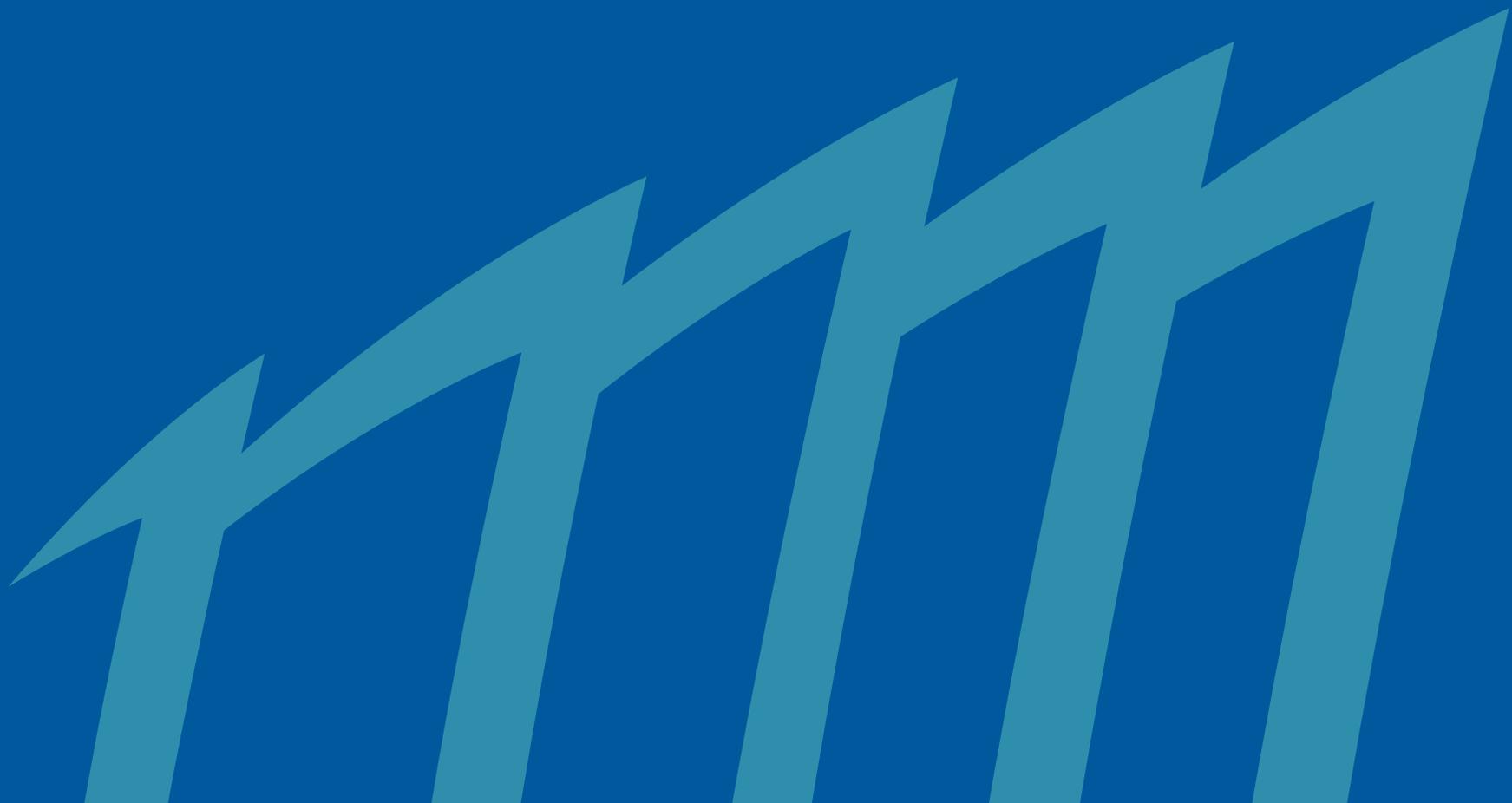


TIBURON PARKS + RECREATION MASTER PLAN

AUGUST 2024 | DRAFT





ACKNOWLEDGEMENTS

TOWN OF TIBURON

TOWN COUNCIL

Mayor Alice Fredericks

Vice Mayor Holli P. Thier

Councilmember Isaac Nikfar

Councilmember Jack Ryan

Councilmember Jon Welner

PARKS, OPEN SPACE, + TRAILS COMMISSION

Liz Judge, Chair

Chuck Hornbrook, Vice Chair

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STAFF

David Eshoo, Public Works Engineering Manager

BELVEDERE-TIBURON JOINT RECREATION COMMITTEE

Jessica Hotchkiss, Recreation Director

CONSULTANT TEAM



PROS Consulting

ETC Institute

Mack5

O'Rourke & Associates

PRELIMINARY DRAFT



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- 1.3....Introducing a Decision-making Framework

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EXECUTIVE SUMMARY

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- ▶ 1.1 About this Plan
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01

Introductory text

PRELIMINARY DRAFT

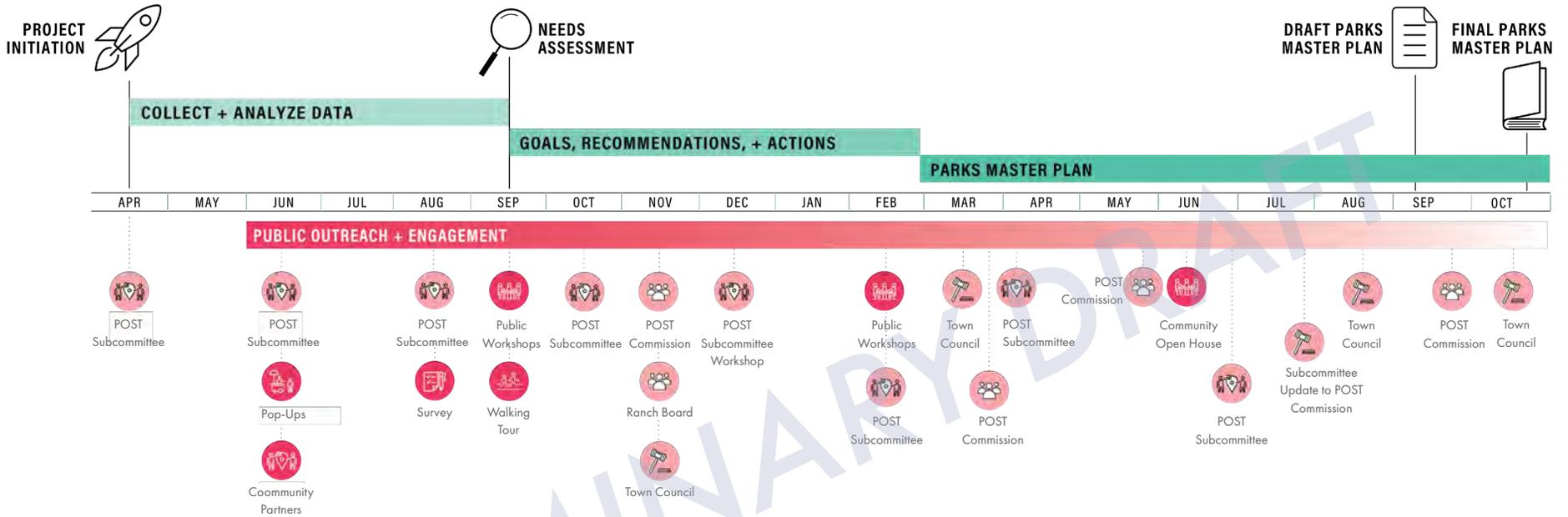


1.1 ABOUT THIS PLAN

This Section is Under Development

PRELIMINARY DRAFT

TABLE 1:



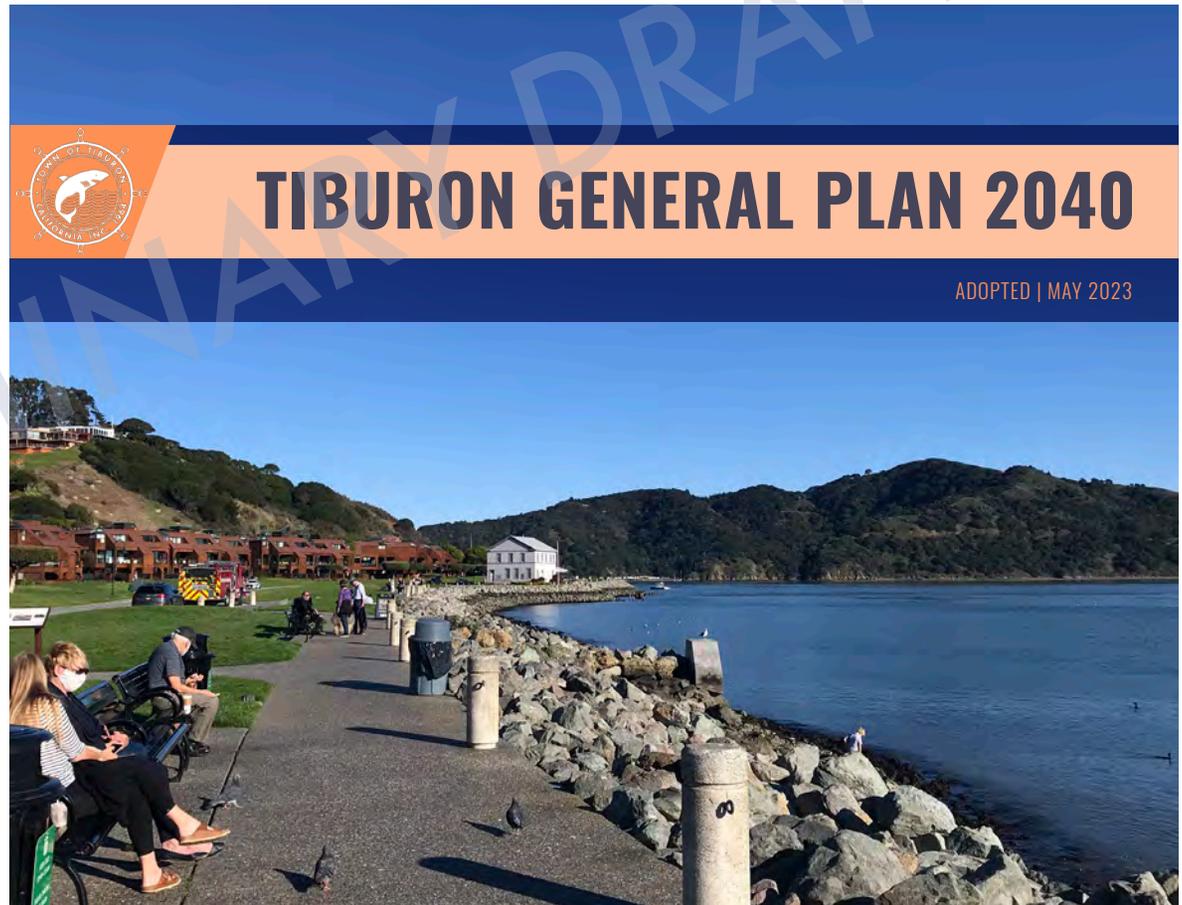
Tiburon is full of beautiful and unique public spaces and recreation opportunities. This plan aims to address the many different parks, open spaces, and recreation elements and their best and highest uses.

