

Downtown Workshop Feedback

April 27, 2021

Group 1

1 Circulating Downtown

What do we like about the concepts being presented?

Maintaining fire access is important

maintain people's natural flow
the ferry terminal is a place that gets clogged with people,
how do we streamline that?
Flow of people from parking lots to streets

How are we going to get people to downtown apart from
ferry and car? We need to make it a very attractive location
When you get off the shuttle you should feel like you have
arrived.

Unified plaza areas around the Downtown

Safe bike parking spaces so that people can leave their
expensive bikes and feel comfortable moving around
Downtown.

Main street is already very low traffic. Don't need to
prioritize cars there so much.

Enhancing trail connections and info on how to get to
them.

Are there other Ideas we want to bring to the table?

pedi-cab - also provides an opportunity to advertise tiburon
and the local spaces and restaurants and tourist ideas

Farmers' market might not work in the area since we don't
have the infrastructure or space for it

2 Activating Downtown

What do we like about the concepts being presented?

See them similar to Carmel. But we are not as centrally located as that.

the really tall buildings might not work in Tiburon. Some of our streets like ark row and main street don't have enough space.

Kayak launch is good idea but we need parking next to it.

Are there other ideas we want to bring to the table?

there is no real family place that you can go to anymore with water views.

Plan should discourage office use on ground use

Need more active use of the Bay at the Downtown.

Can we add deep sea access boats from the docks. How can we become a part of the economy of the bay

3 Developing Downtown

What do we like about the concepts being presented?

Type your answer

Are there other ideas we want to bring to the table?

Napa revitalization is a good example. Housing above retail.

Group 2

1 Circulating Downtown

What do we like about the concepts being presented?

Pedestrian safety does not decrease with density.
Presence of people, changes drivers behavior - they slow down if they see people.

Class 2 unprotected bike lane is challenging through Tiburon Blvd downtown - could be much safer for cyclists

Main Street closure (preventing cars) allows it to become a destination - will also benefit businesses. Signage will help get the flow working.

What if you used Juanita lane to access the parking so that you can close Main Street.

Loved the Las Ramblas precedent - potential to apply the thinking to make slower streets.

Bring back food trucks, vibrance, farmers market, play music outside, - bring back life - Special part of the bay area and it's not utilized. - Not just the Beer festival all the time - but some smaller scale street life - vibrancy - a reason to come downtown.

50th anniversary party - took over shoreline park - fun big scale event downtown.

Cargo bike and ebikes, golf carts, have changed how people get downtown - they need safe storage (expensive bikes!) bike valets, encourage alternative transportation.

Bike locker storage

Kayak and paddle boards -

Scooters not as visible downtown - but could have a smaller footprint for parking

Ferry - we can't let that service die - It should be increased/supported. -- vital - don't forget about it. Keep Angel Island and Tiburon as adjacent destinations.

Paseos are a good idea - today, we have them, but you have to know where they are.

Paying for parking downtown is a normal thing - we do that in other communities, it must be an excuse - not more

Are there other Ideas we want to bring to the table?

Type your answer

ebiking charging stations - incorporated into the bike valet areas

Stormwater image s- bio swales incorporated - breaks up surface parking lots. - great precedent from levi plaza.

Turning the lagoon into the park is a great idea - privately owned - publicly accessible - improve retail activation along those areas.

Sara - Children for Change from BelAir School 5th grade

Playground could bring more kids downtown - playground ideas similar to country mart redwood climbing area. BelAir more popular spot today. Could have more shade.

2 Activating Downtown

What do we like about the concepts being presented?

Concerned about sea level rise - making sure thats addressed before we plan for additional development.

Potential to activate upper tiburon blvd - spread out the activity - the Library will be a great location and new center of activity - connection to the trails

Tiburon is wide enough to make it safe for cyclists - not constrained by historic character.

Love the signage idea.

Elephant Rock deterioration - favorite fishing area.
- favorite spot for kids - look at that infrastructure

Are there other ideas we want to bring to the table?

