



Tiburon General Plan Update

Mid-Course Review

Town Council Meeting January 19, 2022



TONIGHT'S DISCUSSION

1. General Plan Update Process
2. Concepts for Downtown
3. Draft Goals/Policies/Programs for:
 - Downtown Element
 - Safety & Resilience Element
 - Parks & Recreation Element
 - Conservation & Open Space Element
4. Public Hearing
5. Council Feedback
6. Next Steps



1. GENERAL PLAN 1. UPDATE

GENERAL PLAN UPDATE

TIMFI INF

→ Jan '21 → Dec '21 → Jan '23

PHASE 1 <i>Introduce the update</i>	PHASE 2 <i>Gather information</i>	PHASE 3 <i>Draft plan</i>	Adopt General Plan
<p>Mailer</p> <p>Website</p> <p>Social Media</p> <p>4 Community Surveys</p> <p>Stakeholder Interviews</p>	<p>Evaluation of Existing GP</p> <p>Background Reports</p> <p>Community Workshops:</p> <ul style="list-style-type: none"> • Open Space, Conservation, Parks & Recreation, and Safety • Sea Level Rise • Downtown <p>X Meetings with Commissions and Town Council</p>	<p>Community Workshops:</p> <ul style="list-style-type: none"> • Housing and Land Use • Mobility and Noise • Climate Action Plan • Diversity and Inclusion <p>Draft the General Plan</p> <p>Draft Environmental Impact Report</p> <p>Open House</p> <p>Meetings with Commissions and Town Council</p>	

2. CONCEPTS FOR DOWNTOWN

HISTORICAL DEVELOPMENT



Tiburon School from the Lagoon, 1901



Main Street, 1910



Main Street, 1947-48



Main Street, 1960s



CHARACTER AREAS



CHARACTER AREAS



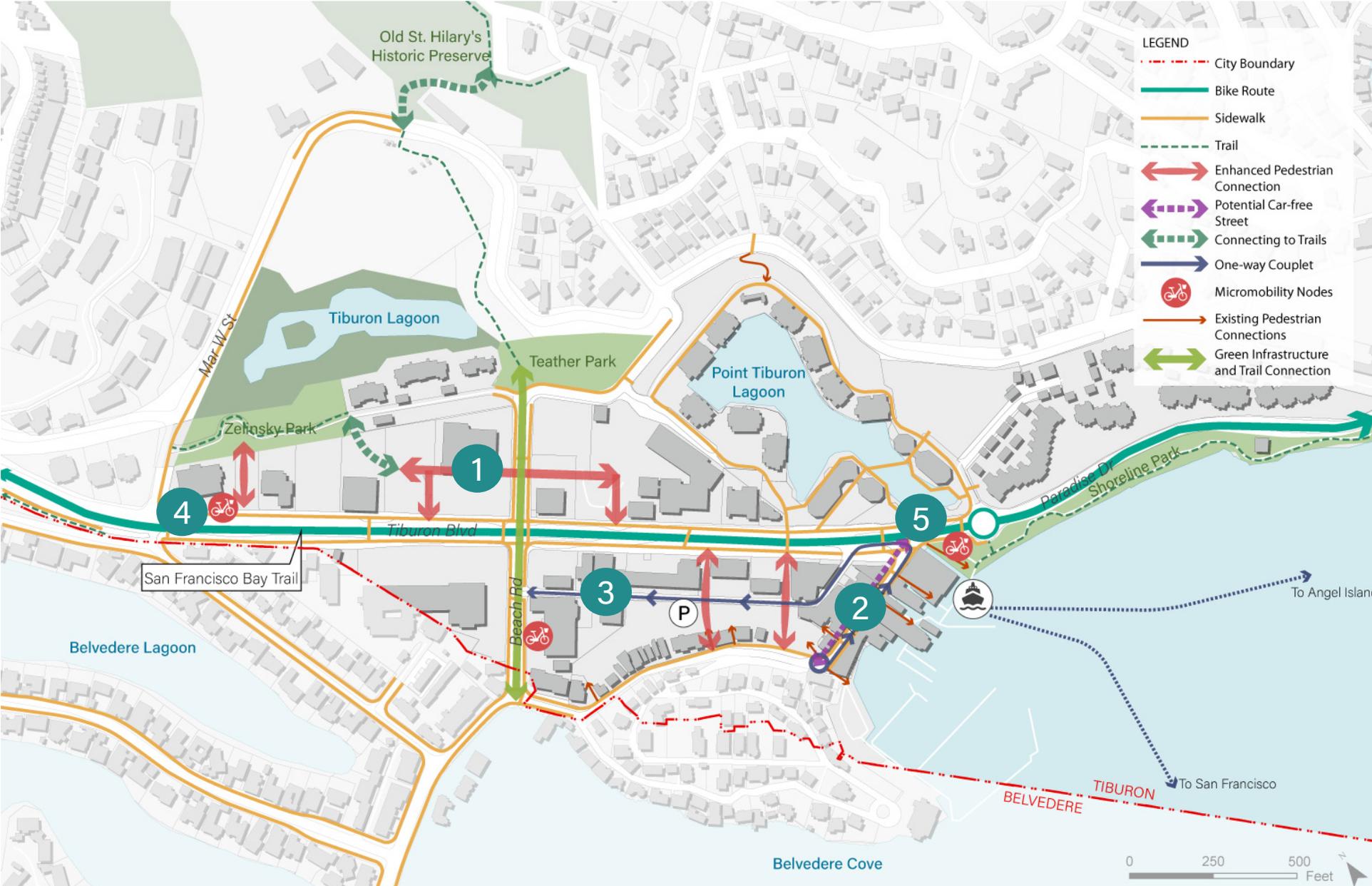
VULNERABLE ASSETS



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

CIRCULATION OPPORTUNITIES

- 1. Midblock paseos and trails connections
- 2. Pedestrian Main Street (pilot project)
- 3. One-way couplet (pilot project)
- 4. Bike infrastructure
- 5. Wayfinding signage



