



# MEMORANDUM

To: David Eshoo, Town of Tiburon

Date: September 13, 2023

From: Peter Winch, WRT

Ref. No.:

Project: Tiburon Parks and Recreation  
Master Plan

Pages:

Re:

CC: John Gibbs and Olivia Grenzebach, WRT

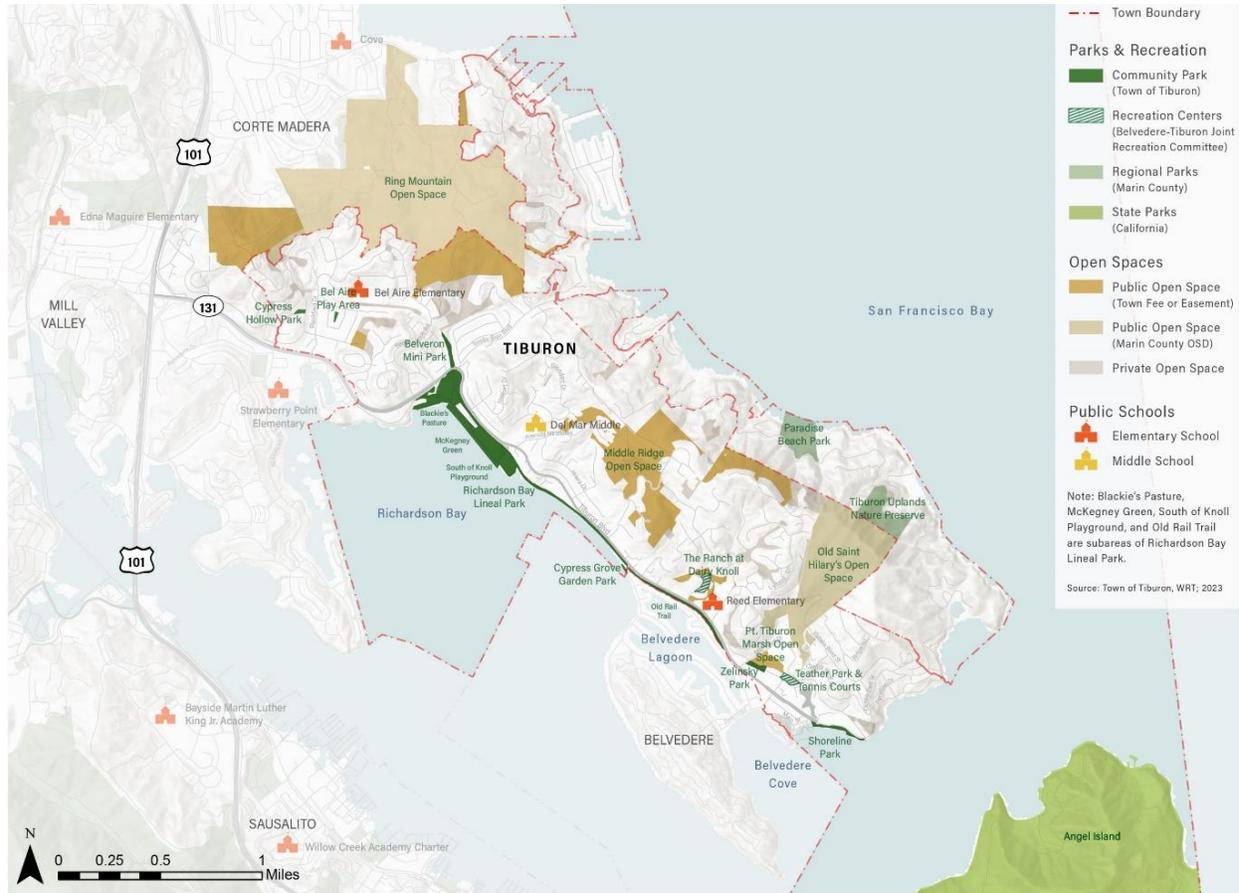
Tiburon is undertaking a master plan for its parks and recreation system. The master plan will focus on Town-owned parks as well as recreational programming provided by The Belvedere-Tiburon Recreation District (known as The Ranch), but it will also address the larger open space and recreation context. To support the master plan process, WRT conducted on-the-ground assessments of the parks owned and operated by the Town of Tiburon. Altogether, the team visited and evaluated 10 distinct parks. The parks and open space system, including areas not owned and operated by the Town of Tiburon, is shown in Figure 1. Tiburon's network of paths and trails is shown in Figure 2.

The assessment documents recreation amenities, and qualitatively evaluates parks based on access and connectivity, condition and maintenance, functionality, and sense of safety and comfort. This memorandum summarizes the findings of the assessment and provides preliminary suggestions for possible improvements. Attachment A details the scoring criteria, and Attachment B provides a table indicating each park's score in each of the four primary categories of analysis.



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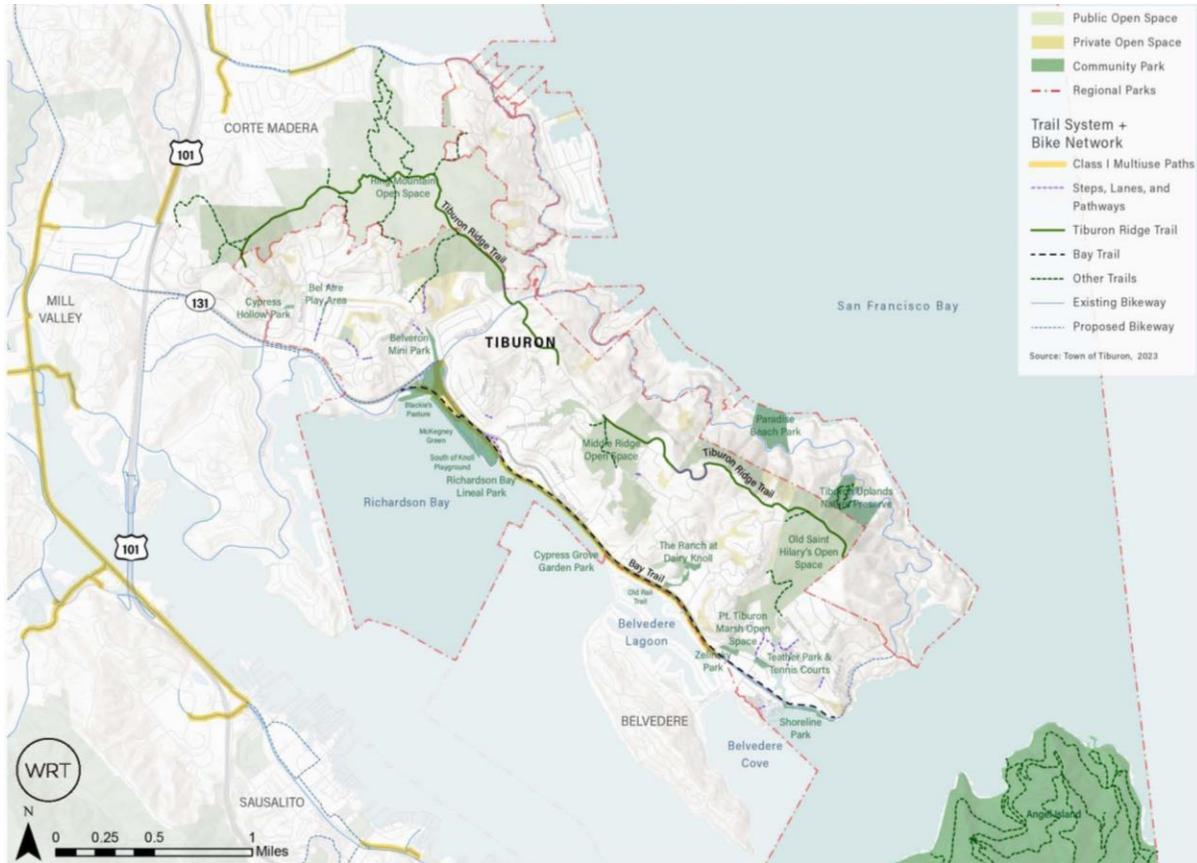
Figure 1: Tiburon Parks & Open Spaces





