

SAN RAFAEL CITYWIDE PARKS AND RECREATION MASTER PLAN

STAKEHOLDER INTERVIEWS

Summary

A series of stakeholder interviews were conducted by City staff and the consultant team for the San Rafael *Citywide Parks and Recreation Master Plan*. The stakeholder groups include Arts, City Leadership, Homeowner and Neighborhood Associations, Older Adults and Special Populations, and Sports and Leisure. These interviews offered the opportunity for key stakeholder groups to provide focused input and perspectives on issues related to San Rafael's park and recreation system. A summary of these interviews follows.

Arts

The following arts groups/organizations were interviewed as stakeholders for the *Citywide Parks and Recreation Master Plan*:

- Canal Arts
- Cedars Fine Arts Studio
- DrawBridge
- Marin County Cultural Services
- Marin Society of Artists
- Youth in Arts

In describing their level of satisfaction with the City's existing park and recreation network, the arts stakeholders were somewhat satisfied. They acknowledged that park and recreation services provide programming opportunities for all economic levels, can create intergenerational interactions, and promote community connectiveness. Within the City of San Rafael, however, the interviewed stakeholders expressed a dissatisfaction with the City's arts programming – particularly a lack of arts programming and a lack of opportunities to create or participate in public art. Additionally, interviewed stakeholders stated that the City's park maintenance and cleanliness should be improved as well as accessibility within parks and recreation facilities.

A major opportunity identified by the arts stakeholders is a dedicated arts department or leadership role within the City's Library and Recreation Department. Those interviewed expressed that arts should have a more explicit place within City operations, allowing City-level decision making and thus providing an avenue of dedicated resources for artists, arts-related programs, and organizations. Were such a role or department to be created, interviewed arts stakeholders asserted that this could support art organizations find funding and resources and provide unified marketing within the City. Additionally, interviewed stakeholders supported the creation of a San Rafael Arts Commission that could also provide leadership dedicated to the provision of arts in the City. The stakeholders referenced Mill Valley's Arts Commission as a precedent model. Stakeholders also referenced the *General Plan 2040's* direction to create an Arts and Culture Master Plan for the City of San Rafael.

Additional opportunities identified by the arts stakeholders included 'drop in' arts programming not limited by time or scheduling and arts programming for inclusion and accessibility that supports all cognitive abilities.

City Leadership

The following staff from City leadership were interviewed as stakeholders for the *Citywide Parks and Recreation Master Plan*:

- Assistant City Attorney
- City Clerk
- City Manager
- Community Development Director
- Economic Development Director
- Library and Recreation Department Director and Assistant Director
- Police Chief
- Sanitation District Manager

In the provision of park and recreation services, interviewed City leadership commended the City's community and equity-driven focus and collaborative relationship between departments. Those interviewed noted the ability of the Public Works and Library and Recreation Departments to share resources. Interviewed City leadership also acknowledged that the City could improve in supporting San Rafael's park and recreation system. While the City has a supply of recreation amenities, they acknowledged that many are losing or have lost function, the system is aged, and improvements can be made to increase recreation use and keep the City's facilities relevant as compared to local recreation networks of neighboring cities. Additional limitations noted included a general lack of dedicated recreation funding resources and the built-out nature of San Rafael.

Interviewed City leadership identified opportunities for improvement in safety, maintenance, cleanliness, and physical appearance throughout San Rafael's recreation network. Making recreation amenities usable, or considering alternative uses for those that are no longer useable, was also identified. Additional opportunities included a better online presence for recreation services, improved maintenance planning, expanded contract programming, and support of community gathering. It was also noted that the Montecito/Dominican neighborhood lacks a recreation amenity and that the *Citywide Parks and Recreation Master Plan* should prioritize recommendations where there is identified need.

Homeowner and Neighborhood Associations

Through a variety of meetings, City staff and the consultant team met with various representatives from San Rafael's Homeowner and Neighborhood Associations to collect their feedback on the City's park and recreation network. Input was received from the following organizations:

- Dominican/Black Canyon Neighborhood Association
- Gerstle Park Neighborhood Association
- Loch Lomond Homeowners Association
- Mont Marin/San Rafael Park Neighborhood Association
- Peacock Gap Homeowners Association
- Sun Valley Neighborhood Association
- Terra Linda Homeowners Association
- West End Neighborhood Association

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Representatives from the Dominican/Black Canyon Neighborhood Association noted that no public parks currently exist within the Dominican/Black Canyon and that Dominican University does not have recreation facilities for public use. Suggestions were made to look for suitable spaces for a public park or considering a recreation partnership with Dominican University for this neighborhood.

Gerstle Park representatives noted a need for improved maintenance throughout City parks, and particularly at Albert Park where some conflict between users with and without dogs has occurred. At Gerstle Park, representatives requested that the park landscape be maintained in better alignment with the park's historic, botanically diverse, landscape that was planted by the Gerstle Family. Gerstle Park representatives also shared that improved partnership between the City and the Gerstle Park neighborhood could support maintenance and beautification efforts.

Loch Lomond Homeowners Association representatives shared appreciation for the trails and open space adjacent to their neighborhood.

The Mont Marin/San Rafael Park Neighborhood Association representative was appreciative of park and recreation services provided during the COVID19 pandemic. This representative also shared interest in enhanced access to open space and trail networks, additional recreation and programming along the Bay shoreline, outdoor workout equipment in parks, and activating small, underutilized public spaces for recreation.

Members of the Peacock Gap Homeowners Association acknowledged that Peacock Gap Park is well-used, but overall requires renovation of the tennis courts and play areas.

Members of the Sun Valley Neighborhood Association noted tension between parks users with dogs and park users without dogs at Sun Valley Park. They also encouraged a Sun Valley Park playground renovation with safe landing surfaces and a variety of structures for different youth age groups.

Representatives of the Terra Linda Homeowners Association spoke to a desire for improvements at Terra Linda Park and Community Center. Specifically, these representatives noted a lack of shade structures and green space within Terra Linda Park. Representatives of the Terra Linda Homeowners Association also expressed interest in the ongoing Northgate Redevelopment Project. As this project will provide additional housing in the Terra Linda neighborhood, representatives requested that the provision of park and community services would be proportional to a growing residential population in the Terra Linda neighborhood. Representatives also encouraged the pursuit of additional public park space and recreation amenities – as a part of the Northgate Redevelopment or elsewhere within Terra Linda. Additional amenities in parks such as horseshoe pits, bocce courts, and badminton courts were also mentioned.

West End Neighborhood Association representatives noted that while there is no public park within the built-out West End neighborhood there is access to trails. They encouraged that the City be involved in trail development. Representatives here also promoted the idea of creating small, informal parklets throughout the West End neighborhood as well as consideration for a West End community center.

A general recommendation, heard from a variety of neighborhood representatives, was enhanced connectivity between parks, open space, and trails throughout the City of San Rafael. This connectivity could include recreation programming that informed community members of the City's park and recreation network.



Older Adults and Special Populations

The following older adults and special populations groups/organizations were interviewed as stakeholders for the *Citywide Parks and Recreation Master Plan*:

- Age-Friendly San Rafael
- Aging Action Initiative
- Cedars
- Marin County Commission on Aging
- Marin Ventures
- San Rafael Goldenaires
- San Rafael Library and Recreation Department
- Vivalon

In describing their level of satisfaction with the City's existing park and recreation network, the older adult and special populations stakeholders were somewhat satisfied. They acknowledged that parks are places for families and community members to gather and that the City maintains a variety of parks throughout San Rafael. Visiting parks with family members, especially grandkids, was mentioned as a common incentive for this stakeholder group to use San Rafael's park and recreation network. This stakeholder group generally noted that the City's parks and recreation facilities could benefit from additional maintenance and renovation.

Regarding needs, this stakeholder group prioritized accessibility and community gathering. In accessibility, stakeholders sought safe, easily navigable walkways and accessible design within parks and recreation facilities. This stakeholder group noted that walking is an important recreation activity for seniors with the provision of safe, well-graded pathways being a priority. Stakeholders additionally recommended adding resting areas at regular intervals along public walkways and consideration of walkway signage, or marking, detailing the length of routes for pedestrians. Walkways with limited opportunities for conflict were also recommended – separating pedestrians from route users on bikes or scooters. Stakeholders also supported park and facility design that can maximize use for users at all ability levels. This design may include accessible pathways, accessible ramp entries, visual cues, and seating alternatives. Stakeholders noted that individually independent accessibility and companion accessibility must be considered in design – some park and recreation users may be capable of mobility on their own while others may rely on the support of a companion.

In community gathering, stakeholders shared the importance of social opportunities for seniors and special populations. Public community events support intergenerational programming, provide space for large and small groups to connect, present social opportunities for individuals who may live alone, and serve as an affordable method for community members to interact. Stakeholders encouraged the City to continue supporting community events and encouraged the City to consider providing such events in the context of meal programming. Meal programming may support social connection for seniors and special populations. Additionally, stakeholders noted that City programming must remain affordable for all.

Stakeholders in this session additionally stated that better partnership between the City's Library and Recreation Department and regional providers should be encouraged. This could result in shared use of the

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City's recreation facilities to provide cost-effective programming or partnership in the sponsoring of community events such as a senior night downtown or informational fairs for special populations. Finally, stakeholders in this session mentioned the importance of providing opportunities for fitness for seniors and special populations in the City's recreation network. Suggestions included supporting pickleball in San Rafael and providing age-friendly outdoor fitness stations along paths and walkways in City parks.

Sports and Leisure

The following sports and leisure organizations were interviewed as stakeholders for the *Citywide Parks and Recreation Master Plan*:

- AC Swim Club
- Marin Football Club
- Marin Tennis Club
- Marin YMCA
- Rafael Racquet Club
- The Canal Alliance

Representatives from the interviewed sports and leisure representatives expressed that the City's provision of parks and recreation services could be improved. Many noted that existing recreation facilities are limited in supply and difficult to reserve. The annual closure for turf rejuvenation at Pickleweed Park was noted as a particular barrier for recreation. Representatives here acknowledged that the City is working within staffing limitations but that better collaboration between the City and private recreation providers could help relieve any burden on City services.

Regarding needs, interviewed representatives requested additional sport fields, more recreation facilities, and better partnership with the City. It was shared that the current sport field supply is very limited within San Rafael. Of interest to those interviewed was the development of a multi-sport complex that could support athletic tournaments within the City. Organized sports users currently travel outside of the City for tournaments. In facilities, those interviewed felt that Terra Linda pool is not operating at full capacity and that the community could benefit from additional pool facilities in San Rafael. Interviewees also shared that renting or reserving space in the City's recreation centers is difficult. To alleviate these challenges, the interviewed representatives requested better collaboration between the City and private service providers. They shared that better collaboration could reduce the City's burden and potentially support mutually beneficial development for recreation. Additionally, interviewees shared that the City's recreational planning should prioritize access and equity across the San Rafael community.

COMMUNITY SURVEYING SUMMARY

COMMUNITY SURVEYING

To assess community needs and interests in San Rafael's recreation services, a statistically valid survey was conducted from March 7th through March 10th, and an online questionnaire was initiated for the *San Rafael Citywide Parks and Recreation Master Plan* on March 30th, 2022.

The Statistically Valid survey, conducted by Godbe Research, collected 575 responses from City residents and registered voters reflecting the City's demographic profile. The Statistically Valid Survey was conducted in English (559 respondents) and Spanish (16 respondents).

The Parks and Recreation Questionnaire, conducted by RHAA through Survey Monkey, collected 1,131 between March 30th and May 31st. The questionnaire was provided in English (1,046 respondents), Spanish (84 respondents), and Vietnamese (1 respondent). Paper copies of the questionnaire were also provided and manually transferred to Survey Monkey by City staff.

EMERGING THEMES

The following are emerging themes from the community surveying process of the *San Rafael Citywide Parks and Recreation Master Plan*.

- Overall, the community is satisfied with the City's existing supply of, and access to, parks and recreation facilities and programs, however many community members are unaware of the City's programmatic offerings.
- There is a strong desire to update and improve the City's existing park amenities, particularly in modernizing playgrounds and recreation amenities such as benches, picnic tables, etc. as well as repairing failing infrastructure.
- There is a strong desire for improved maintenance and cleanliness of the City's parks.
- The community is interested in pedestrian access throughout the City's recreation network – walking is a priority.
- The community is interested in supporting self-directed recreation activities.

EXECUTIVE SUMMARY

The San Rafael community is **generally satisfied with the City's parks and recreation facilities**.

- Godbe Research respondents reported slightly higher satisfaction – 73% Satisfied (Very Satisfied and Somewhat Satisfied)
- Questionnaire respondents reported slightly lower satisfaction – 56% Satisfied (Very Satisfied and Satisfied)

The San Rafael community is **generally satisfied with the City's recreation programs**, however there is a substantial portion of the community that is **unaware of the City's recreation program offerings**.

- Godbe respondents reported slightly higher satisfaction – 56% (Very satisfied and somewhat satisfied)
- Questionnaire respondents reported slightly lower satisfaction – 46% (Very satisfied and satisfied)
- Roughly 30% of respondents to both surveys were unfamiliar with the City's recreation programs

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Respondents generally reported that the City's **parks and recreation facilities are of good quality**.

- Godbe Research respondents reported slightly lower quality – 8% Excellent, 40% Good
- Questionnaire respondents reported higher quality – 5% Excellent, 61% Good

The most frequented parks include the following, in order of popularity:

- Gerstle Park
- Sun Valley Park
- Terra Linda Park
- Peacock Gap Park
- Albert Park

The most frequented recreation facilities include the following, in order of popularity:

- Terra Linda Community Center and Pool House
- San Rafael Community Center
- None
- Albert J. Boro Community Center
- Falkirk Cultural Center

Respondents are typically traveling to parks and recreation facilities by **driving, walking, or cycling**, with **driving** being the most common travel method.

According to surveyed respondents, the most important park improvements to achieve in San Rafael include **improved cleanliness and maintenance, addressing and/or replacing outdated recreation equipment, and making infrastructure improvements**. The least important park improvements include incorporating technology into City parks.

Surveyed respondents reported that the **most important recreation amenities** include the following, in order of popularity:

- Trails and pathways (walking, biking, hiking)
- Playgrounds
- Restrooms
- Swimming Pools
- Sport Courts (tennis, basketball, pickleball, volleyball, bocce ball)
- Picnic Areas

The least important recreation amenities reported are adult baseball/softball fields and synthetic sport fields.

Regarding sports or athletic activities, respondents reported a high priority of independent and self-lead activities. The most important activity reported is **walking, hiking, and jogging**. The second more important activities reported include **swimming, fitness** (yoga, weightlifting, cardio, dance etc.), and **cycling**. These activities were all reported to be high interest and high frequency of participation. The third most important activities reported are **water sports** (canoeing, kayaking, paddle boarding) and **soccer**. Interestingly, water sports were reported as high interest but lower in frequency of participation. The least important sports or athletic activities reported are lacrosse, futsal, and football.

Regarding recreation programs and services, surveyed respondents find **community events, youth sports, nature and environmental programming, self-directed activities** (i.e. outdoor fitness courses, active

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play areas, and pathways with distance markers) and **childcare services** to be the most important. Games, in person or online, are reported to be the least important recreation activity.

Survey respondents find value in improving existing facilities over adding new ones. Survey results show that the community is most interested in addressing the needs of existing amenities to support continued use.

Understanding the impact of COVID on parks and recreation usage in San Rafael is complicated. The Statistically Valid Survey queried whether respondents *will* use the City's parks and recreation facilities more frequently, about the same, or less frequently once the COVID crisis ends with 54% reporting they would use them more frequently. The Parks and Recreation Questionnaire queried whether respondents are using the City's parks and recreation facilities more frequently, about the same, or less frequently *currently* with 44% reporting they are using them about the same as before the COVID crisis.

SURVEY RESULTS

A comparison of survey results from the Statistically Valid Survey and the Parks and Recreation Questionnaire follows.

AGE

| Statistically Valid Survey | Parks and Recreation Questionnaire |
|----------------------------|------------------------------------|
| Age 65 and Older: 31% | Age 35-54: 47% |
| Age 50-64: 26% | Age 65 and Older: 23% |
| Age 18-29: 16% | Age 55-64: 16% |
| Age 30-39: 13% | Age 25-34: 7% |
| Age 40-49: 14% | Age 17 and Younger: 5% |
| | Age 18-24: 2% |

GENDER

| Statistically Valid Survey | Parks and Recreation Questionnaire |
|----------------------------|------------------------------------|
| 52% Female | 67% Female |
| 48% Male | 32% Male |
| | 1% Non-Binary or Self Describe |

RESIDENCE OF RESPONDENT

| Statistically Valid Survey - Council District | Parks and Recreation Questionnaire - Neighborhood |
|-----------------------------------------------|---------------------------------------------------|
| District 1: 11% | District 1: 10% |
| District 2: 31% | District 2: 33% |
| District 3: 28% | District 3: 25% |
| District 4: 30% | District 4: 24% |
| | Non-residents: 8% |

SATISFACTION WITH CITY OF SAN RAFAEL'S PARKS AND RECREATION FACILITIES

| Statistically Valid Survey | Parks and Recreation Questionnaire |
|----------------------------|------------------------------------|
| Total Satisfied: 73% | Total Satisfied: 55% |
| Total Dissatisfied: 17% | Total Dissatisfied: 39% |
| DK/NA: 10% | Unfamiliar: 6% |

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SATISFACTION WITH CITY OF SAN RAFAEL'S RECREATION PROGRAMS

| Statistically Valid Survey | Parks and Recreation Questionnaire |
|----------------------------|------------------------------------|
| Total Satisfied: 56% | Total Satisfied: 45% |
| Total Dissatisfied: 16% | Total Dissatisfied: 28% |
| DK/NA: 28% | Unfamiliar: 27% |

QUALITY OF SAN RAFAEL PARKS AND RECREATION FACILITIES

| Statistically Valid Survey | Parks and Recreation Questionnaire |
|------------------------------------------------------|------------------------------------|
| Excellent: 8% | Excellent: 5% |
| Good: 40% | Good: 61% |
| Fair: 26% | Poor: 30% |
| Poor: 4% | Very Poor: 4% |
| Very Poor: 2% | |
| Haven't used parks and/or recreation facilities: 18% | |
| DK/NA: 2% | |

PARKS AND RECREATION FACILITIES VISITED

Statistically Valid Survey

Which two San Rafael parks or recreation facilities have you and the members of your household used for these activities the most? – 1st choice

| Park or Recreation Facility | Frequency of use of 1 st choice |
|----------------------------------------|--------------------------------------------|
| DK/NA – 14% | Once a week or more – 34% |
| Peacock Gap Park – 10% | A few times a month - 36% |
| Albert Park - 8% | A few times a year – 26% |
| Gerstle Park - 8% | Not at all – 3% |
| Terra Linda Community Center/Pool - 7% | DK/NA – 1% |
| Albert J. Boro Community Center - 6% | |
| Sun Valley Park - 6% | |

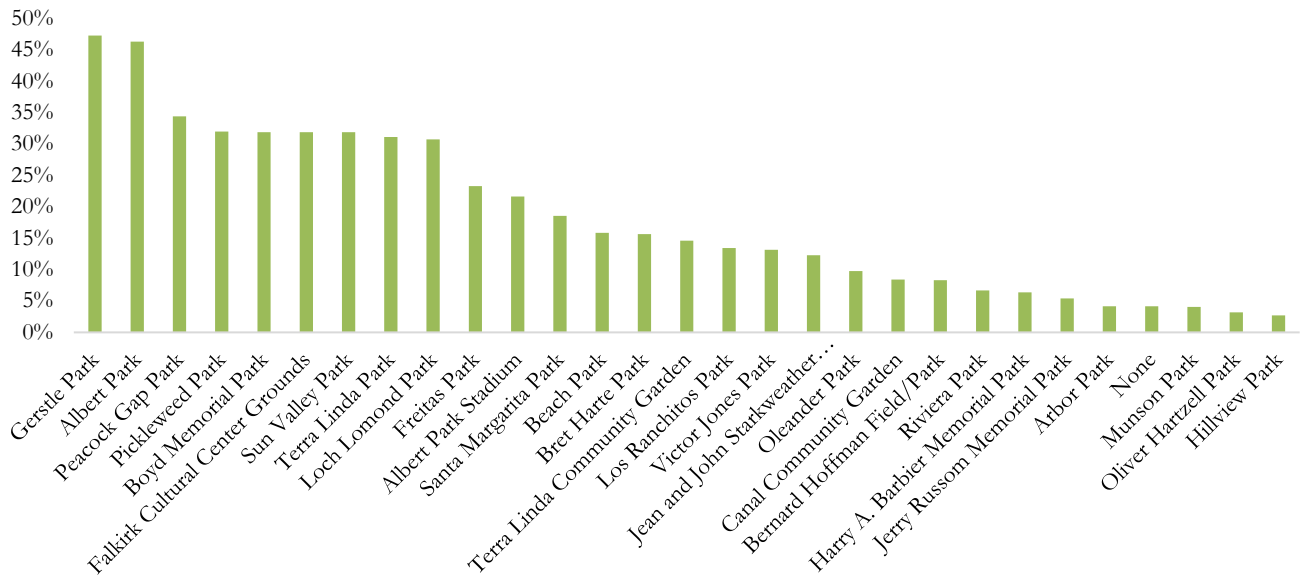
Which two San Rafael parks or recreation facilities have you and the members of your household used for these activities the most? – 2nd choice

| Park or Recreation Facility | Frequency of use of 2 nd choice |
|----------------------------------------------|--------------------------------------------|
| DK/NA – 12% | Once a week or more – 36% |
| Pickleweed Park – 12% | A few times a month - 32% |
| Gerstle Park – 9% | A few times a year – 30% |
| Terra Linda Community Center/Pool House – 8% | Not at all – 1% |
| Peacock Gap Park – 6% | DK/NA – 0% |
| Albert Park – 5% | |

Parks and Recreation Questionnaire

*(Q7) - Since 2019, which of the following City parks have you, or those in your household, **visited**? Select all that apply.*

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Gerstle Park – 47%

Albert Park – 46%

Peacock Gap Park – 34%

Pickleweed Park – 32%

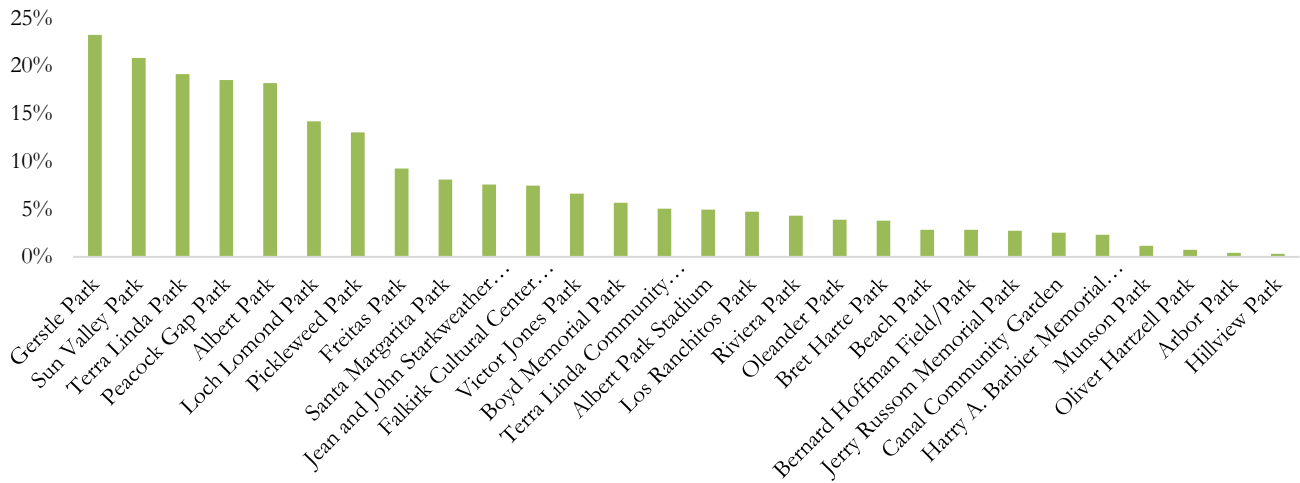
Boyd Memorial Park – 32%

Falkirk Cultural Center Grounds – 32%

Sun Valley Park – 32%

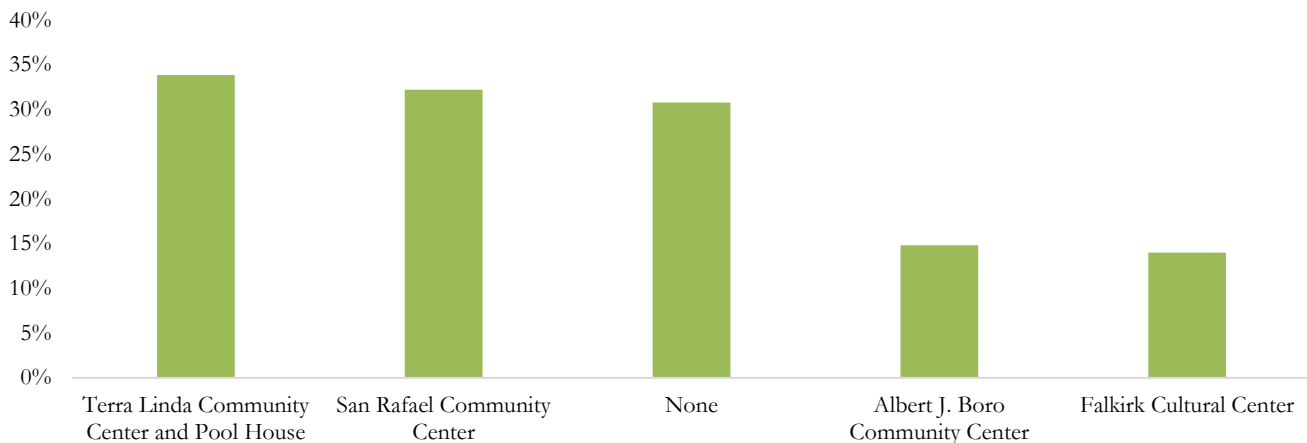
(Q8) - Since 2019, which of the following City parks have you, or those in your household, visited most frequently? Select up to 3.