CIRCULATION OPPORTUNITIES



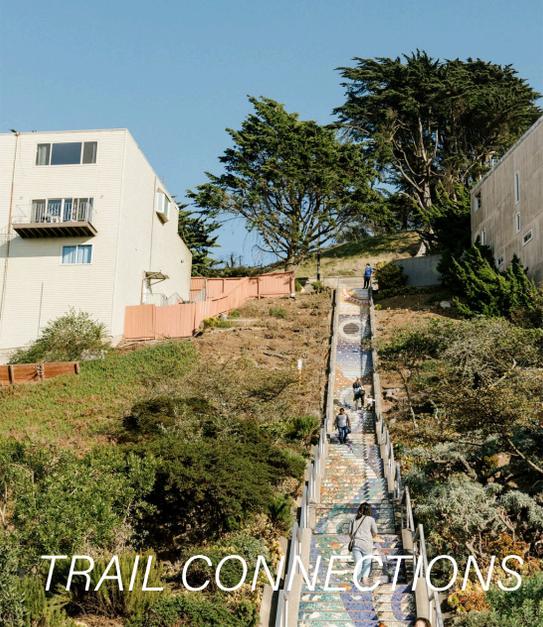
MIDBLOCK PASEOS



PEDESTRIAN MAIN STREET



BIKE INFRASTRUCTURE



TRAIL CONNECTIONS



ONE-WAY LOOP



WAYFINDING SIGNAGE

ACTIVATION OPPORTUNITIES

1. *Mixed use: 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 OPPORTUNITIES



