McNEARS BEACH PARK
MASTER PLAN

MARIN COUNTY PARKS
FEBRUARY 2016

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EXECUTIVE SUMMARY

'Marin County Parks is dedicated to educating, inspiring and engaging the people of Marin in the shared commitment of preserving, protecting and enriching the natural beauty of Marin's parks and open spaces, and providing recreational opportunities for the enjoyment of all generations.'
—Marin County Parks Mission Statement

The renovation of McNears Beach Park represents a unique opportunity to rethink the role of regional parks for contemporary use. The park's original master plan—completed in 1970—was developed in a time and cultural context that embraced the automobile and catered to more leisurely, passive recreation. Today, while the role of the automobile hasn't really changed, parks are expected to provide a greater range of resources that integrate into the day-to-day lives of their users. The approach to the design of parks has evolved.

The master plan for a renewed McNears Beach Park responds to the changing role of parks and establishes a framework to enhance the character and performance of this unique park well into the future. A set of 'guiding principles' supports a master plan strategy that will enliven current park facilities for a diverse set of users. The master plan proposes a range of cultural facilities set within a spectacular natural setting—a unique juxtaposition that will reinforce the park as a premier regional destination.

A continual dialogue with the public guided the master planning process. Core stakeholders, park users, staff, local community members, and potential program partners shared input that helped to shape the design team's understanding of the special character of the park, its needs, and the potential for future opportunities. The design team brought an in-depth knowledge of many other parks and recreation facilities of similar scale; operations and management of a range of event venues; and deep familiarity with park programs and facilities to help frame discussions with the Marin community and local stakeholders. The master plan is the result of this collaborative process between the community, Marin County Parks staff, and the design team.

This master plan document integrates **physical design recommendations** for organizational improvements, renovations, and new facilities with **programmatic, operational and management strategies** for diversifying park use and expanding revenue potential. Physical design recommendations seek to **prioritize the pedestrian experience** and enhance the restorative, healthful impacts of park use. The design concept establishes a cohesive sequence of open spaces and amenities that is connected by a network of pedestrian paths, promenades and trails. Renovations and development "zones" are concentrated within the flat, previously developed areas of the park to preserve the site's natural habitats and protect sensitive environmental conditions along the park's western edge. Strategically placed program elements invite visitors to engage with the park's unique natural setting.

Proposed facilities are designed to **accommodate a broad range of uses**. This flexibility will improve the experience of the park during current peak use times (including weekends and summer months), while encouraging off-peak use (currently weekdays, evenings and winter months) by providing a greater diversity of activity types throughout the year. Opportunities to improve functional efficiencies have been identified throughout the master planning process and are incorporated into design recommendations. Likewise, the master plan concept proposes revenue generators that will ensure the park's economic self-sufficiency well into the future. This dynamic vision aspires to serve as a model for the planning of other regional parks.

Woven throughout the design concept is a resilient site infrastructure that establishes enduring guidelines for phased implementation and future use scenarios. This framework offers sustainable development strategies that will protect natural resources, utilize regenerative management strategies, and foster an appreciation of the bay and the park's beautiful natural environment. Recommendations for infrastructure upgrades at both site-wide and area-specific levels will support proposed improvements and meet current standards.

Implementation guidelines address cost and phasing strategies for making this vision a reality. Above all, this document must provide a framework which allows for flexibility: the efficacy of this master plan lies in its ability to identify principles and details for growth, which can adapt over time.

GUIDING PRINCIPLES

Protect the Park's Character
Preserve and enhance existing park character and identity, while promoting local awareness of its many resources.

Provide a Universal Experience
Foster public engagement, encourage off-peak use, diversify activities, and improve accessibility.

Improve Connectivity
Enhance park visibility and entrance, streamline vehicular circulation and overflow parking.

Financial Sustainability
Ensure resources to sustain park operations and ecologies well into the future.

Ecological Sustainability
Integrate best practices for resource conservation, erosion mitigation, and water quality.

1 OBJECTIVES + PROCESS

PARK HISTORY
PLANNING PROCESS

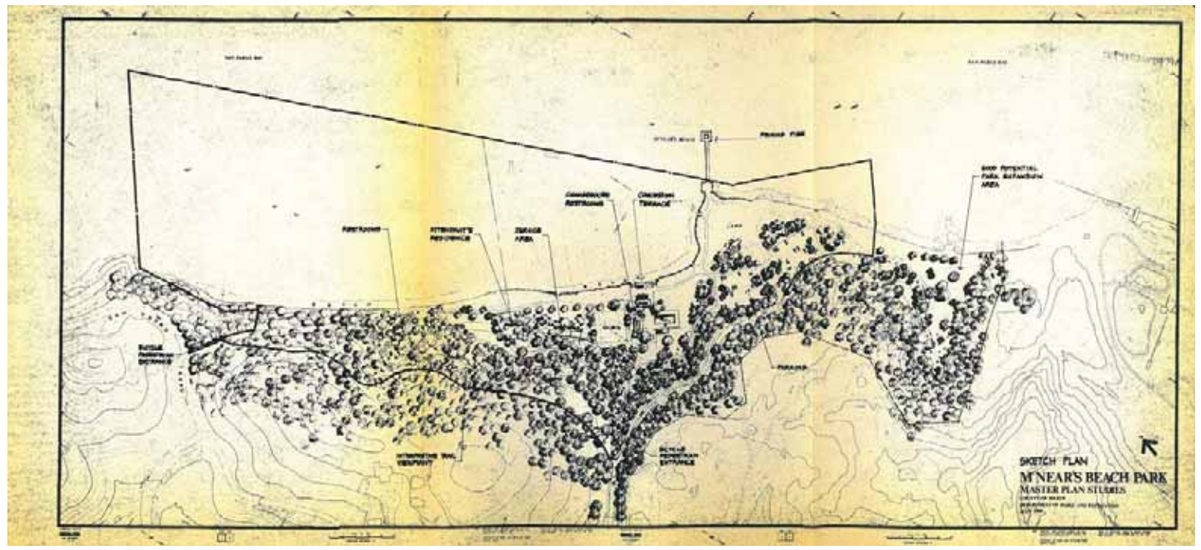
PARK HISTORY

UPDATING + UPGRADING

Originally developed as a private swim and tennis club, McNears Beach Park was later acquired by Marin County for public use in 1970. A master plan was completed in October of that year to guide the transition of the site into public parkland. The successful implementation of that plan is evident in its early visitorship: by 1973, the park drew 2,500 visitors per day, well beyond its intended capacity. The County responded by expanding lawn and picnic areas, increasing parking, and improving park amenities, including the addition of a fishing pier that is widely used today.

Current park users continue to enjoy picnicking, swimming, fishing, and access to the San Pablo Bay. The park is also home to a wide range of special events held throughout the year—from intimate family celebrations and wedding receptions, to large cultural festivals and sport races. For many, though, the park simply provides a relaxing place to enjoy an amazing waterfront view.

After nearly five decades of continued public use, the park is showing signs of wear, and the popularity of its attractions frequently exceeds capacity.



>1800s
Coast Miwok, Pomo and Ohlone villages on nearby land

Early 1800s
Soabusg land grant given to Don Timoteo Murphy

1859
John A. McNear purchased land; family moves to beach; industrial facilities built in hopes of creating a shipping terminus

1930s
Road built from San Rafael for recreational visitors

1959
Developer purchases land; recreational facilities built

1964
Swim and Tennis Club opens

1969
Marin County acquires parcel

1970
Marin County Parks and Recreation prepares master plan

1971
Park opened to public; first phase of development begins

1989
Fishing Pier constructed

2015
New master plan developed to guide future renovations

1800s 1930 1940 1950 1960 1970 1980 1990 2000 2010 2020+

MASTER PLANNING PROCESS

PROJECT OVERVIEW

In 2012, Marin County Voters passed Measure A, a nine-year sales tax to care for County parks and open spaces. These funds support repairs, planning efforts, and additional maintenance for deteriorating recreational facilities and park infrastructures across the County.

Two years later, Marin County Parks commissioned the development of a master plan for McNears Beach Park, which evolved over the following year. The new master plan, made possible by Measure A funding, provides comprehensive, long-term planning to guide the direction of park facilities, improvements, and programs.

THE PROCESS

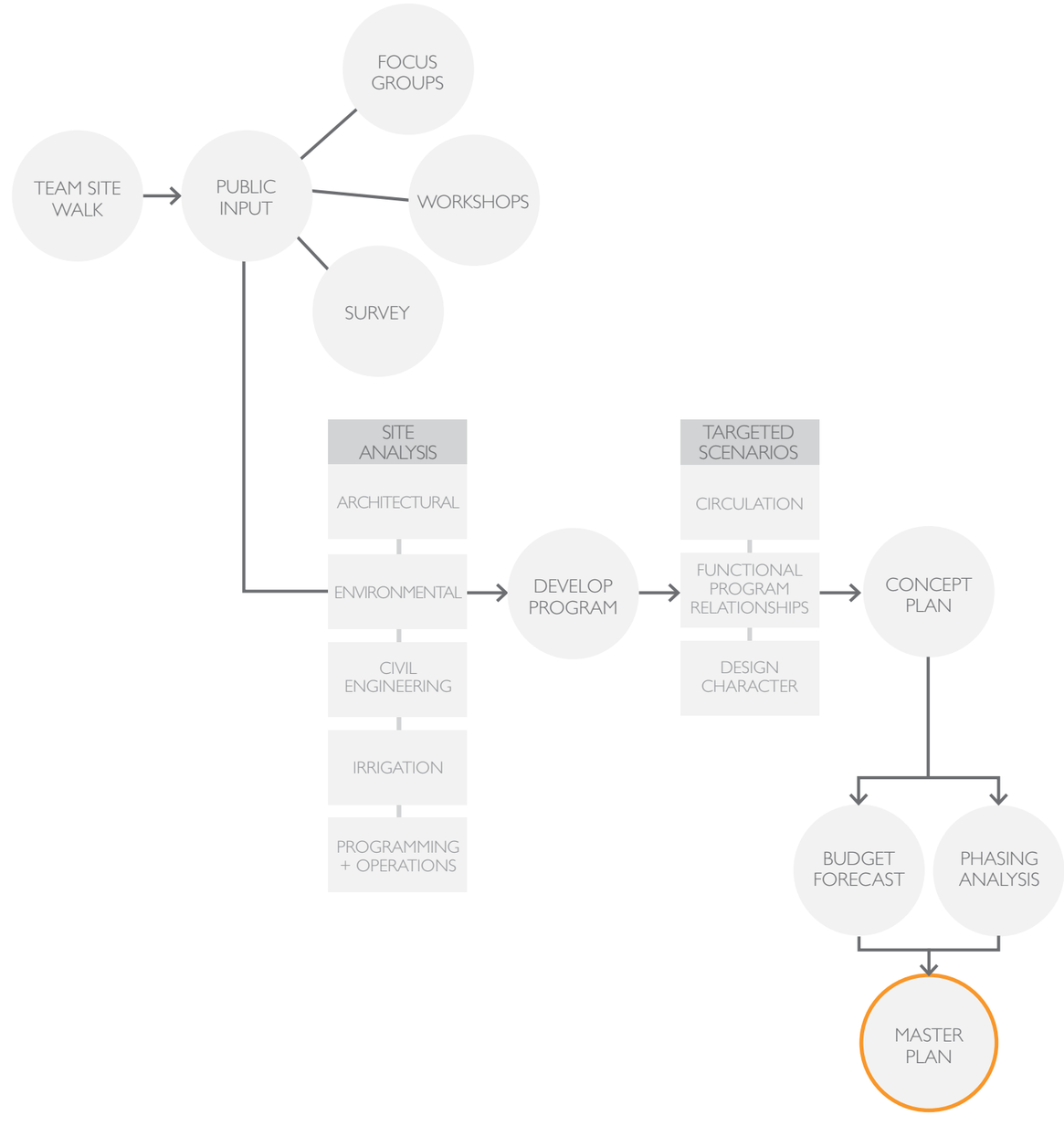
This master plan was developed through the analysis and refinement of program priorities and existing site conditions, hand-in-hand with a public visioning of future park offerings. The park's guiding principles, developed with the County Parks Planning Team, supported this process by providing a broad, cohesive vision to inform near-term decisions.

An ongoing, interactive dialogue with core stakeholders and the general public informed design decisions for the site by revealing key drivers, such as protecting the special character of the park, improving access and connectivity, and enhancing event program opportunities.

Analysis and recommendations from a broad range of disciplines—including architectural, irrigation, programming and operations, environmental, and civil engineering—identified existing elements to remain, those requiring upgrades, and possibilities for new improvements.

The economic feasibility of park improvements was informed by revenue generation opportunities, which will allow the park greater self-sufficiency in planning for long-term maintenance and care. Such considerations include facility rentals, strategic partnerships, and improved operational efficiencies.

From these inputs, a series of targeted design scenarios was developed to test the compatibility of the guiding principles with proposed programming goals. These scenarios provide internal reorganization within existing concentrations of park programs in an effort to protect the special character of the park as it stands. Further refinement of selected alternatives led to the final concept plan, which synthesizes design and technical thinking, alongside strategic budget forecasting and phasing, to guide implementation of park enhancements down the road.



THE PROCESS

After kicking off the planning process with a tour of the McNears Beach Park site, the design team had an on-site work session with park rangers stationed at the park to better understand existing operations and facilities. The team toured other Marin County Parks facilities in the area and met with officials at local agencies to survey the range of program types currently offered at regional park facilities. Through this process, the team was also able to identify unmet demands in regional park programming.

Throughout the evolution of this project, public participation has played a critical role in guiding the outcome of the final master plan. Input received from focus groups, surveys, and open house workshops has helped to detail and shape the kinds of facilities and recreational opportunities the community wants and needs now, and to forecast future trends. Community engagement in this process has remained a priority for Marin County Parks.

SURVEY

A web-based user survey gathered information on park use types and patterns—collecting data both broadly, for those who have not visited McNears Beach Park, and specific to the park itself.

Surveys were distributed in person during workshop and park events, while a web link was made available through the Marin County Parks website. Event and survey announcements were advertised on various social media outlets.

FOCUS GROUPS

A range of stakeholders offered valuable insights throughout the process. The design team targeted specific agencies and user groups for extended conversations, including:

- BCDC
- Canal Alliance
- City of San Rafael Community Services
- City of San Rafael Planning
- Coastal Conservancy
- Friends of China Camp State Park
- Healthy Parks, Healthy People (HPHP: Bay Area)
- LIFT-Levántate
- San Rafael School District
- YMCA

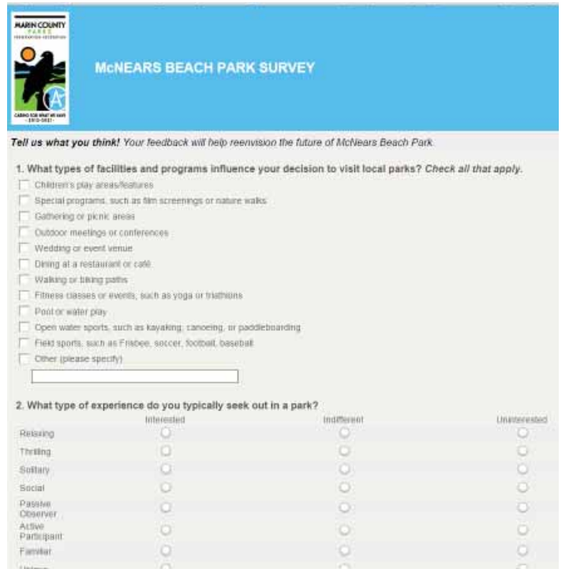
COMMUNITY WORKSHOP + OPEN HOUSE

The first community workshop was held on February 23, 2015 at the San Rafael Community Center. The focus of this work session was to understand what people love about the park, what would encourage more frequent use, and to better understand the community's vision for the future of the park. Marin County Parks staff and the design team presented an overview of the master planning process, made observations from the Inventory and Analysis work, and led a brief virtual tour of the site. The consultant team then led a lively group discussion focused around presentation boards, which asked targeted questions of the group and provided a range of images to describe possible programs and facilities.

A second community workshop was held at the park on April 19, 2015. Representatives from Marin County Parks and the design team were on hand to foster dialogue about proposed park activities and character. An interactive mapping activity engaged users of all ages by encouraging users to explore the site with future potentials in mind.

The input received from these discussions, together with the results of the park survey, informs the design effort. A summary of the ideas recorded in these sessions follows.

FINDINGS: SURVEY



McNEARS BEACH PARK SURVEY

Tell us what you think! *Your feedback will help reenvision the future of McNears Beach Park.*

1. What types of facilities and programs influence your decision to visit local parks? ***Check all that apply.***

- Children's play areas/features
- Special programs, such as film screenings or nature walks
- Gathering or picnic areas
- Outdoor meetings or conferences
- Wedding or event venue
- Dining at a restaurant or café
- Walking or biking paths
- Fitness classes or events, such as yoga or triathlons
- Pool or water play
- Open water sports, such as kayaking, canoeing, or paddleboarding
- Field sports, such as Frisbee, soccer, football, baseball
- Other (please specify)

2. What type of experience do you typically seek out in a park?

	Interested	Indifferent	Uninterested
Relaxing			
Thrilling			
Solitary			
Social			
Passive Observer			
Active Participant			
Familiar			

TOP DRAWS FOR LOCAL PARKS:

78% OF RESPONDENTS LOOK FOR WALKING AND BIKING PATHS

73% LOOK FOR GATHERING AND PICNIC AREAS

55% WANT OPEN WATER SPORTS

DESIRED PARK CHARACTER:

95% OF RESPONDENTS WANT A PARK THAT IS **RELAXING**

75% WANT A PARK THAT IS **SOCIAL**

95% WANT A PARK THAT LETS THEM **ENJOY NATURE**

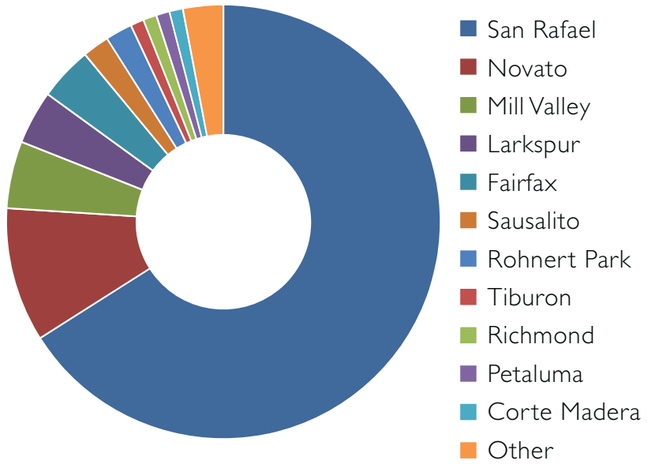
FAVORITE PARTS OF MCNEARS:

70% OF RESPONDENTS COME FOR THE VIEW

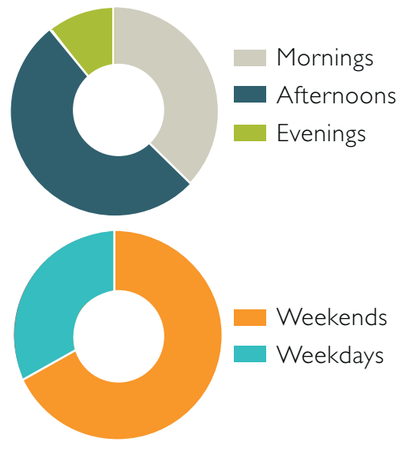
66% LOVE TO PICNIC AND BBQ

28% WANT TO SWIM IN THE POOL

PARK VISITORS COME FROM:



PARK USE IS TYPICALLY ON:



"It's a beautiful setting and unique park."

"Please do not turn this place into a circus."

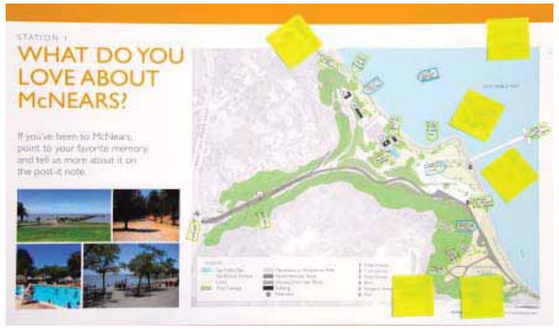
"McNears Park is a jewel. Please keep it clean, keep the snack bar, and keep the pool open."

"Up-grade and repair the grounds and facilities without changing the ambience of the park."

"I am so thankful to be here, I think this is good, this kind of [yoga] event."

FINDINGS: WORKSHOP NO. 1

Station 1: What do you love about McNears?



Main Entrance: Can bike in, eucalyptus trees

North Beach Area: Sandy, undeveloped beach, end-of-year school parties near the Barn, picnic areas

Pool Area: Snack bar, memories of synchronized swimming in the pool, shoreline along the central lawn

Pier: Productive, fishing programs

Starvation Gulch: Weddings

Station 2: What sort of 'Beach' belongs at the park?

Minimalist character; opportunities for nature observation, possibility to access the water without total immersion, rocks can be uncomfortable and house critters, sand washes away; flexible program and character in Starvation Gulch, provide non-motorized watercraft access, allow for protected swimming, provide water exposure for larger groups

Station 3A: How's the park working now?

Pool: More water play (such as a splash pad), more free swim play, swim programs with local organizations, toddler pool is undersized and potentially unsanitary, insufficient visual interest, too crowded in the summer, only open during summer, consider diving boards or waterslides

Parking: Easy to park most days but can be past capacity on busy holidays

Park staff: Excellent, available, approachable, offer good input, offer opportunities to volunteer or intern

Food Options: More and better cooking options

Entry Fee: Monthly pass could be great if more publicity, $8 fee is okay for a family or a special event but is too high for individuals, people who don't want to pay will sneak in, reach out to local businesses for point of sale passes, conscious decision to come to park, Marin has a high cost of living, kiosk set up promotes a "sneaking in" feeling

Recreation: Tennis courts are not used (no rentals or instructors are available, and quality is not on par with local facilities); consider mixed-use courts, disc golf, and archery

Starvation Gulch: Quarry noise is distracting, lots of potential, great spot for night events, no bathrooms, not a visible part of park

Station 3B: What do you want to do at the park?

Nature: Natural elements like climbing elements/ropes, ladders, ziplines

Play: Water play, integrate technology (e.g. charging centers or games), interactive play (e.g. Exploratorium)

Fitness: Walking/biking, gaga pits, multi-sport courts, adult climbing wall, disc golf

Miscellaneous: Invite Lego hobby groups and computer societies, provide outdoor cooking ovens and other options

Station 4: Who's Visiting the park?