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Gerstle Park – 23%
 Sun Valley Park – 21%
 Terra Linda Park – 19%
 Peacock Gap Park – 19%
 Albert Park – 18%

(Q9) - Since 2019, which of the following City recreation facilities have you, or those in your household, visited most frequently. Select up to 2.



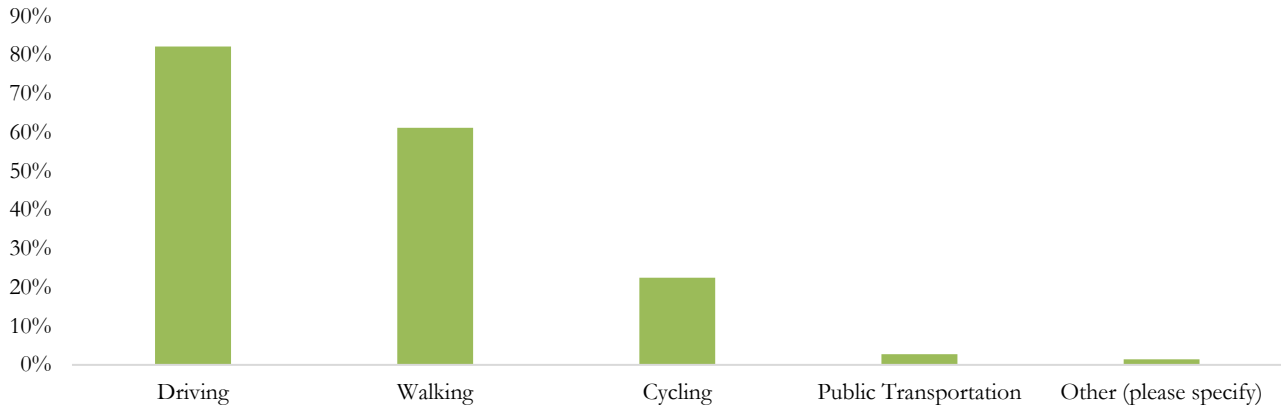
Terra Linda Community Center and Pool House – 34%
 San Rafael Community Center – 32%
 None – 31%
 Albert J. Boro Community Center – 15%
 Falkirk Cultural Center – 14%

TRAVEL METHOD(S) TO PARKS AND RECREATION FACILITIES VISITED

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Parks and Recreation Questionnaire

(Q10) - How are you traveling to the City's parks and/or recreation facilities? Select all that apply.



Driving – 83%

Walking – 61%

Cycling – 23%

Public Transportation – 3%

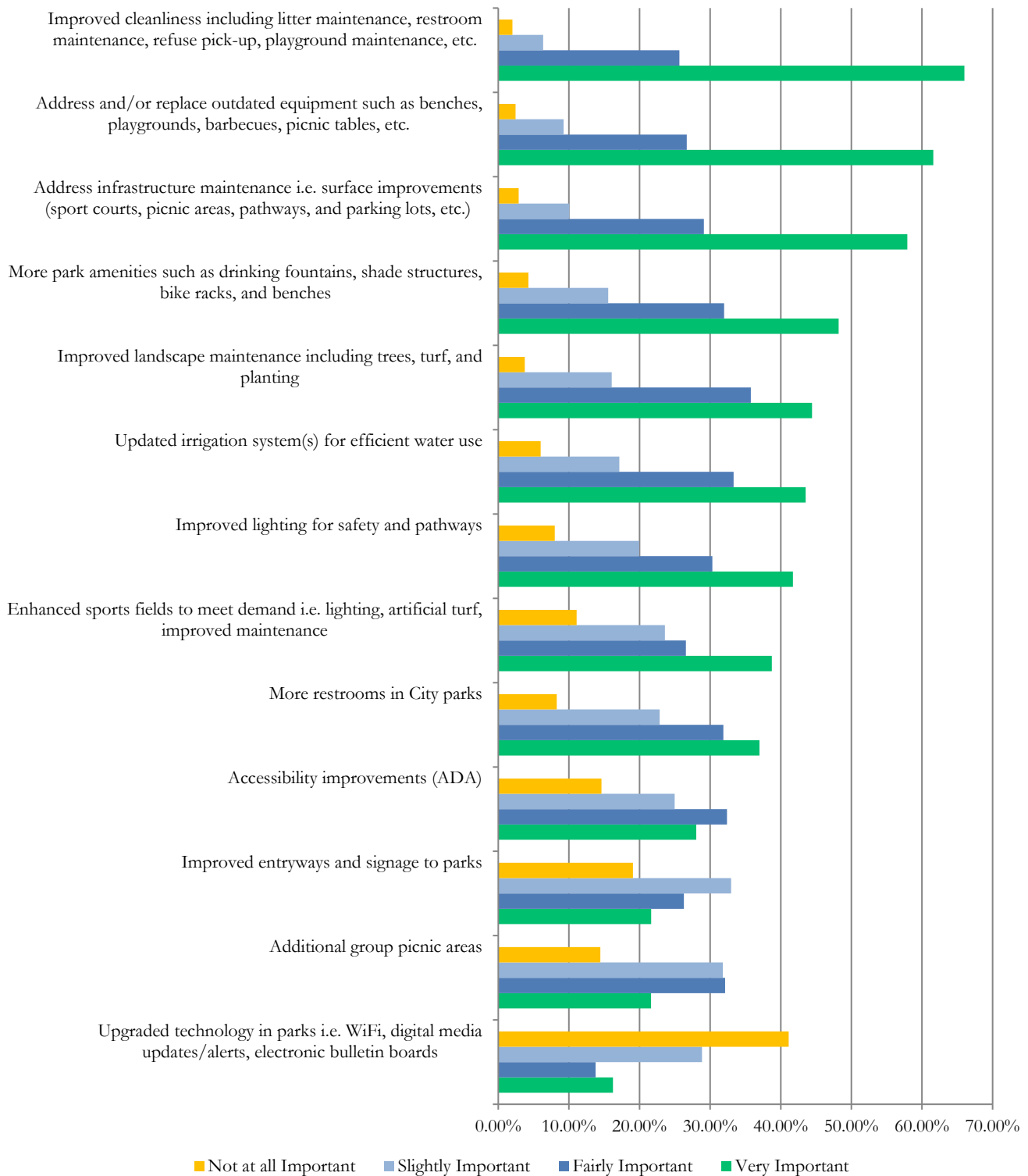
Other – 2%

IMPORTANCE OF PARK IMPROVEMENTS

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Parks and Recreation Questionnaire

(Q11) - How important are the following park improvements in the City?

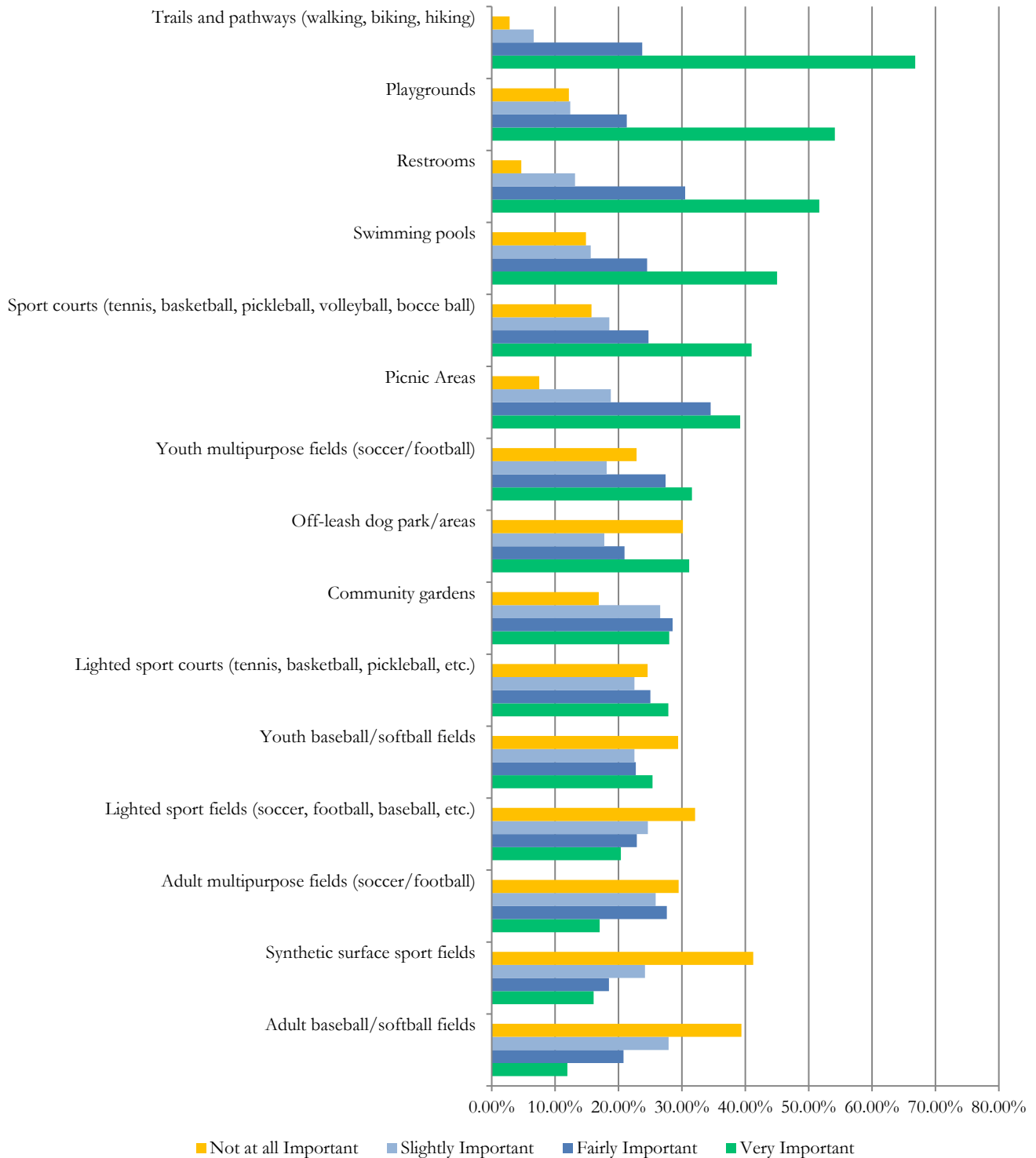


IMPORTANCE OF RECREATION AMENITIES

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Parks and Recreation Questionnaire

(Q12) - How important are the following recreation amenities to you, or your household?



IMPORTANCE OF, AND FREQUENCY IN, SPORT OR ATHLETIC ACTIVITIES

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Statistically Valid Survey

IMPORTANCE OF SPORTS OR ATHLETIC ACTIVITIES – BY INTENSITY

| | Adults 18+ | | |
|--------------------------------------------------------|------------|-------|------|
| | Column N % | Count | Mean |
| 5J. Walking, hiking, jogging | | | 3.28 |
| 5K. Fitness (yoga, weightlifting, cardio, dance, etc.) | | | 2.61 |
| 5I. Swimming | | | 2.58 |
| 5O. Cycling | | | 2.25 |
| 5L. Canoeing, kayaking, paddle boarding | | | 1.96 |
| 5F. Soccer | | | 1.92 |
| 5B. Basketball | | | 1.89 |
| 5A. Tennis | | | 1.78 |
| 5N. Mountain or BMX biking | | | 1.75 |
| 5D. Baseball | | | 1.73 |
| 5C. Softball | | | 1.59 |
| 5H. Fishing | | | 1.58 |
| 5T. Martial Arts | | | 1.53 |
| 5V. Gymnastics | | | 1.52 |
| 5E. Volleyball | | | 1.43 |
| 5U. Golf | | | 1.42 |
| 5S. Bocce | | | 1.42 |
| 5Q. Skateboarding | | | 1.37 |
| 5G. Football/flag football | | | 1.36 |
| 5P. Pickleball | | | 1.32 |
| 5M. Lacrosse | | | 1.07 |
| 5R. Futsal | | | 1.04 |

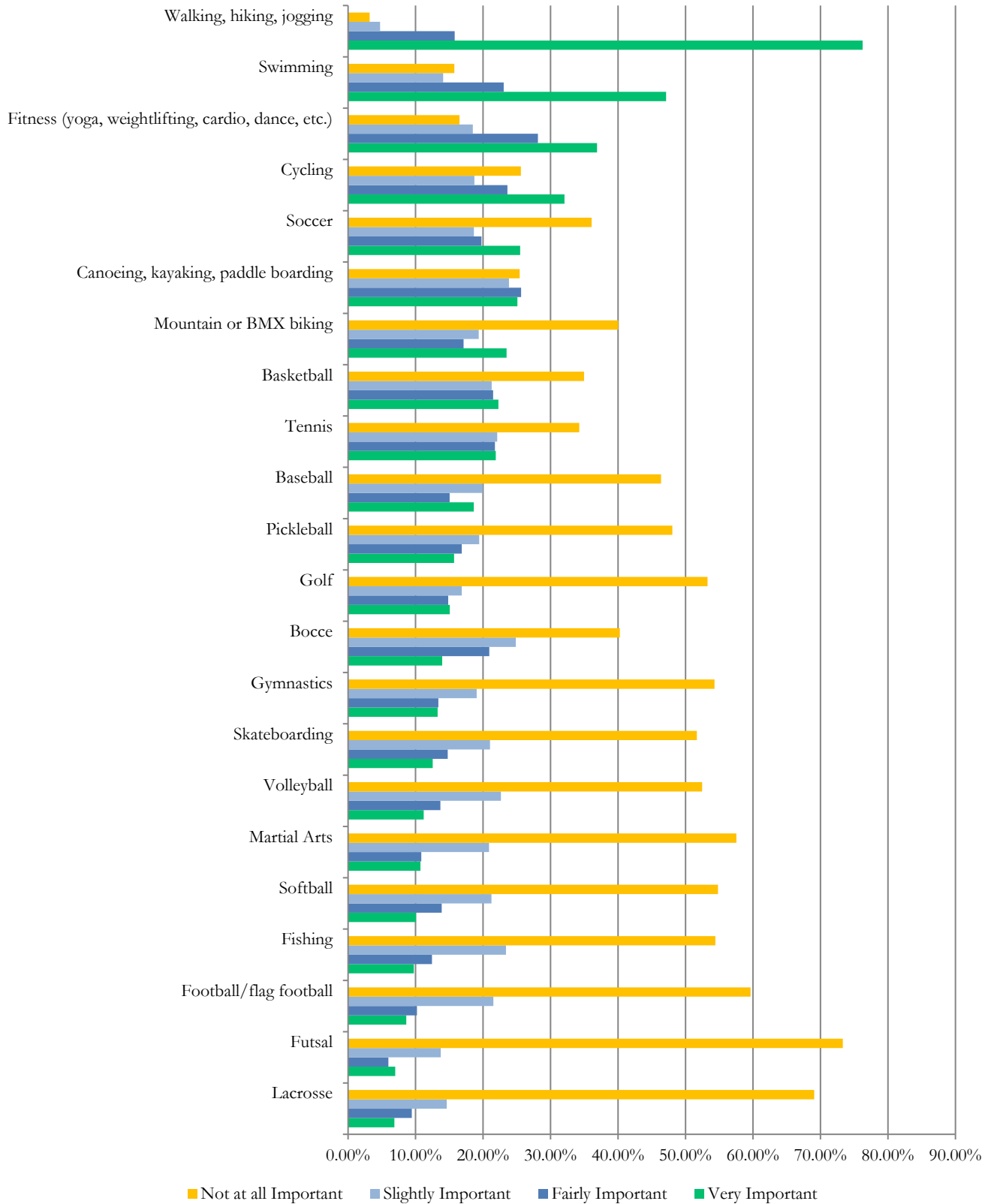
FREQUENCY OF PARTICIPATION IN SPORTS / ATHLETIC BY INTENSITY

| | Adults 18+ | | |
|--------------------------------------------------------|------------|-------|------|
| | Column N % | Count | Mean |
| 7J. Walking, hiking, jogging | | | 2.78 |
| 7K. Fitness (yoga, weightlifting, cardio, dance, etc.) | | | 2.48 |
| 7O. Cycling | | | 2.06 |
| 7I. Swimming | | | 1.87 |
| 7F. Soccer | | | 1.78 |
| 7N. Mountain or BMX biking | | | 1.76 |
| 7U. Golf | | | 1.53 |
| 7B. Basketball | | | 1.53 |
| 7T. Martial Arts | | | 1.40 |
| 7E. Volleyball | | | 1.37 |
| 7R. Futsal | | | 1.34 |
| 7A. Tennis | | | 1.32 |
| 7L. Canoeing, kayaking, paddle boarding | | | 1.31 |
| 7V. Gymnastics | | | 1.29 |
| 7P. Pickleball | | | 1.27 |
| 7Q. Skateboarding | | | 1.27 |
| 7D. Baseball | | | 1.26 |
| 7G. Football/flag football | | | 1.20 |
| 7H. Fishing | | | 1.15 |
| 7C. Softball | | | 1.02 |
| 7S. Bocce | | | 0.99 |
| 7M. Lacrosse | | | 0.88 |

Parks and Recreation Questionnaire

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(Q13) - How important are the following sport or athletic activities to you, or your household?



IMPORTANCE OF RECREATION PROGRAMS AND SERVICES

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Statistically Valid Survey

IMPORTANCE OF LEISURE OR CULTURAL ACTIVITIES – BY INTENSITY

| | Adults 18+ | | |
|-------------------------------------------------------------------------------------------------------------|------------|-------|------|
| | Column N % | Count | Mean |
| 6F. Going to a local park/enjoying nature | | | 3.35 |
| 6J. Reading | | | 2.98 |
| 6D. Attending cultural activities, such as museums, theater programs, musical performances, or art exhibits | | | 2.97 |
| 6L. Picnics | | | 2.69 |
| 6O. Self-help/wellness | | | 2.64 |
| 6P. Volunteering/community service | | | 2.61 |
| 6N. Walking or exercising a dog at a dog park area | | | 2.47 |
| 6E. Gardening | | | 2.45 |
| 6B. Attending community events | | | 2.44 |
| 6G. Home projects/DIY | | | 2.43 |
| 6C. Cooking/baking | | | 2.43 |
| 6A. Arts and Crafts | | | 2.37 |
| 6M. Camping | | | 2.21 |
| 6K. Playing an instrument/singing | | | 2.16 |
| 6H. Games (in-person/social), such as cards or bingo | | | 1.76 |
| 6I. Online gaming | | | 0.81 |

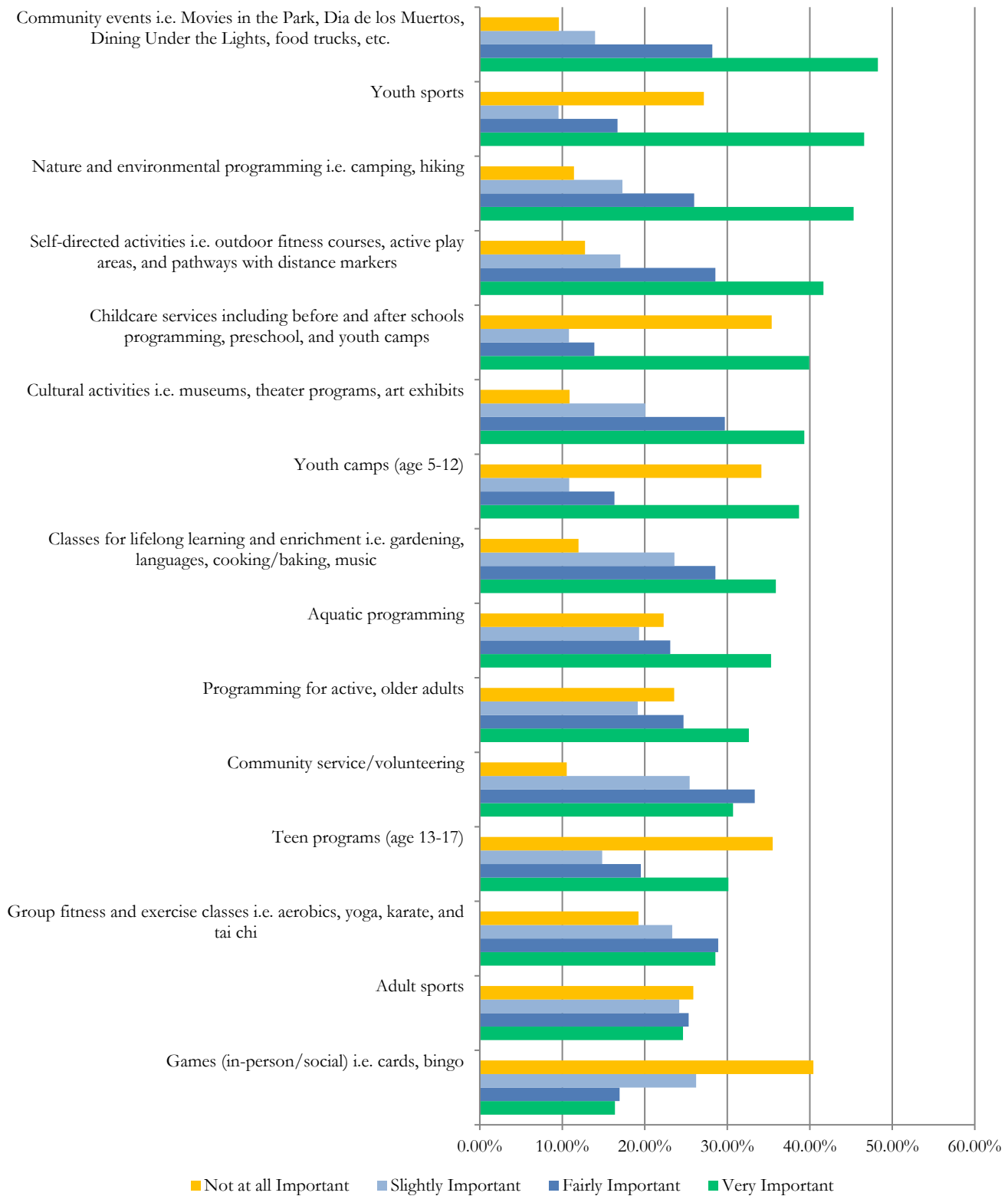
FREQUENCY OF PARTICIPATION, LEISURE / CULTURAL BY INTENSITY

| | Adults 18+ | | |
|-------------------------------------------------------------------------------------------------------------|------------|-------|------|
| | Column N % | Count | Mean |
| 8J. Reading | | | 2.79 |
| 8F. Going to a local park/enjoying nature | | | 2.51 |
| 8C. Cooking/baking | | | 2.44 |
| 8E. Gardening | | | 2.35 |
| 8N. Walking or exercising a dog at a dog park area | | | 2.30 |
| 8O. Self-help/wellness | | | 2.01 |
| 8I. Online gaming | | | 2.01 |
| 8G. Home projects/DIY | | | 1.97 |
| 8K. Playing an instrument/singing | | | 1.86 |
| 8A. Arts and Crafts | | | 1.78 |
| 8L. Picnics | | | 1.58 |
| 8P. Volunteering/community service | | | 1.55 |
| 8D. Attending cultural activities, such as museums, theater programs, musical performances, or art exhibits | | | 1.53 |
| 8B. Attending community events | | | 1.50 |
| 8H. Games (in-person/social), such as cards or bingo | | | 1.43 |
| 8M. Camping | | | 0.99 |

Parks and Recreation Questionnaire

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(Q14) - How important is it for you, or members of your household, to be able to participate in the following recreation programs or services?