1.2 FOUNDATIONS

This Section is Under Development

TIBURON GENERAL PLAN 2040

Narrative text



STEPS, LANES & PATHS ASSESSMENT

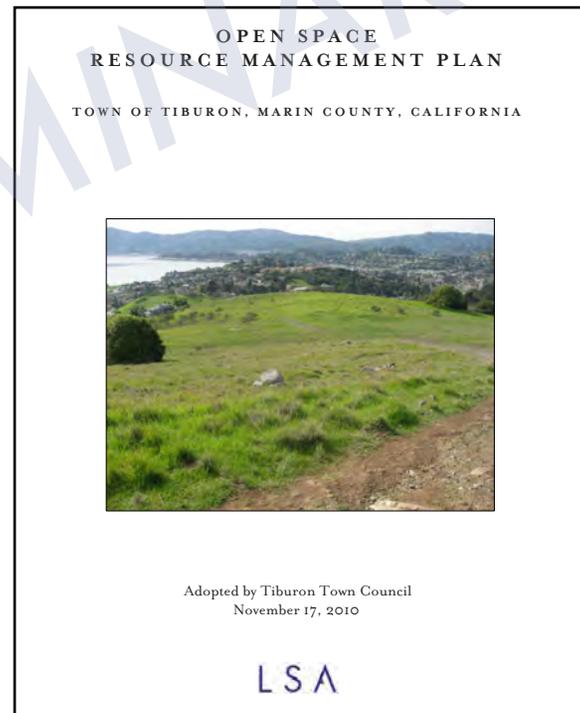
Narrative text

TIBURON PENINSULA RECREATION NEEDS ASSESSMENT

Narrative text

OPEN SPACE RESOURCE MANAGEMENT PLAN

Narrative text



GREENWOOD BEACH RESTORATION PROJECT

Narrative text

MARTHA PROPERTY ACQUISITION

Narrative text

RICHARDSON BAY SHORELINE STUDY

Narrative text

TIBURON LAUNCH SITING REPORT

Narrative text

ELEPHANT ROCK ASSESSMENT

Narrative text

MARIN COUNTY TRAIL ROAD + TRAIL MANAGEMENT PLAN

Narrative text

BELVEDERE-TIBURON LIBRARY AGENCY STRATEGIC PLAN

Narrative text

PRELIMINARY DRAFT

BELVEDERE SEA WALL PROJECT

Narrative text

BAY TRAIL GAP STUDY

Narrative text

BEACH VOLLEYBALL LOCATION STUDY

Narrative text

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

Narrative text

PRELIMINARY DRAFT

1.3 INTRODUCING A DECISION-MAKING FRAMEWORK

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.



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



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



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?



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



PLAYGROUNDS



SWIMMING POOLS



KAYAK/SUP LAUNCH



PICKLEBALL COURTS



MULTI-USE PAVED + UNPAVED TRAILS



OPEN SPACE + CONSERVATION AREAS



TENNIS COURTS



COMMUNITY CENTER



PICNIC AREAS + SHELTERS



OFF-LEASH DOG PARK

RECREATION PROGRAMS



**COMMUNITY
SPECIAL EVENTS**



**SENIOR
PROGRAMS**



**EXERCISE
CLASSES FOR ALL
AGES**



**CULTURAL
ENRICHMENT
PROGRAMS**



**ADULT FITNESS
+ WELLNESS
PROGRAMS**



**ACTIVITIES FOR
TEENS**

PRELIMINARY DRAFT

SITE CONSIDERATIONS

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.



ACTIVE AND RECREATIONAL

The R1 park character area is defined by active and recreational uses. These areas have high access, are relatively flat, can accommodate noise, have low sensitivity to vegetation, and low flood risk. Typical uses here are specific, larger amenities like sports



FLEXIBLE AND ACCESSIBLE

The R2 park character areas is defined by flexible and accessible uses. These areas have medium access, are relatively flat, can accommodate noise, have low sensitivity to vegetation, and variable flood risk. Typical uses here are larger, but more flexible, community amenities like playgrounds, multi-use event spaces, paths,



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 are pump or bike tracks or more adventure-type play structures like a slide or climbing wall.



LOW-INTENSITY RECREATION

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



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 social and recreational amenities that do not disrupt the natural character of the space. Typical uses are nature trails and smaller-scale seating.



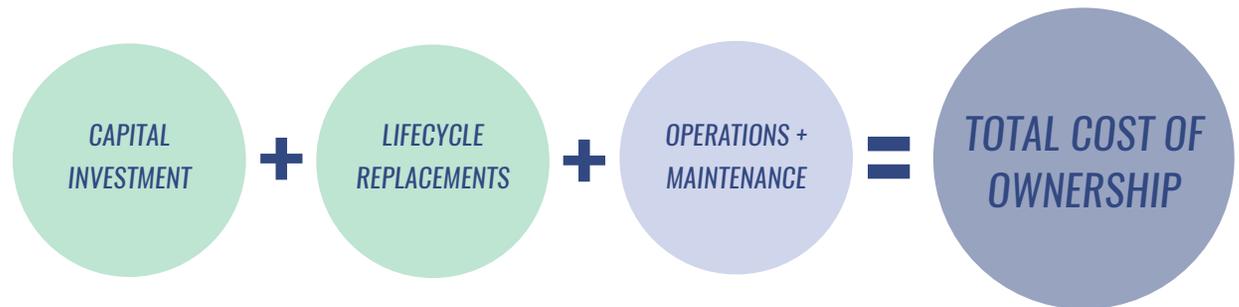
ECOLOGICAL

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.

COST + FUNDING

This Section Under Development.

PRELIMINARY DRAFT

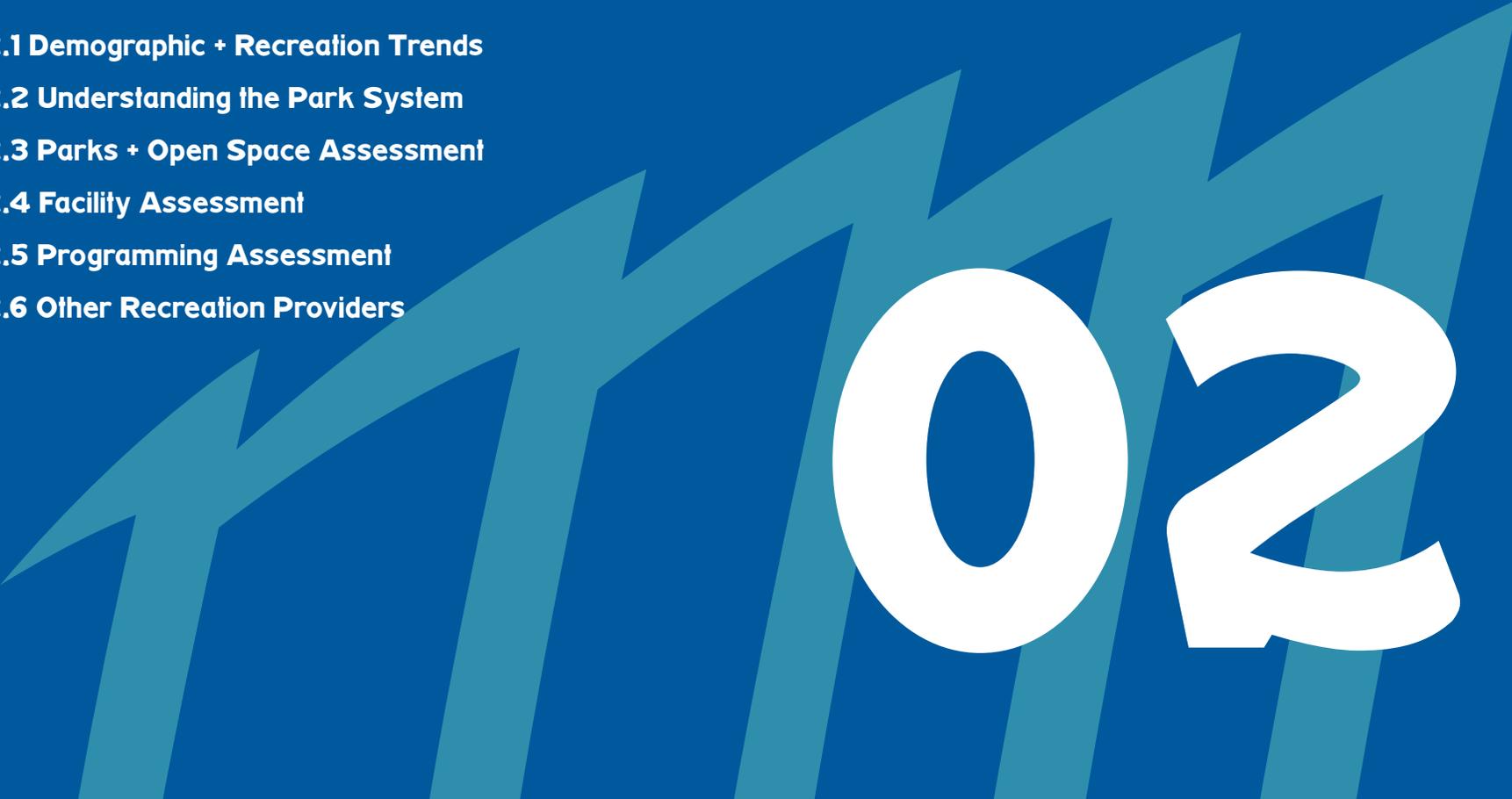




PLACE, PARKS + PROGRAMS

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
- ▶ 2.6 Other Recreation Providers

A large, stylized graphic of a tree with a thick trunk and several branches, rendered in a light blue color against the dark blue background. The tree is positioned in the lower right quadrant of the page.

02

2.1 DEMOGRAPHIC & RECREATION TRENDS

A key component of the Parks and Recreation Master Plan (“Plan”) is a Demographic & Recreation Trends Analysis. This provides the Town of Tiburon’s Parks and Recreation Department (“Town”) 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.

This analysis is two-fold – it aims to answer the who and the what. First, it assesses the demographic characteristics and population projections of Town residents to understand who they serve. Secondly, recreational trends are examined on a national, regional, and local level to understand what the population served wants to do. Findings from this analysis establish a fundamental understanding that provides a basis for prioritizing the community need for parks, trails, facilities, and recreation programs.

Demographic data used for the analysis was obtained from U.S. Census Bureau and from Environmental Systems Research Institute, Inc. (ESRI), the largest research and development organization dedicated to Geographical Information Systems (GIS) and specializing in population projections and market trends. All data was acquired in October

2023 and reflects actual numbers as reported in the 2010 and 2020 Census.

POPULATION

The population is projected to remain the same and is projected to experience a population increase of only 2% over the next 15 years. This is well below the national average over the same time. With a consistent population, park and recreation services will need to strategically reinvest and maintain existing parks and recreation facilities.

AGE SEGMENTATION

Tiburon currently has an unbalanced age segmentation with the largest group being 55+ (45%). Over the next 15 years, the Town is projected to become even older as the 55+ segment will make up 49% of the population in 2038.

RACE AND ETHNICITY

A diversifying community will focus the Town on providing traditional and emerging programming and service offerings.

HOUSEHOLDS AND INCOME

With median and per capita household income averages above that of MSA and national averages, 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.

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 to the US National average. The Town is compared to the national average in three categories – general sports, fitness, and outdoor recreation. The participation by Tiburon residents in these activities is not restricted geographically to the Town of Tiburon. For example, a Tiburon resident may participate in an activity offered by the City of Mill Valley.

Overall, Tiburon demonstrates below to above average market potential index numbers. Looking at the three categories (general sports, fitness, and outdoor activity), Tiburon’s MPI percentages show that Tiburon has strong participation rates when it comes to fitness and outdoor recreation activities; general sports (except for tennis and golf) are mostly below the national averages.

WHAT CAN WE LEARN FOR TIBURON?

It is critically important for Tiburon Parks and Recreation to understand the local and national participation trends in recreation activities. In doing so, the Department 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 major takeaways for local and national recreation trends:

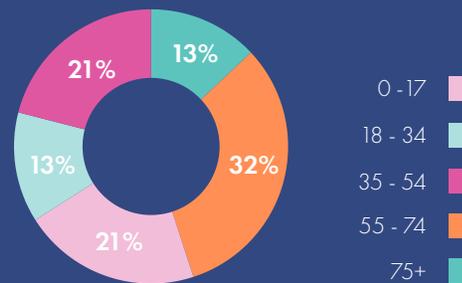
- ▶ As of 2023, hiking remained the most popular outdoor activity OVERALL nationally and locally. This activity will continue to grow in popularity.
- ▶ All listed aquatic activities have experienced

WHO IS TIBURON?