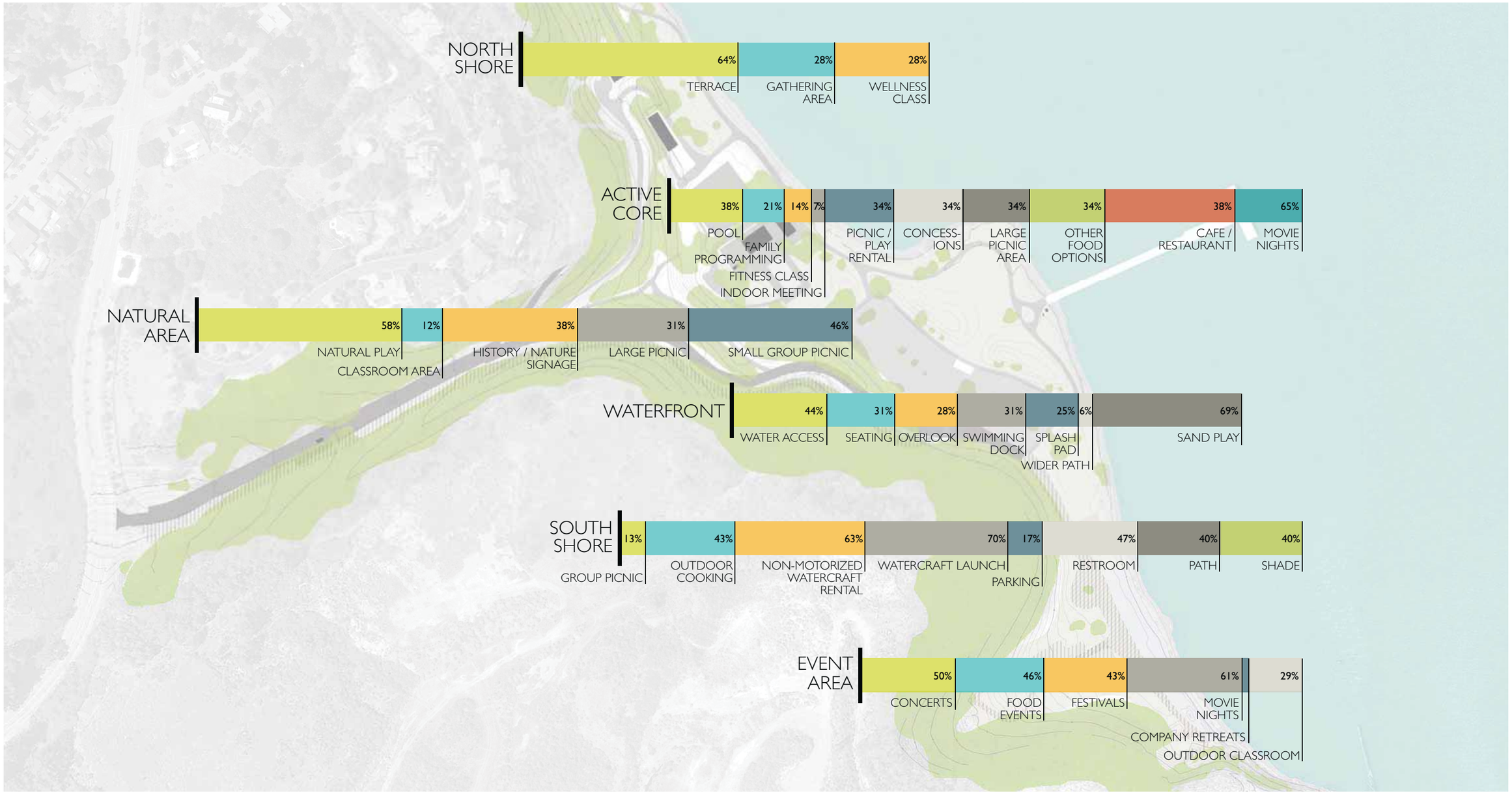
What would make you want to come back more often?
Docent tours, historical tours, archery (adults and kids camps), partnerships with schools + colleges, health programs and classes, college physical education programs

What would make you want to visit?
Book sales, mobile library, croquet, history talks, Miwok and Native American history

What would be a draw to come to the park in the morning?
Bike riding, birding

What would be a draw in the evening?
Star gazing, concerts

FINDINGS: WORKSHOP NO. 2



II INVENTORY + ANALYSIS

PARK CONTEXT
SITE MAP
SITE SYSTEMS
FACILITIES ASSESSMENT
CONSTRAINTS+OPPORTUNITIES

SITE CONTEXT

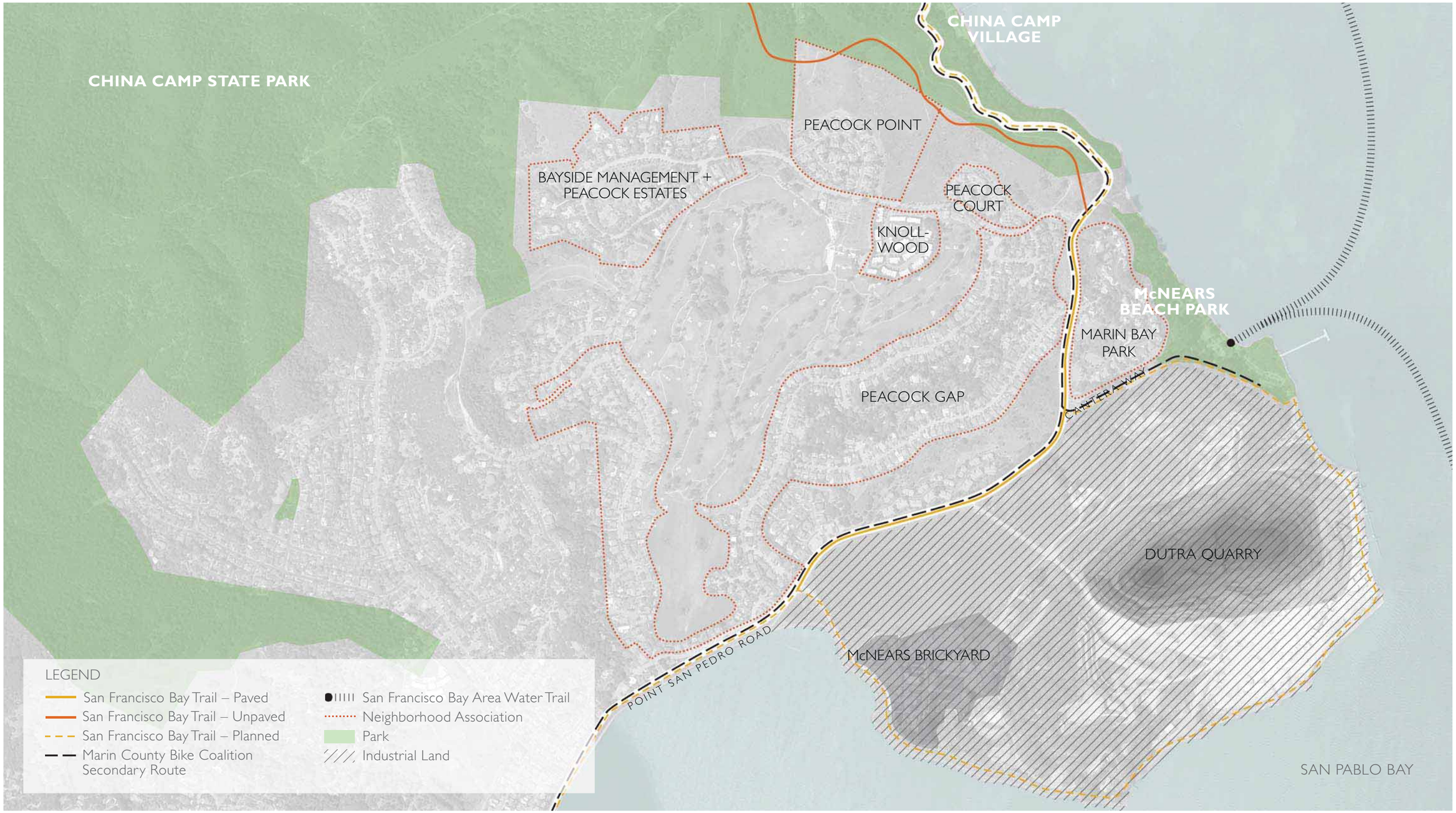
McNears Beach Park is located at 201 Cantera Way, San Rafael, California. The project site is bounded to the north by China Camp State Park; to the west by private residential property and the San Rafael Rock Quarry property; to the south by the San Rafael Rock Quarry property; and to the east by San Pablo Bay.

The park is a designated "trailhead" on the San Francisco Bay Area Water Trail—part of an ongoing effort to create a continuous network of launch and landing sites to promote direct access to the San Francisco Bay.

The park is a popular local and regional destination for Marin County residents, and also draws visitors from western Contra Costa County, southern Suisun County, and Sonoma County.

MARIN COUNTY CONTEXT

NEIGHBORHOOD CONTEXT



SITE CONDITIONS

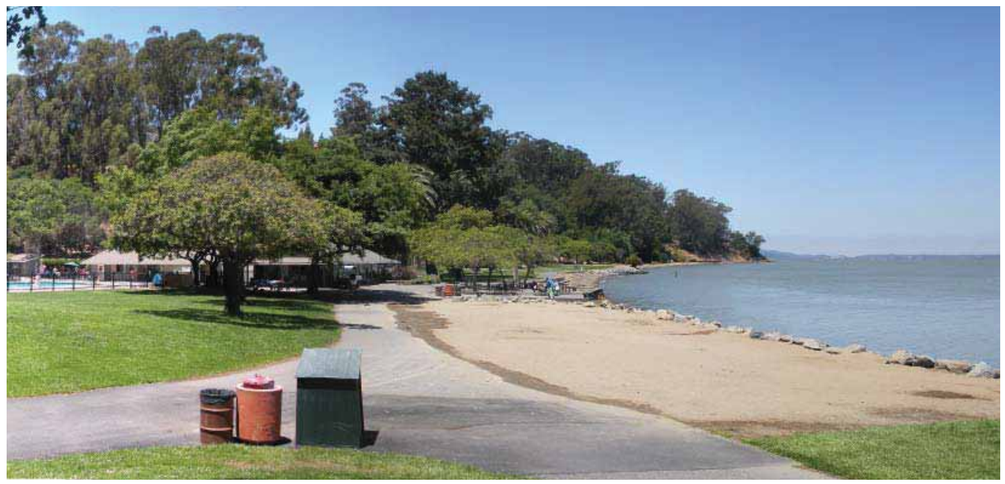
Although the park's broad assortment of amenities cater to children, families, and adults of all ages, its facilities are showing wear from continued public use.

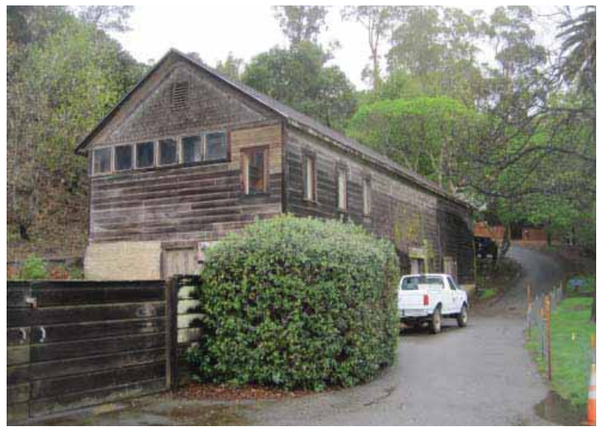
Park facilities are over-utilized during the summer months, particularly on popular holidays and long weekends, yet remain severely underutilized during the week and in winter months.

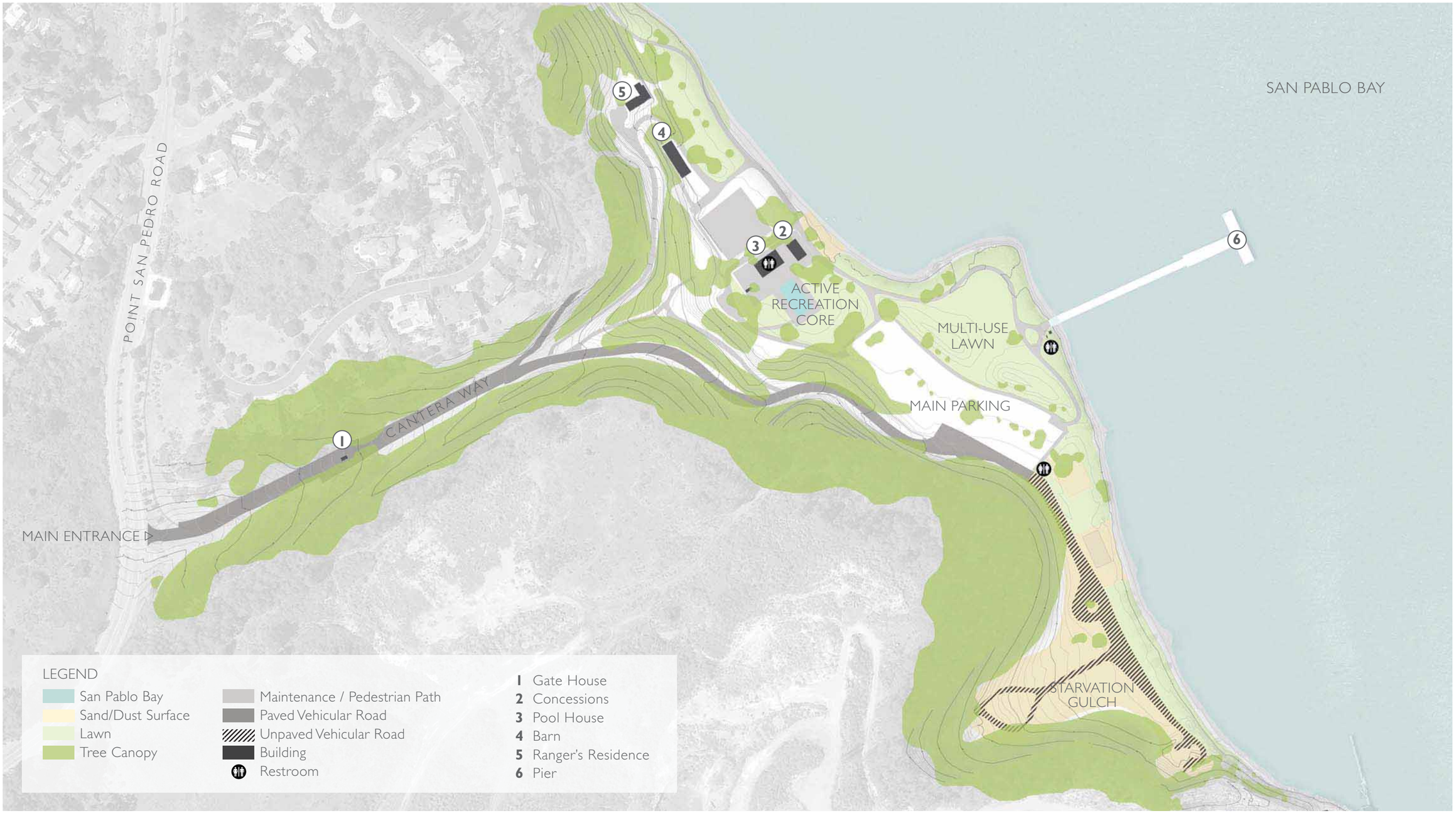
A disparate array of site furnishings and fixtures are installed throughout the site—including picnic tables, grills, restrooms, seating, waste receptacles, and signage. These elements show signs of heavy wear and often do not meet current accessibility standards. There is limited wayfinding signage within the park, and park identity and visibility at the San Pedro Road entry is poor.

Lighting is generally not provided on-site, with the exceptions of sport lighting at the tennis court, interior lighting in buildings, and plug-ins for temporary light fixtures. The park is not intended to be operational during evening hours except for pre-approved, temporary events.

The park's shoreline edge is, with some exception, in fairly good condition. However, there is evidence of erosion in several locations and undermining of the seawall can be found along the northern shore. The quality of rip-rap material declines along the south shore.






SAN PABLO BAY
POINT SAN PEDRO ROAD
CANTERA WAY
MAIN ENTRANCE
ACTIVE RECREATION CORE
MULTI-USE LAWN
MAIN PARKING
STARVATION GULCH
1
2
3
4
5
6
LEGEND
San Pablo Bay
Sand/Dust Surface
Lawn
Tree Canopy
Maintenance / Pedestrian Path
Paved Vehicular Road
Unpaved Vehicular Road
Building
Restroom
1 Gate House
2 Concessions
3 Pool House
4 Barn
5 Ranger's Residence
6 Pier

SITE SYSTEMS:

CIRCULATION

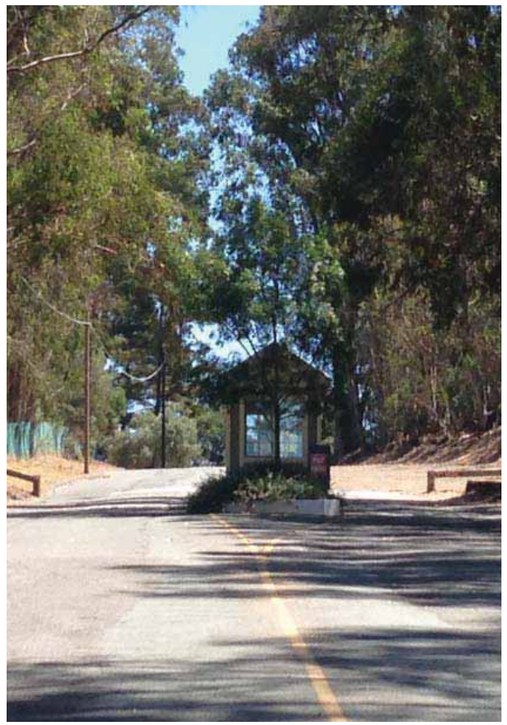
Vehicular circulation is the primary method of visitor access, creating a network of road- and path-ways that are, at times, in conflict.

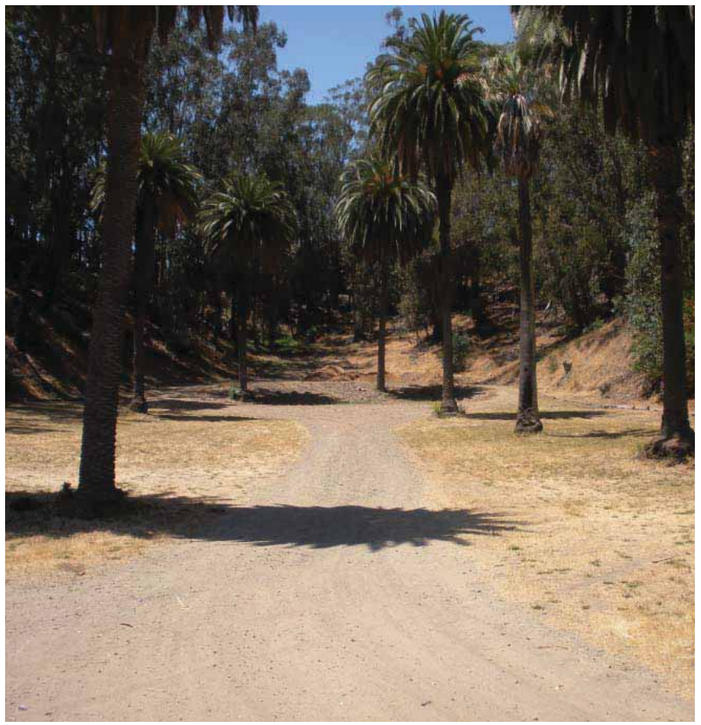
A majority of park visitors arrive at McNears Beach Park by private vehicle. Available parking space is not maximized in the current lot design—on peak usage days, the paved lot fills up quickly and overflow parking is diverted to unpaved areas in Starvation Gulch and near the Point San Pedro Road entry. Drivers using the unpaved overflow lots create dust problems for visitors. Prior to rigorous parking enforcement by the City of San Rafael, visitors also parked along Point San Pedro Road, causing traffic issues.

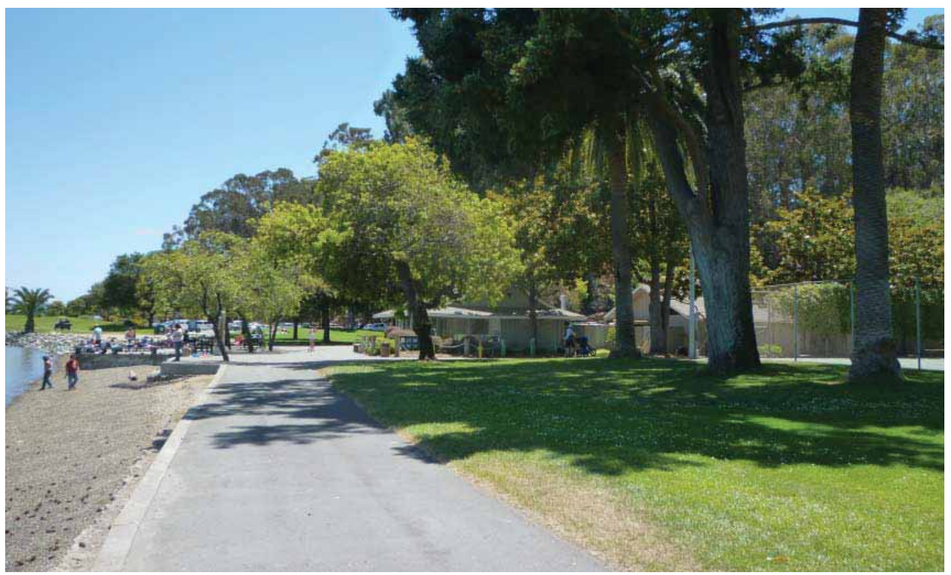
School buses and private tour buses frequently bring small groups of visitors to the park, although no dedicated drop-of or bus parking area is provided. There is currently no public transportation access from major transit hubs or other popular regional parks, such as the Larkspur Ferry Terminal, downtown Petaluma, or Muir Woods.

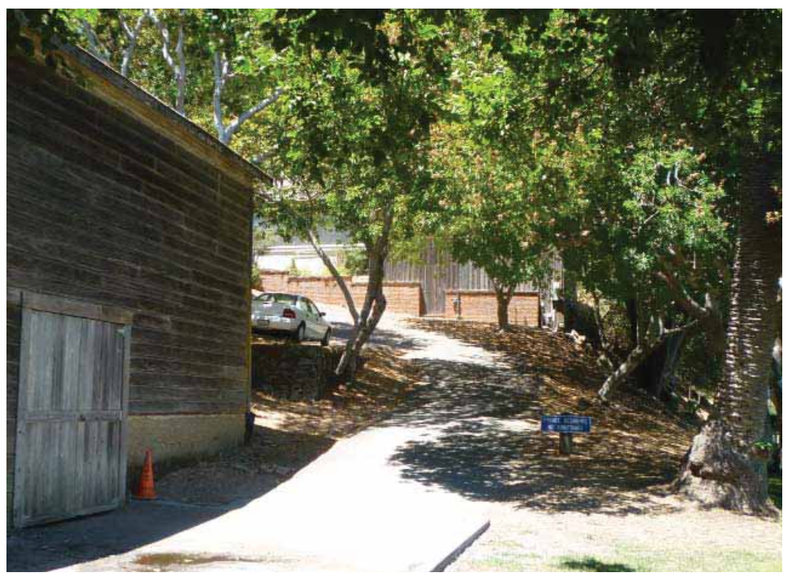
Visitors can arrive by foot or bicycle. However, a lack of signage or pedestrian/bike-friendly trail connections to nearby destinations, such as China Camp State Park, inhibits more visitors from arriving by these modes of transportation. Entrance fee rates do not currently encourage pedestrian or bicycle entry. While Point San Pedro Road is considered a major cycle route, the park lacks bicycle racks, bicycle storage, and facilities and does not encourage bicyclists to consider the park a destination or stopping point.

Pedestrians can access the park at low tide along a beach from China Camp State Park, located immediately to the north, though this connection disappears during high tide. A fire trail connecting China Camp State Park to McNears Beach Park is located on private property and is blocked by a private gate at North San Pedro Road.









SITE CIRCULATION + PARKING

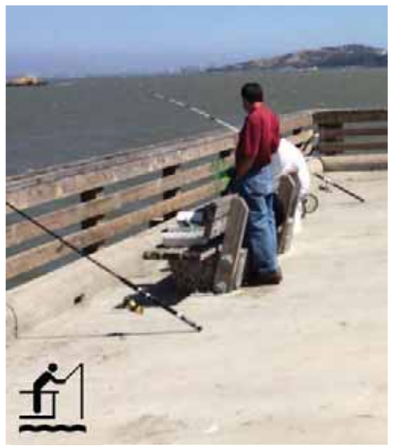
SITE SYSTEMS:

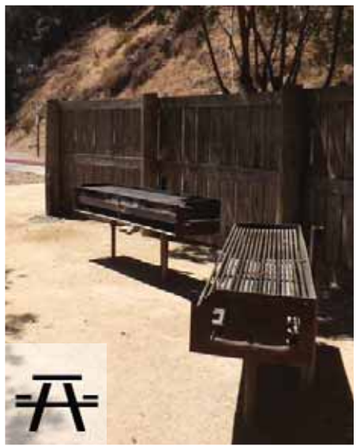
PARK USE

Site facilities include a swimming pool, snack bar, sand volleyball courts, several group picnic areas of varying size, individual picnic areas, expansive turf areas, and tennis courts. Because of the park's secluded location, visitors depend on the amenities offered within park grounds.

Current park users tend towards families and groups, as visitors seem to prefer the park's more social offerings. Families often see McNears Beach Park as a retreat, offering the opportunity to relax for the day. The swimming pool and beach play areas are particularly well-suited for children. Picnic and barbecue areas are popular for gatherings of families and friends. Many users reserve picnic amenities well in advance of their visit.

In some locations, the beach edge along San Pablo Bay offers open-ended recreation, as well as carry-in non-motorized watercraft access for kayaks and canoes. The park is a designated "trailhead" on the San Francisco Bay Area Water Trail.