IMPACT OF COVID ON USE OF PARKS, RECREATION FACILITIES AND PROGRAMS

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Statistically Valid Survey

*When the COVID crisis ends **will you use** San Rafael parks and recreation facilities more frequently, about the same, or less frequently?*

- More Frequently: 54%
- About the Same: 38%
- Less Frequently: 5%
- DK/NA: 4%

Parks and Recreation Questionnaire

*(Q15) **Are you using** San Rafael parks, recreation programs, and recreation facilities more frequently, about the same, or less frequently than before the COVID crisis?*

- More Frequently: 33%
- About the Same: 44%
- Less Frequently: 23%

RENOVATE EXISTING VS. ADDING NEW

| Statistically Valid Survey | Parks and Recreation Questionnaire |
|-------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|
| Renovate existing parks to keep current: 60% Add new facilities: 13% Mixed opinions: 22% DK/NA: 5% | Renovate existing parks to keep current: 75% Add new facilities: 25% |

Both the Statistically Valid Survey and the Parks and Recreation Questionnaire provided opportunities for respondents to give open-ended answers. The following are recreation programming and facility requests from those responses, to be noted:

- Infrastructure repairs
- Educational classes
- Concerts/music events
- Additional walking and jogging paths
- Community events
- Activities for children and/or enhanced playgrounds
- Aquatic/pool programming
- Art programs/art in parks
- Pickleball
- Community gardens
- Skate Park
- Improvements to and more programming at Terra Linda Park and Community Center
- Spaces for dogs

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COMMUNITY WORKSHOP #1 - ALBERT J. BORO COMMUNITY CENTER

Group Discussion Summary

Community Workshop #1, at the Albert J. Boro Community Center, was held on May 11th, 2022 and hosted approximately 50-60 community members. In collaboration with Voces del Canal and the Canal Alliance, the City and RHAA worked to design a community meeting specifically for the Canal Community – this meeting was held in Spanish and rather than a formal presentation format, the meeting was oriented around activity stations where participants provided feedback on the City's parks and recreation network. The stations included:

- Welcome Station
 - Staff provided optional name tags, a sign in sheet, and provided explanation of the event setup
- Station 1 – Parks and Recreation Questionnaire
 - Staff provided an explanation of the Master Plan purpose
 - Staff provided paper and virtual copies of the Parks and Recreation Questionnaire for attendees to complete
- Station 2 – What parks and recreation facilities are you visiting and why?
 - Event attendees were prompted to share which City parks they use and why
 - 3 interactive boards were provided
 - Map of the City's parks and recreation facilities – to orient attendees
 - List of the City's parks and recreation facilities – for attendees to mark which City parks they have visited
 - List of recreation amenities at the City's parks and recreation facilities – for attendees to mark which amenities they use, or like, in City parks
- Station 3 – Pickleweed Park Improvements
 - Staff provided a poster of the proposed 2020 Pickleweed Park Enhancement Project – for attendees to comment on
- Station 4 – General Questions related to City parks and recreation
 - Responses to the following questions were recorded by staff:
 - What do you like about the City of San Rafael's park and recreation facilities?
 - What improvement suggestions do you have for the City's parks and recreation facilities?
 - What recreation features, facilities, or programs would you like to see added to San Rafael?
- Children's Station – What do you like to do in parks?
 - Staff provided art materials for children to draw what they liked in parks in an art project

A summary of this community meeting follows.

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Station 2: What Parks and Recreation Facilities Are You Visiting and Why?

Meeting attendees were shown a map of San Rafael's parks and recreation facilities and invited to mark which ones they've visited, Figure 1.

¿QUÉ PARQUES E INSTALACIONES DE RECREACIÓN DE LA CIUDAD HA VISITADO? ¡COLOQUE UNA PEGATINA!

| | | | |
|----|----------------------------------------------------|----|--------------------------------------------------|
| 1 | ALBERT PARK + STADIUM, SAN RAFAEL COMMUNITY CENTER | 2 | LOCH LOMOND PARK |
| 2 | ARBOR PARK | 3 | LOS RANCHITOS PARK |
| 3 | BEACH PARK | 4 | MUNSON PARK |
| 4 | BERNARD HOFFMAN PARK/FIELD | 5 | OLEANDER PARK |
| 5 | BOYD MEMORIAL PARK | 6 | OLIVER HARTZELL PARK |
| 6 | BRET HARTE PARK | 7 | PEACOCK GAP PARK |
| 7 | CANAL COMMUNITY GARDEN | 8 | PICKLEWEED PARK, ALBERT J. BORO COMMUNITY CENTER |
| 8 | FALKIRK CULTURAL CENTER + GROUNDS | 9 | RIVIERA PARK |
| 9 | FREITAS PARK | 10 | SANTA MARGARITA PARK |
| 10 | GERSTLE PARK | 11 | SUN VALLEY PARK |
| 11 | HARRY A. BARBIER MEMORIAL PARK | 12 | TERRA LINDA COMMUNITY GARDEN |
| 12 | HILLVIEW PARK | 13 | TERRA LINDA PARK, TERRA LINDA COMMUNITY CENTER |
| 13 | JEAN AND JOHN STARKWEATHER SHORELINE PARK | 14 | VICTOR JONES PARK |
| 14 | JERRY RUSSOM MEMORIAL PARK | | |

Figure 1 - Parks Visited

| Park and/or Recreation Facility | Mark (QTY) | Park and/or Recreation Facility | Mark (QTY) |
|----------------------------------------------------|------------|---------------------------------|------------|
| Pickleweed Park, Albert J. Boro Community Center | 38 | Boyd Memorial Park | 6 |
| Jean And John Starkweather Shoreline Park | 31 | Bret Harte Park | 5 |
| Gerstle Park | 25 | Munson Park | 5 |
| Terra Linda Park, Terra Linda Community Center | 15 | Oleander Park | 4 |
| Albert Park + Stadium, San Rafael Community Center | 14 | Riviera Park | 4 |
| Peacock Gap Park | 14 | Victor Jones Park | 4 |
| Harry A. Barbier Memorial Park | 13 | Arbor Park | 3 |
| Sun Valley Park | 11 | Hillview Park | 2 |
| Loch Lomond Park | 10 | Jerry Russom Memorial Park | 2 |
| Canal Community Garden | 9 | Terra Linda Community Garden | 2 |
| Freitas Park | 9 | Santa Margarita Park | 1 |
| Los Ranchitos Park | 9 | Bernard Hoffman Park/Field | 0 |
| Falkirk Cultural Center + Grounds | 7 | Oliver Hartzell Park | 0 |
| Beach Park | 6 | | |

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Following this, meeting attendees were invited to select their top 5 recreation amenities used in the City's parks and recreation facilities, Figure 2.

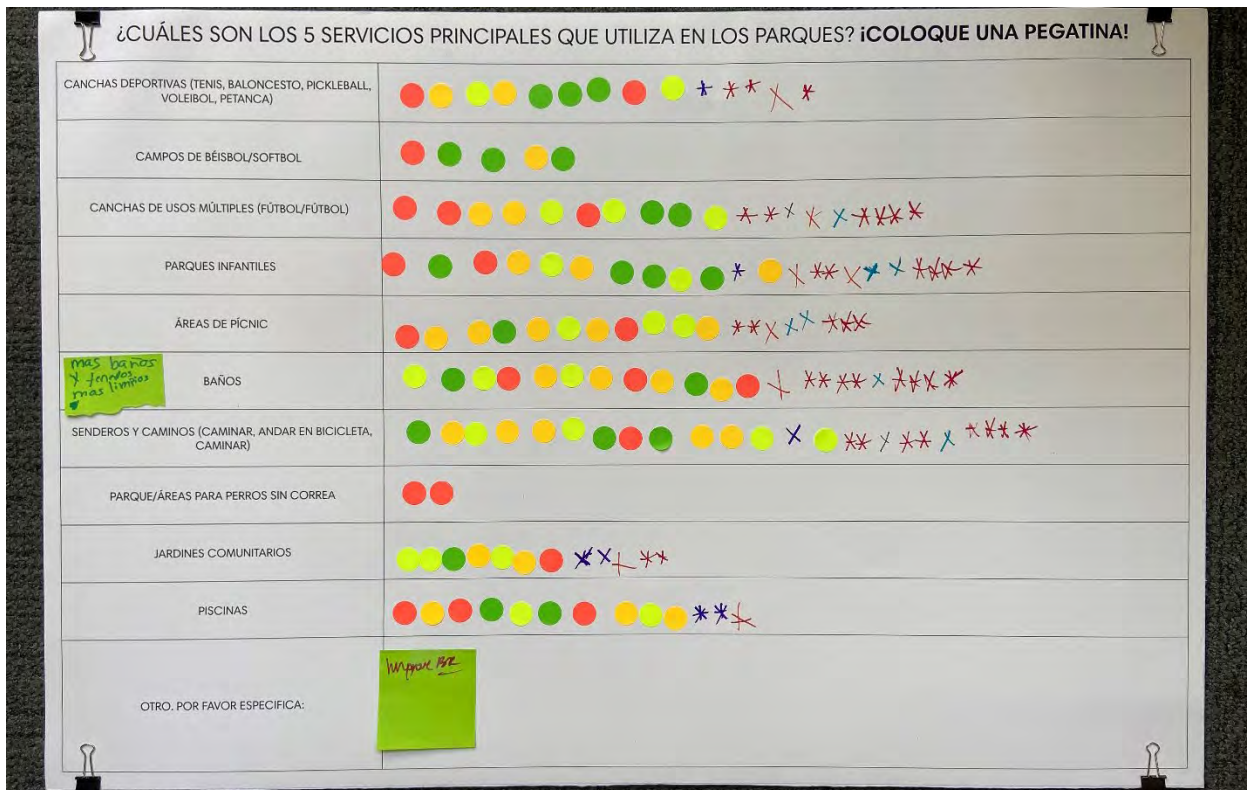


Figure 2- Top 5 Recreation Amenities

| Recreation Amenity | Mark QTY) |
|------------------------------------------------------------|-----------|
| Trails and Paths(walking, biking, walking) | 24 |
| Children's Play Areas | 22 |
| Bathrooms | 22 |
| Multipurpose fields (football/soccer) | 19 |
| Picnic Areas | 19 |
| Sports courts (tennis, basketball, pickleball, volleyball) | 14 |
| Swimming Pools | 13 |
| Community Gardens | 12 |
| Baseball/Softball Fields | 5 |
| Off-leash dog park/areas | 2 |
| Other: Improve and clean restrooms | |

Attendees at this meeting shared that the top parks and recreation facilities visited in San Rafael are **Pickleweed Park and Albert J. Boro Community Center, Jean and John Starkweather Shoreline Park, and Gerstle Park**, respectively. Following those, **Terra Linda Park and Community Center, Albert Park and San Rafael Community Center, Peacock Gap Park, and Harry A. Barbier Memorial Park** were also noted, respectively.

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At these parks and recreation facilities, meeting attendees noted that the top five recreation amenities included the following:

- Trails and paths
- Children's play areas
- Bathrooms
- Multipurpose fields
- Picnic areas

Station 3: Pickleweed Park Improvements

Staff provided a poster of the 2020 Pickleweed Park Enhancement Project – for attendees to comment on.

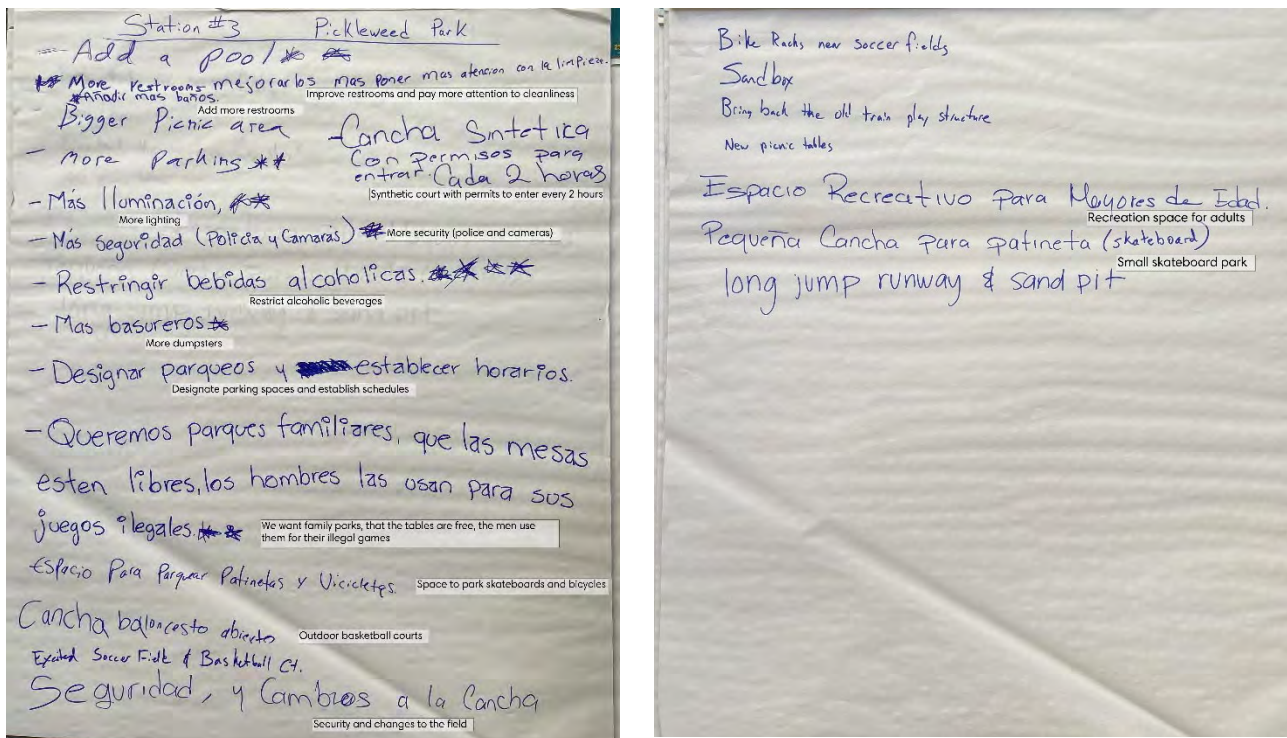


Figure 3- Pickleweed Improvements Comments

An important theme arising from comments to Pickleweed Park improvements related to separation of unwanted activities, especially between adults and children. Comments related to this include recommendations to restrict alcohol and prevent illegal activities (gambling) at Pickleweed Park.

Related to safety, several comments centered around security and an interest in having additional lighting, police surveillance, and security cameras at Pickleweed Park. Concerns for maintenance and cleanliness of the Park were also made clear, particularly in relation to restrooms and picnic areas.

In terms of new facilities, meeting attendees were interested in seeing the following at Pickleweed Park. Items are not listed by order of frequency mentioned:

- Community pool
- Areas for skateboarding and bikes, including bike and skateboard parking
- Outdoor basketball court

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- Synthetic sport fields
- Better parking

Station 4: General Questions Related to City Parks and Recreation

At station 4 meeting attendees were invited to answer 3 questions about the San Rafael's parks and recreation system.

What do you like about the park and recreational facilities in the city of San Rafael?

A major amenity that community members liked at this meeting is the City's playgrounds and play areas for children. Following this, meeting attendees shared appreciation for the City's soccer fields (at Pickleweed Park) and picnic areas. Additional items liked by attendees include park trees, the City's variety of parks and facilities, and access to open space. See Figure 5 and Figure 6.

What suggestions for improvement do you have for the city's parks and recreational facilities?

At this meeting, attendees shared improvement suggestion in the categories of cleanliness, safety, enhanced recreation, and recreation amenities. See Figure 6 and Figure 7.

Regarding cleanliness, meeting attendees shared that general cleanliness can be improved in City parks, especially in restrooms. Attendees also shared that the City should consider additional trash cans and prohibiting smoking in parks to support cleanliness.

Similar to themes heard at Station 3 of this meeting, attendees requested improvements related to separation of unwanted activities, especially between adults and children. Community members supported improved safety through the provision of additional security, lighting, and safe play areas for kids.

To improve recreation and recreation amenities, community members here requested synthetic turf fields, soccer fields open year-round, bike amenities, outdoor exercise machines, and improved picnic areas with shade and updated furniture.

What features, facilities, or recreation programs would you like to be added to San Rafael?

A strong interest shared by meeting attendees here was having more recreation activities, particularly for teens. Program interests for this age group include arts and environmental protection. In line with this interest, many attendees also shared a desire for a new bike or skateboard park for youth and teens. Community members shared that in adding recreation activities enrollment fees should be affordable. See Figure 8 and Figure 9.

Like previous interests shared in this community meeting, additional requests stated by attendees included:

- Outdoor basketball courts
- Improved picnic areas – with shade and updated structures



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- Improved safety through lighting
- Separate spaces for adults and children to recreate
- Community gym
- Community pool
- More water fountains
- Improved parking
- Soccer field access year-round
- Bike amenities – bike paths and bike parking

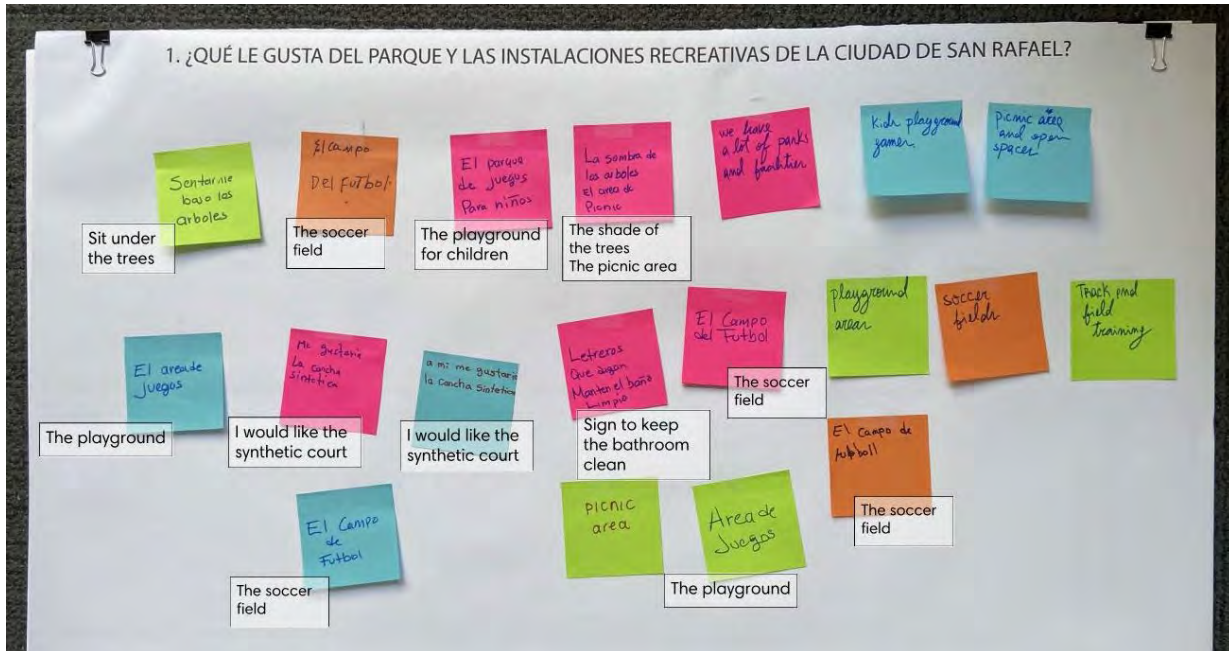


Figure 4 - Station 4, Question 1 Post-It Board

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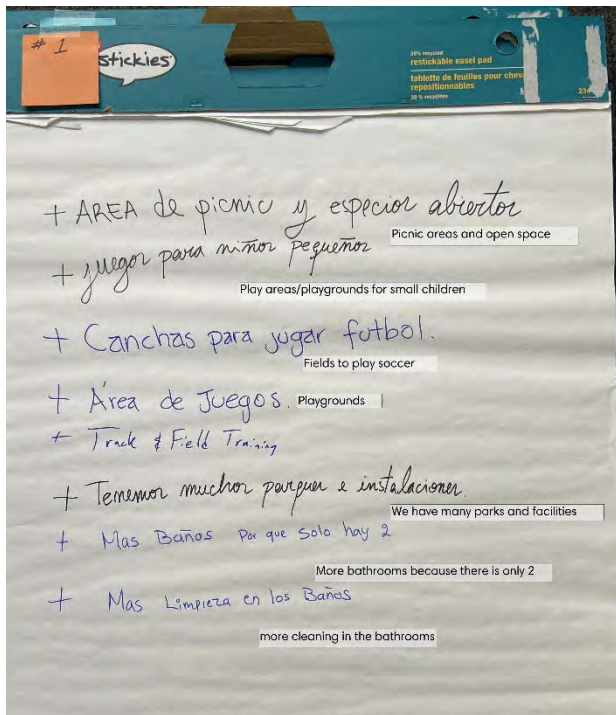