Type your answer

3 Developing Downtown

What do we like about the concepts being presented?

Decouple parking from residential units (not 1 to 1) but instead increase ferry passes and schedule - similar to the approach for Treasure Island. - There was also a shuttle service for the ferry.

Doesn't have to be like Emeryville of retail and housing.

Build structured parking so that there's less surface parking / doesn't deaden the experience.

Are there other ideas we want to bring to the table?

Type your answer

Group 3

1

Circulating Downtown

What do we like about the concepts being presented?

Really intrigued by idea of elevating buildings.
Can the buildings on the bay side be elevated?

What are the challenges to converting Main Street to pedestrian-only?
Access from Corinthian Island. Residents there object to it.

The ideas discussed could be really impactful - Tiburon could be a really different place

Shuttles: where would they go, and how would people use it? San Anselmo tried a downtown circulator and it didn't take

We hear there's not enough public parking, so need to find a good balance on Tiburon Blvd between activation and providing parking

Are there other ideas we want to bring to the table?

We should do more for visitors from the ferry, including more elegant bathrooms
Currently Town has lease on bathroom on private land, and agreement with Sam's

Agreements between Town and business and property owners will be critical to make change possible

2 Activating Downtown

What do we like about the concepts being presented?

We do pretty well with visitors, but we really need to work on bringing residents downtown. Events are very important. They create a draw.

The new idea that's most important: multi-use. Downside risk of changing character, but that should be considered in balance

Consistent with movement of people wanting to live in downtown-like environments

People living downtown will support more downtown activity, and not necessarily be driving

We've lost small specialty shops. Now people combine their shopping where they can do other things

Farmers' market wasn't successful, but could be in combination with other changes

Kayak launch was challenged by tidal action/waves. Water access, ironically, is difficult

Tiburon Blvd is a state highway. Caltrans wants Tiburon to take it, but Town didn't find it economically attractive. Maybe we can just get a part of it. Worth looking at again.

Tiburon Blvd is so wide - could be made at more human scale. Walking from Ferry plaza to CVS today feels like the Sahara. But if you could activate it along the way, parking areas near town hall and library could feel a lot closer to downtown.

Are there other ideas we want to bring to the table?

We should do more for visitors from the ferry, including more elegant bathrooms
Currently Town has lease on bathroom on private land, and agreement with Sam's

Agreements between Town and business and property owners will be critical to make change possible

Could people use the riprap for seating?

Activating fountain plaza has been a priority for Chamber, in addition to public restroom, benches, signage

What could be done to better connect the library and its steps, the new park, to downtown

Tiburon Blvd narrows anyway, so it should work

3 Developing Downtown

What do we like about the concepts being presented?

These Ideas are embodied by a lot of development that's taken place in last 10 years - not a hard sell for developers

Can't get myself there yet; larger buildings don't feel consistent with Tiburon's character

Town should have a long-term vision that guides development if and when owners want to develop

Responding to climate change and other needs all point to the need for more dense environments

State isn't just making suggestions: there are consequences for not acting

Corner of Tiburon and Beach Rd clearly has potential to become highest-density area of Tiburon

Important to get buy-in from Point Tiburon residents about the value of new development to them

Are there other Ideas we want to bring to the table?

Type your answer

Group 4

1

Circulating Downtown

What do we like about the concepts being presented?

Slow streets - transform public space temporarily or permanently

OK with adding main street pedestrian without full closure - more about the benefit

Kayak access to the water!

Better use of public space

Incorporation of nature and natural setting
safer flow of vehicles

love biking to and along the waterfront and low
key safety

Are there other ideas we want to bring to the table?

can imagine mixed use buildings and pedestrian flow, slower, safer environments work together

Santa Monica example of pedestrian main street but not sure of scale

Young person during weekend bike rides - feel unsafe turning onto mainstreet from ark row - cars entering the road from the movie theater

unsure if total closure of mainstreet is necessary

unsure of need and benefits of a downtown shuttle

2 Activating Downtown

What do we like about the concepts being presented?