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Figure 2: Tiburon Paths & Trails





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### METHODOLOGY

WRT conducted parks and open space assessments over the course of two days, on Tuesday, August 1<sup>st</sup> and Wednesday, August 2<sup>nd</sup>, 2023. The team assessed the following Town of Tiburon parks and open spaces. Although there are more parks and open spaces within Tiburon, only areas managed by the Town were evaluated.

#### Town of Tiburon Parks

- Richardson Bay Lineal Park System
  - Blackie's Pasture
  - Cypress Grove Garden Park
  - McKegney Green
  - Old Rail Trail
  - South-of-the-Knoll Park
- Bel Aire Park
- Belveron Mini Park
- Cypress Hollow Park
- Cypress Hollow Park
- Shoreline Park
- Teather Park
- Zelinsky Park

#### Town of Tiburon Open Spaces and Open Spaces with Town Easement

- Atkinson Open Space
- Cibrian Subdivision Open Space



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- Eavey Open Space
- El Marinero Open Space
- Hilarita Open Space
- La Cresta Open Space
- Mateo Drive Subdivision Open Space
- Middle Ridge Open Space
- Mount Tiburon Subdivision Open
- Pt. Tiburon Marsh Open Space
- Reed Park Open Space

In the field, the team used a spreadsheet organized around four categories:

1. Access & Connectivity
2. Condition & Maintenance
3. Functionality
4. Safety & Comfort

Each category, in turn, was comprised of several more specific characteristics, detailed in Table 1. The evaluation of parks was more detailed than the evaluation of open spaces because parks are the primary emphasis of the master plan. Characteristics that were evaluated for both parks and open space areas are indicated with an asterisk.

All features were scored using rating scale of 1-10 was used in the field to classify the criteria as:

-  Great (8.1 - 10)
-  Good (6.1 - 8.0)
-  Fair (4.1 - 6.0)
-  Poor (0 - 4.0)



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In addition to the score, descriptive field notes were added, and photos were taken throughout the park and open space system to illustrate the findings in the spreadsheet.

**Table 1: Tiburon Parks & Open Space Assessment Criteria**

ACCESS + CONNECTIVITY	FUNCTIONALITY
Edge permeability	Relevance and variety of uses
Signage, maps, and City branding*	Appropriate amenity adjacencies
ADA Accessibility	Distribution of shady and sunny areas
Presence of crosswalks and crossing signals	Variety of shrubs and trees
Sidewalks & surrounding circulation	Absence of visible drainage issues or erosion
Path connectivity within park	Presence of amenities (bathrooms, seating, trash receptacles, water fountains, etc.)
Parking*	Compatibility with neighbors
Nearby bike lanes and adequate bike parking*	Level of activation during site visit
Connectivity to Adjacent Trails or Trailheads*	SAFETY + COMFORT
Public Transportation nearby	Adjacent derelict features
CONDITION	Graffiti, vandalism, broken furniture
Paving condition	Evidence of illicit or unauthorized use
Vegetation condition	Road /traffic calming measures around park
Tree canopy coverage & condition	Measures Designed to Ensure Pedestrian and Cyclist Safety
Playground condition	Line of sight/Openness
Rec Amenities condition	"Eyes on the street"
Buildings / restroom Facilities condition (if applicable)	Security Presence (camera/personnel onsite etc.)
Trash receptacle condition	Ease of Navigation
Seating /benches condition	Nighttime Safety (lighting)
	Mitigation of views /noise from surrounding land uses

In the office, scores and notes were reviewed and refined so that aggregated scores could be calculated for each category. Each site was given an overall score using the same range ranking the parks and the open spaces and trails from great to poor. If a category was not relevant to a



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park, that park was not given a score for that category in order not to incorrectly weight overall category averages (e.g. if a park did not have a playground, the category “Playground Condition” was left blank—and not included in scored calculation—as opposed to being scored as 0).

This parks and open space assessment provides a qualitative understanding of how Tiburon’s parks function today. This assessment is complemented by a Facility Assessment (Mack5) and a Maintenance Assessment (PROS).

## PARKS ASSESSMENT

### Strengths of Tiburon’s Parks

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Our assessment found some consistent strengths across the park system.

- The parks are clearly well-used and well-loved. We observed people using each park, and many people in total using the park system.
- Parks are well-maintained. When benches, bathrooms, trash receptacles, playgrounds, and trees and plants are present, they are in great condition.
- Parks are welcoming and open, with few barriers at edges for users to enter the park.
- All parks have a sense of safety and comfort, and little to no evidence of derelict use.
- Many parks include unique, and beautiful, natural features that define the landscape of Tiburon. At the same time, the parks each have distinct attributes.
- The parks within the Richardson Bay Lineal Park (Blackie’s Pasture, McKegney Green, South-of-the-Knoll Park, and the Old Rail Trail) are well-connected and cohesive.

### Areas for Improvement

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Despite having many strengths, we also found some deficiencies across the park system.

- Several parks have limited visibility from streets or interaction with neighborhoods.