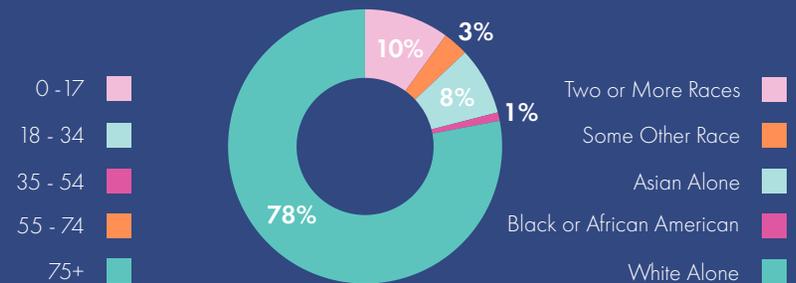
POPULATION



POPULATION BY AGE SEGMENTS 2023 Estimate



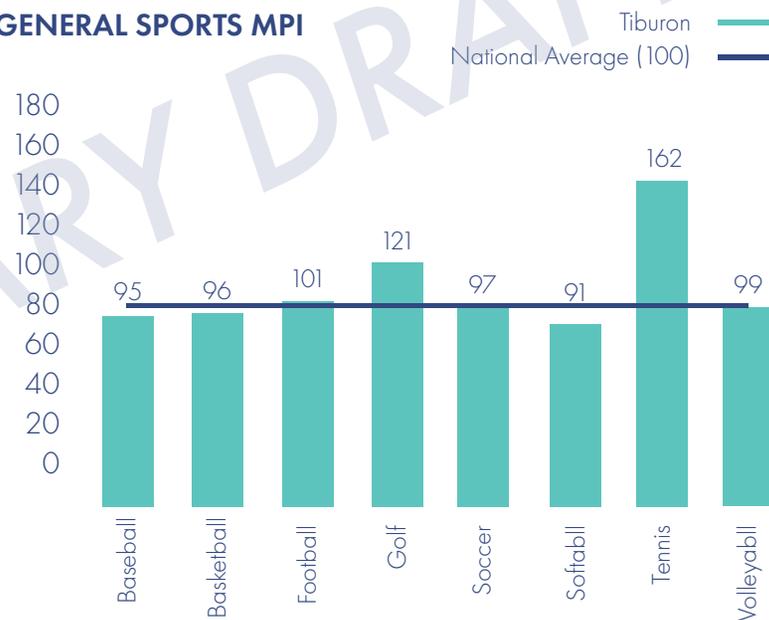
RACE 2023 Estimate



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.

GENERAL SPORTS MPI



FITNESS MPI

Tiburon 
National Average (100) 



OUTDOOR ACTIVITY MPI

Tiburon 
National Average (100) 





2.2 UNDERSTANDING THE PARK SYSTEM

PARKS + FACILITIES

LNarrative text.

TIBURON PARKS + OPEN SPACES AT A GLANCE



14
PARKS

13 OPEN SPACES



2
PLAYGROUNDS

3 SPORTS COURTS
+ FIELDS



MILES OF
WALKING, BIKING,
+ HIKING TRAILS

TABLE 4: 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

FIGURE2: Tiburon Parks and Open Spaces

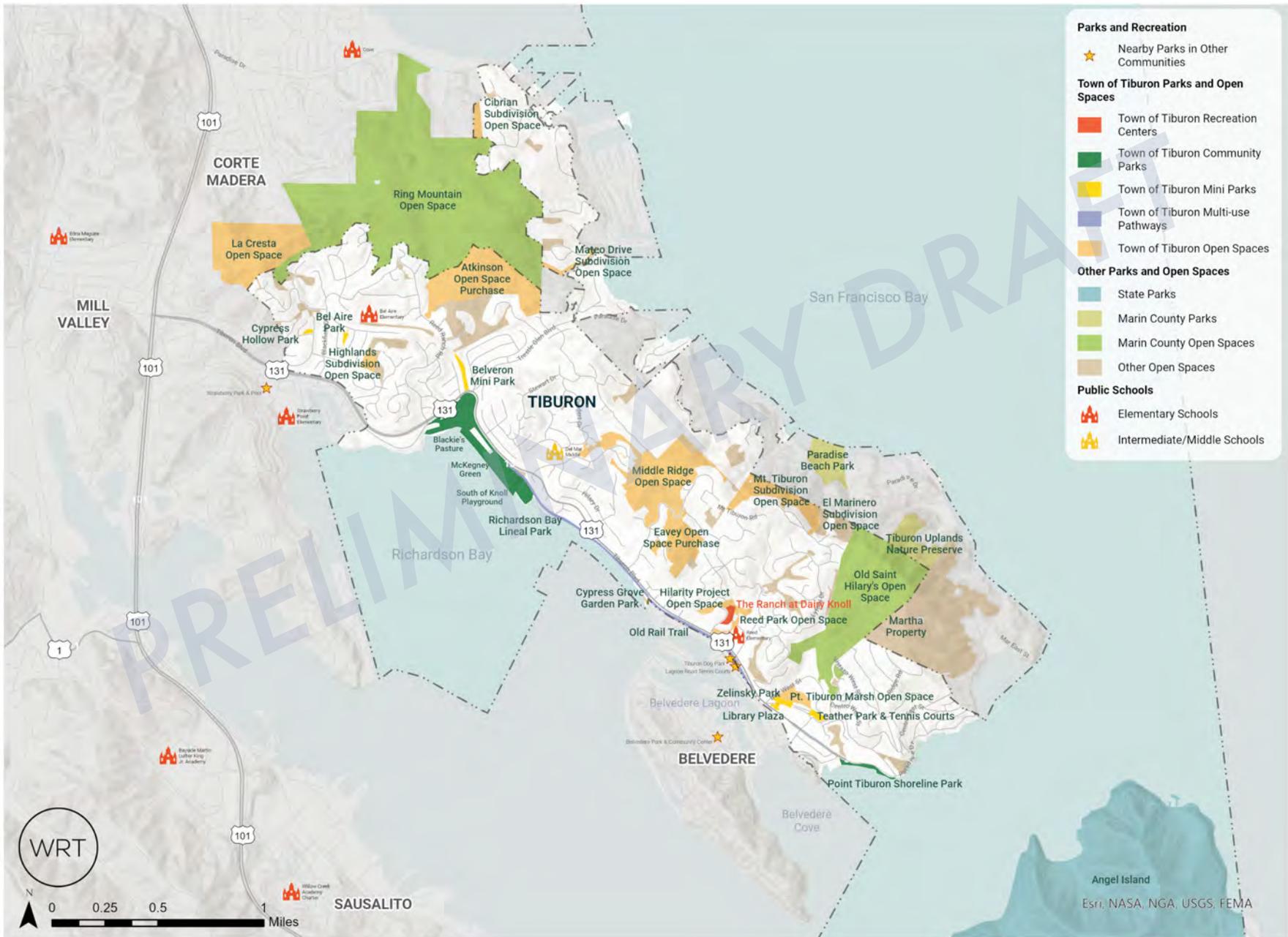


TABLE 5: Tiburon Open Spaces Inventory

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 8: Tiburon Open Spaces Inventory Continued

NAME	TYPE	AREA (ACRES)
Reed School District Open Space	Open Space	11.8
Total		257.4

TABLE 7: 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
Total		1,881.1

TABLE 6: Private Open Spaces Inventory

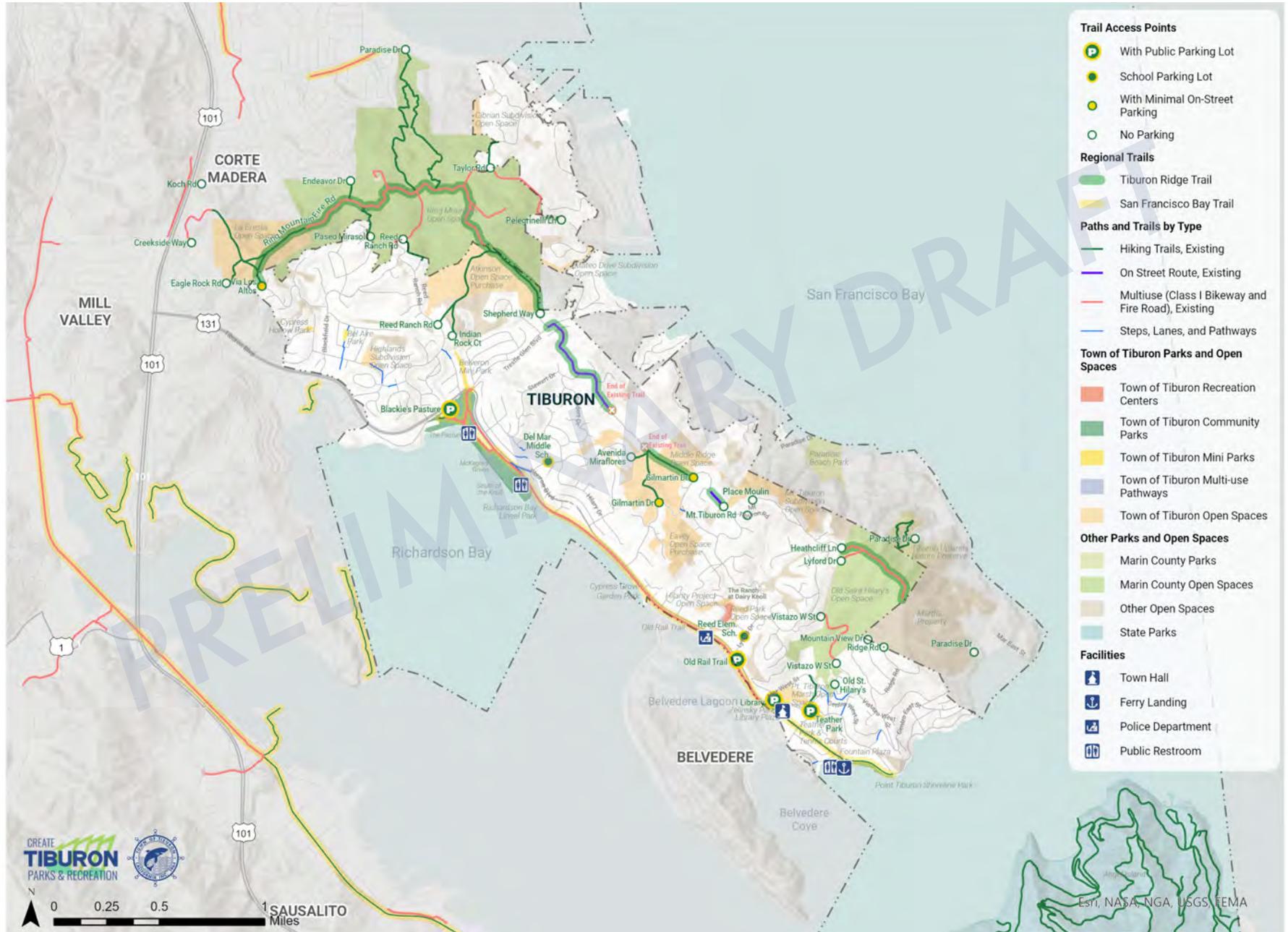
NAME	TYPE	AREA (ACRES)
Martha Property	Open Space	109.5
Other Privately-owned Open Spaces	Open Space	92.0
Total		2,396.1

OPEN SPACES AND TRAILS

Narrative text

PRELIMINARY DRAFT

TABLE 9: Tiburon Open Spaces and Trails



2.3 PARKS AND OPEN SPACE ASSESSMENT

PARKS

Narrative text

FUNCTIONALITY

Narrative text

ACCESS

Narrative text

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South of the Knoll Park

CONDITION

Narrative text

EXPERIENCE

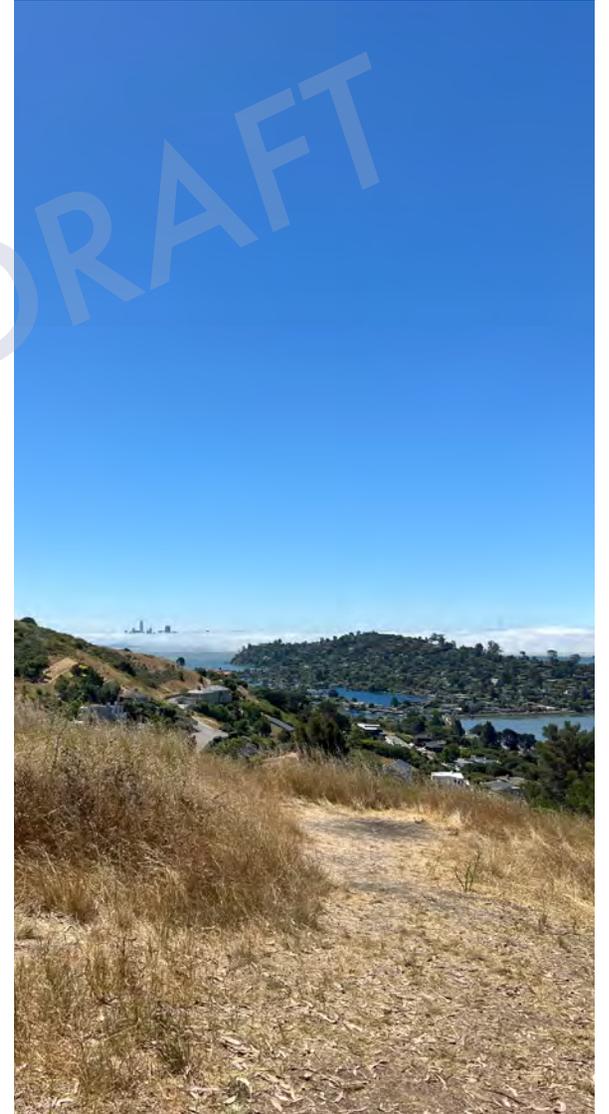
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OPEN SPACES

Narrative text

PRELIMINARY DRAFT



Middle Ridge Open Space

Narrative text

PRELIMINARY DRAFT

2.4 FACILITY ASSESSMENT

Narrative text

THE RANCH AT DAIRY KNOLL

Narrative text.