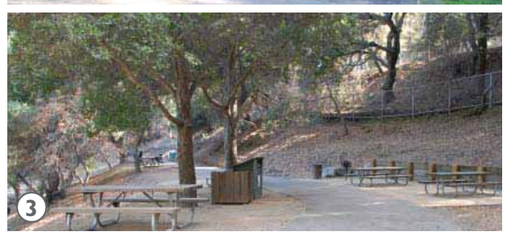
SITE USE


POINT SAN PEDRO ROAD
ANTERA WAY
SAN PABLO BAY
DROP-OFF AREA
MULTI-USE LAWN
200 SPACES / 10 ACCESSIBLE
LEGEND
Event / Concert
Fishing
Picnic / Gathering
Swimming
Tennis
Volleyball
Non-Motorized Watercraft Launch
Flexible Play
Bicycle Access
Reservable Accessible Picnic Area
Reservable Non-accessible Picnic Area

PICNIC

A variety of picnic areas are available, through both advanced reservation on the Marin County Parks website and for impromptu use on the day of a visit. The character of these areas ranges from hillside spots under tree canopies to expansive views at the bay edge. These gathering areas are very popular, and are perhaps the most heavily used park feature, particularly on weekends. However, there is currently a lack of access to restrooms at some locations, and upgrades will be required to provide better accessibility to picnic areas.

There are currently 74 reservable picnic tables at eight picnic areas, with nine grills and two serving tables, offering reservable space for over 650 people at any given time.



TENNIS COURTS

Tennis courts are in fair physical condition but are considered an underutilized resource. Park rangers see little court use for tennis; oftentimes this area is used for general play because its fenced enclosure offers greater surveillance for guardians of younger children. The facility's location at the heart of the park makes this area well-suited for a more strategic program use.

POOL

CURRENT CONDITION

The existing main pool is a deep water swimming facility that is slightly shorter than current standards for adult lap pools (22m versus 25m). A stepped entry with a handrail for universal access is provided at its southern edge—this configuration orients the entry on the far side of the complex, rather than adjacent to the primary entry, as per accessibility guidelines. A small, shallow wading pool for younger children is located within the swim facilities.

Pool plumbing systems are original. Staff is careful not to empty the pool more than 50% in order to prevent uplift from the hydrostatic pressure of ground water. The equipment that services the pool is outdated and utilizes only chlorine, rather than a milder salt solution, for maintaining water quality.

Concrete surfacing surrounds the deep water and wading pools and connects to the Change House and facility entry. This paved area is too narrow to accommodate crowded pool use on popular weekends. It quickly fills with people and their belongings, as many users prefer not to lock belongings in the lockers. This patio is nearing the end of its useful life, as evidenced by visible cracks and compromised joints. Despite the visible wear and tear of a fifty year-old building, the pool continues to be a regional draw for families.

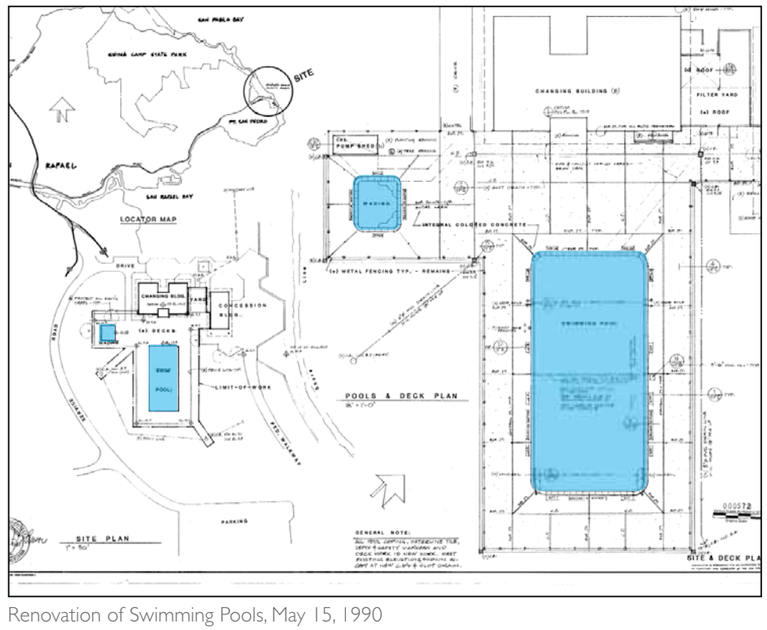
RESOURCE USE & PROGRAM POPULARITY

The pool facilities require staffing, chemical maintenance, and gas and power utility use. Because California Health and Safety Code requires lifeguard services for public pools over 18 inches, several monitors are present during the pool's open hours (up to six at a time for busy holiday weekends). These services cost roughly $35,000-$40,000 per season.

The pool requires 88,000 gallons of water. On most active, summer days the water supply is running continually to compensate for water loss caused by evaporation and splash-out by pools users.

Based on revenue numbers from the last three years, one of every five park visitors will enter the swim facilities. There is a $5 entrance fee for the pool, which provides the park with $41,000-$52,000 per year in revenue. It has a stated occupancy of 100 people, and this threshold is reached quickly on most summer weekends.

Date of Construction	Assumed Occupancy Group	Construction Type	Observed Non-Accessible Conditions	Envelope	Visible Seismic Upgrades	Potential Abatement	Remaining Life Span
1960	A-4 Assembly uses intended for viewing of indoor sporting events	---	Check transfer steps against the req. of CBC 3115.B2	---	---	Lead Asbestos	5-15 years



Renovation of Swimming Pools, May 15, 1990

SITE SYSTEMS:

PROGRAMMING

Peak usage of McNears Beach Park is highest during weekends and throughout the summer season, when schools are out of session. Families and groups of friends are seen using the park's amenities extensively during peak times, with barbecue and picnic areas in heavy use. There are significantly fewer park users during weekdays and in the winter months.

The park has a diverse demographic of local and regional users, drawing visitors from the cities of Vallejo, Richmond, and Marin City. According to Marin County Parks staff, park users on holidays and long weekends tend to be predominately Latino. The swimming pool and large picnic areas are in particularly high demand—and scarce supply—throughout the City of San Rafael.

These peaks and dips in park use can be addressed through routinely programmed events during off-peak periods, such as encouraging more school groups to visit the site, companies to book corporate events and offsites, and by opening the park to volunteer stewards.

EXISTING COUNTY PROGRAMMING AND SCHEDULED EVENTS

Event/Program Name	Location at Park	Attendance	Event Frequency /Date
Programming			
Yoga in the Park[1] (Healthy Parks, Healthy People)	Flat grassy area beside the bay	--	Saturdays-January, May, September
Fishing in the City	Fishing pier	--	Monthly
Adventure and Summer Camps	Bayside beach area, swimming pool, BBQ	--	2-3 times/week
Lectures (Wild Canines of Marin)	Snack Bar	--	February
Stand Up Paddle Races	San Pablo Bay	--	January, February
Sturgeon Derby (Fishing Contest)	Fishing Pier	--	Annual- January, November
Thanksgiving Floral Arrangement Workshop	Snack Bar	--	November
T'ai Chi in the Park (Healthy Parks, Healthy People)[1]	Lawns	--	April
Archery Exhibition	South Shore picnic area	--	Late April
Beach Block Party	Snack bar and swimming pool	--	Early June
Swim Lessons	Swimming pool	--	July
Volunteer Recognition Picnic	South Shore picnic area	--	September
Events			
Persian New Year Event	Main Park	3,000-5,000	Annual- Late March
Marin County Triathlon & Duathlon[2]	Rocky Beach, Event Lawn	1,100	Annual- Early November
Bloomberg West (private event)	Main lawn, pier, picnic areas	3,000 – 5,000	Annual- October
Company Picnics/Large-Scale Picnics	Picnic areas	Up to 5,000	Year-round
Weddings	Picnic areas	20 – 200	Year-round
Small Music Performances	Event lawn	--	Year-round
Beach Parties	Rocky beach, Sandy beach	--	Summer
Hawaiian Open Canoe Races	Rocky beach, Sandy beach	--	TBD

[1] The Healthy Parks, Healthy People: Bay Area (HPHP: Bay Area) initiative, a program of the Golden Gate National Parks Conservancy (a non-profit partner of the National Park Service), aims to increase opportunities to improve the health and well-being of all Bay Area residents, especially those with high health needs, through regular use and enjoyment of parks and open space. Marin County Parks, is a HPHP: Bay Area partner and works to expand the public's knowledge, awareness, use, enjoyment, and appreciation of how parks and recreation resources can contribute to improved health and the reduction of chronic diseases in adults, children, and families.

[2] Organized by the Sustainable Sports Foundation, which addresses the need to promote local athletic events that encourage a healthy lifestyle and supports the values of sustainability and giving back to the community. The Foundation raised over ¾ million dollars through their events for their charity partners.

Source: Marin County Parks, 2014.

SITE SYSTEMS:

UTILITIES

A review of available design and record plans, coupled with visual observations, identified existing site utilities and highlighted potential concerns.

WATER SYSTEM

Marin Municipal Water District (MMWD) provides water service to the park through an 8" welded steel pipe from Cantera Way. From this water main, an 8" welded steel lateral is located along the southerly portion of the park access driveway to the existing water meter and backflow prevention devices. Design plans for the park's on-site water system are unavailable; the existing backflow prevention devices are annually inspected and in an acceptable operating condition.

Improvements may be required by the local fire protection district to upgrade the existing fire water system. These improvements include new building sprinklers, fire hydrants, fire department connections, and post indicator valves. Additionally, fire lateral extensions to new hydrants may be required around new or existing buildings.

Extending the domestic water system into future improvement areas does not appear to require an upgrade to the existing meter or backflow prevention device. Improvement costs for the domestic water system will depend on the resolution of future design plans.

Irrigation system improvement costs will also depend on final site designs. Existing design or record plans were unavailable. If a new irrigation water connection is desired, MMWD connection fees based on an acre-foot of annual consumption may be required.

SEWER SYSTEM

Both portable toilets and a sewer collection system are utilized in the park. Portable toilets are located adjacent to the bay, near the beginning of the pier, and are serviced by an outside contractor. The sewer collection system serves the pool area and buildings on the northern portion of the park.

There are two gravity mains consisting of 6" diameter Vitrified Clay Pipe (VCP) which begin at the pool area and along the dirt road located in the northern portion of the park. These gravity mains flow to a pump station located in the driveway adjacent to the Barn, north of the tennis courts. From the pump station, wastewater is pumped north under the northerly dirt road into the San Rafael Sanitation District's sanitary sewer manhole, which is located on North San Pedro Road. Per existing design plans, this sanitary sewer force main is a 4" diameter Asbestos Concrete Pipe (ACP).

Due to potential public and environmental health and safety concerns, ACP is no longer produced. Consequently, repairs or replacement of the existing sanitary sewer force main will require the use of C900 or equivalent. The existing ACP may be either abandoned or removed. Crushing or pipe-bursting of ACP may result in the site becoming an active waste disposal site per 40 CFR 61.154 of EPA regulations.

The sewer collection and pump system were designed in December 1971 and assumed to be over 40 years old. Operation and maintenance of this system is the responsibility of park staff. Per site observation and the design plans, the sewer collection system includes:

Quantity	Unit	Description
6	EA	Sanitary sewer manholes
650	LF	6"VCP
350	LF	4"VCP
1,273	LF	ACP
1	EA	Pump Station

Conversation with park staff would suggest that the existing sewer collection and pump station operation are acceptable. A TV inspection was not performed of the existing lines nor of the pump station. The sewer collection system appears to be adequately sized for the existing and future park use, assuming there are no significant increases in the peak daily wastewater loading rates. Annual inspection of the pump and alarm systems is recommended to help prolong the pump station life.

Given the age of the existing pump station, allocating funds for future upgrades to the existing pump, floats and control system is recommended. Costs will vary depending on the condition of the existing facilities, maintenance, and operation.

GAS, ELECTRICAL AND COMMUNICATION SYSTEMS

Information was not gathered on gas, electrical and communication systems on the site. An electrician or qualified expert would be needed to review future electrical and communication improvements to determine anticipated demand and assess the capacity of existing facilities prior to additional design work.

IRRIGATION

All water to the site comes from one 4" water meter located up the hill from picnic Area 1, near Point San Pedro Road. A 4" reduced pressure backflow prevention assembly is located in picnic Area 1. Per the archive drawings, the backflow preventer is for irrigation only, however, maintenance personnel believe the restrooms, kitchen, and drinking fountains come off of the same backflow preventer as the irrigation.

The majority of mainline is 6" ACP and is buried up to 6' deep in some places. The irrigation controllers are Irritrol MC controllers. There is one 24 station for the turf areas and one 12 station for the shrub areas. The controllers can be operated remotely by an existing Rainmaster hand held remote. There is no automatic irrigation south east of the parking lot; there is a 2" shut-off valve and a stand pipe for hand watering and dust control.

STORM WATER SYSTEM

The storm drain system consists of various drainage inlets located either in the parking lot, pool, picnic, and building areas. These drainage inlets collect into various storm drain systems, which ultimately drain to the bay. It was not possible within the scope of this master plan to observe all the different types and sizes of storm drain pipe, though storm drain sizes generally appear to be between 6" to 8" in diameter. There are no design or record plans which show the location of the storm drains. Based on observation, the storm drains outlet into the riprap rock along the bay shoreline. No TV inspections or dye tests were performed.

Future site drainage improvements may utilize portions of the existing storm drain system. To help determine the viability of the existing storm drains, a TV inspection is recommended. Additionally, portions of the existing storm drain system consist of ACP. ACP may be considered a hazardous material if replaced or removed. Reuse of ACP is feasible provided the pipe is in an acceptable condition. Improvements would be reviewed by Marin County Department of Public Works in addition to those Environmental Resource Agencies which govern the bay shoreline.

If site improvements exceed 5,000 SF of impervious areas, then post construction stormwater treatment facilities will be required per Marin County Stormwater Pollution Prevention Program (MCSTOPPP) guidelines. If the impervious area of the park is being increased by less than 50%, then post construction measures apply only to the addition. Bioretention facilities should be planned for a minimum of 4% of the proposed impervious area.

SITE SYSTEMS:

NATURAL RESOURCES

BIOLOGICAL INVENTORY

The park is dominated by landscaped areas consisting of paved and graveled roads and parking lots, trails, manicured lawn, ornamental trees and other vegetation, recreational facilities, and several buildings and structures. Numerous ornamental shrub and herbaceous plant species are found throughout the landscaped areas of the park.

Primarily due to the disturbed vegetative conditions and the absence of suitable salt marsh and grasslands habitats, the park generally does not provide suitable habitat for special-status plant species. In addition, there are over 80 special-status wildlife species in the vicinity of the project site, and most have no potential, or are highly unlikely, to occur within the project site due to the absence of suitable salt marsh and grassland habitats.

Unused and under-used buildings and large trees within the park may support roosting and nesting for various bird and bat species, including some species with special-status designations.

BIOLOGICAL COMMUNITIES

Established blue gum eucalyptus (*Eucalyptus globulus*) forest exists on the hill slopes along most of the western boundary of the park. Small patches of mixed stands of coast live oak (*Quercus agrifolia*) and California bay (*Umbellularia californica*) trees occur on slopes adjacent to stands of the eucalyptus. At the far northern end of the park, small patches of coastal scrub are present on slopes near the shoreline. These areas are disturbed and sometimes have a large non-native species component. In the northern end of the park, tidal waters and a natural, sandy beach are present.

SITE SOILS

Two predominant soil types are found at the project site: Xerorthents and Tocaloma-McMullin complexes. Xerorthents soils were mapped along the beach, and are characterized as moderately deep and well-drained soils forming in materials weathered from sandstone and shale. Tocaloma-McMullin soils, found inland, are shallow, well- and somewhat excessively-drained soils that formed in material weathered from shale, sandstone, basic igneous and metamorphic rocks. These Tocaloma-McMullin soils are often found at a 30 to 50 percent slope.

Portions of the park are located in a very low liquefaction hazard severity zone, while others are in a very high liquefaction zone. In liquefaction zones, saturated sand and silt soils take on liquid characteristics during earthquakes; this may cause slope failures, lateral spreading, cracking, subsidence, upheaving of utilities, and structural damage.

A CEQA Initial Study document was prepared as part of the master plan process, and should be consulted for additional information.

BIOLOGICAL STUDY AREA AND VEGETATION COMMUNITIES

FACILITIES ASSESSMENT:

SITE STRUCTURES

#5 Residence
+/- 2,000 GSF

#4 Barn
+/- 4,250 GSF [25' x 85']

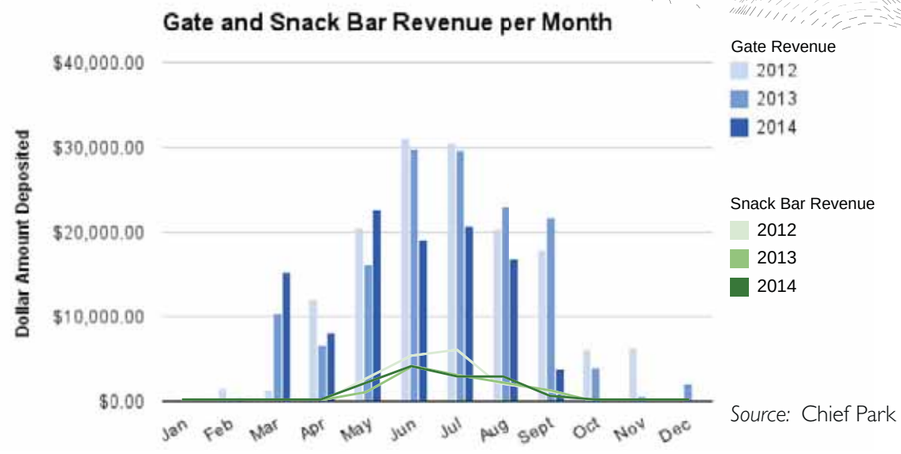
#3 Change House
+/- 2,160 GSF [36' x 60']

#2 Concession
+/- 1,125 GSF [25' x 45']

#1 Pool
+/- 2,775 GSF [37' x 75']

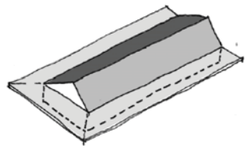
Gate House
The structure is aging and the traffic island is not accessible for staff.

Cantera Road



Source: Chief Park Ranger Dan Sauter, September 9th 2014

CONCESSIONS



EXISTING CONDITION

The concessions building is a simple wood frame structure with large glass windows, a stone clad base, and an asphalt shingle roof. Exposed roof sheathing and framing introduce complexities for insulation, which would be required for year-round use. The building's large windows are in mediocre condition and do not perform well thermally. The building features large overhangs along the south and west edges. Lights mounted within the eves of these overhangs provide a moderate level of exterior site lighting. A door opens to the pool area for employee use.

Interior amenities include a non-functioning fireplace and a modest kitchen that serves the snack bar. The kitchen contains an open grill that is equipped with a commercial hood and fire suppression equipment. An interior vinyl floor surface has been replaced recently. The central interior space of this building is the primary gathering and event area during winter months. Staff restrooms are also contained within the concessions structure.

The concessions building is considered an underutilized park feature. The snack bar typically loses money—with profit records ranging from $1,100 on peak use days to as little as $28 per day—and the interior space is too small to reserve for most events.

OPTIONS FOR FUTURE USE

As-Is

\+ Maintain central location for food services
– Small footprint of front room limits programming

Adapt

\+ Transition current kitchen into catering kitchen within existing facility footprint
\+ Add solar panels to south facing roof
\+ Integrate sustainable utility systems
– Existing footprint constrains renovation options

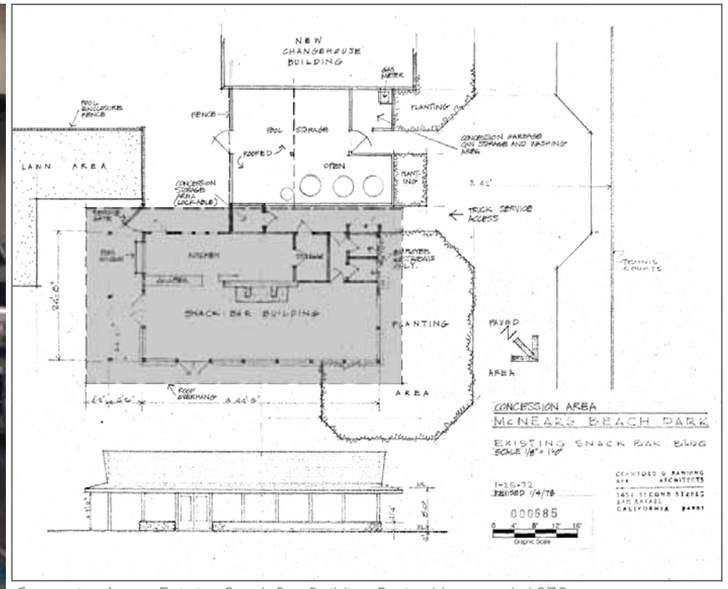
Rebuild

\+ Continue food service from this centrally located site
\+ Include additional programming (such as meeting space or anchor tenant) to increase revenue potential and better activate site
\+ Redefine character and experience of concessions facilities
\+ Integrate sustainable utility systems

Preferred

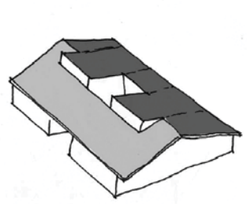
Create a new facility that provides greater flexibility and increased functionality, better serving the many program types connected to this central location.

DATE OF CONSTRUCTION	ASSUMED OCCUPANCY GROUP	CONSTRUCTION TYPE	OBSERVED NON-ACCESSIBLE CONDITIONS	ENVELOPE	VISIBLE SEISMIC UPGRADES	POTENTIAL ABATEMENT	REMAINING LIFE SPAN
1960 Upgraded in 1973	A-2 Assembly uses intended for recreation or amusement	VB 1 story	Door hardware Employee restrooms	Non-insulated windows Roof is in good condition	None	Lead Asbestos	5-15 years



Concession Area - Existing Snack Bar Building, Revised January 4, 1973

CHANGE HOUSE



EXISTING CONDITION

The Change House is a one-story masonry and wood-framed building, with exposed masonry units on the interior of the building and vertical wood shiplap cladding on the exterior. The interior of the Change House shows exposed roof sheathing, indicating a lack of roof insulation. Ventilation is achieved by large door openings and a roof top ventilator. A building heating system was not observed. The interior is primarily daylit by two large south-facing clerestories partially balanced by windows at the ridge of the east and west elevations.

Circulation into the pool area is controlled by a turnstile; access to the structure itself is controlled by two large Barn doors at its entry. Rangers recently insulated shut off valves. Furnishings, including sinks and showers, and interior finishes are in need of improvement.

Park rangers have found restroom users trespassing during closed hours from watercrafts moored offshore. Showers are often left running, causing maintenance issues and water waste.

OPTIONS FOR FUTURE USE

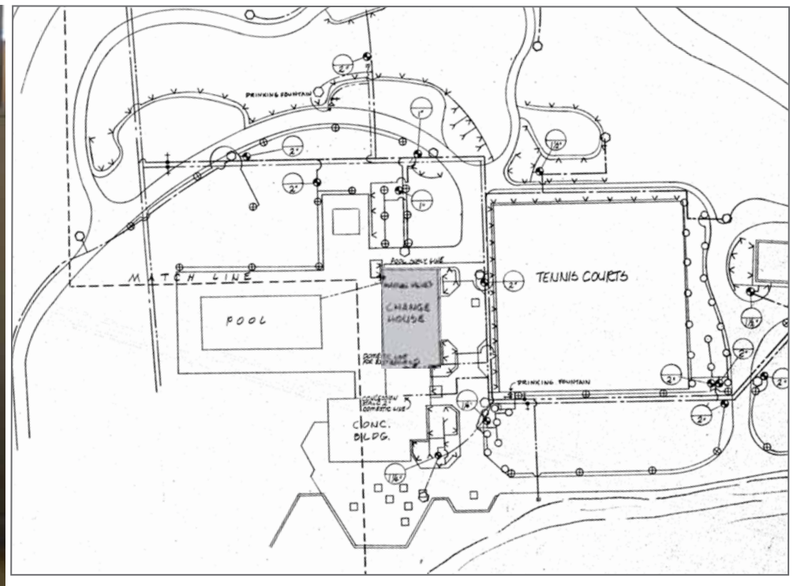
As-Is
- – Concerns for overcrowding and darkness remain
- – Requirements for universal accessibility not met

Adapt
- + Meet accessibility requirements within existing footprint
- + Assess plumbing systems to reduce water usage by controlling run time and reusing graywater in landscape irrigation
- + Improve daylighting by adding solar tubes or skylights
- + Designate certain facilities exclusively for staff use
- – Physical dimensions of existing structure constrain adaptations

Rebuild
- + Increase capacity to serve more visitors
- + Create more contemporary facilities to enhance the pool experience
- + Improve natural light, ventilation and water systems

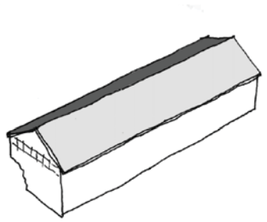
Preferred
Build a new, easily maintainable changing facility that is lit naturally and achieves ambitious sustainability goals.

