



Tiburon General Plan Update

Downtown Urban Design

April 2021



PROGRAM

Welcome + Introductions

Presentation

1. General Plan Update
2. Understanding Downtown
3. Circulating Downtown
4. Activating Downtown
5. Developing Downtown

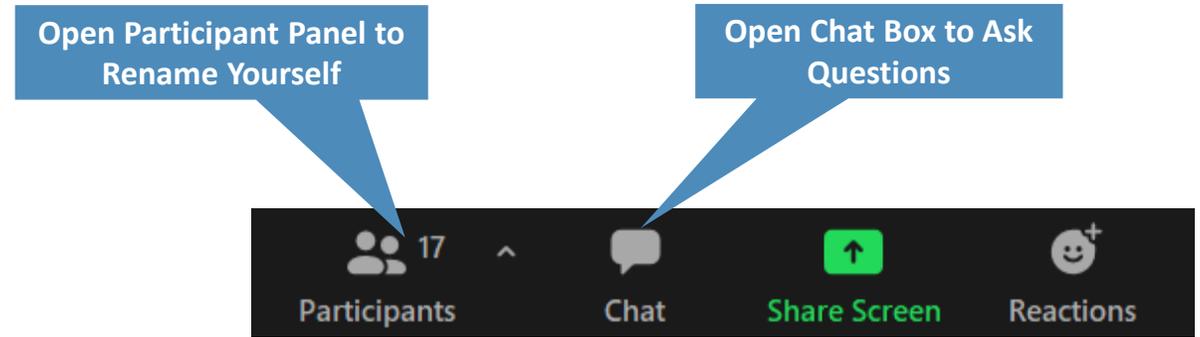
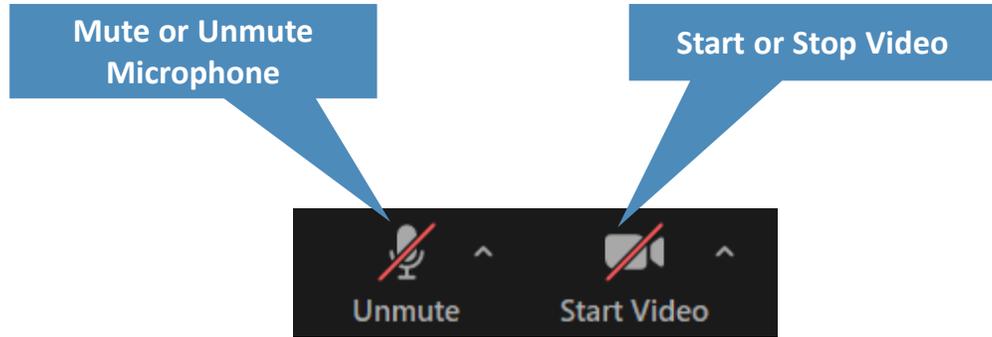
Breakout Discussions

Reporting Back

Next Steps



ZOOM TOOLS



1. GENERAL PLAN UPDATE

GENERAL PLAN UPDATE

- Overarching document that guides the future growth and development of the town
- Articulates a community's vision for the future
- Update to the 2005 Plan
- Will plan for next 20 years
- Contains goals, policies, and implementing programs
- Approvals of new development projects, public projects, and capital improvements require findings of consistency with the General Plan



GENERAL PLAN ELEMENTS

Required Elements:

- Land Use
- Mobility
- Housing
- Open Space
- Conservation
- Safety
- Noise

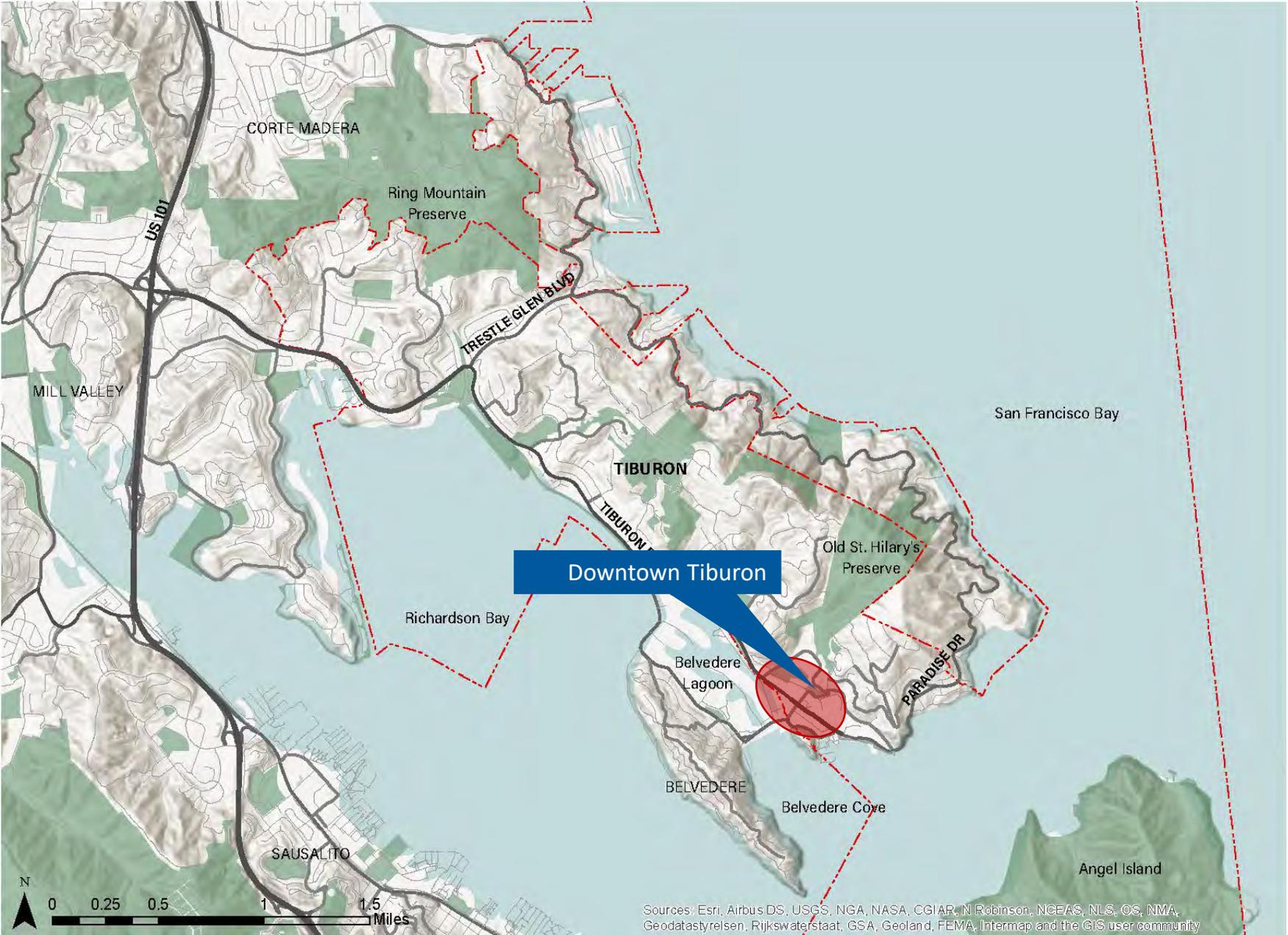
Additional Elements:

- Downtown
- Parks and Recreation



2. UNDERSTANDING DOWNTOWN

LOCATING DOWNTOWN



HISTORICAL DEVELOPMENT



Tiburon School from the Lagoon, 1901



Main Street, 1910



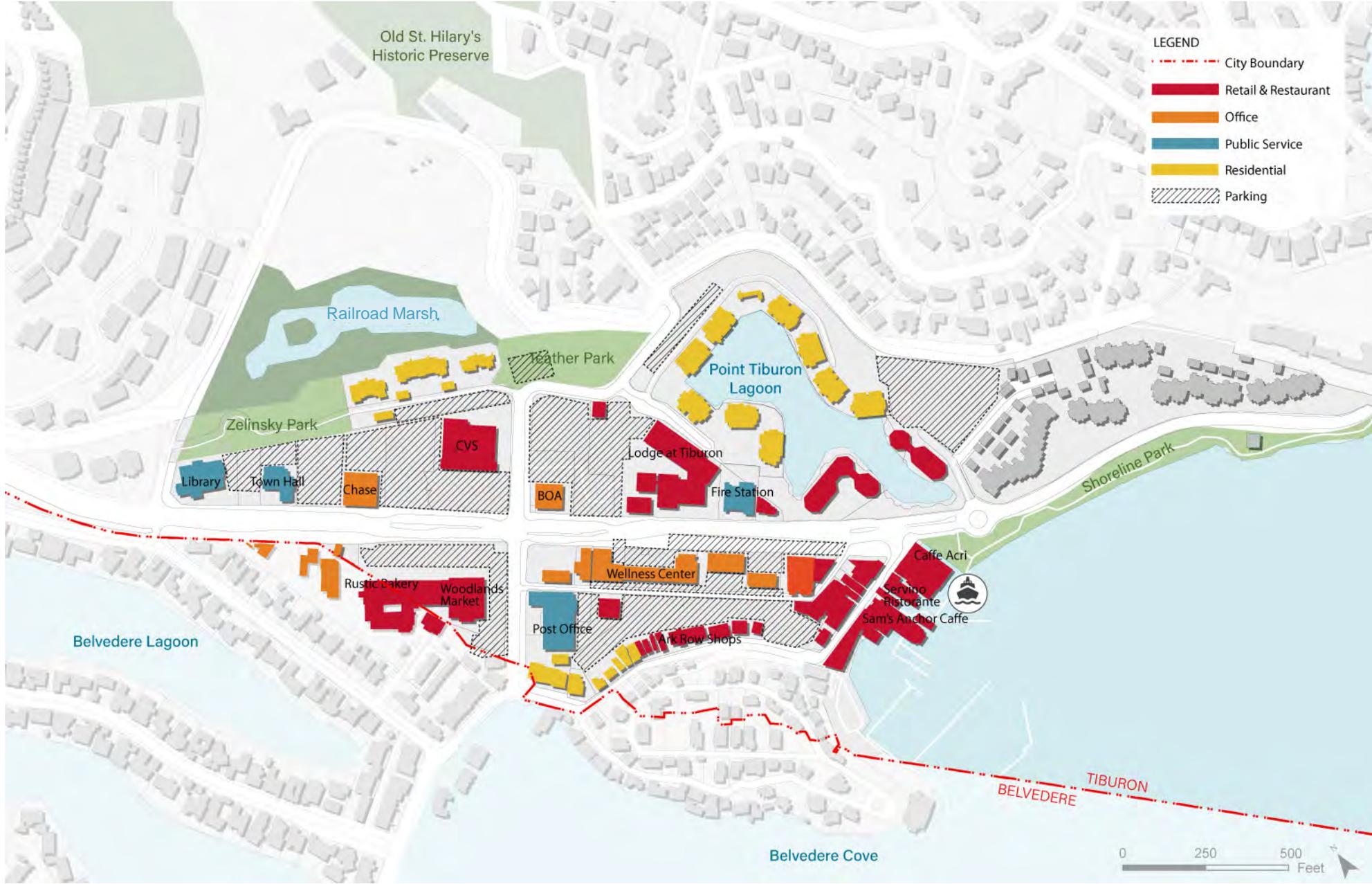
Main Street, 1947-48



Main Street, 1960s



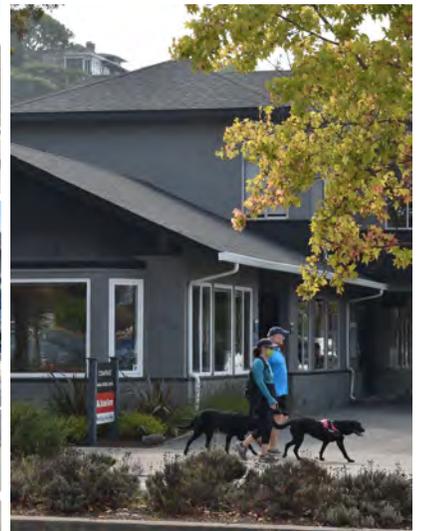
EXISTING USES



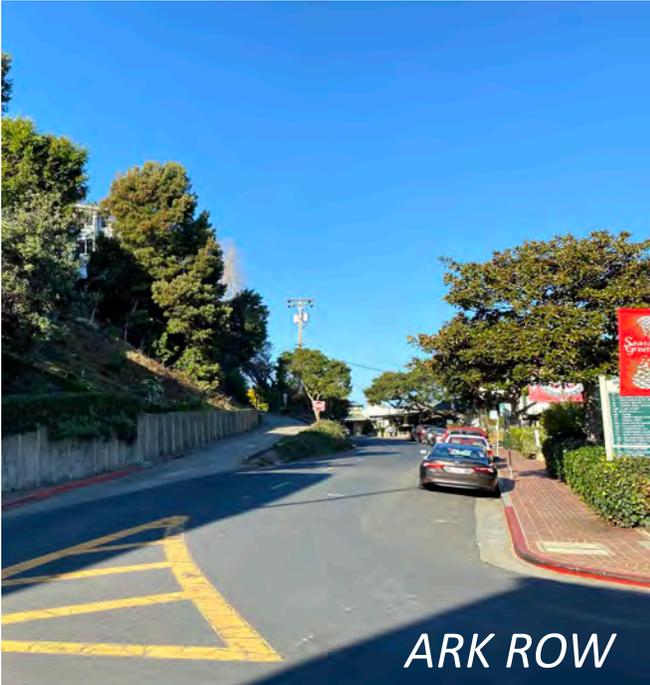
CHARACTER AREAS



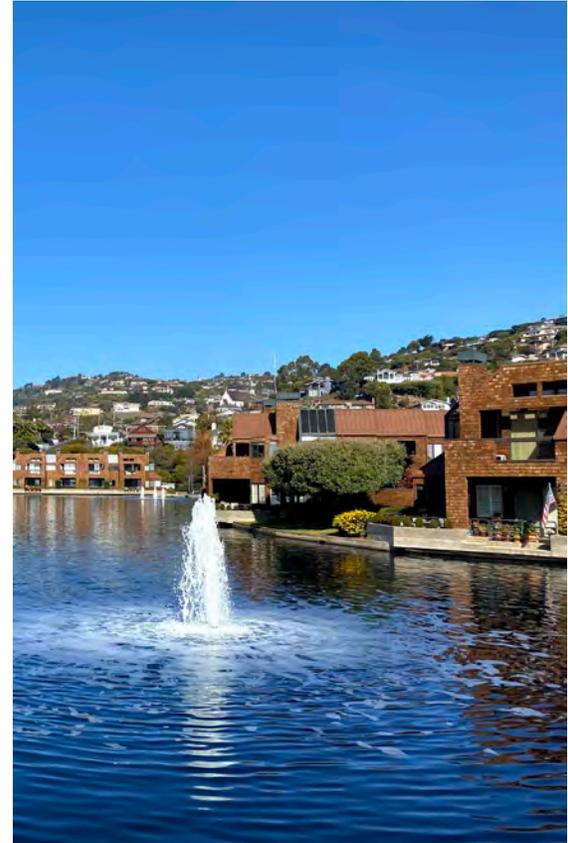
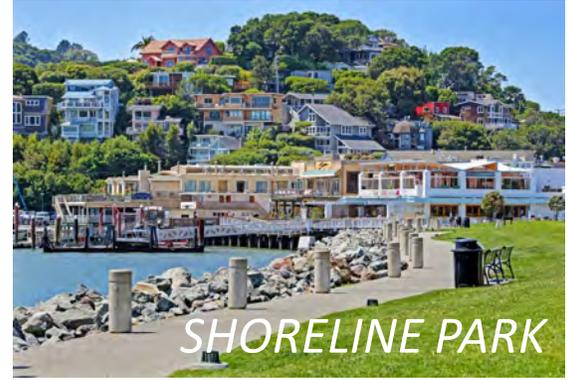
TIBURON BOULEVARD