SOUTH KNOLL PARK RESTROOM

Narrative text

BLACKIE'S PASTURE RESTROOM

Narrative text

TIBURON TOWN HALL COMMUNITY ROOM

Narrative text



Dairy Knoll Center



South Knoll Restroom



The Pasture Restrooms (Single)



The Pasture Restrooms (Multiple)

2.5 PROGRAMMING ASSESSMENT

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Tai Chi



Fitness Social



Youth Basketball League



Egg Hunt

2.6 THE RANCH AND BEYOND: RECREATION PROVIDERS IN AND AROUND TIBURON

Narrative text

PRELIMINARY DRAFT

TABLE 10: Other Recreation Providers: Nearby Fitness Facilities

DRIVE DISTANCE	DRIVE TIME	FITNESS FACILITY	GROUP EXERCISE CLASSES OFFERED	FITNESS CENTER (SELF-DIRECTED FITNESS) OFFERED	INDOOR WALKING TRACK OFFERED	PERSONAL TRAINING OFFERED
N/A	N/A	Dairy Knoll Center	Yes	No	No	No
0.3 miles	1 minute	Tiburon Peninsula Club	Yes	Yes	No	Yes
0.1 miles	1 minute	Tiburon Fitness Club	Yes	Yes	No	Yes
3.4 miles	8 minutes	Strawberry Recreation District	Yes	Yes	No	No
5.3 miles	17 minutes	Mill Valley Recreation	Yes	Yes	No	Yes

TABLE 11: Other Recreation Providers: Nearby Aquatic Facilities

DRIVE DISTANCE	DRIVE TIME	AQUATIC FACILITY	RECREATION POOL OFFERED	LAP POOL OFFERED	WATER EXERCISE CLASSES OFFERED	OPEN SWIM OFFERED	SWIM LESSONS OFFERED	PRIVATE SWIM LESSONS OFFERED	BIRTHDAY PARTIES OFFERED	COMPETITIVE SWIMMING (SWIM TEAMS) OFFERED
N/A	N/A	Dairy Knoll Center	No	No	No	No	No	No	No	No
0.3 miles	1 minute	Tiburon Peninsula Club	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
1.3 miles	3 minutes	Belvedere Tennis Club	No	No	No	Yes	Yes	Yes	No	No
3.4 miles	8 minutes	Strawberry Recreation District	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
5.3 miles	17 minutes	Mill Valley Recreation	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No

TABLE 12: Other Recreation Providers: Nearby Tennis Facilities

DRIVE DISTANCE	DRIVE TIME	TENNIS CENTER	TYPE	LIGHTS	COURTS	OPEN PLAY OFFERED	LEAGUES/ LESSONS OFFERED
N/A	N/A	The Ranch	Public	No	6	Yes	Yes
0.3 miles	1 minute	Tiburon Peninsula Club	Club	Yes	11	Yes	Yes
1.3 miles	3 minutes	Belvedere Tennis Club	Club	Yes	6	Yes	Yes
3.4 miles	8 minutes	Strawberry Recreation District	Public	Yes	4	Yes	Yes
5.3 miles	17 minutes	Mill Valley Recreation Boyle Park Tennis Courts	Public	Yes	5	Yes	Yes
5.8 miles	14 minutes	Granada Park Tennis Courts	Public	No	2	Yes	No
6.5 miles	16 minutes	Town Park Tennis Courts	Public	No	2	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

A large, stylized graphic of palm trees in shades of blue and teal, positioned in the lower right quadrant of the page. The trees are rendered with thick, solid lines and are set against a dark blue background.

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 development of the plan.

PRELIMINARY DRAFT



PRELIMINARY DRAFT

PROJECT BRANDING + WEBSITE

At the project outset, marketing and branding design guidelines were developed. These materials include a color palette, font standards, and logos. These branding standards have been used throughout the project and create 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. Postcards were also developed to raise awareness and promote the community workshops.

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 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.



Photo Caption (Source)



Photo Caption (Source)



Photo Caption (Source)

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. The following key ideas and themes were reported in both community workshops.



Photo Caption (Source)

Facilitator: Olivia

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
- huge opportunity to leverage what we have and serve community
- kayak launch, sand volleyball, community garden
- have fun things to do right in town, not have to leave to access amenities
- poetry board
- As an older person with many seniors in my neighborhood, I would like to see more sidewalks to protect older and younger walkers and people pushing young children in strollers, from vehicle traffic. Geldert Drive, Stewart Drive, parts of Tiburon Blvd, Hacienda Drive and Paradise Drive have intermittent or no sidewalks. An associated issue is the few places for pedestrians to cross Tiburon Boulevard safely
- Community gardens
- 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, more than a play space
- 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
- 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?

- FOR YOUR NEIGHBOR: Safe, vibrant spaces for all ages
- 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
- WHAT IS YOUR VISION FOR PARKS & RECREATION IN TIBURON? 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 Bellevue 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 playground that can be used for jogging, biking, via need to utilize space that is not used
- WHAT IS YOUR VISION FOR PARKS & RECREATION IN TIBURON?



Photo Caption (Source)

Photo Caption (Source)



Photo Caption (Source)

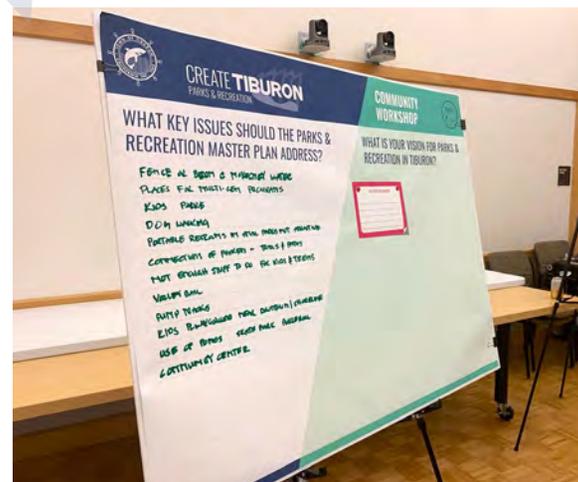


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WALKING TOUR

On September 24th, 2023 the consultant team held a community walking tour in Tiburon around the 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.



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



Photo Caption (Source)



Photo Caption (Source)



Photo Caption (Source)



Photo Caption (Source)

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; three alternative 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.

After the third workshop, focusing on smaller parks, open spaces, and trails, another virtual workshop was added. High participation and the impression that community members had more comments than could be addressed in the initial meeting time led to this addition. Ultimately there were four workshops:

- ▶ 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.



Photo Caption (Source)



Photo Caption (Source)



Photo Caption (Source)



Photo Caption (Source)



Photo Caption (Source)

WEBSITE + COMMENTS

In addition to the workshops, and in response to the feedback that not all residents are able to attend workshops, people are encouraged to submit comments via email or the project website. Workshops materials are available on the website and people were able to review the content and provide their feedback asynchronously. To date, more than 60 people have submitted their feedback via email and the website.

Additionally, many members of the public were present at the Town Council and POST Commission meetings on March 20 and March 28, 2024. The consultant team and Staff presented a project update and heard feedback from present community members and Council and POST Commission members.

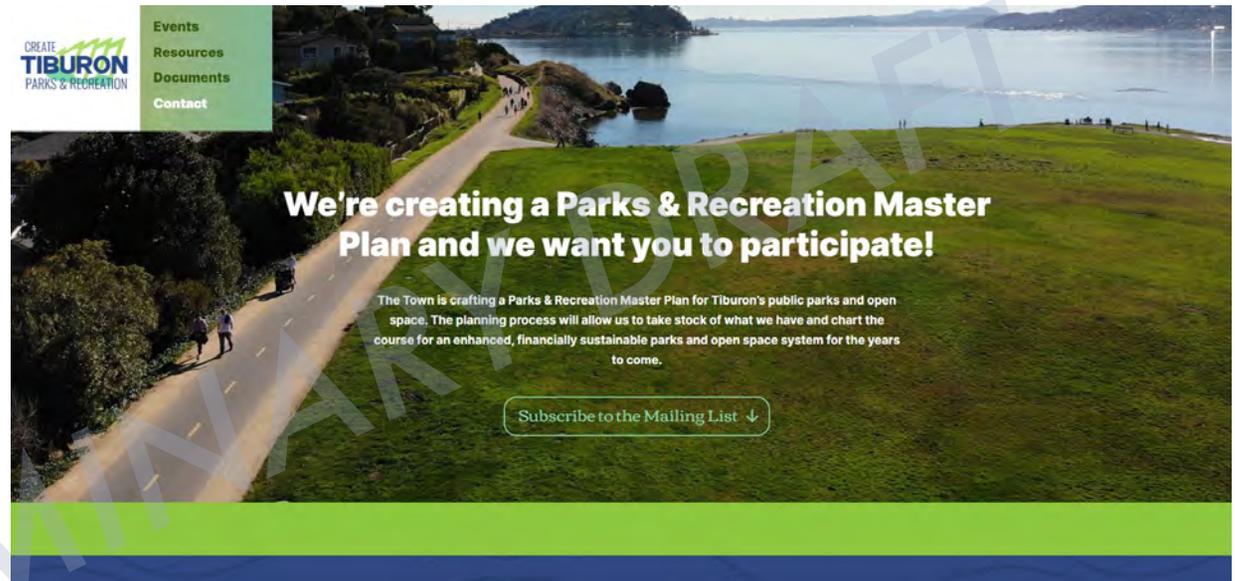


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3.2 WHAT WE LEARNED

The following conclusions are drawn from combined feedback from all community engagement, including comments heard at Town Council and received digitally. These ideas have 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 participants 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.

Benches, Seating, and Shade

Amenities like benches, seating, and shade are important for comfortable use of parks and open spaces. Participants 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

Participants reported that existing signage at the parks and open spaces is limited and not very useful. Consistent, informative, and well-placed signs would make the parks and open spaces more accessible to all, especially visitors. Participants 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. Participants 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.

Bathrooms

Some of Tiburon's parks have public restrooms, some are relatively close to others that have public restrooms, and some lack restrooms. Participants 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 bathroom at this location.

A CONNECTED SYSTEM

Open Space and Trail System

Many participants 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.

Bike and Pedestrian Network

The Old Rail Trail provides good bike and pedestrian access, but the network outside of the trail could be improved. Participants 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 (spanning 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. Participants 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. There is community support for a pool at the Sanitation Ponds site.

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.

COMMUNITY ACTIVITIES

Community Events

Many participants requested an increase in

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. Participants highlighted the idea of an outdoor amphitheater, potentially at Blackie's Pasture or South of the Knoll. This space would allow for outdoor gatherings like concerts while also remaining informal and multi-purpose.

Activities for Kids and Teens

Many participants 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

Many participants indicated support for some form



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*

of public art and many people remembered past instances of public art installations in the parks. Participants indicated that a temporary installation program, that would allow for a rotation of different artists, is a good idea.

