space Purchase	Open Space	59.7
Cibrian Subdivision Open Space	Open Space	3.8
Del Madera Subdivision Open Space	Open Space	29.2
Eavey Open Space Purchase	Open Space	21.3
El Marinero Subdivision Open Space	Open Space	9.3
Hamon (Rock & Tree) Open Space	Open Space	10.5
Highlands Subdivision Open Space	Open Space	3.0
Hilarita Project Open Space	Open Space	2.8
La Cresta Open Space	Open Space	65.3
Mateo Drive Subdivision Open Space	Open Space	2.8
Miraflores Subdivision Open Space	Open Space	17.2
Middle Ridge Open Space	Open Space	58.2
Mt. Tiburon Subdivision Open Space	Open Space	12.3
Point Tiburon Marsh Open Space	Open Space	5.1
Reed Park Open Space	Open Space	3.2

TABLE 2: OPEN SPACES INVENTORY (CONTINUED)

NAME	TYPE	AREA (ACRES)
Reed School District Open Space	Open Space	11.8
Total		315.6

TABLE 3: STATE AND REGIONAL PARK AND OPEN SPACES INVENTORY

NAME	TYPE	AREA (ACRES)
Paradise Beach Park	Regional Park	18.6
Tiburon Uplands Nature Preserve	Regional Park	8.8
Angel Island State Park	State Park	743.4
Old Saint Hilary's	Open Space	123.9
Ring Mountain Open Space	Open Space	389.1
Martha Property	Open Space	109.5
Total		1,403.3

TABLE 4: PRIVATE OPEN SPACES INVENTORY

NAME	TYPE	AREA (ACRES)
Other Privately-owned Open Spaces	Open Space	92.0



2.3 PARKS AND OPEN SPACE ASSESSMENT

To better understand the park system as it is today, on-the-ground assessments of Tiburon's parks were conducted. The assessment documented recreation amenities, and qualitatively evaluated parks based on access and connectivity, condition, functionality, and sense of safety and comfort--key metrics that indicate how well a park is serving the community. Each category had more specific components and each park was individually scored in each one. The scoring averages allow us to see which parks were doing well overall, as well as have more fine-grained detail about what is and isn't working at each site.



ACCESS & CONNECTIVITY

Access is all about the ease with which people can get to and use the parks. Is it clear and safe to walk there? Is there parking? Are the entrances obvious and intuitive? Do people even know about this park? Being accessible is crucial for a park's success. Evaluating access includes evaluating things like edge permeability, signage and maps, presence of crosswalks and signals, bike path connections, parking, and adjacent trailheads.



FUNCTIONALITY

To assess the functionality of each park the team looked at relevance and variety of uses, appropriate amenity adjacencies, distribution of shady and sunny areas, variety of plant life, absence of visible drainage or erosion issues, presence of bathrooms and other amenities like seating, compatibility with surrounding uses, and the level of activity during the site visit.



CONDITION & MAINTENANCE

Good maintenance and upkeep make a park is safe, enjoyable, and usable, for its visitors. The condition of pavement, vegetation, tree canopies, play structures, recreation amenities, restrooms, trash receptables, and seating and picnic areas were all assessed.



SAFETY & COMFORT

To assess the feelings of safety and comfort that park users experience, the team assessed adjacent derelict features, graffiti and vandalism, evidence of illicit or unauthorized use, road calming measures around the park, pedestrian and cyclist safety, security presence, ease of navigation, and lighting of each park.

PARKS

From this assessment, the following conclusions were drawn about Tiburon's parks:

STRENGTHS

Tiburon's parks include unique and beautiful natural features that define the landscape. The natural beauty is a cohesive factor between all the parks, but at the same time each site has distinct attributes.

The parks are clearly well-used and well-loved. The system as a whole is utilized frequently. Parks are mostly well-maintained, with some room for improvement and a need for lifecycle replacements of structures and amenities. High levels of use is great, but can cause wear and tear.

The parks are welcoming and open with few barriers at the edges, allowing people to easily enter the parks. Entrances are mostly clear and inviting. There are good lines of sight through most of the parks, which allows people to see what is available and invites them in. Sight lines also contribute to a sense of safety and comfort. Tiburon's parks feel very safe, and have little to no evidence of derelict use.

The parks within the Richardson Bay Linear Park (Blackie's Pasture, McKegney Green, South of the Knoll Park, and the Old Rail Trail) are well-connected and cohesive. Shoreline Park, too, is easily accessible.



Tiburon has only a few small neighborhood parks, including Cypress Hollow Park, above. Park condition has room for improvement and there is a need for lifecycle replacements of structures and amenities.

AREAS FOR IMPROVEMENT

Overall, the parks lack consistent and useful signage. This is a system-wide issue. Wayfinding, interpretive, and simple naming signage would be helpful for visitors and the cohesion and identity of the parks system. Online mapping and information would make the parks more accessible.

Many of the parks have few amenities and ample flexible, unprogrammed space. This is an attribute, but also a potential opportunity. Large grass areas could be used for additional activities and many parks could benefit from additional small comfort amenities like trash receptacles, seating, and water fountains. Restrooms are present at Richardson Bay Lineal Park and Shoreline Park, but the smaller neighborhood parks do not have restrooms and this causes access issues for some visitors.

The smaller neighborhood parks also have limited visibility from surrounding streets and interaction with their surrounding neighborhoods. There's opportunity for these parks to be better integrated, and for greater awareness and easier access. Additionally, there are very few small neighborhood parks and park spaces. People living in certain neighborhoods do not have access to a park space close to their home.

OPEN SPACES

The open spaces were assessed in a similar manner to the parks, but with focus on the trailheads. The Town of Tiburon open spaces were assessed in the following categories:

- Adjacent Bike Routes/Sufficient Bicycle Parking near Entrance
- Accessibility/Parking in or Adjacent to Entrance
- Proximity/Connectivity to Regional Trail
- Clear Directional Signage and Mapping

From this assessment, the following conclusions were drawn about Tiburon's open spaces:

STRENGTHS

Trailheads are open and accessible. The informal travel routes to and from trailheads are functional: people are using the open spaces. However, there is opportunity to improve and formalize these networks. Some of the trailheads have trash receptacles, which look to be well-maintained and are not overflowing.

Some trailheads have signage indicating that the space is a Tiburon open space.

Tiburon open spaces benefit from being adjacent to Tiburon parks and proximate to regional open spaces and trails. There is a great opportunity for the Tiburon open spaces to better connect to and build upon this larger system.

Tiburon open spaces offer beautiful views and numerous trails.

AREAS FOR IMPROVEMENT

Most trailheads and access points for Town of Tiburon open spaces do not have formal vehicle or bicycle parking. Typically, there is space to park along the

adjacent street or informal area surrounding the trailhead, but it is not guaranteed. In many cases, trailheads cannot be accessed from bike lanes or sidewalks. A visitor on foot could make their way to the trailhead, but it wouldn't be a straightforward walking experience.

Like the parks, the open spaces lack signage to promote a cohesive identity and orient visitors. It is often unclear if a trailhead or space is an open space access point, or how the open spaces connect with each other. There is opportunity to connect with the County open space signage system to highlight the full, connected network of open spaces available in Tiburon.

Increased comfort amenities would also improve open space access. Although trash receptacles are available at trailheads, there is room to add more amenities and make the open spaces more usable.

2.4 FACILITY ASSESSMENT

A facilities assessment evaluated the condition of four built facilities: the Ranch at Dairy Knoll, the Tiburon Town Hall Community Room, and the restrooms at Blackie's Pasture and South of the Knoll. The facility assessment also included a deficiency report, which identifies issues with facilities in the categories of architectural, mechanical, electrical, structural, and accessibility. The deficiencies were assigned a number from 1-3; 1 being the highest priority and 3 being the lowest priority .

The assessment found the following general conditions at all facilities:

- ▶ The building facilities are mostly in good conditions with good ongoing maintenance with some noted exceptions identified in the deficiency reports.
- ▶ Only minor accessibility issues were found and noted in the deficiency Report
- ▶ Facilities generally meet the existing program needs but some modifications and/or additional facilities would be needed to meet some of the additional program needs under consideration.
- ▶ The existing building facilities are quite limited in providing recreation opportunities and do not present a high visibility of recreation programs and opportunities.

And the following opportunities:

- ▶ Building conditions and accessibility issues can be improved through some targeted maintenance and repairs.
- ▶ Some additional programming needs can potentially be met with some adjustments to the facilities and operations.
- ▶ Additional building facilities would be needed to significantly expand

recreation programming and to meet some of the identified needs. Locations for additional facilities would need to be identified.

- ▶ Locations with more visibility and connections to park facilities could improve presence of these building facility opportunities within the community.

THE RANCH AT DAIRY KNOLL

The Ranch at Dairy Knoll is a 5,850-square foot building of fairly recent construction made up of a lobby, offices, and three flexible multi-purpose rooms. It is used for meetings, classes, arts and crafts, fitness, and childcare. The building is used primarily for Ranch programming, although portions of the building can be rented out for private events. The building is in very good condition with a few deferred maintenance items. The building has limitations from a functional perspective that limit its recreational use.



The Ranch at Dairy Knoll is used for meetings, classes, arts and crafts, fitness, and childcare, and is in very good condition, but with functional limitations.

TIBURON TOWN HALL COMMUNITY ROOM

This room is located on the second floor of Tiburon Town Hall and is used as a community room for meetings, classes, games, arts and crafts, fitness, and exhibits. The structure is in very good condition, although the interior is in worse condition with significant deferred maintenance items. The room may be underutilized, given its very convenient location to Tiburon Boulevard, the library, Zelinsky Park, and Teather Park.



Tiburon Town Hall Community Room

BLACKIE'S PASTURE RESTROOM

Blackie's Pasture restrooms lie between Blackie's Pasture and McKegney Green. There are two buildings: one with two single-accommodation restrooms and one with mens' and women's multi-accommodation restrooms. These restrooms serve Blackie's Pasture, McKegney Green, Old Rail Trail, and Bay Trail users. At both structures, the structures and exteriors are in good condition while the interiors are in worse condition with significant deferred maintenance issues.



South Knoll Restroom

SOUTH KNOLL PARK RESTROOM

South of the Knoll Park has one, single-use restroom. It serves South of the Knoll Park, playground, and Old Rail Trail users. The structure and exterior are in good condition, while the interior is in worse condition with significant deferred maintenance issues.



Blackie's Pasture Restrooms (Single)

2.5 PROGRAMMING ASSESSMENT

The Ranch at Dairy Knoll (known as The Ranch) is a joint recreational provider for Tiburon and Belvedere. The Ranch is the only public programming provider for Tiburon residents, although many residents are members of private recreation clubs.

CORE PROGRAM AREAS

The programming assessment looked at The Ranch’s program offerings. The assessment began by defining Core Program Areas to create a focus around activities and outcomes of greatest importance to the community as informed by current and future needs. The philosophy of the Core Program Area assists staff, policy makers, and the public focus on what is most important. Program areas are considered as Core if they meet a majority of the following categories:

- ▶ The program area has been provided for a over 4-5 years and/or is expected by the community.
- ▶ The program area consumes a relatively large portion (5% or more) of the agency’s overall budget.
- ▶ The program area is offered 3-4 seasons per year.
- ▶ The program area has wide demographic appeal.

- ▶ There is a tiered level of skill development available within the programs area’s offerings.
- ▶ There is full-time staff responsible for the program area.
- ▶ There are facilities designed specifically to support the program area.
- ▶ The agency controls a significant percentage (20% or more) of the local market.

The Ranch currently offers programs in five Core Program Areas: summer camp programs, adult programs (classes to sports leagues, after school programs, tennis programs, special events (community events)).

AGE SEGMENTATION

Looking at the age segments that each Core Program Area serves shows that The Ranch does not provide a balance of programs for all ages. Teens (13-17), Young Adults (18-34), and Seniors (65+) are only primarily served by one program area each. Other age segments are primarily served by three or four program areas.

LIFECYCLE ANALYSIS

A lifecycle analysis involves reviewing every program

CORE PROGRAM AREAS



identified by staff to determine the stage of growth or decline as a way of informing strategic decisions about the overall portfolio. The analysis found that as of 2024, an estimated 29% of program offerings are “saturated” or in decline, compared to a best practice of under 10%. Fewer programs in Tiburon are at the “mature” stage or in take-off and growth mode compared to best practices.

OTHER RECOMMENDATIONS

This assessment found that overall, The Ranch is providing quality programs, services, and events to the community, however, does have opportunity for improvement. We make the following recommendations:

- ▶ Through ongoing **participation data analysis**, continue to refine recreation program offerings to reduce low enrollment or cancelled programs due to no enrollment.
- ▶ **Expand programs and services in the areas of greatest demand.** By doing so, staff will be able to focus their efforts on the programs and services of the greatest need and reduce or eliminate programs and services where interest is declining. Specific efforts should be made to increase programming in the areas of greatest UNMET need as identified in the statistically valid survey.
- ▶ **Seek feedback from the community** regarding quality of programs and unmet needs every 2-3 years.
- ▶ **Establish written partnership agreements** with performance measures to ensure accountability.



The Ranch provides a variety of programs for all ages. Recreation programming can look like many different things, from Tai chi, to youth basketball.

OTHER RECREATION PROVIDERS

Many Tiburon residents use organizations other than The Ranch for their recreation needs. There are numerous public and private recreation providers on or near the peninsula.

The tables on the facing page summarize the aquatics and fitness offerings of nearby service providers. These facilities include the Tiburon Peninsula Club, the Tiburon Fitness Club, Strawberry Recreation District, and Mill Valley Recreation.

With regard to the Tiburon Peninsula Club, there are also some important details to consider.

- ▶ TPC is currently limited by the town’s Conditional Use Permit and the Club’s bylaws to 700 families and 175 senior members. Today, this translates to about 3,500 individuals. Most but not all live in Tiburon and Belvedere.
- ▶ TPC has four pools: one (primarily) salt water lap pool, one chlorinated pool for lap swimming and the swim team, a warmer pool for swim lessons and the younger swim team, and a tot pool.
- ▶ Lap or open swimming is open to members only.
- ▶ For non-members, TPC allows limited participation in swim lessons, swim teams, kids’ camps, etc. All non-members pay a surcharge (30%) for services.
- ▶ TPC’s ability to conduct water exercise classes has been constrained by the CUP, which disallows us to use amplified sound.

TABLE 5: NEARBY FITNESS FACILITIES

FITNESS FACILITY	GROUP EXERCISE CLASSES	FITNESS CENTER (SELF-DIRECTED FITNESS)	INDOOR WALKING TRACK	PERSONAL TRAINING
Dairy Knoll Center	Yes	No	No	No
Tiburon Peninsula Club	Yes	Yes	No	Yes
Tiburon Fitness Club	Yes	Yes	No	Yes
Strawberry Recreation District	Yes	Yes	No	No
Mill Valley Recreation	Yes	Yes	No	Yes

TABLE 6: NEARBY AQUATIC FACILITIES

AQUATIC FACILITY	RECREATION POOL	LAP POOL	WATER EXERCISE CLASSES	OPEN SWIM	SWIM LESSONS	PRIVATE SWIM LESSONS	BIRTHDAY PARTIES	COMPETITIVE SWIMMING (SWIM TEAMS)
Dairy Knoll Center	No	No	No	No	No	No	No	No
Tiburon Peninsula Club	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Belvedere Tennis Club	No	No	No	Yes	Yes	Yes	No	No
Strawberry Recreation District	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Mill Valley Recreation	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No



COMMUNITY VISION & RECREATION PRIORITIES

IN THIS CHAPTER:

- ▶ 3.1 Community Engagement
- ▶ 3.2 What We Learned
- ▶ 3.3 Guiding Principles & Recommendations
- ▶ 3.4 Recreation Priorities

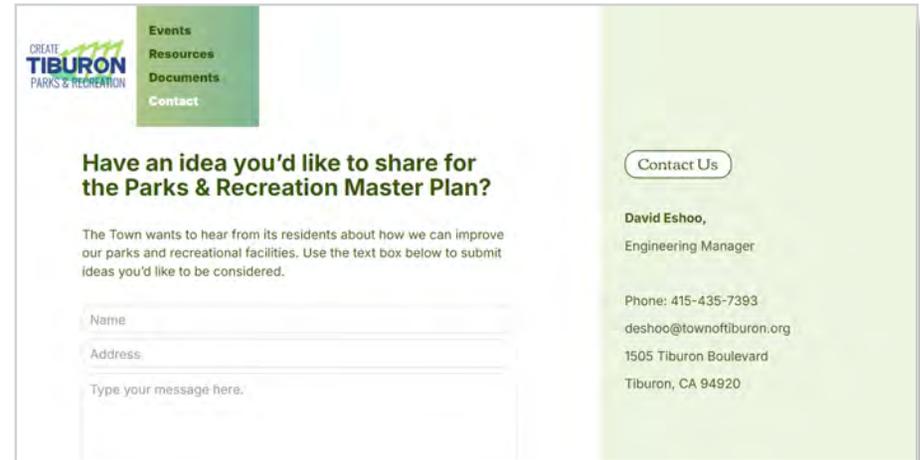
03

3.1 COMMUNITY ENGAGEMENT

What do Tiburon residents want and need from their parks, open spaces, and recreation? To understand how to best serve the community, it is vital to hear from the community. This chapter explains the many different ways the project team heard from the public and summarizes what was learned. Information gathered from community engagement, along with background research and analysis, informed the guiding principles and recreation priorities defined in the second half of this chapter.

PROJECT BRANDING & WEBSITE

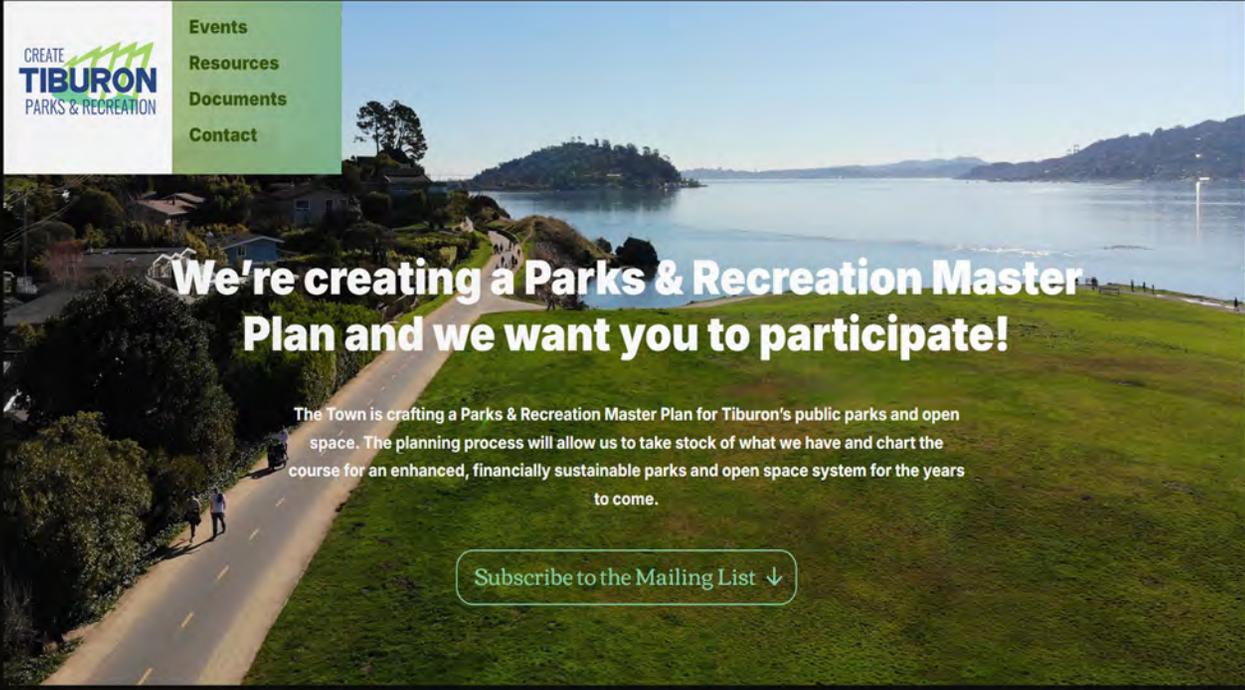
At the project's outset, marketing and branding design guidelines were developed, creating an identity for the parks plan and process. A website, **tiburonparks.com**, was created with the goal of keeping the public informed of progress and upcoming engagement opportunities. People can view background materials, work to date, and upcoming events on the website, as well as submit feedback and contact the project team. The website was instrumental in gathering public feedback: many residents opted to comments and ideas via the website. Postcards were also developed to raise awareness and promote the community workshops.