DATE OF CONSTRUCTION	ASSUMED OCCUPANCY GROUP	CONSTRUCTION TYPE	OBSERVED NON-ACCESSIBLE CONDITIONS	ENVELOPE	VISIBLE SEISMIC UPGRADES	POTENTIAL ABATEMENT	REMAINING LIFE SPAN
1960	A-4 Assembly uses intended for viewing of indoor sporting events	VB 1 story	Grab bars and fixture clearances	Non-insulated windows Roof is in good condition	None	Lead Asbestos	5-15 years



As Built Irrigation Plan, January 1, 1975

BARN



EXISTING CONDITION

The Barn is a two-story wood frame building on a concrete foundation that is built into the hillside. The foundation is likely original from the 1880s and appears to have a lower Portland cement (higher sand) content than is typical in modern concrete. An internal, non-compliant wood stair currently connects lower and upper floors. The upper floor can be accessed by an external service road.

The Barn's interior features simple wood and wrought metal details that have a high aesthetic value, as they express the structure's historic character. The exterior is finished in horizontal shiplap siding, visually augmented by octagonal Victorian wood shingles at each peak in a series of gables. Exposed roof sheathing and framing is attractive but introduces complexities for the type of insulation that would be required for year-round use. The Barn lacks natural light, given that there are few windows, as well as air conditioning or plumbing. It is not universally accessible and pest control issues have been found.

The Barn is currently used as offices for park rangers, as well as equipment and non-motorized watercraft storage. A woodshop on the upper level is used intermittently, two to three times a week, for on-site projects.

This building is the point of distribution for much of the site's electrical power.

OPTIONS FOR FUTURE USE

As-Is

+ Maintain current function as rangers' offices, storage and workshop
− Keeps rangers far from main park activity
− Offers minimal privacy for Ranger offices
− Unmet universal accessibility requirements at upper level

Adapt

+ Consider additional program opportunities that require minimal changes to existing structure
+ Address accessibility issues per programming decisions
+ Relocate current Ranger program to broaden public engagement with this historical structure
− Shifting programs would likely require a comprehensive upgrade, including connection to the existing water and sanitary sewer lines

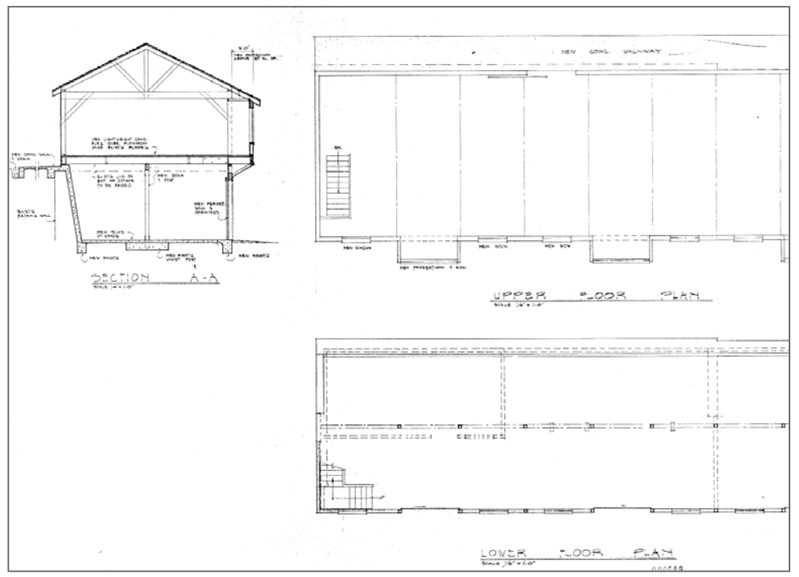
Rebuild

− Removing the Barn is undesirable because of its historical significance

Preferred

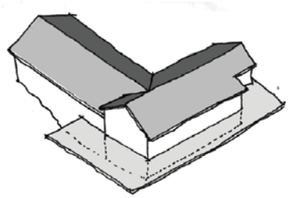
Carefully renovate the structure to adapt to current park needs, creating a new amenity for park users while ensuring that the character and history of the Barn remain.

DATE OF CONSTRUCTION	ASSUMED OCCUPANCY GROUP	CONSTRUCTION TYPE	OBSERVED NON-ACCESSIBLE CONDITIONS	ENVELOPE	VISIBLE SEISMIC UPGRADES	POTENTIAL ABATEMENT	REMAINING LIFE SPAN
1880s	U Utility	VB 2-story	Access to second floor areas and bathrooms	Non-insulated windows No clear weather barrier	None	Lead Asbestos Pesticides Petroleum	Exceeded its life expectancy



Drawings show proposed improvements to the Barn that were not implemented.

RESIDENCE



EXISTING CONDITION

The ranger's residence is a two-story wood-framed building with an expansive view of San Pablo Bay. The exterior of the building is in sound condition, though it shows signs of moderate deferred maintenance. The house stands on stilts and has thin windows, which are not currently stormproof, resulting in poor insulation. Exterior aspects of the residence needing major attention include: the deck (last redone 22 years ago), the 15-year-old roof, the exterior siding (last painted six years ago), and the driveway.

Indoors, the kitchen dates from the 1960s and is in need of improvements. Both bathrooms need updates, one having been redone in the late 1960s and the other in the 1980s. Dry rot persists at the front entrance.

The residence serves as the home of the park's tenured ranger.

OPTIONS FOR FUTURE USE

As-Is

− Consider poor physical condition
− Consider remote location relative to the majority of park facilities
− Unmet accessibility requirements

Adapt

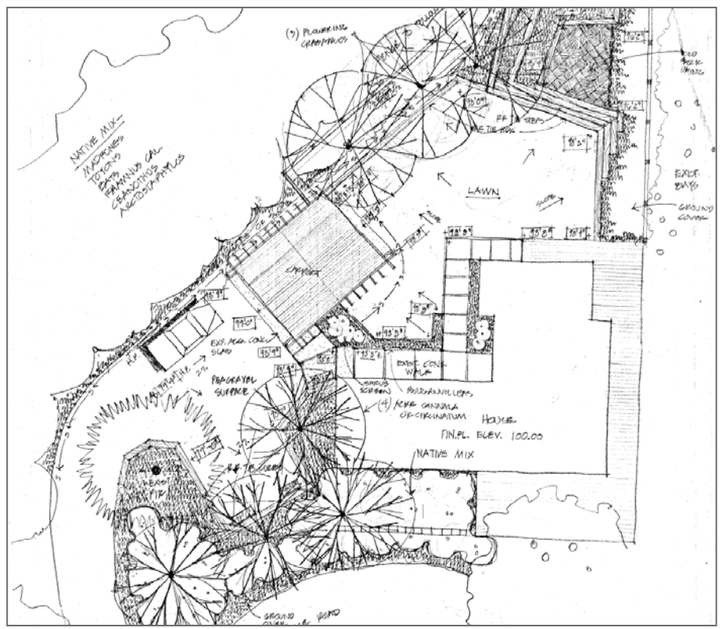
+ Improve long-term living experience with a thorough remodel of the existing structure
+ Renovate interior spaces to provide a different program type
− Consider remote location relative to the majority of park facilities

Rebuild

+ Optimize building site for programs benefiting from secluded, quiet, or remote environs
−/+ Determine pros and cons of Ranger no longer living on site

Preferred

Complete a functional renovation of the existing structure to accommodate more suitable programming.



DATE OF CONSTRUCTION	ASSUMED OCCUPANCY GROUP	CONSTRUCTION TYPE	OBSERVED NON-ACCESSIBLE CONDITIONS	ENVELOPE	VISIBLE SEISMIC UPGRADES	POTENTIAL ABATEMENT	REMAINING LIFE SPAN
1930s	R-3 Residential occupancies where the occupants are primarily permanent in nature	VB Two story	---	Non-insulated roof	---	Lead Asbestos	Exceeded lift expectancy: - Dry rot at the entrance - Peeling exterior paint

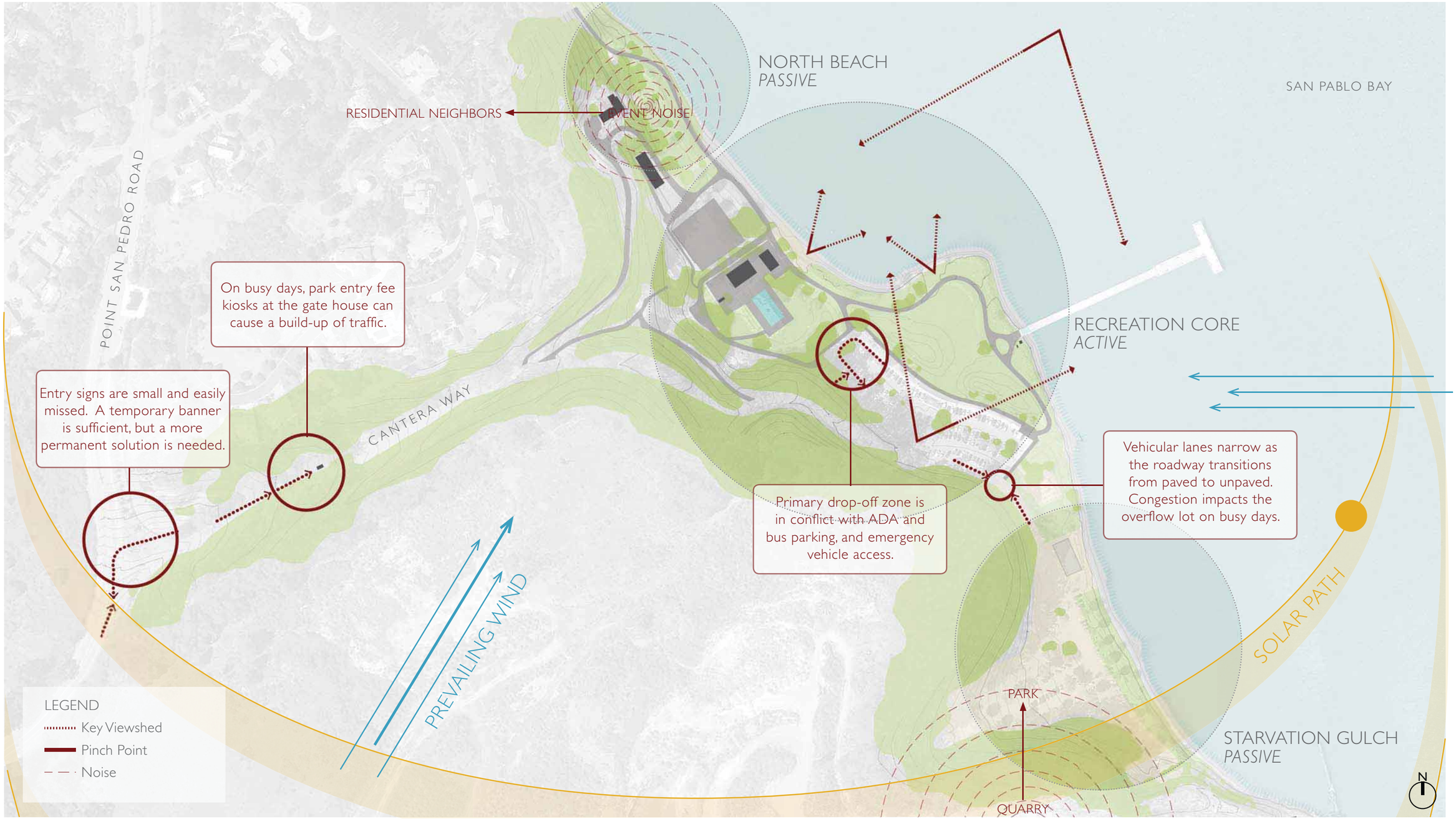
CONSTRAINTS + OPPORTUNITIES

McNears Beach Park has ideal climate conditions—its linear orientation optimizes eastern and western solar exposure, and the topography and existing vegetation protect the site from prevailing winds. Preexisting development has been concentrated on level grades, which is optimal for universal accessibility. However, steep slopes along the park's entry and at overflow areas can limit access and safety, and makes the provision of separate service and emergency vehicle access challenging.

The park is relatively unimpeded by neighboring uses, although noise is a key consideration. Adjacent Dutra Quarry operations may cause conflict with events in 'Starvation Gulch,' while the activity areas in the northern portion of the site could potentially impact adjacent residential communities.

Existing infrastructure primarily serves the concentration of facilities and program elements in the park's central area. These facilities—including the concessions service, pool and Change House, tennis courts, and multi-use lawn—are connected to utility networks and comprise the most heavily used area of the park. By contrast, the 'Starvation Gulch' and 'Northern Beach' areas are less developed and thus have the potential to highlight the natural beauty of the site.

Although the park is, in may ways, defined by its San Pablo Bay-edge, this interface is an underutilized resource. Erosion is continually deteriorating the quality of the park's shoreline. Likewise, a lack of both access points to the bay and water-related program features limits interaction with the water.


NORTH BEACH
PASSIVE
SAN PABLO BAY
RESIDENTIAL NEIGHBORS
EVENT NOISE
POINT SAN PEDRO ROAD
On busy days, park entry fee kiosks at the gate house can cause a build-up of traffic.
Entry signs are small and easily missed. A temporary banner is sufficient, but a more permanent solution is needed.
CANTERA WAY
RECREATION CORE
ACTIVE
Primary drop-off zone is in conflict with ADA and bus parking, and emergency vehicle access.
Vehicular lanes narrow as the roadway transitions from paved to unpaved. Congestion impacts the overflow lot on busy days.
PREVAILING WIND
SOLAR PATH
PARK
QUARRY
STARVATION GULCH
PASSIVE
LEGEND
Key Viewshed
Pinch Point
Noise
N


loading / temp. pkg of caterers.
sand play
swimming dock
POOL
dining terrace
shade trees
(8) picnic sites to remain
Pier amenities: port-a-let trash bins picnic benches water fountain
12' w. path.
accessible overlook
DT planting
promenade terminates @ overlook, shade structure
regrade path for accessibility.
large group picnic sites
MAIN PKG LOT 171 spaces.
V. ball.
kayak, paddleboard storage, rental
small boat dock
boat launch
restrooms
8' w. path.

III RECOMMENDATIONS

PROGRAM DEVELOPMENT
SITE CONCEPT
RESILIENT STRATEGIES
IMPLEMENTATION
INFRASTRUCTURE

MASTER PLAN CONCEPT

The master plan concept and its associated recommendations address the park's guiding principles and program goals from a number of perspectives:

PARK CHARACTER

Many people love McNears the way it is: for its wind-protected and sunny setting, its breathtaking view of the bay, and its low-key, pastoral atmosphere. These qualities should be preserved while increasing use and introducing a greater diversity of activities. This will be accomplished by strategically organizing site facilities and activities such that active use is concentrated, quiet and natural settings preserved, and the usable area of the park is expanded to distribute the impact of a higher number of visitors.

The site assessment and public input process suggested a unique approach to design concepts for proposed site development. The original 1970s master plan provided a strong foundation for layout of the narrow strip of land along the bay. Given the current level of use, three specific areas required resolution: prioritization of the pedestrian experience over the automobile, connecting the northern and southern reaches of the park, and creating a diverse hierarchy of pedestrian pathways that respond to the character zones within the park.

SITE ORGANIZATION

Maintaining a centralized parking lot at the arrival point of the park will allow the entire length of the shoreline and adjacent park facilities to remain as a cohesive sequence of open spaces and amenities, A system of pedestrian paths, promenades and trails will connect these features. The pedestrian experience—including an appreciation of the bay and the restorative quality of the park environment—is prioritized. Functional vehicular improvements will better facilitate visitor needs by increasing the amount and proximity of permanent parking, providing loading areas adjacent to picnic and event facilities, and establishing a non-motorized watercraft launch at the bay edge.

PROGRAM

The park is conceived as a series of five 'program zones'—each with its own character and range of activities and uses. New or renovated facilities and infrastructure will support those uses. Added facilities and programs respond to the community and regional needs that have been identified by the master plan process. Flexible, multi-use and adaptive facilities will accommodate diverse program development and anticipate changing user needs.

REVENUE GENERATION

Opportunities to increase revenue generation within the park, and thereby offset ongoing costs for the County, have been identified and developed. These include both fee- and income-based sources, as well as a strategy for developing partnerships for implementation and ongoing operations. New facilities, such as the event area at the South Shore, multi-use complex within the Active Core, and event terrace adjacent to the existing Barn, have been developed with revenue generation in mind. Ensuring that these facilities are attractive and can accommodate a diverse set of possible uses will attract outside vendors and event planners.

RESILIENCY

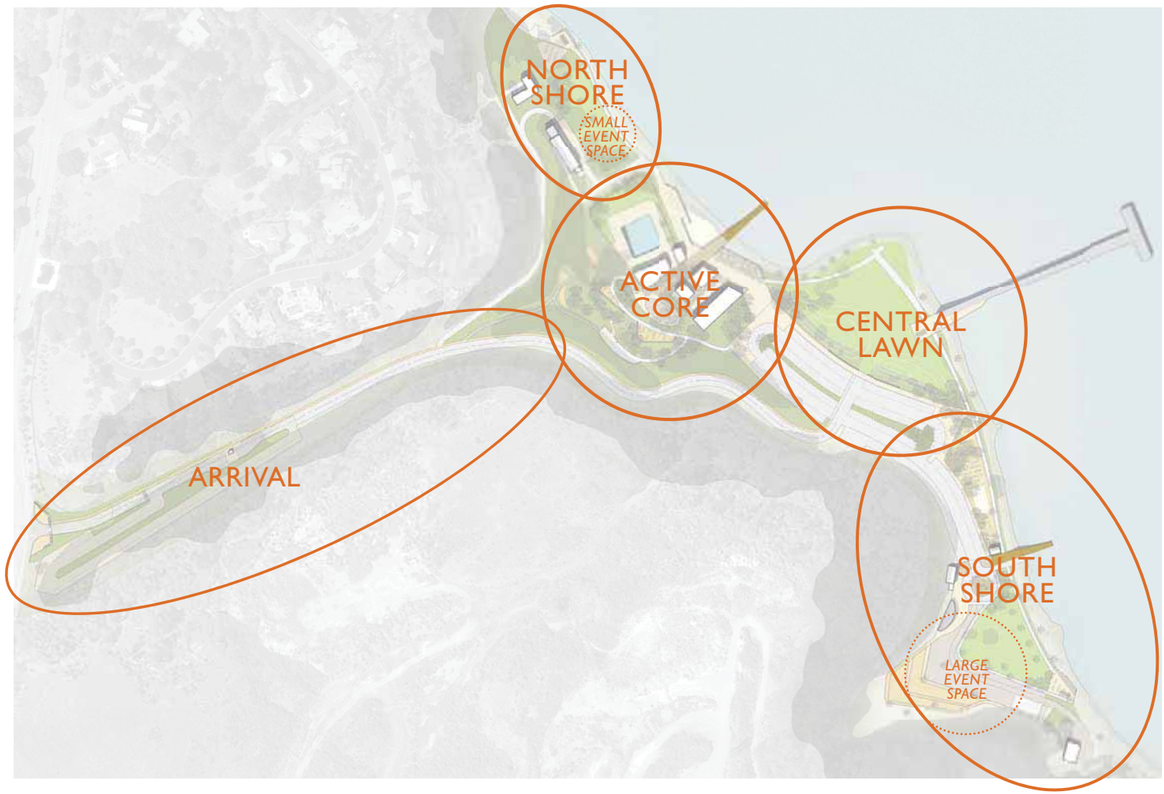
Woven throughout the entire park will be a series of site resilience strategies and ecosystem benefits. These improvements will protect natural resources, utilize regenerative and passive management approaches, improve the health of the park environment, and foster the relationship between park visitors and the natural environment. These strategies will include innovative approaches to reducing potable water use, protecting the health of the bay by infiltrating stormwater on-site, eliminating run-off, and anticipating sea-level rise.

PROGRAM ZONES

The master plan concept is clustered into five key zones—organized by intensity and compatibility of both existing and proposed activities—to create a cohesive system for future improvements.

Analysis and feedback on park activities resulted in a list of proposed program types. After establishing desired activities, the impact of these elements on the site was tested for occupancy capacity, compatibility with adjacent uses, and impact on circulation and experience. The result was a set of five key program zones, each with a distinct character and range of activity options.

Proposed facilities will seek to enhance and broaden the diversity of activities already offered at McNears, drawing a wide range of local and regional visitors.