MIXED USE



MAIN STREET REDESIGN



PUBLIC SPACE TRANSFORMATION



BUILDINGS THAT
ACTIVATE



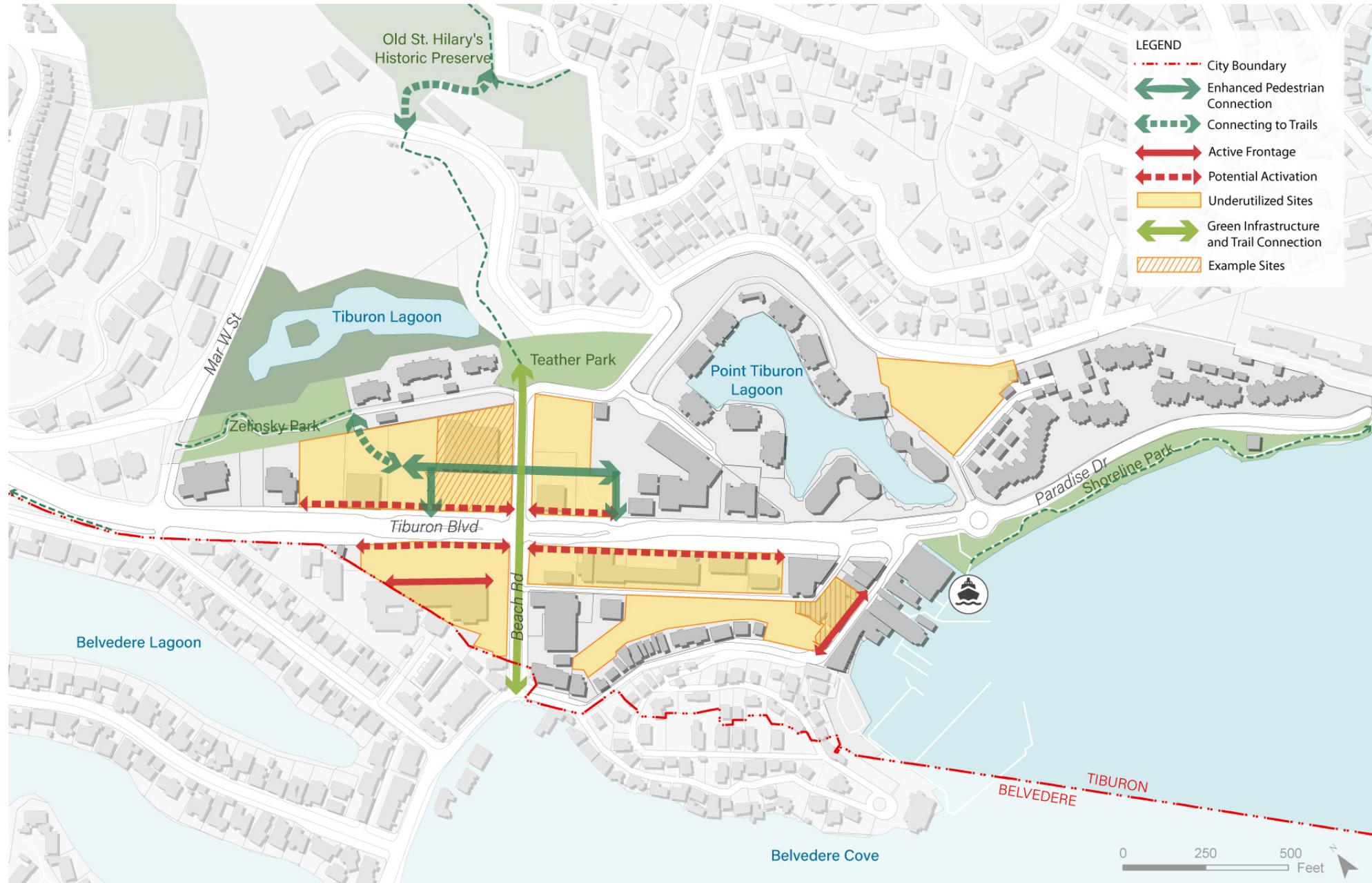
TIBURON BLVD REDESIGN



AMENITIES + PROGRAMMING

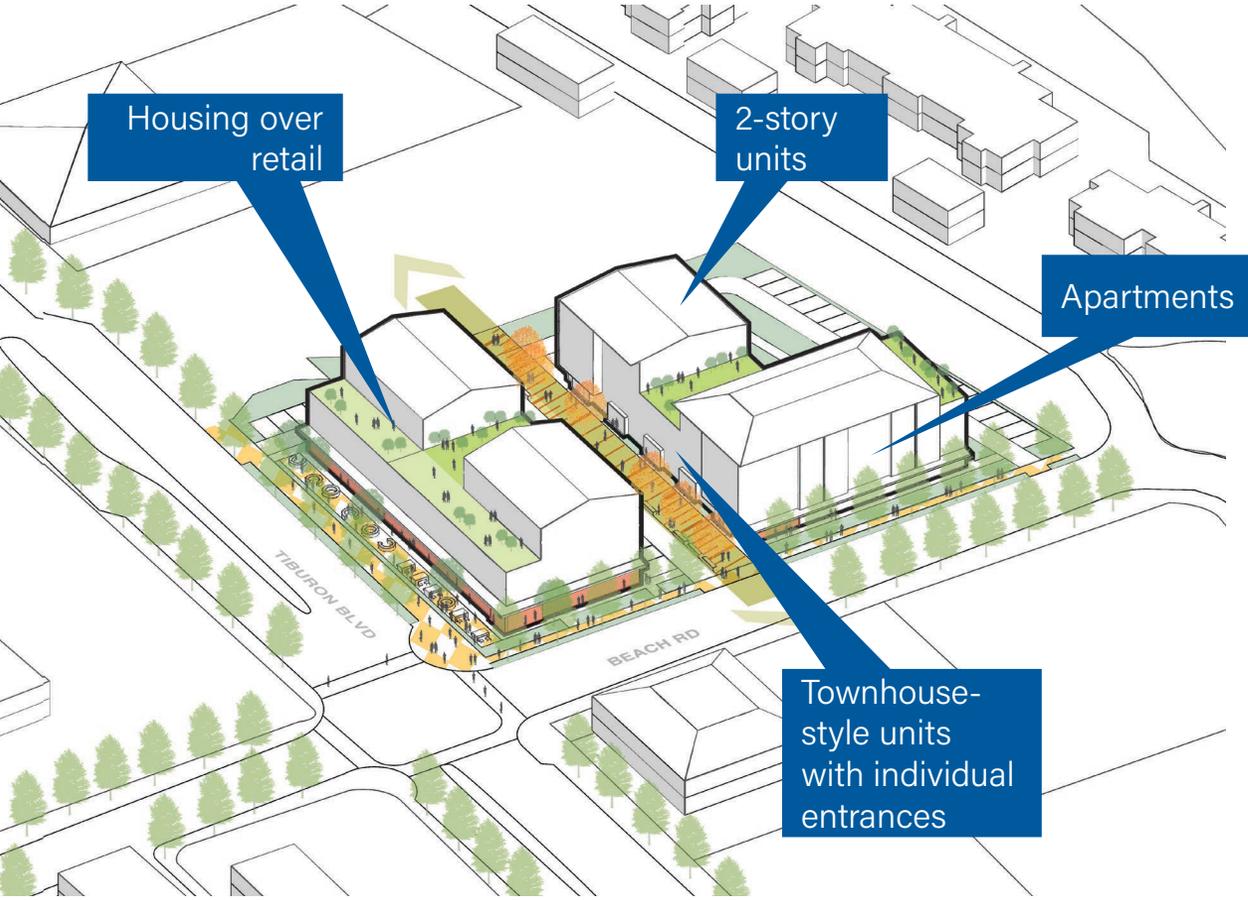
DEVELOPMENT OPPORTUNITIES

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

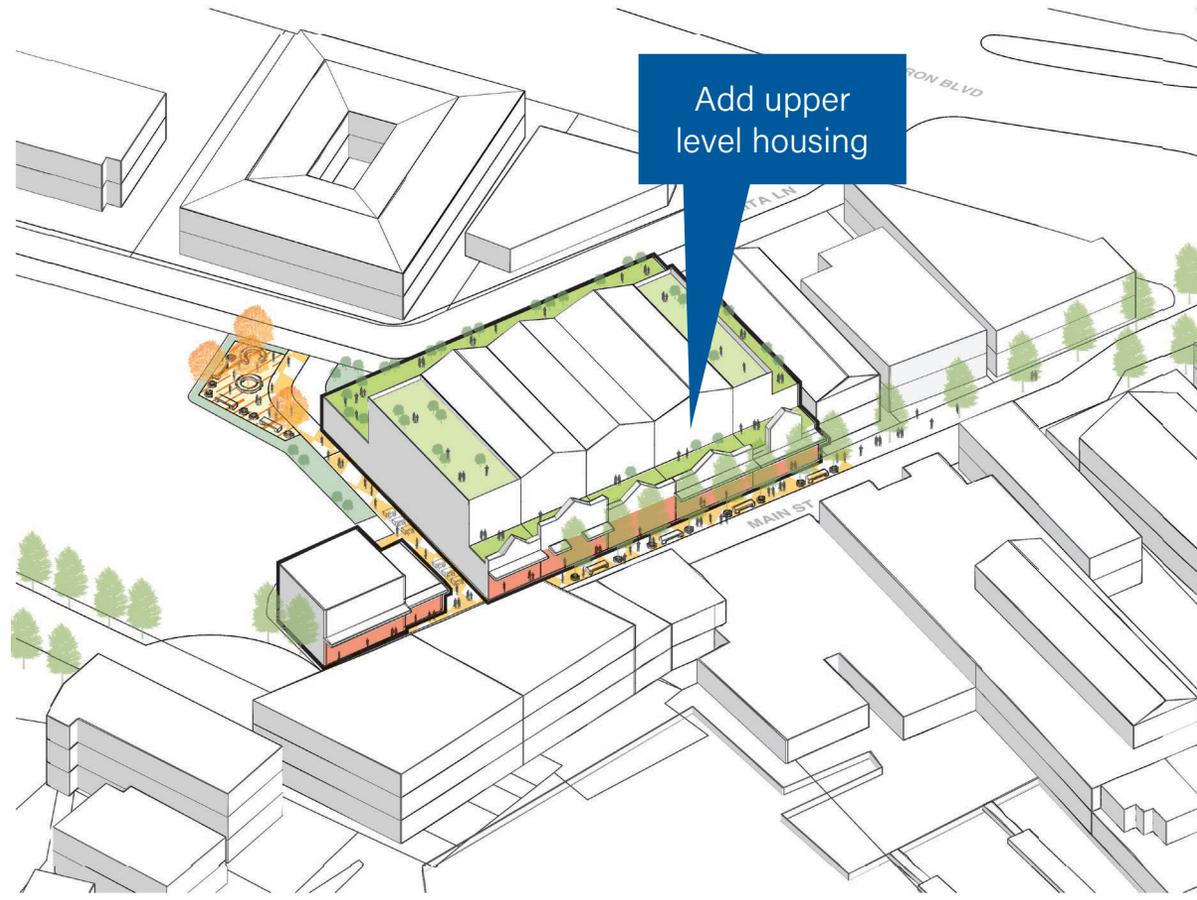


DEVELOPMENT OPPORTUNITIES

HOUSING



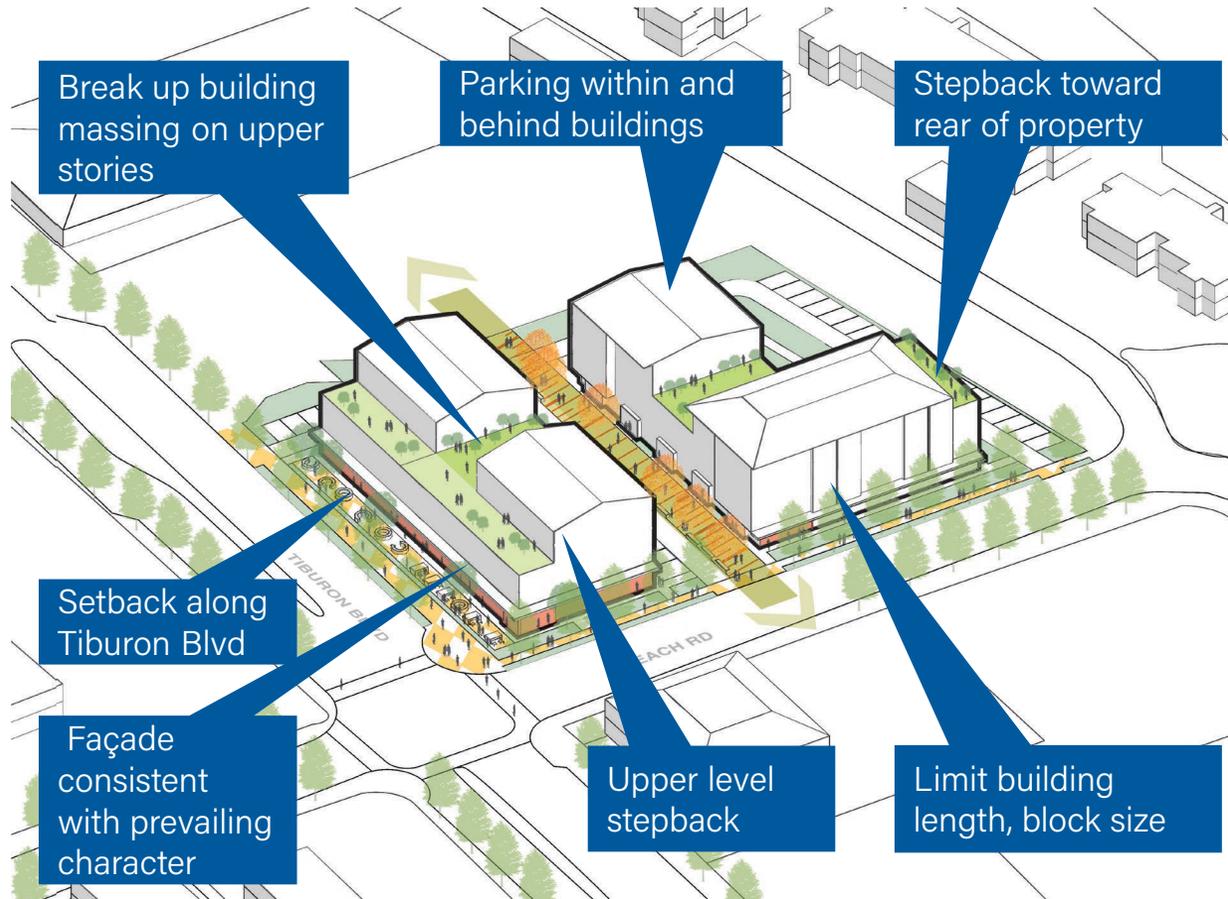
Tiburon Blvd Site Concept