The website was a good resource for project information and updates, as well as a place for people submit feedback.



- Events
- Resources
- Documents
- Contact



We're creating a Parks & Recreation Master Plan and we want you to participate!

The Town is crafting a Parks & Recreation Master Plan for Tiburon's public parks and open space. The planning process will allow us to take stock of what we have and chart the course for an enhanced, financially sustainable parks and open space system for the years to come.

[Subscribe to the Mailing List ↓](#)

10

engagement events

18

POST Subcommittee,
POST Commission, and
City Council Meetings

130+

virtual comments

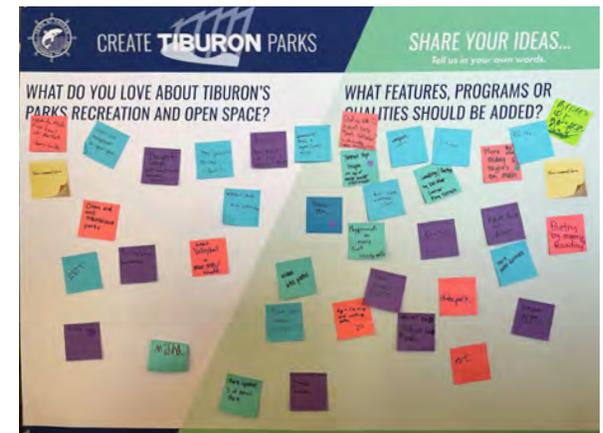
STAKEHOLDER MEETINGS

Interviews with community leaders, park users and others took place over two days in June of 2023. The consultant team spoke with a variety of groups, organized by interest category. The following organizations and individuals participated:

- ▶ Belvedere Tiburon Library
- ▶ Green Team
- ▶ Reed Union School District
- ▶ Reedlands HOA
- ▶ Safe Routes to School
- ▶ Scotty Lapp Foundation
- ▶ Tiburon Heritage & Arts Commission
- ▶ Tiburon Peninsula Chamber of Commerce
- ▶ Tiburon Peninsula Soccer Club
- ▶ Tiburon Safe Routes to Schools Advocates
- ▶ Town of Tiburon Public Works

POP-UP EVENTS

The team conducted “pop up” engagement stations at two community events: Friday Night on Main on June 9th, 2023, and the Classic Car Show on June 17th, 2023. These pop-ups allowed the team to reach a large audience, both educating about the parks and recreation master plan and gathering feedback. One feedback board was open-ended and asked participants what they loved about Tiburon’s parks, recreation, and open spaces, and what features, programs or qualities should be added. The other had a list of potential features (with photo examples) and participants were asked to vote with sticky dots on which elements they thought should be added to the park system.



The early pop ups gave community members the opportunity to voice their concerns, priorities, and vision early on in the project process. This early feedback was foundational in developing initial ideas and direction for the plan.

STATISTICALLY-VALID SURVEY

Project subconsultant ETC Institute conducted a statistically-valid survey during the summer of 2023 to help determine parks and recreation priorities for the community. The survey was mailed to all households in Tiburon. To reach statistic validity 250 survey responses were needed, and this goal was exceeded with 407 responses. The level and breadth of engagement, mathematical accuracy, and range of specific amenities and programs included in the survey and results make it our best resource in understanding the desires of the community.

Key takeaways from the survey are summarized in the following Priority Investment Rating (PIR) charts on pages 66 and 67.

COMMUNITY MEETINGS

WORKSHOP SERIES 1

These workshops covered the same material and conducted the same feedback activities and were offered on two consecutive days. The first workshop, on September 11th, 2023, was in person at Tiburon Town Hall. There were approximately 25-30 people in attendance. The second workshop was held on September 12th, via Zoom. There were approximately 5-10 people in attendance. Both workshops began with a short presentation to give context and background on the project, and then moved into small discussion groups (for the second workshop, the entire group stayed together as one small discussion group). Small groups were asked to identify and discuss the key issues, their vision, and specific desired outcomes for Tiburon parks, recreation, and open spaces. These discussions were aided by large boards with a map of the park and open space system and areas to write notes specific to issues, vision, and outcomes. Finally, each small table group was asked to report back to the entire meeting group and share key points from their discussion and notes.





CREATE TIBURON PARKS & RECREATION

COMMUNITY WORKSHOP

Table
#2

WHAT KEY ISSUES SHOULD THE PARKS & RECREATION MASTER PLAN ADDRESS?

- need for more children's play areas that have shade and access to bathrooms
- undersupplied
- Cypress Hollow Park: need for public bathroom; refresh of the park; equipment is in decent condition but overall the park is kind of shabby
- feels like a dog park/run; more than a playspace
- implement a smaller-scale improvement to encourage more use
- good shade, although landscaping could be improved
- dirt and dirty sand
- Cypress Hollow Park needs full renovation
- bathroom not appropriate at this park, could be better at another park- more of a destination park
- need way to manage need for bathroom
- make the park look more cared for
- make rules clear, add signage
- Cypress Hollow alone doesn't serve volume of need for playgrounds
- need more community playgrounds
- need to educate people about where facilities are
- need to walk to reach South-of-the-Knoll Park
- accessibility issues
- difficult to reach recent art installation
- often have to walk a mile+ to reach destinations
- who are the parks for? locals, visitors, source of revenue, etc.
- art installations are great, would love music installations
- sources of surprise and joy
- utilize beautiful shoreline landscape
- community-focused events
- ill-equipped to handle large scale events
- community garden!
- higher speed bikers uncomfortable using bike trail, so use road
- e-bikes and other motorized vehicles on Old Rail Trail
- 101 separates Tiburon from bike trails
- only accessible by steep climb

WHAT IS YOUR VISION FOR PARKS & RECREATION IN TIBURON?

PIN YOUR VISION HERE

Safe, vibrant spaces for all ages.

WHAT IS YOUR VISION FOR PARKS & RECREATION IN TIBURON?

My vision for the parks is to get people outside and hopefully meeting others.

WHAT IS YOUR VISION FOR PARKS & RECREATION IN TIBURON?

easy access.
accessible, free or low cost, easy to find info on website, educational

WHAT IS YOUR VISION FOR PARKS & RECREATION IN TIBURON?

More community events to learn about birds, flowers, trees and creatures in our locality

WHAT IS YOUR VISION FOR PARKS & RECREATION IN TIBURON?

A comfortable and accessible system of open spaces, trails, parks and recreational options that provide for outdoor engagement and enjoyment of nature.

WHAT IS YOUR VISION FOR PARKS & RECREATION IN TIBURON?

The Belveron Mini park, toward the back has too many invasive plants. Could be a nice pasture

WHAT IS YOUR VISION FOR PARKS & RECREATION IN TIBURON?

It would be great to have a continuing dirt path for jogging, biking. We need to utilize space that is not used.

WHAT IS YOUR VISION FOR PARKS & RECREATION IN TIBURON?

WHAT IS YOUR VISION FOR PARKS & RECREATION IN TIBURON?

Community workshops allow for the small group discussions that enable deeper dialogue, and therefore understanding of community concerns. "Sharing back" with the larger group after small group discussions lets people hear how others' concerns may overlap or differ from their own.



An interesting challenge to retain the bucolic natural beauty while adding appropriate uses, especially at the end of the lineal park closest to the parking lot.

-Community Member, Walking Tour

WALKING TOUR

On September 24th, 2023 a community walking tour took place at Richardson Bay Lineal Park. There were approximately 15-20 participants. The tour had five distinct stops for discussion and note-taking: Richardson's Bay Sanitary District, South of Knoll Playground, McKegney Green, Blackie's Pasture Overlook, and Greenwood Beach. Participants were given small booklets that had a map of the park system and pages to take notes on each stop of the tour. At each location, the booklet prompted participants to think about and note down What do you observe about this place? and What kind of change would you like to see here? The final page of the booklet was asked if there was anything else the participant would like to share. The following key ideas and themes were reported at each location.



Discussing the parks while in the parks themselves made for really insightful conversation and a lovely day out.



Participants wrote comments at each site on the tour route.



Being on site prompted discussions and ideas that may not have been brought up in another format or setting. There's nothing like a site visit!

WORKSHOP SERIES 2

The next round of public workshop series was designed to test preliminary recommendations for the entire Tiburon parks, open space, and recreation system as well as individual parks and sites. The materials for these workshops gave a brief introduction to the project and what was learned from Phase 1 community engagement; tested system-wide recommendations in the categories of park experience, recreation, access and visibility, and environment; conceptual plans for Richardson Bay Lineal Park; recommendations for the downtown area; recommendations for open spaces and trails; and recommendations for three mini parks: Bel Aire, Belveron, and Cypress Hollow.

Four workshop sessions were held:

- ▶ Comprehensive, in-person workshop – Tuesday February 6, 2024
- ▶ Richardson Bay and Downtown Focus, virtual – Wednesday February 7, 2024
- ▶ Smaller Parks, Open Spaces, and Trails, virtual – Thursday February 16, 2024
- ▶ Smaller Parks, Open Spaces, and Trails, virtual – Thursday February 29, 2024

There were approximately 20 people at the in-person workshop, 7 people at the first virtual workshop, 23 people at the second virtual workshop, and 22 people at the third virtual workshop for a combined 70+ workshop participants.



Community Workshop 2 gave participants concrete ideas and preliminary recommendations that they could respond to. The open house format allowed people to consider everything at their own pace, and give attention to what they thought was important.



COMMUNITY OPEN HOUSE

An additional community engagement event took place at Tiburon's annual Friday Night on Main event on June 14, 2024. This event was added to the project schedule in response to requests for more opportunities for feedback.

Because of the open house style it is difficult to quantify the number of people who visited the Depot and left feedback, but the team received hundreds of dots (stickers placed to indicate support of an idea) and written comments. This event, particularly, attracted a large youth population.

The material for the open house briefly framed the project as a whole but focused on updates and recent developments: guiding principles, park character areas (formerly called "park zones"), site considerations that guided park character area designation, Richardson Bay Linear Park concept, amenity and program priorities, total cost of ownership, system-wide and downtown recommendations, and recommendations for small parks.



Holding an open house as part of Friday Night on Main brought a lot of energy to the event and allowed for new voices to be heard.

POST COMMISSION & TOWN COUNCIL MEETINGS

Many members of the public were present at the multiple Town Council and POST Commission meetings and provided public comment (2 Council meetings and 3 POST Commission meetings in 2024, after the public engagement events). At these meetings the consultant team and Staff presented project updates and heard feedback from Council, POST, and the public.

VIRTUAL COMMENTS

In addition to the workshops, and in response to the request for more opportunities to provide feedback (not all residents are able to attend workshops), people have been encouraged to submit comments via email or the project website. Workshops materials, presentations, and the preliminary draft plan are available on the website for review and comment, asynchronously. To date, more than 100 people have submitted their feedback via email and the website.

3.2 WHAT WE LEARNED

The following conclusions are drawn from combined feedback from all community engagement, including comments heard at Town Council and received digitally. These ideas have been developed, tested, and edited according to what the Tiburon community has supported.

KEY ISSUES & VISION

SAFETY AND COMFORT

Speeds on the Old Rail Trail

Many community members said that speeds along the Old Rail Trail, especially with e-bikes and e-scooters, are causing people to feel unsafe using the trail. The trail experiences high use from pedestrians and bikers and is not wide enough to accommodate so many people, travelling by different modes and at different speeds, at high use times. Older people feel especially unsafe walking on the trail with vehicles passing by at such high speeds. A way to monitor and enforce speeds on the trail is desired. Potential strategies for this include clear signage with speed limits, speed monitoring cameras, and people (maybe volunteers) stationed on the trail to measure speeds and write tickets. Many also proposed separate, parallel paths for bikers and pedestrians.

Amenity Maintenance

Some park amenities, specifically play structures, are not currently maintained to ensure health and safety. Residents voiced the desire for improved regular maintenance, like trash pick-up, and replacement of old amenities where necessary.

Benches, Seating, and Shade

Amenities like benches, seating, and shade are important for comfortable use of parks and open spaces. Community members communicated that these things were especially important for older people, and that updated and increased frequency of these things is desired. More benches with backs, tables and other seating, and shade (provided by trees or structures) are wanted.

ACCESSIBILITY

Signage + Information

Community members reported that existing signage at the parks and open spaces is limited. Consistent, informative, and well-placed signs would make the parks and open spaces more accessible to all, especially visitors. Residents also noted a lack of accessibility in terms of information, and the experience what is available for their use. An online database with information on parks and the exact

amenities at those parks would be helpful.

Parking

Existing parking does not allow easy access to most of the parks and open spaces. The lot at Blackie's Pasture works well to access Blackie's Pasture, but it is difficult to make it to other parks if you're travelling by car. Residents especially noted the difficulty in accessing playgrounds with children when parking is not adjacent to play areas. Potential solutions to this issue could be adding parking near the existing playgrounds, moving play areas closer to existing parking, and creating more playgrounds walkable to neighborhoods. Careful consideration of how additional parking and vehicle access may be needed for new amenities is important.

Restrooms

Some of Tiburon's parks have public restrooms, some are relatively close to others that have public restrooms, and some lack restrooms. Community members noted that it is difficult to spend time at the parks without public restrooms available, especially when bringing children to the playground. Many noted this issue specifically at Cypress Hollow Park, although there is also opposition to a restroom at this location.

WHAT IS YOUR VISION FOR PARKS & RECREATION IN TIBURON?

It would be great to have a continuing dirt path for jogging, biking. We need to utilize space that is not used.

WHAT IS YOUR VISION FOR PARKS & RECREATION IN TIBURON?

My vision for the parks is to get people outside and hopefully meeting others.

WHAT IS YOUR VISION FOR PARKS & RECREATION IN TIBURON?

easy access.
accessible, free or low cost, easy to find info on website, educational

WHAT IS YOUR VISION FOR PARKS & RECREATION IN TIBURON?

A comfortable and accessible system of open spaces, trails, parks and recreational options that provide for outdoor engagement and enjoyment of nature

Inclusivity

There are currently no all-inclusive, universally designed playgrounds or play structures in Tiburon. Comments from community members call for all parks and play structures to be inclusive and accessible for all.

A CONNECTED SYSTEM

Open Space and Trail System

Many community members communicated the strong desire for a connected trail system throughout Tiburon. Currently, there are gaps. Opportunities for access at the north end of Belveron Mini Park and the gaps in the Ridge Trail were frequently noted, and the vision for a connected open space system was widely shared.



My vision for Tiburon is that we maintain the tranquil, unique beauty of the Richardson Bay Lineal Park while doing something great to provide a gathering space and additional facilities that townspeople want.

-Community Member, Community Meeting #1

Bike and Pedestrian Network

The Old Rail Trail provides good bike and pedestrian access, but the network outside of the trail could be improved. Community members communicated the desire for an improved route to better connect the parks and open spaces to downtown, as well as better pedestrian crossings. Crossings connecting the Richardson Bay Lineal Park with surrounding areas (across Tiburon Boulevard) are not frequent enough and do not always feel safe.

ACCESS TO WATER

Swimming

There is a strong desire for access to a swimming pool. Community members noted the Sanitation Ponds as a possible location for a Tiburon pool, as well as the option of partnering with a nearby pool in another municipality (e.g. Strawberry) to allow Tiburon residents access.

Kayak Launch

There is also a strong desire for a kayak launch and access to the bay. This is a long-standing and common request from residents, with challenging feasibility. Location options need to be further explored and considered, but there is strong community support for a kayak launch or similar water access.

NATURAL CHARACTER & ENVIRONMENT

Prioritizing the Natural Environment and Character

Many community members voiced the desire to keep Tiburon's beautiful natural features natural and undeveloped, or minimally developed. This "nature-forward" approach prioritizes the environment and maintaining peace and tranquility in parks and open spaces. Adding amenities may create a park character that is too busy and activity-filled and may disrupt ecological habitats; many participants expressed the desire to keep and maintain the character of Tiburon's parks and open spaces. People want the beautiful landscape and natural elements to be preserved, and a somewhat informal

character to remain, while also making improvements and additions to the system. Residents talked about maintaining character broadly, but also at specific sites. For example, many residents voice the desire to keep Bel Aire Park and Blackie's Pasture largely unchanged.

Education and Acknowledgment

Community members communicated the desire for greater education about environmental context and processes, the current and past efforts in environmental enhancement in Tiburon. This could include informative signage, and acknowledgement



The playground could have more for older children, like a climbing wall. The trail going up to the top of the knoll could be more structured, and the area next to the path could have a pump track.

-Community Member, Walking Tour, South of the Knoll Park

RECREATION AMENITIES AND PROGRAMS

Feedback on recreation amenities and programs was received both through community engagement and through the statistically-valid survey. Themes from engagement are summarized below. Priority Investment Rating (PIR) from the statistically-valid survey is shown on the charts on the following pages. High priority items are needs that the community has that are high priority, but currently unmet. Full survey results are provided as an appendix to this plan.

FACILITIES

Playgrounds

The demand for high-quality playgrounds is greater than the current supply in Tiburon. Community members want more playgrounds, better access to playgrounds, and safety upgrades at existing playgrounds.

Recreation Amenities

There is a need for more active use facilities and amenities in Tiburon. Community members noted that the Sanitation Ponds site or Blackie's Pasture may be good locations for additional facilities. The most-reported ideas for new facilities included a skate

park, pump track, sand volleyball courts, pickleball courts, swimming pool, and rock climbing wall.

Passive Use

More passive types of recreation amenities are also wanted. Community members requested barbecue pits, more picnic areas, and bocce ball courts. These types of amenities would support more multi-generational use of parks.

Dog Parks and Rules

Many community members noted the need for clearer regulations around dogs in parks. Currently, the rules are not clearly stated or followed. A more formalized dog park is wanted, as well as clarity and enforcement of rules.

of past work.

Invasive Species

Community members voiced the desire for greater transparency and effort around invasive species in Tiburon. More monitoring and communication around the status of invasive species is wanted.

Consideration of Private Property

Community members voiced concerns about new development encroaching on or changing the nature of their homes and private property.

COMMUNITY ACTIVITIES

Community Events

Many community members would love to see more community events. Existing events are well-liked, and residents want more. Many people recalled past community events, experienced years ago in Tiburon, and expressed interest in reestablishing some of these events.

Spaces for Community Programming

To support and encourage community events, there is support for a multi-purpose space for community programming. Community members highlighted the idea of an outdoor amphitheater, that would allow for outdoor gatherings like concerts while also remaining informal and multi-purpose.

Activities for Teens

Many community members noted the lack of activities and spaces for older kids and teenagers in Tiburon. More spaces and activities that are meant for teens are wanted.

Art Installations

Some community members indicated support for some form of public art and many people remembered past instances of public art installations in the parks.