Arrival + Parking

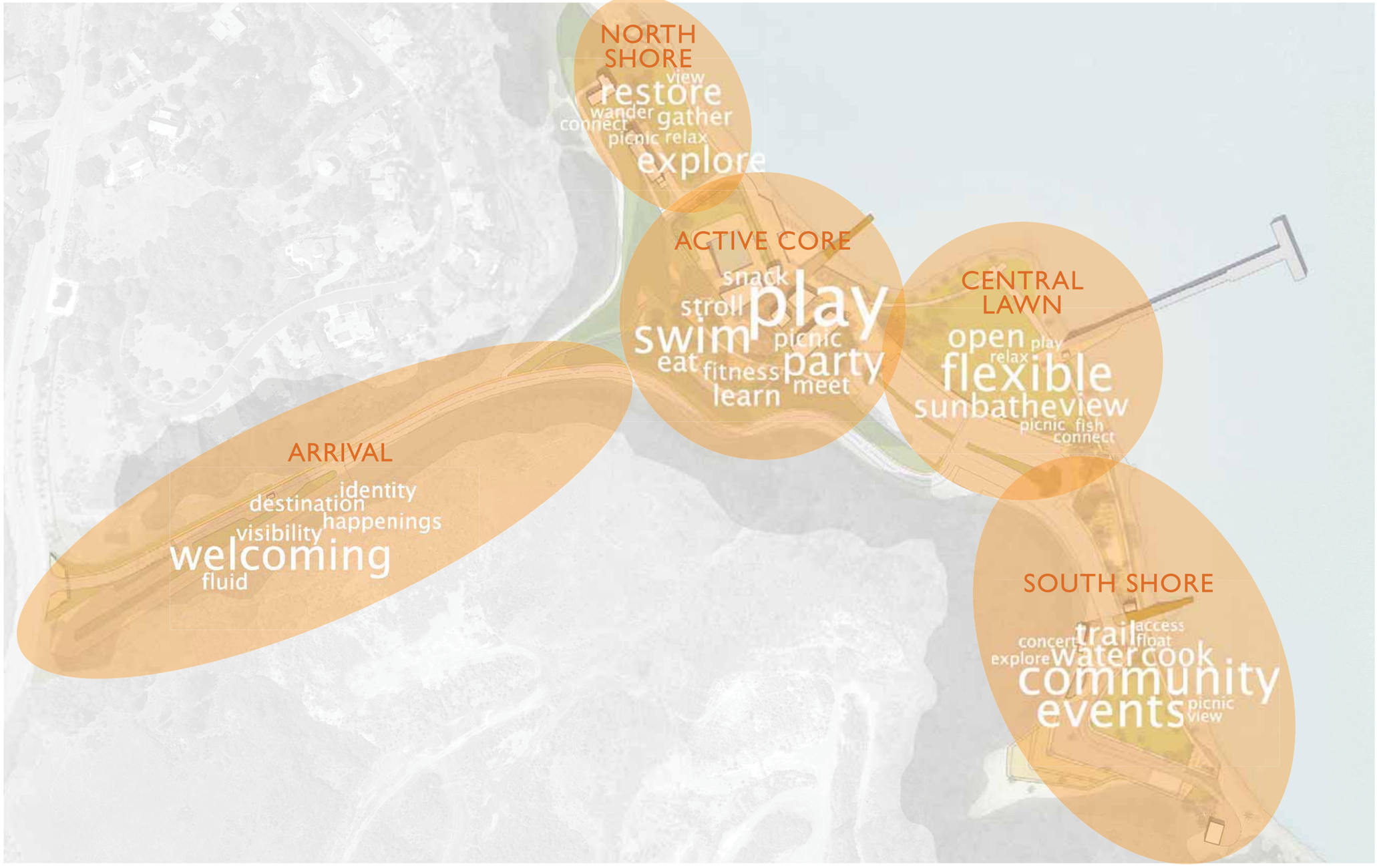
North Shore

Active Core

Central Lawn

South Shore

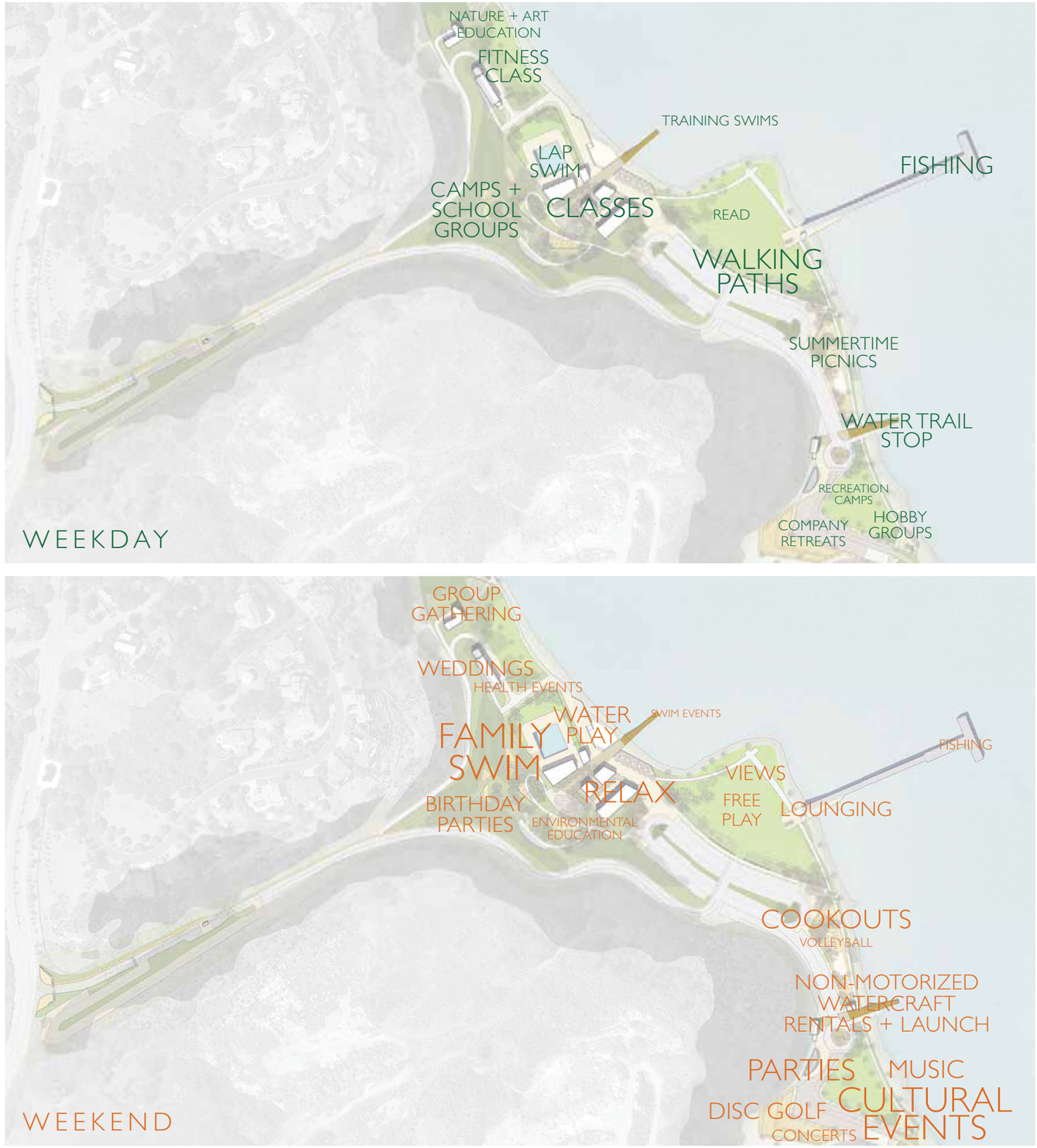
SITE ORGANIZATION



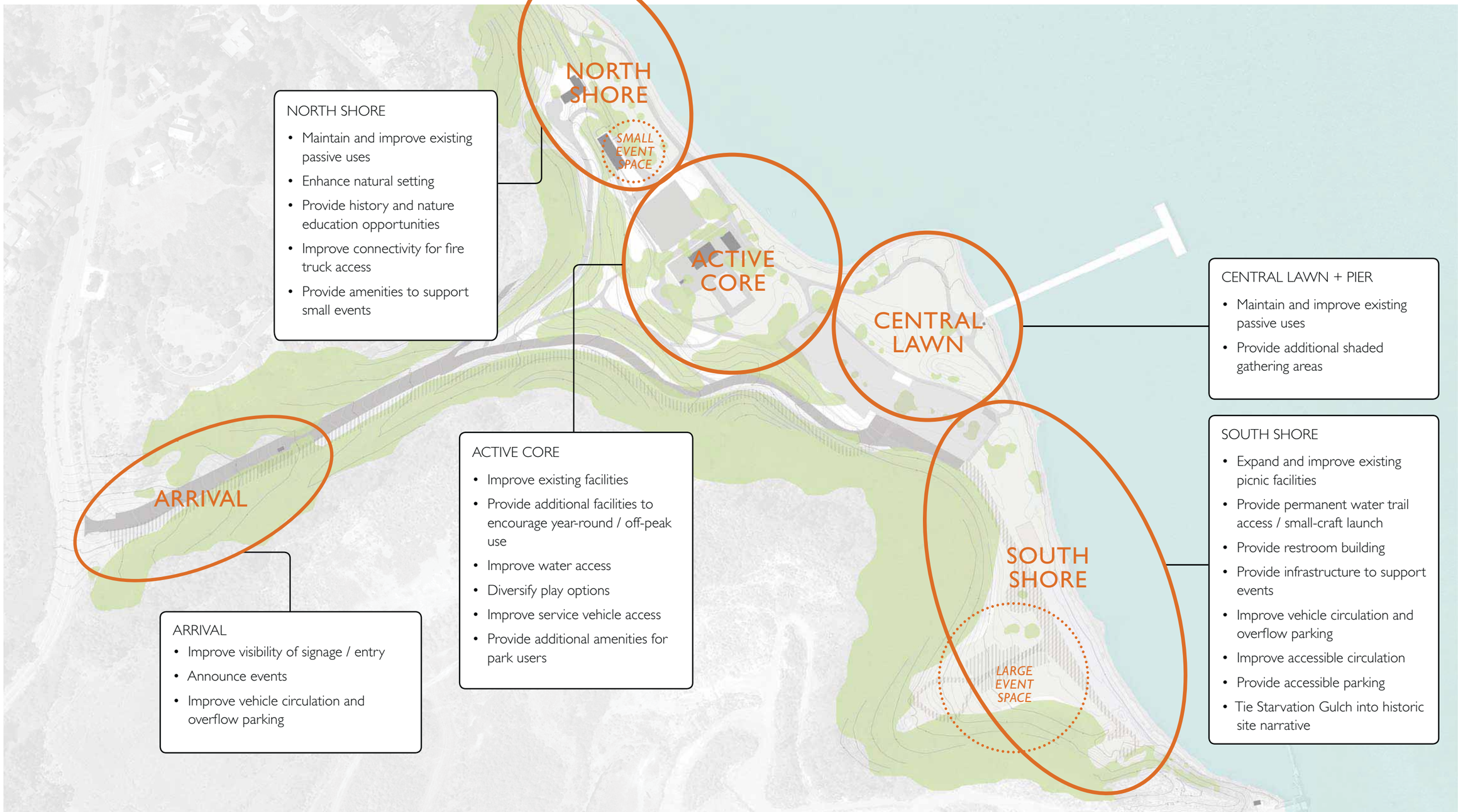
PROGRAM ACTIVATION

Woven into each park zone is an effort to encourage park use year-round and throughout the week.

A proposed range of activity options suitable for weekday use will balance with the high visitorship the park currently sees on weekends. Weekday programming will include amenities for school groups, hobby groups, daily fitness regimes, and corporate event rental.



PROGRAM ACTIVATION GOALS



NORTH SHORE

- Maintain and improve existing passive uses
- Enhance natural setting
- Provide history and nature education opportunities
- Improve connectivity for fire truck access
- Provide amenities to support small events

ACTIVE CORE

- Improve existing facilities
- Provide additional facilities to encourage year-round / off-peak use
- Improve water access
- Diversify play options
- Improve service vehicle access
- Provide additional amenities for park users

CENTRAL LAWN + PIER

- Maintain and improve existing passive uses
- Provide additional shaded gathering areas

SOUTH SHORE

- Expand and improve existing picnic facilities
- Provide permanent water trail access / small-craft launch
- Provide restroom building
- Provide infrastructure to support events
- Improve vehicle circulation and overflow parking
- Improve accessible circulation
- Provide accessible parking
- Tie Starvation Gulch into historic site narrative

ARRIVAL

- Improve visibility of signage / entry
- Announce events
- Improve vehicle circulation and overflow parking

PROGRAM ACTIVATION STRATEGIES

PROGRAM AND EVENTS OPPORTUNITIES

The master plan concept will accommodate both public and private events. Private events charge fees for the use of the space, while public events are either ticketed or free.

Expanding capacity for private events and activities would generate additional fees, which will serve as a significant income generator. Public events that offer free admission could still generate income from ancillary permitted uses; this will allow a diverse range of users to benefit from outdoor spaces and communal activities. In addition, public events would provide space for vendors to sell wares, with fees supporting the park.

Events that would be compatible with the park include:

- Weddings
- Triathlons and marathons
- Kayak, canoe, or paddle board races
- Volleyball or tennis tournaments
- Corporate picnics
- Family or class reunions
- Charity benefits
- Beach or pool parties
- Outside performances/concerts
- Cultural and arts festivals
- Food festivals
- Filming location for movies or advertising
- Fitness and art classes

OPERATIONS

It is recommended that an operations manual and a policies and procedures manual be created for the park.

The operations manual would describe the requirements and standards pertaining to the park, and should include the following items:

- Site map
- Event contact list
- Rate sheet
- Tents and tenting restrictions and recommendations
- Signage standards
- Insurance requirements and indemnification
- Stage production
- Temporary structures restrictions
- Load-in/load-out procedures
- Power capabilities
- Biking, transit, and parking information
- Trash, recycling, and compost plan
- Event guidelines

The policies and procedures manual should include the following items:

- Rules and regulations
- Rental policies
- Standards
- Personnel requirements and costs
- Vendor rules
- Permitting requirements
    - Fire Marshall
    - Alcohol requirements
    - Sound policies and permitting
    - Trash, recycling, and compost rules
    - ADA compliance

SITE REQUIREMENTS AND POWER

In order to understand the park's existing power availability, an assessment that compares everyday needs with one-time events should be completed. A site map illustrating designated parking and access areas for food vendors and caterers should also be provided.

Opportunities to have power sources beyond the stage, including in the proposed vendor areas, should be considered. Power from existing or planned lighting connections could provide the necessary power for concession activities. For catered events, caterers could operate from an electric kitchen and bring in all necessary warming ovens and any allowed cooking devices. Caterers could also have vehicles on site that serve as refrigerator and service areas.

In addition to providing power for both everyday and ongoing activities, this power plan will assist in making the park more attractive to event companies, as the appropriate infrastructure will be in place. The placement of power at these locations will minimize detrimental impacts by reducing the number of trucks and volume of equipment that would ordinarily be brought in to service these events. Event infrastructure will likewise reduce the need for costly generators on site. These factors will reduce vehicular surface maintenance costs incurred by damage from heavy trucks.

For many vendors, particularly those offering food, access to potable water must be provided. New system upgrades for potable water service are anticipated.

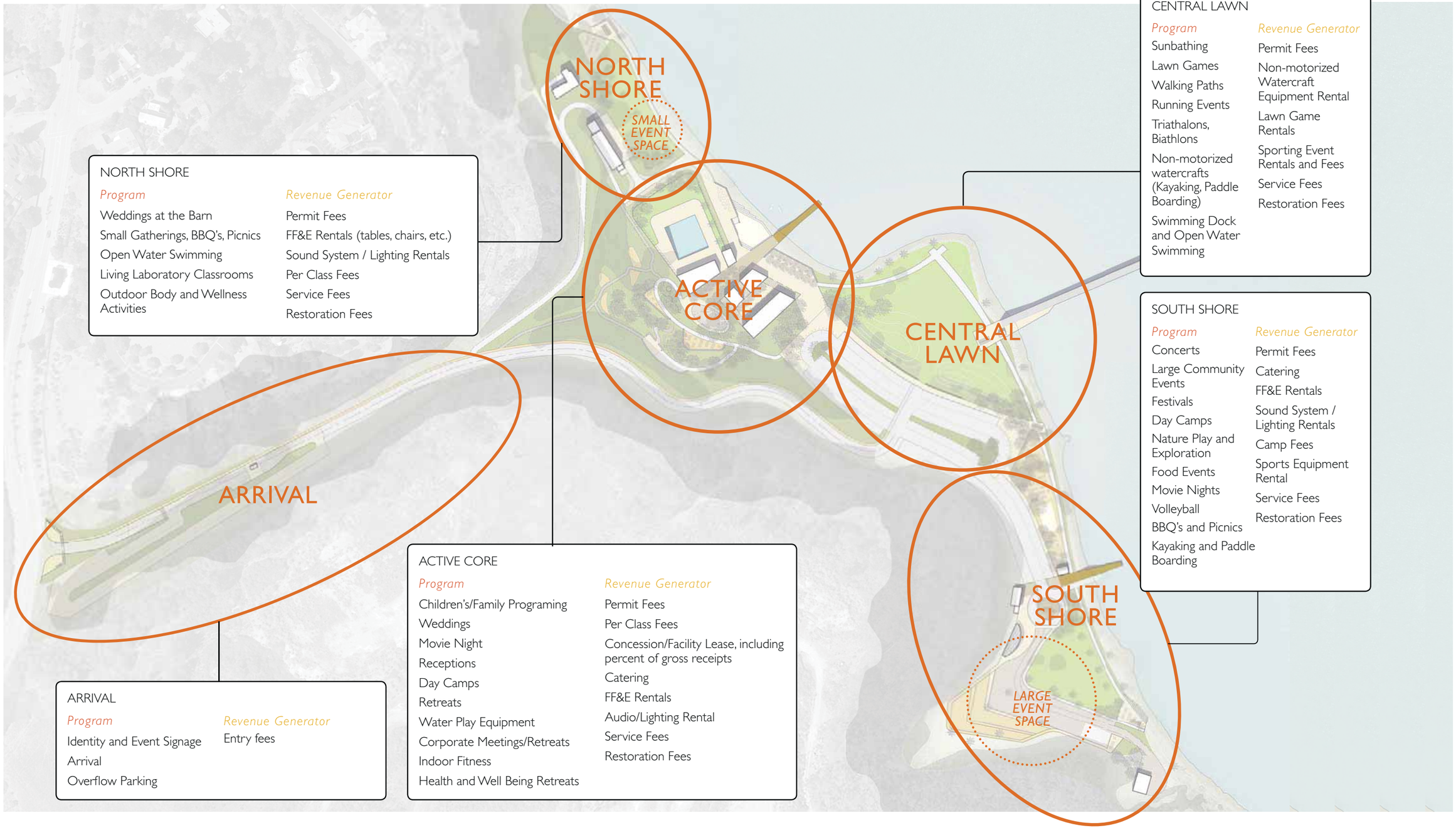
Fiber optic cable may be installed to provide additional amenities to the park. These features could include:

- Discreet digital signage at the entrance to inform patrons of available parking
- Digital signage message boards near the parking to provide announcements and event information
- Power to provide necessary safety lighting, along with adjustable lighting fixtures that can be adapted for event needs, including fixtures that can change the ambience of the area to suit a variety of lighting needs. Rental fees can be applied to adapters, providing an additional source of park income

In this digital age, it is recommended that there be Wifi throughout the public areas of the park. Installation and service costs could be lessened through a sponsorship agreement. Solar charging stations could be provided for personal electronics—not only to serve as an amenity for park guests, but to lessen the amount of maintenance required for electrical outlets. Without this addition, there is the likelihood of damage or misuse of power outlets, thus reducing the infrastructure's life cycle.

Balancing the scale and visual appearance of new technology will be critical to preserving the park's restorative, natural character. Likewise, new lighting will be selected and located to avoid impacting habitat zones and prevent light trespass.

PROGRAMMATIC REVENUE GENERATORS



NORTH SHORE

Program	*Revenue Generator*
Weddings at the Barn	Permit Fees
Small Gatherings, BBQ's, Picnics	FF&E Rentals (tables, chairs, etc.)
Open Water Swimming	Sound System / Lighting Rentals
Living Laboratory Classrooms	Per Class Fees
Outdoor Body and Wellness Activities	Service Fees
	Restoration Fees

CENTRAL LAWN

Program	*Revenue Generator*
Sunbathing	Permit Fees
Lawn Games	Non-motorized Watercraft Equipment Rental
Walking Paths	Lawn Game Rentals
Running Events	Sporting Event Rentals and Fees
Triathalons, Biathlons	Service Fees
Non-motorized watercrafts (Kayaking, Paddle Boarding)	Restoration Fees
Swimming Dock and Open Water Swimming	

SOUTH SHORE

Program	*Revenue Generator*
Concerts	Permit Fees
Large Community Events	Catering
Festivals	FF&E Rentals
Day Camps	Sound System / Lighting Rentals
Nature Play and Exploration	Camp Fees
Food Events	Sports Equipment Rental
Movie Nights	Service Fees
Volleyball	Restoration Fees
BBQ's and Picnics	
Kayaking and Paddle Boarding	

ACTIVE CORE

Program	*Revenue Generator*
Children's/Family Programing	Permit Fees
Weddings	Per Class Fees
Movie Night	Concession/Facility Lease, including percent of gross receipts
Receptions	Catering
Day Camps	FF&E Rentals
Retreats	Audio/Lighting Rental
Water Play Equipment	Service Fees
Corporate Meetings/Retreats	Restoration Fees
Indoor Fitness	
Health and Well Being Retreats	

ARRIVAL

Program	*Revenue Generator*
Identity and Event Signage	Entry fees
Arrival	
Overflow Parking	

SCENARIOS

Three 'Key Moves' at the site scale organize the master plan design concept. These drivers will streamline circulation and access, improve operational efficiency, and protect the qualitative experience of the park. Key Moves include:

1. Centralizing the primary parking areas, while formalizing the arrival sequence and overflow parking areas, will clarify the wayfinding experience and improve operational access.

2. Defining a 'Pedestrian Spine,' which will provide an organization by which to locate major park features, encourage circulation across the length of the park, and fosters a more engaging pedestrian experience along the waterfront.

3. Establishing a clear hierarchy of path types and widths will provide accessibility to all major park features while offering varied experiences throughout.

KEY MOVE 1: OPTIMIZE PEDESTRIAN EXPERIENCE

Optimize the pedestrian experience and minimize vehicular impacts through an efficient vehicular circulation system that preserves a cohesive and interlinked sequence of pedestrian open spaces.

An improved vehicular circulation system will include a new and expanded central parking lot that streamlines circulation, functionality and visitor safety; and establishes an intuitive wayfinding sequence when arriving and departing. Key improvements will include: loading and drop-off areas, designated bus and ADA parking, pedestrian crosswalks and sidewalks, and a vegetated stormwater treatment area. Expanded parking to the south will improve access to picnic facilities and the non-motorized watercraft launch. Special vehicular access will be provided for operational activities—maintenance, events, or emergency access—without impeding daily park functions.

1 EXISTING

+ Clear primary vehicular route
+ Centralized open space
– Overflow parking limits higher quality program
– Limited pedestrian access

2 DE-CENTRALIZED

+ Initial views are of park, not parking
+ Direct vehicular access to north and south
– Non-contiguous open space
– Unintuitive vehicular wayfinding
– Prime real estate dedicated to vehicles

3 MULTI-NODAL

+ Parking adjacent to major program zones
+ No large expanse of concrete
– Unintuitive wayfinding for first-time visitors
– Visible parking degrades experience site-wide
– Prime real estate dedicated to vehicles

4 CENTRALIZED

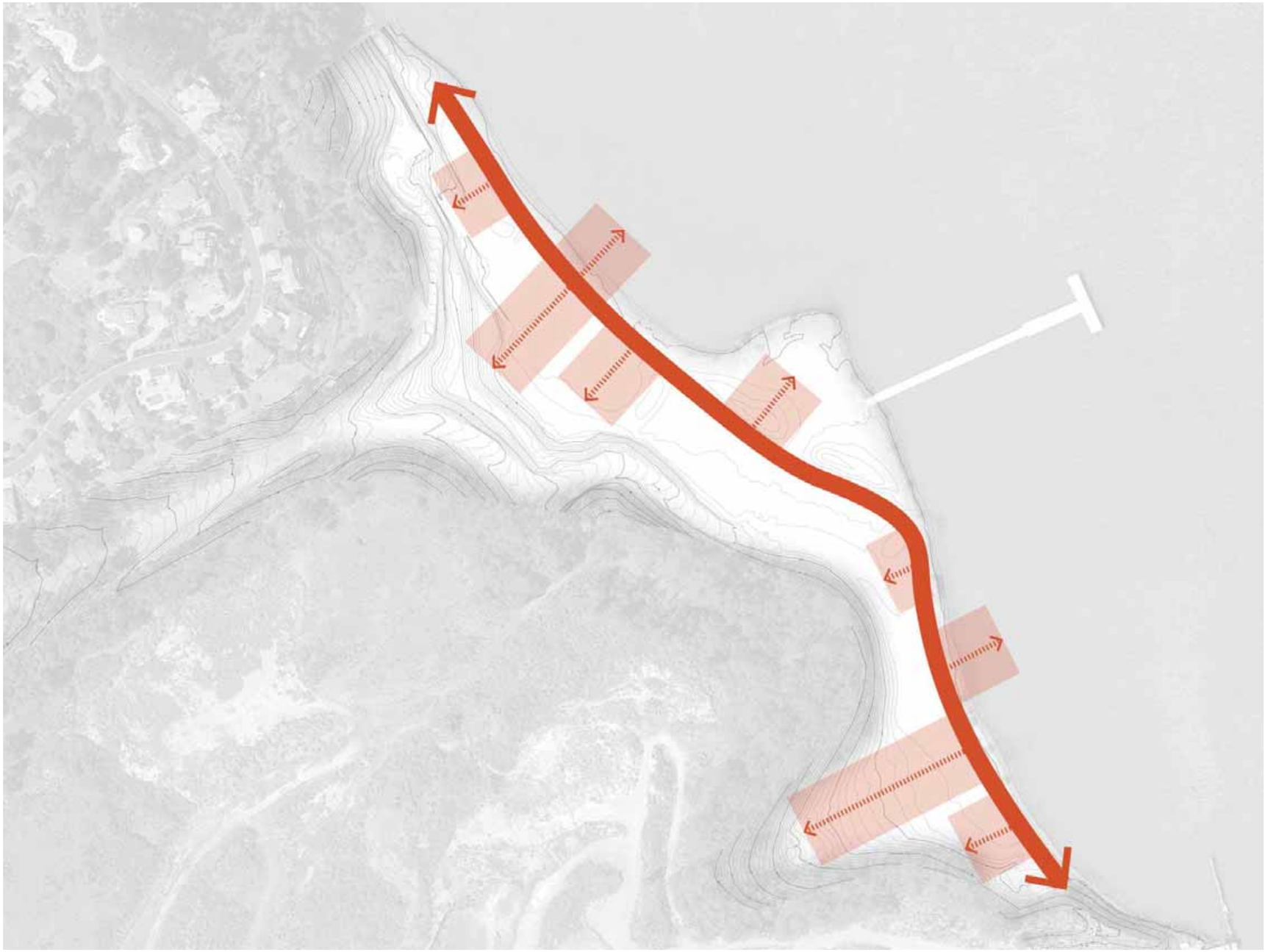
+ Prioritizes park program, not parking
+ Maximizes contiguous open space
+ Intuitive wayfinding for first-time visitors
+ Generous pedestrian access
+ Clear primary vehicular route
+ Vehicular access to major program zones
+ Maximizes potential use of South Shore
– Larger expanse of concrete

SELECTED CONCEPT

KEY MOVE 2: CREATE A WATERFRONT PEDESTRIAN SPINE

Establish a centralized pedestrian "spine" along the waterfront to enhance visitor experience and organize programmed zones.