MAIN STREET AND ARK ROW



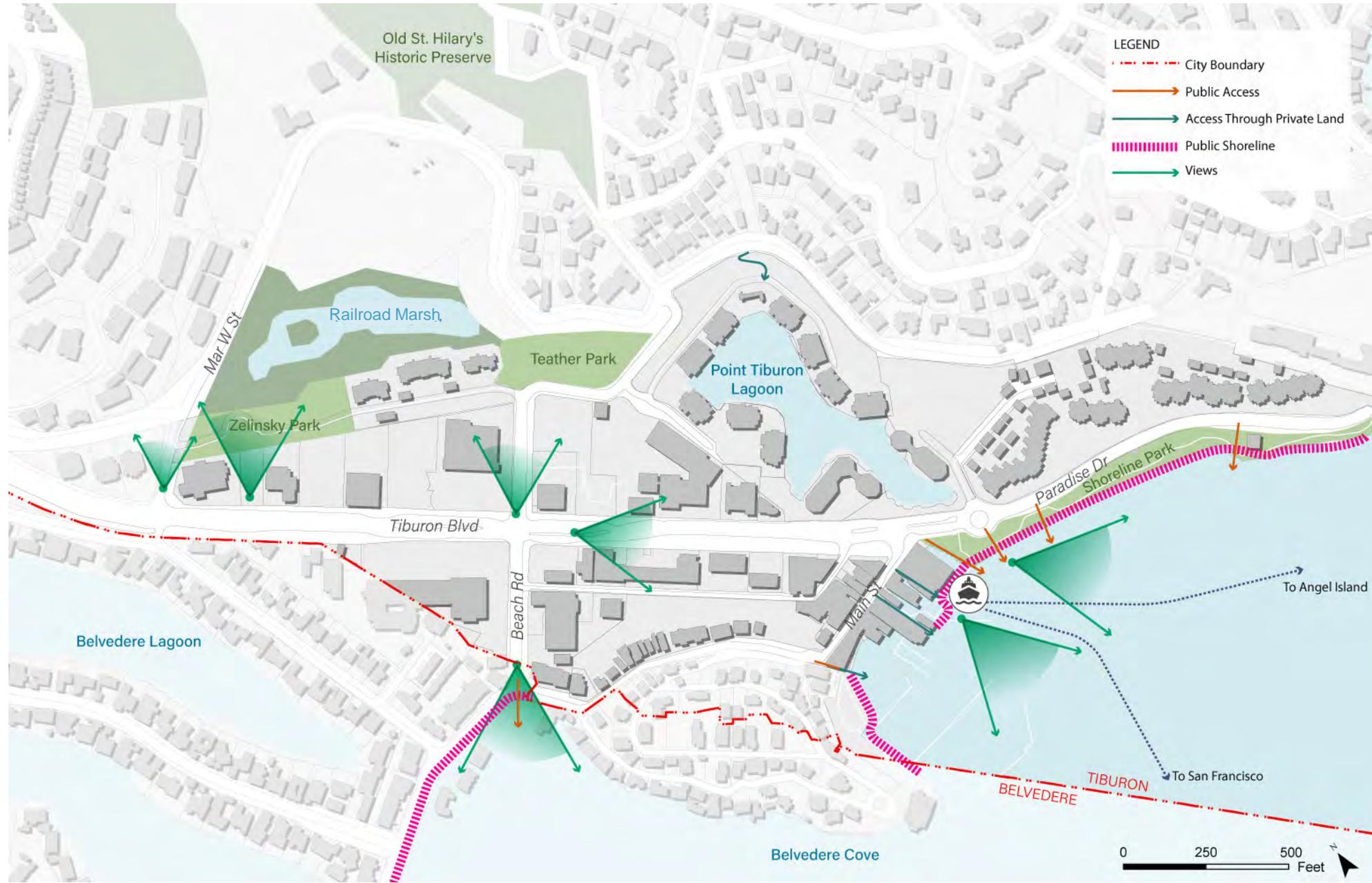
POINT TIBURON AND SHORELINE PARK



SHORELINE ACCESS AND VIEWS



Views and access to the bay and the hills



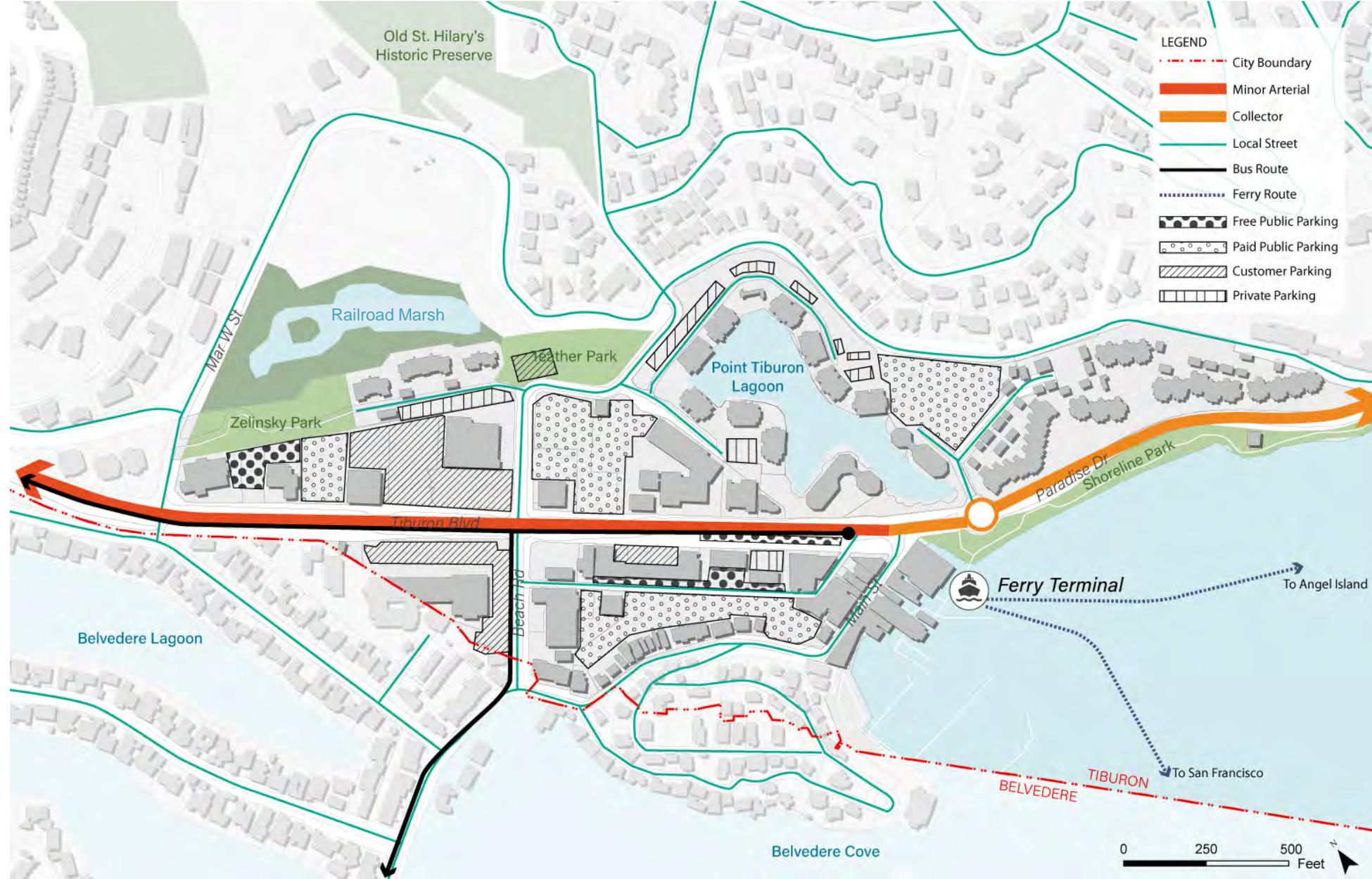
VULNERABLE ASSETS



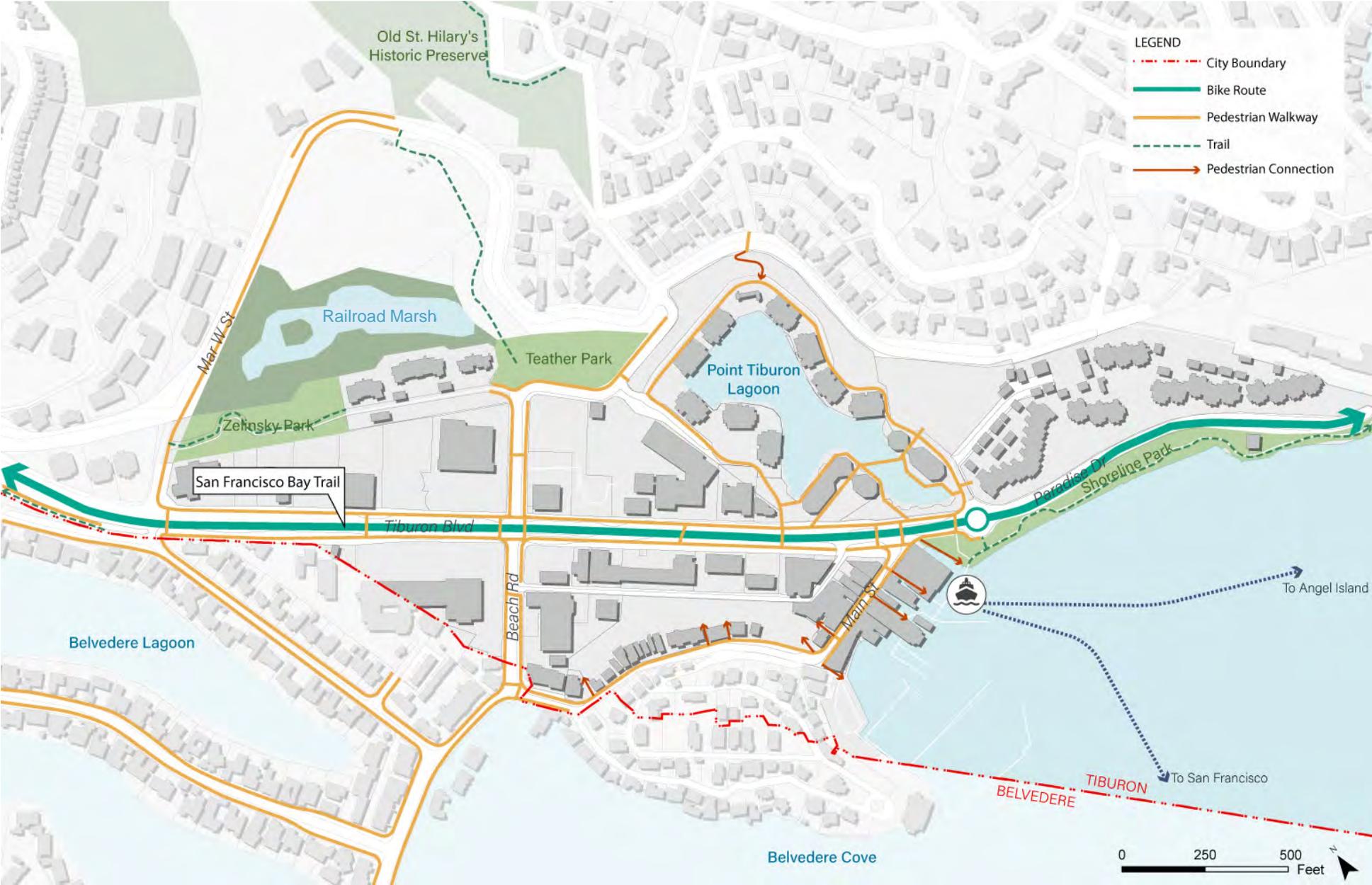
BayWAVE Scenario 6 (60 inches) SLR + 100 year Flood