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- There is a lack of consistent and useful signage throughout the park system.
- Some parks feature large areas of grass without associated uses or programs. There is opportunity to better utilize these spaces.
- Many of the parks would benefit from additional trash receptacles, seating, water fountains, and bathrooms.
- There is an absence of neighborhood-oriented park spaces.

### Key Findings and Park-by-Park Evaluation

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The sections below go into greater detail about the assessment's key findings in the areas of access and connectivity, condition and maintenance, functionality, and safety and comfort. For each topic, key themes are discussed at a systemwide scale, followed by a summary of park scores.

#### Access and Connectivity

##### *Signage, Wayfinding and City Branding*

There is great opportunity for signage and branding throughout the park system. Many parks, like Cypress Grove Garden Park, Cypress Hollow Park, Belveron Mini Park, and Bel Aire Park have no signage at all. This makes it difficult to find or know that these parks exist, and what they have to offer.

Shoreline Park, Teather Park, McKegney Green, South-of-the-Knoll Park, and Zelinsky Park all have some signage but it is not clear or helpful. Shoreline Park has signs that indicate rules and some historical information at the museum, but no signs identifying the space as Shoreline Park. Teather Park has one sign that identifies it as Teather Park, but it is engraved in a rock that sits on the ground near the bench area. This rock is not prominent or very visible and is likely overlooked often. Zelinsky Park has one sign, with historical information about Zelinsky, the man. There is no signage identifying the space as Zelinsky Park.

The parks within Richardson Bay Lineal Park have the most signage. However, the only directional signs are on the Old Rail Trail, and the design of these signs does not make information clear. The historical signs along the trail are awkwardly oriented at times.



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Signage is not consistently designed, and thus does not create a unified identity for the system. There are no maps of the park system, which would be helpful for wayfinding. Even small and subtly-placed signs would help to bring cohesion to the park system and establish the less-known and less-frequented parks.

Some parks also suffer from digital illegibility. For example, Cypress Hollow Park is difficult to find on online map services and internet searches, and is referred to by different names. Cypress Grove Garden Park is identified as Bramble Beach on online map services.

### ***Surrounding Bicycle and Pedestrian Network***

The parks located along the Old Rail Trail, and within the Richardson Bay Lineal Park, are very well-connected for cyclists and pedestrians by this trail. However, there is room to improve the surrounding bike and pedestrian network. There are few clear and safe pedestrian and cyclist access points to enter the Lineal Park system. Much of the park is adjacent to Tiburon Boulevard and the road works as a barrier for pedestrian and cyclist access. Shoreline Park, although not a park of the Richardson Bay Lineal Park, is also very well connected to bike and pedestrian networks.

Teather Park and Zelinsky Park are fairly accessible for cyclists and pedestrians, but not as obviously as the Richardson Bay Lineal Park system and Shoreline Park. These parks are well-connected but could benefit from improved pedestrian network (crosswalks, etc.) and designated bicycle parking.

Parks that are farther from the shoreline are not well connected for cyclists or pedestrians. The bicycle lane and sidewalk network does not extend to these parks that are more deeply embedded in residential neighborhoods. However, it is possible to cycle or walk on the road.

### ***Parking***

There is a designated parking lot at Blackie's Pasture that functionally serves the entire Richardson Bay Lineal Park. This lot works well for Blackie's Pasture, but is often full and does not meet the demand for the entire Lineal Park at peak use times. McKegney Green and South-of-the-Knoll Park do not have designated parking and are only accessible by parking and walking or biking. The Lineal Park and subarea parks could benefit from more parking opportunities along the system, paired with more access points into the system.

In the downtown area, Teather Park has a designated parking lot. This lot may be larger than necessary to serve the tennis courts and small park area. Part of this lot space could be repurposed for a greater use. Zelinsky Park benefits from the ample parking at both the library

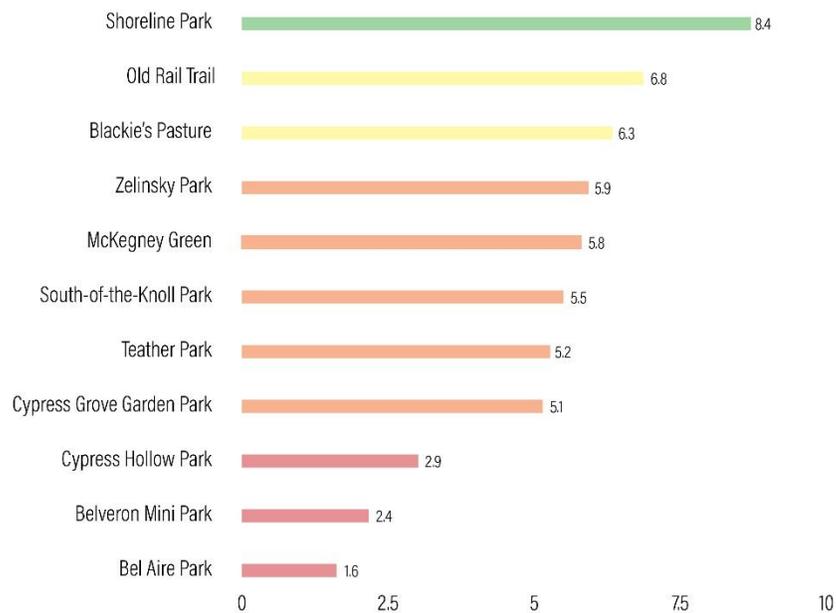


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and Town Hall lots. Shoreline Park does not have designated parking but is close to Tiburon Main St. Parking; there is limited parking at the museum within Shoreline Park.

The parks that are located deeper within residential areas do not have designated parking, but these parks are generally oriented to the immediate neighborhood, and may be reached on foot or by parking along the street . In certain places, the path from parking on the street and walking to the park entrance can be awkward—like in the case of Belveron Mini Park—although this is more due to lack of sidewalks and pedestrian network. These parks, that serve as smaller neighborhood parks, should not necessarily have designated parking and were not marked down for that lack.

**Chart 1: Access + Connectivity Score Summary**





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*Shoreline Par (left), is well-connected to pedestrian and cycling routes, and is. Bel Aire Park (right), is blocked from the surrounding areas by fencing and not connected to strong bicycle and pedestrian networks.*

### Condition

#### ***Recreational Amenities***

When recreational amenities are present, they are well-maintained and in good condition. All amenities—sports fields and courts, playgrounds, bike paths—are all in good working order and are frequented by users. Playgrounds have wear but are not broken down.