Comments reflect topic 2 and 3

loved carmel example, magic of secret alleyways, hidden places, accessibility of shops - very unique to carmel and california.

loves going into the knit shop and sit on bench by the fountain with the bridge - peaceful place during the busy tourist season, shady

some concern about change. want to avoid the "Sausalitofication"? Likes the scale and feel of carmel as an example. curious what is the right balance

Tiburon is the quiet and low key opposite of sausalito.

Carmel not Santa Monica as good example of complex, human scaled place

Are there other ideas we want to bring to the table?

plaza outside tiburon wine is next to busy road - not as nice to sit

Caviar company next to depot - love the indoor and outdoor spaces

desire safe and protected spaces

multigenerational thinking about downtown and its environs. Ark row as destination for hanging out.

One Sam's bar is probably enough! more might tip the environment to multigenerational appeal
Daughter loves the water fountain seating spot by the bridge with shade

Waterfront park walking along shoreline

Supportive of new uses that are not "franchise" and "branded". Not the XX of Tiburon branded to take away from the low key sense of place

Arcade used to attract lots of kids - comic book store (the Attic) too. Lack of places for kids in downtown.

Sweden House is missed! Love the small, local, signature spots like this bakery.

3 Developing Downtown

What do we like about the concepts being presented?

Are there other ideas we want to bring to the table?

see boards 1 and 2 for comments

Group 5

1 Circulating Downtown

What do we like about the concepts being presented?

All great cities have pedestrian zones with parking outside the zone. Liked taking foot off cars.

Need to embrace the Town as a lifestyle and promote that lifestyle. Pedestrian friendly environment has benefits for businesses and residents.

Important to drive down Main St. so people see the shops. New restaurants will bring more people to town - they need to drive down Main St. 3 minute parking space is critical to business.

Will lose some business from people not driving down Main St., but need to be forward-thinking and be bike/pedestrian friendly.

Slow Streets has helped businesses.

Concerns about wayfinding signage -- existing map is too small and inaccurate. Signage is good but needs to be better designed.

Close off Main St. or at the very least make it one way. Need more benches, makes it more appealing to a broader age range.

Trail connections - residents don't want visitors walking up into the hills. Don't put signage to trails.

Should incentivize owner to put in retail in Pt. Tiburon. Signage should point to parking so people can walk around. Think about activating space in different way - spaces for young people.

Are there other ideas we want to bring to the table?

Type your answer

2 Activating Downtown

What do we like about the concepts being presented?

Need events to make downtown friendly and fun - not just eating. Games nights, trivia nights. We need to develop the community aspect of downtown. Downtown is now a tourist town; most residents have to go outside of town for services and retail.

Love idea of transforming public spaces for meeting and gathering. Playgrounds, benches, for all ages. Putting green.

Shuttle - where would it come from? Is there enough demand?

Not enough for teenagers to do in Tiburon (Masio/Dj) for teenagers on weekends. Kids need more retail other than the candy store. Park is great but not connected to downtown.

Are there other ideas we want to bring to the table?

Type your answer

3 Developing Downtown

What do we like about the concepts being presented?

Mixed use could be very popular with apartments over commercial. Not a problem. As long as it doesn't push out businesses that are there now, e.g. New Morning Cafe.

Pressure to meet housing numbers is scary, but it would be good to add housing downtown. Concerned that Tiburon will be forced into density that compromises character. Need to have development where it can fit and size is undersized - e.g. banks, CVS. Consultants need to come up with design standards that ensure appropriate scale and fit.

Opportunity with mixed use for teachers, employees.

Downtown has capacity to absorb more people living there, which will bring more retail and restaurants. Would be wonderful to see a line in front of a restaurant. A good problem to have. Too many real estate offices and banks. Movie theatre is a real loss to downtown.