Figure 5 - Station 4, Question 1 Comments

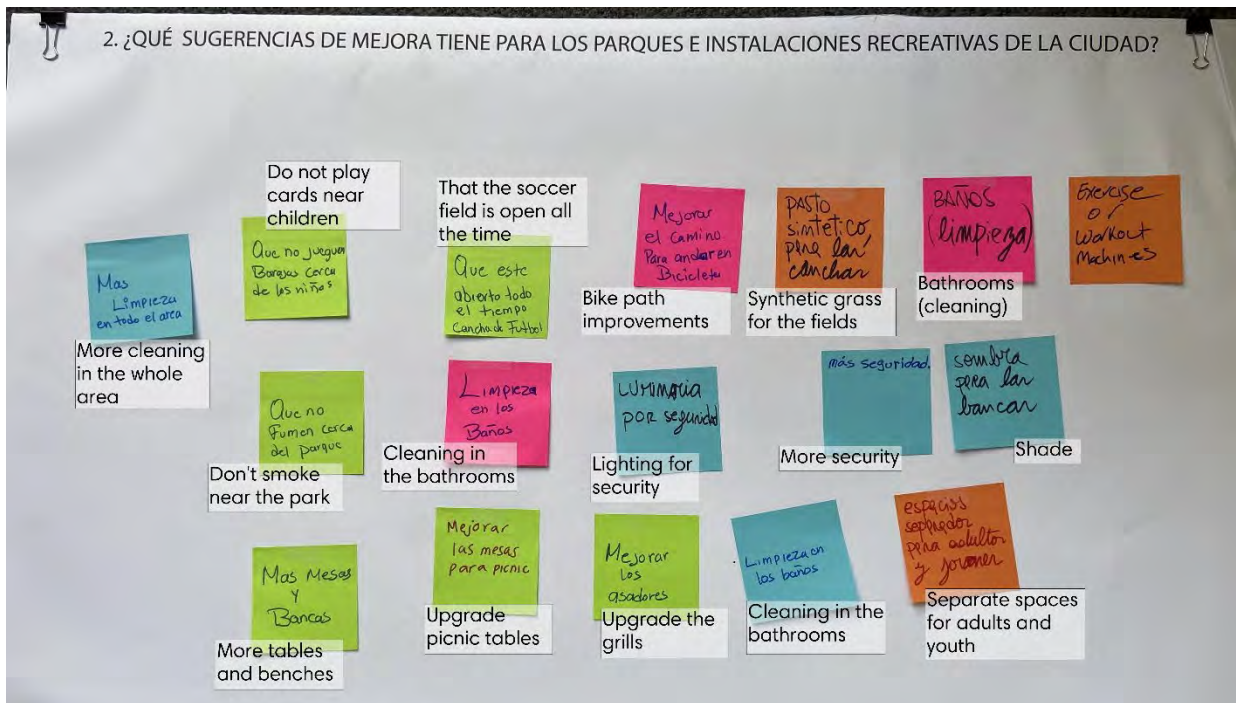


Figure 6 - Station 4, Question 2 Post-It Board

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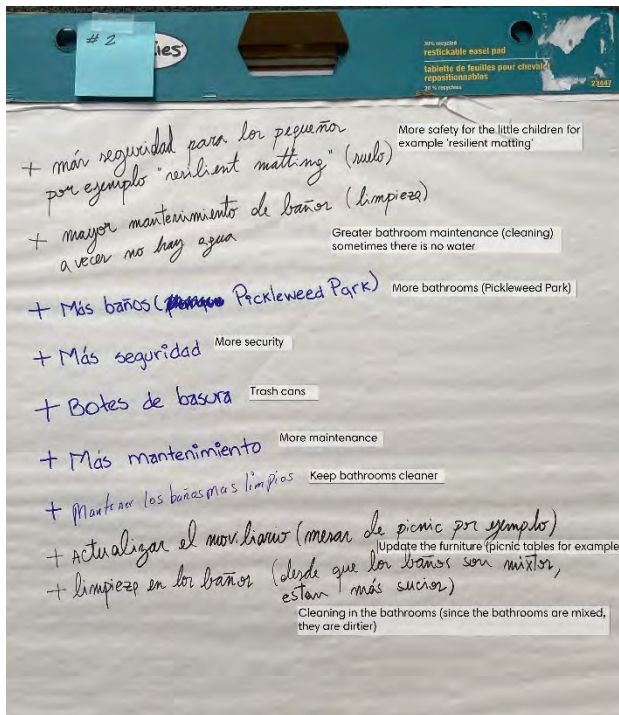


Figure 7 - Station 4, Question 2 Comments

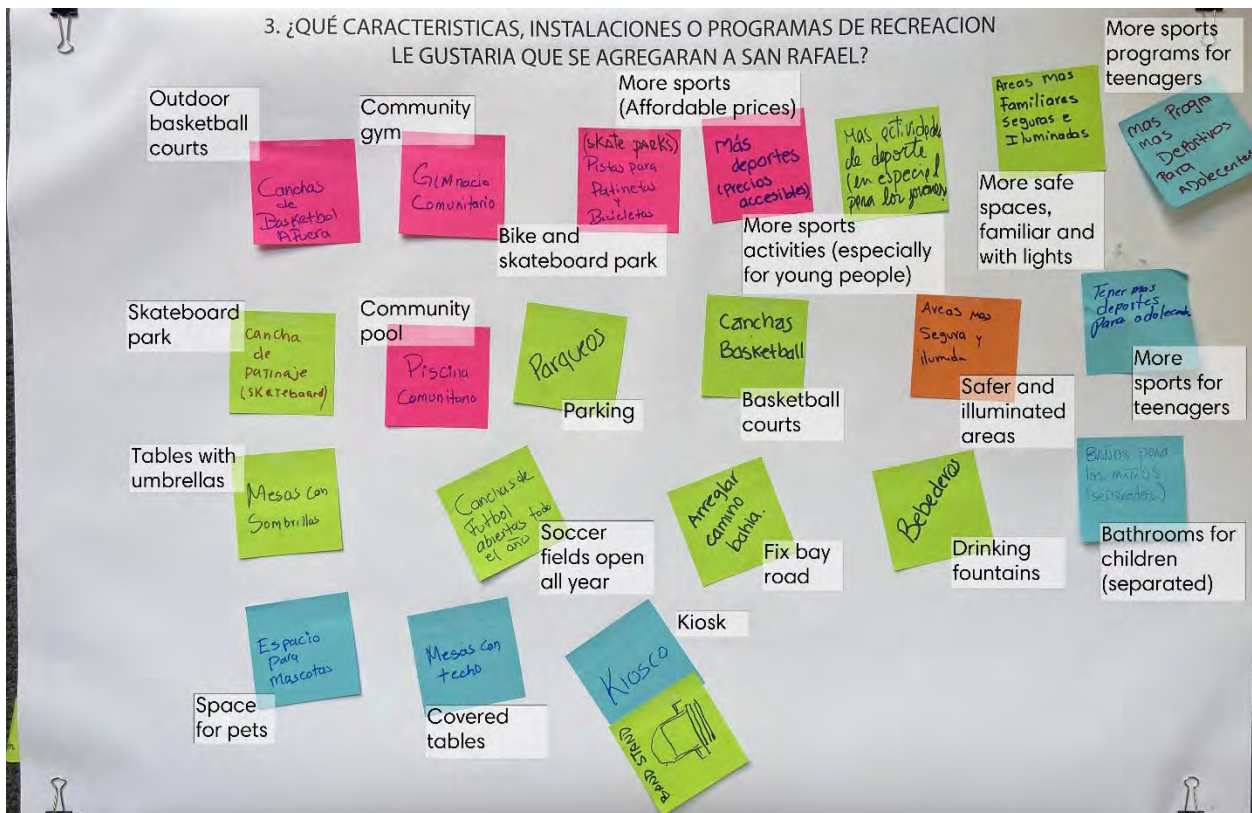


Figure 8 - Station 4, Question 3 Post-It Board

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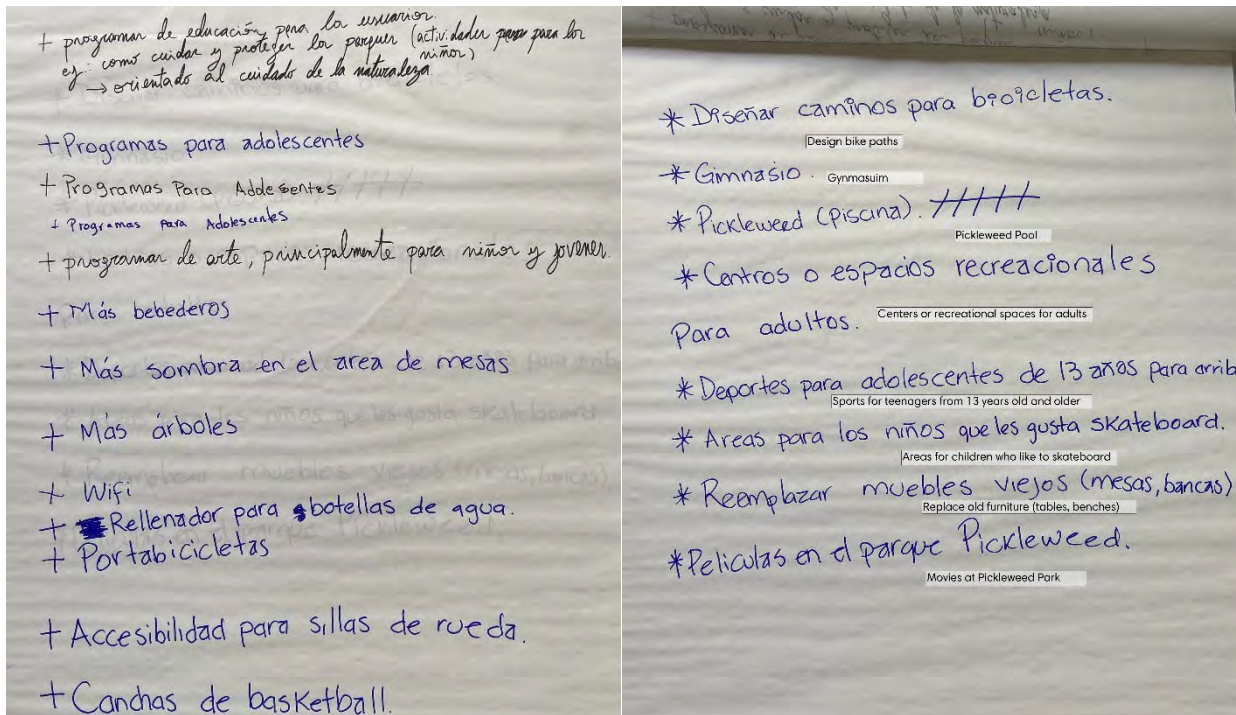


Figure 9 - Station 4, Question 3 Comments

Children's Station: What do you like to do in parks?

At the children's station, kids were invited to create art projects showing what they like to do in parks. The art projects are shown below in Figures 10, 11, 12, and 13.



Figure 10 - Children's Station 1

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Figure 11 - Children's Station 2



Figure 12 - Children's Station 3



Figure 13 - Children's Station 4

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COMMUNITY WORKSHOP #1 - SAN RAFAEL COMMUNITY CENTER Group Discussion Summary

Community Workshop #1, at the San Rafael Community Center, was held on March 30th, 2022 and hosted about 35 community members. This workshop introduced the community to the Master Plan process and gathered initial input regarding the needs and desires for the City's existing recreation network. Workshop attendees worked in groups to answer several questions. A summary of their responses follows.

I. What do you like about the City of San Rafael's parks and recreation facilities?

Community members at this meeting expressed that they appreciated the overall quantity and location of the City's parks and recreation facilities as well the variety of amenities provided in parks, including play areas, reservable picnic spaces, tennis courts, restrooms, and well-established trees. Gerstle Park, Peacock Gap Park, Sun Valley Park, Terra Linda Park and Community Center, Albert J. Boro Community Center, Pickleweed Park, Boyd Park, and the Jean and John Starkweather Shoreline Park were specifically mentioned as favorable parks to visit. Noted favorable qualities at Gerstle Park include its central location, basketball courts, and dragon sculpture. Favorable qualities noted at Peacock Gap Park include its playground and the variety of users it attracts. Favorable features noted at Sun Valley Park include its restroom and covered picnic area. Community members also expressed a general sense of safety in the City's parks and an appreciation of trail access from parks.

Regarding programs, community members expressed an appreciation for the variety of programs offered in the City. Movies in the Park, Porchfest, volunteer opportunities with UC Marin Master Gardeners at Falkirk Cultural Center, and programming at Terra Linda Community Center were specifically mentioned.

II. What improvement suggestions do you have for the City's parks and recreation facilities?

Community members at this meeting expressed that the following could be improved throughout the City's parks and recreation facilities:

- Irrigation
- Park lighting
- Maintenance
- Planting – consider native and drought-tolerant species
- Paving
- Tennis courts – surfacing
- Picnic areas

Specific suggestions were also made for certain parks, including Gerstle Park, Terra Linda Park, Peacock Gap Park, and Bret Harte Park. At Gerstle Park, attendees requested better lighting, improved play areas (balance beam), updating the tennis courts, replacing failing picnic tables, and improving walkways and paths. At Terra Linda Park, attendees requested improved tennis and basketball courts. At Peacock Gap Park, attendees requested improved tennis courts as well. At Bret Harte Park, attendees requested repaving of the park's asphalt black top.



III. What recreation features, facilities, or programs would you like to see added for San Rafael's park and recreation facilities?

At this community meeting a key topic that arose was a lack of amenities and programs for youth – aged middle through high school. Suggestions to improve this included adding a skate park to the City's recreation facilities, providing programming next to Davidson Middle School and at the San Rafael Community Center, and considering unique recreation facilities such as a bouldering wall.

Another key topic brought up by attendees at this meeting was a need for more community programming. Specially, attendees were interested in seeing the City host more special events such as concerts, dances, volunteer programs, and other gatherings for intergenerational activity. Additional requests stated by attendees included the following:

- City dog park
- Additional recreation classes for education
- Additional community gardens – and a restroom at Terra Linda Community Garden
- Centrally located City pool
- Outdoor-oriented programming – hiking, etc.
- Dedicated pickleball courts
- Lit sport fields
- More field space and better maintained fields
- Park(s) in the Montecito/Dominican neighborhood

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Figure 1 - Community Members at Group 1



Figure 2 - Community Members at Group 2



Figure 3 - Community Member at Group 3



Figure 4 - RHAA Presenting

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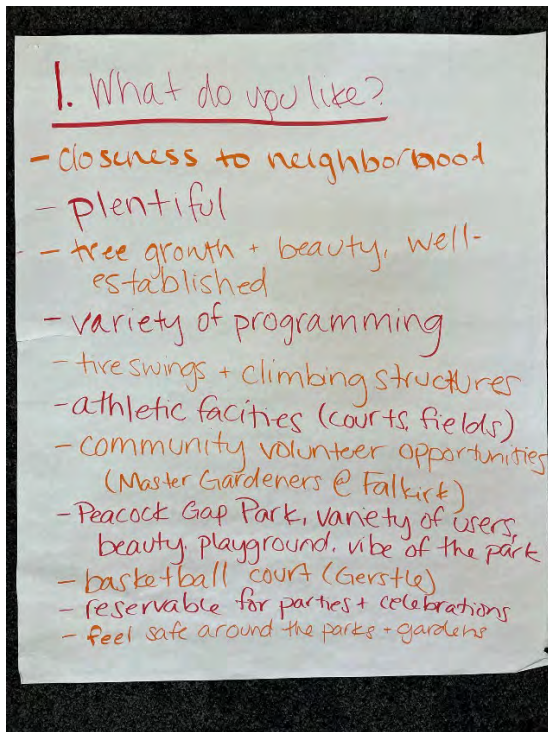


Figure 5 - Group 1, Question 1

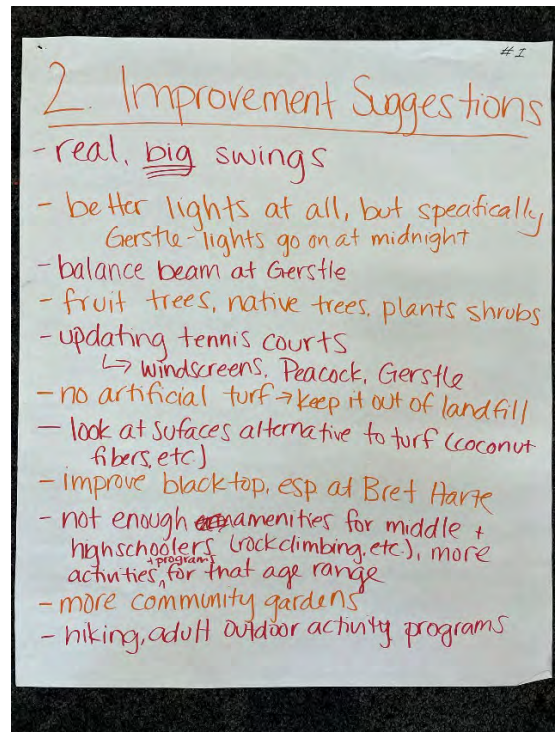


Figure 6 - Group 1, Question 2

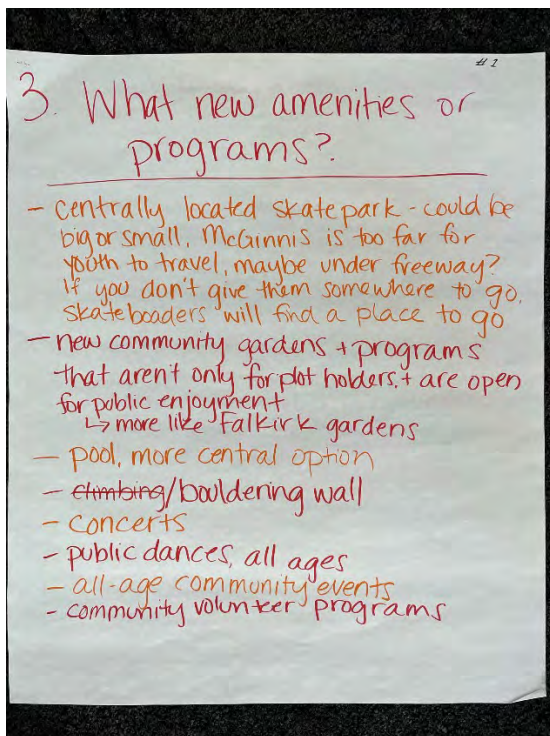


Figure 7 - Group 1, Question 3

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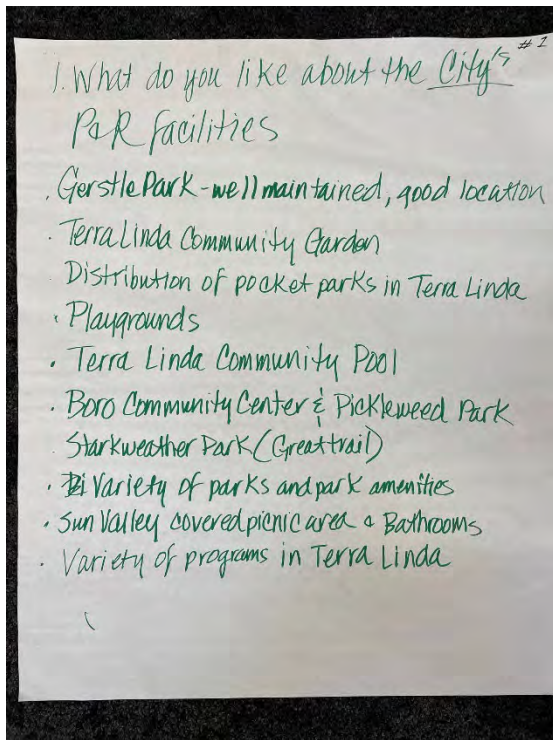


Figure 8 - Group 2, Question 1

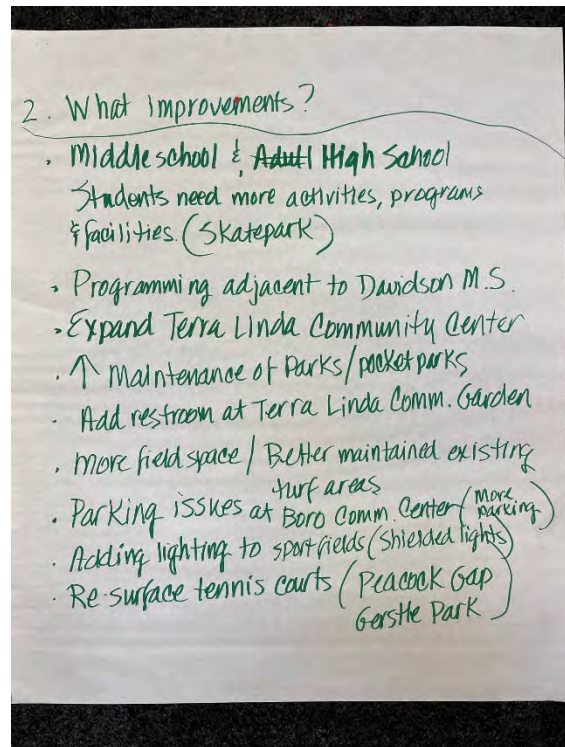


Figure 9 - Group 2, Question 2

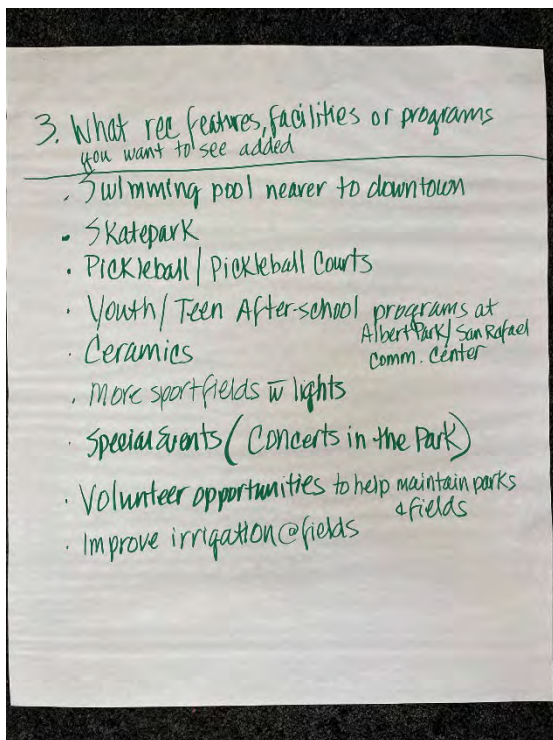


Figure 10 - Group 2, Question 3

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What Do You Like

| | |
|--------------------|-----------------------------------|
| Gr Park | Pickleball Pickleball |
| Playground | Able to reserve Parks for Parties |
| Tennis Cts | Trees = Shade |
| County/City | Clean Restrooms in Pks |
| TL Pool | Upper Bay Pk |
| Classes | Pks w/ access to trails |
| Camps | Dragon |
| Picnic Areas | Park Benches |
| Free Parking | Movies in the PK |
| Variety in Parks | Parkfest |
| So Many Parks | |
| Peacock PK | |
| L.L. Marina | |
| Shoreline PK Trail | |

Figure 11 - Group 3, Question 1

What Improvements

More trees Albert PK
 G. PK Courts
 G. PK Picnic Benches Replaced
 G. PK Walkways & Paths
 TL Tennis & Basketball Cts
 Mont/Dan Needs Park
 Improve Picnic Areas all over town
 Dedicated Pickleball Cts - No Conflict w/ Tennis
 Cleanup BSt by 7th/Story
 End fee to play tennis cts @ Albert PK
 Additional Com Gardens
 Restroom by Albert PK Restroom
 More Parking on Linden by courts
 Benches around town
 More Lights in Parks
 Better BBQ in G. PK

Figure 12 - Group 3, Question 1

Features, Facilities, Programs to be Added

Fitness facilities / Per Course
 Dog Park
 More Classes @ Courts - Coramiss
 Community Gardens
 Another Pool
 Pickleball Classes - Dog in Play
~~Get~~ Drinking Fountains
 Skate Park
 Music in the PK
 Multiuse Ct. @ Bay
 Mont/Dominican Park Needed
 Up to date M.C. System at Community Courts

Figure 13 - Group 3, Question 1

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COMMUNITY WORKSHOP #1 - TERRA LINDA COMMUNITY CENTER

Group Discussion Summary

Community Workshop #1, at the Terra Linda Community Center, was held on April 28th, 2022 and hosted 3 community members. This workshop introduced the community to the Master Plan process and gathered initial input regarding the needs and desires for the City's existing recreation network. As attendance was limited to a few individuals, there was only 1 group session held to answer the following questions verbally – answers were not recorded on a flip chart as they were at the March 30th meeting at the San Rafael Community Center. A summary of this group's responses follows.