#### ***Tree Canopy and Vegetation***

Tree canopy and vegetation is mostly in good condition. There is a variety of trees and plants in many of the parks, and they are well-kept and healthy looking. There is opportunity to expand the tree canopy and provide more shaded areas. Native plants are present and established in many of the hillside areas. There is opportunity to improve grass and lawn condition. There are irrigated and non-irrigated lawns in the parks. Grass and lawn conditions vary throughout the park system; there are mowed, aerated, dry, brown, overwatered, and mushy areas.

At Cypress Hollow Park, there is a dirt area that used to be grass—there is room to improve this, if desired. However, the dirt area is working well as is. Overall, there is no need for tree canopy



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and vegetation improvements but, if desired by the Town and community, there are improvements that can be made.

### ***Trash Receptacles, Seating, Benches, and Water Fountains***

Trash receptacles are in good condition and seem to be frequently emptied. There is no visible trash overflow. At some parks there are dog bag dispensers; when present, the dispensers are full and in good condition.

There are many picnic tables and benches throughout the park system and they are almost all in good condition. Some tables and benches show wear but are still sturdy and working well. The benches at Teather Park are the exception—these benches do not have back support and are warping.

The few benches at Bel Aire Park are piecemeal and have been placed in the park space by surrounding neighbors. They are not standard benches and not in as good condition as the benches put in place by the Town in other parks.

When water fountains are present, they are clean and working well.

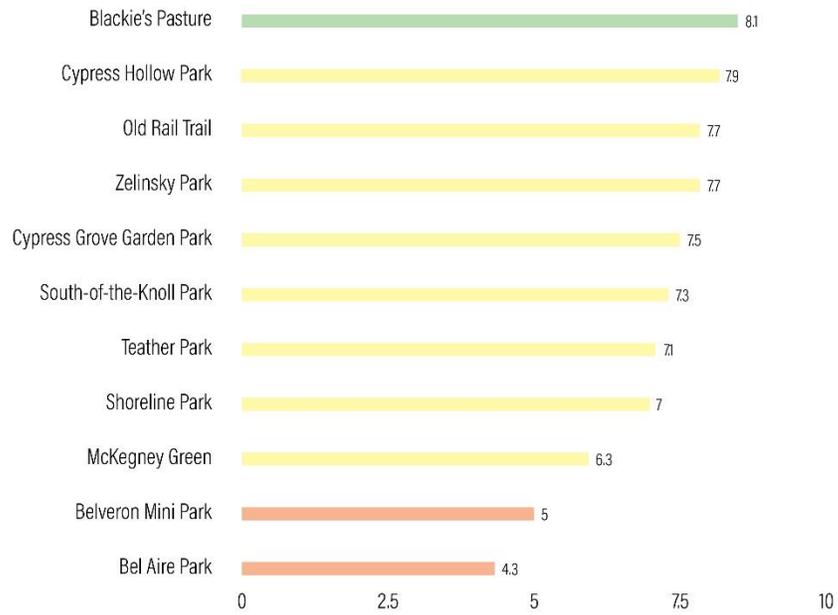
### ***Restrooms***

Building condition assessment is covered in more detail in a separate assessment by Mack5. In general, permanent restrooms were found to be in good condition, functional, and well-maintained. All bathrooms were well-stocked. Some parks did not have permanent restroom buildings, but did have one or two portable restrooms. These portable restrooms were in reasonably good condition, but did have some trash on the ground or floor. Parks without restroom facilities were not scored in this category.



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**Chart 2: Condition Score Summary**





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*Landscaping, paths, and all available amenities—bathroom, trash receptables, seating, water fountain, bike repair station—are all in great condition at Blackie’s Pasture (left). Benches are in good condition; paving and landscaping are in okay condition at Belveron Mini Park (right).*

### Functionality

#### ***Relevance and Variety of Uses***

Many of the parks are being used for, and allow for, a variety of activities, creating positive, synergistic places. Other parks have limited uses but those uses are specific and intended. For example, McKegney Green is used only as an organized sports field but functions very well. Other parks, like Belveron Mini Park, have limited use, do not function well, and have opportunity to be put to better and higher use.

There is space within the well-functioning parks for a wide variety of uses. Shoreline Park, South-of-the-Knoll Park, Teather Park, and Zelinsky Park all function well but have space that could be used for different activities. For example, there is ample lawn space at South-of-the-Knoll Park that could be repurposed, although this park has functionality today as a playground and picnic area and place to walk.

The less formal parks—Belveron Mini Park and Bel Aire Park—are unplanned and do not currently serve any uses beyond casual walking space. There is great opportunity here to provide more activities and uses in these spaces.



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### ***Compatibility with Neighbors***

Almost all parks have good compatibility with their neighbors. Parks that could create a noise issue, like the tennis courts at Teather Park, are shielded well from surrounding residential areas. Zelinsky Park is especially well suited to its neighbors—the library and town hall—and is additive to its surroundings. The parks that are more deeply embedded in neighborhoods are positioned well to serve as neighborhood parks if improved.

### ***Amenity Adjacencies***

Amenities within the parks are arranged in a functional way. Benches, restrooms, water fountains, and trash cans are located in proximity to one another. The amenities, when present, are easy to navigate and utilize. For example, trash cans are placed near seating for ease of use.

### ***Activation***

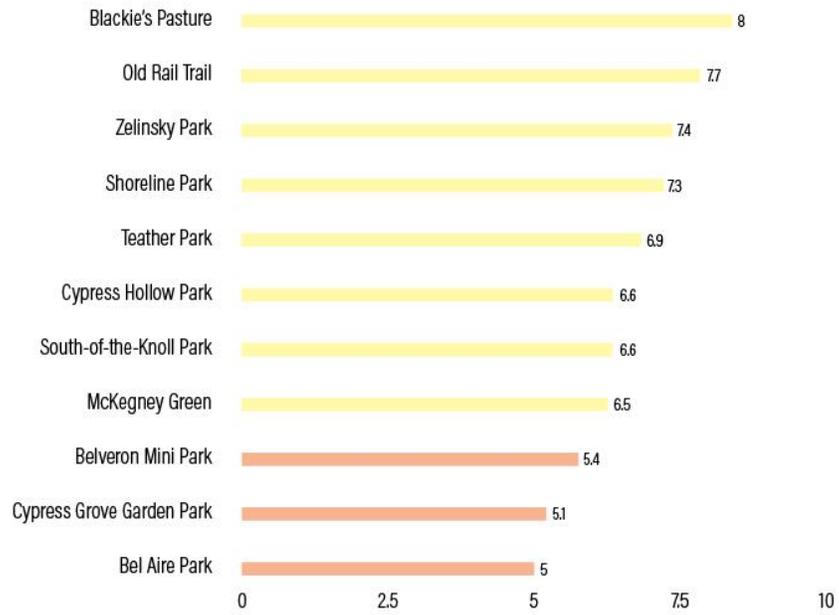
Every park was observed being used. The parks within the Richardson Bay Lineal Park were extremely well-used and frequented. Belveron Mini Park, Teather Park, Zelinsky Park, Cypress Hollow Park, Bel Aire Park, and Cypress Grove Garden Park were observed with far fewer users, but this is somewhat proportional to their size. There is opportunity to promote more activation and awareness of these parks. The least amount of use was observed at Belveron Mini Park, with one user there for a very short time.