FIGURE 9: RECREATION PRIORITY INVESTMENT RATING, STATISTICALLY VALID SURVEY

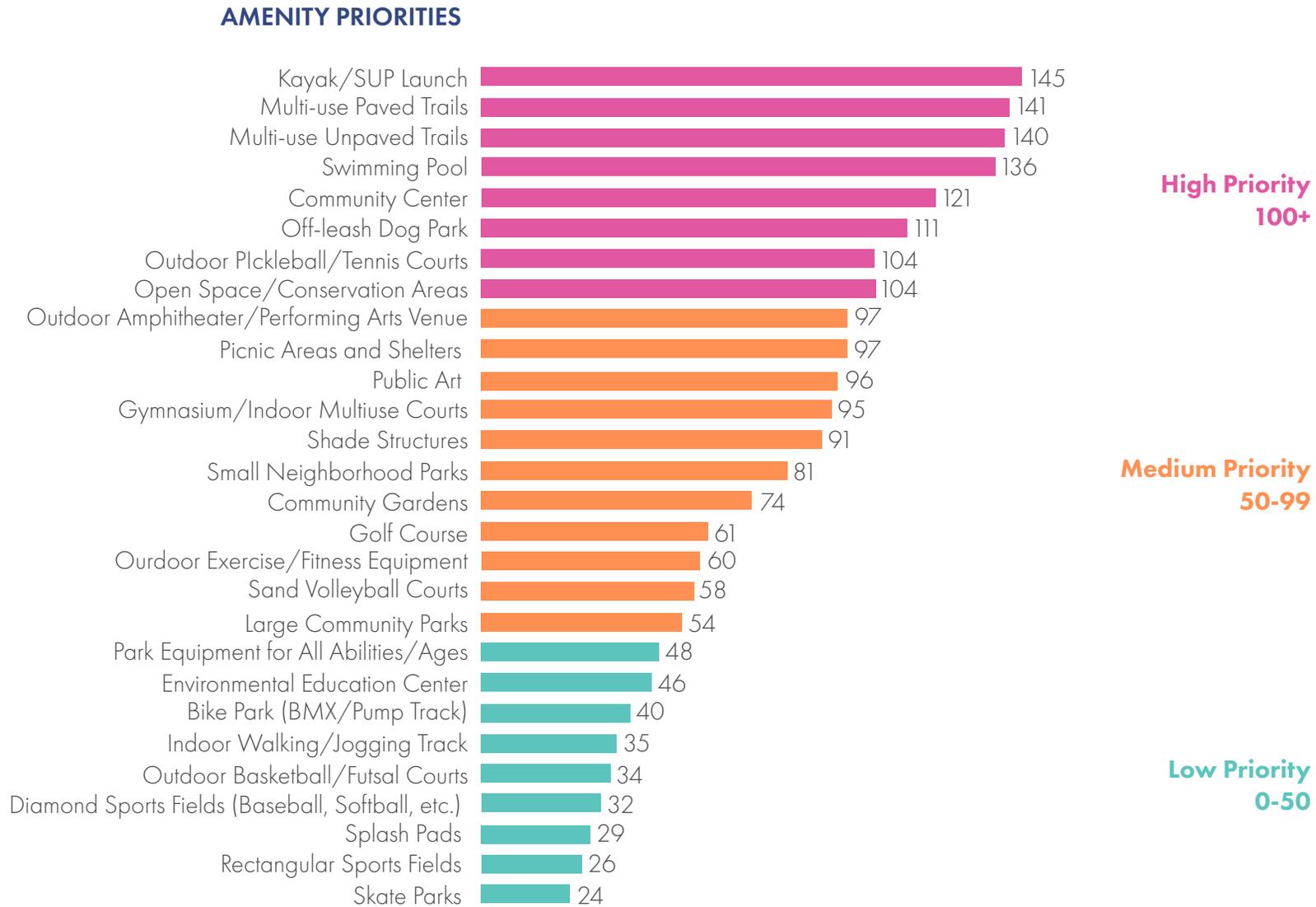
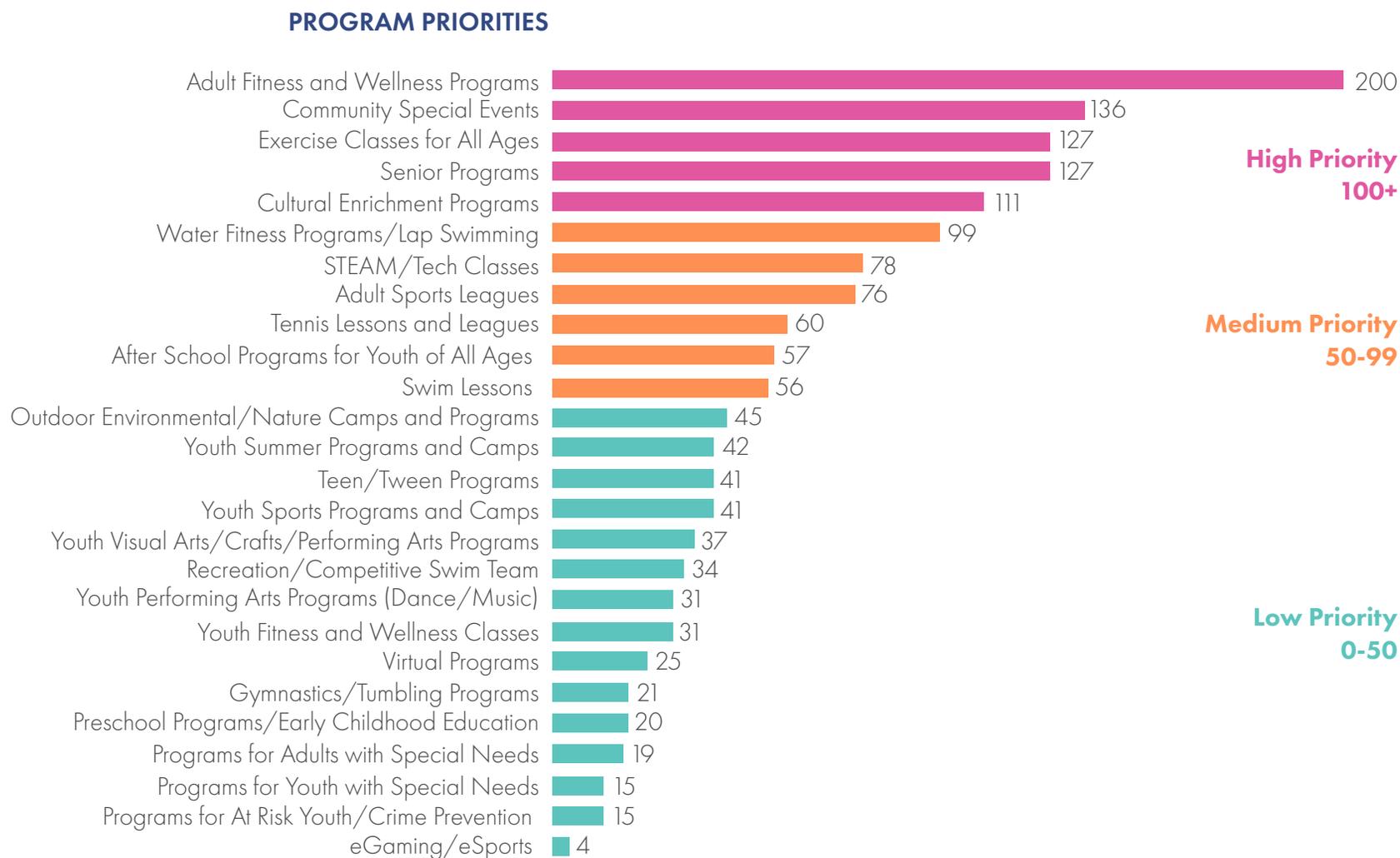


FIGURE 9: RECREATION PRIORITY INVESTMENT RATING, STATISTICALLY VALID SURVEY (CONTINUED)



SPECIFIC SITES

In addition to more general ideas about issue and vision, community members provided feedback on specific sites and recommendations. Recommendations and ideas for individual sites were tested with the community in the second phase of engagement. These ideas were developed from what was heard in the first phase of engagement, and brought back to the community for further feedback in the second phase. Specific sites and what was heard from the community at each site is detailed below.

RICHARDSON BAY LINEAL PARK AND THE OLD RAIL TRAIL

- ▶ Undertake park master plan for Richardson Bay Lineal Park. Community members agreed that there should be further study and holistic consideration of Richardson Bay Lineal Park.
- ▶ Through community process [as part of park master plan], develop clear definition of recreational use at Blackie's Pasture, could include an amphitheater, a bike flow park, more shaded picnic areas, and a playground. Community members had mixed feelings about the idea of adding amenities at Blackie's Pasture. Many people are open to some level

of change to enable more use, but also want to keep the peaceful nature of Blackie's Pasture.

- ▶ Make improvements to the Old Rail Trail to optimize safety for all users. Where adequate right of way exists, provide separate trails for bikes & pedestrians. Elsewhere, design interventions to slow speeds and establish clear understanding of shared space. Community members agreed that speeds some turns on the Old Rail Trail can cause users to feel unsafe. There was general consensus that design changes to the trail would be beneficial.
- ▶ Realize the potential of Sanitation Ponds site, accommodating new recreational uses and integrating into park function. Community members mostly agreed that this site would be a good place for new recreation amenities, not taking away any current green space to build a new facility.
- ▶ Allow greater community use of McKegney Green, including multiuse field use, shade, seating, walking loop. Community members mostly agreed that the use of McKegney Green could be opened up for more groups.
- ▶ Enhance McKegney Green for sports users, including restrooms, small facility to store equipment, net to catch stray balls. Some user

groups wanted enhancements to the McKegney Green facilities, while others did not. There was a section of the community that did not want an additional structure at this site.

- ▶ Enhance South of the Knoll area, including exploration of performance space, fenced off-leash dog area, walking loop. The community was somewhat split on this site--many people thought that it was a good and opportune space for new amenities and activities. The lawn area's topography currently limits using the space for informal recreation. However, a larger contingent of community members voiced that they wanted this area to remain a peaceful, passive-use environment, with only modest recreation amenities.
- ▶ Maintain the peaceful and natural quality of some portion of the Lineal Park, especially in the South of Knoll area. This sentiment is generally agreed upon by community members. The peaceful quality of the park spaces is important to Tiburon residents. Even people who want added active amenities agreed that some spaces should be left for just green space.

DOWNTOWN AND TEATHER PARK

- ▶ Rethink Teather Park, in community-involved process. Options may include removing tennis courts as a program element here, emphasizing trailhead identity. The community generally agreed that Teather Park could be used for other things, and was not opposed to this.
- ▶ Create a public path along Railroad Marsh between Zelinsky Park and Teather Park. The community liked the idea of a public path, but many community members disagreed with placing it in this location. Putting a path on the southern edge of the marsh would effect private properties and many residents are not in favor of this. However, putting a path along the north side does not cause the same issues.
- ▶ Activate Library Plaza and Zelinsky Park while taking pressure off of Main Street as a location for community events. Community members agree that they wanted more events and Library Plaza and Zelinsky Park are good locaitons for them.

SMALLER PARKS – BEL AIRE PARK, BELVERON MINI PARK, AND CYPRESS HOLLOW PARK

- ▶ Design and construct park improvements at Belveron Mini Park and Bel Aire Park. The community was somewhat split on these idea. People want added amenities, but also like the unprogrammed and informal nature of the current spaces, especially at Bel Aire Park. There was general consensus that there should not be large amenities added to Bel Aire Park. However, small improvements like a few benches or trash cans would be welcome change at the site. At Belveron Mini Park, community members were more accepting of added amenities, like a small paved path for bike learners.
- ▶ Make critical improvements to Cypress Hollow Park. The community agreed that Cypress Hollow park needs improvements, but there is disagreement about what those improvements are. A large group of people advocated for a bathroom at Cypress Hollow, to make it more accessible. This is important because it is the only playground suitable for children of a certain age in Tiburon. However, others voiced

that they strongly do not want a restroom at this park and the site should remain a neighborhood park, intended for shorter visits from mostly the surrounding area. Community members generally agreed that the play structures need to be upgraded.

OPEN SPACES AND TRAILS

- ▶ Enhance access to Tiburon’s open space network by strategically adding parking at key trailheads, marking safe pedestrian routes, and improving key trail connections. Link Downtown with Tiburon Ridge. Community members generally agreed that the open spaces and trails should be more accessible, in terms of parking and physical access as well as access to information about the system.

3.3 GUIDING PRINCIPLES & RECOMMENDATIONS

Throughout the community engagement process, and as a result of what was heard from community members, the team developed policy recommendations arranged into categories of Guiding Principles. These categories reflect the overarching, core themes and ideas important to the people of Tiburon. The principles are the “why” in decision-making for Tiburon’s parks and open spaces.

1

PARK EXPERIENCE

Preserve the natural beauty and tranquility of Tiburon’s parks and open spaces, while enhancing park experience.

1-1. Maintain the open and peaceful quality of Tiburon’s parks and open spaces, connecting residents and visitors with the physical setting and environment.

1-2. Create welcoming park entrances and a cohesive signage and wayfinding program for Tiburon’s parks, trails, and multiuse paths.

1-3. Create a comprehensive map of parks, open spaces and trails, indicating available amenities; make this map available online.

1-4. Strategically add amenities to support an inclusive and comfortable park and open space experience, including restrooms at larger play areas, shaded gathering spaces, seating and other amenities.



2

RECREATION AMENITIES & PARK IMPROVEMENTS

Improve parks and add amenities using a decision-making framework that considers community priorities, site characteristics, and costs and funding.

2-1. Consider and involve neighbors in the planning of new recreation facilities, and work to minimize conflicts.

2-2. Add new and enhance existing playgrounds, including replacing equipment, providing inclusive, nature-based, and tactile play experiences.

2-3. Work with neighboring jurisdictions to create good water access and highlight water access available nearby, such as Paradise Beach and Strawberry Point.

2-4. Establish and improve key trail connections: link Downtown with Tiburon Ridge, and link segments of the Tiburon Ridge Trail.

2-5. Create a maintenance plan to establish standards for ongoing maintenance of amenities.

2-6. Adequately fund parks over time, including capital, maintenance, and lifecycle improvement costs.

3

RECREATION PROGRAMMING

Work with The Ranch and other partners to enhance recreation programming and create events that bring the community together.

3-1. Work with The Ranch and other partners such as the Library, the Chamber of Commerce, and Town Council-formed Task Forces to prioritize recreation programming, using a decision-making framework provided in this Plan.

3-2. Increase community awareness of and programming at The Ranch and other recreation providers.

3-3. Convene organizations that manage Tiburon events to work together and produce great events for all.



4

ACCESS & SAFETY

Create safe and attractive access to Tiburon's parks and open spaces. Require future housing development to allow public access where desired and feasible.

4-1. Embed accessibility and inclusivity in all improvements and changes. When adding or upgrading play structures, use universal design.

4-2. Make improvements to the San Francisco Bay Trail and the Old Rail Trail to optimize safety for all users. Where adequate ROW exists, provide separate trails for bikes & pedestrians. Elsewhere, use design and signage to slow speeds and establish clear understanding of shared space.

4-3. Improve safe access across Tiburon Boulevard to Richardson Bay Park.

4-4. Enhance access to Tiburon's open space network by indicating on-street pedestrian routes, connecting trails to existing parking, and working to secure shared parking.

4-5. Require future housing development to allow public access to open spaces where desired and feasible.

4-6. Ensure safe and clean play structures and other park amenities with necessary lifecycle improvements and a maintenance plan.

5

ENVIRONMENT & SUSTAINABILITY

Recognize the opportunities for Tiburon's parks and open spaces to provide benefits for our environment, including recreation as well as habitat and green infrastructure.

5-1. Protect sensitive natural communities and habitat through careful access management and restoration.

5-2. Incorporate sea level rise adaptation into park design at Richardson Bay, including consideration of the drainage through Blackie's Pasture and nature-based improvements at Greenwood Beach.

5-3. Incorporate stormwater infiltration into design of parks and open spaces.

5-4. Incorporate natural features into park experience.

3.4 RECREATION PRIORITIES

Community members also provided great insight on specific recreation amenities, in addition to broader issues, visions, and outcomes. Because of the reach and validity of the survey, it is the main data set that will inform prioritization of specific recreation improvements to the park system as well as an important resource for The Ranch and other providers of recreation programming. At the same time, feedback received from community members through small-group meetings, pop-up outreach, community workshops, and comments provided through the website provided valuable information.

The following tables list the High Priority, Medium Priority, and Low Priority PIR items from the statistically valid survey in the left column and indicates how much each item was supported in community engagement (stakeholder meetings, pop-ups, workshops, comments, etc.).

Where an item was given a Medium Priority Improvement Rating (PIR) from the survey results, but received clear and consistent support in community engagement,

it may be upgraded to the high priority tier when planning park improvements and additions. Amenities may also be shifted within each tier, based on the level of support they received in engagement.

A recommendation from the recreation programming analysis is to increase programming in the areas of greatest unmet need, and defining which items are highest priority through the survey and community engagement can allow staff to focus on the right things. Knowing what programs are important to residents is crucial to providing high quality programs and services.

Changes made to priority level of an amenity based on engagement are noted in pink. A full accounting of public comments are included as an appendix.

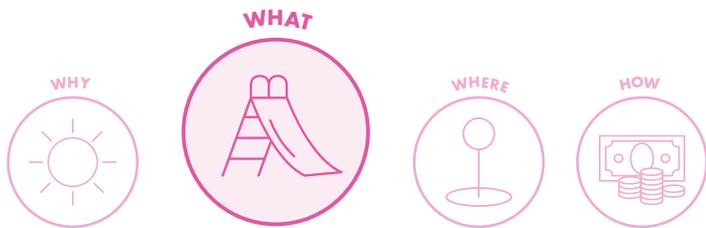




TABLE 7: RECREATION AMENITY PRIORITIES

RECREATION AMENITY	PRIORITY INVESTMENT RATING (PIR) STATISTICALLY-VALID SURVEY	LEVEL OF SUPPORT IN COMMUNITY ENGAGEMENT
Playgrounds	N/A	• • •
Kayak/SUP Launch	High	• • •
Multi-use Paved Trails	High	• • •
Multi-use Unpaved Trails	High	• • •
Swimming Pool	High	• • •
Outdoor Pickleball Courts	High	• • •
Open Space and Conservation Areas	High	• • •
Outdoor Tennis Courts	High	• •
Community Center	High	• •
Picnic Areas and Shelters	Medium	• •
Off-leash Dog Park	High	•
Park Equipment for All Abilities/Ages	Low	• • •
Outdoor Amphitheater	Medium	• •
Public Art	Medium	• •
Gymnasium/Indoor Multi-use Courts	Medium	• •
Shade Structures	Medium	• •

- • • High
- • Medium
- Low

*Changes made to priority level of an amenity based on engagement are noted in pink.



TABLE 7: RECREATION AMENITY PRIORITIES (CONTINUED)

RECREATION AMENITY	PRIORITY INVESTMENT RATING (PIR) STATISTICALLY-VALID SURVEY	LEVEL OF SUPPORT IN COMMUNITY ENGAGEMENT
Small Neighborhood Parks	Medium	• •
Bike Park (BMX/Pump Track)	Low	• • •
Sand Volleyball Courts	Medium	• •
Rectangular Sports Fields	Low	• • •
Skate Parks	Low	• • •
Community Gardens	Medium	•
Outdoor Exercise/Fitness Equipment	Medium	•
Large Community Parks	Medium	•
Golf Course	Medium	
Outdoor Basketball/Futsal Court	Low	•
Splash Pads	Low	•
Environmental Education Center	Low	
Indoor Walking/Jogging Track	Low	
Diamond Sports Fields	Low	

- • • High
- • Medium
- Low

*Changes made to priority level of an amenity based on engagement are noted in pink.



TABLE 8: RECREATION PROGRAM PRIORITIES

RECREATION PROGRAM	PRIORITY INVESTMENT RATING (PIR) STATISTICALLY-VALID SURVEY	LEVEL OF SUPPORT IN COMMUNITY ENGAGEMENT
Community Special Events	High	• • •
Cultural Enrichment Programs	High	• •
Senior Programs	High	•
Water Fitness Programs/Lap Swimming	Medium	• • •
Swim Lessons	Medium	• • •
Adult Fitness and Wellness Programs	High	
Exercise Classes for All Ages	High	
STEAM/Tech Classes	Medium	• •
Adult Sports Leagues	Medium	•
After School Programs for Youth of All Ages	Medium	•
Tennis Lessons and Leagues	Medium	
eGaming/Sports	Low	•
Outdoor Environmental/Nature Programs	Low	
Youth Summer Programs and Camps	Low	

- • • High
- • Medium
- Low

**Changes made to priority level of an amenity based on engagement are noted in pink.*



TABLE 8: RECREATION PROGRAM PRIORITIES (CONTINUED)

RECREATION PROGRAM	PRIORITY INVESTMENT RATING (PIR) STATISTICALLY-VALID SURVEY	LEVEL OF SUPPORT IN COMMUNITY ENGAGEMENT
Teen/Tween Programs	Low	
Youth Sports Programs and Camps	Low	
Youth Visual Arts/Crafts/Performing Arts Programs	Low	
Recreational/Competitive Swim Team	Low	
Youth Performing Arts (Dance/Music)	Low	
Youth Fitness and Wellness Classes	Low	
Virtual Programs	Low	
Gymnastics/Tumbling Programs	Low	
Preschool Programs/Early Childhood Education	Low	
Programs for Adults with Special Needs	Low	
Programs for Youth with Special Needs	Low	
Programs for At-risk Youth/Crime Prevention	Low	

- • • High
- • Medium
- Low

**Changes made to priority level of an amenity based on engagement are noted in pink.*



PARK CHARACTER AREAS & IMPROVEMENT RECOMMENDATIONS

IN THIS CHAPTER:

- ▶ 4.1 Site Considerations
- ▶ 4.2 Park Character Areas
- ▶ 4.3 Specific Site Recommendations

04

4.1 SITE CONSIDERATIONS

How do we decide what is possible in different parks? Each site has a unique set of qualities and restrictions that make it suited to some uses and not others.

