

MINUTES NO. 193
PARKS & OPEN SPACE COMMISSION
MAY 14, 2002 7:30 P.M.
Regular Meeting
Town Council Chambers
1505 Tiburon Boulevard, Tiburon, California

CALL TO ORDER

Chair Lindqvist called the regular meeting of the Parks & Open Space Commission to order at 7:33 P.M., Tuesday, May 14, 2002, in the Town Council Chambers, 1505 Tiburon Boulevard, Tiburon, California.

I. ROLL CALL

PRESENT: COMMISSIONERS: Fraser, Lindqvist, Canter (late arrival) and Zender (late arrival)

EX-OFFICIO: Town Engineer/Public Works Director Echols

II. PUBLIC QUESTIONS AND COMMENTS

There were none.

III. STAFF AND COMMISSION BRIEFING

Director Echols noted the following late correspondence: an announcement about recycling, a resident letter regarding off-road vehicle use on Town open space at Gilmartin Drive, and a resident letter supporting the skatepark item on the agenda.

IV. CONSENT CALENDAR

A. Minutes of March 12, 2002 (No. 192) M/S Lindqvist/Fraser to approve as submitted.

V. BUSINESS ITEMS

A. Presentation regarding Skate Park proposal in Blackie's Pasture (Anne Goggio Cohn and Ben Cohn)

Anne Goggio Cohn of 150 Rock Hill Road introduced herself as a resident of Tiburon since 1987 and a resident of Marin since 1976. She is currently the treasurer for the Tiburon Peninsula Little League and has extensive volunteer experience in both civic and educational activities. Professionally, she has her own business in San Francisco providing planning and management consulting services to the health care industry.

Ms. Cohn presented the community demographic census data from 1990 and 2000 and remarked that the percentage of children has increased dramatically during this time. Ms. Cohn concludes from the data that Tiburon is dominated by middle-aged couples with young children. She states that

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recreational space is limited for children in age groups five to nine and ten to fourteen and that what is currently available is mostly designated for organized sports. Ms. Cohn asserts that a skatepark would address the need in for independent, spontaneous sports activities such as skate boarding, aggressive in-line skating and BMX biking.

Ms. Cohn recognizes that destruction of property occurs because some skate boarding is being performed on sidewalks, curbs and other surfaces not intended for that use. She predicts that the sport will increase in popularity. She encourages that it is time to move skate boarders to an appropriate environment.

A written proposal titled The Solution: A Skatepark in Tiburon was prepared by Ms. Cohn on behalf of The Committee for A Skatepark in Tiburon. She summarized the following points contained within the proposal: the proposed park would be of average size – 10,000 to 15,000 square feet; the structure would be in-ground, made of cement, and accommodate varying levels of skill and age groups. Like many other existing parks, standard features would include: fencing around the park, pay phones, water fountains, restrooms, lighting, and a viewing area for spectators. Additionally, special features would include a tent cover for all weather use of the park, sun protection, and light and noise mitigation. Other special features would include instructors, a skate shop for equipment for sale or loan, full-time monitoring of the skaters, and a snack bar or concession stand. The proposal suggests that use of the park be membership or fee based, that a no tolerance policy would be enforced against graffiti offenders, and that mandatory use of safety equipment (full helmet, knee and elbow pads) would be required.

Ms. Cohn referred to her presentation material to clarify the location for the proposed skatepark. She emphasized that the location is not in Blackie's Pasture proper, but adjacent to it, hereafter referred to as "Lot 19." Ms. Cohn claims that the North East corner of Lot 19 is the best place for the skatepark for the following reasons: a skatepark is compatible with the existing use of that area and is an appropriate extension of existing recreational activities. Kids can get there easily and safely. The cost of construction is minimized due to the topography of the lot and accessibility. It is separated from neighborhoods by a busy street, thereby minimizing noise and site concerns.

Ms. Goggio Cohn suggested that the skatepark should be a component of a larger recreational complex that would serve the recreational needs of all ages, improve the value for the residents of Tiburon and would be easy to get to via bike or walking. Ms. Cohn concluded her presentation with some architectural examples of existing skateparks, including the award-winning design of the Truckee Skatepark.

Ben Cohn introduced himself as a fifth grader at Bel Air School. He is active in baseball and the CYO. He likes to skateboard during his free time, but there is no appropriate place for him and for his friends to meet and play. The Tiburon playgrounds are for a much younger group. The Tiburon movie theatre programs are most often for an older audience. The Attic and the Candy Store in Tiburon can be expensive, and he gets in trouble when he skateboards in downtown.

Chair Lindqvist thanked the presenters and noted that the necessary quorum for the Commission was now present. Ex-officio Pat Echols acknowledged Commissioner Canter's and Commissioner

Zender's late arrival.

Chair Lindqvist asked if anyone else would like to speak on the subject of the skatepark.

Several members of the audience including Mr. Bert Longville of 148 Rock Hill Drive, Mrs. Virginia Brunnini of 267 Cameron Way, Guaymas Restaurant and Paradise Shop employees, Linda Everon of 4 Juno Road and Paul Smith of the Tiburon Planning Commission all spoke in favor of the park. Karen Kern of 124 Magella in Belvedere shared numerous letters of support from various merchants in downtown Tiburon. Larry Smith, President of the Tiburon Peninsula Foundation, spoke in favor of the park on behalf of the unanimous support of his board members.