3. CIRCULATING DOWNTOWN

STREETS, TRANSIT + PARKING

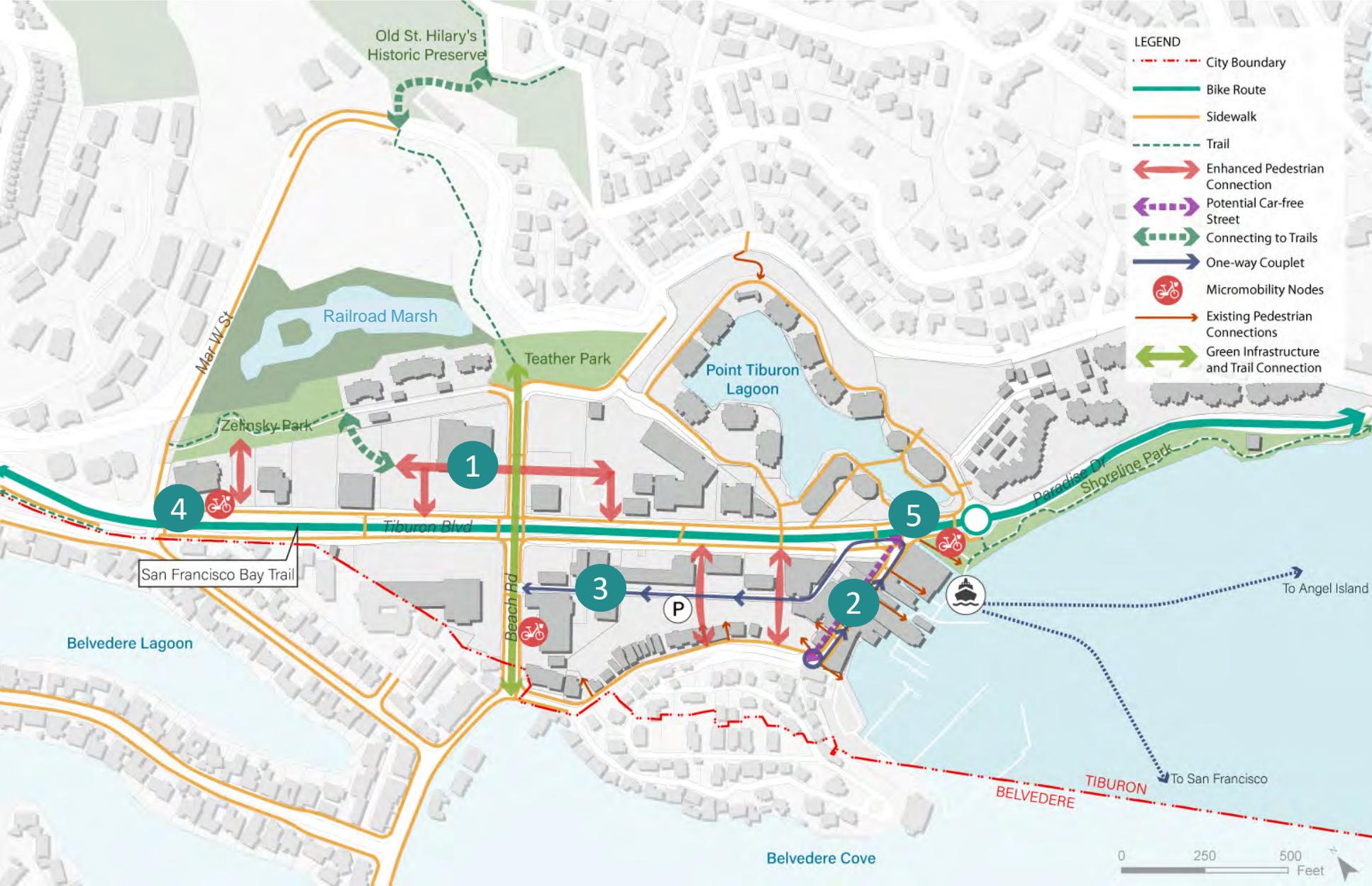


WALKING AND BIKING



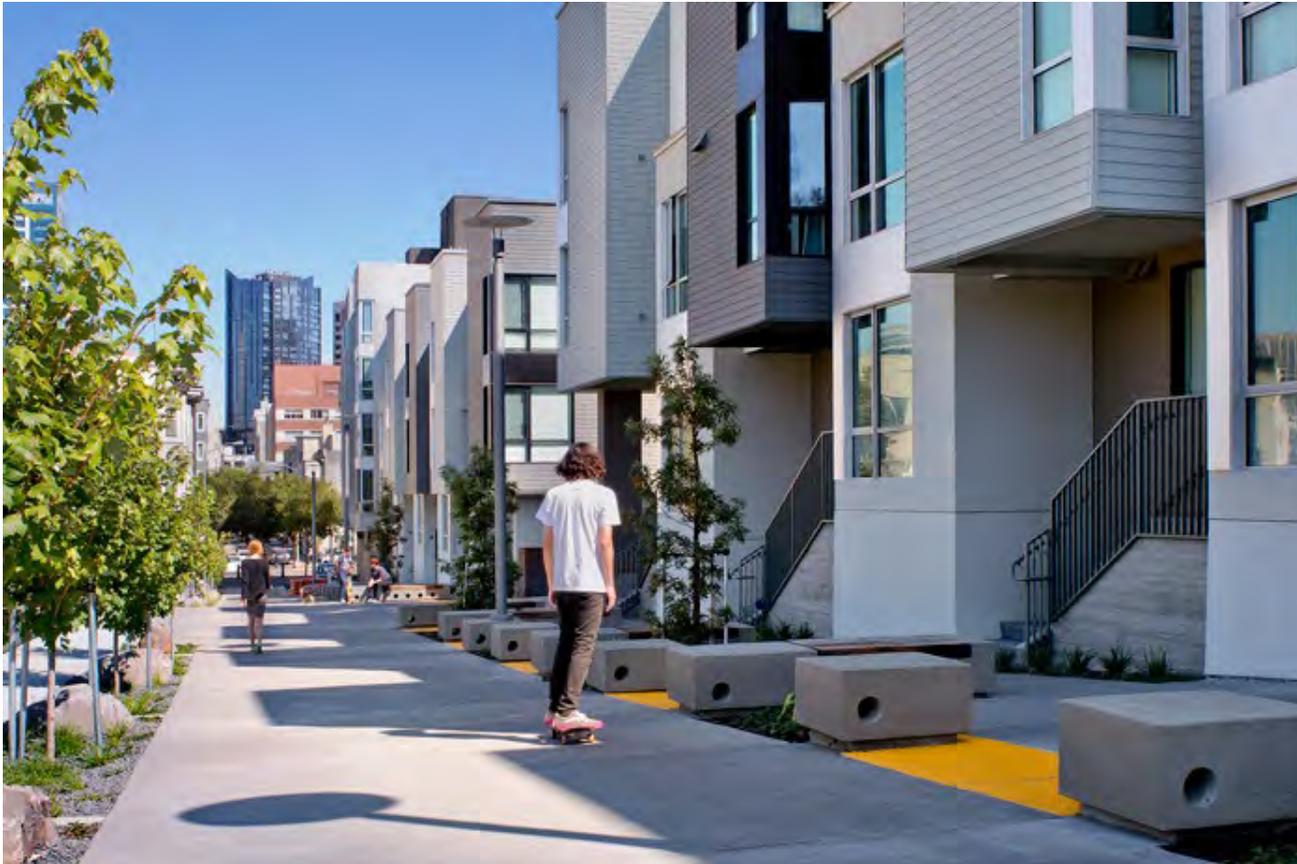
CIRCULATION OPPORTUNITIES

- 1. Pedestrian connections
- 2. Pedestrian Main Street (pilot project)
- 3. One-way couplet (pilot project)
- 4. Micromobility
- 5. Wayfinding signage

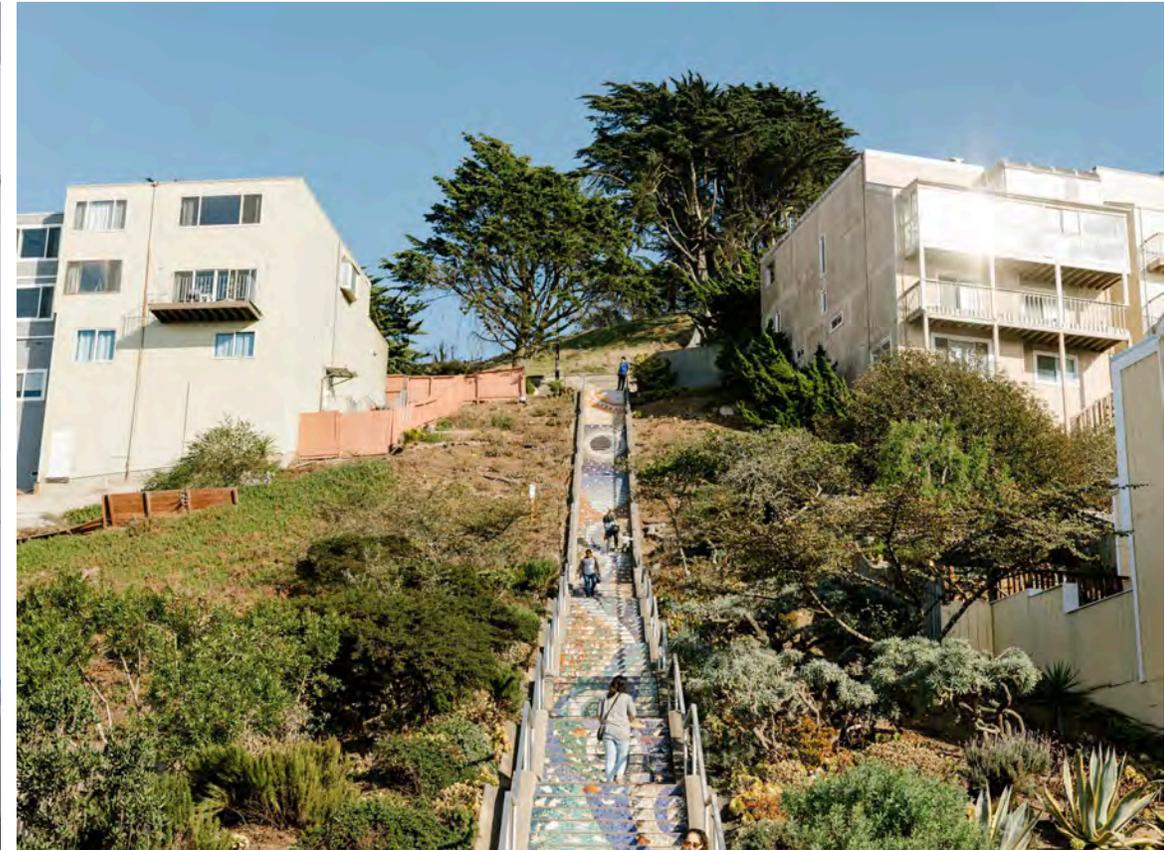


CIRCULATION 1 // Pedestrian Connections

Midblock paseos

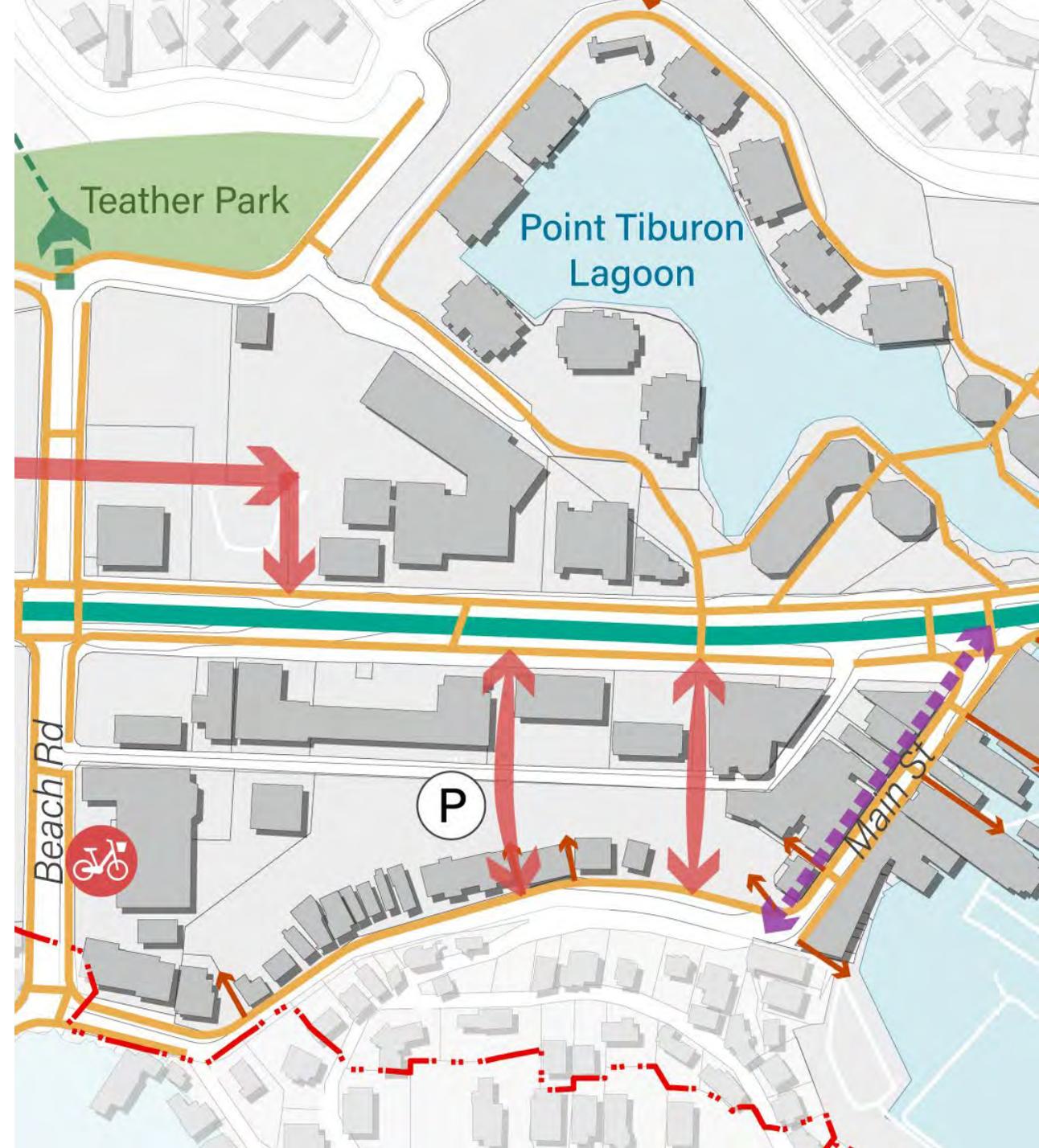


Trail connections to open spaces



CIRCULATION 2 // Pedestrian Main Street

Converting Main Street to a pedestrian street, starting with a pilot project



CIRCULATION 3 // Micromobility

Bike docking stations



Bike racks & infrastructure



CIRCULATION 4 // Wayfinding

Downtown wayfinding and identity signage



CIRCULATING DOWNTOWN

Which of the following changes do you support for downtown circulation? (Select all that apply)

- Creating **midblock paseos** for a more walkable downtown
- Creating **trail connections** between downtown, the shoreline and the hills
- Converting Main Street** to a pedestrian-only zone, starting as a pilot project
- Converting lower Main Street and Juanita Lane** to a one-way loop
- Creating a small **bike share system** to make it easy and fun to get around downtown
- Creating a **wayfinding and identity signage** program
- Providing **shuttle service** to downtown
- Providing more **on-street parking** on Tiburon Boulevard

4. ACTIVATING DOWNTOWN

PARKS, PUBLIC SPACES + ACTIVE FRONTAGES



ACTIVATION OPPORTUNITIES

1. More **businesses and residents** in new buildings
2. **Buildings** that activate streets
3. **Streets** designed for life
4. Transformed **public spaces**
5. Adding **amenities and programming** to public spaces