FACILITIES

Active Use

There is a need for more active use facilities and amenities in Tiburon. Participants noted that the Sanitation Ponds site or Blackie's Pasture may be good locations for additional facilities. The most-reported ideas for new facilities are a skate park, pump track, sand volleyball courts, swimming pool, and rock climbing wall.

Passive Use

Facilities for passive uses are also wanted. These additions would create more space for flexible use. Participants requested barbecue pits, more picnic areas, and bocce ball courts. Participants noted that more passive uses are especially important for older people.

Dog Parks and Rules

Many participants 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.

Improvements

Certain parks were identified for improvements. Participants reported that Bel Aire Park, Belveron Mini Park, and Cypress Hollow Park needed improvements and better maintenance.

CONSERVATION + ENVIRONMENT

Education and Acknowledgment

Participants 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 of past work.

Invasive Species

Participants voiced the desire for greater transparency and effort around invasive species in Tiburon. More monitoring and communication around

THE SURVEY

the status of invasive species is wanted.

Character

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.



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. .

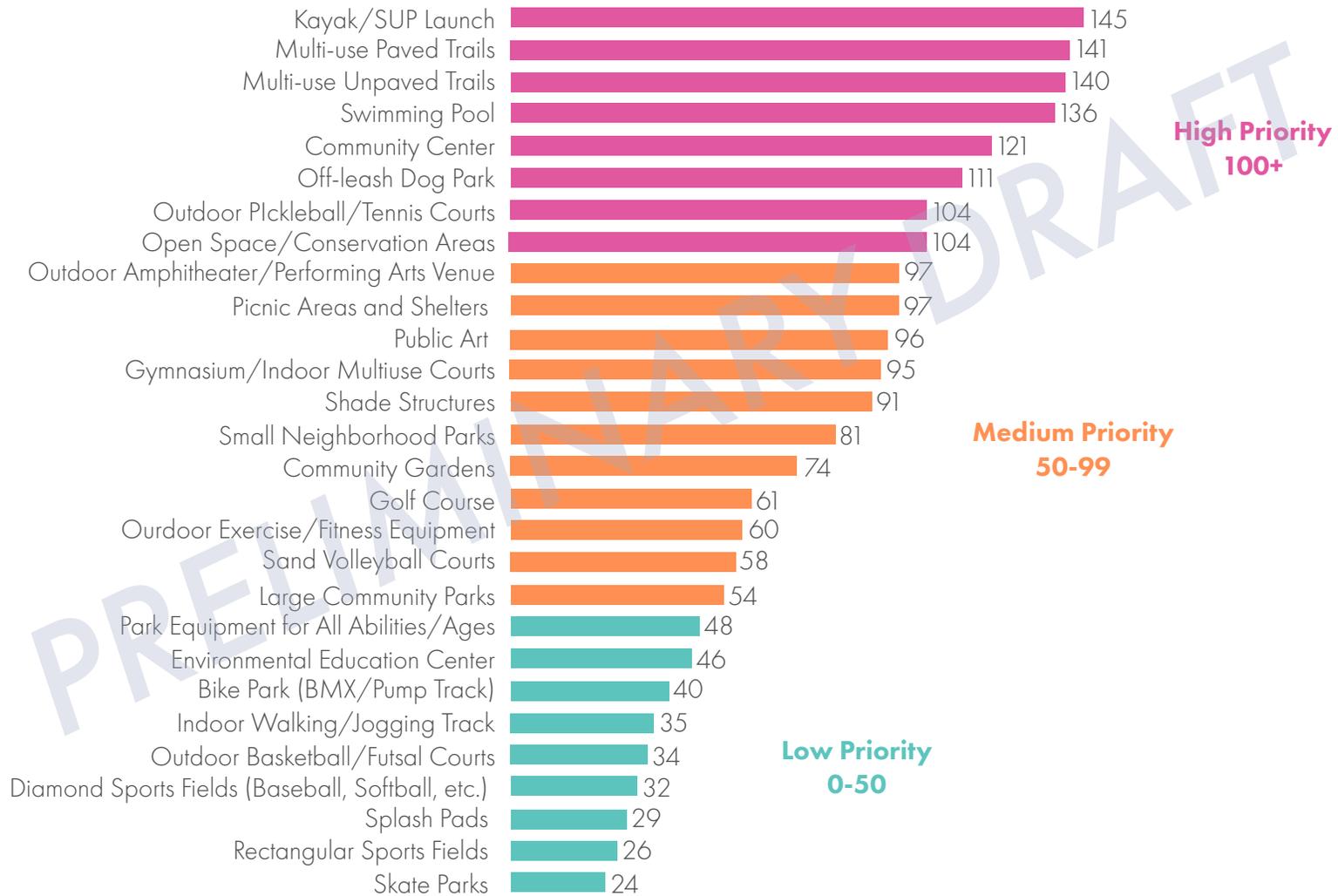
-Community Member, Walking Tour, South of the Knoll Park

STATISTICALLY-VALID SURVEY

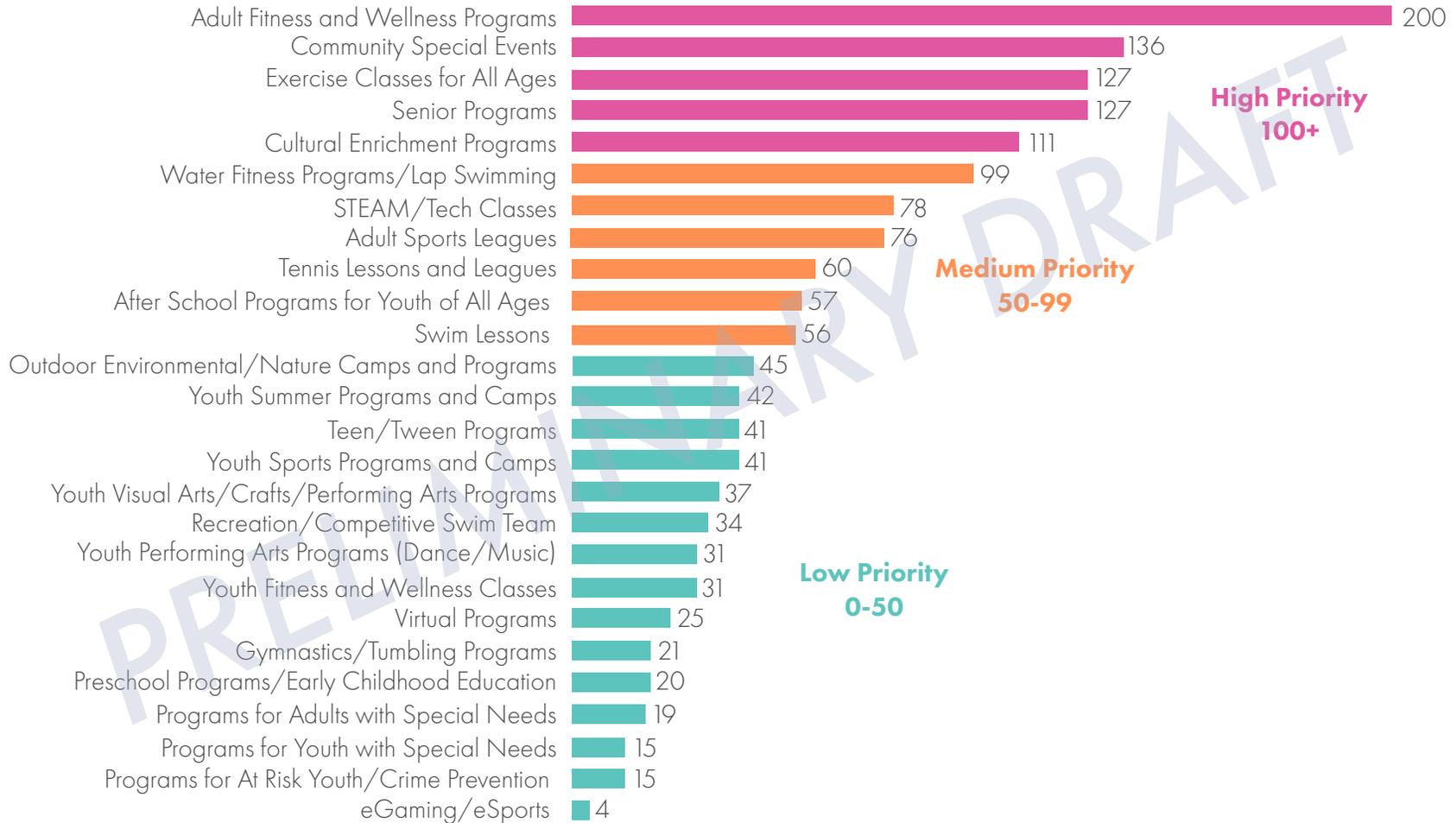
Project subconsultant ETC Institute conducted a statistically-valid survey for the Town of Tiburon during the summer of 2023 to help determine parks and recreation priorities for the community. The survey was mailed to all households in Tiburon. To reach statistical validity 250 survey responses were 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. This rating is a combination of Unmet Needs and Priorities. High priority items are needs that the community has that are high priority, but currently unmet. Low priority items are a combination of being rated as a lower priority for the community as well as currently being somewhat well met. PIR results are itemized in the categories of Facilities/Amenities and Programs/Activities. Full survey results are documented in a separate memo.

TOP PRIORITIES FOR INVESTMENT FOR FACILITIES/AMENITIES BASED ON PRIORITY INVESTMENT RATING



TOP PRIORITIES FOR INVESTMENT FOR PROGRAMS/ACTIVITIES BASED ON PRIORITY INVESTMENT RATING



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.

The guiding principles and policies were refined, adapted, and brought to the community and staff for feedback continuously. When future park improvements are considered, the principles can guide that decision-making process.

1

PARK EXPERIENCE

PRESERVE THE NATURAL BEAUTY AND TRANQUILITY OF TIBURON’S PARKS AND OPEN SPACES, WHILE ENHANCING PARK EXPERIENCE.

- *Maintain the open and peaceful quality of Tiburon’s parks and open spaces, connecting residents and visitors with the physical setting and environment.*
- *Create welcoming park entrances and a cohesive signage and wayfinding program for Tiburon’s parks, trails, and multiuse paths.*
- *Create a comprehensive map of parks, open spaces and trails, indicating available amenities; make this map available online.*
- *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.

- Consider and involve neighbors in the planning of new recreation facilities, and work to minimize conflicts.
- Add new and enhance existing playgrounds, including replacing equipment, providing inclusive, nature-based, and tactile play experiences.
- Work with neighboring jurisdictions to create good water access and highlight water access available nearby, such as Paradise Beach park and Strawberry Point.
- Establish and improve key trail connections: link Downtown with Tiburon Ridge, and link segments of the Tiburon Ridge Trail.
- Create a maintenance plan to establish standards for ongoing maintenance of amenities.
- 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.

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

- *Embed accessibility and inclusivity in all improvements and changes.*
- *Make improvements to 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.*
- *Improve safe access across Tiburon Boulevard to Richardson Bay Park.*
- *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.*
- *Require future housing development to allow public access to open spaces where desired and feasible.*

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.

- *Protect sensitive natural communities and habitat through careful access management and restoration.*
- *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.*
- *Incorporate stormwater infiltration into design of parks and open spaces.*
- *Incorporate natural features into park experience.*

3.4 RECREATION PRIORITIES

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.

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.).

While engagement has provided a strong foundation for our understanding of key issues and vision for parks and recreation in Tiburon, we recommend that survey data be centered in decision making around specific amenities and programming—supplemented by community engagement findings. For example, if 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.

Based on this analysis, we recommend the following recreation amenity priority tiers. Shifts that elevate the priority level of an amenity based on engagement are noted in pink.