Site characteristics including slope, sensitive vegetation, access, noise sensitivity, and potential flood hazards inform our thinking about potential changes in Tiburon's parks and open spaces. These considerations are summarized here.

ACCESS

Access considerations include public transit in vicinity, trailhead and trails, bike and pedestrian routes, and parking. Access also needs to be considered in terms of what access requirement a future amenity might bring. If a new feature will draw more people to a site and increase the demand for parking.

SLOPE

Major slope considerations at Richardson Bay Lineal Park include: steep slope along the Old Rail Trail and the knoll, flat ground on The Pasture and McKegney Green, the creek corridor, and gentle slopes across South of the Knoll Park. Tiburon's upland open spaces are generally rugged and hilly.

FIGURE 10: SITE CONSIDERATIONS: ACCESS

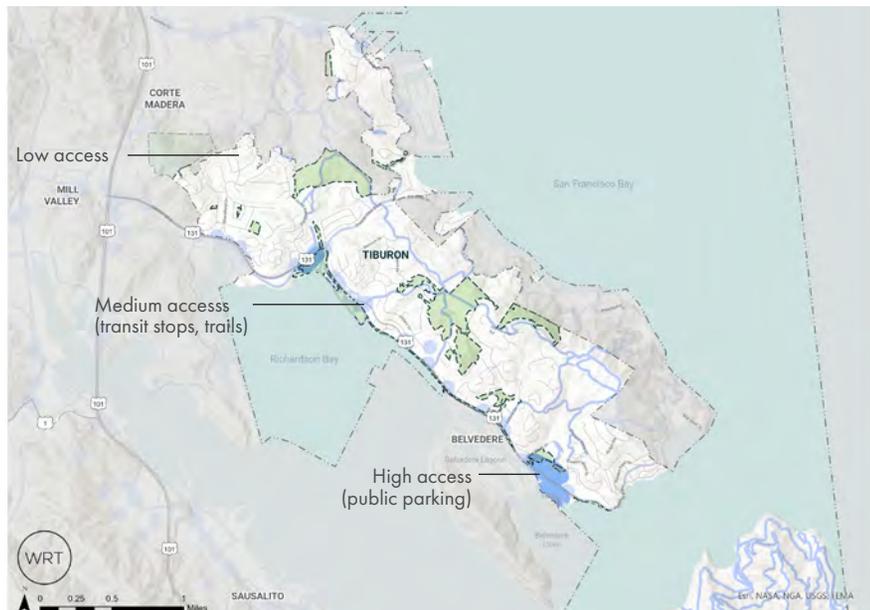
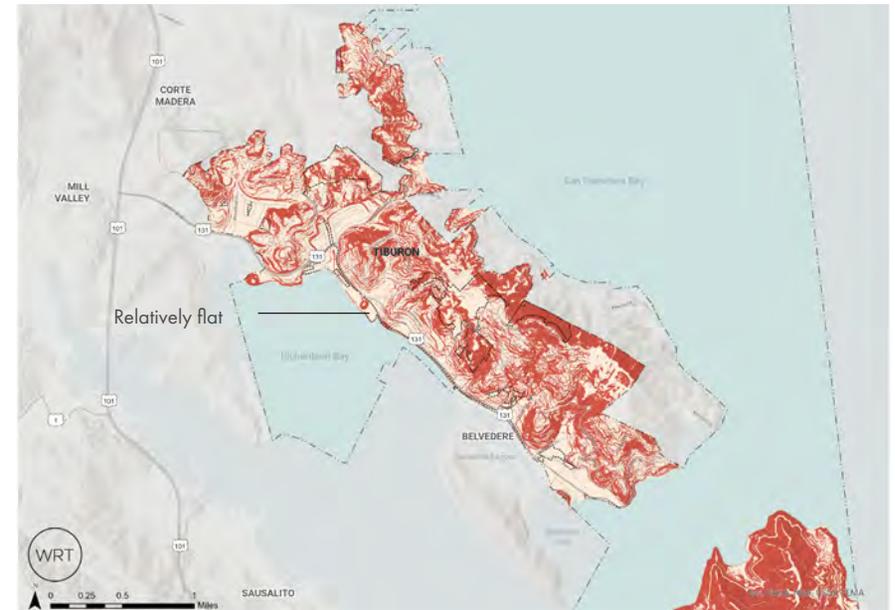


FIGURE 11: SITE CONSIDERATIONS: SLOPE



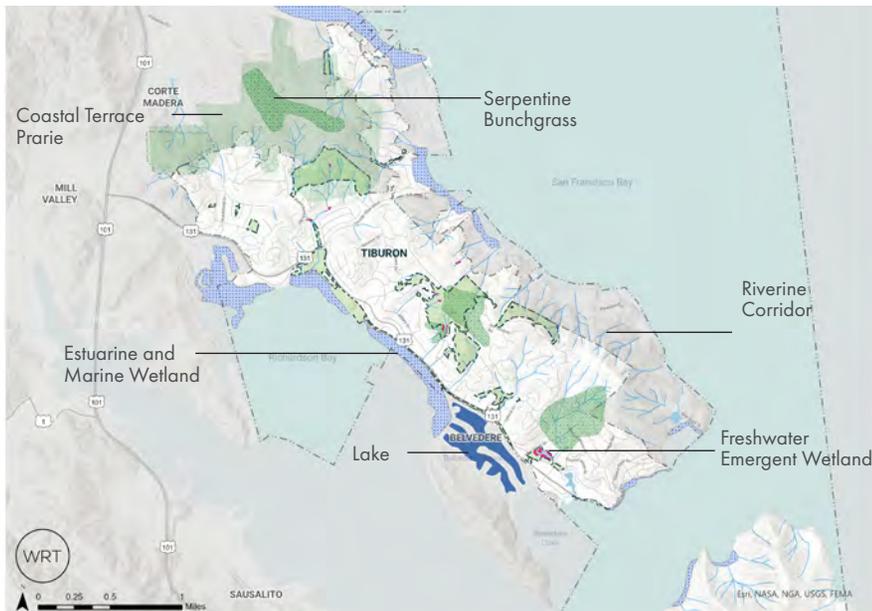
□ Low Access ■ Medium Access ■ High Access

■ Relatively Flat ■ Relatively Steep

VEGETATION

Important vegetation communities include the ongoing tidal marsh restoration areas and tidal marsh habitats, forest fragments, and important creek corridors and wetlands. The open spaces and ridges also have important vegetation species.

FIGURE 12: SITE CONSIDERATIONS: VEGETATION

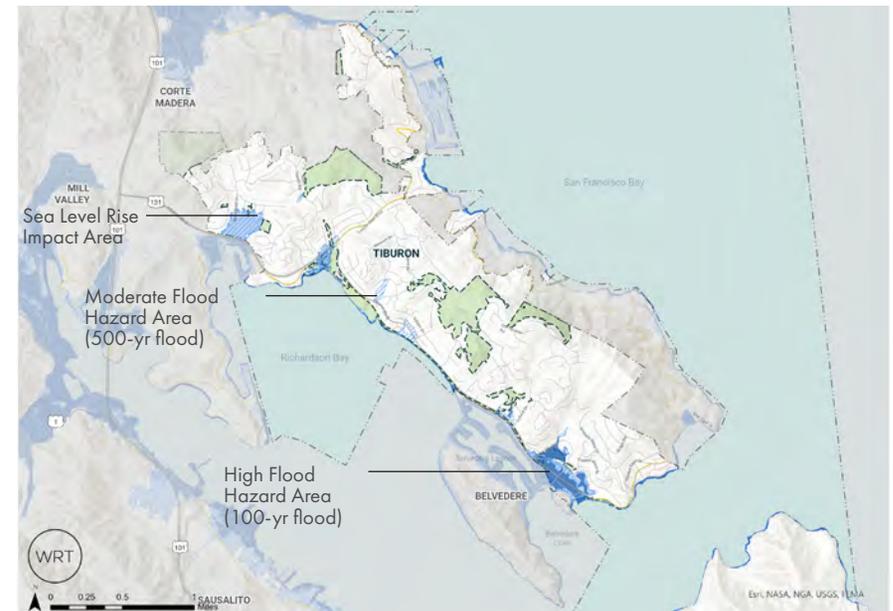


- Serpentine Bunchgrass
- Coastal Terrace Prairie
- Freshwater Emergent Wetland
- Estuarine and Marine Wetland
- Lake
- Riverine Corridor

FLOOD HAZARD

Flood hazard considers areas at higher risk of inundation from FEMA data. For example, Blackie's Pasture and Greenwood Beach are at higher risk and the shoreline is at moderate risk. The higher-elevation areas of Tiburon are not at risk of flood.

FIGURE 13: SITE CONSIDERATIONS: FLOOD HAZARDS



- High Flood Hazard Zone
- Sea Level Rise Impact Area
- Moderate Flood Hazard Zone

PICKLEBALL NOISE



Pickleball is a sport with passionate players who point to the sport's accessibility, multi-generational appeal, positive health benefits, and sense of community.

A sound study conducted for the Town of Tiburon in 2022 reported that pickleball sound levels can reach 70 dBA at points 200 feet from the ball strike. Sound diminishes with distance, so that at 400 feet, assuming no other barriers, this would drop by 6 dB to 54 dBA. The study concludes that residents within about 400 feet of unrestricted pickleball play will be able to hear the sound.

The Tiburon General Plan includes noise and land use compatibility guidelines that establish 60 dB as the maximum acceptable sound level for typical residential land use.

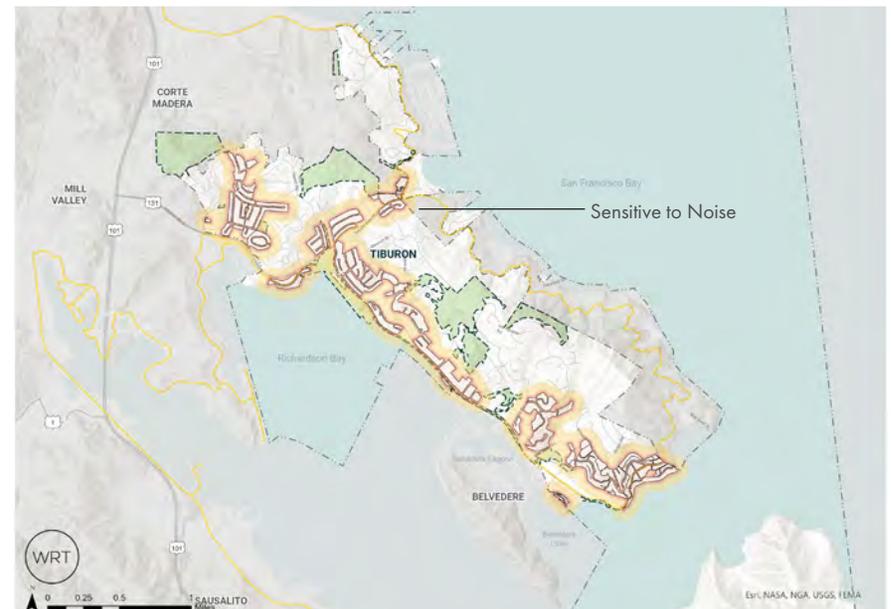
The noise sensitivity analysis done for this plan identifies a band between 100 and 400 feet of residential properties, where pickleball may be conditionally acceptable with additional sound mitigation and based on sound studies. The R2 zone where pickleball courts are most suitable is mapped at the Sanitation Ponds site, which lies in this band. The presence of a steep slope and Tiburon Boulevard between the Ponds and adjacent housing creates a complicated sound environment where further study will be required.

Sound mitigation methods typically include installing sound barriers that block the line of sight, restricting the hours of play, and requiring the use of quiet gear (and enforcing this requirement).

SENSITIVITY TO NOISE

The sensitivity to noise analysis considers how the areas around parks could be affected by sound generated by recreational activities at parks. For example, areas close to residences may be sensitive to high-noise uses like pickleball. The analysis uses acceptable noise levels established in the Town of Tiburon General Plan and in sound studies conducted for the Town of Tiburon, and best practices.

FIGURE 14: SITE CONSIDERATIONS: SENSITIVITY TO NOISE



■ Sensitive to Noise



The Sanitation Ponds site, newly acquired by the Town, has potential for active recreation uses. These will need to be sited carefully to address recreational noise.

4.2 PARK CHARACTER AREAS

PARK CHARACTER AREAS

Park Character Areas establish guidelines for what amenities and uses are best suited to different parks and open spaces in Tiburon. The character areas distribute active use, passive use, and ecological use based on the site considerations described on the previous pages.

The character areas are arranged from R1 - R5, encompassing different levels of activity and types of uses. There is also an E character area, to preserve ecological spaces.

Elements of the character areas and typical uses for each are described in the table on the following pages.



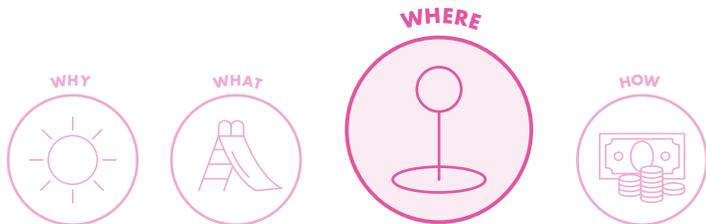
ACTIVE AND RECREATIONAL

The R1 park character area is defined by active and recreational uses. These areas have moderate to high access, are relatively flat, can accommodate some recreational noise, do not have sensitive vegetation, and low flood risk. Typical uses here are amenities like sports fields and courts.



FLEXIBLE AND MULTI-GENERATIONAL

The R2 park character areas is defined by flexible and accessible uses. These areas have the highest level of access, are relatively flat, can accommodate some recreational noise, do not have sensitive vegetation, and variable flood risk. Typical uses here are larger community amenities like playgrounds, multi-use event spaces, paths, or an amphitheater.





SPECIAL RECREATION

The R3 park character area is defined by special recreation uses. These areas can have variable slope, access, and sensitivity to noise. They do not have vegetation or flood concerns. Typical uses include pump or bike tracks or more adventure-type play structures like a slide or climbing wall.



NATURE AND TRAILS

The R5 park character area is defined by nature and trails. These areas are intended to be relatively undeveloped but can accommodate limited recreational amenities that do not disrupt the natural character of the space. Typical uses are nature trails and smaller-scale seating.



LOW-INTENSITY RECREATION

The R4 park character area is defined by low-intensity recreation. These areas are relatively flat, are in a neighborhood context and thus sensitive to noise, don't require great access, and do not have vegetation or flood concerns. Typical uses area social, low-intensity uses like picnic areas, open lawns, and art installations.



ECOLOGICAL

The E park character area is defined by respect for ecological features. These areas are intended to protect sensitive ecologies and habitats, and to maintain the natural landscape and tranquility of spaces. Typical uses are vegetation, habitat restoration, and shoreline adaptation.



TABLE 9: PARK CHARACTER AREAS

		S I T E C O N S I D E R A T I O N S							
Area	Area Character	Access	Topography	Noise Sensitivity	Vegetation and Habitat Sensitivity	Flooding and Sea Level Rise Vulnerability	Typical Locations	Typical Uses	
R1	Active and Recreational	Medium to High	Relatively Flat	Variable	Low	Long-term/Low Risk	McKegney Green, Sanitation Ponds Site, Teather Park	Sports Fields Sports Courts	ACTIVITY
R2	Flexible and Accessible	High	Relatively Flat	Variable	Low	Variable	Blackie's Pasture, Shoreline Park, Zelinsky Park	Destination Playgrounds Flexible Event Lawn/Multiuse Field Amphitheater Multiuse paths Gardens	
R3	Special Recreation	Variable	Variable	Variable	Low	Long-term/Low Risk	Old Rail Trail and slope	Slides/Adventure Hill Pumptrack/Bike Track Amphitheater (seating) Multiuse Paths	
R4	Low-intensity Recreation	Low-Medium	Relatively Flat	Variable	Low	Long-term/Low Risk	Belveron Mini Park, Bel Aire Park, Cypress Hollow Park, South of the Knoll (inner)	Neighborhood Playgrounds Individual Sport Courts Picnic Area Art Installations Open Lawn/Meadow	LEVEL
R5	Nature and Trails	Variable	Variable	Variable	Low-Medium	Variable	South of the Knoll (outer), Open Spaces	Undeveloped Open Space Nature Trails	
E	Ecological	Variable	Variable	Variable	Medium-High	Variable	Shoreline Park, Creek corridor	Natural Features and Vegetation Habitat Restoration Shoreline Adaptation	