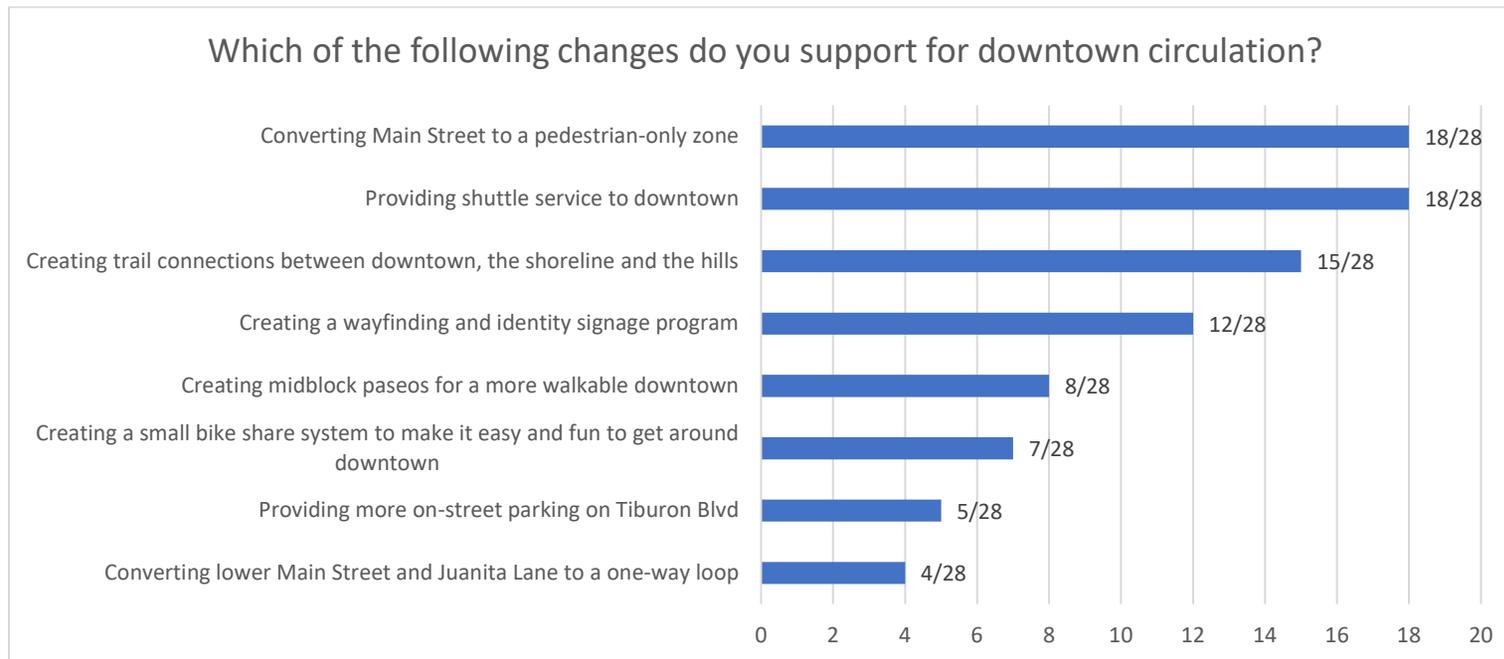
Property owner needs to be more proactive in finding tenants.

Are there other ideas we want to bring to the table?