I. What do you like about the City of San Rafael's parks and recreation facilities?

Community members at this meeting expressed that the City does a good job maintaining existing parks and recreation facilities. Specially, attendees stated that existing parks and recreation facilities are updated and have well-maintained restrooms. Gerstle Park and Falkirk Cultural Grounds were explicitly mentioned as favorable places to visit. Attendees also expressed an appreciation for the City's San Rafael Activities Guide, stating that the City offered a variety of recreation programs and that many community member enroll in these programs.

II. What improvement suggestions do you have for the City's parks and recreation facilities?

Regarding improvements, attendees at this meeting stated that overall park and facility maintenance could be improved – specially related to litter and restrooms. Attendees also stated that the City's park picnic tables should be replaced as needed and that the Terra Linda Community Center should be updated to attract additional users. Additionally, attendees recommended that the City consider advertising recreation programs through the Marin Independent Journal and the City Manager's Newsletter.

III. What recreation features, facilities, or programs would you like to see added for San Rafael's park and recreation facilities?

At this community meeting attendees focused on the key topic of providing more community programming for the City of San Rafael to attract intergenerational activity. Specific recommendations from this groups included the provision of places for performing/storytelling (amphitheater, stage, etc.), City-hosted food truck events, and organizing family activities similar to those at the Marin Country Mart. Regarding park and facilities amenities, attendees recommended the City add a skate park, offer more tot-age play structures, use resilient matting at all play areas (rather than wood fiber), and provide more shade.



Figure 1 - Community Meeting Attendees (3) Seen with Recreation Staff

April 28th, Community Workshop #1-Terra Linda Community Center



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COMMUNITY WORKSHOP #1 - ZOOM Group Discussion Summary

Community Workshop #1, online via Zoom, was held on May 5th, 2022 and hosted 9 community members. This workshop introduced the community to the Master Plan process and gathered initial input regarding the needs and desires for the City's existing recreation network. For this online session a group discussion was held to answer the following questions. A summary of this group's responses follows.

I. What do you like about the City of San Rafael's parks and recreation facilities?

Community members at this meeting liked the unique setting within which San Rafael's parks are located – natural Bay Area hills with access to trails and open space. Community members at this meeting also shared that they liked that there are opportunities for parks and recreation facilities to be improved without requiring additional land or property.

II. What improvement suggestions do you have for the City's parks and recreation facilities?

At this meeting, many comments were heard regarding improvements desired at Terra Linda Park, Pool, and Community Center. Interests included expanded hours for pool access, especially for adults, and facility improvements at the pool house such as updated lockers and benches.

Community members at the meeting also discussed the importance of physical and social safety in City parks. Physically, attendees encouraged the removal of hazards such as splinters from benches and awareness of tripping risks. Socially, attendees noted that each City park has unique needs for safety and social gathering.

Additional improvement requests made included repairing irrigation at fields in Albert Park and amending challenges at the publicly closed Beach Park so that it can be reopened.

III. What recreation features, facilities, or programs would you like to see added for San Rafael's park and recreation facilities?

Reopening closed tennis courts and adding pickleball facilities in San Rafael was a priority for attendees at this community meeting. Attendees were interested in having shared (with tennis users), or dedicated pickleball courts throughout the City.



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COMMUNITY WORKSHOP #2- ZOOM Group Discussion Summary

Community Workshop #2, online via Zoom, was held on September 8th, 2022 and hosted approximately 25 community members. This workshop presented findings from the community outreach process (Statistically Valid Survey and Parks and Recreation Questionnaire survey results), a summary of the park and facility inventory, a summary of the recreation planning and operations assessment, and the prioritization criteria to be used to prioritize proposed recommendations from the Master Plan. For this online meeting breakout sessions were held to answer the following questions. A summary of the group's responses follows.

I. Do these criteria capture the priorities that the City should use to make decisions moving forward? Is there anything else that should be considered?

Community members at this meeting generally appreciated the criteria and criteria selection process that was presented. Several community members voiced that the criteria would provide a logical methodology for the implementation of the Master Plan's recommendations.

II. Do you have any other comments or feedback as we move into developing and prioritizing recommendations for the plan?

At this meeting, community members recommended the following be considered:

- Consider historic nature and design use/intent of sites in criteria
- Ensure population growth is included - included in Service Area
- Consider inclusive experiences as component of Accessibility criteria
- Consider partnerships beyond the City



DOCUMENT REVIEW

A review of San Rafael's previous planning efforts, related to the City's park and recreation network, is completed as a component of the *Citywide Parks and Recreation Facilities Master Plan*. Reviewing these documents ensures that the goals and recommendations of the *Master Plan* build upon and support previous planning projects. The following master planning documents provide guidance for the *Citywide Parks and Recreation Master Plan* – listed in order of adoption, below.

- I. *San Rafael General Plan 2040*, 2021
- II. *Downtown Precise Plan*, 2021
- III. *Climate Change Action Plan*, 2019
- IV. *San Rafael Bicycle and Pedestrian Master Plan*, 2018
- V. *Canalfront Conceptual Design Plan and Guidelines*, 2009

I. SAN RAFAEL GENERAL PLAN 2040, 2021

Introduction

The *San Rafael General Plan 2040*, or *General Plan*, was adopted by the San Rafael City Council in August 2021 and addresses the planning elements of land use, circulation, housing, open space, conservation, safety, noise, and environmental justice. The *General Plan* provides a shared vision for the City's future and a guiding framework to make that vision a reality as it looks 20 years into the future. This document supports the City's existing qualities while promoting improvements to make San Rafael more resilient, equitable, healthy, and attractive as it continues to evolve and grow.

The *General Plan 2040* identifies guiding principles to achieve the vision of a thriving San Rafael with a commitment to conserve and strengthen the foundational assets that make San Rafael the city that it is - its neighborhoods, beautiful open space, downtown, strong sense of community, historic legacy, and quality public service. With these aspects in mind, the *General Plan* identifies the five following Guiding Principles:

- Economic vitality
- Opportunity for all
- Adapting to the future
- Housing the growing community
- Mobility

In relation to the *San Rafael Citywide Parks and Recreation Master Plan*, the *General Plan* provides goals, policies, and programs, per planning element, that shape and inform its development. The following goals, and associated policies and programs, from the *General Plan 2040* relate directly to the City's park and recreation network and inform the *San Rafael Citywide Parks and Recreation Master Plan*.

Land Use Element

The Land Use Element of the *General Plan 2040* includes policies that guide the physical form of San Rafael and direction for the City's land use compatibility, development, and growth management. The following

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goals, policies, and programs relate to San Rafael's existing and future park, recreation, and recreation facilities network.

Goal LU-1: Well-Managed Growth and Change - Grow and change in a way that serves community needs, protects the environment, improves fiscal stability, and enhances the quality of life.

Policy LU-1.16 School Site Reuse or Development - In the event a school site is made available for reuse, work with the School District and surrounding community to determine the desired uses. Given the public ownership of the land, uses that provide a public benefit should receive priority. This includes affordable housing, childcare facilities, neighborhood parkland, and facilities that accommodate public and quasi-public uses, such as adult day care, education, recreation, arts and cultural programs.

Goal LU-2: A Complete Community - San Rafael is a complete community, with balanced and diverse land uses.

Policy LU-2.7: Child Care Facilities - Encourage the development of new childcare facilities and the retention of existing childcare facilities to meet neighborhood and citywide needs. Work with the school districts to encourage childcare and early childhood education programs at schools, recognizing their suitability for such uses and convenient locations in residential neighborhoods.

Policy LU-2.8: Senior and Disabled Care Facilities - Encourage facilities and services to meet the needs of older and disabled residents, including senior housing, assisted living, and convalescent care facilities; and facilities providing adult day care and social services, and health care for older adults and people with disabilities.

Goal LU-3: Distinctive Neighborhoods - Create and sustain neighborhoods of integrity and distinctive character.

Policy LU-3.2: New Development in Residential Neighborhoods - Preserve, enhance, and maintain the residential character of neighborhoods to keep them safe, desirable places to live. New development, redevelopment of existing buildings, and land use changes within and adjacent to residential areas should:

- Enhance neighborhood image and design quality
- Incorporate sensitive transitions in height and setbacks from adjacent properties
- Preserve historic, unique, and architecturally significant structures
- Respect and enhance natural features and terrain
- Reduce exposure to hazards, including limited emergency vehicle access
- Include amenities such as sidewalks, pathways, trees, and other landscape improvements
- Maintain or enhance infrastructure service levels
- Meet expected parking demand
- Minimize reduction of views, privacy, and solar access for neighboring properties

Policy LU-3.9: Neighborhood Centers - Support the vitality of attractive, viable neighborhood centers and assist these centers as they adapt to changing economic conditions and community needs. Existing neighborhood centers should be retained unless it can be clearly demonstrated that they are not economically viable or useful to the neighborhood. Where commercial uses are no

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longer feasible, other uses that are compatible with the neighborhood such as housing and local services should be accommodated.

Program LU-3.9A: Neighborhood Serving Uses. Prioritize neighborhood serving uses and places that support neighborhood interaction on small commercial sites in residential areas. Examples of such uses are cafes, grocery stores, hair salons, hardware stores, household goods and maintenance services, restaurants, drug stores, local medical and health care services, farmers markets, childcare facilities, public facilities, and similar activities that meet the day to day needs of local residents. Also encourage uses that facilitate remote work, such as postal and telecommunication services. Maintaining these uses near residents can potentially help reduce vehicle miles traveled (VMT) and encourage walkable neighborhoods.

Policy LU-3.11: Neighborhood Pride - Promote events and activities that support neighborhood pride, create a sense of community, and build connections between residents. These events and activities could include block parties, festivals, parades, picnics, concerts, and similar activities that bring residents together. City parks should include areas where such activities can be hosted, in a manner respectful of nearby residents.

Neighborhoods Element

The *General Plan 2040* organizes the City into 5 planning area neighborhoods - Downtown, Central San Rafael, North San Rafael, Southeast San Rafael/Canal, and San Pedro Peninsula. This element provides goal, policies, and programs for these neighborhoods that relate to the City's overall social and physical character. Related to the *Citywide Parks and Recreation Master Plan*, this element identifies opportunities to improve and expand upon the City's park and recreation facilities. Key park and recreation-related opportunities identified include the following.

In Central San Rafael the *General Plan* considers:

- Acquisition of the Camgros/Duca Properties for a neighborhood/community cultural center, or dedication of land for such a site in future development
- Feasibility of a community cultural and environmental center in the Sun Valley area
- Developing a small neighborhood park in the northern part of the Lincoln/San Rafael neighborhood.
- Dedication of open space in the Dominican/Black Canyon Area
- Creation of a small neighborhood park and children's playground in the Montecito Neighborhood

In Southeast San Rafael/Canal the *General Plan* supports:

- A design plan and vision for the Canalfront, focusing on pedestrian circulation and access
- A boat launch facility at Beach Park
- Development of a neighborhood park on publicly owned land at the southeast corner of Bellam Boulevard and Windward Way

In North San Rafael the *General Plan* proposes:

- Public gathering spaces at North San Rafael Town Center
- Upgrades and renovations to Terra Linda Park and Community Center
- Additional recreation facilities for youth such as a teen center or skate park

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- Upgrades to Arbor, Munson, and Hillview pocket parks
- Additional public recreation opportunities at School-District-owned sports fields

In San Pedro Peninsula the *General Plan* proposes:

- A community center within the San Pedro Peninsula
- A public park band along shoreline at San Rafael Rock Quarry and McNear Brickyard
- Opportunities for multi-use community facilities for the San Pedro Peninsula

The following are goals, policies, and programs that relate to the *Citywide Parks and Recreation Master Plan*, per planning area neighborhood.

Downtown

Policy NH-1.6: Public Realm - Improve the quality and usefulness of public space Downtown, including streets, sidewalks, alleys, plazas, parks, and other civic spaces. Public investments in these spaces should be directed in a way that supports Downtown development. Downtown public space should be safe, comfortable, and well-maintained.

Program NH-1.6B: Transit Gateway Improvements. Create a new public space adjacent to the SMART station that would provide an amenity for Downtown residents, workers, visitors, and transit passengers. The space should create a welcoming “first impression” of Downtown. Provisions for ongoing programming, maintenance, and safety should be developed prior to construction.

Central San Rafael

Policy NH-2.8: Sun Valley Development - Ensure that new development and significant remodels retain neighborhood character, especially in areas of smaller or historic homes. Development should support the City’s sustainability and wildfire prevention goals.

Program NH-2.8A: Camgros/Duca Properties. Ensure that any future use on these properties supports and sustains neighborhood character. The neighborhood has expressed that it supports acquisition of these sites for a neighborhood/community cultural center, or dedication of land for such a site in future development. Such a center could also provide for outdoor education, emergency response and training, community functions, and delivery of local services. The potential for housing on this site also must be recognized. In the event residential development is pursued, clustering of the allowable units should be encouraged to preserve open space areas. Development should comply with the City’s Hillside Guidelines and should establish a wildlife corridor and protected riparian area along a restored Mahon Creek.

Policy NH-2.10: Sun Valley Gathering Places - Sustain existing neighborhood gathering places in Sun Valley. Pursue opportunities to create new places where Sun Valley residents can meet, learn, play, and build a stronger sense of community.

Program NH-2.10A: Community Center. Consider the feasibility of a community cultural and environmental center in the Sun Valley area. In addition, strengthen the function of Sun Valley School and Sun Valley Park as neighborhood gathering places. This

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includes continued agreements with the School for access to the school yard after hours as well as access to the Dan Abraham Trail. These agreements could be expanded to allow for community meetings, emergency response, and other activities on school property.

Policy NH-2.13: Lincoln Avenue Corridor - Allow higher density residential development along Lincoln Avenue between Hammondale Court and Mission Avenue, recognizing the availability of public transit along this corridor and the established pattern of development. Where development occurs, landscaped setbacks and tree planting should be required to visually reduce the “wall effect” along Lincoln Avenue. Underground parking should be encouraged to reduce overall building height and mass. Consolidation of smaller lots into larger parcels should be encouraged, in order to create more viable development sites, meet parking needs, and minimize the number of ingress/egress points to Lincoln Avenue.

Program NH-2.13B: Lincoln/San Rafael Hill Park. Pursue opportunities to develop a small neighborhood park in the northern part of the Lincoln/San Rafael neighborhood.

Policy NH-2.15: Dominican/Black Canyon Area Resources and Hazards - Proactively work to conserve and restore natural resources and reduce environmental hazards in the Dominican/Black Canyon area, including wildfire, landslide, and noise hazards.

Program NH-2.15C: Open Space Dedication. Consider offers to dedicate vacant sites, including the 17.9-acre parcel at the end of Dominican Drive (also with frontage on Glen Park Avenue), as public open space. If City ownership is infeasible, consider dedication to Marin County Parks.

Policy NH-2.17: High School Campus Plans - Facilitate communication between San Rafael City Schools and the neighborhood on issues related to traffic, parking, noise, operations, and development on the high school campus.

Program NH-2.17A: Corporation Yard Reuse. Encourage relocation of the bus/maintenance yard located on the northwest corner of the high school campus (Union and Mission), thereby allowing for development of:

- a). Affordable multi-family housing. To the extent feasible, housing on the site should serve older adults and/or School District staff. Any development on this site should maintain, enhance, and protect the view corridor down Fourth Street to the High School’s west portico.
- b). Montecito Neighborhood Park. A small neighborhood park and children’s playground should be included in any plans to repurpose school property. In the event a park is infeasible on the Union and Mission site, consider other locations on the campus where such a facility is possible, including a joint use park on the field east of the corporation yard.

If any part of the high school campus is closed or sold before the horizon of the General Plan, a priority should be placed on developing affordable housing or neighborhood parkland.

Policy NH-2.22: Bret Harte Neighborhood - Maintain Bret Harte as a great neighborhood, with continued efforts to reduce hazards, preserve open space, enhance public facilities and infrastructure, and encourage reinvestment in the existing housing stock.

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Program NH-2.22A: Bret Harte Neighborhood Priorities. Recognize the following neighborhood priorities in planning and development decisions for the Bret Harte area:
e). Continue improvements to Bret Harte Park, including hillside landscaping to prevent erosion, community art projects, shade tree maintenance, completion of restroom improvements, and replacement of the water tank while preserving the historic wooden structure that surrounds it.

Policy NH-2.24: Natural Features - Protect and enhance important natural features in the Gerstle Park area, including Mahon/San Rafael Creek, mature street trees, and community open spaces, hillsides, and woodlands.

Southeast San Rafael/Canal

Policy NH-3.2: San Rafael Canal - Promote the San Rafael Canal as a community-wide asset for public and marine-related uses. Public access and views of the water should be improved, and sensitive wildlife habitat should be protected.

Program NH-3.2A: Design Plan and Vision for the Canalfront. Continue implementation of the Canalfront Conceptual Design Plan, including circulation and access improvements and development of a waterfront paseo.

Policy NH-3.7: Recreational Boat Facilities - Maintain existing recreational boat launch facilities along the Canal unless the demand for such facilities no longer exists or adequate substitute space can be provided. Encourage the addition of boat launch facilities, boat trailer parking, and sewage pump out facilities where appropriate.

Program NH-3.7A: Public Boat Launching Facilities. Promote the addition of public boat launching facilities for small non-motorized watercraft such as kayaks at Beach Park and the Montecito Shopping Center.

Policy NH-3.13: Canal Public Safety - Work with the Canal community to identify and respond to public safety needs. This should include capital improvements such as improved street lighting, repaired sidewalks, a police sub-station, and better relationships between residents, businesses, and law enforcement.

Policy NH-3.14: Public Facilities - Prioritize citywide public facility investment in the Canal neighborhood, recognizing the greater needs for parks, child care, libraries, public safety, schools, employment development, and social services in the community; its vulnerability to hazards, public health emergencies, and economic stress; and its high concentration of children and very low income and immigrant households.

Program NH-3.14A: Bellam/Windward Park. Pursue development of a neighborhood park on publicly owned land at the southeast corner of Bellam Boulevard and Windward Way, or on an equivalent publicly-owned property in this area.

Program NH-3.14B: Community Meeting Space. Meet the need for affordable meeting and activity space, both at the Albert Boro Community Center and through the development

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of additional community facilities in new development. Incentives and density bonuses should be provided for private/non-profit development that sets aside space for neighborhood-based activities such as child care, education, and job training.

Policy NH-3.19: Libraries and Community Programs - Continue to invest in and expand library facilities at the Albert J Boro Community Center. Support continuing programs at this facility and at other facilities serving the Canal community, including bilingual and ESL classes, pre-school, and after school programs.

Program NH-3.19A: Youth and Family Services. Prioritize additional programs for youth and families in the Canal area, including child care and more activities for young people.

Policy NH-3.24: Canalways - Recognize the potential for the Canalways site to achieve multiple goals, including habitat conservation, wetland restoration, sea level rise adaptation, and provision of affordable housing, along with creation of additional jobs, economic activity, and tax revenue. The City supports a plan for the site that balances conservation and development objectives. Development should be beneficial for the surrounding community, protect the site's environmental resources, and be responsive to natural hazards. In general, development should be located in upland areas that are not critical habitat for endangered species.

Program NH-3.24A: Canalways Conservation and Development Plan. Encourage preparation of a Canalways Conservation and Development Plan by the landowners. Such a Plan could become the basis for defining the developable area and permitting and defining additional land uses. The first step of this process should be a biological assessment and updated delineation of wetlands.

North San Rafael

Policy NH-4.2: North San Rafael Town Center - Strengthen the role of the North San Rafael Town Center as an attractive, thriving heart for the North San Rafael community: an economically viable centerpiece of commerce and activity with diverse activities for persons of all ages.

Program NH-4.2B: Outdoor Gathering Places. Include outdoor public places that support community activities and entertainment such as a public plaza for periodic arts and cultural events, outdoor cafes with music, restaurants with sidewalk or patio dining, children's play areas, teen-centered spaces, and other uses that provide outdoor seating. Design of retail spaces should be flexible enough to support these types of activities in the future.

Policy NH-4.7: Terra Linda Community Improvements - Invest in upgraded community facilities in Terra Linda, including places for youth, families, and older adults to gather and explore their interests.

Program NH-4.7A: Community Improvements. Consider the following improvements in the Terra Linda area:

- a) Modernization of the Terra Linda Community Center to meet current and future needs
- b) Additional recreation facilities for youth, such as a teen center or skate park

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- c) Upgraded pocket parks along Freitas Parkway (Arbor, Munson, and Hillview), linked to a broader effort to restore Gallinas Creek (see next policy)
- e) Implementation of North San Rafael Promenade improvements, especially between the Community Center and Freitas Parkway to encourage access by foot and bike
- f) Improved pedestrian walkways connecting Terra Linda streets
- g) Additional public recreational opportunities at School District-owned sports fields, such as those at Santa Margarita School
- h) Safety improvements to infrastructure

Policy NH-5.1: San Pedro Peninsula - Maintain the San Pedro Peninsula as an attractive, residential area with scenic waterfront and open space amenities, quality community services and facilities, protected environmental resources, and continued improvements to public safety and emergency preparedness. Work with Marin County to address issues of mutual concern to the City, County, and residents of incorporated and unincorporated areas, including flooding, speed enforcement, and sidewalk and median maintenance on Point San Pedro Road.

Program NH-5.1B: Community Center. Explore opportunities to create a public community center that can serve as a location for programs, recreational services, community events, and emergency preparedness/response. This should include opportunities created at such time that the San Rafael Rock Quarry/McNear Brickyard ceases operations and is planned for reuse.

Policy NH-5.3: Maintenance of Public Facilities and Infrastructure - Maintain and enhance City infrastructure and public facilities serving the Peacock Gap neighborhood.

Program NH-5.3A: Environmental Quality Improvements. Ensure that City properties and infrastructure are maintained in a way that protects environmental quality, reduces hazards, and protects the quality of life. This should include maintenance of stormwater pumps at Riviera Drive and Point San Pedro Road, implementing best practices for reducing siltation and improving water quality in the Peacock Gap Lagoon, renovating and maintaining Peacock and Riviera Parks, and continuing efforts to improve roads and other infrastructure.

Policy NH-5.4: Loch Lomond Marina - Maintain and enhance the Loch Lomond Marina and adjacent properties as a community asset, new neighborhood and commercial center, and gathering place and recreational amenity for the San Pedro Peninsula. Conditions of approval and provisions of the amended Master Plan for the Village at Loch Lomond Marina shall be honored as work on the project continues.

Program NH-5.4A: Completion of Village Improvements. Pursue timely completion of the Village at Loch Lomond Marina project consistent with approved plans, as amended. This should include:

- c) Completion of recreational improvements, including a kayak dock and launch ramp and public access improvements in the center plaza.
- e) Completion of the pedestrian access path.
- g) Installation of a bird viewing area and interpretive signage.

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Program NH-5.4C: Common Area Maintenance. Continue to maintain publicly-accessible parks, shoreline areas, and a marina green through a community facilities (Mello-Roos) district.