TABLE 13: Recreation Amenity Priorities

RECREATION AMENITY	PRIORITY IMPROVEMENT 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	•

**Priority level based on Community Engagement*

- • • High
- • Medium
- Low

TABLE 14: Recreation Amenity Priorities Continued

RECREATION AMENITY	PRIORITY IMPROVEMENT RATING (PIR) - STATISTICALLY-VALID SURVEY	LEVEL OF SUPPORT IN COMMUNITY ENGAGEMENT
Outdoor Amphitheater	Medium	• •
Public Art	Medium	• •
Gymnasium/Indoor Multi-use Courts	Medium	• •
Shade Structures	Medium	• •
Small Neighborhood Parks	Medium	• •
Sand Volleyball Courts	Medium	• •
Park Equipment for All Abilities/Ages	Low	• • •
Rectangular Sports Fields	Low	• • •
Skate Parks	Low	• • •
Bike Park (BMX/Pump Track)	Low	• •
Community Gardens	Medium	•
Outdoor Exercise/Fitness Equipment	Medium	•
Large Community Parks	Medium	•
Golf Course	Medium	

TABLE 15: Recreation Amenity Priorities Continued

RECREATION AMENITY	PRIORITY IMPROVEMENT RATING (PIR) - STATISTICALLY-VALID SURVEY	LEVEL OF SUPPORT IN COMMUNITY ENGAGEMENT
Outdoor Basketball/Futsal Court	Low	•
Splash Pads	Low	•
Environmental Education Center	Low	
Indoor Walking/Jogging Track	Low	
Diamond Sports Fields	Low	

**Priority level based on Community Engagement*

- • • High
- • Medium
- Low

PRELIMINARY DRAFT

TABLE 16: Recreation Program Priorities

RECREATION PROGRAM	PRIORITY IMPROVEMENT RATING (PIR) - STATISTICALLY-VALID SURVEY	LEVEL OF SUPPORT IN COMMUNITY ENGAGEMENT
Community Special Events	High	• • •
Cultural Enrichment Programs	High	• •
Senior Programs	High	•
Adult Fitness and Wellness Programs	High	
Exercise Classes for All Ages	High	
Swim Lessons	Medium	• • •
STEAM/Tech Classes	Medium	• •
Water Fitness Programs/Lap Swimming	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	

TABLE 17: Recreation Program Priorities Continued

RECREATION PROGRAM	PRIORITY IMPROVEMENT 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	

**Priority level based on Community Engagement*

- • • High
- • Medium
- Low





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.

Slope, vegetation, sensitivity to noise, flood and access are all relevant considerations. These considerations were mapped for Richardson Bay Lineal Park.

SLOPE

Major slope considerations 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.

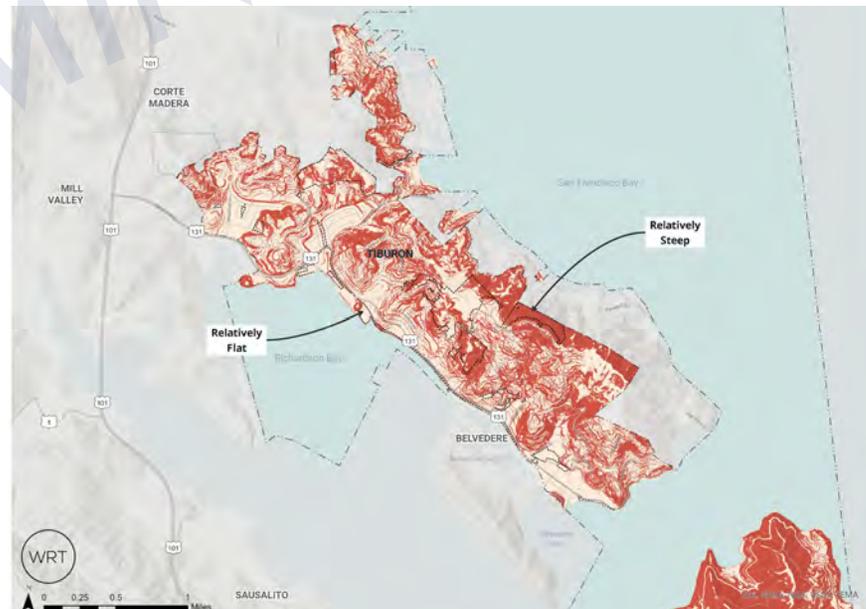
VEGETATION

Important vegetation communities include: ongoing tidal marsh restoration project at The Pasture shoreline and Greenwood Beach area, sensitive tidal marsh habitats at the southwest beach portion near The Pasture, and forest fragments identified at the west entrance along Greenwood Beach Road and the northeast area around the knoll. Important creek corridors and wetlands are respected.

SENSITIVITY TO NOISE

The sensitivity to noise analysis considers an area's exposure to surrounding noises, as well as noises that certain uses in that area may cause to disrupt its surrounding area. For example, areas close to residences may be sensitive to high-noise uses like tennis or pickleball. The analysis uses acceptable noise levels established in the Town of Tiburon General Plan and adjusts for natural barriers like slope.

FIGURE4: Site Considerations: Slope



FLOOD

Flood hazard considers areas at higher risk of inundation from FEMA data. For example The Pasture and Greenwood Beach are at higher risk and the shoreline is at moderate risk.

ACCESS

Access considerations include public transit in vicinity, trailhead and trails, bike and pedestrian routes, and parking.

FIGURE6: Site Considerations: Vegetation



FIGURE7: Site Considerations: Sensitivity to Noise

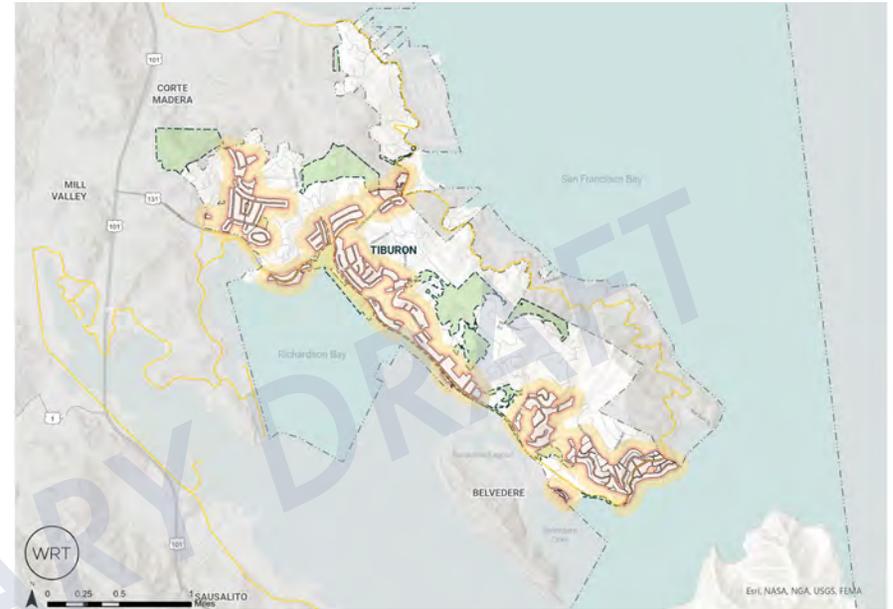


FIGURE5: Site Considerations: Flood

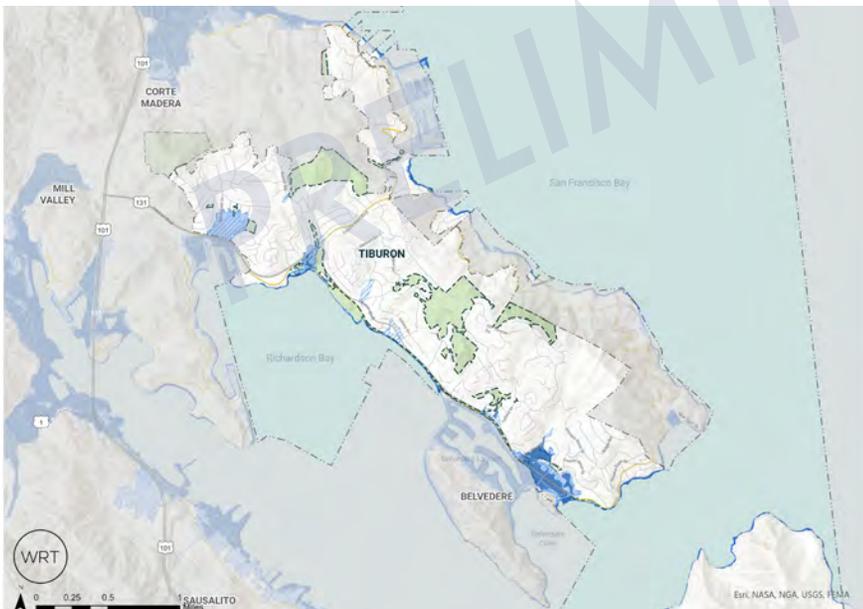
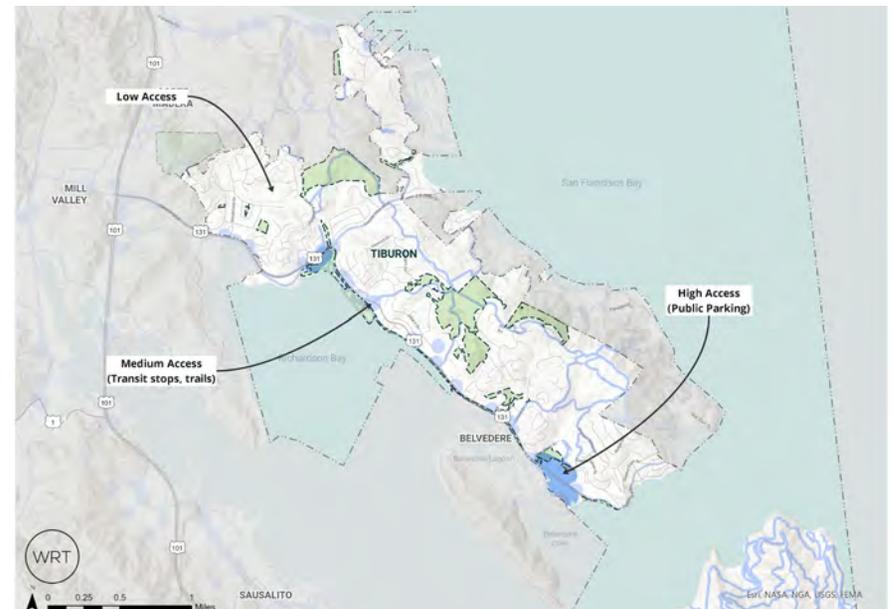


FIGURE8: Site Considerations: Access



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, like zoning. 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.

These character areas are intended to create distinct areas of character in Tiburon parks and open spaces. Different outcomes may unfold in parks that are designated as the same character area--the designations simply show what is possible within the parks. 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 high access, are relatively flat, can accommodate noise, have low sensitivity to vegetation, and low flood risk. Typical uses here are specific, larger amenities like sports fields and courts.



FLEXIBLE AND ACCESSIBLE

The R2 park character areas is defined by flexible and accessible uses. These areas have medium access, are relatively flat, can accommodate noise, have low sensitivity to vegetation, and variable flood risk. Typical uses here are larger, but more flexible, 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 are 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 social and 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, can accommodate noise, don't require great access, and do not have vegetation or flood concerns. Typical uses are social, low-intensity uses like picnic areas, open lawns, and art installations.