It is hard to predict uses at other times, but it can be reasonably assumed that all the parks experience greater use on weekends than on weekdays.



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**Chart 3: Functionality Score Summary**





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*The trail is very well-used for a variety of activities (Old Rail Trail, left). Although McKegney Green functions very well as an organized sports field, it is single-use and lack shade and amenities that would improve the spectator experience (McKegney Green, right).*

### Safety + Comfort

#### ***Sense of Safety and Nighttime Safety***

Although the parks were not observed at nighttime, there are design factors that contribute to feelings of safety that we observed. In many of the parks there was lighting and little to no evidence of illicit or unauthorized use. There are not security cameras present, but there are many park users that contribute to a sense of safety. Having people present and able to see a park space—“eyes of the street”—is important to create a sense of comfort and security. Town staff was observed working in some of the parks, and this also adds to a sense of safety. Park users can assume that they will be visible to others, potentially Town officials, as they use the parks.

There is room for design improvements that could bolster sense of safety and some of the parks. The physical layout of Bel Aire Park and Belveron Mini Park create environments that could easily be used for illicit or unauthorized activities. These parks are secluded, hidden from the sightlines of passersby. There is no lighting present. In a community that is less safe than Tiburon, these parks would likely feel unsafe and create feelings of discomfort.



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### ***Pedestrian and Cyclist Safety***

There are opportunities to improve pedestrian safety within and around the parks. Old Rail Trail is used by bikers as well as pedestrians. The speeds of bicycles and the narrowness of the trail may create feelings of discomfort and potential safety issues for some trail users.

Elsewhere, there are opportunities to better connect the parks to surrounding neighborhoods and sidewalks. More crosswalks and automated crossing signals could increase pedestrian safety and allow people to walk to parks and feel safer, especially along the Richardson Bay Lineal Park. Tiburon Boulevard is a barrier for pedestrians.

### ***Mitigation of Views and Noise from Surroundings***

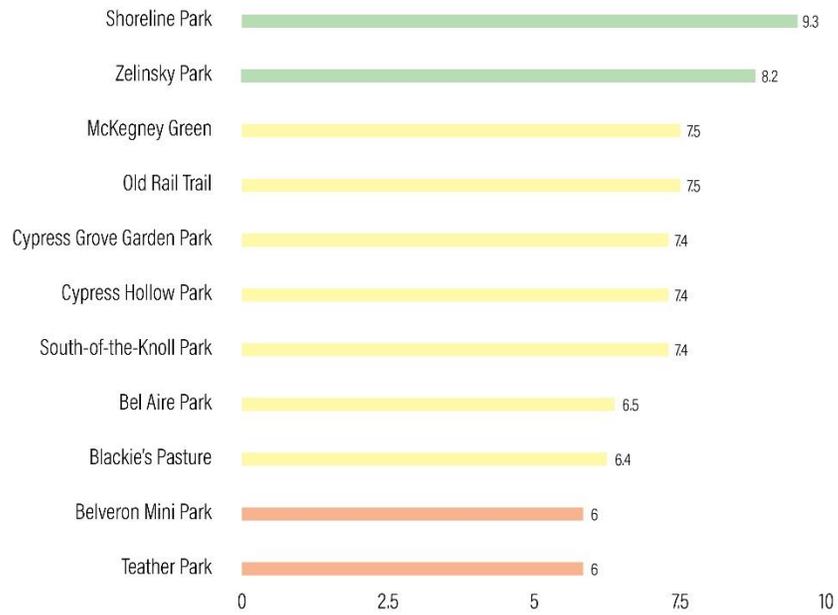
For the most part, the views surrounding all the parks are beautiful. The parks in the Richardson Bay Lineal Park benefit from bay views. Views into surrounding areas, neighborhoods and downtown, are not disruptive to the parks. There is opportunity for improvement between Blackie's Pasture and McKegney Green, where a water facility sits. This separates what could be a continuous park system. This issue could be improved by repurposing the space or shielding the facility from the parks.

Noise from surrounding streets is not an issue for parks that are adjacent to streets with lower speed limits and/or light traffic. The parks that are adjacent to Tiburon Boulevard, however, could be improved by greater noise screening from this road.



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**Chart 4: Safety + Comfort Score Summary**





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*Zelinsky Park, left, is surrounded by community hubs with clear lines of sight throughout. There is ample lighting. Teather Park, right, is secluded and does not have good lines of sight.*



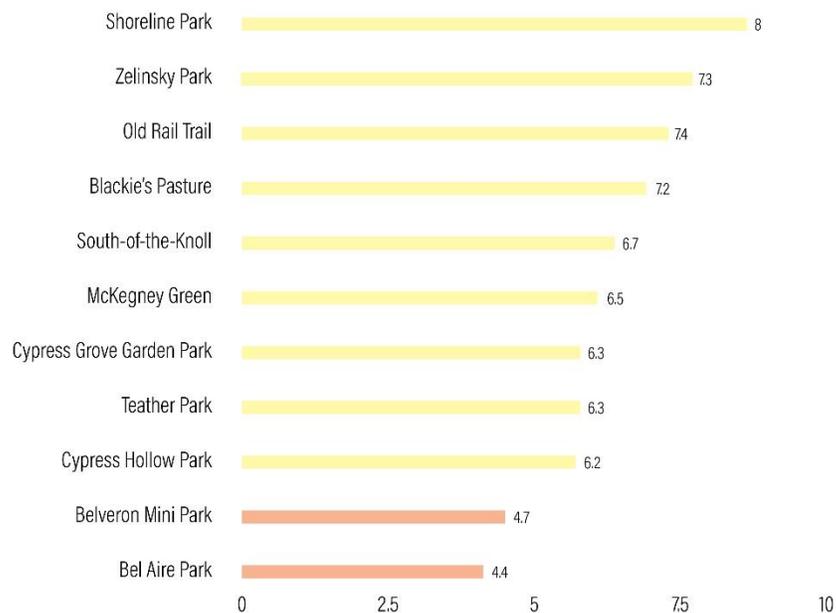
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### Overall Scoring and Takeaways

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Tiburon’s parks are well-used and functional. The majority of the parks scored within the “Good” range and no parks scored in the “Poor” range. Lower-scoring parks in our assessment would benefit from the addition of neighborhood-oriented recreational functions and clearer identity and visibility.