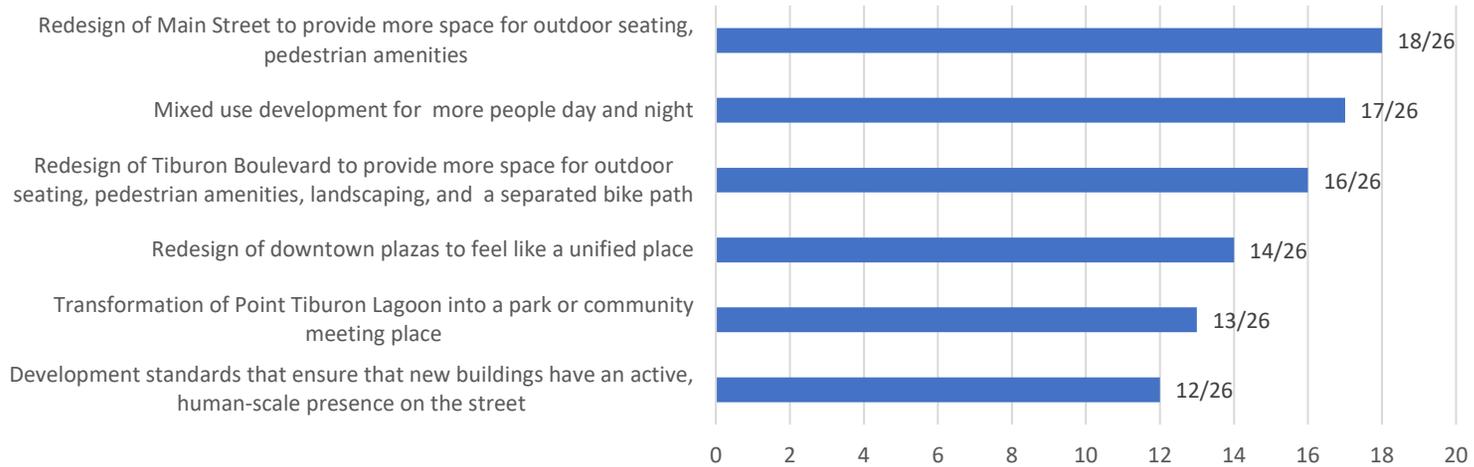
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Downtown Workshop Poll Results

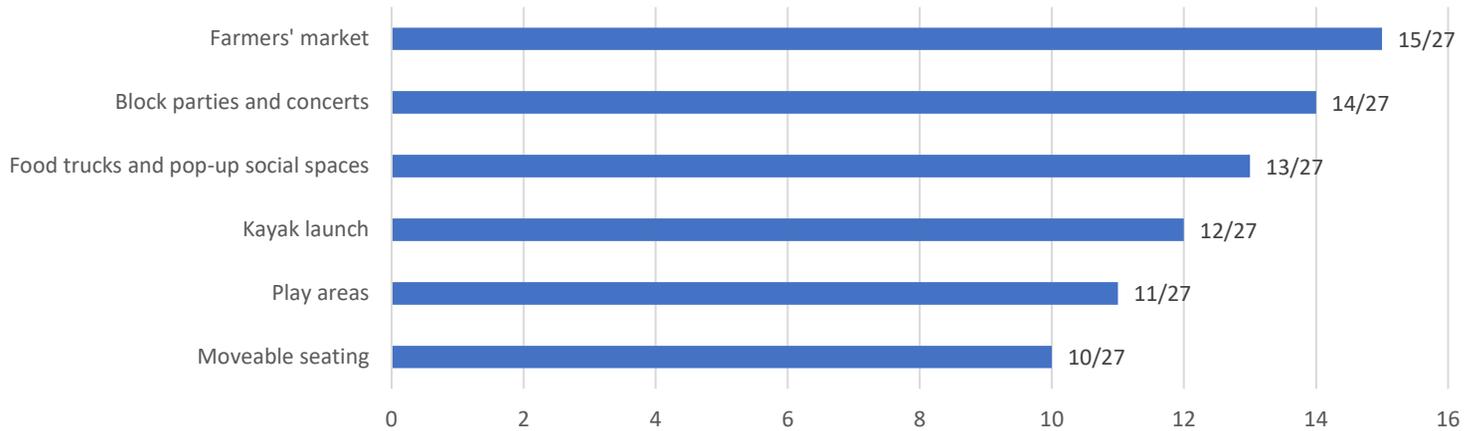
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Which of the following changes do you support to help activate downtown?



Which of the following amenities and programming would you like to see downtown?



Which of the following do you support to ensure a high quality of development?