ACTIVATION 1 // More Businesses and Residents

Mixed use brings more people downtown



ACTIVATION 2 // Buildings that Activate Streets

Businesses lining the sidewalk



Setbacks for outdoor seating and gathering



ACTIVATION 2 // Buildings that Activate Streets

Ground floor transparency + façade articulation



Expanded public realm and visual interest



ACTIVATION 3 // Streets Designed for People

Flexible use of the street



Attractive pedestrian environment

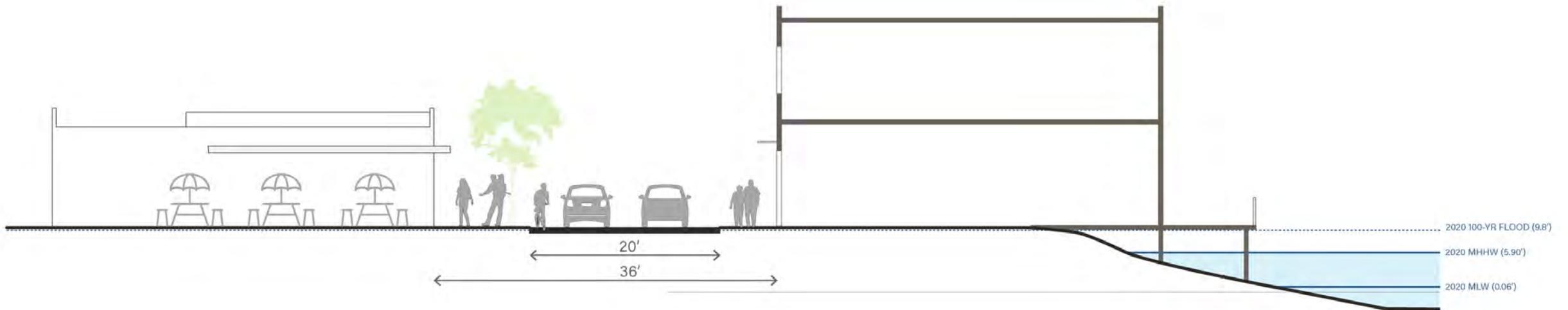


ACTIVATION 3 // Streets Designed for People

Main Street could be redesigned to have multiple benefits, including supporting more activity downtown



Main Street Today

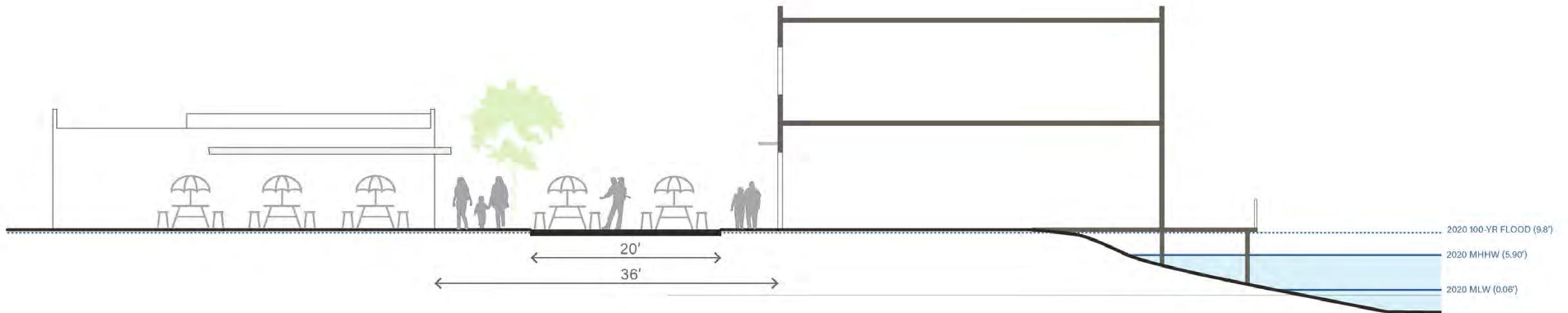


ACTIVATION 3 // Streets Designed for People

Main Street could be redesigned to have multiple benefits, including supporting more activity downtown



Main Street – Activated with Street Life

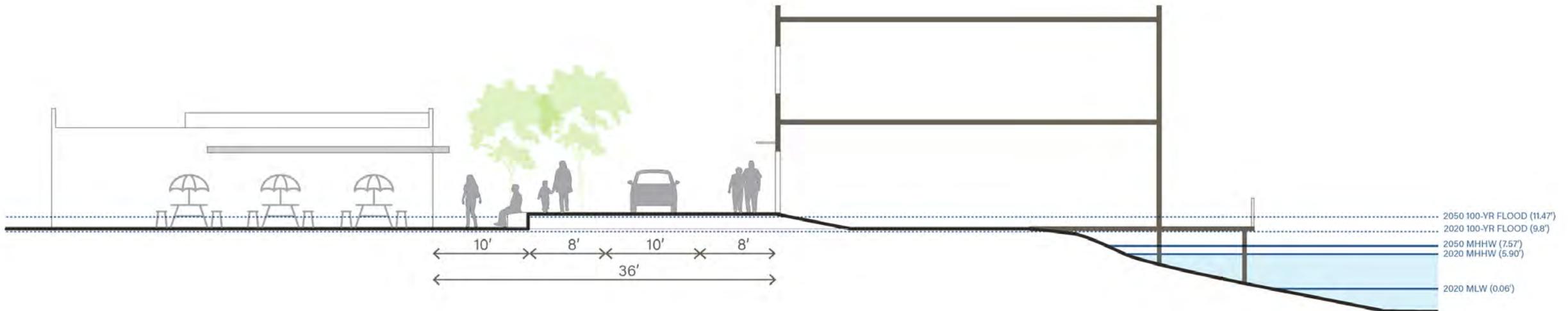


ACTIVATION 3 // Streets Designed for People

Main Street could be redesigned to have multiple benefits, including supporting more activity downtown



Main Street – Integrated Design for Activation and SLR protection:
Raise the street.

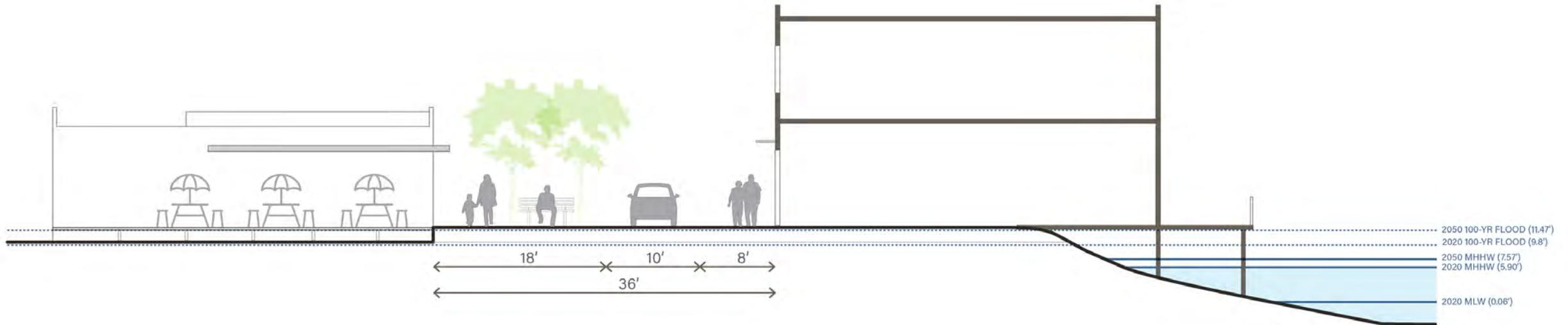


ACTIVATION 3 // Streets Designed for People

Main Street could be redesigned to have multiple benefits, including supporting more activity downtown



Main Street – Integrated Design for Activation and SLR protection.
Buildings adapt over time.

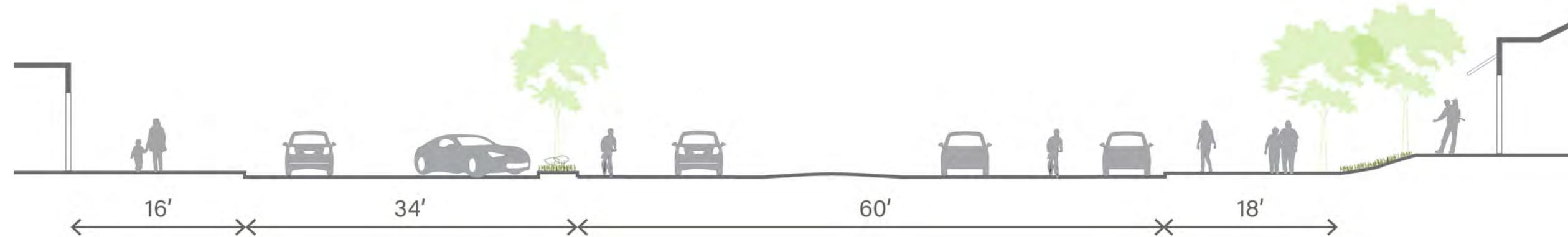


ACTIVATION 3 // Streets Designed for People

Tiburon Boulevard could be redesigned to have multiple benefits, including supporting more activity downtown



Tiburon Boulevard Today

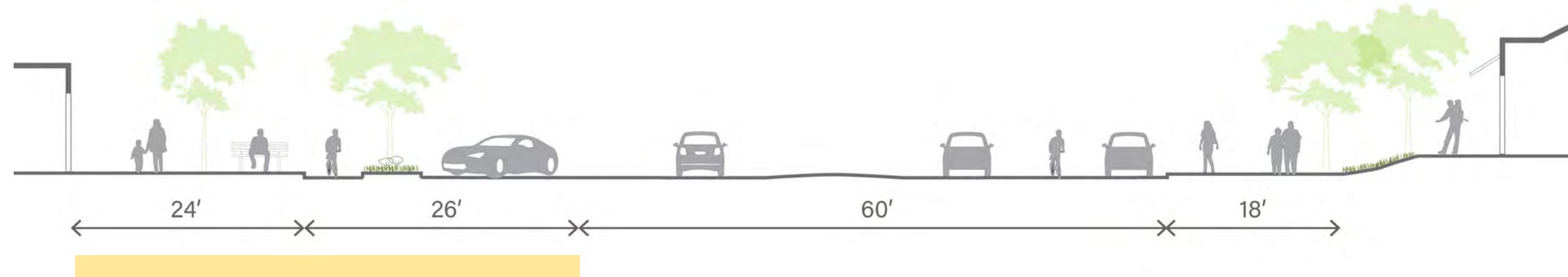


ACTIVATION 3 // Streets Designed for People

Tiburon Boulevard could be redesigned to have multiple benefits, including supporting more activity downtown



Protected bike lane, seating zone, corridor greening



ACTIVATION 4 // Public Space Transformation

Point Tiburon Lagoon could be reimagined as a park and green infrastructure feature



Downtown plazas on both sides of Tiburon Blvd could become better connected to feel like a unified space

ACTIVATION 5 // Amenities and Programming

Special amenities and programming could help make Downtown Tiburon thrive



PLAYGROUND



POP-UP SOCIAL SPACES



FOOD TRUCK POD



MOVEABLE SEATING



KAYAK LAUNCH



BLOCK PARTIES

ACTIVATION OPPORTUNITIES

Which of the following changes do you support to help activate downtown. (Select all that apply)

- Mixed use** development to promote more activities during day and evening hours
- Development standards** that ensure that new buildings have an active, human-scale presence on the street
- Redesign of Main Street** to provide more space for outdoor seating, pedestrian amenities
- Redesign of Tiburon Boulevard** to provide more space for outdoor seating, pedestrian amenities, landscaping, and a separated bike path
- Transformation of **Point Tiburon Lagoon** into a park or community meeting place
- Redesign of **downtown plazas** to feel like a unified place

ACTIVATION OPPORTUNITIES

Which of the following amenities and programming would you like to see downtown? (select all that apply)