A wide variety of open spaces and amenities will be linked to this spine and clustered with like programs and activities. These will share strong functional and spatial relationships and reinforce the centrality of the waterfront to the park experience.



KEY MOVE 3: ESTABLISH A PATH HIERARCHY

Establish a hierarchy of path types to reinforce the Pedestrian Spine and prioritize universal access to park features and experiences.

All circulation routes will be accessible and appropriately scaled for their intended location and use. Intuitive wayfinding will be employed through a consistent surface material palette that is linked to each path type. The end result will be a more pleasant experience for park users.

SURFACE MATERIAL PALETTE

PRIMARY WATERFRONT PROMENADE – 20' MIN.

Integral Color Concrete | *Concrete Unit Pavers* | *Wood Decking* | *Resin-Bound Gravel*

PROMENADE CONNECTOR – 12'

Integral Color Concrete | *Concrete with Special Finish* | *Accent Pavers*

PROMENADE EXTENSION – 8'

Concrete with Special Finish | *Brick Accent Pavers*

SECONDARY PATH – 5'

Standard Concrete | *Asphaltic Concrete with Integral Color* | *Stabilized Decomposed Granite*

EXISTING PATH TO REMAIN AS-IS

Decomposed Granite + Duff

MASTER PLAN
SITE CONCEPT

Physical engagement with San Pablo Bay will be encouraged through a series of new water access points: stepped and terraced sea walls, docks, a swimming platform, and a non-motorized watercraft rental and launch. Locating facilities in the flat areas of the park will preserve the natural habitat and sensitive conditions of the steeply sloped and wooded hillside along the park's western edge. Strategically located access points to the hillside's woodlands will allow park users to engage with the natural setting. This connection will support educational programs while minimizing ecological impacts.

Concentrating active use facilities within the centrally located 'Active Core' will preserve the quiet, natural, and passive use settings throughout the rest of the park. New physical and programmatic developments in the South Shore will greatly expand the usable area of the park and distribute the inevitable impact of increasing numbers of park users. Throughout the park, picnic facilities will be expanded and improved with new furnishings and amenities, accessibility improvements, and designated drop-off points with loading areas. Infrastructure upgrades will support park improvements and meet current standards, and are addressed at both site-wide and area-specific levels.

The following pages describe the design recommendations for each program zone.


0'
50'
100'
200'
N

ARRIVAL + PARKING

CLEAR WAYFINDING ELEMENTS

ENTRY TRAIL

RESURFACED ROAD WITH ENHANCED ROADSIDE PLANTING

MODERNIZED TICKETING KIOSK

OVERFLOW PARKING

COUNTY-WIDE BIKEWAY (SECONDARY)

CYCLEWAY REST STOP

'GATEWAY' ENTRY SIGN

PLANTING / VISUAL BUFFER

1 Entry Sign

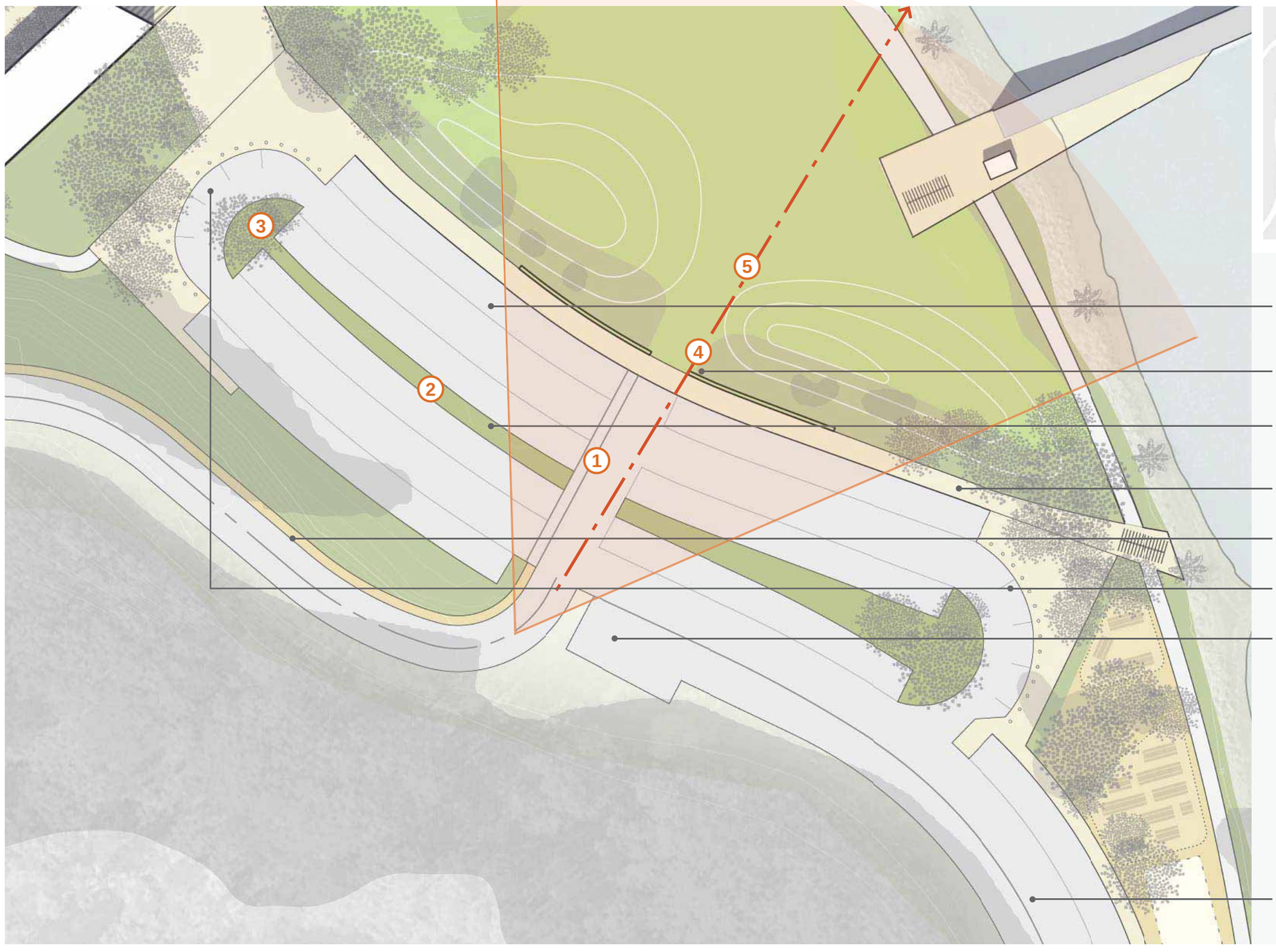
2 Planting / Buffer

3 Cyclist Rest Stop

4 Cantera Way Experience

5 Wayfinding

ARRIVAL + PARKING



EXPANDED PERPENDICULAR PARKING

ARRIVAL SIGNAGE

VEGETATED STORMWATER TREATMENT

PROMENADE CONNECTION + ADA

TRAIL ALONG CANTERA WAY

DROP-OFF + LOADING AREAS

BUS PARKING [5 SPOTS]

EXISTING PARKING COUNT:
- MAIN PAVED LOT: APX. 170 SPACES
- SOUTHERN OVERFLOW: APX. 70 SPACES (33 SPACES INDICATED ON SURVEY)

APPROXIMATE PROPOSED PARKING COUNT:
- MAIN LOT: 171 SPACES + 5 BUS SPACES
- SOUTH LOT: 55 SPACES

ADDITIONAL SPACES

1 Pedestrian Connection

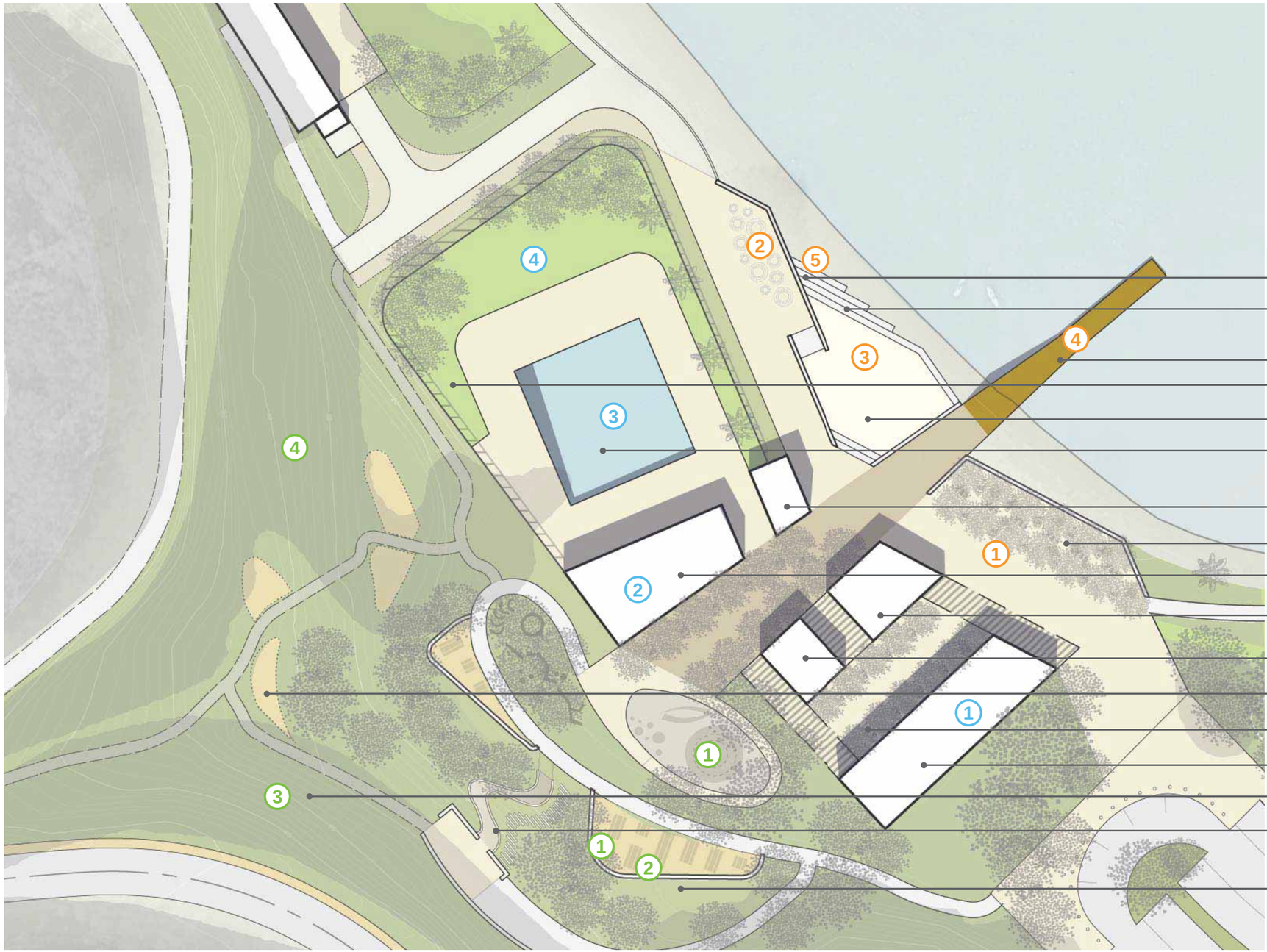
2 Vegetated Stormwater Treatment

3 Tree Planting

4 Arrival Signage

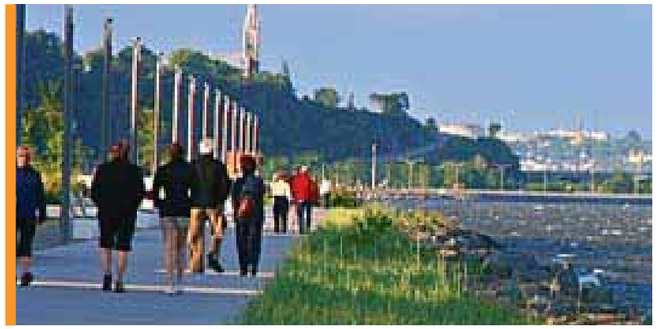
5 Highlight Expansive View to San Pablo Bay

ACTIVE CORE



- SCULPTURAL WATER / SPLASH PAD PLAY
- TERRACED WATER ACCESS FROM PROMENADE
- SWIMMING PIER
- PLAY LAWN
- SAND PLAY
- POOL
- RESTROOM
- TREES
- POOL ENTRY + CHANGE HOUSE
- CONCESSIONS
- RANGER / STAFF OFFICE
- EXISTING PICNIC TO REMAIN
- COURTYARD
- MULTI-USE BUILDINGS
- NATURE EXPLORATION
- NATURE PLAY (THROUGHOUT EXISTING TREES)
- GROUP + FAMILY PICNIC AREAS

Waterfront Promenade



1 Central Promenade

2 Sculptural Water / Splash Pad Play

3 Sand Play

4 Swimming Pier

5 Terraced Water Access from Promenade

Swim + Recreation Area

1 Multi-Use Buildings

2 Pool Entry + Change House

3 Larger Pool

4 Play Lawn

Nature Play Area

1 Nature Play (Throughout Existing Trees)

2 Group + Family Picnic Areas

3 Nature Exploration

4 Habitat Conservation

ACTIVE CORE

ENTRANCE EXPERIENCE

Upon arrival, many visitors will arrive first at the Active Core, where a wide variety of social activities will be centrally located. A new complex of multi-use buildings will provide a range of amenities for park visitors, as well as space for special events and programs. An expanded pool and renovated Change House complex will greatly improve swimming facilities. Conveniently located along the waterfront promenade, an accessible restroom building will offer ample facility space for park visitors—even on popular, heavy-use days.

The Active Core building complex will organize the zone's key outdoor gathering spaces: the waterfront promenade, central plaza, courtyard, and nature play areas. Building facades will actively engage the landscape by framing dramatic views of the bay to the east and encouraging a dynamic indoor-outdoor relationship between the activities of the buildings and the site.

MULTI-USE BUILDING COMPLEX

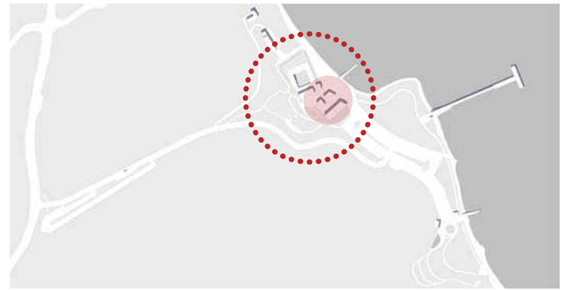
The south-facing façade of the multi-use building complex, which is prominently visible from the parking lot, will feature an identity element to signal arrival and invite visitors to the generous waterfront promenade along the shoreline. This promenade will guide visitors to the many facilities within the Active Core.

The multi-use building complex will include food concessions and a sundries shop with convenience items for purchase or rental. A central ranger's office will provide more immediate assistance, whether to arrange for rentals or find out about upcoming classes and events. Three adjacent 'flexible-use' rooms will provide space for new programs at the park, such as indoor fitness, educational classes, meetings, events or receptions. To support these activities, a kitchen equipped for food preparation and staging will be available for caterers.

The buildings of the complex will be composed of a warm, contemporary palette of board-formed concrete, wood panels, and wood trellis features. Large glass walls with numerous openings will line the east facade and interior courtyard to heighten the visual and physical relationship between interior and exterior spaces.

An allée of trees will cast dappled shade across a plaza connecting the water's edge, nature play area, and multi-use building complex.

ACTIVE CORE



COURTYARD PROGRAM CAPACITIES

EVERYDAY USE

Meeting Spot, Classroom Overflow

25 people moving
Approximate Area: 4,700 SF

PARTY

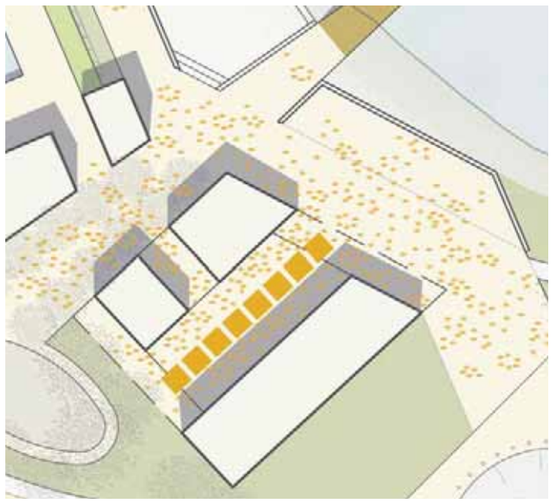
End of School Year Field trip, Retirement Party, Shower

50 people
Approximate Area: 4,700 SF

CONFERENCE

Company Off-Site, Team-Building Retreat

100 people gathering
Approximate Area: 4,700 SF



HEALTH EDUCATION EVENT

Health Education Fair, Race Packet Pickup

500 people / 8+ booths
Approximate Area: 4,700 SF +

LOW INTENSITY *HIGH INTENSITY*

ACTIVE CORE: POOL COMPLEX

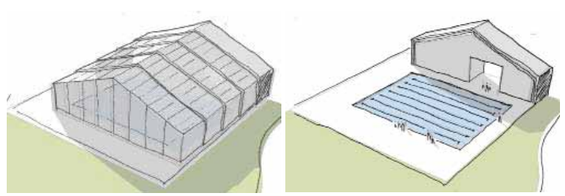
POOL

The newly expanded pool will accommodate lap swimming and a formalized aquatics program. Heated and seasonally covered, it will attract visitors during off-peak and weekday times and greatly extend comfortable use of the pool throughout the year, providing the opportunity for a year-round aquatics program. Options for seasonal enclosure of the pool include a retractable polycarbonate shell or removable fabric panels. The shallow end will be oriented toward the change house, creating a safer condition for younger swimmers. A ramped entry will provide universal access. New pool equipment will improve resource efficiency and reduce dependence on chemicals.

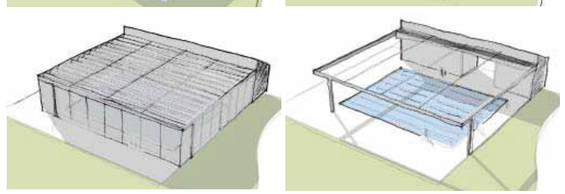
The surrounding pool patio will be expanded to accommodate large crowds; a generous extent of lawn will be enclosed within the pool fence to expand potential for picnicking and sunbathing within the secured pool complex. The improved waterfront—with its direct bay access and splash pad for water play—will free demand on the pool and allow greater opportunities for more serious swimmers.

CHANGE HOUSE

A new, code-complaint change house will provide an accessible, generously sized, and naturally lit amenity for pool users. An updated water-efficient plumbing system will be installed for showers and restrooms. The building will house storage and office space for pool staff.

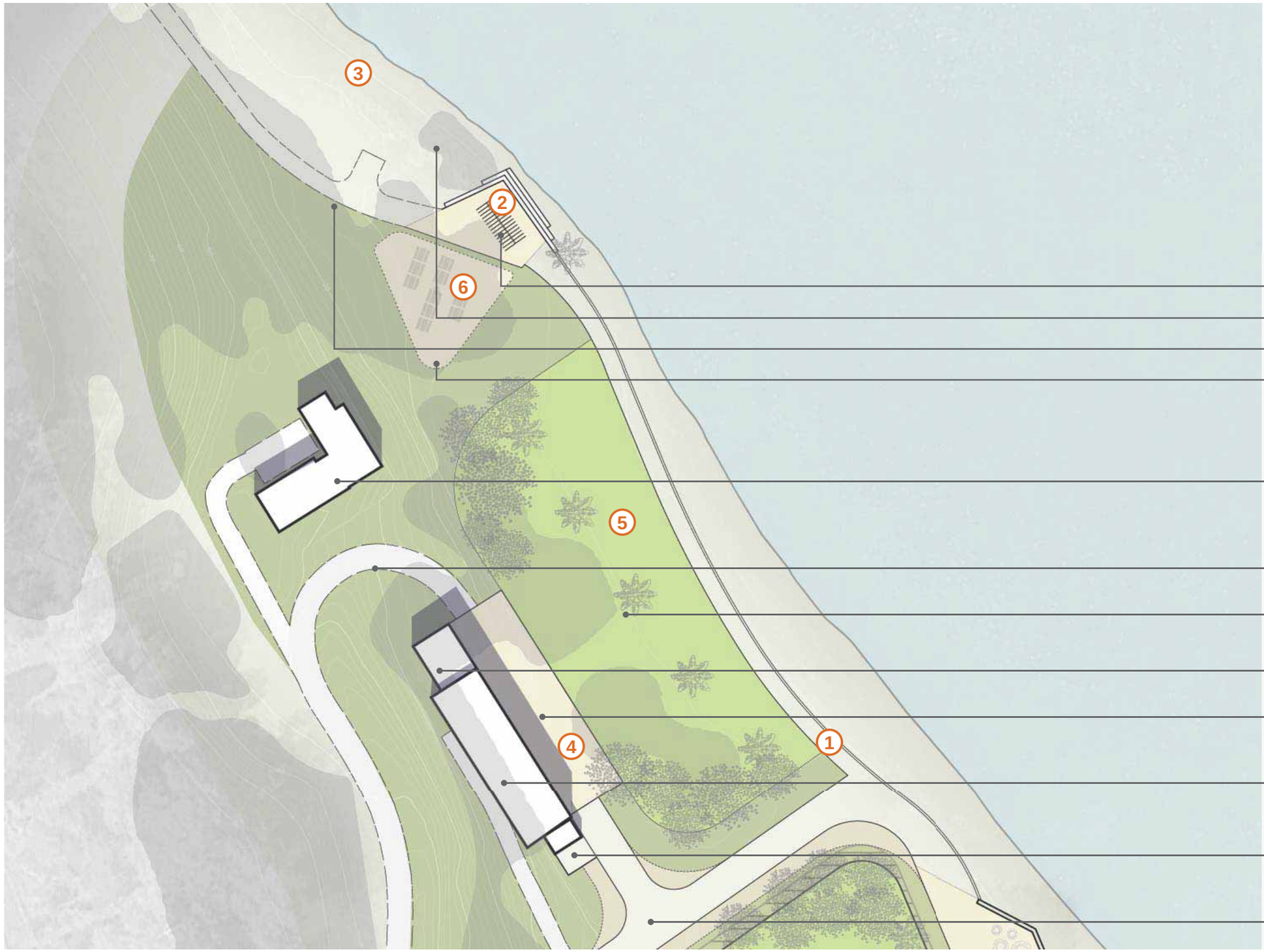


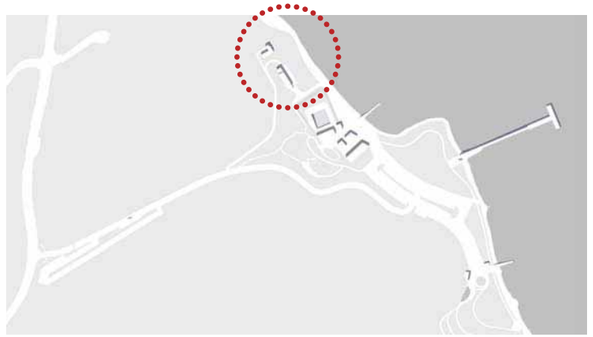
Indoor / Outdoor Pool: Polycarbonate



Indoor / Outdoor Pool: Fabric

NORTH SHORE





PROMENADE TERMINUS: OVERLOOK + SHADE

PRESERVE EXISTING BEACH

TRAIL CONNECTION TO FIRE ROAD

GROUP PICNIC + LEARNING AREA

RE-PROGRAM EXISTING RANGER RESIDENCE / ADD STORAGE + WORKSPACE

IMPROVED ACCESS ROAD

EVENT / HEALTH + WELLNESS LAWN

RESTROOMS

EVENT TERRACE

PRESERVE EXISTING BARN / REMOVE PROGRAM

SATELLITE WASTE STATION

EMERGENCY + EVENT STAGING ACCESS

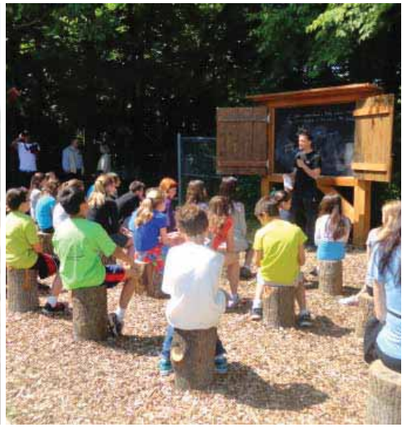
1 Promenade Path

2 Promenade Terminus: Overlook + Shade

3 Preserve Existing Beach

4 Event Terrace

5 Event / Health + Wellness Lawn



6 Group Picnic + Learning Area

NORTH SHORE STRUCTURES

RESIDENCE

A permanent ranger residing on site may be deemed unnecessary, freeing the existing residence for other uses. Many of the rangers' facilities currently housed at the Barn, including offices and storage space, will be shifted to the residence building.