FIGURE 15: PARK CHARACTER AREAS MAP

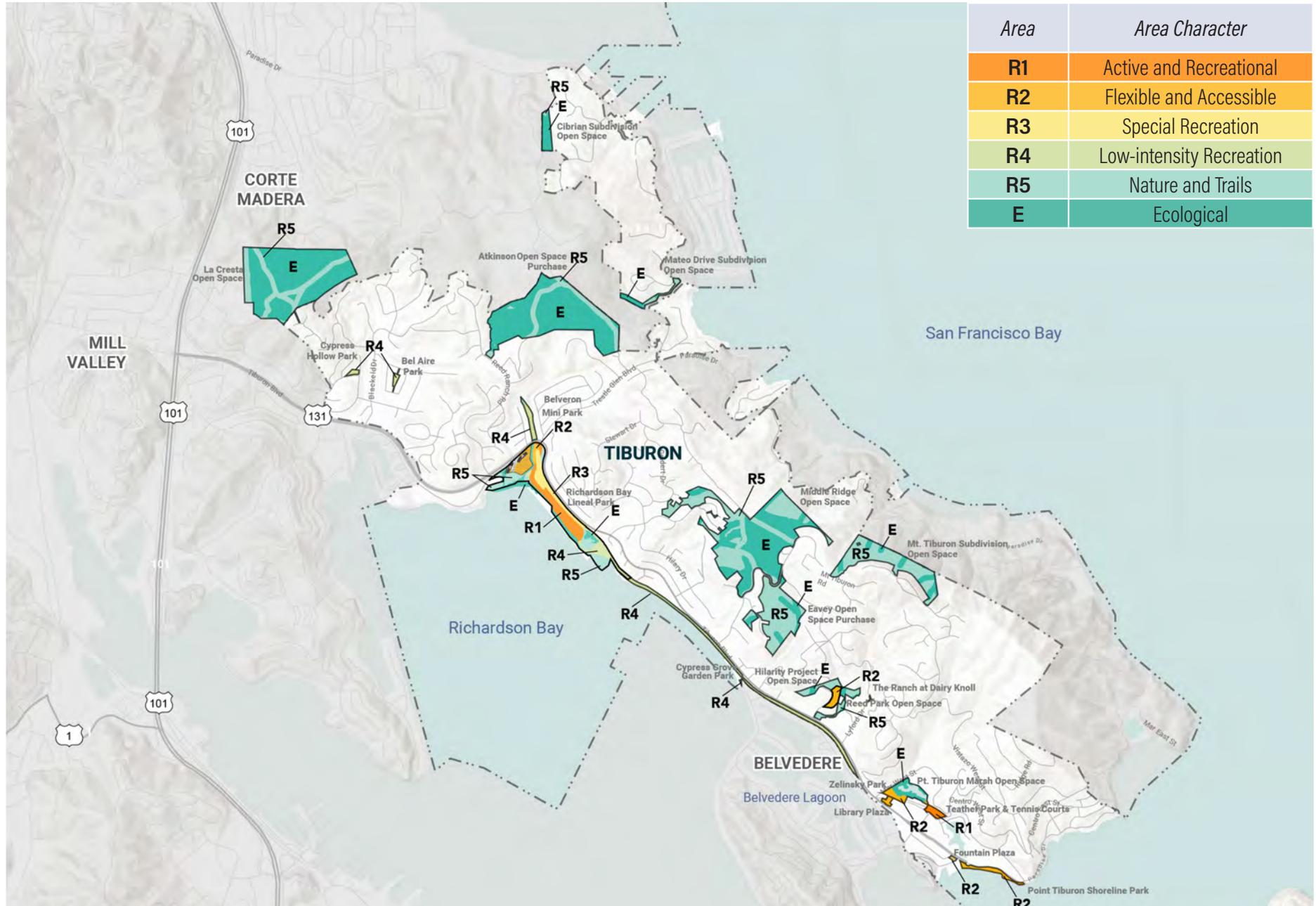
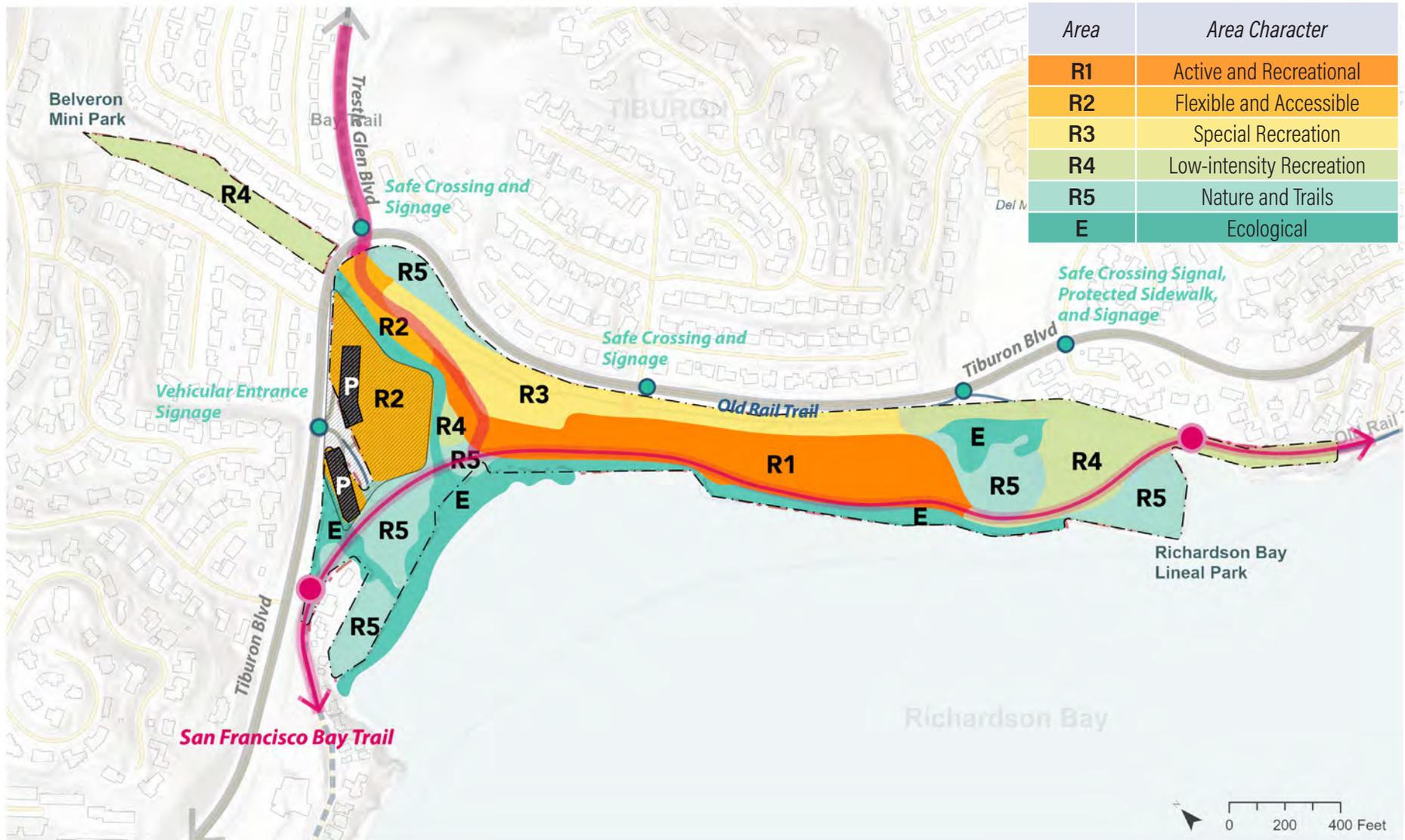




FIGURE 16: PARK CHARACTER AREAS: RICHARDSON BAY LINEAL PARK



4.3 SPECIFIC SITE RECOMMENDATIONS

RICHARDSON BAY LINEAL PARK

Richardson Bay Lineal Park is made up of many different types of spaces and uses, although the park as a whole is cohesive and connected by the Old Rail Trail and the Bay Trail. Recommendations for this park are broken down by specific area, while considering how additional amenities or uses can impact the system as a whole.

PARK CHARACTER AREAS

Richardson Bay Lineal Park is uniquely large and comprises many differencing areas, and therefore requires a greater level of detail in character area distinction.

Figure 13 shows the park character areas of Richardson Bay Lineal Park (and Belveron Mini Park) in more detail. The character areas were designated based on site considerations outlined on previous pages and provide guidelines for future use of the park.

The character areas work together to allow for diverse uses and types of park spaces, make sure adjacent uses are appropriate, and protect ecologically sensitive areas.

TRAIL ALIGNMENT AND ENHANCEMENT

The current route of the San Francisco Bay Trail through Richardson Bay Lineal Park follows the Old Rail Trail along the inland side of the Knoll and McKegney Green, and then jogs around the Sanitation Ponds to follow the bay shore. Realigning the trail to curve down towards the water earlier, at a gentler angle, would soften the turns and provide a smoother route. This alignment would also maintain connectivity between McKegney Green and the Sanitation Ponds site (and whatever future use is realized at that site); these spaces are currently bisected by the trail.

High speeds on the Old Rail Trail was frequently brought up by community members as a serious concern. Bikes, e-bikes, and e-scooters travel fast enough to make many pedestrians feel unsafe sharing the trail with them. One possible solution to this issue is to separate these uses and provide distinct lanes for cyclists and pedestrians, or users travelling at different speeds.



Blackie's Pasture and Greenwood Beach



McKegney Green



South of the Knoll Park

BLACKIE'S PASTURE

- ▶ Incorporate sea level rise adaptation, revegetation, and habitat into park design.
- ▶ Enable greater enjoyment of the Pasture, focusing on elements that appeal to a broad cross-section of the community.

MCKEGNEY GREEN

- ▶ Develop park and recreation elements at and around the Sanitation District site.

OLD RAIL TRAIL

- ▶ Provide separate lanes for cyclists and pedestrians.
- ▶ Implement design interventions and signage to slow speeds.
- ▶ Explore adjusting the Bay Trail alignment.

SOUTH OF THE KNOLL PARK

- ▶ Improve play area and restrooms; create small new recreation opportunities; maintain tranquil experience.

POTENTIAL OUTCOMES AT RICHARDSON BAY

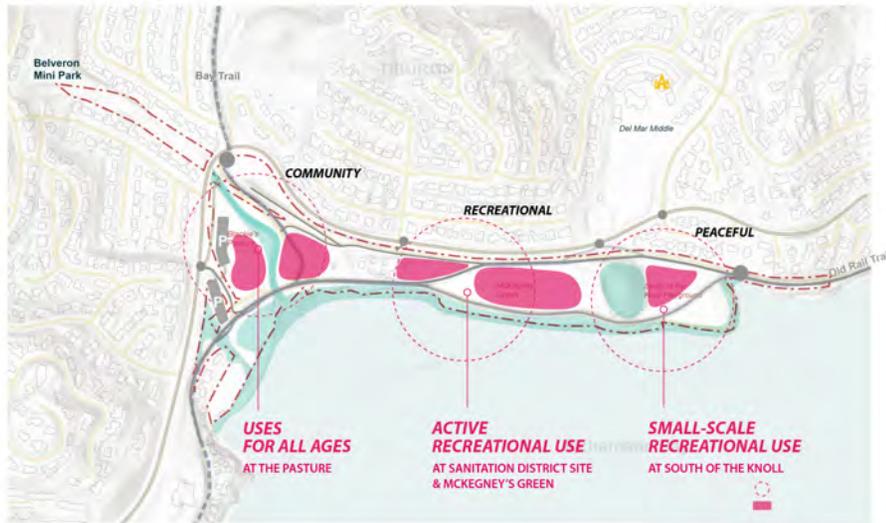
The following diagrams show how the Park Character Areas could inform a coordinated set of future changes to Richardson Bay Lineal Park.

FIGURE 17: RICHARDSON BAY LINEAL PARK CONCEPT: ECOLOGY



Ecological preservation is centered in system in Park Character Area E. Figure 14 shows the areas designated for creek buffer and restoration, shoreline adaptation, and conservation of natural vegetation.

FIGURE 18: RICHARDSON BAY LINEAL PARK CONCEPT: USE AREAS



The use areas shown in Figure 15 give specific uses and experiential feel to each section of the park. Blackie’s Pasture is intended to have a community focus with uses for all ages, and could include things like a nature-based playground and flexible event lawn. The McKegney Green area should maintain its recreational quality and continue to be used for active recreational use. The Sanitation Ponds site can be incorporated into this area. Uses here might include multi-use field (existing), tennis courts, pickleball courts, and a skate park. The South of the Knoll area should maintain its existing peaceful quality and be used in a more passive way, for small scale recreation. Uses here might include flexible green space, trails, and the small playground (existing).

FIGURE 19: RICHARDSON BAY LINEAL PARK CONCEPT: BAY TRAIL AND NETWORKS



Figure 16 shows the proposed realignment of the Bay Trail and surrounding network connections. These adjustments would improve connections to the Old Rail Trail, on-street segments, and planned Class IV bike lane. Different types of users (pedestrians and cyclists) may be encouraged to use different routes, separating users by speed and improving safety and comfort.

FIGURE 20: PROPOSED SF BAY TRAIL REALIGNMENT

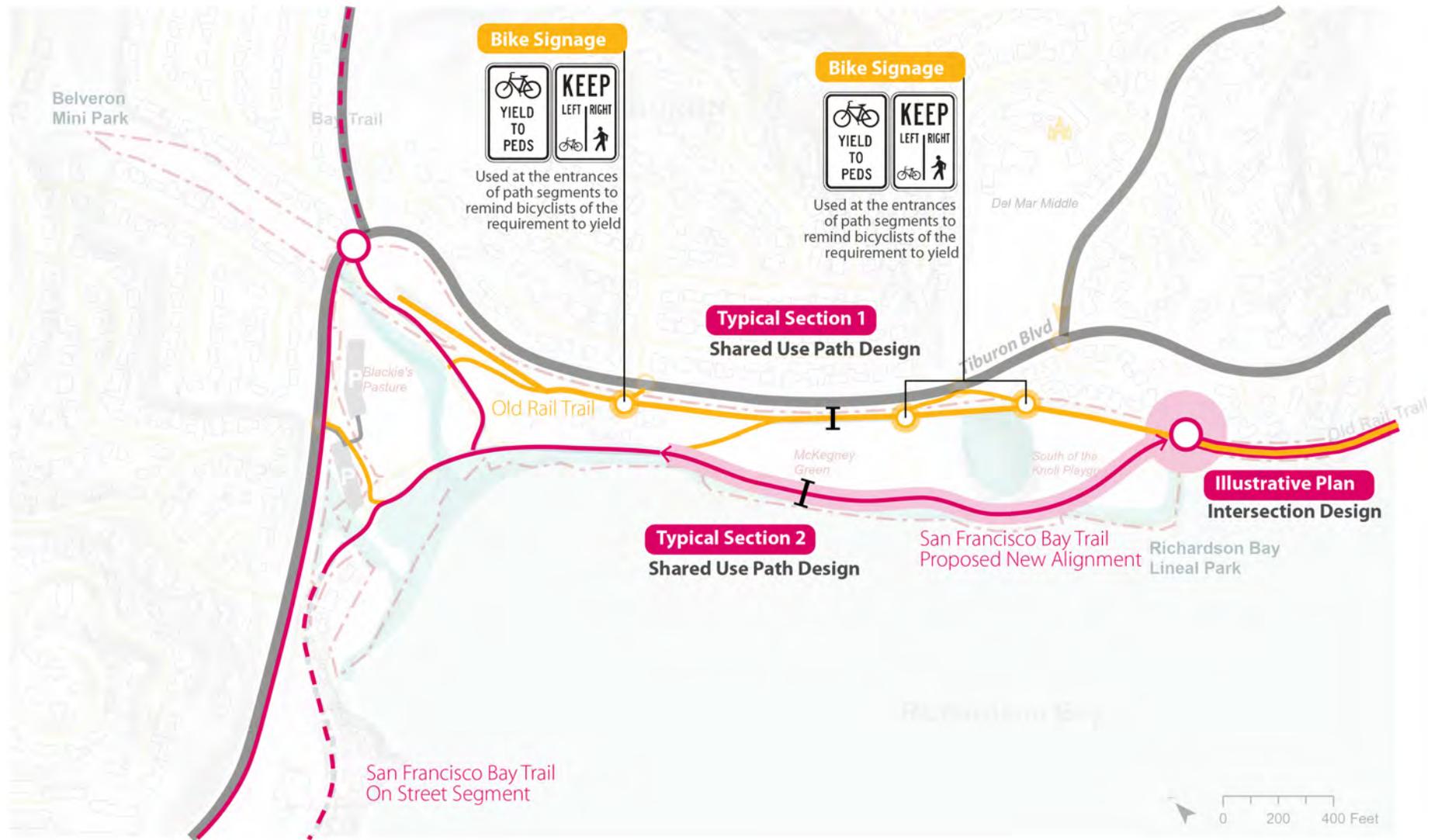


FIGURE 21: OLD RAIL TRAIL SECTION: EXISTING CONDITION



As it exists now, the Old Rail Trail has a ten-foot paved, shared use trail that is split into two directionally opposing lanes. There is an additional four-foot shoulder of soft-surface path on the McKegney Green side, and a two-foot shoulder of gravel path on the Tiburon Boulevard side.

The black line labelled as Typical Section 1 in Figure 18 shows the point in the path that the section diagram, Figure 19, refers to.

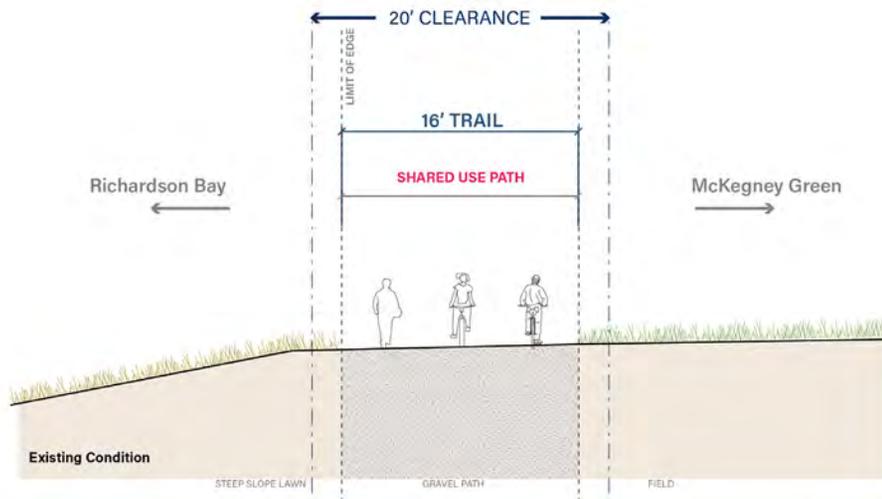


The current Old Rail Trail and Bay Trail alignment, adjacent to Blackie's Pasture.



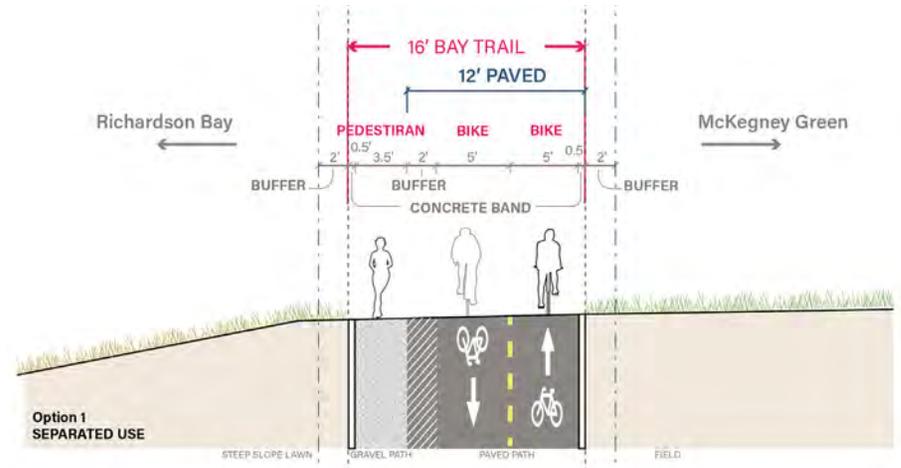
Signage encouraging slower speeds and awareness of other uses can make a difference in trail safety. Potential signage that could be helpful along the Old Rail Trail and the Bay Trail is shown above.

FIGURE 22: BAY TRAIL SECTION: EXISTING CONDITION



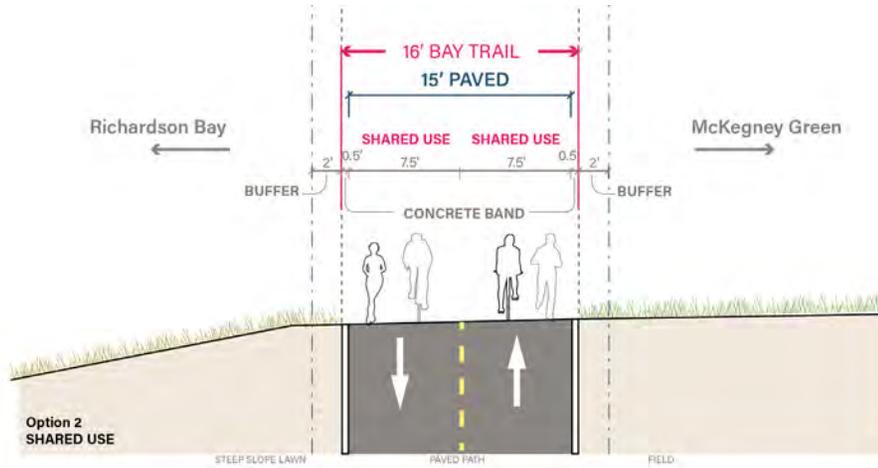
As it exists now, the Bay Trail is 16 feet wide of shared-use, gravel path. The black line labelled as Typical Section 2 in Figure 18 shows the point in the path that the section diagram refers to.

FIGURE 23: BAY TRAIL SECTION: SEPARATED USE CONCEPT

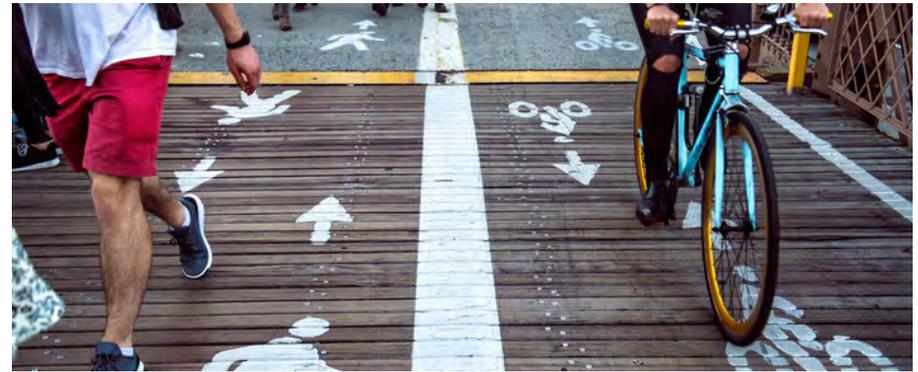


This conceptual diagram for a realigned Bay Trail shows separated use. In this case, 12 feet of the trail width would be used for directionally opposing bike lanes (each 5 feet wide), a 2 foot buffer strip, and a 3.5 foot gravel path for pedestrians on the bay side of the trail. This design could help improve pedestrian safety by separating users. The paved lanes are clearly marked with directional arrows and biking symbols to encourage mostly bike use.