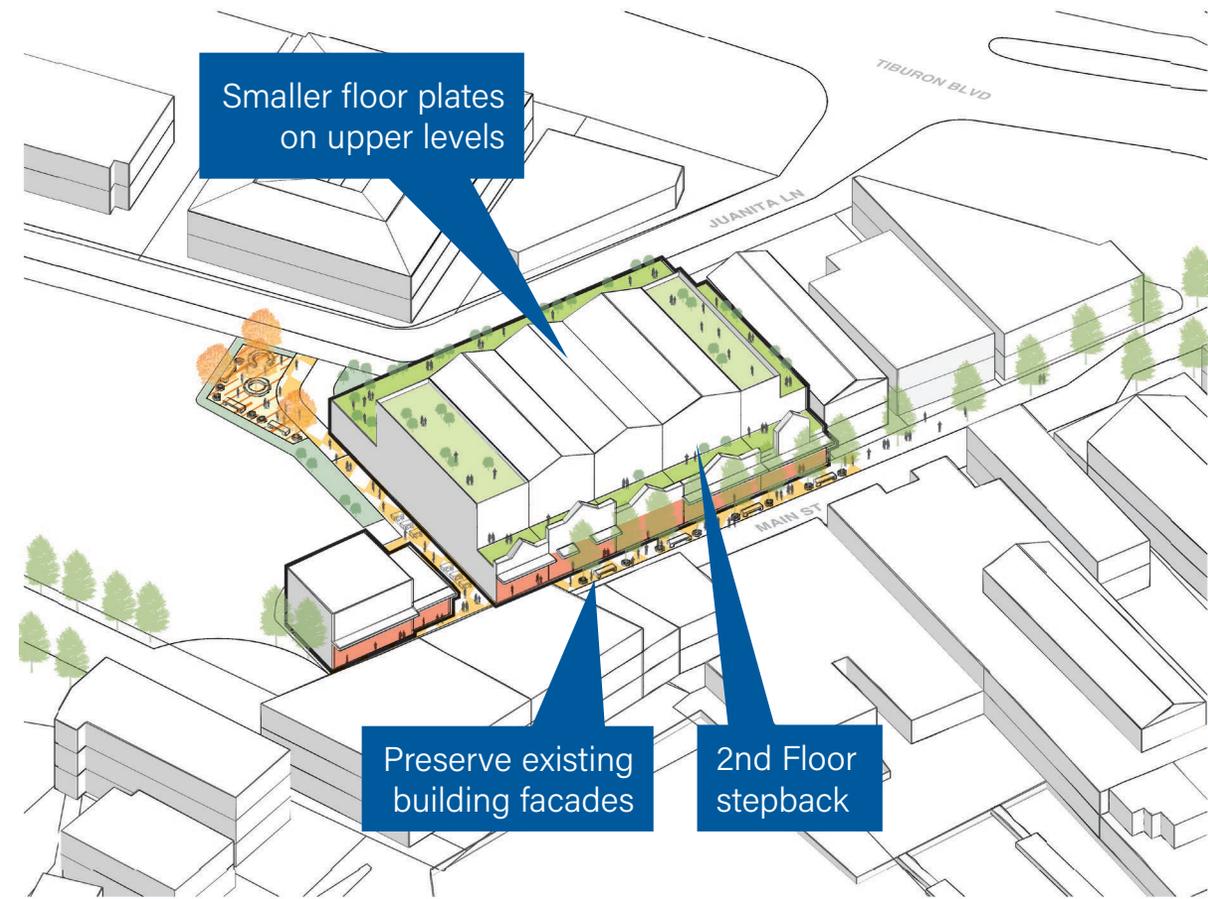
Main Street Site Concept

DEVELOPMENT OPPORTUNITIES

BUILDING FORM THAT SUPPORTS CHARACTER



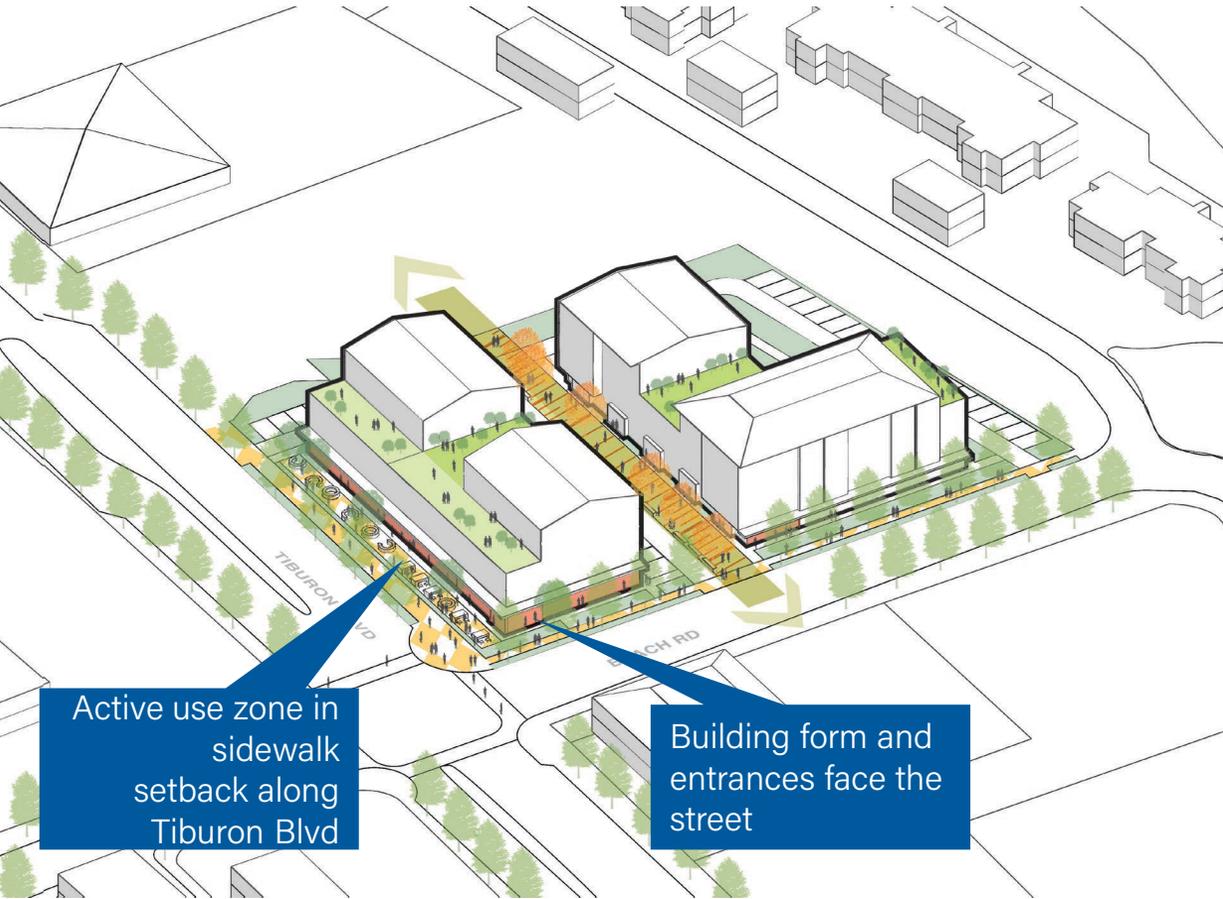
Tiburon Blvd Site Concept



Main Street Site Concept

DEVELOPMENT OPPORTUNITIES

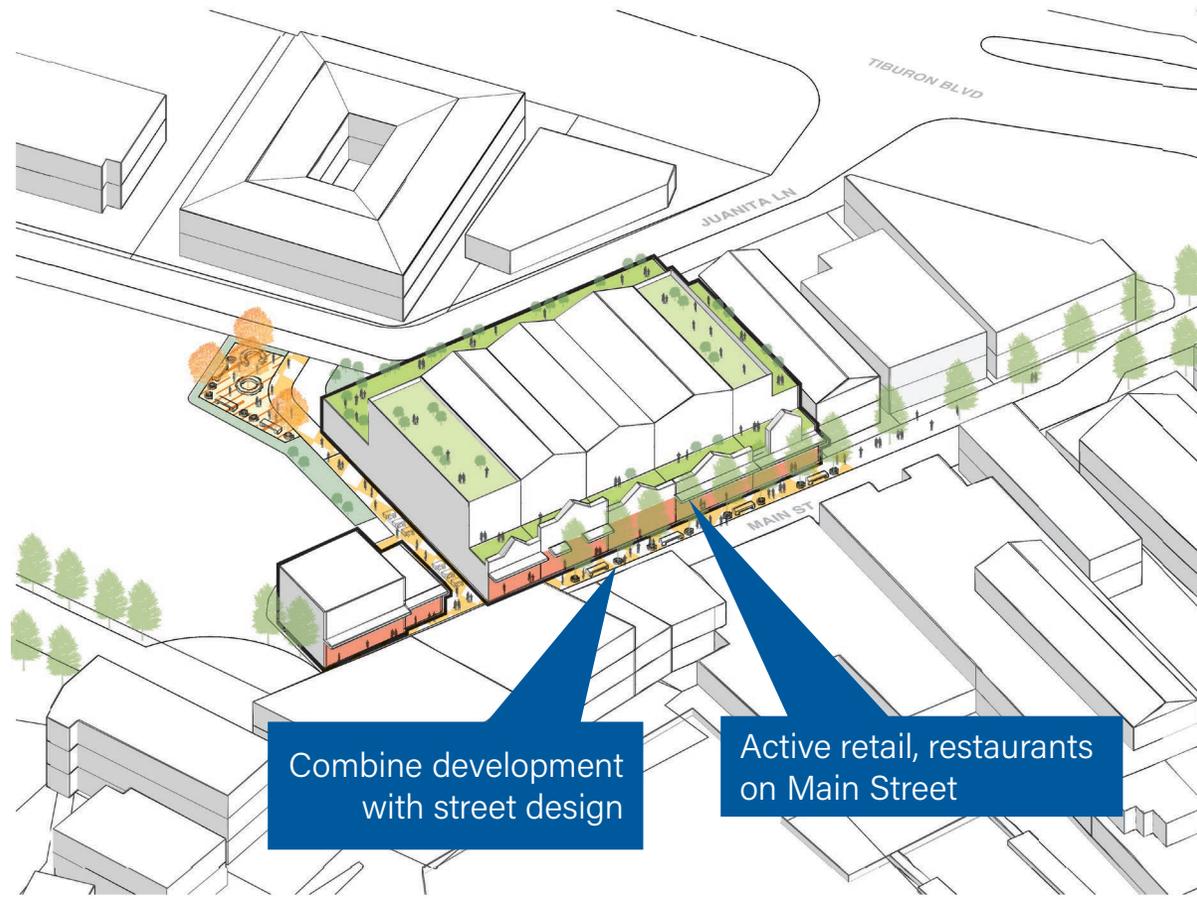
HUMAN SCALE AT STREET LEVEL



Active use zone in sidewalk setback along Tiburon Blvd

Building form and entrances face the street