**Chart 5: Parks Overall Score Summary**



### *Preliminary Recommendations for Parks*

- Implement a branding and wayfinding system to all parks to consistently identify parks, amenities, and routes, increase awareness of less-used parks, and create a stronger Tiburon parks identity.



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- Repurpose underused space to better serve the community and a variety of activities and uses.
- Improve access to and along Richardson Bay Lineal Park spaces.
- Place additional seating, water fountains, trash receptacles and bathrooms at parks where they are not currently present.
- Explore ways to provide neighborhood-serving park amenities.

## OPEN SPACES ASSESSMENT

Town of Tiburon open spaces were assessed in the following categories:

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

### *What's Working for Town of Tiburon Open Spaces*

Trailheads are open and accessible, with no barriers for pedestrians and cyclists. It is possible to walk, bike or drive to trailheads, though designated bicycle or vehicle parking is not available at trailheads. The informal travel routes to and from trailheads is functional: people are using the open spaces. However, there is opportunity to improve and formalize these networks. Some of the trailheads have trash receptacles, which look to be well-maintained and are not overflowing. Some trailheads have signage indicating that the space is a Tiburon open space.

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

Although the interior of the open spaces was not assessed, from general observation Tiburon open spaces offer beautiful views, more open and flexible recreation areas and trails. The larger open spaces are well-used for a variety of activities (a group of rock climbers was observed).



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### *Areas for Improvement for Open Space System*

- Town of Tiburon open space access points and trailheads do not have formal car or bicycle parking. Typically, there is room to park along the adjacent street.
- In many cases, trailheads cannot be accessed from bike lanes or sidewalks.
- Tiburon has a well-connected system of open space trails, but there is little orientation or identity.
- Town of Tiburon open space access points lack helpful signage. There is an opportunity to integrate with the County's open space wayfinding system.
- Although trash receptacles are available at trailheads, there is room to add more amenities and make the open spaces more usable.

### *Preliminary Recommendations for Open Space System*

- Implement a branding and wayfinding system for trails and trailheads to increase awareness, legibility, and connection between Tiburon open spaces, County open spaces and parks. This may include formalizing the naming of Tiburon's open spaces.
- Add trailhead amenities—signage, trash receptacles, bicycle parking, and seating.
- Highlight, through mapping and signage, the possible pedestrian routes to access open spaces. Improve the safety (crosswalks, traffic calming, etc.) of these routes where necessary.
- Explore opportunities to create stronger trail connections between the shoreline and Downtown and the open spaces along Tiburon Ridge.



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### *Attachment A – Scoring Memo*

This scoring memo was used as a guide in determining a score for key metrics.

#### **General Information**

Park Name

#### **Score Categories**

5. Access & Connectivity
6. Condition & Maintenance
7. Functionality
8. Safety & Comfort

#### **Scoring Instructions**

All items should be scored on a 1 to 10 scale

- Poor (0 - 4.0)
- Fair (4.1 - 6.0)
- Good (6.1 – 8.0)
- Great (8.1 – 10)



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### **Access + Connectivity**

#### Edge Permeability

1. Entrances/Access obscured
5. Entrances/Access defined - not noticeable beyond 100 yards
10. Entrances/Access clearly defined - able to be distinguished from a significant distance or multiple entrances not inhibiting access

#### Signage, Maps, and City Branding (as appropriate to park size and use)

*Quality of signage relative to 'control park' for each park type. Locations of sign, wayfinding will be evaluated.*

1. No park signage
5. Entrance sign and minimal secondary signs, limited information
10. Well-designed signage system – unobtrusive, understandable

#### ADA Accessible Entrances / Pathways

*N/A for dedicated hiking/biking areas or where topography prohibits. Only visual analysis will be conducted.*

1. No apparent ADA circulation or in very poor condition
5. Limited ADA circulation or in moderate condition
10. Extensive ADA circulation to all major park areas

#### Presence of Safe Pedestrian Crossings At or Close to Park Entrances

*(n/a when park entrance is located along a very small, low-traffic, quiet street)*

1. Unsafe crossing relative to street width/traffic volume
5. Standard crossing treatment present
10. Crossing treatment prioritizes pedestrian and/or is directly integrated into park circulation



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### Sidewalks and Surrounding Circulation

1. No sidewalks/ Park entrances don't connect to external circulation/activity areas
5. Sidewalks present/ Park entrances in vicinity of external circulation/activity areas
10. Sidewalks integrated into and enhance park circulation/ Park entrances directly relate to/act as extensions of external circulation/activity areas

### Path Connectivity Within Park

1. Pathways circuitous/confusing, missing connections
5. Pathways adequate
10. Destinations clearly connected and intuitive - circulation very easy to understand

### Parking

*Parking to be evaluated per park type. Sufficient on-site/overflow parking for intended park uses.*

1. Insufficient parking, very poor connectivity
5. Adequate parking, adequate connectivity
10. Sufficient parking and connectivity

### Adjacent Bike Lanes / Sufficient Bicycle Parking in Park or Adjacent to Park Entrance

*Bike parking quantity per size of park and appropriately located.*

1. No marked bike route connecting near park (within 100 yards), no bike parking observed on site
5. Adequate bike route connects directly to park, bike parking observed / but not conveniently located or adequate
10. Safe, low-stress bike route connects directly to park, ample bike parking for park and neighboring areas



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### Connectivity to Adjacent Open Space / Trail

*Parks not adjacent to open space or trail will not be rated. Evaluated using GIS data and verify with Google Earth.*

1. Park adjacent to open space but lacking connection/trail
5. Park adjacent to open space with minimal connection to trail
10. Park well integrated to adjacent open space with trail connections

### Public Transportation Nearby

1. No public transportation within ¼ mile
5. Public transportation within ¼ mile (walkable)
10. Public transportation within 5-minute walk

### **Condition & Maintenance**

#### Paving Condition

*Potholes / cracks, looser pavers, deterioration, overall attractiveness, and relevance.*

1. Poor condition, tripping concerns, not in appropriate locations
5. Fair condition, in appropriate locations
10. Excellent condition and in appropriate locations

#### Vegetation Condition

*No overgrown grass or dirt patches, overall maintenance of planted areas, appropriate pruning, presence of weeds.*

1. Poor condition
5. Fair condition
10. Excellent condition



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### Tree Canopy Coverage & Condition