FIGURE 24: BAY TRAIL SECTION: SHARED USE CONCEPT

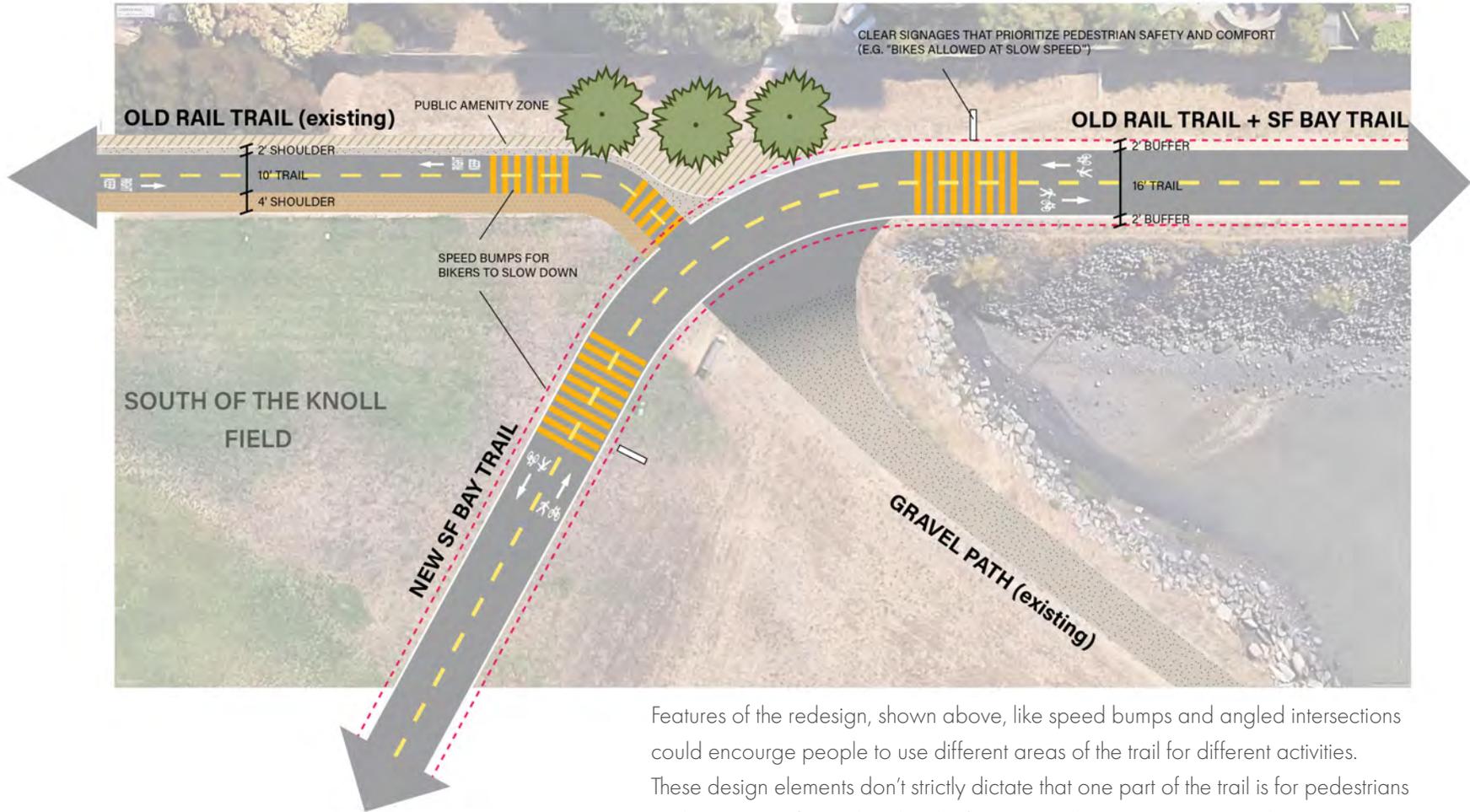


This conceptual diagram for a realigned Bay Trail shows share use. In this case, the trail would be split into two directionally opposed lanes of travel and paved, with clear directional markings. Both lanes would be used by cyclists and pedestrians. This design doesn't separate user groups, but the pavement markings could help improve user safety.



There are lots of possible strategies for trail and intersection design that encourage separated use and slower speeds, and could be helpful on the Bay Trail and Old Rail Trail .

FIGURE 25: PROPOSED SF BAY TRAIL REALIGNMENT INTERSECTION DETAIL



Features of the redesign, shown above, like speed bumps and angled intersections could encourage people to use different areas of the trail for different activities. These design elements don't strictly dictate that one part of the trail is for pedestrians and one part is for cyclists, but the features make certain uses natural in certain areas.

The black line labelled as Illustrative Plan in Figure 18 (on the following page) shows the intersection of the path that the section diagram refers to.



DOWNTOWN

There is opportunity to connect parks, trails, and public spaces with new and improved pedestrian corridors contributing to both recreational opportunities and a strong sense of place Downtown.

The conceptual drawing to the right shows a possible outcome for the downtown area, linking Zelinsky Park, Teather Park, Shoreline Park, Railroad Marsh, Old St. Hilary's Open Space Preserve, Library Plaza, Fountain Plaza, Main St., and the Bay Trail. Creating paths, trails, and paseos and activating public spaces and plazas would connect and activate the Town. This concept imagines community activation at best-suited sites: Library Plaza and Zelinsky Park with cultural events, Main St. for farmers' markets and increased Friday Night on Main events, and a potential sculptural play element and restrooms at Shoreline Park.

This concept also considers multiple locations for a future indoor gymnasium, a potential new amenity that was frequently raised by community members.

SHORELINE PARK

- ▶ Consider adding a sculptural play element.
- ▶ Consider adding a public restroom.

FOUNTAIN PLAZA

- ▶ Explore using parking along Tiburon Boulevard west of the plaza to increase visibility as temporary event space.

ZELINSKY PARK

- ▶ Promote the park and adjacent Library Plaza for community events.

THE RANCH AT DAIRY KNOLL

- ▶ Improve building deficiencies and deferred maintenance items, as detailed in the Facility Assessment in Chapter 2.

PATH AND PASEOS

- ▶ Explore creation of a path along Beach Road, linking the Bay to the hills.
- ▶ Create paseos through large downtown sites as part of future developments.



Fountain Plaza

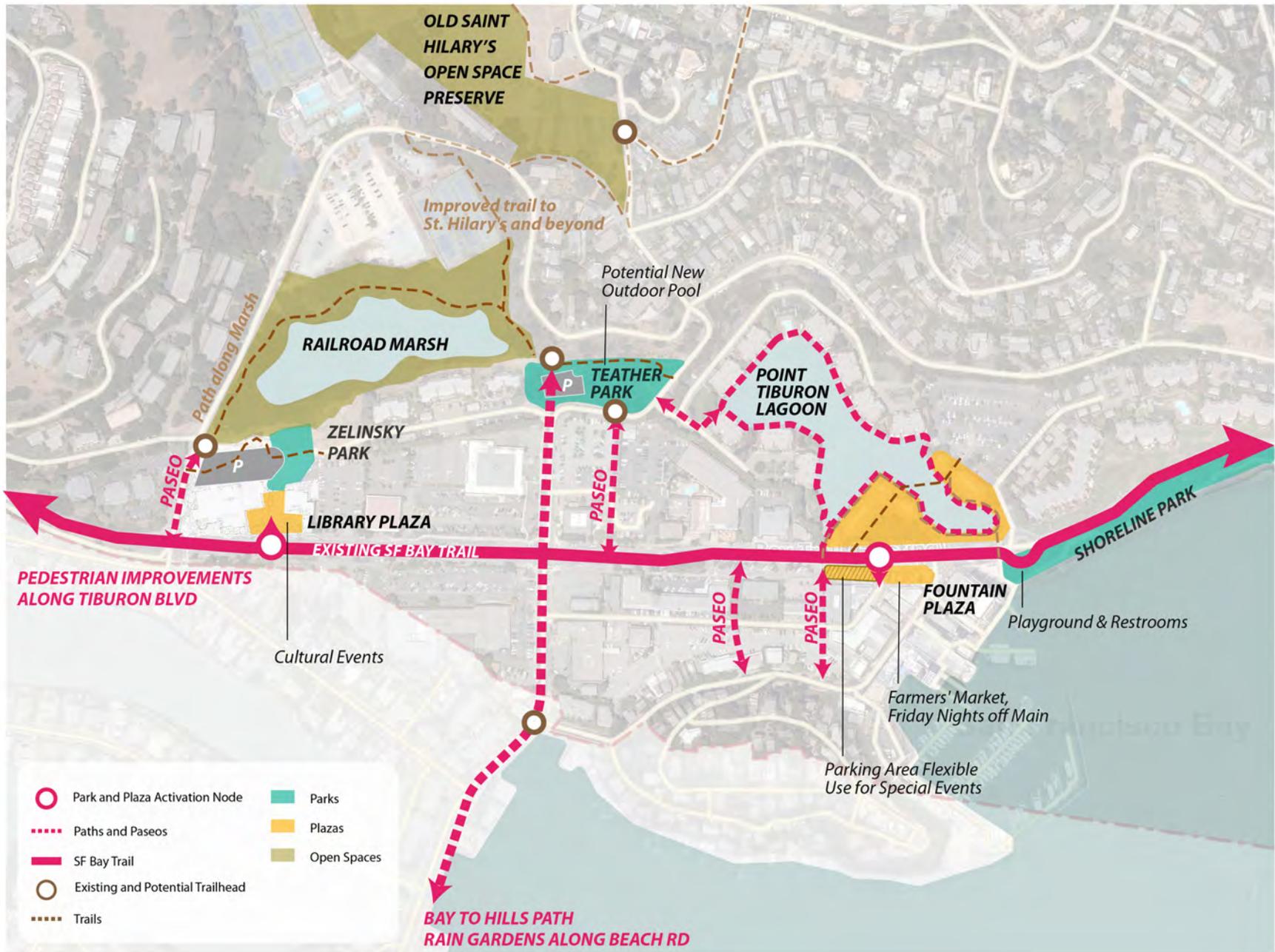


Main Street



Shoreline Park

FIGURE 26: DOWNTOWN PUBLIC SPACE OPPORTUNITIES



TEATHER PARK

- ▶ Create a welcoming trailhead gateway for access to Old St. Hilary's and the larger open space network.
- ▶ Consider relocating tennis courts from Teather Park to another location, freeing the site for other use.

Teather Park is close to downtown and easily accessible for pedestrians, cyclists, and drivers. The park currently has two tennis courts, a small park area with plantings and a bench, and parking. The two concepts to the right imagine repurposing of some of the space at Teather Park.

Concept 1 illustrates a park that maintains the existing tennis courts and replaces the parking with new green space. There may be room for a small play structure. Concept 2 illustrates a new outdoor pool, a high priority in the community. In this scenario the pool and its support building would replace the tennis courts. In this option the existing parking is maintained. In both options the park is connected to downtown and Old St. Hilary's Open Space Preserve via pedestrian path.



FIGURE 27: CONCEPTS FOR TEATHER PARK

Concept 1: Replace Parking Lot with Green Space



Concept 2: Replace Tennis Courts with Pool



SMALLER PARKS

Tiburon's smaller parks received a lot of attention from residents throughout the project. Embedded in neighborhoods, these parks provide important daily spaces for neighbors and residents. Although these three parks are similar in size and type, they have distinct attributes and challenges and varying recommendations.

BEL AIRE PARK

- ▶ Improve site drainage.
- ▶ Increase maintenance and trash removal.
- ▶ Add gravel or decomposed granite walking path.
- ▶ Add small amenities, like benches or a picnic table.
- ▶ Add native plants, landscaping, and signage.
- ▶ Provide clear rules and regulations for dogs.

BELVERON MINI PARK

- ▶ Maintain and enhance landscaping and trees.
- ▶ Improve entrance to make more welcoming.
- ▶ Add a small bike loop/learner path.
- ▶ Consider adding a universal design playground.

CYPRESS HOLLOW PARK

- ▶ Replace and upgrade the play equipment and surfaces, using universal design.
- ▶ Add a small, designated, fenced area for dogs.
- ▶ Restore lawn and improve maintenance.
- ▶ Ease pressure on play area by creating new playgrounds in other neighborhoods.



OPEN SPACES AND TRAILS

Tiburon has exceedingly beautiful open spaces. These will be conserved for the natural experience they provide. Sensitive enhancements can make open spaces more accessible for residents. Areas for improvement described in Chapter 2 can be addressed with the following recommended changes to improve access.

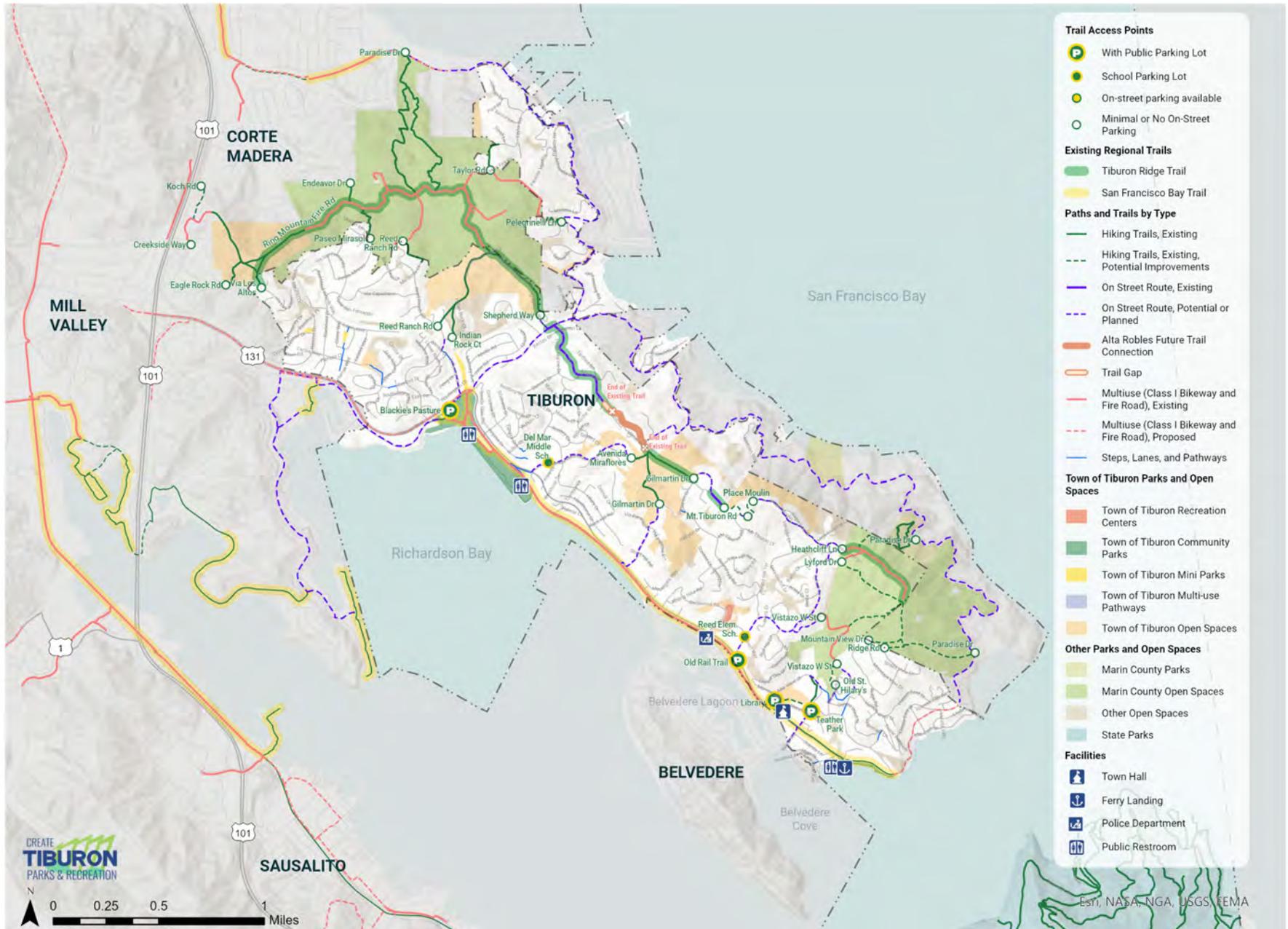
Figure 24 shows the existing trails and open spaces network and opportunities for improved connection. Adding or formalizing parking at the trail access points that currently have minimal or no parking and linking gaps in Tiburon Ridge would enhance the network.

Recommendations for improving open space and trail connectivity and accessibility are shown in Figure 24 and as follows:

- ▶ Add parking at key trailheads, at Blackie's Pasture, the Old Rail Trail and Downtown.
- ▶ Improve key trail connections, including creating clearly marked on-street connections between trailheads along Richardson Bay and trails in upland areas.
- ▶ Link downtown with Tiburon Ridge, with a new trailhead at Teather Park and improved, clearly marked routes to the Ridge.
- ▶ Pursue opportunities to link segments of Tiburon Ridge Trail.



FIGURE 28: OPEN SPACE AND TRAIL RECOMMENDATIONS





COSTS & FUNDING

IN THIS CHAPTER:

- ▶ 5.1 Total Cost of Ownership
- ▶ 5.2 Capital Costs & Lifecycle Replacements
- ▶ 5.3 Operational Costs
- ▶ 5.4 Aspirational Projects
- ▶ 5.5 Funding Strategies

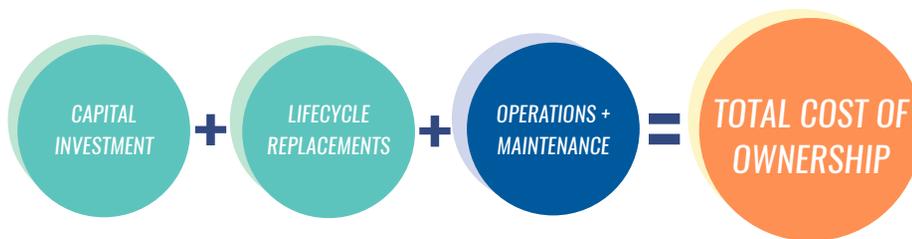


05

5.1 TOTAL COST OF OWNERSHIP

Total cost of ownership is a simple idea that can often be overlooked. Capital investment, or the “sticker price” of a project, does not capture the cost to maintain and operate that improvement. The goal is to establish a sustainable strategy to maintain and operate a top-tier parks and recreation system over time.

The three umbrella categories that contribute to total cost of ownership are capital investments, lifecycle replacements, and operations and maintenance. These costs will differ for different amenities, but all potential amenity additions and upgrade costs can be evaluated through this framework. The following sections detail the estimated capital investments, lifecycle replacement, and operations and maintenance of existing amenities, as well as potential future amenities that are important to Tiburon residents.



5.2 CAPITAL COSTS & LIFECYCLE REPLACEMENTS

Capital costs per individual amenity are broken down in the tables on the following pages. Tables 14, 15, and 16 estimate the scale and range of costs for each priority element. Priority is established from community engagement and the statistically-valid survey, and listed out in the Recreation Priorities section of Chapter 3.

Some amenities, like a pool or a playground, can vary greatly depending on what specific elements are included in design. In these cases the amenities are broken down further into elements to give a “menu” of options and their prices. There is an approximately \$2 million difference between a synthetic turf field and a natural turf field, for example. These costs are estimates and any future specific project will have a specific price of capital costs, but the estimates can help the Town in decision-making and planning.

Lifecycle replacement costs, the costs of updating worn out amenities and parts of amenities, also need to be considered in total cost of ownership. For some amenities, the lifecycle replacement cost is the same as the capital improvement cost, but recurring. For example, if the slide at a playground has aged past its usable life and needs to be replaced, the cost of the replacement slide is the same as the cost of a new slide.

Capital costs to address the deficiencies in the park system’s existing buildings are captured in Table 17. Some of these deficiencies are time-sensitive and critical, and others are less pressing. The full analysis of building deficiency cost and deficiency priority levels is included in Appendix 10.