Vice-Commissioner Fraser complimented Ms. Cohn and all the others that put time and effort into the research, preparation and presentation of the skatepark proposal. Fraser encourages the plan for a recreational environment for children to enjoy themselves. He questioned why the proposal selects an in-ground environment as opposed to an above-ground park which could be built on a previously paved area.

Ben Cohn replied that an in-ground structure is made of cement which is less costly to maintain than an above-ground structure made of wood. Ms. Cohn added that an above-ground structure limits the types of surfaces available for skating, such as full bowls. Concrete provides a smoother surface which is safer for kids as well as easier and cheaper to maintain. Most other municipalities have chosen above-ground structures for their skateparks. Fraser asked if an above-ground park is also cheaper to build and Ms. Cohn replied that the initial outlay for the steel frames to pour the concrete is more expensive than the wood framing, however, the maintenance over the long term quickly compensates for the difference.

Fraser asked why the location of Blackie's Pasture had been chosen as opposed to any other potential area. Ms. Cohn responded that she primarily considered Town-owned, level topography which could be easily accessed by children on bikes or on foot, and would be a natural gathering place for the community.

Commissioner Zender asked Ms. Cohn to explain her ideas regarding membership at the park. Ms. Cohn explained that membership would depend on how the plan develops. The site already provides some restrooms, water fountains, and plumbing. Full-time supervision via shop staff or recreational staff would increase the cost. A membership fee would need to be reasonable, but would need to cover the on-going overhead costs.

A general discussion ensued regarding staffing and funding for the park as well as zoning issues of the lot and surrounding areas. Other possible locations were mentioned and Director Echols clarified that one of the ones mentioned, the Belveron Mini-Park between Jefferson Drive and Trestle Glen, is Town-owned, but probably too small for this type of project. Also, the Homeowners Association has recently made a proposal to put some children's play equipment in that area.

Commissioner Canter stated that she thought the idea for a skatepark is a good one, but she is concerned about the parking. She wanted clarification regarding the membership concept and the

draw of the park for people outside the area.

Ms. Cohn responded that contrary to how most other skatepark are operated, this proposal is specific to include only Belvedere and Tiburon residents and children of the local schools. Her intent is to have the park reserved for the approximately 500 local skateboarders who would take advantage of having their own local facility, but she mentioned that she would be willing to consider a public park.

In response to a question about the cost to build the park, Ms. Cohn told the commission that in-ground parks typically cost approximately \$25/sq ft. to build. She believes that motivated parents will willingly raise money for the cause and that the total cost of \$250,000 to \$300,000 is not a lot of money for this community.

Fraser commented that the overall response seems to be one of support for the facility. Details about the project should be discussed with other community leaders, neighboring homeowners as well as Tiburon residents in general. He would like to see a rough schematic for the specific park proposed.

M/S Fraser/Lindqvist (4-0) to provide support and approval of the concept of the skate park proposal presented at this meeting and to recommend the formation of a joint committee comprised of one member each from the Parks and Open Space Commission, the Planning Commission, Design Review Board, Belvedere-Tiburon Recreation District and the Tiburon Town Council.

B. Presentation regarding relocation of composting bins in Blackie's Pasture (Larry Smith, Tiburon Peninsula Foundation)

Larry Smith gave a brief overview of the relocation of composting activities in Blackie's Pasture. Composting currently takes place beneath the Cottonwood tree. Given that the area around the tree will be regarded a part of the Blackie's Grove project, the composting operation needs to be relocated. Smith indicated that three to four new composting bins would be placed near the drainage channel, just north of the Shapiro Bridge. The bins would be approximately 3 feet long by three feet wide. The bins will be about 2 to 3 feet high.

M/S Zender/Fraser (4-0) to approve new composting location per Larry Smith's presentation.

C. Presentation regarding stenciling pilot project on multi-use path (Ralph Leighton, BPAC)

Mr. Leighton described his efforts to develop improved directional stenciling along the multi-use path. The intent is to aid visitors who are not familiar with Tiburon in navigating the path toward their destination(s). Leighton presented several alternative stencil designs. Director Echols indicated that stencils should be limited in number and be consistent with the new Ferry signs to be installed at various downtown locations. Echols also suggested that the Town Attorney and Police Chief be consulted for input on the proposed stenciling.

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M/S Canter/Fraser (4-0) to recommend Director Echols, Ralph Leighton and the Chief of Police to make the appropriate decisions regarding the stenciling project and to resubmit a plan to the POSC specifying the locations of the signs.

VI. CORRESPONDENCE

A. Acknowledgement of letter dated 03/18/02 from Keith Smith of 125 Porto Marino Drive regarding off-road vehicle use on Town open space at Gilmartin Drive

Director Echols indicated that staff would explore possible ways to better secure the frontage to prohibit unauthorized vehicular access.

B. Acknowledgement of the letter dated 04/25/02 from Judy Burgin resigning from POSC

C. Acknowledgement of the Special Vacancy Notice for POSC

D. Acknowledgement of the POSC Project Priorities List

VII. ADJOURNMENT

The meeting was adjourned at 9:39 P.M.

HELEN LINDQVIST, CHAIR
Parks & Open Space Commission

ATTEST:

PAT ECHOLS, SECRETARY