Play areas



Kayak launch



Moveable seating



Block parties and concerts



Food trucks and pop-up social spaces



Farmers' market

5. DEVELOPING DOWNTOWN

GENERAL PLAN LAND USE

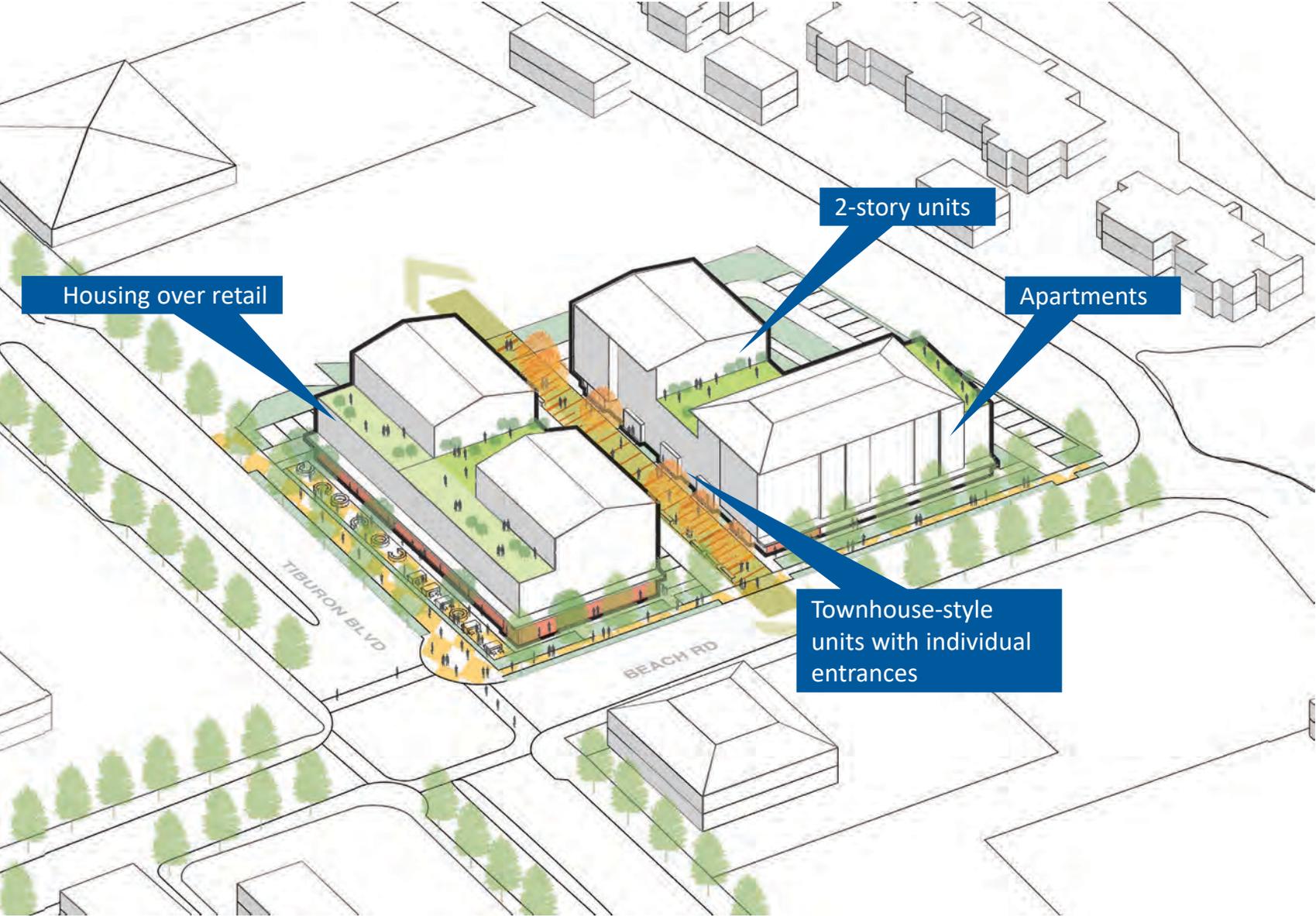


DEVELOPMENT OPPORTUNITIES

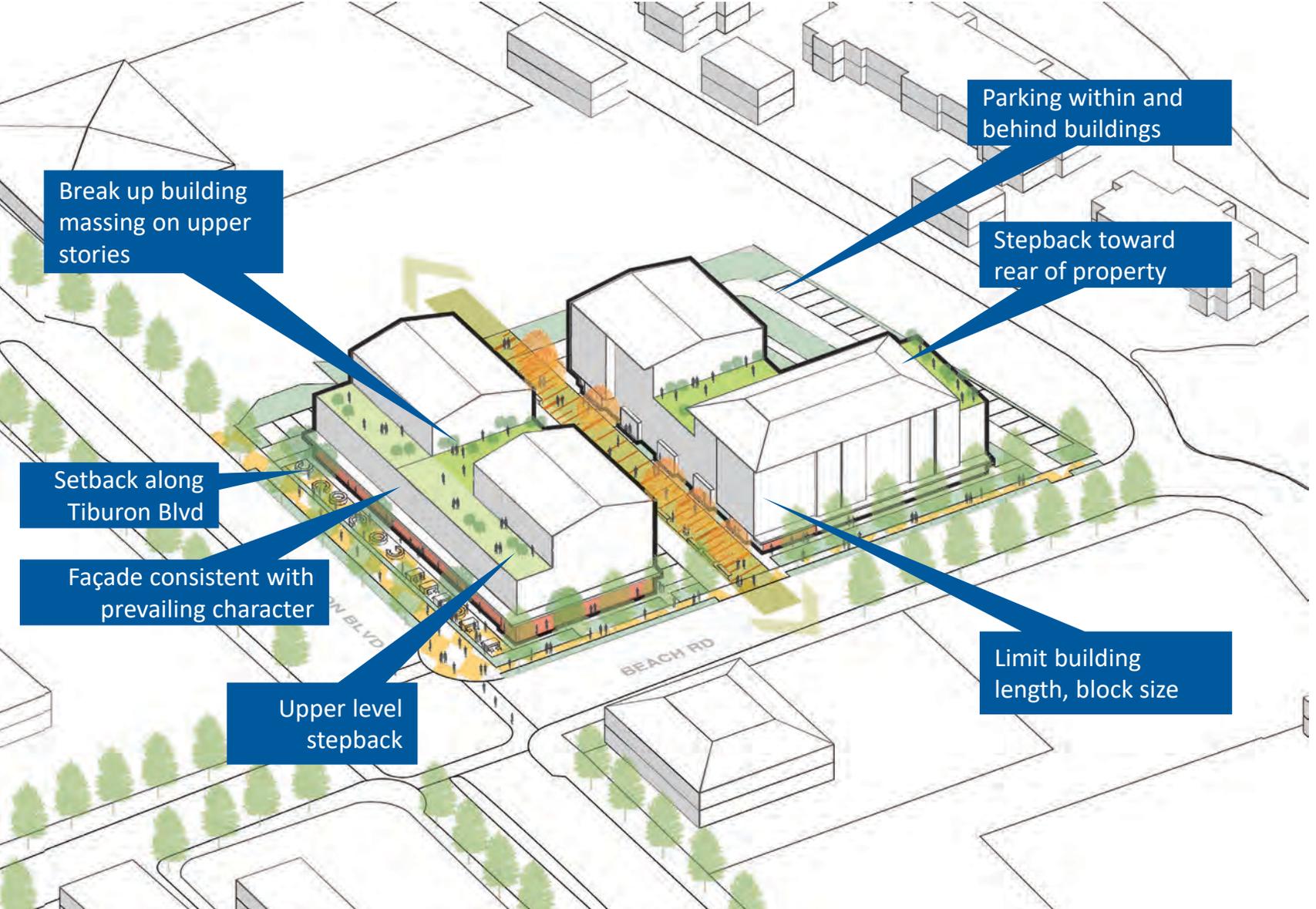
1. Provide diversity of **housing options**
2. Define building standards to **preserve character**
3. Provide a **human scale** along the street
4. Provide new **community amenities**