Policy NH-5.7: San Rafael Rock Quarry and McNear Brickyard Long-Term Plans - If operations cease during the timeframe of this Plan, consider annexation and redevelopment of the San Rafael Rock Quarry and McNear Brickyard, taking into account the following:

- d) Create a public use park band along the existing shoreline averaging at least 100 feet in width linking McNears Beach with the public walkway along Point San Pedro Road, as approved by the Bay Conservation and Development Commission.
- e) Consider opportunities for multi-use community facilities serving residents of the San Pedro Peninsula and beyond, such as a center for the arts, education, and the environment.

Program NH-5.7B: Shoreline Use. Use the development review process to establish a bay frontage linear park that connects McNear Beach to the existing shoreline walkway along Point San Pedro Road. The park should incorporate sea level rise adaptation measures.

Community Design and Preservation Element

The Community Design and Preservation Element of the *General Plan 2040* analyzes the key characteristics that contribute to San Rafael's identity and image and provides goals, policies, and programs to guide the City's built form over the next 20 years. The City's park and recreation network contributes to the City's image and livability. Of special interest to the *Citywide Parks and Recreation Master Plan*, the Community Design and Preservation Element discusses the opportunity to build upon historic designation and preservation of historic parks in San Rafael, including Gerstle Park and Falkirk Cultural Grounds.

Goal CDP-1: A Beautiful City - Preserve and strengthen San Rafael's natural and built features to enhance the appearance and livability of the city.

Policy CDP-1.1: City Image - Reinforce San Rafael's image by respecting the city's natural features, protecting its historic resources, and strengthening its focal points, gateways, corridors, and neighborhoods.

Policy CDP-1.4: Waterfront Identity - Strengthen San Rafael's identity as a waterfront city, providing improved visual and physical access to San Pablo Bay, San Rafael Bay, and the San Rafael Canal.

Program CDP-1.4A: Canalfont Design Plan. Implement the Canalfont Conceptual Design Plan (2009) recommendations. Development near the shoreline should maximize views to the water and public access to the shoreline.

Program CDP-1.4B: Canal Promenade. Pursue development of a continuous pathway or promenade along the Canal waterfront.

Goal CDP-2: A Sense of Place - Strengthen San Rafael's sense of place.

Policy CDP-2.1: Neighborhoods, Districts, and Centers - Strengthen San Rafael's identity as a community of unique centers, neighborhoods, corridors, and districts. Design decisions should

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maintain Downtown as a historic, walkable center; preserve the integrity and character of residential neighborhoods; and improve the appearance and function of mixed use districts such as the North San Rafael Town Center.

Policy CDP-2.3: Neighborhood Identity and Character - Recognize, preserve, and enhance the positive qualities that shape neighborhood identity. Development standards should respect neighborhood context and scale and preserve design elements that contribute to neighborhood livability. Standards should also provide the flexibility for innovative design and new types of construction. Code enforcement and City programs should maintain community standards and the integrity of buildings and landscapes.

Program CDP-2.3A: Code Enforcement. Maintain code enforcement and nuisance abatement programs to address litter, illegal dumping, unlawful storage, and property maintenance issues.

Goal CDP-3: Attractive Streets and Public Spaces - Create streets, public spaces, and civic buildings that add value to private property, promote environmental sustainability, and contribute to San Rafael's visual quality and identity.

Policy CDP-3.1: Plazas and Active Public Spaces - Encourage the integration of public space—or private space that is available for public use—in larger-scale commercial, civic, and mixed use development. Such spaces should be designed and operated so that they can be easily maintained, remain safe and attractive, and contribute positively to the community.

Program CDP-3.1A: Activation of Public Space. Encourage activities such as farmers markets and performances in public spaces to enhance their usefulness and role as community gathering space.

Policy CDP-3.4: Landscape Maintenance - Prioritize landscape maintenance along the city's most heavily traveled roadways and gateways. Control costs by using low-maintenance materials, removing litter, and avoiding deferred maintenance. Operational practices should support the City's commitment to water conservation, fire prevention, and reduced use of toxic materials.

Program CDP-3.4A: Landscape Stewardship. Encourage partnerships with neighborhoods and civic organizations to maintain and improve the city's landscaped areas.

Policy CDP-3.6: Wayfinding and Directional Signage - Encourage the use of consistent graphic conventions and logos for City signs, including gateway signs and wayfinding signs.

Program CDP-3.6A: Downtown Wayfinding. Implement the signage recommendations in the 2018 Downtown Parking and Wayfinding Study to direct people to historic and cultural resources, public facilities, parks, shopping areas, parking, and key destinations. Consider wayfinding signage in other parts of the city, such as Northgate, the Point San Pedro area, and the Canal.

Goal CDP-5: Protection of Cultural Heritage - Protect and maintain San Rafael's historic and archaeological resources as visible reminders of the city's cultural heritage.

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Policy CDP-5.1 Historic Buildings and Areas - Preserve buildings and areas with special and recognized historic, architectural or aesthetic value, including but not limited to those on the San Rafael Historical/Architectural Survey. New development and redevelopment should respect architecturally and historically significant buildings and areas.

Policy CDP-5.2 Inventorying Historic Resources - Maintain and periodically update inventories of local historic resources, using methods that are consistent with state and federal criteria. Balance these criteria to reflect local values and avoid unreasonable constraints on property rights. Historic resources may include sites associated with important historic events or people, archaeological resources, and landscape elements, in addition to older buildings.

Program CDP-5.2B: Inventory Update. Regularly update the City's Historical/Architecture Survey, which is an inventory of buildings of architectural value, historic buildings and/or districts and historic elements such as signs, monuments, and gates. A priority should be placed on neighborhoods with large concentrations of older structures, as well as areas most likely to experience development pressure in the future.

Policy CDP-5.3: Districts - Encourage the formation of historic or architectural conservation districts in areas where important historic resources are concentrated and where there is property owner and community support for such designations. Such districts should provide for preservation, restoration, and greater awareness of the resources they contain, while providing financial and property tax incentives for property owners.

Policy CDP-5.4: Preservation Incentives - Create innovative incentives that encourage stewardship of San Rafael's historic resources. Incentives should be enacted before (or concurrently with) placing additional restrictions on historic properties, to ensure that preservation makes economic sense.

Program CDP-5.4B: Local Financial Incentives. Pursue the following financial incentives to support historic preservation activities:

(e) Establishment of a nonprofit trust whose function is to restore, maintain, and lease publicly owned historic buildings (such as Falkirk Mansion and the Boyd Gatehouse).

Policy CDP-5.5: Adaptive Reuse - Encourage the adaptation and reuse of historic and older buildings as a way to preserve San Rafael's heritage, especially where the original use of the building is no longer viable.

Program CDP-5.5A: California Historic Building Code. Use the State historic building code to relieve historic buildings from modern code requirements, thus making it easier to reuse the building. Explore other incentivizes or code changes that allow interior spaces in older buildings to be more easily and affordably updated.

Policy CDP-5.6: Protecting the Integrity of Historic Properties - Ensure that modifications to designated historic properties, including additions, alterations, and new structures, are visually compatible with the property's contributing features, as defined by the San Rafael Municipal Code.

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Program CDP-5.6C: Landscapes and Natural Features. Consider landscapes, gardens, mature trees, and natural features as contextually relevant when defining historic value. Encourage the preservation of such features when they are determined to be significant.

Policy CDP-5.7: Maintenance of Historic Properties - Strongly support the maintenance of historic properties and avoid their deterioration to the point where rehabilitation is no longer feasible (e.g., “demolition by neglect”).

Policy CDP-5.8: Preservation Advocacy - Encourage local preservation efforts by community organizations. Provide technical support to such groups and encourage their participation in City-sponsored preservation activities.

Program CDP-5.8B: Volunteers. Engage volunteers in historic surveys and similar activities to the greatest extent feasible, with professional assistance as needed.

Program CDP-5.8C: Public Events and Social Media. Encourage local preservation advocacy organizations to produce events, publications, social media, and exhibits about the historic resources that exist in San Rafael.

Policy CDP-5.9: Preservation Education - Encourage historic preservation activities and programs that heighten awareness of historic resources and the ways that architecture and landscape define the city’s character.

Program CDP-5.9A: Preservation Reference Materials. Support the efforts of local organizations to maintain and expand collections of historic photographs, artifacts, books, media, oral histories, and other resources, and to make these materials available through on-line archives.

Conservation and Climate Change Element

The Conservation and Climate Change Element addresses management of the City’s natural resources and prepares for San Rafael’s resource management through a changing climate. Of special interest to the *Citywide Parks and Recreation Master Plan*, the Conservation and Climate Change Element promotes reduction of water use, replacing inefficient irrigation systems, conserving energy in municipal buildings, and promoting environmental education through programming and public events.

Goal C-1: Supporting Our Natural Communities - Protect, restore, and enhance San Rafael’s environment and natural communities.

Policy C-3.8: Water Conservation - Encourage water conservation and increased use of recycled water in businesses, homes, and institutions. Local development and building standards shall require the efficient use of water.

Program C-3.8E: Reducing Municipal Water Use. Reduce water use for municipal operations through water-efficient landscaping, maintenance of irrigation equipment, replacement of inefficient plumbing fixtures, and using recycled water where available and practical.

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Policy C-3.9: Water-Efficient Landscaping - Encourage—and where appropriate require—the use of vegetation and water-efficient landscaping that is naturalized to the San Francisco Bay region and compatible with water conservation, fire prevention and climate resilience goals.

Program C-3.9A: Demonstration Gardens. Maintain the Falkirk demonstration gardens illustrating xeriscaping principles and drought-tolerant plant materials.

Policy C-4.1: Renewable Energy - Support increased use of renewable energy and remove obstacles to its use.

Program C-4.1E: Municipal Buildings. Wherever feasible, incorporate renewable energy technology such as solar, cogeneration, and fuel cells, in the construction or retrofitting of City facilities. Continue use of MCE Deep Green (100% renewable) power.

Policy C-5.7: Climate Change Education - Continue community education and engagement in climate and sustainability efforts.

Program C-5.7D: Promote Sustainability Efforts. Promote sustainability and climate change awareness through education, publications, the City's website, community organizations, and special events such as Earth Day and an annual Green Festival.

Parks, Recreation, and Open Space Element

The Parks, Recreation, and Open Space Element of the *General Plan 2040* is a guiding factor for the *Citywide Parks and Recreation Master Plan*. The goals, policies, and programs put forth in this Element plan for the future of the City's recreation network and inform all aspects of the City's first parks and recreation master plan. Of interest to the *Citywide Parks and Recreation Master Plan*, this element identifies service area gaps in the provision of parks in the Montecito/Dominican, West End/Fairhills, and Lincoln/San Rafael Hill neighborhoods. This element also identifies preliminary priorities to improve the City's recreation network, below:

- Update (or prepare) site master plans for all neighborhood and community parks.
- Continue park revitalization consistent with recent efforts at Albert Park and San Rafael Community Center - Explore opportunities for public-private partnerships to refurbish existing community center and athletic fields; develop new Main Library; develop new recreational facilities; improve habitat and bike/ped facilities along Mahon Creek
- Refurbish community center at Terra Linda Park
- Improve branch library, refurbish fields, shoreline path improvements, and provide sea level rise adaptation strategies at Pickleweed Park and Albert J. Boro Community Center
- Pursue new uses for Boyd Gatehouse and park/trail improvements on site that continue up San Rafael Hill at Boyd Memorial Park
- Continue to expand and improve shoreline path network and implement interpretative signage plans at Jean and John Starkweather Shoreline
- Complete North San Rafael promenade improvements, including plans for Munson Park and restoration of Gallinas Creek
- Improve access from Gerstle Park, Bret Harte Park, Russom Park and other parks adjacent to open space areas for hiking

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- Consider additional opportunities for a public pool south of Puerto Suello Hill
- Extend trail network consistent with the Bicycle and Pedestrian Master Plan, including a continuous north-south greenway

This Element additionally lists the following as potential locations for new public parks in the City:

- The City-owned site at the southeast corner of Bellam Boulevard and Windward Way in the Canal neighborhood
- The corporation yard at the southern edge of the Montecito/Happy Valley neighborhood
- Partnership opportunities with Dominican University for a park provision in the Dominican/Black Canyon neighborhood
- The Lincoln/San Rafael Hill neighborhood

The following goals, policies, and programs of the *General Plan 2040* relate directly to the *Citywide Parks and Recreation Master Plan*.

Goal PROS-1: Quality Parks for All to Enjoy - Sustain high quality parks that meet the recreational needs of all those who live and work in San Rafael.

Policy PROS-1.1: Park Classification - Maintain a system of community, neighborhood, pocket, and special use parks. These parks should be complemented by larger region-serving parks and open spaces, and by school recreation areas.

Program PROS-1.1A: Parks and Recreation Master Plan. Prepare a Parks and Recreation Master Plan, including citywide recommendations for park management, operations, facility development, potential acquisition, and recreation service delivery, as well as recommendations for each City-owned park.

Program PROS 1.1B: Capital Improvement Program. Use the Capital Improvement Program to identify funding sources and timing of parks and recreation capital projects.

Policy PROS-1.2: Per Capita Acreage Standard - Maintain a citywide standard of 4.0 acres of improved park and recreation land per 1,000 residents.

Program PROS-1.2A: Municipal Code Amendment. Modify Chapter 15.09 of the Municipal Code to establish a general standard of 4.0 acres of improved parkland per 1,000. Adjust the formulas for dedication of land to reflect this standard.

Program PROS-1.2B: Park In Lieu Fees. Periodically adjust park in-lieu fees to reflect the prevailing costs of land and facilities. Any increases to existing fees should be developed through a public process in which potential cost impacts on development feasibility are disclosed and measures to offset impacts on housing costs are considered.

Policy PROS 1.3: Distribution of Parks - Strive for a balanced distribution of neighborhood and community parks across the city. When planning new parks, prioritize areas that lack existing parkland or outdoor space, and have higher needs due to higher housing densities and social and economic conditions.

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Program PROS-1.3A: New Parks. Develop additional parks and playgrounds in areas with unmet needs and in areas experiencing growth. Opportunities to create new parks within new development and on underutilized public land should be pursued.

Program PROS-1.3B: Parks on Former School Sites. Work with San Rafael City Schools and the Miller Creek School District to identify ways to acquire on-site recreational facilities in the event that school properties are closed, leased, or offered for sale. (see also Policy LU-1.16 on school site reuse)

Program PROS-1.3C: Adaptation Projects. Incorporate shoreline access and new recreational amenities in sea level rise adaptation and flood risk reduction projects where feasible.

Policy PROS-1.5: Park Image and Identity – Create a positive image of the City’s park and open space system.

Program PROS-1.5A: Branding and Signage. Develop and implement consistent branding, wayfinding, and interpretive signage for San Rafael’s parks that identify park and open space properties and help the public locate, navigate, and understand them. Park signage should be attractive, durable, and contribute to civic pride and identity.

Policy PROS-1.6: Park Improvements - Regularly upgrade and modernize San Rafael’s parks to meet the recreational needs of the community and replace aging or deficient facilities.

Program PROS-1.6A: Needs Assessment. Conduct a needs assessment as part of a Parks and Recreation Master Plan. Recreational facility needs should be periodically reevaluated in response to trends, demographics, and changing conditions.

Program PROS-1.6B Park Improvements. As part of the Parks and Recreation Master Plan, prepare plans to improve neighborhood and community park facilities. Seek funding to implement these plans.

Policy PROS-1.7: Athletic Field Design - Encourage athletic field design which maximizes versatility, cost-efficiency, and the ability to use fields year-round.

Program PROS-1.7A: Field Improvements. Evaluate local athletic fields as part of a Parks and Recreation Master Plan. Develop design and capital facility recommendations for athletic fields based on the findings.

Policy PROS-1.10: Historic Preservation and Parks - Incorporate historic and cultural resources into the City park system, including publicly-owned historic homes and the grounds around them. Where public operation of such properties is infeasible, encourage their management, operation, and programming by non-profit organizations.

Policy PROS-1.12: Joint Use - Encourage formal agreements with the School Districts that allow for the joint development, maintenance, and use of school facilities for recreational use when schools are not in session. Agreements should also address access to school parking lots for sporting events and other measures to minimize the impacts of joint use on nearby neighborhoods.

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Program PROS-1.12A: Joint Use Agreements. Work with San Rafael City Schools and the Miller Creek School District to formalize joint use agreements for parks, playgrounds, sports fields, and other school facilities.

Policy PROS-1.15: Park Maintenance - Provide a high level of maintenance that allows San Rafael's parks and open spaces to fully meet recreational needs and serve as valued community assets.

Program PROS-1.15A: Cost Considerations in New Projects. Consider maintenance and long-term operating costs when developing any new facility or modernizing an existing facility. Funding mechanisms for maintenance should be identified for every capital project.

Program PROS-1.15B: Park Stewardship. Encourage "adopt a park" programs and other stewardship initiatives that engage volunteers in park clean-up, maintenance, invasive plant removal, and other improvements. Explore agreements with the Downtown Streets Team and similar organizations to maintain park and open space areas.

Policy PROS-1.16: Funding - Pursue diverse funding sources for park improvement and maintenance.

Program PROS-1.16A: Park Funding Strategy. Seek new and ongoing sources of funds for park development and maintenance, including grants, foundations, bonds, taxes and assessment districts, impact fees, contributions from "Friends" organizations, renewal of Measure A, private donations and land dedications, public/private joint ventures, the Capital Improvement Program, and all other available means.

Program PROS-1.16B: Naming Rights and Sponsorships. Explore opportunities to generate revenue through naming rights, sponsorships, and charitable giving.

Program PROS-1.6C: Sale, Lease, or Contractual Agreements. In the event City-owned park or open space land is sold or leased in the future, require that the proceeds are appropriately used to support park improvements, maintenance, or operating costs.

Policy PROS-1.17: Public-Private Partnerships - Consider the use of public-private partnerships to rehabilitate, activate, and expand parks and community facility space. Where appropriate and consistent with the community's vision, this could include more intensive and varied uses of parkland, provided that the integrity of the open space is retained.

Policy PROS-1.18 Sustainable Park Operations - Encourage sustainable park management and operations that enhance the role of parks as green infrastructure and part of the City's climate resilience strategy. Parks should be managed to enhance their value as biological resources, natural habitat, and part of San Rafael's urban forest.

Program PROS-1.18A: Sustainable Design. Incorporate sustainability principles such as reduced water and energy, use of recycled and non-toxic materials, stormwater capture, and carbon sequestration, in the design and construction of park facilities and grounds. Where feasible, parks should also support the City's wildfire prevention and sea level rise adaptation

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strategies, and be designed to maximize accessibility by pedestrians, bicyclists, and transit users.

Goal PROS-2: Excellence in Recreational Programming - Provide accessible, affordable recreation programming that is responsive to public needs, activates parks for safe and inclusive community use, and promotes fitness, health, knowledge, and cultural understanding.

Policy PROS-2.1: Meeting Diverse Needs - Ensure that recreational programs and facilities meet the needs of all San Rafael residents, but most particularly young children, youth, and older adults.

Program PROS-2.1A: Age-Specific Programs. Provide facilities and programs that are specifically designed to meet the needs of children, teens, and older adults, as well as those designed for intergenerational participants.

Program PROS-2.1B: Cultural Competency. Provide culturally competent and inclusive programming that reflects the diversity of San Rafael's population.

Policy PROS-2.2: Responding to Changing Community Needs - Continually adapt recreational programs to meet changing community needs and interests.

Program PROS-2.2A: Program Evaluations. Monitor and evaluate participation in the City's recreational programs and use this information when developing new programs.

Program PROS-2.2B: Surveys. Conduct periodic surveys in multiple languages to evaluate recreational needs in neighborhoods and the city as a whole (see also Program EDI-1.3B on multi-lingual, culturally competent surveys).

Policy PROS-2.3: Coordinated Programming - Work with local public schools, the County of Marin, sports leagues and athletic associations, community service organizations, and other agencies to provide complementary and mutually supportive programming. Joint ventures with other service providers should be encouraged where appropriate.

Policy PROS-2.4: Social Services - Enhance, and where feasible expand, child care and social services for older adults through the City's parks, schools, and community centers.

Program PROS-2.4A: Operating Hours. Maintain operating hours that meet public needs and accommodate activities such as child care and after school care.

Policy PROS-2.5: Recreation and Health - Provide programs and activities that contribute to physical and mental health, personal growth, and the leisure time needs of San Rafael residents.

Policy PROS-2.6: Local Partners - Engage local artists, athletes, craftspeople, health and fitness workers, creative professionals, and others in the delivery of recreational classes and programs.

Program PROS-2.6A: User Fees. Recover a portion of recreational program costs through user fees, facility rentals, and other direct charges for public use. Provisions to reduce fees for non-profit organizations and low income and special needs patrons should be included.

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Policy PROS-2.7: Community Events - Encourage special events, festivals, street fairs, and community programs that build civic unity and bring residents of different backgrounds together.

Policy PROS-2.8: Community Gardens - Continue to support and maintain community gardens and look for ways to sustain such gardens such as providing recycled water, compost, tools, and storage sheds.

Policy PROS-2.9: Environmental Education - Pursue opportunities for environmental education in parks and open spaces, including classes and programs, interpretive trails and boardwalks, and plaques and markers that raise awareness of nature and climate change.

Policy PROS-2.10: Community Centers - Recognize the role of parks and community centers in supporting community resilience and emergency preparedness.

Goal PROS-3: Protected, Well Managed Open Space - Manage San Rafael's open spaces for all to enjoy.

Policy PROS-3.8: Trails - Encourage the development and maintenance of trails within and between open space areas. Trails should be designed and maintained in an environmentally sensitive manner and should provide safe and secure routes for a variety of users.

Program PROS-3.8B: Trails Master Plan. Pursue grant funding and develop a Trails Master Plan, including provisions to improve access and signage to park and open space areas from San Rafael neighborhoods and balance the needs of different trail user groups. The Master Plan should include recommendations for new and enhanced trails, minimizing wildlife and habitat impacts, use guidelines for a variety of users, signage, surface materials, maintenance, compliance with trail rules, and staging areas. The Plan should incorporate the "greenway" improvements from the Bicycle and Pedestrian Master Plan, as well as plans for the Bay Trail, Canal walkway, North San Rafael promenade, and "water" trails for kayaks in San Francisco Bay. San Rafael's network of neighborhood paths, stairways, and mid-block walkways also should be included.

Safety and Resilience Element

The Safety and Resilience Element of the *General Plan 2040* touches on the protection of life and property from hazards. These hazards include natural hazards such as earthquakes and wildfire, and human-caused hazards such as those related to hazardous materials and their transport and disposal. This Element also addresses hazards related to climate change and emergency preparedness. Regarding the *Citywide Parks and Recreation Master Plan*, this element supports the safety and resilience of the City's recreation facility buildings.

Goal S-2: Resilience to Geologic Hazards - Minimize potential risks associated with geologic hazards, including earthquake-induced ground shaking and liquefaction, landslides, mudslides, erosion, sedimentation, and settlement.

Policy S-2.3: Seismic Safety of Existing Buildings - Encourage the rehabilitation or elimination of structures susceptible to collapse or failure in an earthquake. Historic buildings shall be treated in accordance with the Historic Preservation Ordinance and Historic Building Code.

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Program S-2.3A: Seismic Safety Building Reinforcement. Enforce State and local requirements for reinforcement of existing buildings, including the city's remaining unreinforced masonry (URM) buildings.

Mobility Element

The Mobility Element plans for a “balanced, multimodal transportation network that meets the needs of all users of streets, roads and highways” in alignment with the California Government Code (Section 65302(b)). This element identifies the general location of existing and proposed major thoroughfares, transportation routes, terminals, airports, and ports, and plans for a transportation network that supports San Rafael's community. Related to the *Parks and Recreation Master Plan*, this element supports pedestrian mobility and trail networks – an identified priority. The goals, policies, and programs that relate directly to the *Citywide Parks and Recreation Master Plan* follow.