Accommodating these functions will require upgrades to the existing residence building, including: replacing and insulating the roof, updating interior finishes and casework, and reconfiguring interior spaces to provide dedicated office and storage areas. Updates to MEP systems (plumbing, heating and cooling, fire protection and electrical) to meet current code standards and efficiency are also advised.

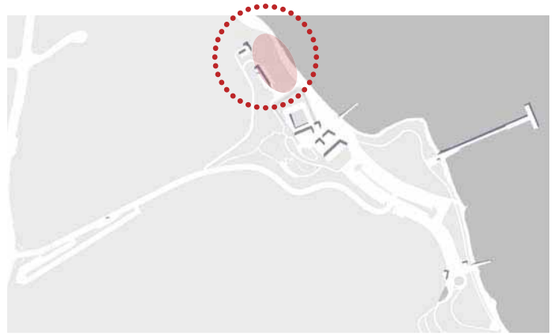
BARN

The Barn, with its rich history and adjacent waterfront lawn, will provide an attractive backdrop to a range of possible uses.

Construction of an outdoor patio in front of the Barn will give ample space for wide range of events, including banquets, receptions, and classes. Simple cleanup and basic repair of the Barn's lower level, improved special vehicle access, and service parking will better facilitate event staging. A separate restroom building and an adjacent utilities room with electrical hook-ups for temporary power will provide convenient connections for outdoor activities. The contemporary, horizontal slat siding and board-formed concrete structure of the restroom building will complement the rustic character of the wood sided Barn.

A discretely enclosed satellite waste collection station will greatly improves efficiency of event cleanup. Emergency vehicle access to this area will be accommodated with a restricted access road and turnaround.

NORTH LAWN PROGRAM CAPACITIES



EVERYDAY USE
Lounging, Reading, Tai Chi

25 people
Approximate Area: 18,000 SF

YOGA EVENT
Mind, Body, Spirit Classes, Health Meetups

50 people with mats
Approximate Area: 18,000 SF

WEDDING
Ceremony + Reception

225 people seated
Approximate Area: 18,000 SF

LOW INTENSITY *HIGH INTENSITY*

CENTRAL LAWN

IMPROVED PIER RAILINGS + ACCESSIBILITY

EDUCATIONAL SIGNAGE

FLEXIBLE LAWN AREA

EXPANDED PROGRAM AREA + SEATING

UPDATED RESTROOM

DROUGHT TOLERANT PLANTING

IDENTITY / LOCATOR SIGNAGE

PROMENADE CONNECTION

OVERLOOK / SHADE/ SEATING

1 Flexible Lawn

FLEXIBLE LAWN

The existing flexible-use lawn is one of the park's greatest assets. It hosts a wide variety of uses—from picnicking, sunbathing, Frisbee, hacky sack and informal soccer, to fitness events and organized celebrations—all with a spectacular view of the bay. Strategically reducing the area of irrigated lawn to the most usable areas and adding additional shade trees will improve sustainability objectives while maintaining current uses.

2 Overlook

OVERLOOK

One of three 'Overlook' areas, this waterfront viewing will provide a shade structure and comfortable seating for informal relaxation and enjoyment of the bay.

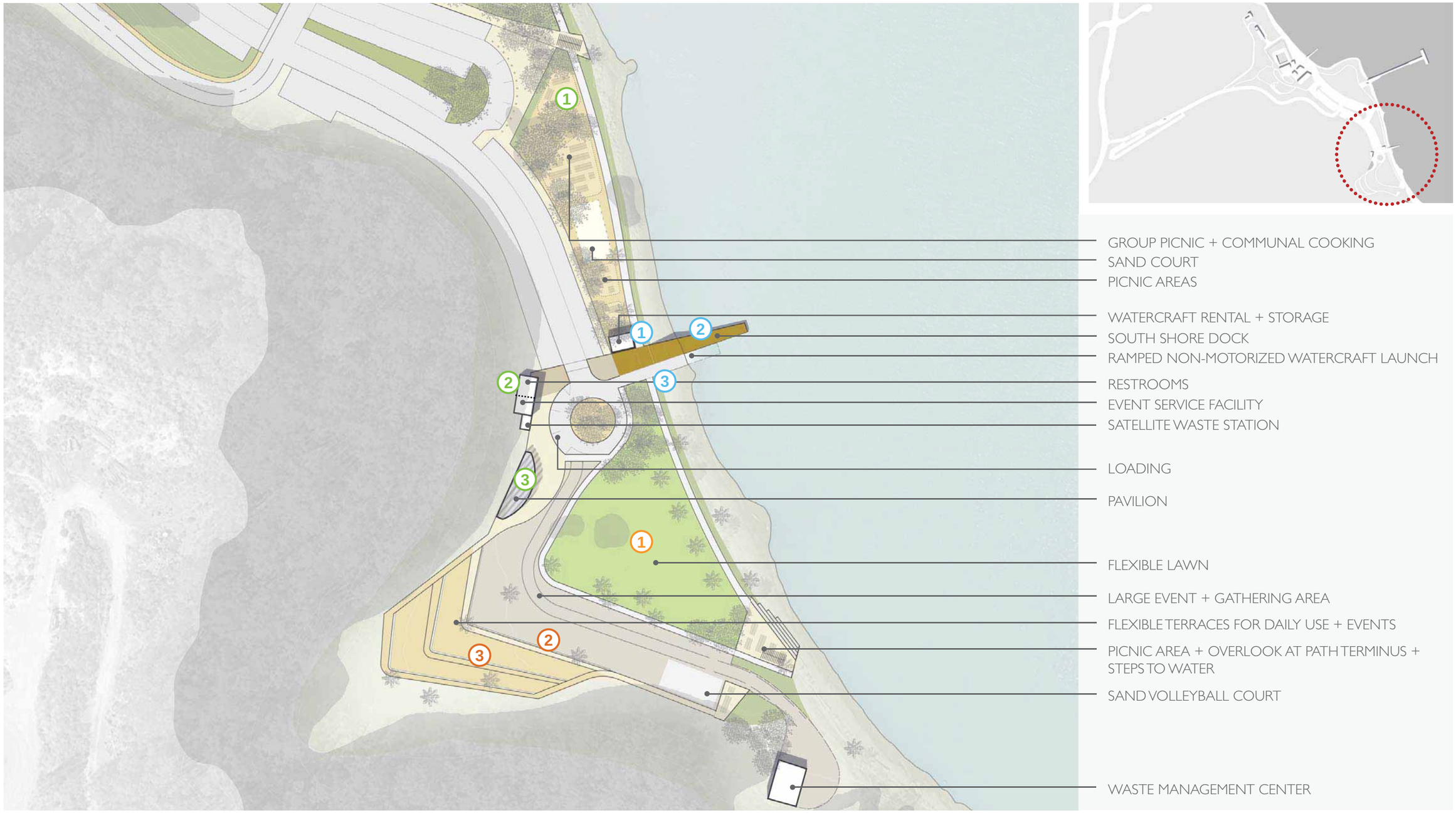
3 Pier Improvements

IMPROVED PIER RAILINGS + ACCESSIBILITY

The pier will be improved by replacing the existing handrail with a lighter, more visually transparent metal railing. Ample spaces for accessible seating and fishing will be provided. Integrated within the rail, custom educational signage will foster visitors' understanding of the bay ecology and history.

At the base of the pier, a new restroom building will replace the existing portable toilets. A paved area with a shade structure and furnishings will provide a comfortable and convenient picnic spot or gathering area.

SOUTH SHORE



GROUP PICNIC + COMMUNAL COOKING
SAND COURT
PICNIC AREAS

WATERCRAFT RENTAL + STORAGE
SOUTH SHORE DOCK
RAMPED NON-MOTORIZED WATERCRAFT LAUNCH

RESTROOMS
EVENT SERVICE FACILITY
SATELLITE WASTE STATION

LOADING

PAVILION

FLEXIBLE LAWN

LARGE EVENT + GATHERING AREA

FLEXIBLE TERRACES FOR DAILY USE + EVENTS

PICNIC AREA + OVERLOOK AT PATH TERMINUS + STEPS TO WATER

SAND VOLLEYBALL COURT

WASTE MANAGEMENT CENTER

PICNIC + EVENT SUPPORT

1 Group Picnic + Communal Cooking

2 Restrooms + Event Service Facility

3 Pavilion

WATER TRAIL STOP

1 Watercraft Rental + Storage

2 South Shore Dock

3 Non-Motorized Watercraft Launch

STARVATION GULCH

1 Flexible Lawn

2 Large Event + Gathering

3 Flexible Terraces for Daily Use + Events

SOUTH SHORE

GROUP PICNIC

Throughout the park, rentable and first-come–first-serve picnic sites will be improved and expanded with new furnishings and accessible seating areas. The existing large group picnic area at the South Shore will be expanded to provide multiple rentable sites, and designed to cater to outdoor cooking enthusiasts and for serious, food-oriented picnickers. New charcoal and wood-burning cooking amenities and prep areas will provide innovative and attractive options for specialty outdoor cooking. Additional program development will be needed to determine exact equipment selection, and whether cultural-specific cooking apparati should be incorporated in the design.

SOUTH SHORE RESTROOMS

A new restroom building—conveniently located near the South Shore picnic areas, non-motorized watercraft launch and event space—will be universally accessible and provide ample facilities for park visitors, even on popular, heavy-use days. A simple yet contemporary wood and concrete structure, the restroom building will integrate well with the casual, natural character of the South Shore and the adjacent hillside.

Due to the considerable distance between the existing sewage pump station near the Barn and the South Shore restroom building, sewage will be stored in an underground vault and routinely pumped, rather than connected via sewer line. Restroom facilities will be need to be supplemented with portable toilets for large events.

EVENT SERVICE FACILITY

An event service facility will provide staging, preparation, and temporary storage space for event organizers, including temporary power hook-ups, sinks and prep counters. A new satellite waste collection station greatly improves efficiency of event cleanup. The event service facility will be conveniently located next to the vehicle drop-off area for easy loading and unloading.

PAVILION

Adjacent to the Event Service Facility, a new open air Pavilion at the South Shore will be a dramatic focal point of activity and amenity—supporting small and large scale events within the terraces, flexible gathering, and lawn areas. The pavilion will be serviced through restricted vehicle access before or after events, for easy delivery, set-up and break-down.

NON-MOTORIZED WATERCRAFT RENTAL + STORAGE

A small non-motorized watercraft launch at the South Shore will provide both elevated and descending entries into the bay. A simple, open storage facility in this location will store kayaks and paddle boards for rent, and offer an adjacent storage enclosure will store paddles, life vests, bilge pumps, floats and other rentable equipment. This facility might also be made available for long-term rentable storage if demand for such use exists. An ample wood deck in front of the shed will provide layout space for trip preparation and instruction.

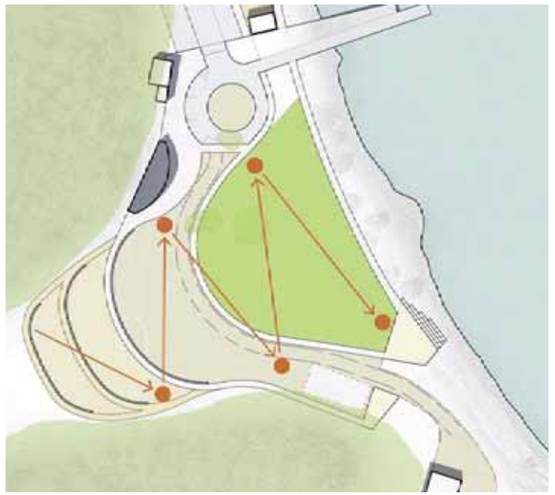
SOUTH SHORE DOCK

The deck in front of the non-motorized watercraft storage facility will lead to a simple wood dock for easy water access and temporary tie off for small non-motorized watercrafts. Special accommodations in the structure of the dock will provide a place for wheelchair users to transfer and launch.

WASTE MANAGEMENT CENTER

At the site of the existing waste service area, new waste management facilities will improve and expand operational efficiency. Separate collection areas for recycling, landfill and compost will be provided, along with a compactor and additional power and lighting sources to accommodate extended hours of use. New 'satellite waste stations,' located throughout the park at sources of greatest waste generation, will serve as interim collection points so that transport of waste to the Waste Management Center for processing is more efficient.

STARVATION GULCH PROGRAM CAPACITIES



EVERYDAY USE
Disc Golf, Picnics, Impromptu Gatherings, Art Installations

24 booths / 125 people shown
Approximate Area: 30,000 SF

SMALL STAGED EVENT
Environmental Performance, Movie Night

300 people sitting / 16'x12' stage
Approximate Area: 3,500 SF

LARGE STAGED PERFORMANCE
Performance, Speech, Live Music

1,500 people standing / 32'x20' stage
Approximate Area: 9,000 SF

FESTIVAL
Cultural Festivals, Off-the-Grid food trucks, Art Walks

24 booths / ~3,000 people
Approximate Area: 30,000 SF

LOW INTENSITY *HIGH INTENSITY*

RESILIENT STRATEGIES

Enhanced facilities and integrated site systems will respect and enhance the park's incredible natural surroundings, while providing a vibrant environment for park visitors.

A regenerative, green infrastructure approach based on 'systems thinking' will create a range of benefits: healthy, restorative environments for park users, stormwater management strategies, connective pedestrian and bicycle networks, and viable, ecologically appropriate habitat enhancements.

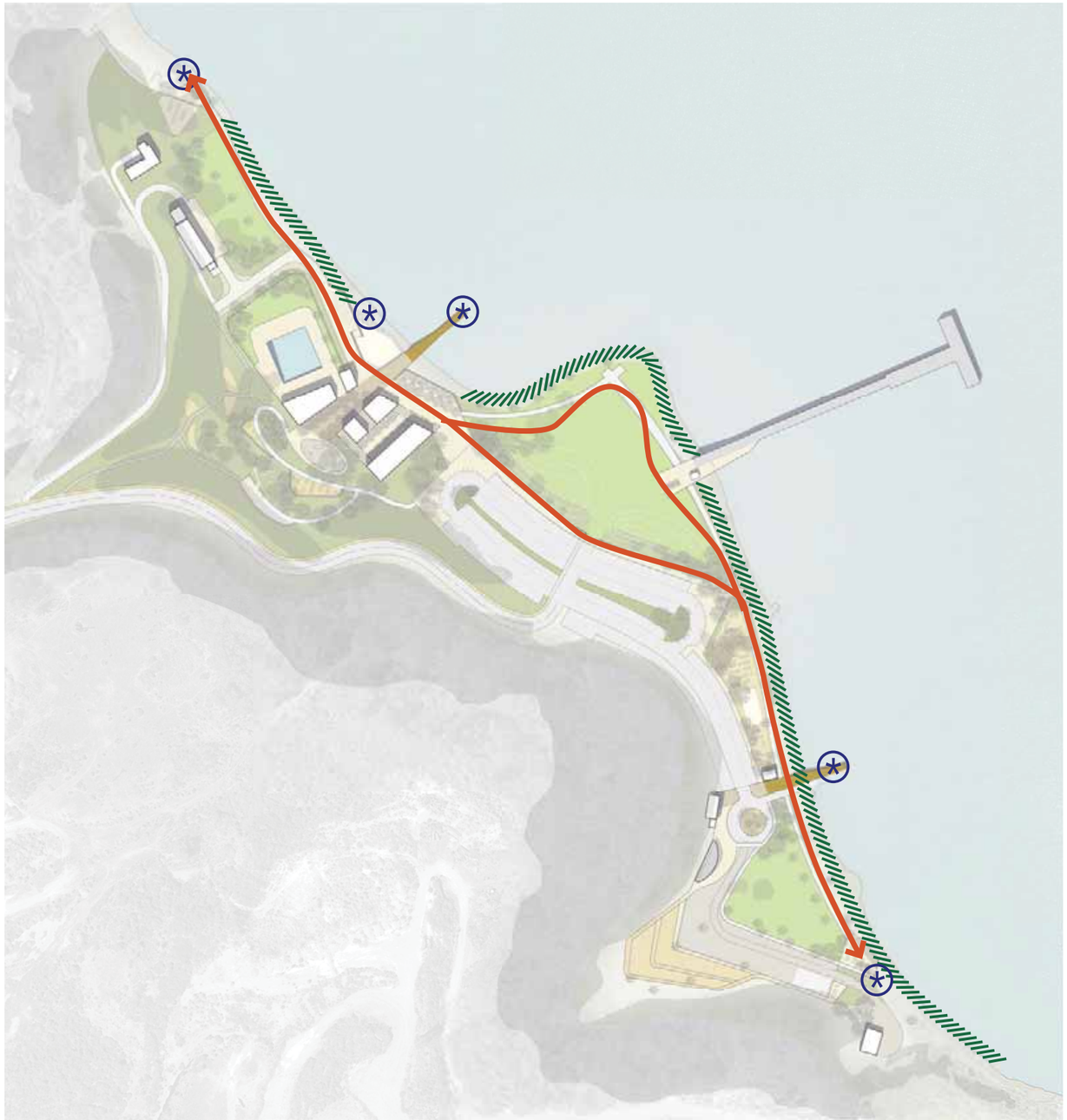
Woven into the master plan is proactive thinking about flexible adaptations to climate change and sea level rise, reducing water use, and fostering the relationship that the site and its visitors have to the natural environment.

Successful green infrastructure strategies will create resilient natural systems that protect the park's ecosystems and urban symbiosis well into the future.

IMPROVED WATERFRONT EDGE

The master plan design will invite visitors to engage with the water, both visually, along the Pedestrian Promenade and at various viewpoints, as well as physically through swimming piers, terraced steps, and at the watercraft launch areas.

Improvements to the site's shoreline will anticipate climate change adaptation while respecting the dynamic fluctuations of this important edge.



PROMENADE

IMPROVED PLANTING + RIP-RAP

WATER ACCESS

Note: Further study of offshore conditions (including depths and rip-rap materials) and recommended strategies for improving edge stabilization will be required to move forward.

REDUCE POTABLE WATER USE

Reducing the amount of irrigated turf, improving irrigation systems, and planning for future recycled water lines will achieve a significant reduction in potable water use.

Lawn areas will be concentrated exclusively to support high activity program zones.

EXISTING LAWN AREA
Approximately 187,625 SF

PROPOSED LAWN AREA
Approximately 115,145 SF of Turf — *39% Decrease*

STORMWATER INFILTRATION

Integrated, passive solutions for stormwater treatment will provide strategically placed infiltration and cleansing zones to treat runoff closest to its source. At the parking lot, a large, centralized bioswale will become a significant feature that introduces visitors to the plant palette and sustainable vision of the enhanced park. Localized infiltration zones will be employed strategically throughout the site to minimize site runoff and passively treat stormwater.

Throughout the site, there may be crossing points, culverts, trench drains or runnels required where surface flows pass across built elements such as paving and paths. These instances are to be sensitively integrated into the overall design in later project phases.

The proposed stormwater management strategy will integrate seamlessly into an environmentally sensitive site to minimize impacts to underground aquifers.

WAYFINDING

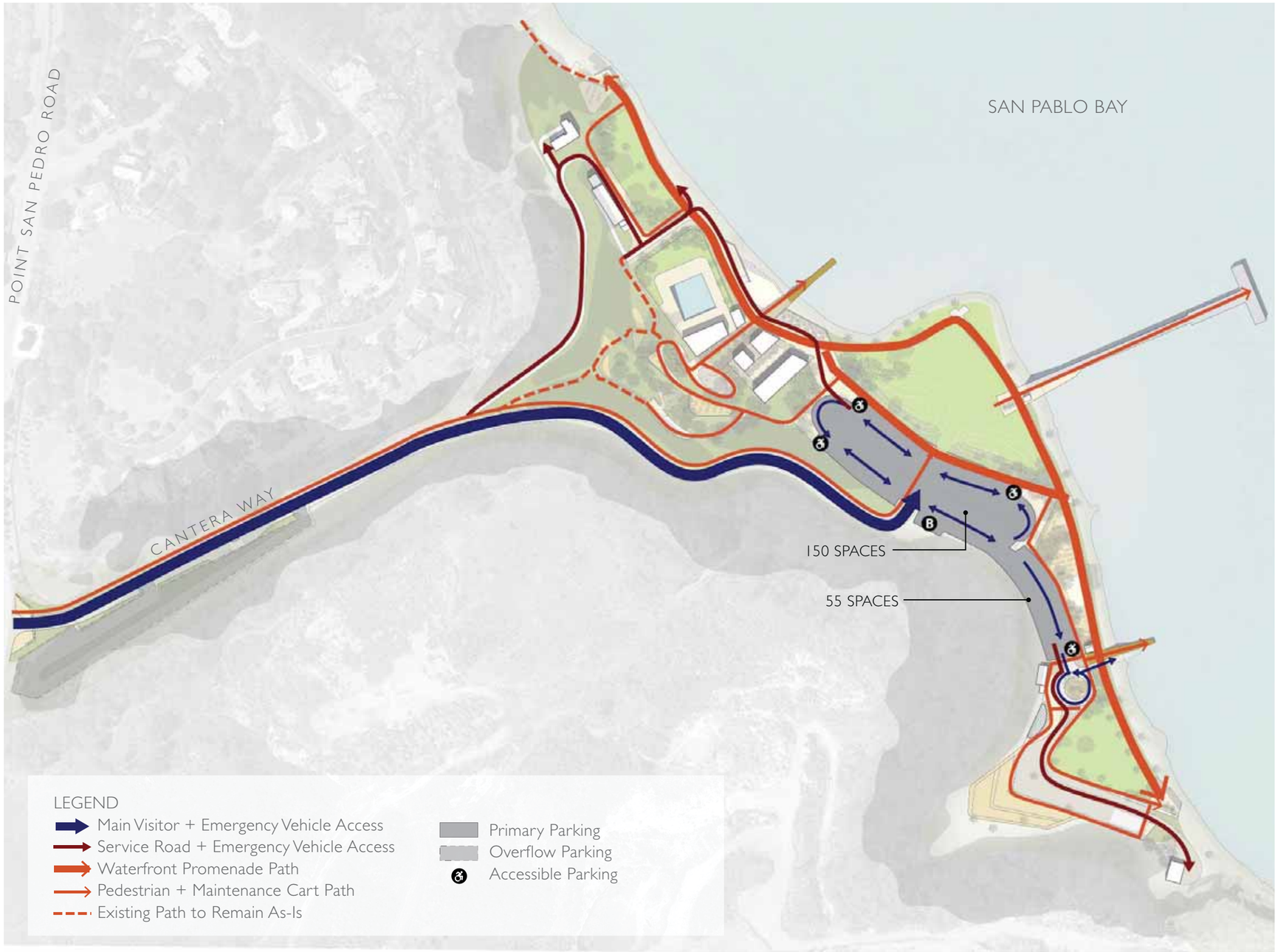
Establishing a clear, consistent wayfinding system throughout the site will foster a strong sense of identity for the park, while improving orientation and navigation for visitors.