DEVELOPMENT 1 // Housing Opportunities



DEVELOPMENT 2 // Building Form that Supports Community Character



Break up building massing on upper stories

Parking within and behind buildings

Stepback toward rear of property

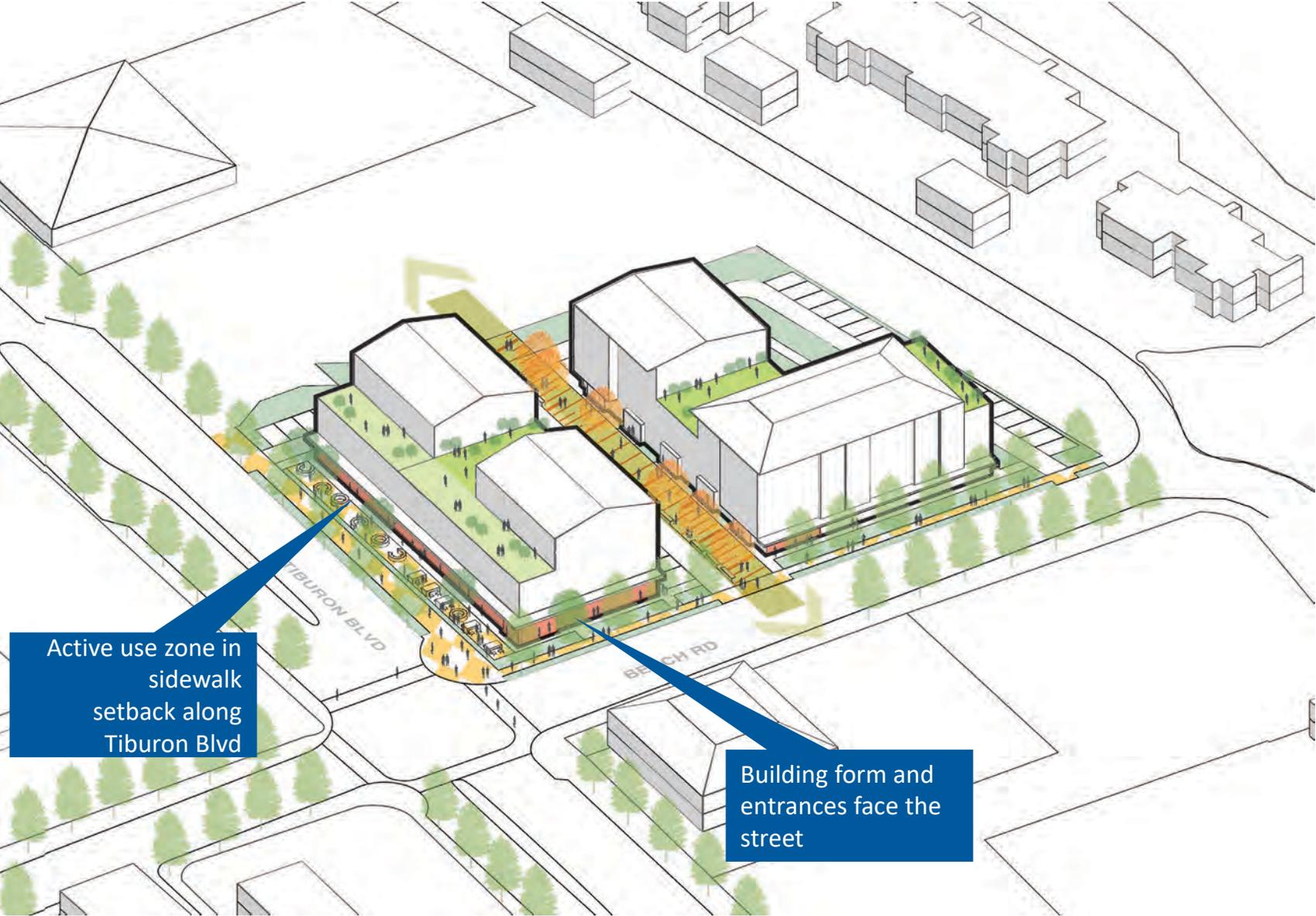
Setback along Tiburon Blvd

Façade consistent with prevailing character

Upper level stepback

Limit building length, block size

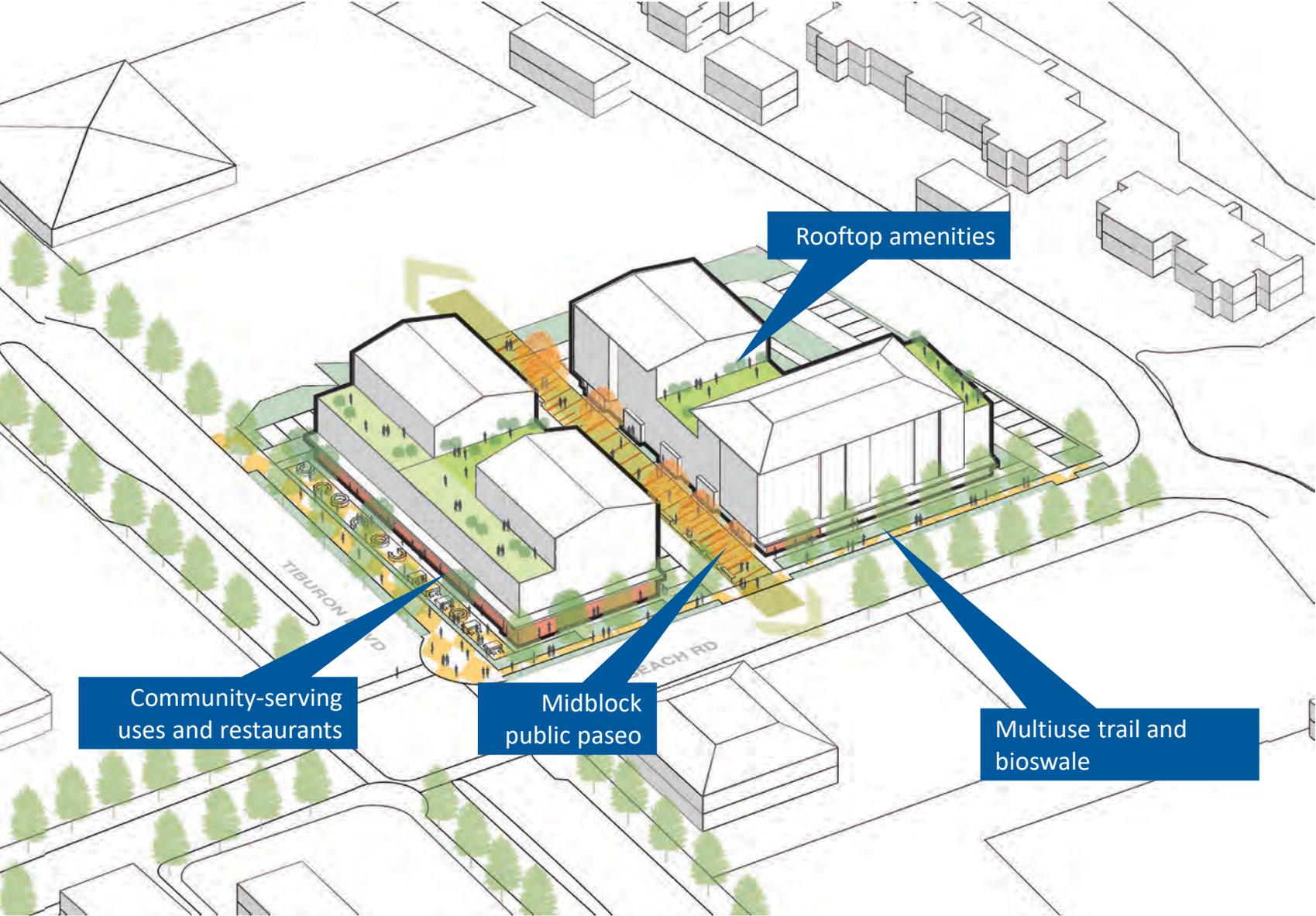
DEVELOPMENT 3 // Ensuring a Human Scale along the Street