Goal M-3: Cleaner Transportation - Coordinate transportation, land use, community design, and economic development decisions in a way that reduces greenhouse gas emissions, air and water pollution, noise, and other environmental impacts related to transportation.

Policy M-3.7: Design Features that Support Transit - For projects located in or near transit hubs such as Downtown San Rafael, incorporate design features that facilitate walking, cycling, and easy access to transit.

Goal M-6: Safe Walking and Cycling - Encourage walking and bicycling as safe, pleasurable, healthful ways to travel.

Policy M-6.1: Encouraging Walking and Cycling - Wherever feasible, encourage walking and cycling as the travel mode of choice for short trips, such as trips to school, parks, transit stops, and neighborhood services. Safe, walkable neighborhoods with pleasant, attractive streets, bike lanes, public stairways, paths, and sidewalks should be part of San Rafael's identity.

Program M-6.1A: Bicycle and Pedestrian Master Plan Implementation. Maintain San Rafael's Bicycle and Pedestrian Master Plan (BPMP) and update the Plan as required to ensure eligibility for grant funding. The BPMP should be a guide for investment in pedestrian and bicycle infra-structure, and for programs to make walking and cycling a safer, more convenient way to travel.

Policy M-6.2: Pedestrian and Bicycle Safety - Identify, prioritize, and implement pedestrian and bicycle safety improvements to reduce collisions and injuries, and eliminate fatalities.

Program M-6.2D: Safe Routes Programs. Work collaboratively with local schools to implement Safe Routes to School programs. Explore similar programs to promote safe routes to parks, work, services, and transit, as well as safe routes for seniors.

Policy M-6.3: Connectivity - Develop pedestrian and bicycle networks that connect residents and visitors to major activity and shopping centers, existing and planned transit, schools, and other neighborhoods. Work to close gaps between existing facilities. Funding and prioritization for projects should consider relative costs and benefits, including such factors as safety, number of potential users, and impacts on parking.

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Program M-6.3A: Implementation of Pathway Improvements. Implement the major pedestrian and bicycle pathway, intersection, and lane improvements included in adopted City plans, including:

- Restoration of pedestrian paths, stairways, and rights-of-way, particularly in the “inner ring” neighborhoods around downtown

Policy M-6.4: Urban Trails Network - Identify, renovate, improve, and maintain an urban trails network to encourage walking and appreciation of historical and new pathways.

Program M-6.4A: Urban Trails Master Plan. As part of a citywide Trails Master Plan, include an “urban trails” component with maps and descriptions of existing and potential urban trails in San Rafael. Urban trails to be identified include, but are not limited to, historic neighborhood stairways and walkways, downtown alleyways, park pathways, and creekside paths. Identify potential funding sources for projects identified in the Plan and include the projects in the Capital Improvements Program.

Policy M-6.7: Universal Design - Design and construct bicycle and pedestrian facilities to serve people of all ages and abilities, including children, seniors, families, and people with limited mobility.

Program M-6.7A: ADA Compliance. Continue efforts to improve access for those with disabilities, including compliance with Federal and State accessibility requirements.

Policy M-6.8: Pedestrian and Bicycle Programming - Continue programs and activities to encourage walking and cycling.

Program M-6.8C: Maintenance of Pedestrian and Bicycle Facilities. Develop a program for prioritizing and funding the maintenance of existing pedestrian and bicycle facilities based on use, connectivity, and facility conditions.

Community Services and Infrastructure Element

The Community Services and Infrastructure Element of the *General Plan 2040* addresses systems vital to San Rafael’s future – schools, libraries, law enforcement, fire and emergency medical services, water, sewer, storm drainage, solid waste, energy, and telecommunication facilities in the City. The City must provide high-quality community services and well operated and maintained infrastructure, including those within the City’s park, recreation, and recreation facility network and programming provisions. The following goals, policies, and programs of this element relate to the *Citywide Parks and Recreation Master Plan*.

Goal CSI-1: Educational Excellence - Promote excellent schools and high-quality, equitable education.

Policy CSI-1.1: Educational Programs - Collaborate with schools to foster educational programs and opportunities that benefit the community.

Program CSI-1.1A: Communication. Maintain regular communications with the School Districts, including periodic joint City Council/School Board meetings, to foster collaboration and address issues of mutual interest.

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Program CSI-1.1B: Partnerships with Schools. Participate in public and private school initiatives to educate students about local issues and City government.

Program CSI-1.1C: Higher Education. Expand partnerships with Dominican University, the College of Marin, and other nearby colleges and universities to support local education and lifelong learning.

Policy CSI-1.2: Schools as Community Hubs - Collaborate with schools to provide greater public access to school facilities for neighborhood and community activities.

Program CSI-1.2A: Joint Use Agreements. Develop joint use agreements with the School Districts and other local academic institutions to improve community access to facilities for recreation, child care, and/or community events.

Policy CSI-1.4: Lifelong Learning - Offer programs and classes that provide the whole community with opportunities for lifelong learning (i.e., opportunities to continue learning beyond formal education and job training).

Program CSI-1.4A: City Programs and Classes. Continue to offer a variety of City-sponsored leisure, recreation, education, and personal enhancement courses and programs for all age groups. Regularly assess participation and public opinion to determine interest and support.

Goal CSI-2: Modern, Welcoming Libraries that Meet Community Needs - Enhance library services and facilities to meet the informational and recreational needs of the community.

Policy CSI-2.1: Library Facilities - Improve library facilities to meet current and future needs and recognize the changing role of libraries in community life.

Program CSI-2.1A: New Main Library. Fund, develop, and construct a new Main Library designed to provide adequate space for collection materials, City programs, public meeting rooms and technology, seating for visitors, and services for special user groups such as children and teens. Develop adaptive reuse plans for the historic Carnegie Library as part of library planning.

Policy CSI-2.4: Libraries as Community Centers - Promote programs and events that affirm the role of the City's libraries as community gathering places and a setting for the open exchange of ideas and information. When planning for library modernization or replacement, include dedicated space for community activities and opportunities for complementary uses such as child care.

Program CSI-2.4A: Focused Services. Provide dedicated library programs for children, youth, older adults, and Spanish-speaking residents. Provide other services, such as free internet access and electrical power during an emergency.

Goal CSI-4: Reliable, Efficiently Managed Infrastructure - Support reliable, cost-effective, well-maintained, safe and resilient infrastructure and utility services.

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Policy CSI-4.1: Capital Investment - Provide for ongoing, preventative maintenance of infrastructure and timely replacement, repair, and upgrading of City equipment.

Program CSI-4.1A: Capital Improvement Programming. Maintain and regularly update a multi-year Capital Improvement Plan (CIP) covering City owned and operated infrastructure and public facilities. Seek the input of other local service providers (MMWD, LGVSD, etc.) when preparing the City's CIP and encourage these agencies to seek City input as they prepare their own CIPs.

Program CSI-4.1B: Funding for Maintenance and Capital Costs. Consider ways to improve the reliability of maintenance funding, such as establishing a reserve fund or voter-approved parcel taxes and special assessments. Identify potential funding sources for unmet and anticipated future capital project needs, such as grants, bond measures, and impact fees.

Program CSI-4.1C: Community-Supported Services. Consider community-supported (e.g., cooperative) services as an alternative to bring fundamental service upgrades to neighborhoods and managing capital costs.

Goal CSI-5: Sound Municipal Financial Practices - Maintain sound financial practices and sufficient revenue sources to provide high quality City services.

Policy CSI-5.6: Public-Private Partnerships - Explore public-private partnerships as a way to develop community facilities or achieve other community benefits (for example, public parking, affordable housing, pedestrian paths, and child care in new development projects).

Arts and Culture Element

The arts are an essential part of San Rafael's identity, making the City an interesting and livable community. The Arts and Culture Element of the *General Plan 2040* sustains the arts as an integral part of life in San Rafael and recognizes the power of the arts to connect people, promote cultural inclusion and diversity, create civic pride and a sense of community, stimulate the local economy, and inspire the creative spirit of San Rafael residents. In relations to the *Citywide Parks and Recreation Master Plan*, this element promotes City recreation programming in the arts as well as enhanced partnership between the City and arts organizations.

Goal AC-1: Arts and Culture that Enrich Community Life - Recognize the potential for the arts to enrich and inspire residents, build a sense of community, bridge differences and forge unity, attract visitors, revitalize the city, and provide economic benefit.

Policy AC-1.1: Cultural Center of Marin - Continue to promote San Rafael as the hub of arts and culture in Marin County.

Program AC-1.1B: Arts Facilities. Support and encourage efforts to improve and sustain local arts facilities, including those operated by government, non-profits, and other organizations, and recognize their role in making San Rafael a regional arts hub.

Program AC-1.2A: Falkirk Cultural Center. Promote the Falkirk Cultural Center as a venue to support and foster the arts and celebrate local culture. Seek funding to rehabilitate and improve the mansion and sustain programs through income-producing activities.

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Program AC-1.1C: Arts and Culture Master Plan. Build on the work done by the County of Marin and San Rafael-based arts organizations to create a San Rafael Arts and Culture Master Plan. All segments of the community, including residents and workers, should be encouraged to participate in this process. The Plan should promote participation of the arts community in civic life, enhance arts programming, promote cultural inclusion, and maximize opportunities for arts events. Potential funding sources for a Master Plan and its implementation should be explored. As part of this process, options for ongoing leadership and arts advocacy should be considered, potentially including an Arts Council, Commission, or similar organization.

Policy AC-1.2: Arts Programming - Encourage and support an array of cultural arts programs and activities addressing the needs and interests of the whole community.

Program AC-1.2A: City Activities. Continue to provide City-sponsored arts classes and cultural activities, including arts programs at San Rafael's community centers. Programs should be equitably distributed around the city so that they can be accessed by all residents.

Program AC-1.2B: Programs for Diverse Populations. Encourage additional inclusive arts programming for the general public, including persons of all socio-economic means, ages, ethnicities, genders, and abilities. Special emphasis should be placed on programs for youth, children, and older adults.

Policy AC-1.3: Partnerships - Promote and strengthen partnerships and collaborative arts programming with local artists, schools and institutions of higher learning, community-based organizations, the County of Marin, the private sector, and non-profit arts organizations.

Program AC-1.3A: Venues. Encourage arts groups, schools, and businesses to conduct programs in City venues. Seek opportunities for the City to use County, institutional, and private space for its arts activities.

Policy AC-1.4: Inclusive Activities - Encourage activities, entertainment and events that reflect San Rafael's diverse cultural heritage and population. Programming should be inclusive of all ages, ethnicities, genders, abilities, and socio-economic groups. Participation in the arts should be supported as a way to promote intercultural understanding, and to bridge differences and forge unity. All residents should have access to arts and cultural activities.

Program AC-1.4A: Equitable Programming. Improve cultural equity and access to arts programming among lower income and non-English speaking residents (for example, through new partnerships, training, outreach strategies, multi-lingual initiatives, and reduced fees for qualifying residents).

Policy AC-1.6: Space for the Arts - Encourage and promote the creation of public and private arts and cultural space in the city, such as galleries, theaters, indoor and outdoor performance spaces, music venues, and cultural centers.

Program AC-1.6C: Central Performance Spaces. Prioritize creation of central outdoor spaces suitable for community-wide events and performances in Downtown San Rafael, the

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Canal neighborhood, and in the North San Rafael Town Center (for example, at Northgate Mall). Provide the necessary infrastructure (electric power, etc.) for these spaces to serve their intended purpose.

Policy AC-1.7: Event Participation - Encourage public and private participation in support of arts and cultural events, including neighborhood fairs and gatherings.

Program AC-1.7A: Sponsorship of Events. Support special events that provide quality arts, cultural, and enrichment activities in locations throughout the community.

Policy AC-1.9: Arts-Supportive Environment - Create an environment that is supportive to arts professionals.

Program AC-1.9C: Showcasing Local Artists. Consider artist in residence programs, poet laureates, City-sponsored lunch concerts and similar events showcasing the work of local artists and performers.

Economic Vitality Element

The City of San Rafael offers an array of goods and services, convenient shopping, restaurants, health care, and entertainment, which create an environment that attracts new residents and new jobs. The Economic Vitality Element of the *General Plan 2040* guides the City toward a healthy and resilient economy. The following goals, policies, and programs of this element relate to the *Citywide Parks and Recreation Master Plan*.

Goal EV-1: A Healthy and Resilient Economy - Maintain a healthy and resilient local economy that attracts investment, creates jobs, and provides services for residents and visitors.

Policy EV-1.1: Quality of Life - Recognize the importance of a healthy economy to the quality of life, especially the ability to provide excellent schools, public safety services, public works, recreation, housing programs, and other government services.

Goal EV-2: A Diverse and Balanced Business Mix - Sustain a diverse and balanced local economy that provides a wide range of goods, services, and opportunities.

Policy EV-2.5: Tourism and Hospitality - Recognize and support tourism and hospitality as a significant contributor to San Rafael's economy.

Program EV-2.5C: Special Events. Encourage special events and festivals that draw visitors to San Rafael, showcase its vibrant arts and cultural scene, and have net positive effects on local businesses and City revenues. Work with local retailers to ensure they can remain open and easily accessible when these events take place.

Equity, Diversity, and Inclusion Element

The Equity Diversity and Inclusion (EDI) Element recognizes environmental justice and social equity as important issues in San Rafael and outlines the City's commitment to work toward a more just and equitable future for all residents. This element supports planning with an 'equity lens' where decisions about the allocation of future resources considers historic advantages or disadvantages that have affected residents.

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This element takes a particular look at the Canal community, or Census Tracts 1122.01 and 1122.02, as it compares to other neighborhoods in the City and acknowledges that this community has a disproportionate concentration of households facing significant socioeconomic disadvantages. In addition to addressing the Canal community, this element supports the equitable provision of park and recreation services for all community members.

Goal EDI-2: Healthy Communities and Environmental Justice - Support public health and wellness through community design in all parts of the city.

Policy EDI-2.1: Neighborhood Design for Active Living - Improve the design of San Rafael's neighborhoods to promote physical activity for all residents, including opportunities for safe walking and cycling, and walkable access to goods and services.

Program EDI-2.1A: Pedestrian and Bicycle Improvements. Implement pedestrian and bicycle improvements, as described in the General Plan Land Use and Mobility Elements and the San Rafael Bicycle and Pedestrian Master Plan. This should include improved safety features, streetscape and landscape improvements, and other improvements that make it safer, easier, and more comfortable to be physically active in San Rafael, particularly in neighborhoods with less access to these features today.

Program EDI-2.1B: Public Health as an Evaluation Metric. Consider public health data such as rates of asthma, heart disease, and obesity when prioritizing capital improvements such as bike lanes, new parks, and sidewalk improvements.

Policy EDI-2.2: Safe Space for Physical Activity - Provide safe physical spaces for children and families to play and be physically active in all neighborhoods, particularly in the Canal area and other neighborhoods where many homes lack outdoor living space.

Program EDI-2.2A: Increasing Usable Public Space. Pursue opportunities for additional programmed public outdoor space, with a priority on higher density neighborhoods. Consider the use of City-owned vacant lots or rights-of-way as improved open space.

Policy EDI-2.3: Community Health - Increase community awareness about best practices for maintaining physical and mental health. Incorporate such practices in City-sponsored activities and programs.

Program EDI-2.3A: HEAL Campaign. Participate in the Marin Countywide Healthy Eating Active Living (HEAL) campaign, supporting actions that transform the physical environment to improve health, well-being, and physical activity.

Program EDI-2.3B: Health Fairs. Encourage multilingual community health fairs and other events that raise awareness of public health among all residents. Demonstrate best practices for public health and wellness at City-sponsored activities, such as serving healthy foods and encouraging walking and bicycling to the event.

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Policy EDI-2.8: Food Access - Expand access to healthy food and nutritional choices in San Rafael through conveniently located grocery stores, small markets, farmers markets, and community gardens, particularly in lower income areas where existing fresh food options are limited.

Policy EDI-2.9: Urban Agriculture - Promote and support small-scale, neighborhood-based, food production, urban agriculture, and reliable food supply lines from regional growers.

Goal EDI-4: Equitable Service Delivery - Improve self-sufficiency and empowerment among lower income and immigrant communities through equitable access to education, health care, public safety, transportation, and social services.

Policy EDI-4.1: Prioritizing Public Investment in Disadvantaged Communities - Prioritize public investment in capital projects and public facilities that meet the needs of disadvantaged communities.

Policy EDI-4.2: Equitable Maintenance of Streets and Public Space - Ensure that street cleaning, litter removal, abatement of illegal dumping, and the repair of roads, sidewalks, streetlights and public facilities, is performed equitably across the city. Responses to reports of nuisances and violations should be performed without regard to income or tenure.

Program EDI-4.2A: Nuisance Reporting Systems. Support programs that allow residents and businesses to easily report incidences of illegal dumping, roadside garbage and litter, vandalism, graffiti, noise, smoke and fumes, and other nuisances. Maintain data on calls, responses, and follow-up activities.

Program EDI-4.2B: Security and Safety Improvements. Pursue public safety improvements, including street lighting, security cameras, better wayfinding signage, and improved sidewalk conditions, with a focus on neighborhoods with higher levels of need and fewer available resources.

Policy EDI-4.4: Public Health Equity - Promote community health services, programs, and partnerships that improve outcomes for economically disadvantaged residents, including better access to medical, mental health, and social services.

Program EDI-4.4A: Mobile Health Care. Facilitate the use of public buildings such as libraries and community centers for “pop up” health services and other activities that promote wellness.

Goal EDI-5: Access to Education and Economic Opportunity - Reduce barriers to education and economic mobility for all San Rafael residents.

Policy EDI-5.1: Child Care and Early Childhood Development - Support expanded capacity for affordable childcare and early childhood development centers in San Rafael, including City-sponsored programs.

Policy EDI-5.2: After School Activities - Provide safe, affordable after-school opportunities for children and teens, along with information on programs for members of the community who may

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be unaware of these opportunities. Work with the community to identify gaps and unmet needs, such as extended hours and weekend activities, and to increase access to services.

Goal EDI-6: An Age-Friendly Community - Enhance the quality of life for older adults in San Rafael.

Policy EDI-6.1: Planning for an Aging Population - Proactively address the needs of San Rafael's aging population through collaboration, planning, and programs. Monitor trends and data so that services are responsive to needs.

Program EDI-6.1A: Age Friendly Plan. Prepare an Age-Friendly Strategic Plan for San Rafael that identifies specific and culturally responsive actions to ensure that older adults may thrive in the community. Periodically monitor progress on Plan implementation, consistent with WHO Age-Friendly Global Network guidelines.

Policy EDI-6.3: Mobility for Older Adults - Maintain mobility options for San Rafael's older adults by providing safe streets and flexible, responsive public and private transportation services, including services specifically designed for those with mobility limitations.

Program EDI-6.3B: Universal Access. Incorporate principles of universal access in the design of public facilities, sidewalks, and outdoor spaces and buildings. Reduce risks associated with falling and improve lighting and sidewalk conditions in areas where hazards may exist.

Policy EDI-6.4: Accessible Community Services - Provide a range of convenient and accessible services for San Rafael's older adults, including health and wellness, caregiving, recreation and fitness activities, age-friendly technology, and social services.

Program EDI-6.4A: Access to Resources. Improve access to community programs and resources for older adults, including increased on-line services and technology training and partnerships with Marin County In-Home Supportive Services.

Policy EDI-6.6: Social Connections - Strengthen social connections for older adults living alone by providing accessible community activities, programs that avoid loneliness and social isolation, and demonstrating respect and value for each individual.

Program EDI-6.6A: Inclusion and Participation Initiatives. Provide opportunities for social connections, including discounted or free community events, intergenerational programs (for example, pairings of students and older adults), mental health services, multicultural programs, and working with organizations such as Marin Villages to engage and empower older adults.

II. DOWNTOWN PRECISE PLAN, 2021

Introduction

The San Rafael *Downtown Precise Plan*, adopted in 2021, provides a 20-year roadmap for the City to achieve goals of increasing housing diversity and equity, improving walkability and transportation options, and advancing resiliency to climate change, within the City's downtown planning area. This *Precise Plan* implements the community's vision to create opportunities for reinvestment and future development that is feasible, predictable, and consistent within the downtown San Rafael.

Related to the *Citywide Parks and Recreation Master Plan*, Albert Park and Boyd Memorial Park are included within the limits of the *Downtown Precise Plan* as well as topics of pedestrian mobility that are in alignment with the City's recreation interests. San Rafael's downtown area provides a central location and an established regional center with a walkable downtown and access to nature – key opportunities identified in the *Precise Plan* that relate to the City's recreation network.

Design Principles and Guiding Policies

The *Downtown Precise Plan* develops design principles and guiding policies to provide guidance of future development in the downtown area. The following design principles and guiding policies inform the *Citywide Parks and Recreation Master Plan*.

Principle 4: Establish a network of attractive and welcoming streets and civic spaces.

Policy 4A. Improve existing civic spaces such as Courthouse Square, Boyd Park, and Albert Park through design improvements and programming.

Policy 4B. Create new civic spaces as feasible, focusing on Fourth Street, and use underutilized and vacant City-owned parcels to create short-term civic spaces.

Policy 4C. Incentivize private developers to provide and maintain new publicly accessible spaces.

Policy 4D. Improve access to the San Rafael Canal waterfront and Downtown creeks.

Policy 4E. Employ "best practices" design and community surveillance strategies to ensure that civic spaces are well-maintained, safe, and accessible for people of all ages and abilities.

Policy 4F. Support existing Downtown activities and events and introduce new ones to attract residents and visitors.

Policy 4G. Include public art and signage in civic spaces and streetscapes to strengthen identity, improve wayfinding, and highlight community landmarks. Develop incentives for public art as part of private development.

Principle 6: Reinforce Downtown's eclectic character with historic preservation and new context-sensitive development.

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Policy 6A. Protect historic and cultural landmarks and celebrate them in the design of the built form and public realm.

Policy 6B. Use appropriate historic preservation tools to safeguard the built character of historic resources while accommodating sensitive modifications and additions as needed.

Policy 6E. Utilize preservation and adaptive use strategies, and incentivize private developers to reinvest in existing buildings and redevelop sites with historic or cultural resources.

Policy 6F. Plan activities and events focused on raising awareness about Downtown's history and cultural heritage.

Planning Sub-Areas

In the *Downtown Precise Plan's* Design Vision the City's downtown is divided into 4 sub-areas for planning purposes – Downtown Gateway, Downtown Core, West End Village, and Montecito Commercial. Within these sub-areas, several parks, plazas, and civic spaces are proposed that are considered in the *Citywide Parks and Recreation Master Plan*.

In the illustrative vision for the Downtown Gateway sub-area, the opportunity to create a public plaza at the proposed SMART Transit Station, between Fourth Street and Fifth Avenue, is designated a potential built outcome. This transit plaza is also designated a high priority and near-term (completed 2021-2025) project in the *Downtown Precise Plan's* priority project for transportation and public realm improvements.

The Downtown Core sub-area includes Albert and Boyd Memorial Parks. In the illustrative vision for the Downtown Core a new main library and refurbished community center, as well as the potential to revitalize Albert and Boyd parks through public-private partnerships, are noted as potential built outcomes in the *Downtown Precise Plan*. Within the Downtown Core sub-area, a multi-use path along the north and east sides of Albert Park is also proposed, as part of the *Precise Plan's* bicycle priorities. Additionally, Boyd Memorial Park's Gate House is a designated historic building within the Downtown Core sub-area that is identified as a resource to be supported and protected.

The illustrative vision for the West End Village sub-area includes a proposed new, neighborhood-scale pocket park created from redevelopment for enhanced civic space along the Fourth Street corridor. This pocket park project is designated a medium priority and long-term project in the *Downtown Precise Plan's* priority project for transportation and public realm improvements.