*Ample amount of distribution throughout site and overall attractiveness*

1. Poor condition
5. Fair condition
10. Excellent condition

### Playground Condition

*Equipment condition (broken/protruding parts, rust), mulch, rubber, etc. Relevance of play equipment, variety of play equipment.*

1. Poor condition
5. Fair condition
10. Excellent condition

### Recreation Amenities Condition

*Only evaluated when recreation amenities are present. Cracks, weed, low spots, lighting, equipment condition.*

1. Poor condition
6. Fair condition
11. Excellent condition

### Buildings / Restroom Facilities Condition & Availability

*Only parks with a restroom / building will be evaluated. Usable (not locked), sufficient provision for scale of the park, reasonably maintained (no severe maintenance issues)*

1. No effective restrooms (not provided for larger parks, inaccessible or strongly undesirable due to cleanliness concerns)
5. Adequate restrooms
10. Well provisioned for the site – bathrooms as amenities



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### Lighting Condition

*Fixture condition (broken/protruding parts, rust, cracking, graffiti/vandalism)*

1. Poor condition
5. Fair condition
10. Excellent condition

### Trash Receptacles Condition and Availability

*Fixture condition (broken/protruding parts, rust, cracking, graffiti/vandalism)*

1. Poor condition
5. Fair condition
10. Excellent condition

### Seating / Benches Availability and Condition

*Fixture condition (broken/protruding parts, rust, cracking, graffiti/vandalism)*

1. Poor condition
5. Fair condition
10. Excellent condition

## **Functionality**

### Diversity of Activities / Uses

1. Poor condition
5. Fair condition
10. Excellent condition



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### Appropriate Amenity Adjacencies

*Are amenities placed in a logical and balanced way to minimize any disruption*

1. Amenities are not logically placed
5. Amenities are somewhat logically placed
10. All amenity areas are placed in the most logical place on site

### Distribution of shady and sunny areas

*Ample amount of distribution of shade on site through evergreen tree canopy or shade structures. Evaluation will prioritize use zones.*

1. No consistent shade present on site
5. Moderate but limited amount of shade on site
10. Ample shade with variety of uses available on site

### Variety of Shrubs and Trees

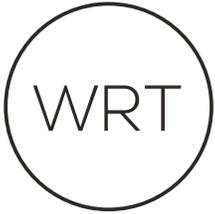
*Difference species, different forms / heights / shapes (trees vs. shrubs vs. herbaceous vegetation), different colors (flowers)*

1. Park is devoid of vegetation variety
5. Park has distinct ground cover, understory, and canopy plants
10. Park has large variety of plant types, colors, and seasonal interest

### Absence of visible drainage issues or erosion

*Visual inspection of puddling, flooding issues, or areas that are being eroded*

1. There is significant signs of flooding or erosions throughout the park
5. There are some areas with flooding or erosion issues
10. There is no presence of flooding or erosion issues



## MEMORANDUM

### Compatibility with neighbors

1. Adjacent uses are not appropriate
5. Adjacent uses could raise concerns
10. Adjacent uses are appropriate

### Level of Activation during site visit

*Are people in the park and using the amenities?*

1. There was no one present
5. There were a few people present
10. There were plenty of people present

### **Safety + Comfort**

#### Adjacent Derelict Features

*Potholes / cracks, looser pavers, deterioration, overall attractiveness, and relevance.*

1. Poor condition
5. Fair condition
10. Excellent condition

#### Graffiti, Vandalism, Broken Furniture

1. Significant signs of graffiti, vandalism, or purposely broken furniture
5. Some signs of graffiti, vandalism, or purposely broken furniture
10. No signs of graffiti, vandalism, or purposely broken furniture



## MEMORANDUM

### Evidence of Illicit or Unauthorized Use

*Illicit uses such as evidence of camping, littering, graffiti*

1. Active evidence of illicit uses, camping, or vacancy
9. Trace evidence of illicit uses
10. No evidence of illicit uses

### Road / Traffic Calming Measures Around Park

*Narrow streets, speed bumps, curbside bulbouts, and other methods to slow drivers.*

1. No traffic calming measure – excessive traffic speed common
5. Limited traffic calming measures on higher trafficked streets
10. Well integrated and designed traffic calming measures that successfully slow traffic

### Measures Designed to Ensure Pedestrian and Cyclist Safety on Multi-Use Trails

*Separate lanes, speed guidance, and other methods to manage bicycles, e-bikes, etc.*

1. No measures – excessive bicycle speed common
5. Limited safety measures
10. Well integrated and designed measures to keep pedestrians and cyclists safe

### Line of Sight / Openness

*Ability to see into and out of the park (unobstructed sightlines) from most areas; no isolated areas.*

1. Mostly obstructed sightlines
5. Some obstructed sightlines
10. Almost no obstructed sightlines



## MEMORANDUM

### "Eyes on the Street"

*Evaluation of park edges for natural surveillance and amount of activation through sidewalks, neighboring use, stoop conditions, walls.*

1. Poor edge condition activation
5. Moderate edge condition activation
10. 5- Excellent edge condition activation

### Security Presence

*Security personnel or cameras*

1. No signs of security
5. Some signs of security
10. Consistent security presence

### Ease of Navigation

*Easily and quickly understandable path system and/or park layout*

1. Confusing, circuitous, and non-intuitive circulation system
5. Path system present and connects park elements
10. Quickly understandable and intuitive path system

### Nighttime Safety

*Does the park feel like it could be safe at night – i.e., enough lighting?*

1. No lighting, feels very unsafe
5. Some lighting near amenities, large areas that are unlit
10. Extensive lighting, no concerns about safety



## MEMORANDUM

### Mitigation of Views / Noise

*Effective mitigation of unappealing surrounding land uses, such as industrial facilities, derelict structures, etc. (n/a if no such adjacent uses)*

1. Park does not mitigate unappealing surrounding land uses or noise
5. Park has some screening of unappealing surrounding land uses or noise
10. Park completely screens unappealing surrounding land uses, unappealing surroundings or noise imperceptible