TABLE 10: CAPITAL IMPROVEMENT COSTS BY PRIORITY RECREATION AMENITY

RECREATION AMENITY	SCALE/ESTIMATED SIZE	QUANTITY	UNIT	UNIT RATE	RANGE OF COSTS
1. Playgrounds	Variable	1	Variable	Variable	\$300,000 - \$1,00,000
2. Kayak/SUP Launch	Variable	408	SF	\$300	\$125,700
3. Multi-use Paved Trails	Per mile	1	Mile	\$1,893,900	\$1,893,900
4. Multi-use Unpaved Trails	Per mile	1	Mile	\$291,400	\$291,400
5. Swimming Pool	See specific elements below				
Lap Pool	25y x 25m pool	6,150	SF	\$500	\$3,075,000
Recreation Pool		4,000	SF	\$500	\$2,000,000
Pool House		6,000	SF	\$1,400	\$8,400,000
Pool Deck + Deck Drainage		12,000	SF	\$100	\$1,200,000
Competitive Equipment		1	LS	\$138,000	\$138,000
Deck Equipment		1	LS	\$138,000	\$138,000
Video Scoreboard + Timing System		1	LS	\$551,800	\$551,800
Pool Waterslide		1	LS	\$275,900	\$275,900
6. Outdoor Pickleball Courts	6 courts	6,000	SF	\$69	\$413,900
7. Open Space and Conservation Areas	Variable				

Note: Costs are rough order-of-magnitude estimates, in 2024 dollars. They do not include costs associated with design, demolition, or site improvements.

TABLE 10: CAPITAL IMPROVEMENT COSTS BY PRIORITY RECREATION AMENITY (CONTINUED)

RECREATION AMENITY	SCALE/ESTIMATED SIZE	QUANTITY	UNIT	UNIT RATE	RANGE OF COSTS
8. Outdoor Tennis Courts	2 courts	6,000	SF	\$69	\$413,900
9. Community Center		20,000	SF	\$1,200	\$24,000,000
10. Picnic Areas		3,000	SF	\$100	\$300,000
11. Picnic Shelters		200	SF	\$300	\$60,000
12. Off-leash Dog Park		21,780	SF	\$48	\$350,000
13. Outdoor Amphitheater		2,500	SF	\$345	\$862,256
14. Public Art	Variable				
15. Gymnasium/Indoor Multi-use Courts		16,000	SF	\$950	\$15,200,000
16. Shade Structures		4,000	SF	\$90	\$358,700
17. Small Neighborhood Parks		6,000	SF	\$108	\$645,700
18. Sand Volleyball Courts		1	Each	Variable	\$16,500 - \$27,500
19. Park Equipment for All Abilites/Ages	See specific elements below				
Swing (Custom 6 Swing)		1	Each	\$69,000	\$69,000
Slide		1	Each	\$6,900	\$6,900
Spinner		1	Each	\$82,800	\$82,800
Sound/Music Innovation		1	Each	\$206,900	\$206,900

Note: Costs are rough order-of-magnitude estimates, in 2024 dollars. They do not include costs associated with design, demolition, or site improvements.

TABLE 10: CAPITAL IMPROVEMENT COSTS BY PRIORITY RECREATION AMENITY (CONTINUED)

RECREATION AMENITY	SCALE/ESTIMATED SIZE	QUANTITY	UNIT	UNIT RATE	RANGE OF COSTS
20. Rectangular Sports Fields	See specific elements below				
Natural Turf		250,000	SF	\$41	\$10,250,000
Synthetic Turf		250,000	SF	\$51	\$12,750,000
21. Skate Parks		10,000	SF	\$117	\$1,172,700
22. Bike Parks (BMX/Pump Track)	See specific elements below				
Dirt Pump Track		10,000	SF	\$48	\$482,900
Asphalt Pump Track		10,000	SF	\$62	\$620,800
23. Community Gardens		5,000	SF	\$152	\$758,800
24. Outdoor Exercise/Fitness Equipment		1	LS	\$13,800	\$13,800
25. Large Community Parks		43,560	SF	\$48	\$2,103,400
26. Golf Course	-				
27. Outdoor Basketball/Futsal Courts		4,700	SF	\$32	\$149,000
28. Splash Pads		2,500	SF	\$759	\$1,897,000
29. Environmental Education Center		10,000	SF	\$1,200	\$12,000,000
30. Indoor Walking/Jogging Track	To be incorporated with Gymnasium costs				
31. Diamond Sports Fields		65,340	SF	\$51	\$3,400,000

Note: Costs are rough order-of-magnitude estimates, in 2024 dollars. They do not include costs associated with design, demolition, or site improvements.

TABLE 11: CAPITAL COSTS TO ADDRESS BUILDING DEFICIENCIES BY BUILDING

DAIRY KNOLL CENTER	
Total Deficiency Cost	\$138,276
Total Replacement Cost	\$7,605,000
TOWN HALL COMMUNITY ROOM	
Total Deficiency Cost	\$20,700
Total Replacement Cost	\$780,000
SOUTH OF THE KNOLL RESTROOM	
Total Deficiency Cost	\$16,588
Total Replacement Cost	\$76,800
BLACKIE'S RESTROOM (MULTIPLE)	
Total Deficiency Cost	\$37,372
Total Replacement Cost	\$500,000
BLACKIE'S RESTROOM (SINGLE)	
Total Deficiency Cost	\$24,569
Total Replacement Cost	\$153,600
TOTAL DEFICIENCY COST	\$237,505
TOTAL REPLACEMENT COST	\$9,115,400

BUILDING DEFICIENCY PRIORITY LEVELS

The facilities and buildings in Tiburon's park system were introduced in Chapter 2. Although in mostly good condition, the buildings do have deficiencies that should be addressed.

The following priority levels describe the types of building deficiencies by urgency. Each building has Level 1, 2, and 3 deficiencies. Building deficiency specifics and priority levels are detailed in Appendix 8. All Priority 1 Deficiency Costs, combined from all buildings, totals \$141,074.

PRIORITY 1: Condition to be addressed ASAP due to code compliance, safety, or protection of the structure or systems.

PRIORITY 2: Condition can be addressed through ongoing maintenance or improvements.

PRIORITY 3: Condition can be deferred until substantial facility upgrades or capital improvement projects.

5.3 OPERATIONAL COSTS

PARKS MAINTENANCE LINES OF SERVICE

The Town of Tiburon maintains 55 acres of developed parks, 257 acres of open space, and 1.57 miles of paved trails. Lines of service include:

- ▶ Athletic Field - Maintenance (Diamond and Multi-Purpose Fields)
- ▶ Bridge Maintenance
- ▶ Citizen Inquiries
- ▶ Dog Park Maintenance
- ▶ Equipment Maintenance
- ▶ Facility Grounds Maintenance
- ▶ Furniture, Fixtures, Systems (lighting, etc.) Maintenance and Repair
- ▶ Integrated Pest Management
- ▶ Irrigation Systems
- ▶ Landscape Beautification
- ▶ Maintenance Yard/Storage Management
- ▶ Natural Resource/Open Space
- ▶ Park Building Maintenance
- ▶ Park Permit/Special Event Facilitation
- ▶ Parking Lot Maintenance
- ▶ Picnic Shelter/Gazebo Maintenance
- ▶ Repair Response
- ▶ Restroom Custodial Services
- ▶ Special Event Support
- ▶ Traffic Safety Management
- ▶ Trail Clearing
- ▶ Trail Maintenance
- ▶ Trash/Litter Removal
- ▶ Tree Inspections and Protection
- ▶ Tree Planting
- ▶ Tree Pruning and Maintenance
- ▶ Tree Removal
- ▶ Turf Management
- ▶ Vandalism/Graffiti

TABLE 12: PARKS AND TRAILS MAINTENANCE STAFFING AND COSTS

FUNCTION	TIBURON TRAIL MILEAGE/ PARK ACREAGE	MAINTENANCE STANDARD	BEST PRACTICE STAFFING LEVEL PER ACRES	RECOMMENDED FTE
Hard Surface Trail Maintenance	1.57	Level 2	1 FTE per 10 miles	0.2
Developed Parks Maintenance	55.50	Level 2	1 FTE per 20 acres	2.78
Open Space Parks Maintenance	257.40	Level 3	1 FTE per 100 acres	2.57
Total Recommended				5.51
Current Staffing				4.5
Additional Staffing Recommended				1.0
Green Team Volunteer Staffing Contribution		0.5 FTE		
Additional Staffing Recommended (with Green Team contribution)				1.5

Note: The Green Team currently provides 1,000 to 1,500 hours in volunteer work on park maintenance. This translates approximately 0.5 to 0.7 FTE.

PARKS AND TRAILS MAINTENANCE STAFFING

As Table 20 (above) and the graphic to the right show, Tiburon needs 1 additional full time staff person to adequately maintain the parks, trails, and open spaces at the recommended level of 5.51 FTE.

This analysis included the efforts of the Green Team, who contribute approximately 0.5 FTE annually through volunteer work. If in the future the Green Team could no longer make this contribution, Tiburon would need to further fill that gap.

It is important to note that if additional amenities and improvements are made, those will require additional staff time to maintain.

PARKS AND TRAILS MAINTENANCE STAFFING NEEDED:



4.5 Current Staff

0.5 Green Team
Volunteer Staff

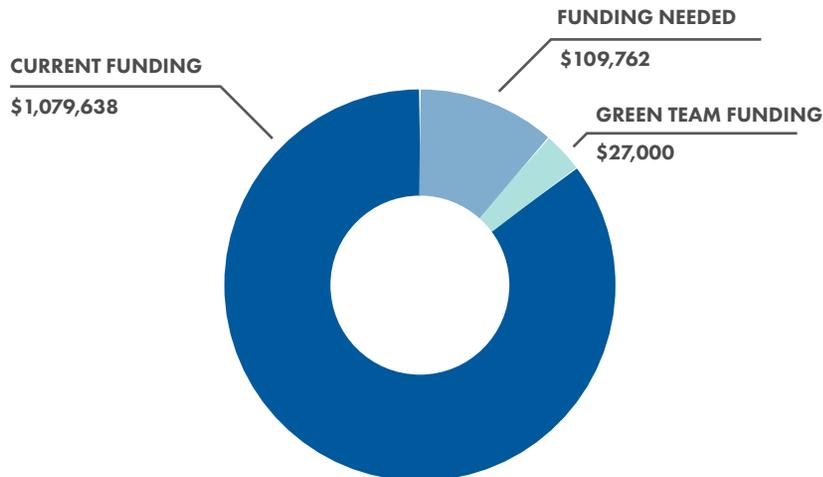
1.0 Additional Needed

5.51 Total Needed

PARKS MAINTENANCE OPERATIONAL COSTS

In addition to staffing costs, there are other costs that are necessary to adequately fund the operations and maintenance of the parks and open spaces. The table on the following page breaks down these costs by park type and direct and indirect costs.

In summary, the Town currently has \$1,079,638 annually to fund operations. This plan recommends that the Town needs a total of \$1,189,400 to ensure quality operations and maintenance of parks, based on the system as it is today. The addition of new park space, facilities, and amenities would cause operational costs to grow. Additionally, the Green Team currently contributes approximately 1,000 to 1,500 volunteer hours, as mentioned in the previous section, which is not accounted for in this calculation. If in the future the Green Team is no longer providing volunteer hours, or fewer volunteer hours, there would be a larger gap in funding needs vs. current funding. The Green Team's annual budget today is approximately \$27,000.



The Green Team currently contributes approximately 1,000 to 1,500 volunteer hours per year to help maintain Tiburon's parks and open spaces.

TABLE 13: PARKS MAINTENANCE OPERATIONAL COSTS

PARK CLASSIFICATION	UNIT	DIRECT COSTS	INDIRECT COSTS	TOTAL COSTS	INVENTORY	UNIT COST
Community Parks	Acres	\$484,650	\$161,550	\$646,200	35,90	\$18,000
Mini Parks	Acres	\$118,125	\$39,375	\$157,500	6.30	\$25,000
Linear Parks	Acres	\$63,563	\$21,188	\$84,750	11.30	\$7,500
Open Space Parks	Acres	\$193,050	\$64,350	\$257,400	257.40	\$1,000
Trails Paved	Acres	\$17,663	\$5,888	\$23,550	1.57	\$15,000
Specialty Parks	Acres	\$15,000	\$5,000	\$20,000	2.00	\$10,000
Total Recommended Funding		\$892,050	\$297,350	\$1,189,400		
Current Operational Funding				\$1,079,638		
Additional Funding Recommended				\$109,762		

The Green Team’s current budget is approximately \$27,000 per year.

This table estimates costs to maintain Tiburon’s parks and recreation system as it is in 2024. Additional park land, facilities, and amenities would cause operational costs to increase.

5.4 ASPIRATIONAL PROJECTS

The tables to the right estimate the cost of three aspirational projects. These facilities are, as discussed previously in the plan, things that there is high demand for but Tiburon does not currently have: a multi-generational recreation center (indoor gym), an indoor aquatics facility, and an outdoor aquatics facility. These projects would require further planning, siting and potentially land acquisition, and funding. These projects would be huge for the Town, in both cost and benefit.

However, even with the high cost of construction and operation, these facilities could earn revenue once established and recover some cost. The table for each aspirational project lays out the likely spatial dimensions needs, construction costs, operational costs, and potential annual revenue. This information, as well as the nearby (outside of Tiburon) similar provider information, is important when considering how the Town should best address these recreation needs.

TABLE 14: ASPIRATIONAL PROJECTS COSTS: MULTI-GENERATIONAL RECREATION CENTER

TOTAL SPACE SUMMARY	
Includes Support Rooms, Community Rooms, Recreation (Gymnasium, Track, Fitness, etc.), Indoor Aquatics	66,596 sq. feet
CONSTRUCTION COSTS	
Per Square Foot	\$600
Total Cost (does not include land acquisition)	\$40,000,000
ANNUAL OPERATIONAL EXPENSES	
Per Square Foot	\$27
Total Operational Costs	\$1,798,092
ANNUAL REVENUE	
Cost Recovery Goal	75%
Revenue Generation	\$1,348,569
Operational Subsidy	\$449,523

TABLE 15: ASPIRATIONAL PROJECTS COSTS: INDOOR AQUATICS ONLY

TOTAL SPACE SUMMARY	
Building Square Footage	21,855 sq. feet
CONSTRUCTION COSTS	
Per Square Foot	\$787
Total Cost (does not include land acquisition)	\$17,199,885
ANNUAL OPERATIONAL EXPENSES	
Per Square Foot	\$73
Total Operational Costs	\$1,600,000
ANNUAL REVENUE	
Cost Recovery Goal	60%
Revenue Generation	\$960,000
Operational Subsidy	\$640,000

TABLE 16: ASPIRATIONAL PROJECTS COSTS: OUTDOOR AQUATICS ONLY

TOTAL ACREAGE	
Includes Support Facilities, Aquatic Features, Aquatic Buildings, and Site	5 acres
CONSTRUCTION COSTS	
Per Acre	\$2,600,000
Total Cost (does not include land acquisition)	\$13,000,000
ANNUAL OPERATIONAL EXPENSES	
Total Operational Costs	\$600,000
ANNUAL REVENUE	
Cost Recovery Goal	55%
Revenue Generation	\$330,000
Operational Subsidy	\$270,000

5.5 FUNDING STRATEGIES

How will the Town fund future projects? There are many different ways and sources to fund a project. The following table breaks down potential funding opportunities by category, strategy, and feasibility. It also includes a brief description of each strategy.

Here, we present categories of funding sources: external funding, capital fees, user fees, grants, tax supports, and franchises and licenses. A brief description of each individual funding type is included in the table.

To evaluate what funding strategies might be the most effective and fruitful, the table also included the implementation feasibility of each possible source. Feasibility is assigned as low, medium, or high. To find funding sources that can actually be realized for a future project, it makes good sense for the Town to target High likelihood funding sources as first options.

Some of the funding strategies would impact Tiburon residents and users of a future amenity, like taxes or user fees. For example, an amenity that charges admission is has a different nature, and provides a different user experience, than one that does not. Other possible funding sources could effect Tiburon residents in more indirect ways; the primary and more tertiary consequences of each funding source should be considered in decision-making.





TABLE 17: FUNDING STRATEGIES BY TYPE AND FEASIBILITY

FUNDING CATEGORY	FUNDING STRATEGY	FUNDING DESCRIPTION	IMPLEMENTATION FEASIBILITY
External Funding	Corporate Sponsorships	This revenue-funding source allows corporations to invest in the development or enhancement of new or existing facilities in park systems. Sponsorships are also highly used for programs and events.	Medium
External Funding	Crowdfunding	Fairly new web-based source which aggregates funds from a group of people who are willing to support a specific project, be it program related or facility related. Some sites that successfully do that are www.kickstarter.org and www.razoo.com etc.	Medium
External Funding	Partnerships	Partnerships are joint development funding sources or operational funding sources between two separate agencies, such as two government entities, a non-profit and a Town department, or a private business and a Town agency. Two partners jointly develop revenue producing park and recreation facilities and share risk, operational costs, responsibilities and asset management, based on the strengths and weaknesses of each partner.	High
External Funding	Foundations/Gifts	These dollars are raised from tax-exempt, non-profit organizations established with private donations in promotion of specific causes, activities, or issues. They offer a variety of means to fund capital projects, including capital campaigns, gifts catalogs, fundraisers, endowments, sales of items, etc.	Medium
External Funding	Private Donations	Private Donations may also be received in the form of funds, land, facilities, recreation equipment, art or in-kind services. Donations from local and regional businesses as sponsors for events or facilities should be pursued.	High
External Funding	Friends Groups	These groups are formed to raise money typically for a single focus purpose that could include a park facility or program that will better the community as a whole and their special interest.	Medium
External Funding	Irrevocable Remainder Trusts	These trusts are set up with individuals who typically have more than a million dollars in wealth. They will leave a portion of their wealth to the Town in a trust fund that allows the fund to grow over a period of time and then is available for the Town to use a portion of the interest to support specific park and recreation facilities or programs that are designated by the trustee.	Medium


TABLE 17: FUNDING STRATEGIES BY TYPE AND FEASIBILITY (CONTINUED)

FUNDING CATEGORY	FUNDING STRATEGY	FUNDING DESCRIPTION	IMPLEMENTATION FEASIBILITY
External Funding	Volunteerism	The revenue source is an indirect revenue source in that persons donate time to assist the department in providing a product or service on an hourly basis. This reduces the Town's cost in providing the service plus it builds advocacy into the system.	High
External Funding	Special Fundraisers	Many park and recreation agencies have special fundraisers on an annual basis to help cover specific programs and capital projects.	Medium
Capital Fees	Capital Fees	Capital fees are added to the cost of revenue producing facilities such as golf courses, pools, recreation centers, hospitality centers and sports complexes and are lifted off after the improvement is paid off.	Low
Capital Fees	Dedication/ Development Fees	These fees are assessed for the development of residential properties with the proceeds to be used for parks and recreation purposes, such as open space acquisitions, community park site development, neighborhood park development, regional park acquisition and development, etc.	Medium
User Fees	Recreation Service Fees	This is a dedicated user fee, which can be established by a local ordinance or other government procedures for the purpose of constructing and maintaining recreation facilities. The fee can apply to all organized activities, which require a reservation of some type or other purposes, as defined by the local government. Examples of such activities include adult basketball, volleyball, tennis, and softball leagues, youth baseball, soccer, football and softball leagues, and special interest classes. The fee allows participants an opportunity to contribute toward the upkeep of the facilities being used.	High
User Fees	Fees/Charges	The Department must position its fees and charges to be market-driven and based on both public and private facilities. The potential outcome of revenue generation is consistent with national trends relating to public park and recreation agencies, which generate an average 35% to 50% of operating expenditures.	High
User Fees	Ticket Sales/ Admissions	This revenue source is on accessing facilities for self-directed activities such as pools, ice skating rinks, ballparks and entertainment facilities. These user fees help offset operational costs.	Low

TABLE 17: FUNDING STRATEGIES BY TYPE AND FEASIBILITY (CONTINUED)