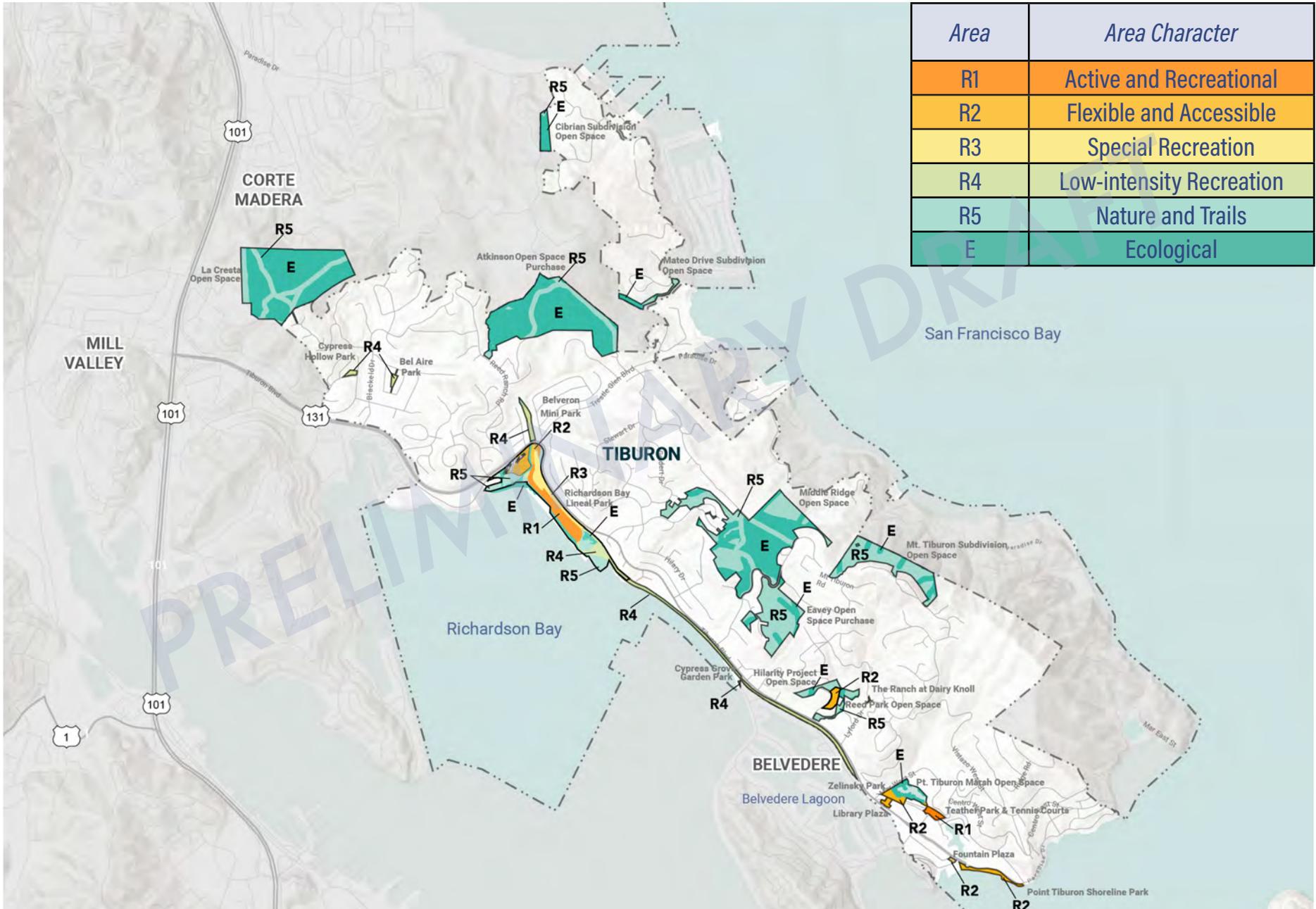
ECOLOGICAL

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.

FIGURE9: Park Character Areas Table

		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	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	Medium	Relatively Flat	Variable	Low	Variable	The Pasture, Shoreline Park, Zelinsky Park	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)	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 10: Park Character Areas Map



RICHARDSON BAY LINEAL PARK

Tiburon's smaller parks are, mostly, assigned one park character area. Richardson Bay Lineal Park is uniquely large and comprises many differing areas, and therefore requires a greater level of detail in character area distinction.

The figure to the right 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.

BAY TRAIL

REALIGNMENT

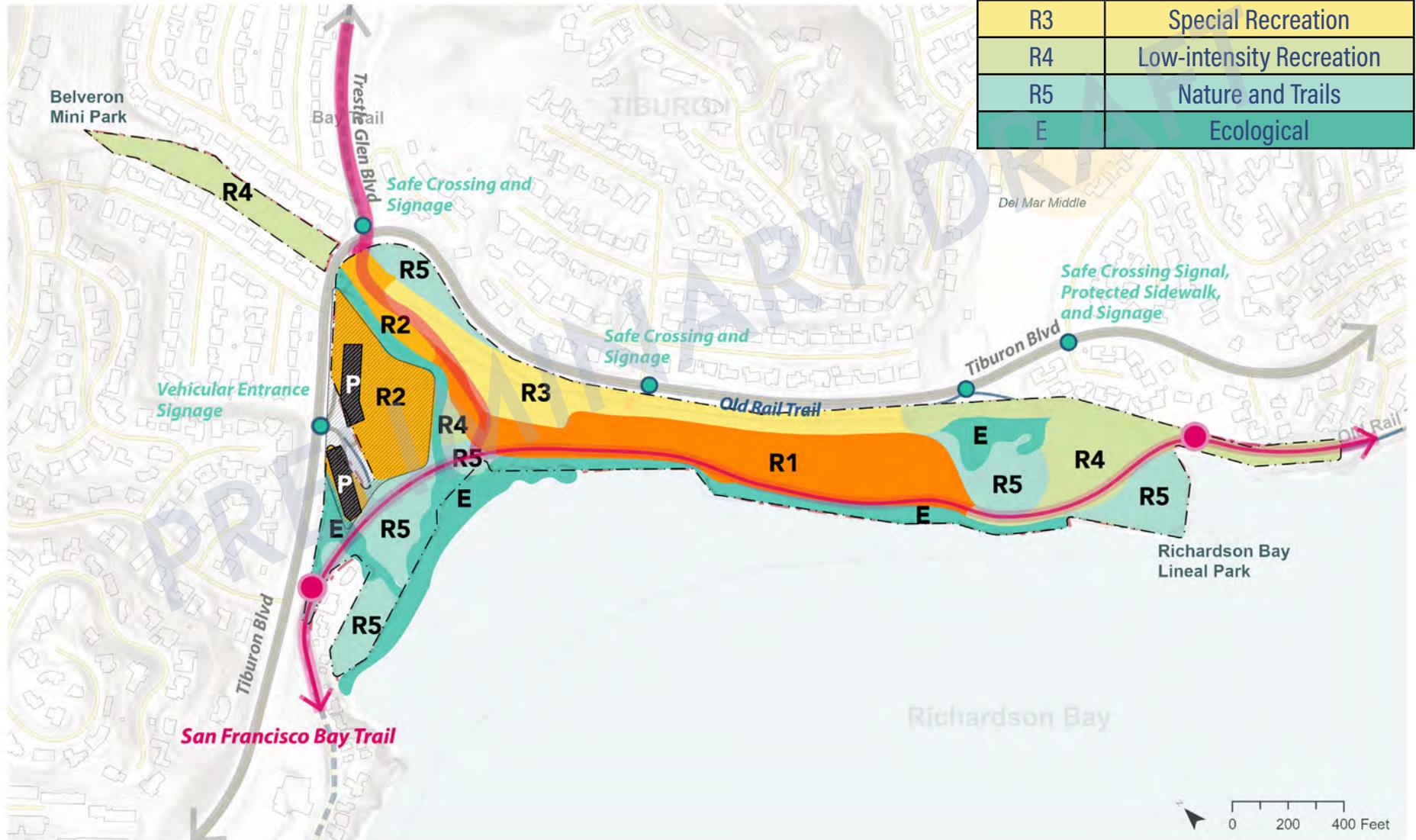
The current route of the Bay Trail through Richardson Bay Lineal Park is awkward and sometimes unsafe. Realigning the trail to curve down towards the water earlier, at a gentler angle, would soften the turns and provide a smoother route. This alignment would also maintain connectivity between McKegney Green and the Sanitation Ponds site (and whatever future use is realized at that site); these spaces are currently bisected by the trail.

SEPARATING USES + SPEEDS

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.

Area	Area Character
R1	Active and Recreational
R2	Flexible and Accessible
R3	Special Recreation
R4	Low-intensity Recreation
R5	Nature and Trails
E	Ecological

FIGURE 11: Park Character Areas: Richardson Bay Lineal Park Focus



WHAT IS POSSIBLE WITHIN PARK CHARACTER AREAS?

RICHARDSON BAY LINEAL PARK CONCEPT

These conceptual drawings show a possible outcome for Richardson Bay Lineal Park following the park character areas. This concept focuses on three nodes: The Pasture, McKegney Green, and South of the Knoll.

The concept was developed from analysis and community engagement findings and illustrates how desired amenities and uses of space might fit together. The amenities and uses are strategically arranged to form distinct and synergistic use areas: community at The Pasture, multi-generational at McKegney Green, and peaceful at South of the Knoll.

FIGURE 13: The Pasture Concept

FIGURE 14: McKegney Green Concept

FIGURE 15: South of the Knoll Concept

FIGURE 13:



FIGURE 14:



FIGURE 15:



FIGURE 16: Richardson Bay Lineal Park Concept



TEATHER PARK + DOWNTOWN

Teather Park and the downtown area offer a unique opportunity for improvements and new uses of space.

Teather Park is prime real estate, 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 ample parking. Is this the best use of the space? The two concepts to the right imagine repurposing of some of the space at Teather Park.

Option 1 illustrates a park that maintains the existing two tennis courts and replaces the parking with new green space. Option 2 illustrates a new public pool, an amenity that was discussed throughout the project process. In this scenario the small, outdoor pool and its support building would replace the tennis courts. There is room for a small play structure to be adjacent, as well. 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.

TEATHER PARK

Option 1: Replace Parking Lot with Green Space



Option 2: Replace Tennis Courts with Pool



DOWNTOWN

Downtown lies between many of Tiburon's parks. There is opportunity to connect parks, trails, and public spaces with new and improved pedestrian corridors.

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 new play structure and additional public 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.



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.

THE 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.

DOWNTOWN

SHORELINE PARK

- ▶ Consider adding a playground and additional public restroom.

FOUNTAIN PLAZA

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

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.

ZELINSKY PARK

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

THE RANCH AT DAIRY KNOLL

- ▶ Improve building deficiencies.

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.

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.
- ▶ Add small play area.

CYPRESS HOLLOW PARK

- ▶ Replace and upgrade the play equipment and surfaces.
- ▶ 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.



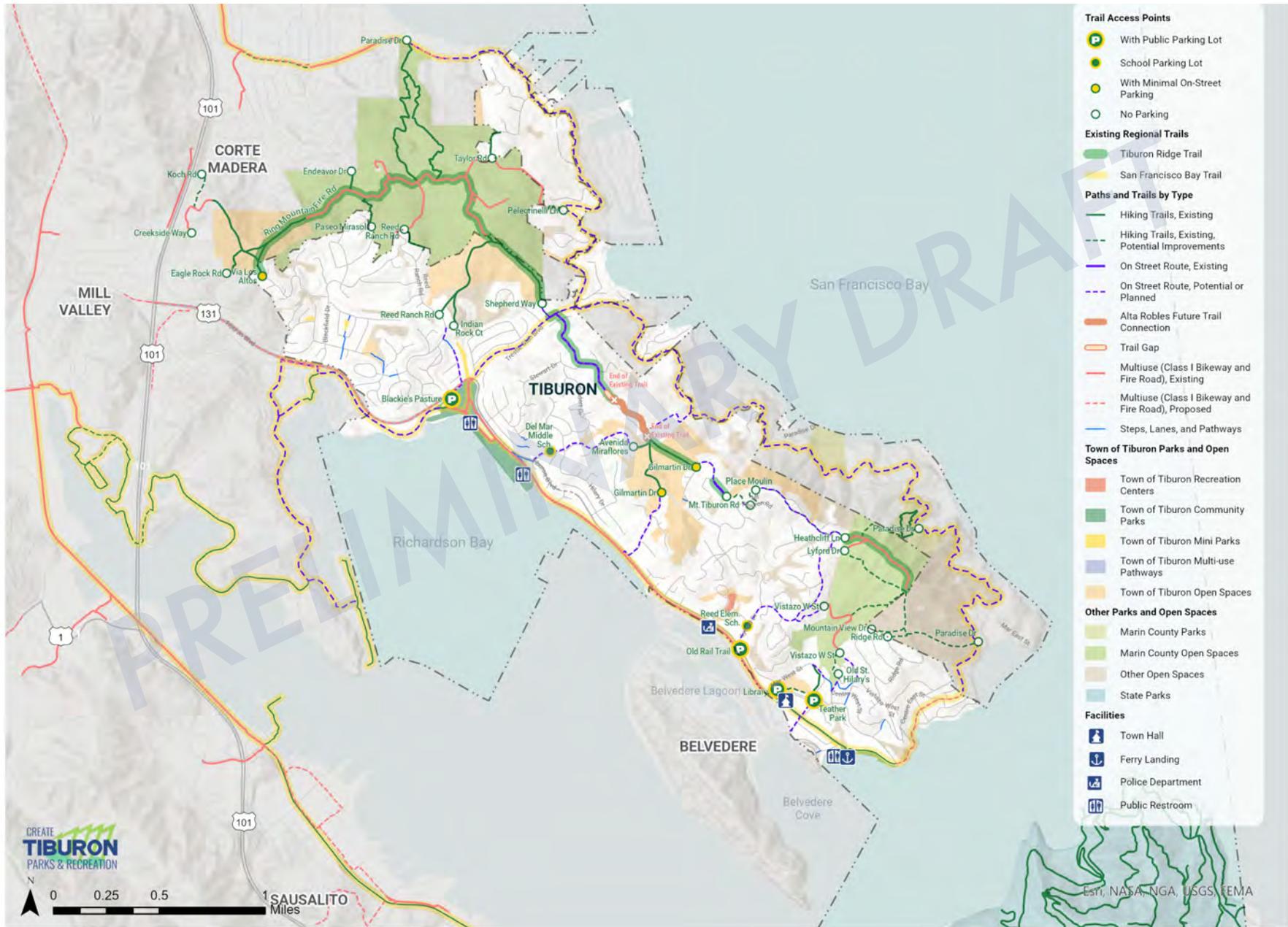
OPEN SPACES AND TRAILS

The recommendations for open spaces and trails were also developed from analysis and community feedback. The key issues in this focus area are, broadly, access and connection. Tiburon has exceedingly beautiful open spaces and residents want to be able to easily access and utilize them.