Tiburon Blvd Site Concept



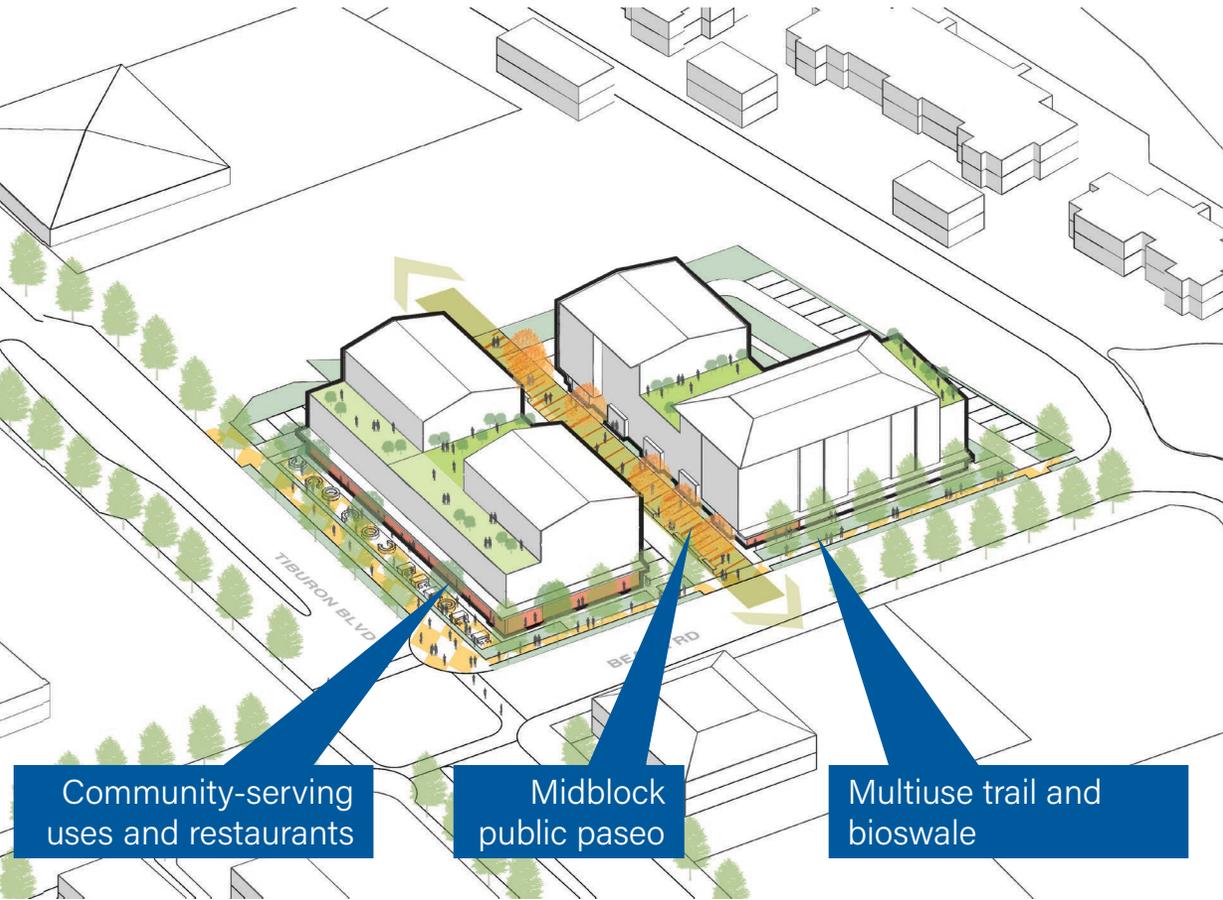
Combine development with street design

Active retail, restaurants on Main Street

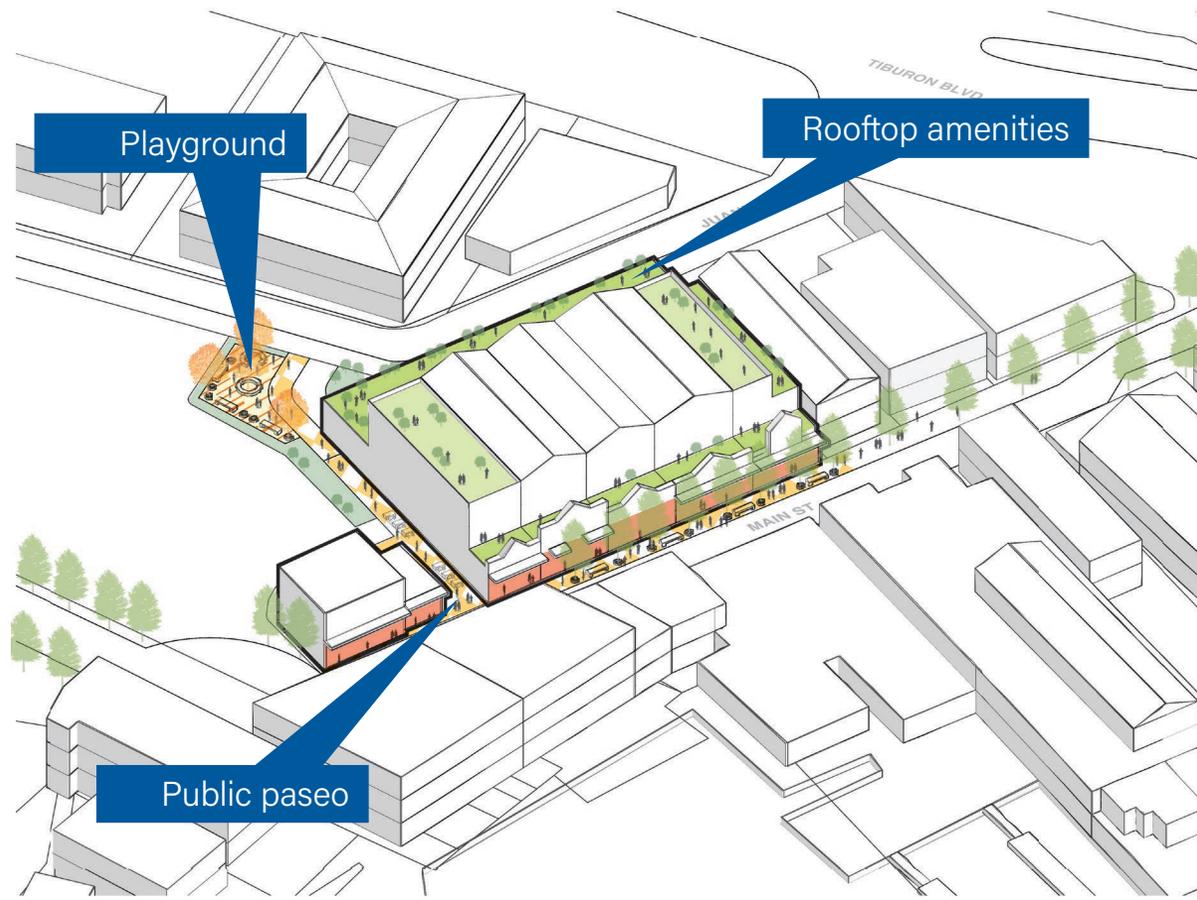
Main Street Site Concept

DEVELOPMENT OPPORTUNITIES

AMENITIES FOR THE COMMUNITY



Tiburon Blvd Site Concept



Main Street Site Concept

3. GOALS, POLICIES AND PROGRAMS:

- Downtown
- Safety & Resilience
- Parks & Recreation
- Conservation

DOWNTOWN ELEMENT

- Create opportunities for a variety of multifamily housing.
- Ensure that buildings contribute to a lively, active pedestrian environment at street level through build-to lines, setback areas that expand the public realm, and ground-floor design characteristics.
- Pursue potential circulation and design changes to Main Street, Tiburon Boulevard, and other downtown streets that would enhance multimodal access and visibility.
- Create pedestrian connections between downtown Tiburon, the Bay, and the hillside open space and trail network.
- Integrate green infrastructure into downtown streetscape improvements, helping to protect downtown from flooding hazards and adapt to sea level rise.
- Add new community amenities downtown, potentially including play areas, restrooms, infrastructure to support temporary events, and a kayak launch.
- Facilitate and support programming for downtown public spaces.