# MEMORANDUM

## Attachment B – Scoring Tables

### Access + Connectivity

Park Name	Edge Permeability	Signage, Maps, and City Branding	ADA Accessibility	Presence of Crosswalks and Crossing Signals	Sidewalks and Surrounding Circulation	Path Connectivity Within Park	Parking	Nearby bike lanes and adequate bike parking	Connectivity to Adjacent Trails or Trailheads	Public Transportation nearby	Access + Connectivity Score Adjacent trails or trailheads; street crossings; sidewalks; park circulation; signage; general accessibility
SHORELINE PARK	10	7	10	8	9	8	8	10		6	8.4
BELVERON MINI PARK	2	1	3	2	2		2	2		5	2.4
MCKEGNEY GREEN	5	4	6		8	7	3	5	8	6	5.8
OLD RAIL TRAIL	8	7	8	7	6		6	6		6	6.8
SOUTH-OF-THE-KNOLL PARK	5	4	7	3	2	9	3	7	9	6	5.5
BLACKIE'S PATURE	6	4	7	3	2	9	7	10	9	6	6.3
TEATHER PARK & TENNIS COURTS	3	2	7	6	6	4	8	2	8	6	5.2
ZELINSKY PARK	2	5	8	5	4	8	8	7		6	5.9
CYPRESS HOLLOW PARK	4	2	5	3	2	6	2	2		0	2.9
BEL AIRE PARK	1	1	1	1	3		3	3		0	1.6
CYPRESS GROVE GARDEN PARK	8	1	3	4	7		4	6	7	6	5.1

### Condition

Park Name	Paving Condition	Vegetation Condition	Tree Canopy Coverage & Condition	Playground Condition	Rec Amenities Condition	Buildings/ Restroom Facilities Condition (if applicable)	Trash Receptacles Condition (if applicable)	Seating/ Benches Condition (if applicable)	Condition Individual amenities, tree canopy, other vegetation types and appearance, state of paved surfaces, lighting and furniture
SHORELINE PARK	9	8	1		5	6	10	10	7.0
BELVERON MINI PARK	6	5	5					5	5.0
MCKEGNEY GREEN	9	8	5		7		4	5	6.3
OLD RAIL TRAIL	10	8	3		7		9	9	7.7
SOUTH-OF-THE-KNOLL PARK	7	7	6	7		8	8	8	7.3
BLACKIE'S PATURE	9	7	7		8	10	8	8	8.1
TEATHER PARK & TENNIS COURTS	6	8	10		6	5	8	7	7.1
ZELINSKY PARK	10	8	7		8	5	6	10	7.7
CYPRESS HOLLOW PARK	5	8	10	8	8		9	7	7.9
BEL AIRE PARK		4	5					4	4.3
CYPRESS GROVE GARDEN PARK			8					7	7.5



# MEMORANDUM

## Functionality

Park Name	Relevance and Variety of Uses	Appropriate Amenity Adjacencies	Distribution of shady and sunny areas	Variety and Shrubs and Trees	Absence of visible drainage issues or erosion	Presence of Amenities (bathrooms, seating, trash receptacles, water fountains, etc.)	Compatibility with Neighbors	Level of Activation during site visit (people using it?)	Functionality Score Amenities matching users, climate considerations
SHORELINE PARK	5	9	3	6	10	9	8	8	7.3
BELVERON MINI PARK	3		5	10	10	3	5	2	5.4
MCKEGNEY GREEN	10	6	3		10	3	7		6.5
OLD RAIL TRAIL	7		7	8	10	5	7	10	7.7
SOUTH-OF-THE-KNOLL PARK	7	6	7	6	8	8	8	3	6.6
BLACKIE'S PATURE	7	7	8	8	10	9	5	10	8.0
TEATHER PARK & TENNIS COURTS	5	6	8	10	9	7	7	3	6.9
ZELINSKY PARK	4	8	6	10	10	6	9	6	7.4
CYPRESS HOLLOW PARK	6	7	6	8	7	5	7	7	6.6
BEL AIRE PARK	4		1	0	10	1	8	6	5.0
CYPRESS GROVE GARDEN PARK	3		5	5	10	3	8	2	5.1

## Safety + Comfort

Park Name	Adjacent Derelict Features	Graffiti, Vandalism, Broken Furniture	Evidence of Illicit or Unauthorized Use	Road/Traffic Calming Measures Around Park	Measures Designed to Ensure Pedestrian and Cyclist Safety	Line of sight / Openness	"Eyes on the street"	Security Presence (camera/personnel onsite etc)	Ease of Navigation	Nighttime Safety (lighting)	Mitigation of Views/Noise from Surrounding Land Uses	Safety + Comfort Score Visibility/signlines, active use, lighting, evidence of misuse, ease of navigation, road adjacency, any physical hazards, edges of slopes
SHORELINE PARK	10	10	10	10	10	10	10	7	10	10	5	9.3
BELVERON MINI PARK	10	10	6	5	1	8	2	1	10	5	8	6.0
MCKEGNEY GREEN	6	10	10	8	7	10	6	5	10	6	5	7.5
OLD RAIL TRAIL	10	10	10	7	2	10	10	4	9	7	4	7.5
SOUTH-OF-THE-KNOLL PARK	10	10	10	8	6	6	4	7	7	6	7	7.4
BLACKIE'S PATURE	6	7	7	7	6	6	4	7	7	6	7	6.4
TEATHER PARK & TENNIS COURTS	8	10	7	10	5	3	4	3	3	4	9	6.0
ZELINSKY PARK	10	10	7	7	10	10	4	7	10	7	8	8.2
CYPRESS HOLLOW PARK	10	10	10	7	5	6	10	1	9	7	6	7.4
BEL AIRE PARK	10	10	10	5	5	10	3	1	7	6	5	6.5
CYPRESS GROVE GARDEN PARK	10	10	10	5	5	10	8	1	7	8	7	7.4

## Overall

Park Name	Access + Connectivity Score Adjacent trails or trailheads, street crossings, sidewalks, park circulation, signage, general accessibility	Condition Individual amenities, tree canopy, other vegetation types and appearance, state of paved surfaces, lighting and furniture	Functionality Score Amenities matching users, climate considerations	Safety + Comfort Score Visibility/signlines, active use, lighting, evidence of misuse, ease of navigation, road adjacency, any physical hazards, edges of slopes	Overall Rating
SHORELINE PARK	8.4	7.0	7.3	9.3	8.0
BELVERON MINI PARK	2.4	5.0	5.4	6.0	4.7
MCKEGNEY GREEN	5.8	6.3	6.5	7.5	6.5
OLD RAIL TRAIL	6.8	7.7	7.7	7.5	7.4
SOUTH-OF-THE-KNOLL PARK	5.5	7.3	6.6	7.4	6.7
BLACKIE'S PATURE	6.3	8.1	8.0	6.4	7.2
TEATHER PARK & TENNIS COURTS	5.2	7.1	6.9	6.0	6.3
ZELINSKY PARK	5.9	7.7	7.4	8.2	7.3
CYPRESS HOLLOW PARK	2.9	7.9	6.6	7.4	6.2
BEL AIRE PARK	1.6	4.3	5.0	6.5	4.4
CYPRESS GROVE GARDEN PARK	5.1	7.5	5.1	7.4	6.3