Recommendations for improving open space and trail connectivity and accessibility are shown on the map to the right and as follows:

- ▶ Add parking at key trailheads.
- ▶ Improve key trail connections.
- ▶ Link downtown with Tiburon Ridge.
- ▶ Pursue opportunities to link segments of Tiburon Ridge Trail.

FIGURE 17: 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 Funding Strategies
- ▶ 5.5 Aspirational Projects



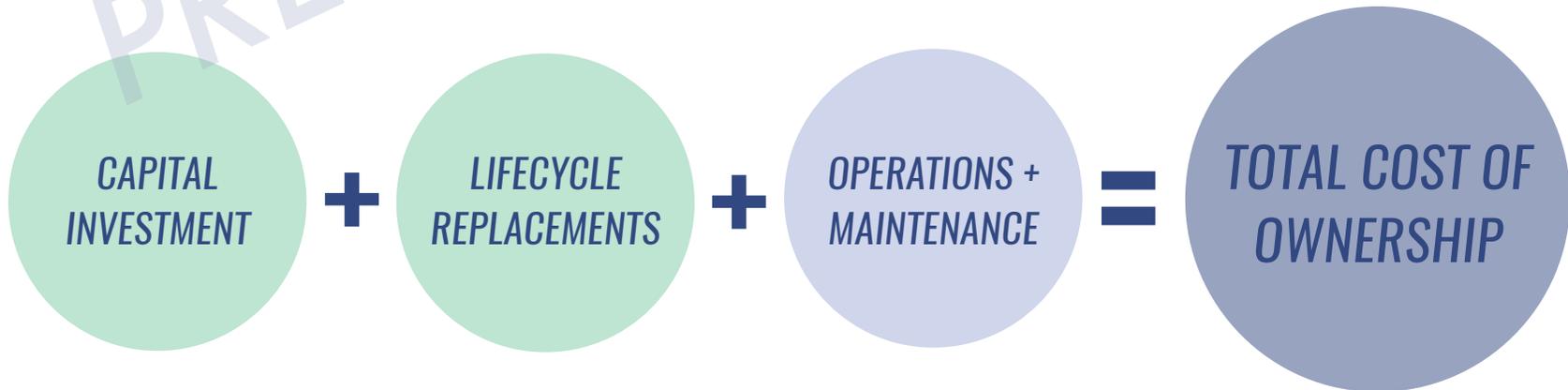
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5.1 TOTAL COST OF OWNERSHIP

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5.2 CAPITAL COSTS + LIFECYCLE REPLACEMENTS

UNarrative text

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PRELIMINARY DRAFT

TABLE 18: Capital Improvement Costs by Priority Recreation Amenity

RECREATION AMENITY	SCALE/ESTIMATED SIZE	QUANTITY	UNIT	UNIT RATE	RANGE OF COSTS
Playgrounds	Variable	1	Variable	Variable	\$300,000 - \$1,00,000
Kayak/SUP Launch	Variable	408	SF	\$300	\$125,700
Multi-use Paved Trails	Per mile	1	Mile	\$1,893,900	\$1,893,900
Multi-use Unpaved Trails	Per mile	1	Mile	\$291,400	\$291,400
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
Outdoor Pickleball Courts	6 courts	6,000	SF	\$69	\$413,900
Open Space and Conservation Areas	Variable				

TABLE 19: Capital Improvement Costs by Priority Recreation Amenity Continued

RECREATION AMENITY	SCALE/ESTIMATED SIZE	QUANTITY	UNIT	UNIT RATE	RANGE OF COSTS
Outdoor Tennis Courts	2 courts	6,000	SF	\$69	\$413,900
Community Center		20,000	SF	\$1,200	\$24,000,000
Picnic Areas		3,000	SF	\$100	\$300,000
Picnic Shelters		200	SF	\$300	\$60,000
Off-leash Dog Park		21,780	SF	\$48	\$350,000
Outdoor Amphitheater		2,500	SF	\$345	\$862,256
Public Art			Variable		
Gymnasium/Indoor Multi-use Courts		16,000	SF	\$950	\$15,200,000
Shade Structures		4,000	SF	\$90	\$358,700
Small Neighborhood Parks		6,000	SF	\$108	\$645,700
Sand Volleyball Courts		1	Each	Variable	\$16,500 - \$27,500
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

TABLE 20: Capital Improvement Costs by Priority Recreation Amenity Continued

RECREATION AMENITY	SCALE/ESTIMATED SIZE	QUANTITY	UNIT	UNIT RATE	RANGE OF COSTS
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
Skate Parks		10,000	SF	\$117	\$1,172,700
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
Community Gardens		5,000	SF	\$152	\$758,800
Outdoor Exercise/Fitness Equipment		1	LS	\$13,800	\$13,800
Large Community Parks		43,560	SF	\$48	\$2,103,400
Golf Course	-				
Outdoor Basketball/Futsal Courts		4,700	SF	\$32	\$149,000
Splash Pads		2,500	SF	\$759	\$1,897,000
Environmental Education Center		10,000	SF	\$1,200	\$12,000,000
Indoor Walking/Jogging Track	To be incorporated with Gymnasium costs				
Diamond Sports Fields		65,340	SF	\$51	\$3,400,000

BUILDING DEFICIENCY PRIORITY LEVELS

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.

TABLE 21: 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

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

PARKS AND TRAILS MAINTENANCE STAFFING

Narrative text

TABLE 22: Parks + 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

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 MAINTENANCE
OPERATIONAL COSTS**

Narrative text .

PRELIMINARY DRAFT

TABLE 23: 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		

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



5.4 FUNDING STRATEGIES

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PRELIMINARY DRAFT

TABLE 24: 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

TABLE 25: Funding Strategies by Type and Feasibility Continued

FUNDING CATEGORY	FUNDING STRATEGY	FUNDING DESCRIPTION	IMPLEMENTATION FEASIBILITY
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
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

TABLE 26: Funding Strategies by Type and Feasibility Continued

FUNDING CATEGORY	FUNDING STRATEGY	FUNDING DESCRIPTION	IMPLEMENTATION FEASIBILITY
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
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

TABLE 27: Funding Strategies by Type and Feasibility Continued

FUNDING CATEGORY	FUNDING STRATEGY	FUNDING DESCRIPTION	IMPLEMENTATION FEASIBILITY
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 28: 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

TABLE 29: Funding Strategies by Type and Feasibility Continued

FUNDING CATEGORY	FUNDING STRATEGY	FUNDING DESCRIPTION	IMPLEMENTATION FEASIBILITY
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
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

TABLE 30: Funding Strategies by Type and Feasibility Continued

FUNDING CATEGORY	FUNDING STRATEGY	FUNDING DESCRIPTION	IMPLEMENTATION FEASIBILITY
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

PRELIMINARY DRAFT

5.5 ASPIRATIONAL PROJECTS

Narrative text

TABLE 31: Aspirational Projects Costs: Multi-Generational Recreation Center

TOTAL SPACE SUMMARY	
Includes Support Rooms, Community Rooms, Recreation (Gymnasium, Track, Fitness, etc.), Indoor Aquatics	66,596
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 32: Aspirational Projects Costs: Indoor Aquatics Only

TOTAL SPACE SUMMARY	
Building Square Footage	21,855
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 33: 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



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

WHY

**GUIDING
PRINCIPLES**

PRELIMINARY DRAFT

WHAT

**COMMUNITY VISION
+ PRIORITIES**

WHERE

**SITE CONSIDERATIONS
+ IMPROVEMENT
RECOMMENDATIONS**

HOW

**COSTS +
FUNDING**

PRELIMINARY DRAFT



TABLE 34: 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

TABLE 35: Decision-Making Framework: Amenities by Priority Continued

RECREATION AMENITIES	GUIDING PRINCIPLE(S)	PRIORITY	COST ESTIMATE	APPROPRIATE PARK AREA(S)
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
Picnic Areas and Shelters	Park Experience	High	\$	R1, R2, R3

TABLE 36: Decision-Making Framework: Amenities by Priority Continued

RECREATION AMENITIES	GUIDING PRINCIPLE(S)	PRIORITY	COST ESTIMATE	APPROPRIATE PARK AREA(S)
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

TABLE 37: Decision-Making Framework: Amenities by Priority Continued

RECREATION AMENITIES	GUIDING PRINCIPLE(S)	PRIORITY	COST ESTIMATE	APPROPRIATE PARK AREA(S)
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 38: 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

TABLE 39: Decision-Making Framework: Amenities by Priority Continued

RECREATION AMENITIES	GUIDING PRINCIPLE(S)	PRIORITY	COST ESTIMATE	APPROPRIATE PARK AREA(S)
Indoor Walking/Jogging Track	Recreation Amenities	Low	\$\$\$*	R1
Diamond Sports Fields	Recreation Amenities	Low	\$\$\$	R1

PRELIMINARY

IMPROVEMENT RECOMMENDATIONS BY SITE

IMPROVEMENT TIERS

**A: NECESSARY IMPROVEMENTS TO KEEP THE
PARK UPDATED**

Narrative text

PRELIMINARY DRAFT

NOTE: TABLE FORMAT AND CONTENTS TO BE UPDATED

B: STRATEGIC IMPROVEMENTS OVER TIME

C: STRATEGIC OVERHAUL

Narrative text

Narrative text



TABLE 41: Recommendations by Site and Improvement Tier Continued

LOCATION AND RECOMMENDATION	IMPROVEMENT TIER
Shoreline Park	
Consider adding a playground and additional public restroom.	B
Fountain Plaza	
Explore using parking along Tiburon Boulevard west of the plaza to increase visibility 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
Zelinsky 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.	A

TABLE 42: Recommendations by Site and Improvement Tier Continued

Enable greater enjoyment of the Pasture, focusing on elements that appeal to a broad cross-section of the community.	A
McKegney Green	
Develop park and recreation elements at and around the Sanitation District site.	C
Old Rail Trail	
Provide separate lanes for cyclists and pedestrians.	B
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
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	

TABLE 43: Recommendations by Site and Improvement Tier Continued

Maintain and enhance landscaping and trees.	A
Improve entrance to make more welcoming.	B
Add a small bike loop/learner path.	C
Add small play area.	C
Cypress Hollow Park	
Replace and upgrade the play equipment and surfaces.	A
Add a small, designated, fenced area for dogs.	C
Restore lawn and improve maintenance.	B
Ease pressure on play area by creating new playgrounds in other neighborhoods.	B
The Ranch at Dairy Knoll	
Improve building deficiencies.	B
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
Open Spaces and Trails	
Add parking at key trailheads.	B
Improve key trail connections.	B
Link downtown with Tiburon Ridge.	B

TABLE 44: Recommendations by Site and Improvement Tier Continued

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.	B
Create paseos through large downtown sites as part of future developments.	B
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.	C
Improve Tiburon residents' ease of use of swimming pools at Strawberry, Mill Valley, Tiburon Peninsula Club.	B
Provide pickleball courts following zoning framework.	C
Provide kayak launch/SUP following zoning framework.	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
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.	A
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.	C

PRELIMINARY DRAFT