Active use zone in sidewalk setback along Tiburon Blvd

Building form and entrances face the street

DEVELOPMENT 4 // Amenities for the Community



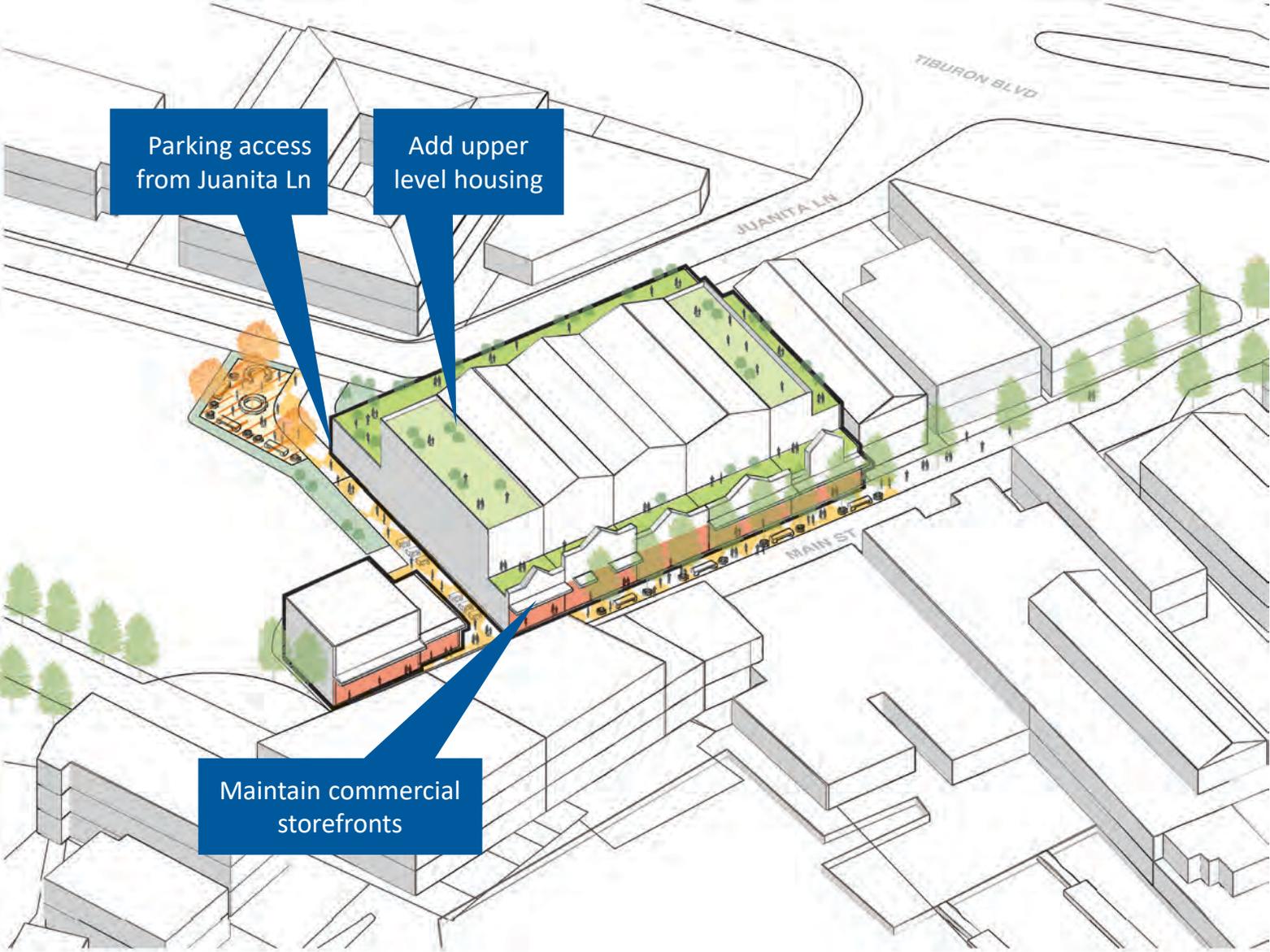
Rooftop amenities

Community-serving uses and restaurants

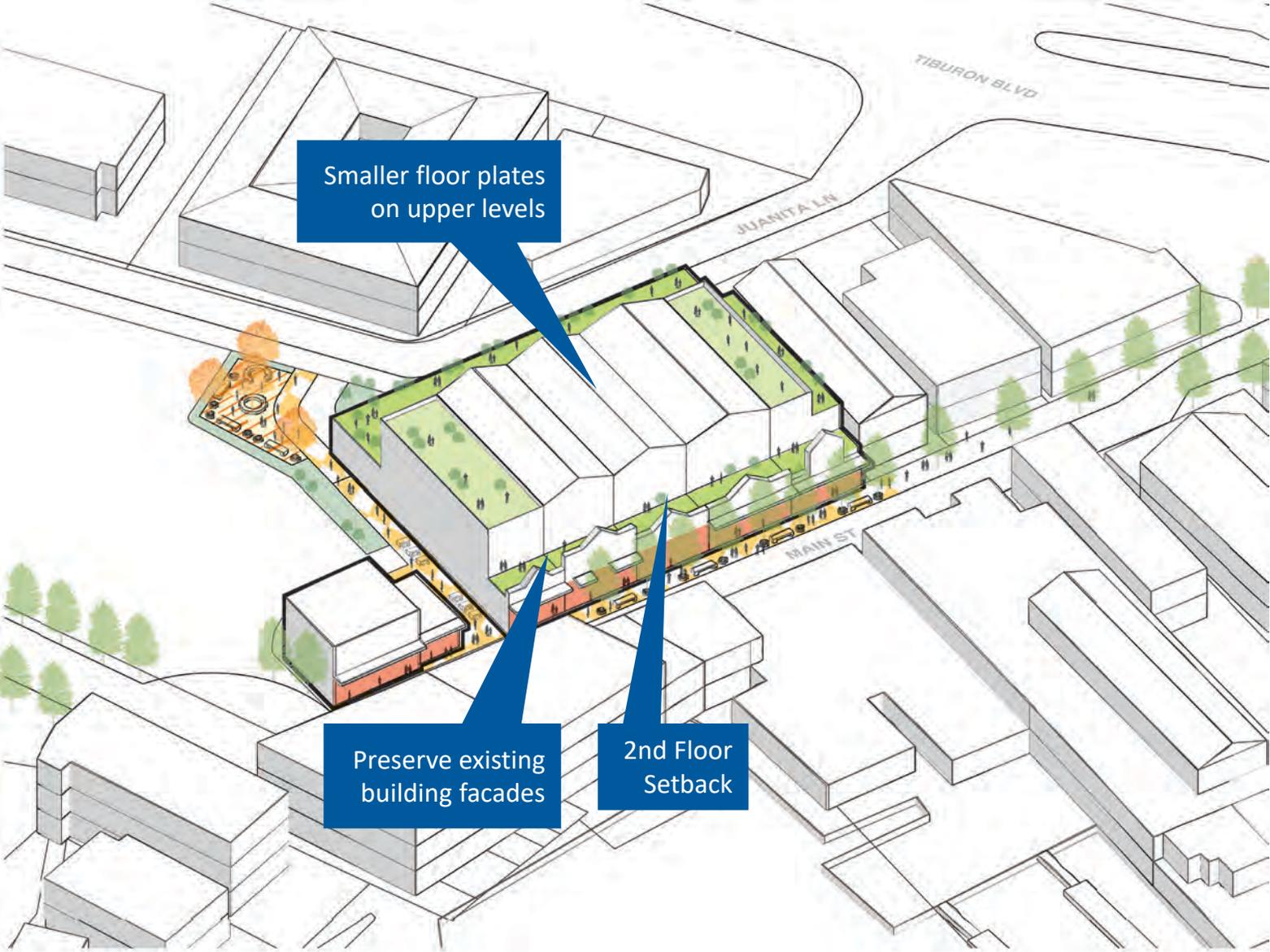
Midblock public paseo

Multiuse trail and bioswale

DEVELOPMENT 1 // Housing Opportunities



DEVELOPMENT 2 // Building Form that Supports Community Character

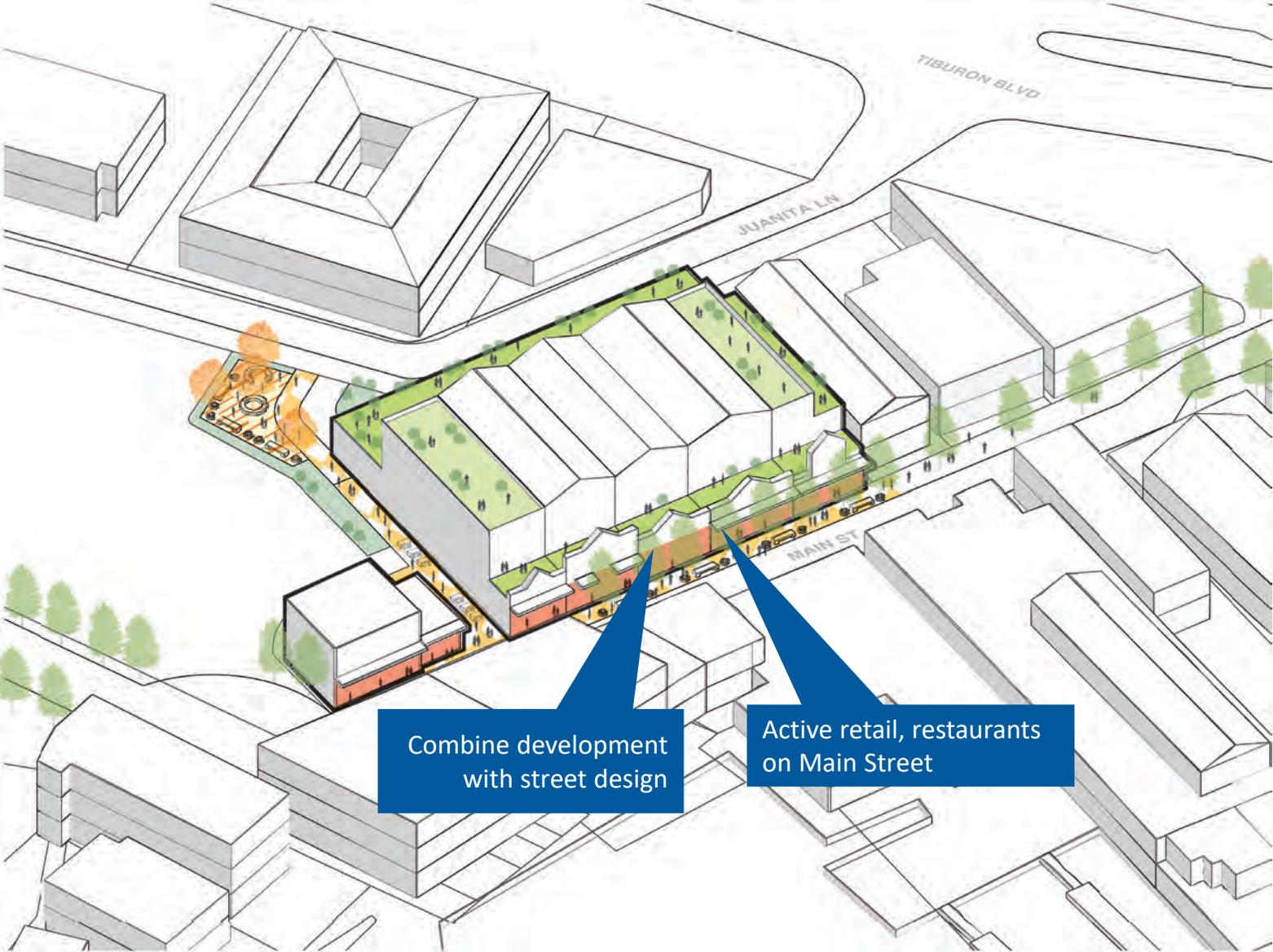


Smaller floor plates on upper levels

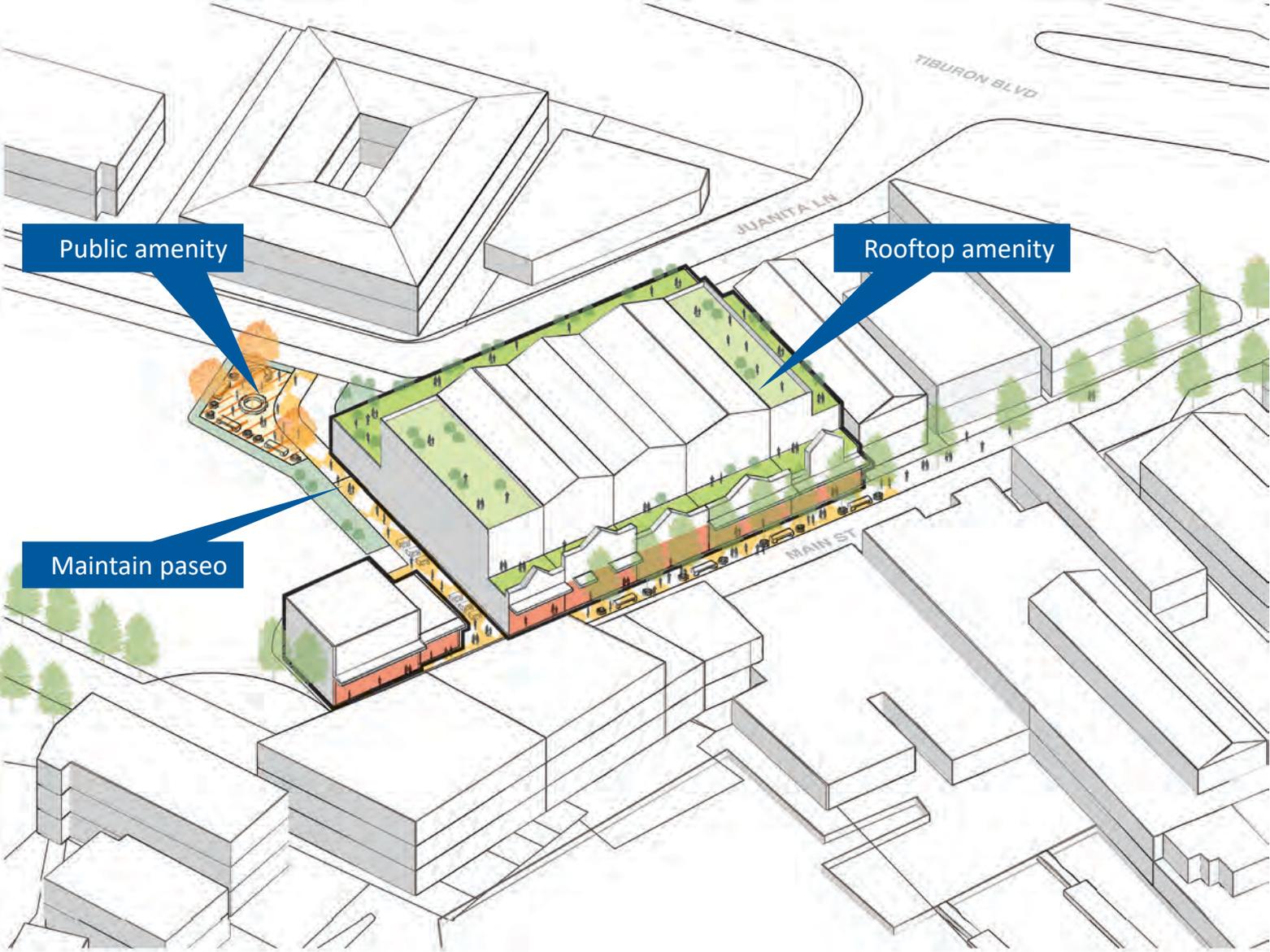
Preserve existing building facades

2nd Floor Setback

DEVELOPMENT 3 // Human Scale at Street Level



DEVELOPMENT 4 // Amenities for the Community



DEVELOPING DOWNTOWN

Which of the following do you support to ensure a high quality of development? (Select all that apply)

- Allowing a mix of retail, restaurant, office and multifamily housing types
- Requiring active commercial ground-floor uses (retail, restaurants, personal services) along specific street segments
- Ensuring that buildings are attractive by maintaining stylistic continuity, breaking up facades to avoid large massing
- Ensuring that buildings create a human scale through setbacks, build-to lines, and ground floor design
- Ensuring that new development provides community benefits, including midblock paseos, green infrastructure and streetscape enhancements

6. DOWNTOWN DISCUSSIONS

DISCUSSION QUESTIONS

Each group will discuss the three themes of “Creating Downtown”:

- Circulating
- Activating
- Developing

As a group, you’ll consider:

- *What do we like about the concepts presented in each category?*
- *What other ideas do we feel it’s important to bring to the table?*

The facilitator will keep track of the conversation and decisions.

When we come back, one member of each group will report back on what you’ve done.

NEXT STEPS

- Survey, workshop presentation and video will be posted on [CreateTiburon2040.org](https://www.createtiburon2040.org)
- Planning Commission meeting on June 23rd to review community input, receive policy direction on Downtown policies
- Town Council meeting in August to discuss policy alternatives
- Draft General Plan in March 2022

General Plan Update

- Community workshop on Housing in June
- Check the website for workshop registration, new surveys, draft documents
- Sign up for the mailing list at [CreateTiburon2040.org](https://www.createtiburon2040.org)





Tiburon General Plan Update

Downtown Urban Design Analysis

April 2021