FUNDING CATEGORY	FUNDING STRATEGY	FUNDING DESCRIPTION	IMPLEMENTATION FEASIBILITY
User Fees	Permits (Special Use Permits)	These special permits allow individuals to use specific park property for financial gain. The Town either receives a set amount of money or a percentage of the gross service that is being provided.	High
User Fees	Reservations	This revenue source comes from the right to reserve specific public property for a set amount of time. The reservation rates are usually set and apply to group picnic shelters, meeting rooms for weddings, reunions and outings or other types of facilities for special activities.	High
User Fees	Equipment Rental	The revenue source is available on the rental of equipment such as tables, chairs, tents, stages, bicycles, roller blades, boogie boards, etc. that are used for recreation purposes.	Low
Grants	Grants	Grants are opportunistic - not chasing grants day in and day out. The Ranch and the Town work through grants together.	N/A
Tax Support	Property Taxes	Ad valorem taxes on real property	High
Tax Support	Lighting and Landscape District/Community Facility	Special property owner approved assessment	Medium
Tax Support	Hotel, Motel and Restaurant Tax	Tax based on gross receipts from charges and meal services, which may be used to build and operate sports fields, regional parks, golf courses, tennis courts, and other special park and recreation facilities.	Medium
Tax Support	Special Improvement District/Benefit District	Taxing districts established to provide funds for certain types of improvements that benefit a specific group of affected properties. Improvements may include landscaping, the erection of fountains, and acquisition of art, and supplemental services for improvement and promotion, including recreation and cultural enhancements.	Medium


TABLE 17: FUNDING STRATEGIES BY TYPE AND FEASIBILITY (CONTINUED)

FUNDING CATEGORY	FUNDING STRATEGY	FUNDING DESCRIPTION	IMPLEMENTATION FEASIBILITY
Tax Support	Sales Tax	This existing revenue source has been very successful in funding the park system in Frisco, TX. This tax is very popular in high traffic tourism type cities and with county and state parks.	Medium
Tax Support	Food and Beverage Tax	The tax is usually associated with convention and tourism bureaus. However, since parks and recreation agencies manage many of the tourism attractions, they receive a portion of this funding source for operational or capital expenses.	Medium
Tax Support	Public Improvement District (PID)	New developments can establish a Public Improvement District (PID) when authorized by the Town Council and legally set up according to state law. This taxing district provides funds especially for the operation and maintenance of public amenities such as parks and major boulevards.	Low
Franchises and Licenses	Catering Permits and Services	This is a license to allow caterers to work in the park system on a permit basis with a set fee or a percentage of food sales returning to the Town. Also many cities have their own catering service and receive a percentage of dollars off the sale of their food.	Medium
Franchises and Licenses	Pouring Rights	Private soft drink companies that execute agreements with the Town for exclusive pouring rights within park facilities. A portion of the gross sales goes back to the Town.	Low
Franchises and Licenses	Concession Management	Concession management is from retail sales or rentals of soft goods, hard goods, or consumable items. The Town either contracts for the service or receives a set amount of the gross percentage or the full revenue dollars that incorporates a profit after expenses.	Medium
Franchises and Licenses	Private Management	Contract with a private business to provide and operate desirable recreational activities financed, constructed and operated by the private sector, with additional compensation paid to the Town.	Low
Franchises and Licenses	Greenway Utility	Greenway utilities are used to finance acquisition of greenways and development of the greenways by selling the development rights underground for the fiber optic types of businesses.	Low



TABLE 17: FUNDING STRATEGIES BY TYPE AND FEASIBILITY (CONTINUED)

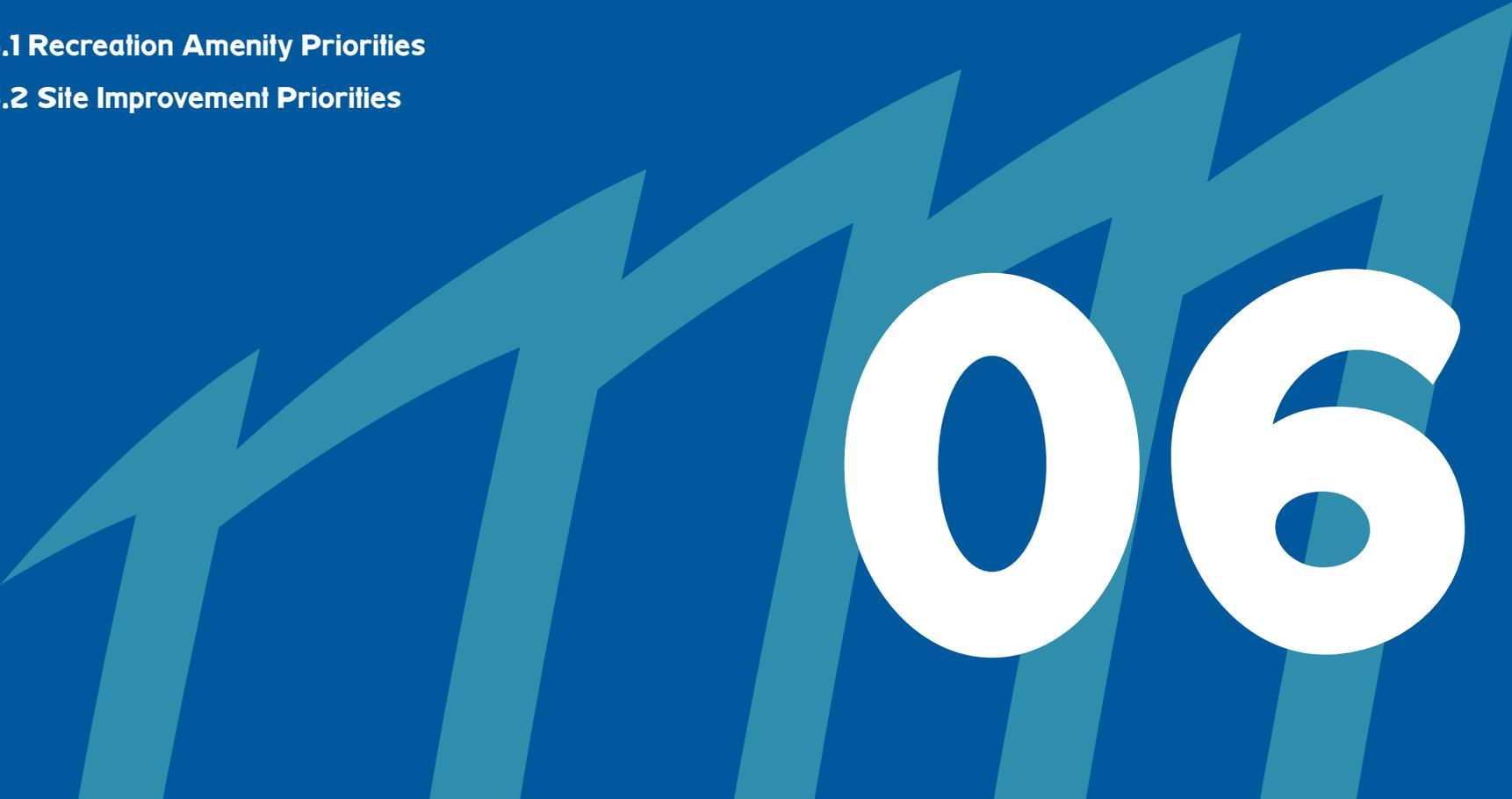
FUNDING CATEGORY	FUNDING STRATEGY	FUNDING DESCRIPTION	IMPLEMENTATION FEASIBILITY
Franchises and Licenses	Naming Rights	Many cities and counties have turned to selling the naming rights for new buildings or renovation of existing buildings and parks for the development cost associated with the improvement.	Medium
Franchises and Licenses	Private Developers	These developers lease space from Town-owned land through a subordinate lease that pays out a set dollar amount plus a percentage of gross dollars for recreation enhancements. These could include a golf course, marina, restaurants, driving ranges, sports complexes, equestrian facilities, recreation centers and ice arenas.	Low
Franchises and Licenses	Easements	This revenue source is available when the Town allows utility companies, businesses or individuals to develop some type of an improvement above ground or below ground on their property for a set period of time and a set dollar amount to be received by the Town on an annual basis.	Low
Franchises and Licenses	Advertising Sales	This revenue source is for the sale of tasteful and appropriate advertising on park and recreation related items such as in the Town’s program guide, on scoreboards, dasher boards and other visible products or services that are consumable or permanent that exposes the product or service to many people.	Low
Franchises and Licenses	Interlocal Agreements	Contractual relationships entered into between two or more local units of government and/ or between a local unit of government and a non-profit organization for the joint usage/ development of sports fields, regional parks, or other facilities.	High



DECISION-MAKING FRAMEWORK

IN THIS CHAPTER:

- ▶ 6.1 Recreation Amenity Priorities
- ▶ 6.2 Site Improvement Priorities

A stylized graphic of palm trees in shades of blue and teal, positioned in the lower right quadrant of the page.

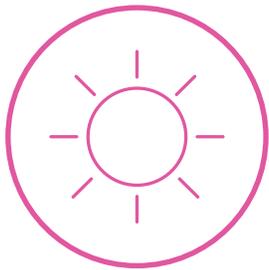
06

DECISION-MAKING FRAMEWORK: PRIORITY RECREATION AMENITIES

The why, what, where, and how introduced early in this plan, and highlighted throughout, are the basis for the proposed decision-making framework. The framework laid out in the following pages is a guide for future decision making about improvements and additions to the parks, recreation, and open space system. Tiburon decision-makers can use this framework as a guide to consider why, what, where, and how improvements are prioritized. The framework can support clearer, more streamlined decision-making about and ultimately implementation of the amenities and improvements that Tiburon needs.

The following tables summarize the information in the previous chapters and provide a simple, combined guide for decision-making.

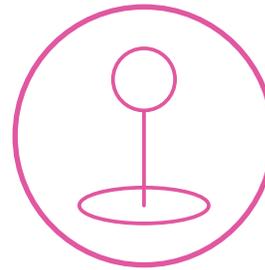
WHY



Guiding Principles

Is the proposal consistent with the **guiding principles** established in the Parks and Recreation Master Plan?

WHERE



Site Considerations

Would the proposed improvement be in an appropriate location based on **site considerations** like access, topography, vegetation, and susceptibility to hazards? Is it a specific **recommended improvement** that has been identified through site and facility assessments conducted for this Plan?

WHAT



Recreation Priorities

Is the amenity or program a **recreation priority**, as defined through the community engagement process and statistically-valid survey conducted for the Master Plan?

HOW



Costs & Funding

Are the **costs** associated with the project justified, given the level of priority? Are there **funding sources** to help make the improvement and sustain it over time?

TABLE 18: DECISION-MAKING FRAMEWORK: AMENITIES BY PRIORITY

RECREATION AMENITIES	GUIDING PRINCIPLE(S)	PRIORITY	COST ESTIMATE	APPROPRIATE PARK AREA(S)
Playgrounds	Recreation Amenities	High	\$-\$\$	R1, R2
Kayak/SUP Launch	Recreation Amenities	High	\$, variable	R1, R2, R3, R4, R5
Multi-use Paved Trails	Recreation Amenities Access and Safety	High	\$\$	R4
Multi-use Unpaved Trails	Recreation Amenities Access and Safety	High	\$	R2, R4
Swimming Pool	Recreation Amenities	High	\$\$\$	R1
Outdoor Pickleball Courts	Recreation Amenities	High	\$	R1
Open Space and Conservation Areas	Recreation Amenities Environment and Sustainability	High	Variable	R5, E
Outdoor Tennis Courts	Recreation Amenities	High	\$	R1
Community Center	Recreation Amenities Recreation Programming	High	\$\$\$	R1

TABLE 18: DECISION-MAKING FRAMEWORK: AMENITIES BY PRIORITY (CONTINUED)

RECREATION AMENITIES	GUIDING PRINCIPLE(S)	PRIORITY	COST ESTIMATE	APPROPRIATE PARK AREA(S)
Picnic Areas and Shelters	Park Experience	High	\$	R1, R2, R3
Off-leash Dog Park	Park Experience Recreation Amenities	High	\$	R1, R3
Outdoor Amphitheater	Park Experience Recreation Amenities	Medium	\$\$	R2, R3
Public Art	Park Experience	Medium	Variable	R4
Gymnasium/Indoor Multi-use Courts	Recreation Amenities	Medium	\$\$\$	R1
Shade Structures	Park Experience	Medium	\$	R1, R2, R3, R4
Small Neighborhood Parks	Park Experience Recreation Amenities Access and Safety	Medium	\$\$	R1, R2
Sand Volleyball Courts	Recreation Amenities	Medium	\$*	R1
Park Equipment for All Abilities/Ages	Recreation Amenities	Medium	\$\$	R1, R2, R3
Rectangular Sports Fields	Recreation Amenities	Medium	\$\$\$	R1, R2
Skate Parks	Recreation Amenities	Medium	\$\$	R1, R3
Bike Parks (BMX/Pump Track)	Recreation Amenities	Medium	\$\$	R1, R3
Community Gardens	Park Experience Environment and Safety	Medium	\$\$	R2

TABLE 18: DECISION-MAKING FRAMEWORK: AMENITIES BY PRIORITY (CONTINUED)

RECREATION AMENITIES	GUIDING PRINCIPLE(S)	PRIORITY	COST ESTIMATE	APPROPRIATE PARK AREA(S)
Outdoor Exercise/Fitness Equipment	Recreation Amenities	Medium	\$	R2, R3
Large Community Parks	Park Experience Recreation Amenities Access and Safety	Medium	\$\$	R2
Golf Course	Recreation Amenities	Medium	\$\$\$*	R1
Outdoor Basketball/Futsal Courts	Recreation Amenities	Low	\$	R1
Splash Pads	Recreation Amenities	Low	\$\$	R1, R2
Environmental Education Center	Park Experience Environment and Safety	Low	\$\$\$	R1
Indoor Walking/Jogging Track	Recreation Amenities	Low	\$\$\$*	R1
Diamond Sports Fields	Recreation Amenities	Low	\$\$\$	R1

IMPROVEMENT RECOMMENDATIONS BY SITE

The previous section focuses on how recreation amenities may be considered within our decision-making framework. Here, we look at the recommended physical and programmatic changes to Tiburon's park sites that the Plan recommends. These recommendations generally steer clear of being specific about adding new recreation amenities, and instead are about maintaining park condition and addressing circulation, landscape character, activation, and other issues.

Here, we present the site-specific recommendations of Chapter 4, in table form. We classify these potential physical changes by "improvement tier," as defined below.

IMPROVEMENT TIERS

A: NECESSARY IMPROVEMENTS AND ORGANIZATIONAL CHANGES

These improvements are shorter-term, necessary changes that are required to keep the park or amenity functioning, up to date, and safe and comfortable for users. This category includes lifecycle replacements, upgrades of equipment and amenities, and increased maintenance. These changes are "no brainers"--things that we should just be doing!

B: STRATEGIC IMPROVEMENTS

Strategic improvements will improve the functionality of parks by making notable adjustments, but preserve the most of the overall characteristics of the site. These changes are likely to be more costly than those in the first category, and require somewhat longer to plan and implement. Improvements in this tier include things like new and improved paths, added shade areas, improved and additional signage and entrances, and improved parking.

C: TRANSFORMATIONAL IMPROVEMENTS

These improvements are major changes to the existing conditions of a park or amenity. Changes in this tier would be large, strategic changes to redirect the future of a feature or space. Improvements in this tier include new play structures, relocation of major amenities and addition of extensive new amenities. Changes in this tier would likely require a lot of time, planning, and funds.

TABLE 19: RECOMMENDATIONS BY SITE AND IMPROVEMENT TIER

LOCATION	RECOMMENDATION	IMPROVEMENT TIER
SHORELINE PARK	Consider adding a structural play feature and public restroom.	B
FOUNTAIN PLAZA	Explore using parking along Tiburon Boulevard west of the plaza as temporary event space.	B
TEATHER PARK	Create a welcoming trailhead gateway for access to Old St. Hilary's and the larger open space network.	B
	Consider relocating tennis courts from Teather Park to another location, freeing the site for other use.	C
ZELINKSY PARK	Activate the park and adjacent Library Plaza for community events.	A
BLACKIE'S PASTURE	Incorporate sea level rise adaptation, revegetation, and habitat into park design.	C
	Enable greater enjoyment of the Pasture, focusing on elements that appeal to a broad cross-section of the community.	C
MCKEGNEY GREEN	Develop park and recreation elements at and around the Sanitation District site.	C
	Implement design interventions and signage to slow speeds.	B
	Explore adjusting the Bay Trail alignment.	C
SOUTH OF THE KNOLL PARK	Improve play area and restrooms; create small new recreation opportunities; maintain tranquil experience.	A

TABLE 19: RECOMMENDATIONS BY SITE AND IMPROVEMENT TIER (CONTINUED)

BEL AIRE PARK	Improve site drainage.	A
	Increase maintenance and trash removal.	A
	Add gravel or decomposed granite walking path.	B
	Add small amenities, like benches or a picnic table.	A
	Add native plants, landscaping, and signage.	B
	Provide clear rules and regulations for dogs.	A
BELVERON MINI PARK	Maintain and enhance landscaping and trees.	A
	Improve entrance to make more welcoming.	B
	Add a small bike loop/learner path.	B
	Add small play area.	B
CYPRESS HOLLOW PARK	Replace and upgrade the play equipment and surfaces.	A
	Add a small, designated, fenced area for dogs.	B
	Restore lawn and improve maintenance.	A
	Ease pressure on play area by creating new playgrounds in other neighborhoods.	B
THE RANCH AT DAIRY KNOLL	Improve building deficiencies.	A
POTENTIAL FUTURE RECREATION CENTER AND/OR POOL	Study the feasibility of a public pool and a recreation center. These may be viewed as aspirational projects.	C

TABLE 19: RECOMMENDATIONS BY SITE AND IMPROVEMENT TIER (CONTINUED)

OPEN SPACES AND TRAILS	Add parking at key trailheads.	B
	Link downtown with Tiburon Ridge.	B
	Pursue opportunities to link segments of Tiburon Ridge Trail.	B
DOWNTOWN PATHS + PASEOS	Explore creation of a path along Beach Road, linking the Bay to the hills.	C
	Create paseos through large downtown sites as part of future developments.	C
SYSTEM-WIDE	Create identity for park & open space system and individual park & open spaces through naming, signage, digital presence.	A
	Add shaded picnic areas within overall framework of Richardson Bay Park.	B
	Establish a public art program with clear review roles, locations & parameters.	A
	Improve Tiburon residents' ease of use of swimming pools at Strawberry, Mill Valley, Tiburon Peninsula Club.	A
	Provide pickleball courts following zoning framework.	B
	Work with partners to explore the creation of a kayak/SUP launch.	C
	Increase community awareness of and programming at The Ranch, and bring the Community Room at City Hall back into use.	A
	Convene community stakeholders to establish framework for community events, defining locations, number, intensity, type, responsible parties. Bolster the impact of community events in Tiburon.	A

TABLE 19: RECOMMENDATIONS BY SITE AND IMPROVEMENT TIER (CONTINUED)

SYSTEM-WIDE	Incorporate sea level rise adaptation into park design at Richardson Bay, including consideration of the drainage through Blackie’s Pasture and nature-based improvements at Greenwood Beach.	B
	Incorporate stormwater infiltration into design of Richardson Bay Park, potentially linked with reuse of the Sanitation Ponds site.	B
	Lifecycle replace and/or improve play structures.	A
	Add new playgrounds, providing inclusive, nature-based, and tactile play experiences.	B
	Improve safe access across Tiburon Boulevard to Richardson Bay Park.	A
	Create a community garden and work out logistics of maintenance.	B

The Tiburon Parks & Recreation Master Plan will serve as a guide for how we improve, expand, repurpose, prioritize, maintain, staff, and fund our community's park assets and recreational opportunities.

The Plan sets the stage for changes that have potential to enhance the quality of life in Tiburon for everyone - connection to the natural landscape, recreation opportunities for all, high quality and well-maintained amenities, strong partnerships, true accessibility, and community programs and events.

It will take all of us - City staff, elected officials, and community members - to help realize this vision.



APPENDICES

IN THIS CHAPTER:

- ▶ **1: Demographic and Recreation Trends Analysis**
- ▶ **2: Park System Mapping**
- ▶ **3: Parks and Open Spaces Assessment**
- ▶ **4: Facilities Assessment**
- ▶ **5: Maintenance Assessment**
- ▶ **6: Community Engagement Log**
- ▶ **7: Statistically-valid Survey Report**
- ▶ **8: Illustrative Concepts for Richardson Bay Lineal Park**

A large, bold, white letter 'A' is centered in the lower right portion of the page. The background features several abstract, overlapping teal shapes that resemble stylized trees or branches, creating a layered effect behind the letter.