The Wayfinding System should speak to three key aspects:

1. *Identity* – Create a sense of arrival
2. *Directional* – Provide information on park components and layout
3. *Informational* – Share current events and park history, and explain park rules

These goals will be achieved by employing environmental graphics that share a consistent visual language.

1 2 3



SITE SYSTEM RECOMMENDATIONS

SITE-WIDE UTILITIES

Sanitary Sewer System

- The sanitary sewer collection system will likely necessitate an upgrade, including refurbishing the existing pump station and replacing the pressure main to the existing sanitary sewer manhole.

Stormwater System

- The existing stormwater system will likely require upgrades to accommodate proposed water flows and bioretention facilities.

Electrical System

- Upgrades to the electrical system will likely include a new transformer, conductor, lines, and pull boxes.

Gas Service

- Upgrades to the gas system will include new lines; the existing meter is believed to be of adequate size and condition to meet future demands.

Potable and Recycled Water Systems

- Introducing recycled water will require a water valve, meter (supplied by the local water district), and, quite likely, a backflow preventer.
- The existing 8" water line will likely accommodate proposed demands, but may need upgrading if the condition is found to be poor.
- Additional off-site water main improvements may be necessary in they are outdated or cannot accommodate future capacities.

IRRIGATION

Backflow Preventer

- Verify that only the irrigation is fed from the backflow preventer assembly. Per local Water Code, irrigation is required to be on its own backflow preventer. If the backflow preventer is also servicing the restrooms, kitchen, and drinking fountains, a separate backflow preventer should be installed for the irrigation only. This provision is imperative if recycled water is to be provided.
- Install an automatic filter downstream from the backflow preventer.
- Install a master valve and flow sensor downstream of the backflow preventer and filter.

Mainline

- Install new 6" Class 315 ring-tite irrigation mainline to replace asbestos cement pipe. (Do not remove the asbestos pipe; abandon it in place.) Bury the new mainline 24" deep.
- Install thrust blocks or joint restraints at all joints.

Controllers

- Install central control, weather based controllers to replace existing controllers.

Automatic Irrigation East of Parking

- Install automatic irrigation system for the southeast portion of the site. An additional controller would be needed, or the system must be changed to two-wire.

Water Conservation

- Use recycled water to conserve potable water. Install purple pipe for recycled water conveyance where old pipe will be replaced.
- Replace any sprinkler heads and rotors that do not have check valves with sprinkler heads and rotors with integral check valves to prevent low head drainage.
- Replace any spray heads that do not have pressure regulation with spray heads that have integral pressure regulating devices in the head to prevent misting.
- Change shrub spray heads to drip irrigation where feasible.

SITE FURNISHINGS + FIXTURES

A palette of warm, inviting furnishings and fixtures will lend the park a more contemporary look and feel. Selected elements will be suitable for waterfront conditions, heavy use, and easy maintenance and repair.

Furnishings and fixtures to be incorporated throughout the park include:

- Picnic tables suitable for various socializing experiences and passive or active areas, supported by new grills and communal cooking fixtures
- Loose tables and chairs at the courtyard and along the waterfront at the Active Core
- Benches at regular intervals along pathways and at key viewing spots
- Comfortable lounge seating at the Central Lawn
- Shade structures at Waterfront Promenade overlooks and retractable cloth canopies as needed in the Active Core
- Waste and recycling receptacles strategically placed by seating and gathering areas
- Bicycle racks at the cycleway rest stop along Point San Pedro Road and at the Active Core
- Protective grates where trees are placed in pavement at the Active Core and central parking
- Skate deterrents where appropriate
- Bollards where required at central parking/loading areas
- Simple fencing around the pool area and along the park's boundary at Point San Pedro Road to provide safety and security

PICNIC TABLES

Waterfront Promenade Areas

Natural Areas

Gathering

GRILLING + COOKING

LOOSE TABLES + CHAIRS

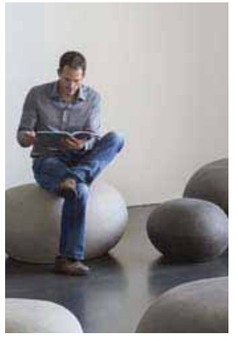
BENCHES

With Backs

Backless

LOUNGE SEATING

Adirondaks



Nature-Inspired "Pebbles"

SHADE STRUCTURES

Shade Structure

Cloth Canopy

WASTE RECEPTACLES

BIKE RACKS

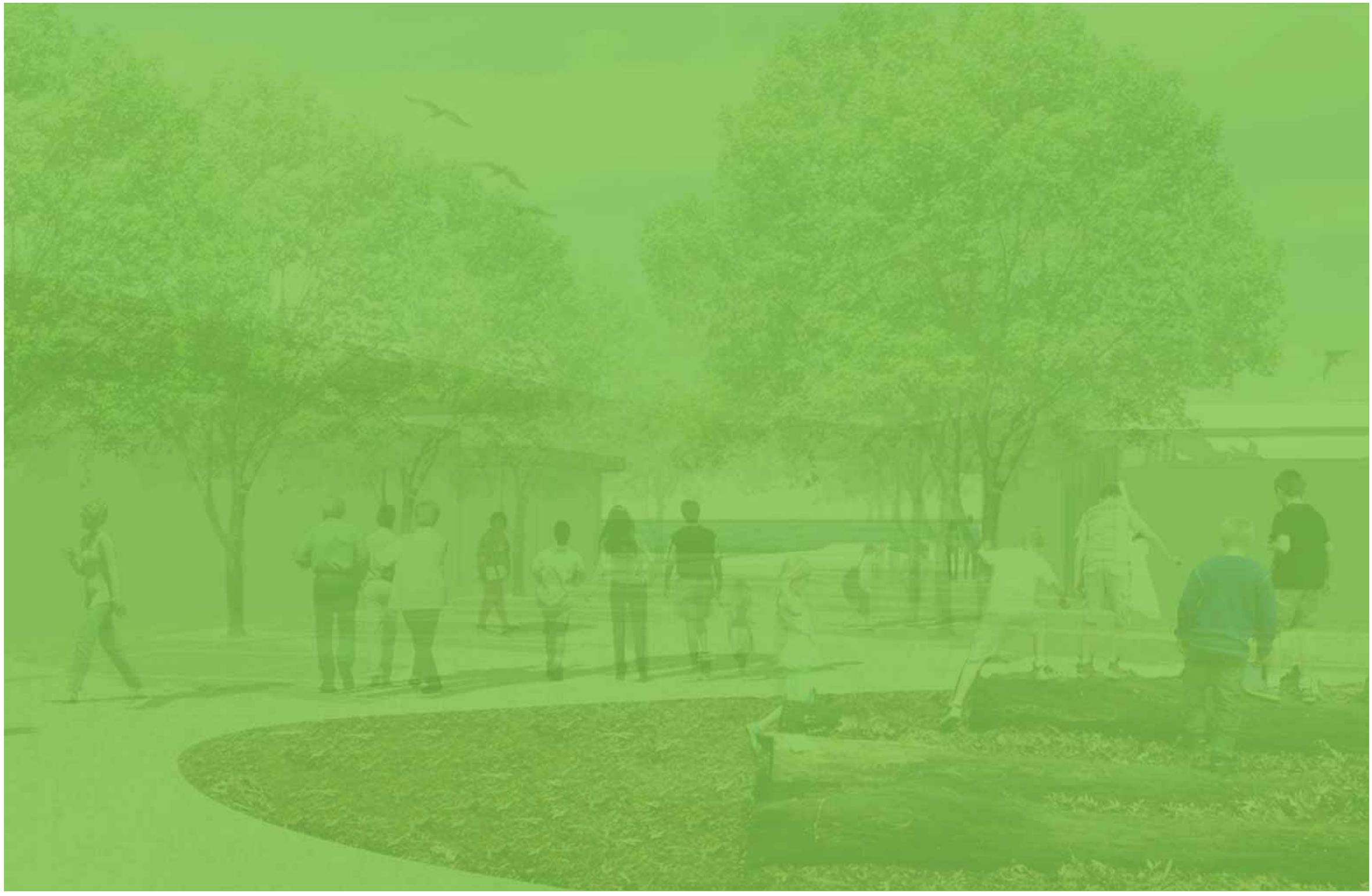
TREE GRATES

SKATE DETERRENTS

BOLLARDS

SECURITY FENCE

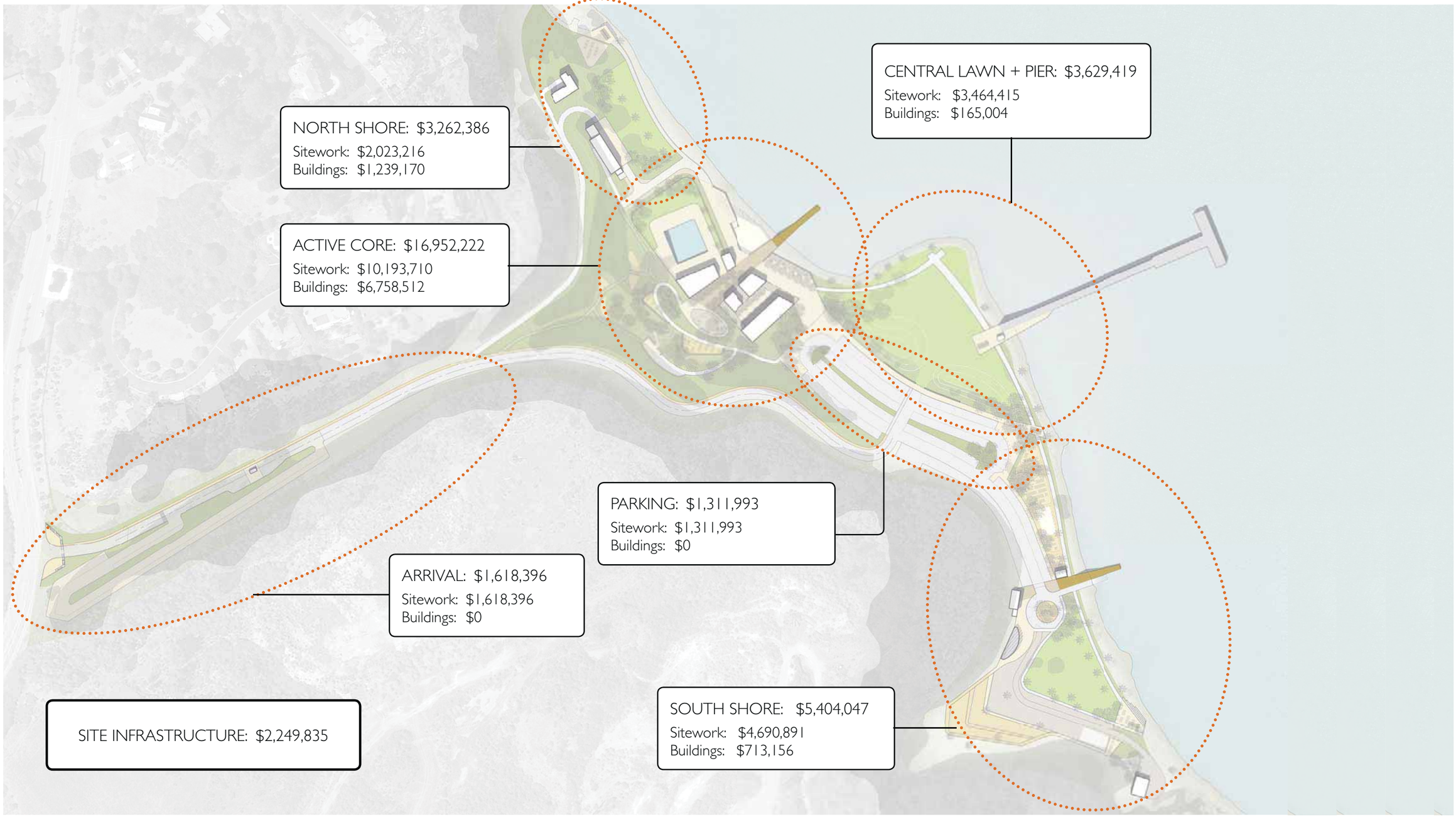
Park visitors will enjoy a central Waterfront Promenade and an expanded array of recreational amenities, including a splash pad, improved pool facility, indoor activity spaces, and verdant, native and adaptive plantings.



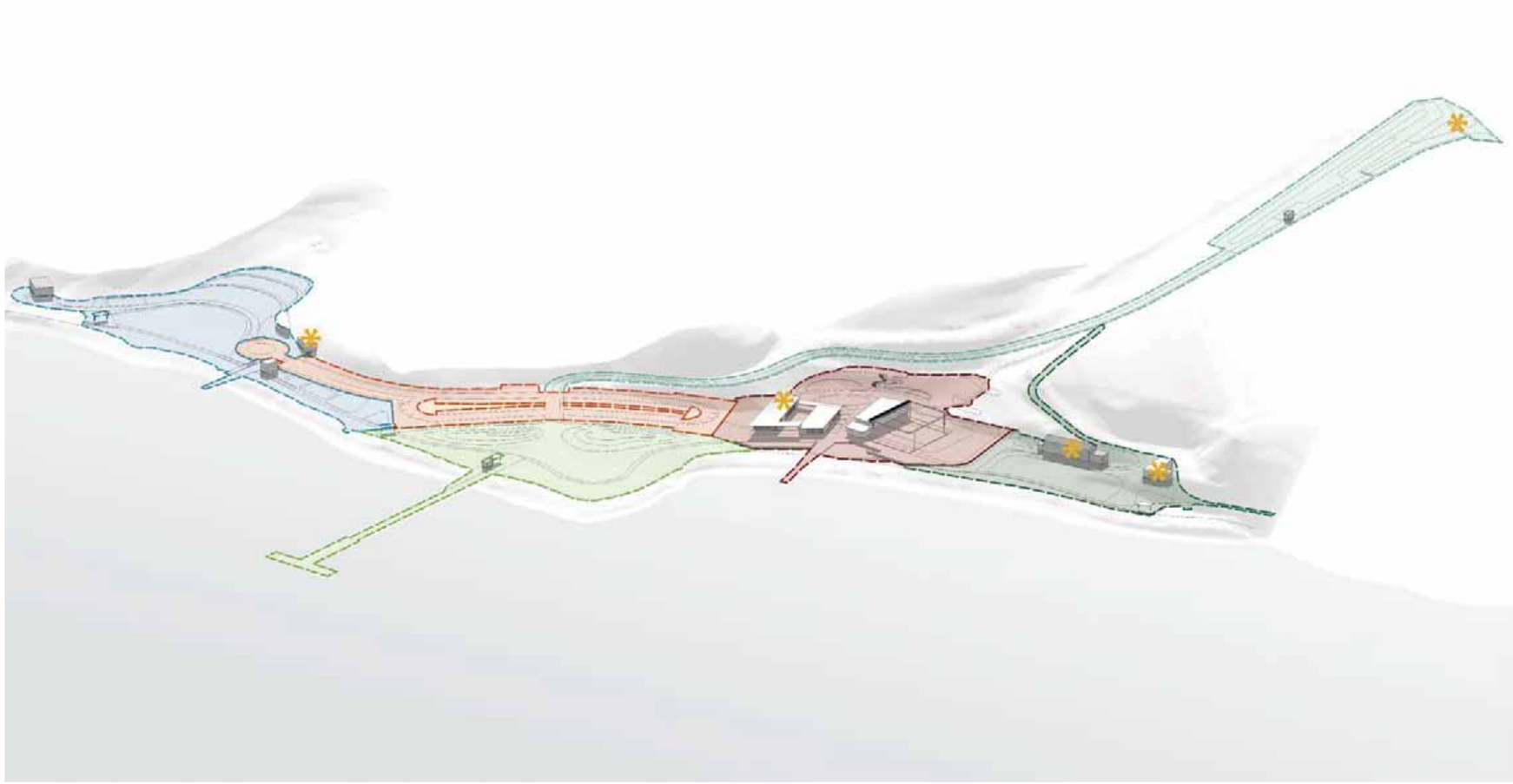
IV IMPLEMENTATION

COST
PHASING
REVENUE POTENTIAL
SUMMARY + NEXT STEPS

PROJECTED COSTS



PHASING STRATEGY



PHASE I

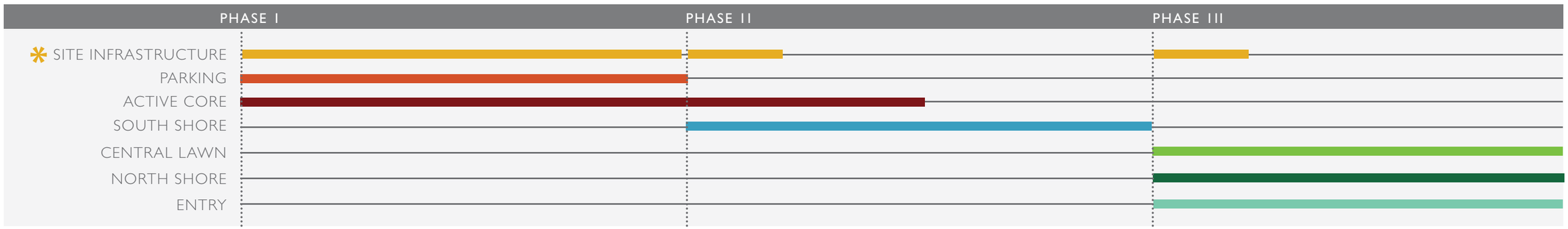
- Active Core structures and sitework
- Central parking lot, including bioswale plantings and identity signage
- Temporary art element at park entry
- Primary infrastructure upgrades (connections, main lines, meters, control stations, etc.)
- Utilities associated with Active Core and Parking areas

PHASE II

- Complete Active Core (nature area elements)
- South Shore structures and sitework, including Water Trail amenities, event infrastructure and facilities, and Starvation Gulch renovations
- Utilities associated with South Shore area

PHASE III

- North Shore improvements, including renovations to existing structures and site improvements
- Central Lawn improvements, including renovation of existing pier, and planting and hardscape
- Arrival improvements, including those associated with Cantera Way, entry planting and cycleway stop, and identity and wayfinding signage
- Utilities associated with North Shore, Central Lawn, and entryway areas



REVENUE GENERATING POTENTIAL

INCOME GENERATION POTENTIAL

Income generating activities that would be compatible with the park include:

Event and Site Fees

- Labor Costs
  - Providing labor to assist with events could generate income.
  - If onsite security, engineering, or other services are required for an event, it is recommended that rate sheets have a cost that covers internal labor costs and benefits load, as well as administrative mark-up.
  - Park staff time in setting up, traffic management, site management and cleaning up after events.
- Equipment rental to support events, including ambient lighting adaptors and charges for power hook-ups.

Permanent Uses

- Food/ beverage/sundry concessionaire
- Bait and tackle
- Professional kitchen
- Preschool
- Meeting room
- Adventure garden (for preschool and kitchen use)

Temporary concessions/pop-up retail stands

- Blankets, cushions
- Umbrellas for shade
- Performer merchandise
- Glow sticks

It is recommended that temporary concessions be leased to an outside operator, allowing for an income-generating opportunity without additional facilities. This approach will not incur additional labor costs. It is recommended that all vendors and concessions have a presentation standard so that a cohesive and festive aesthetic would be visible throughout the park.

STRATEGIC PARTNERSHIPS

It is recommended that the park work with a newly created non-profit organization, like a "Friends of McNears" group, to facilitate both fundraising on behalf of the park and to help with strategic programming opportunities. This group would be a self-supporting, membership-based model. Such an organization could create partnerships with various desired programming groups, such as kayak/sports rentals, arts, education, health and wellness classes and swim clubs. The group would also have the opportunity to engage in fundraising and sponsorships on behalf of McNears Beach Park to support both the park and the programming activities.

The park would be a beneficiary of a percentage of the fees generated.

REVENUE GENERATION: RESERVABLE PICNIC AREAS

EXISTING

Site	Location	No. Tables	No. BBQs	No. Serving Tables	Capacity	ADA Accessible?
1	Core	7	1	0	70	Y
2	Core	5	1 (lg)	0	50	Y
3	Core	5	1	0	50	Y
4	Core	3	1	0	30	N
5	Core	4	1	0	40	N
6	Core	9	1	0	90	Y
7	North Shore	21	2	1	90-200	Y
8	South Shore	20	2	1	90-200	Y
	TOTAL	74	9	2	~620	

PROPOSED

Site	Location	No. Tables	No. BBQs	No. Serving Tables	Capacity	ADA Accessible?
1	Core - Nature Play	20	2	1	200	Y
2	Core - Nature Play	5	1	0	50	
3	Core - *To Remain*	3	1	0	30	N
4	Core - *To Remain*	4	1	0	40	N
5	North Shore - Overlook	10	2	1	100	Y
6	South Shore - "Kitchen"	10	1	2	100	Y
7	South Shore - Group	30	4	2	300	Y
8	South Shore - Overlook	10	2	1	100	Y
	TOTAL	92	14	7	~920	*48% Increased Capacity*

ADDITIONAL RECOMMENDATIONS

Shoreline Study:
A coastal engineering expert will need to be consulted prior to any additional design or implementation work along the shoreline edge. Considerations for further study may include: a complete topographic survey of offshore conditions; an assessment of existing rip rap and offshore material; feasibility of removal and replacement of any sub-standard or hazardous material; shoreline stabilization recommendations; and the design of the swimming platforms and non-motorized watercraft ramp and docks.

Sea Level Rise:
The master plan utilized available tidal data from other nearby projects to assess possible impacts of sea level rise on recommended park improvements. Additional study will be required to establish more accurate existing and future tidal data, and establish particular recommendations to accommodate anticipated sea level rise.

Traffic Study:
The master plan did not include a traffic study, and a qualitative environmental review has found that traffic on local roadways will not increase as a result of the master plan. A traffic report is recommended prior to further design or implementation to assess ways to improve non-vehicular and public transit access to the park, additional off-site parking and shuttle options for events, and other traffic impacts. A park bus could connect underserved neighbors with all County Parks.

Cultural Resources:
The CEQA Initial Study recommendations should be followed with regard to protection of cultural resources, potential impacts and mitigation measures. Surveys prior to and/or during construction may be required before any construction begins. Additional studies, such as an archeological treatment plan, may be required if cultural resources are found during construction.

Sensitive Habitat Protection:
The CEQA Initial Study recommendations should be followed with regard to protection of sensitive habitat. Because the slopes along the west edge of the park may serve as upland refugia for sensitive habitat species, additional study may be required to determine whether breeding season migratory routes are present. Special precautions and monitoring during construction may be required. Structures and barriers should not block access to natural water resources. However, barriers may need to be designed to prevent access to non-natural water resources, such as the swimming pool, which pose a risk to sensitive species.

Site Topographic Survey:
The master plan utilized an aerial survey, and dense tree canopy over a large portion of the site rendered incomplete survey information. A more complete ground survey of the entire park will be required for any further design work.

Utilities Survey:
The master plan utilized visual observation and review of design and record plans to identify utilities and potential concerns. A full utilities survey and further inspections and tests of existing water, sewer, electrical and gas utilities will be required for any further design and improvements work.

Permitting:
The CEQA Initial Study outlines existing regulatory and environmental conditions and permitting requirements and should be reviewed prior to any further design work. Work within the ordinary high water mark (OHWM) may trigger permits, and consultation with National Marine Fisheries given the site shoreline is subject to Essential Fish Habitat consultation guidelines. Permits from the Army Corps of Engineers, California Fish and Wildlife, and the San Francisco Bay Conservation and Development Commission may also be required.

Geotechnical Study:
A Geotechnical Report will be required for any further design work. The report should address both Civil and Structural design considerations including: soil infiltration rates, typical paving sections for vehicular and emergency vehicles, California Building Code seismic parameters, allowable active, passive and seismic soil bearing pressures, limits for temporary excavations, and recommended foundation types.

Tree Inventory and Assessment:
A full tree survey indicating location, size, and species of all trees within the park; an assessment of their health; and recommendations for protection or removal should be conducted by an arborist prior to any additional design work.

Horticultural Soils Testing:
Horticultural soils testing should be conducted to assess the suitability of existing site soils within construction impact areas for harvesting for reuse and in areas designated for new planting. Recommendations should include amendments and measures to improve water retention capacity and drainage.

Wayfinding and Environmental Graphics:
A park-wide wayfinding and environmental graphics package should address: identity signage to improve visibility at the main entry and identity throughout; directional signage throughout the park; and informational signage that speaks to the park's environmental, historical and cultural resources.

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