SAFETY & RESILIENCE ELEMENT

- Focus on Sea Level Rise and Wildfire Hazards
- Prepare a Sea Level Rise Adaptation Plan for areas subject to tidal flooding (Downtown, Greenwood Cove, Greenwood Beach) to define adaptation options and funding sources.
- Disclose properties at risk of tidal flooding in Residential Building Resale Inspections.
- Improved signage of evacuation routes and promotion of emergency notification sources/applications.
- Help neighborhoods organize and encourage educational outreach.
- Should defensible space be required for properties in high fire risk areas?



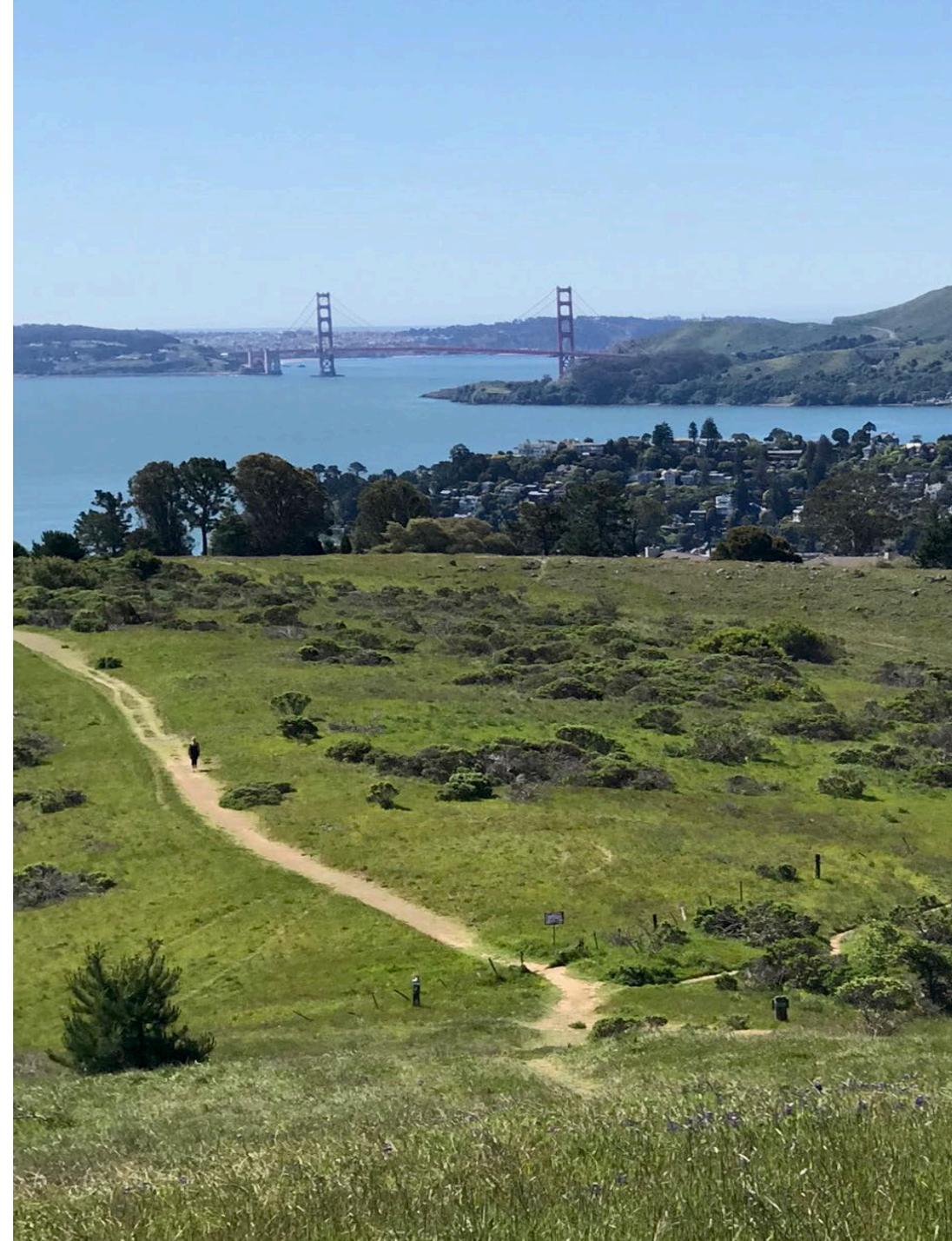
PARKS & RECREATION ELEMENT

- POST and The Ranch Board recommend consideration of a range of rec. facilities including a pool, community center/gym, dog park, bocce courts, possibly at Richardson Bay Sanitary District site, if available.
- Create a kayak/paddleboard launch along waterfront.
- Create a framework or decision-making criteria for future improvements to Richardson Bay Linear Park.
- Explore ways to provide financial support for rec. programs for residents with financial needs.



OPEN SPACE & CONSERVATION ELEMENT

- Improve trail signage, including safety and habitat information.
- Create a trail connection from open space network to Downtown and shoreline.
- Update Zoning Ordinance to incorporate development restrictions for ridgeline setbacks, steep hillsides, and wetland/streamside setbacks.
- Eliminate requirement for 50% open space in new Planned Developments.



4. PUBLIC HEARING

5. COUNCIL FEEDBACK: DOWNTOWN SAFETY & RESILIENCE PARKS & RECREATION CONSERVATION & OPEN SPACE

6. NEXT STEPS

NEXT STEPS

- Climate Action Plan/Sustainability Workshop in January 2022
- Housing Element II Workshop in February 2022
- Mobility and Noise Workshop in March 2022
- Diversity and Inclusion Workshop in April 2022
- Planning Commission meeting on Housing, Land Use Map, Mobility, and Development Projections in March 2022
- Town Council meeting on Housing, Land Use Map, Development Projections, Mobility and Development Projections in April 2022
- Draft Housing Element submitted to HCD in June 2022
- Draft General Plan and EIR out for public review in Fall 2022