In the Montecito Commercial sub-area, the illustrative vision includes a waterfront promenade along the San Rafael Creek canal connecting the area to Downtown, Albert Park, and the Tamalpais Greenway. The Montecito promenade is designated a high priority and near to long-term project in the *Downtown Precise Plan's* priority projects for transportation and public realm improvements. Beach Park is located across the Canal from the Montecito Commercial sub-area and may support a pedestrian connection in the long-term.

Economic Development Strategy

Beyond parks, plazas, and civic spaces the *Downtown Precise Plan* also presents an economic development strategy aimed at strengthening the Downtown's role as a regional center and ensuring a high quality of life for San Rafael's residents and workers. The following economic development strategies relate to the *Citywide*

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Parks and Recreation Master Plan, with action items noted under Strategy 4 being the responsibility of the San Rafael Library and Recreation Department.

Strategy 2: Maintain and enhance Downtown's contribution to the City's fiscal vitality

Action 8B.2.9. Work with Downtown stakeholders and create regular opportunities for community events on Fourth Street including street closures to encourage outdoor dining, shopping and recreation.

Strategy 4: Strengthen Downtown as a community and regional destination.

Action 8B.4.1. Build on the California Arts and Cultural District designation with expanded programming in partnership with local and regional arts and cultural organizations.

Action 8B.4.3. Continue to provide high quality public services and facilities Downtown, including recreational and cultural amenities.

III. *CLIMATE CHANGE ACTION PLAN 2030, 2019*

Introduction

The 2019 *Climate Change Action Plan 2030* is a planning document to guide the City of San Rafael in developing programming and actions to reduce greenhouse gas emissions – pollutants that cause climate change. Recommendations to reduce greenhouse gas emissions are provided for both the community of San Rafael as well as for government operations. The City's park and recreation network supports the City's efforts in reducing greenhouse gas emissions through educational programming and the provision of energy and resource efficient operational services.

Measures

The following measures identified in the *Climate Change Action Plan 2030* are relevant to the City's *Park and Recreation Master Plan*.

Low Carbon Transportation Measures to Reduce Community Emissions

LCT-C2: Bicycling

Encourage bicycling as an alternative to vehicular travel through outreach channels and partner agencies. Establish and maintain a system of bicycle facilities that are consistent with the City's Bicycle and Master Pedestrian Plan and Complete Streets policies.

- a. Provide bicycle racks and lockers for public use.
- b. Participate in a bike share program.

LCT-C3: Walking

Encourage walking as an alternative to vehicular travel through outreach channels and partner agencies. Establish and maintain a system of pedestrian facilities that are consistent with the City's Bicycle and Pedestrian Master Plan and Complete Streets policies.

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LCT-C4: Safe Routes to School

Continue to support the Safe Routes to School Program and strive to increase bicycling, walking, carpooling, and taking public transit to school.

- b. Identify issues associated with unsafe bicycle and pedestrian facilities between neighborhoods and schools, apply for Safe Routes to School grants, and execute plans to improve pedestrian and bicycle facilities.

Low Carbon Transportation Measures to Reduce Government Emissions

LCT-M4: Municipal Electric Landscape Equipment

Replace gas-powered leaf blowers and other landscape equipment with electric models.

Energy Efficiency Measures to Reduce Government Emissions

EE-M3: Energy Conservation

Reduce energy consumption through behavioral and operational changes.

- a. Establish energy efficiency protocols for building custodial and cleaning services and other employees, including efficient use of facilities, such as turning off lights and computers, thermostat use, etc.
- b. Incorporate energy management software, electricity monitors, or other methods to monitor energy use in municipal buildings.
- c. Investigate 9/80 work schedule for City facilities where feasible and where facilities can be shut down entirely.

Renewable Energy Measures to Reduce Government Emissions

RE-M1: Solar Energy Systems for Municipal Buildings

Install solar energy systems at municipal buildings and facilities where feasible and investigate and pursue innovative technologies such as battery storage and demand response programs.

Water Conservation Measures to Reduce Government Operations Emissions

WC-MC1: Municipal Water Use

Reduce indoor and outdoor water use in municipal facilities and operations.

- d. Replace high water use plants and inefficient irrigation systems with water-efficient landscaping.
- e. Investigate synthetic turf that uses organic infill for ball fields and parks to reduce water, herbicide use, and maintenance costs, while increasing field use throughout the year.
- f. Replace inefficient plumbing fixtures with high-efficiency fixtures.
- g. Use recycled water as available and practicable.

Sequestration and Adaptation Measures to Reduce Community Emissions

SA-C1: Urban Forest

Increase carbon sequestration and improve air quality and natural cooling through increasing tree cover in San Rafael.

- f. Encourage the creation of community gardens on public and private lands by community groups.
- h. Manage trees and invasive species in the open space for forest health and reduction of fuel

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load.

SA-C2: Carbon Sequestration

Increase carbon sequestration in the built environment, developed landscapes, and natural areas.

- c. Manage parks and open spaces to steadily increase carbon in vegetation and soil.

Community Engagement Measures to Reduce Community Emissions

CE-C2: Community Engagement

Implement a communitywide public outreach and behavior change campaign to engage residents, businesses, and consumers around the impacts of climate change and the ways individuals and organizations can reduce their GHG emissions and create a more sustainable, resilient, and healthier community. Create an overarching theme to articulate a long-term goal, motivate community members, and brand a comprehensive suite of GHG-reduction programs. Prioritize promotion of programs that have the greatest greenhouse gas reduction potential while utilizing the latest social science on behavior change. Emphasize and encourage citizens' involvement in reaching the community's climate goals, including innovative means of tracking milestones and comparing San Rafael's performance with other communities and with state, national and global benchmarks.

- j. Use creative methods to engage the public, such as games, giveaways, prizes, contests, simple surveys, digital tools, and “pop-up” events.
- k. Develop pilot programs using community-based social marketing and other social science-based techniques to effect behavior change.

IV. SAN RAFAEL BICYCLE AND PEDESTRIAN MASTER PLAN, 2018

Introduction

The 2018 *San Rafael Bicycle and Pedestrian Master Plan*, an update to the 2011 *Bicycle and Pedestrian Master Plan*, documents conditions for bicycling and walking in San Rafael and outlines steps to improve safety, act on community needs, and improve mobility options for the San Rafael community. Pedestrian mobility is a key component of the City's recreation network, with the 2017 pedestrian and bicyclist survey finding that 71% of respondents listed parks and trails as their top bike destinations.

Proposed Projects

While the *Bicycle and Pedestrian Master Plan* does not propose pedestrian projects within the City's parks, it does provide recommendations for mobility improvements adjacent to some City recreation amenities. The *Citywide Parks and Recreation Master Plan* will continue to support bike and pedestrian mobility throughout the City. Below are proposed projects relevant to the *Citywide Parks and Recreation Master Plan*. Projects are organized into 7 geographic groups within the City, numerated A through G.

Group D – Central San Rafael Connections

D-7: Albert Park Path Connection – First Street to Albert Park Path

Notes: Fairfax to San Rafael Cross Marin Bikeway Feasibility Study: Create Class I multi-use path along the south side of the Safeway property and the north side of the San Rafael



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Community Center property that connects to the existing Albert Park Path with a transition to the existing Class II bicycle lanes on Andersen Drive.

D-11: First Street – B Street

Notes: Study bicycle and pedestrian intersection treatments to improve transition from proposed Class III bicycle boulevard on First Street to proposed Class I multi-use path (Albert Park Path Connection).

D-12: Andersen Drive – Albert Park Path to Mahon Creek Connector

Notes: Fairfax to San Rafael Cross Marin Bikeway Feasibility Study: Extend Class I multi-use path along Andersen Drive from Albert Park Path to Mahon Creek Connector. May require the removal of on-street motor vehicle parking on the south side of Andersen Drive, the relocation of trees and/or utility poles, and the relocation of existing center median and turn lanes.

D-13: Andersen Drive – Lindero Street

Notes: Fairfax to San Rafael Cross Marin Bikeway Feasibility Study: Create diagonal path through intersection to connect the Mahon Creek Connector to the Albert Park Path; create bicycle- and pedestrian-specific traffic signal phasing; improve transition between path and roadway.

Group F – Canal Connections

F-6: Yacht Club Drive – Francisco Boulevard East to Yacht Club Drive North terminus/Beach Park

Notes: Canalfront Conceptual Design Plan (2009): Study improved bicycle access from Canal neighborhood to Beach Park via Class III bicycle route and addition of short-term bicycle parking at Beach Park; alternative route: Class I multi-use path from Grand Avenue to north terminus of Yacht Club Drive.

F-9: Canal Street – Harbor Street to Pickleweed Community Center entrance

Notes: Study upgrade of existing Class III bicycle route to Class III bicycle boulevard, Class II bicycle lanes (as noted in the Canalfront Conceptual Design Plan), or advisory bicycle lanes [part of SF Bay Trail alignment].

F-10: Canal Street – Sorrento Way to Schoen Park (east end)

Notes: The San Francisco Bay Trail Project: Gap Analysis Study (2005): Part 1 - Close gap between Class III bicycle route on Canal Street at Sorrento Way and existing Class I multi-use path at entrance to Pickleweed Park (Note: Project has environmental considerations). Part 2 - Pave existing unpaved segments of Class I multi-use Path in Pickleweed Park from northwest corner of playing field to northeast corner of playing field. Part 3 - Close gap between existing Class I multi-use path in SE corner of playing field of Pickleweed Park and

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the existing Class I multi-use path terminus on east end of Schoen Park [part of SF Bay Trail alignment].

V. *CANALFRONT CONCEPTUAL DESIGN PLAN AND DESIGN GUIDELINES, 2009*

Introduction

The *Canalfront Conceptual Design Plan* develops an outline for creating a promenade connecting Starkweather Shoreline Park through the Canal neighborhood and across the canal waterway east toward China Camp State Park. The *Canalfront Design Guidelines* is a companion document to the *Design Plan*, providing guidelines for building design in the plan area and desired recreation amenities. The recommendations set forth in these plans inform the *Citywide Parks and Recreation Master Plan*, particularly in areas serving the canal community, providing recreational shoreline access, developing new mini-parks at the San Rafael Yacht Harbor, and the City's Beach Park property. The *Design Plan* addresses 4 goals:

- Define access points to and along the Canal waterfront
- Identify the most appropriate location and type of a Canal crossing improvement(s)
- Serve as a foundation for completing the Bay Trail from Pickleweed Community Center to Pt. San Pedro Road
- Provide design guidelines to maximize waterfront amenities through redevelopment opportunities along the Canalfront

Area-Wide Design Guidelines

The *Canalfront Design Guidelines* document provides design guidelines that apply to the entire area defined as the San Rafael Canalfront planning area. These guidelines promote quality of life for the Canal community as well as visitors. In applying area-wide guidelines, the planning areas benefit from establishing a common identity for projects related to the Canal. The following area-wide design guidelines inform the *Citywide Parks and Recreation Master Plan*.

Water's Edge – Paseo, Boardwalk or Pathway

- Provide public access to maritime uses of the Canal in the form of kayak launches, boat docks, public boat tie ups, etc. as is appropriate per the San Rafael *Canalfront Conceptual Design Plan*.
- New public amenities along the water's edge should be designed with maritime uses, both commercial and recreational, in mind. For example, where appropriate, new development should accommodate and encourage recreational boat traffic (canoes, paddle boats, sail boats, etc.) along the Canal.
- Public boat docks and launches for small, non-motorized personal watercraft such as kayaks, canoes and sail boats are strongly encouraged.

Public Open Spaces

- Providing outdoor spaces, such as plazas and courtyards, is encouraged as part of any new public and private development in the area, particularly along the canalfront. Due to high vehicular traffic

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volumes in this area, consider including interior courtyards or canalfront patios as part of any new retail development including restaurants. Outdoor spaces should include access to power, water, and other utilities as may be necessary to support public events.

- Public and recreational uses of City-owned or controlled outdoor spaces, particularly those that encourage connectivity within the canalfront area or to adjacent City neighborhoods, is encouraged. One example is the area under Highway 101 where improvements to pedestrian and bicycle access would be beneficial for safety reasons as well as to strengthen the connection between the canalfront and downtown San Rafael.
- Provisions for public access to and along the water's edge is strongly encouraged whenever possible, as is connecting to other City trails in the area such as along Mahon Creek.
- The inclusion of family-friendly and multi-generational amenities in public parks and open spaces in the Canal Neighborhood is strongly encouraged.

The *Canalfront Conceptual Design Plan* divides the planning area into four sub-areas - Transit Center Area, West Canal Area, Canal Street Area, and Pickleweed Park. The following are design recommendations and guidelines, per sub-areas, that relate to the *Citywide Parks and Recreation Master Plan*.

Sub-Area Recommendations and Design Guidelines

In addition to the area-wide design guidelines, the *Canalfront Design Guidelines* provides direction specific to sub-areas within the Canalfront. These guidelines recognize that each planning sub-area maintains unique qualities for development consideration.

Area 1 : Transit Center Area and Vicinity

Recommendations

- Explore the feasibility of a pedestrian and bicycle connection from the Canal Paseo under Highway 101 to connect to the Mahon Creek path.
- Study opportunities to improve the open areas under 101 with other uses, such as recreational amenities or exercise stations.

Design Guidelines

A1: Public Open Space

- Improvements to pedestrian and bicycle access under Highway 101 should be explored for safety reasons as well as to strengthen the connection between the Canal and Montecito neighborhoods and downtown San Rafael.
- An accessible and welcoming park-like setting would be ideal in the open space under the freeway.

Area 2: West Canal Area

Recommendations

- Study the possibility of a publicly accessible boat dock along the north waterfront.
- Create connections from Mary and Union streets to the Canal. Encourage visual and pedestrian access to the paseo. Future development of adjacent areas should extend pedestrian corridors and alleys to the Canalfront walkway.

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- Redesign and revitalize Beach Park and Yacht Club Drive to incorporate better access areas such as viewing terraces and picnic areas, enhanced marine uses (i.e. a non-motorized small boat launch), beach volleyball or other recreation, and a children's area with a marine theme. Encourage water-related concessions in the park such as a kayak launch, a canoe school, or sailboat rentals.
- Investigate the acquisition of a parcel of land at the southeast corner of the intersection of Second Street and Grand Avenue for a public park/plaza, and entryway to the Canal waterfront.

Design Guidelines

A2: Marine Related Amenities

- A publicly accessible boat dock at or near the Montecito Shopping Center is encouraged so that boaters could access the businesses and restaurants.
- A concession for boat rentals (canoes, kayaks, peddle boats, etc.) is also encouraged in this location.

A2: Public Open Spaces

- The improvement of Beach Park is envisioned as part of the San Rafael *Canalfront Conceptual Design Plan*. Together with the adjacent City-owned land that fronts the Turning Basin, Beach Park has the potential to be a key public gateway to the Canalfront.
 - The unique setting of the park will draw local residents as well as visitors from other City neighborhoods, and the amenities should be designed with this in mind.
 - Conceptually the park design should acknowledge the cultural history and/or natural environment unique to the Canal. Interpretation of such themes is encouraged.
 - The park itself should “face” and safely engage the water’s edge. This edge should not be considered the “back” of the park.
 - A boat launch is strongly encouraged. The inclusion of additional amenities such as a public boat dock and/or ramp should be studied.
 - The facilities currently used by San Rafael High School’s sailing club should be maintained for that use if appropriate and feasible.
 - Connecting and utilizing all of the City-owned property to create one park parcel is encouraged.
 - Picnic areas and other family-friendly activities such as a safe play area for young children are encouraged.
 - Appropriate themes for play areas and activities may relate to water, the Canal and the bay; native flora and fauna; boats and ships, etc.
 - The park has hosted beach volleyball and bocce ball in the past; the community should be surveyed to see if these uses are still pertinent and desirable.
 - Amenities such as permanent rest rooms and parking are encouraged.
 - Careful attention to lighting design and safety should be paid.
- Encourage retail businesses, restaurants and/or other private concessions to locate near Beach Park. This will draw people to the canalfront and support the creation of lively and active public spaces in the area.

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- The renovation of the mini-park at the end of Canal Street is envisioned as part of the *San Rafael Canalfront Conceptual Design Plan*.
 - Although small, this public space has a unique setting at the mouth of San Rafael Yacht Harbor that should be highlighted as much as possible.
 - This mini-park would function best as a primarily paved, multi-use, flexible gathering area.
 - Public art, related to the culturally diverse history of the neighborhood, is encouraged.
 - Picnic tables, seating for small groups and game tables could be appropriate.
 - The view toward the Canal should be open and free from obstructions as much as possible.
 - The water's edge may include a boat launch area, but should be made safe for visitors.
 - Night time lighting, if desired, should be carefully designed to emphasize safety.
- The City-owned property at the end of Mill Street should become a public mini-park where local residents and people who work in the area could come for fresh air or to eat their lunch.
 - Ideally, visual access to the water's edge along the San Rafael Yacht Harbor should be included.
 - The mini-park should be primarily paved and very simply designed with basic site amenities such as benches, trash and recycling receptacles, bicycle racks, etc.
 - Shade could be provided by a trellis, arbor, structure or trees.
 - Parking should be removed to allow pedestrians and cyclists to inhabit the space.
- The City-owned property at the end of Front Street should become a public mini-park and water access point for boaters and kayakers.
 - Visual and physical access for boats and kayaks to the water's edge should be maintained and improved for functionality and safety. The design of the mini-park should largely be informed by this use.
 - The mini-park should be primarily paved and very simply designed with basic site amenities such as benches, trash and recycling receptacles, bicycle racks, etc.
 - Shade could be provided by a trellis, arbor, structure or trees if appropriate.
 - The design should also encourage coordinated uses with the adjacent restaurant(s) as much as possible.

Area 3: Canal Street Area

Recommendations

- Develop a continuous publicly accessible pedestrian walkway on the waterfront as opportunity arises.

Design Guidelines

A3: Marine Related Amenities

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- Public access to the water should be planned and provided at key points along the Canalfront and accessed easily from Canal Street. Public boat docks and boat launches are encouraged where appropriate and possible. A minimum of one of each is suggested for this area.

Area 4: Pickleweed Park Area

Recommendations

- Study the area in front of the Pickleweed Community Center to incorporate a Class II bicycle route from the existing Starkweather Shoreline Bay Trail.
- Design a small non-motorized personal watercraft launch area at the northern end of Pickleweed Park and evaluate the area west of the Pickleweed Community Center for ways to transport watercraft from the parking lot to the launch area.
- Provide a path accessible for maintenance vehicles and pedestrians around the perimeter of Pickleweed Park, while also maintaining the natural character of the existing trail.
- Provide seating areas for wildlife observation in Pickleweed Park.
- Enhance habitat along the shoreline and within the park where possible.
- Provide interpretive signage along the Bay Trail path around the waterfront edge of Pickleweed Park.

A4: Public Open Spaces

- Any proposed changes or improvements to Pickleweed Park should align with the park's adopted master plan under the guidance of the City's Community Services Department.

-

APPENDIX E

City of San Rafael CITYWIDE PARKS AND RECREATION MASTER PLAN

Park Inventory and Assessment

2022-08-12



SAN RAFAEL
THE CITY WITH A MISSION

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Landscape
Architecture
& Planning

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INTRODUCTION

An inventory and assessment of San Rafael’s parks was conducted by members of the Consultant team with assistance from City staff. This assessment reviews how each park asset currently serves the community and where they hold potential for site improvement and recreation opportunities. Each City-owned park was inventoried for the following information:

Location – Address or intersection

Size – Site acreage

Park Type – Pocket Park, Neighborhood Park, Community Park, Special-Use Park, Community Garden

History – Construction date (if known) and development over time

Current Condition – Excellent, Good, Fair, or Poor

- Excellent – highly functional, new, or recently replaced
- Good – very functional, new, or recently replaced with minimal wear
- Fair – functional but nearing end of useful life and replacement
- Poor – not functional, at the end of useful life, and requiring replacement

Amenity, Furnishings, and Facility Inventory – Site amenities such as sport courts, picnic tables, seating, restrooms, etc.

Recreation Provided – Capacity for various recreation activities such as organized sports and play areas

Constraints – Observed features that limit the site’s recreation potential

Estimated Maintenance – Observed maintenance issues and current practices

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PARK AND RECREATION FACILITIES MAP



ALBERT PARK



ALBERT PARK

LOCATION: 151 Andersen Drive

SIZE: 13.3 Acres¹

PARK TYPE: Community Park¹

HISTORY:

- 1937 – Albert family convey 9 acres of property to City of San Rafael for neighborhood park
- 1950 – Albert Stadium completed
- 1978 - Master Plan developed
- 1993 - Albert Park Master Plan Renovation Plan
- 1994 - Agreement with Marin Bocce to build publicly accessible bocce ball facility and formal garden
- 1997 - Bocce court expansion
- 2001 – Parkside Children’s Center completed
- 2019 – Playground replacement completed

CURRENT CONDITION

Poor Fair **Good** Excellent

INVENTORY

| | |
|-----------|---------------------------------------------------------------|
| AMENITIES | Baseball/Softball field, lit |
| | Bocce courts (8) Outdoor, (2) Indoor – Marin Bocce Federation |
| | Grass lawn |
| | Paved paths – concrete and asphalt |
| | Playground – school and tot age |
| | Rose Garden – Marin Bocce Federation |
| | Tennis courts (4), lit – (1) with pickleball striping |

| | |
|-------------|-----------------------------|
| FURNISHINGS | Benches |
| | Bike parking |
| | Drinking fountains |
| | Picnic table |
| | Trash receptacles |
| FACILITIES | Albert Park Stadium |
| | Marin Bocce Federation |
| | Parkside Children’s Center |
| | San Rafael Community Center |

RECREATION PROVIDED

- Baseball/softball rentals - Marin Catholic, Dominican College, San Rafael High School, MCLA Championship, Marin Baseball, San Rafael Little League, Marin Academy, Bee Stings
- City programming at baseball/softball field
- Tennis and pickleball
- Bocce – Marin Bocce Federation
- Rose Garden – public access and rentable for events, managed by Marin Bocce
- Passive play and recreation – playground, lawn
- Childcare – preschool and school age

CONSTRAINTS

- Mahon Creek along Albert Park Lane – potential flood control challenge
- Homelessness and safety - greater homelessness presence prior to playground replacement, however homeless community remain close to San Rafael Community Center
- High-use tennis courts
- Baseball/softball field maintenance

ALBERT PARK

ESTIMATED MAINTENANCE

- High-use tennis courts
- Baseball/softball field maintenance
- Standard maintenance – lawn, weed abatement, irrigation, trash, blowing
- High amounts of garbage from homeless population and illegal dumping
- Bathroom cleaning and maintenance

ADDITIONAL OBSERVATIONS

- Albert Park is a heavily used community park
- 2019 playground replacement eased undesirable activities such as camping and illicit activities, although issues persist
- Agreement with Marin Bocce to build publicly accessible bocce ball facility has been extended over time for Bocce improvements and programming
- Large lawn is popular with dog owners
- No park restroom - restrooms are only provided within recreation facilities
- Site has had major water leak challenges, possibly in both domestic and irrigation lines

¹ *San Rafael General Plan 2040*

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ARBOR PARK



ARBOR PARK

LOCATION: Manuel T. Freitas Parkway at Las Gallinas Avenue

SIZE: 0.3 Acres¹

PARK TYPE: Pocket Park¹

HISTORY

- Unknown construction date – late 1950s or early 1960s based on adjacent developments
- 2017 – Freitas Parkway and Las Gallinas Ave intersection Improvements
- 2021 – San Rafael Social Justice Community Art Group develops ‘Regeneration’ mural

CURRENT CONDITION

Poor Fair Good **Excellent**

INVENTORY

| | |
|-------------|---------------------------------|
| AMENITIES | Grass lawn |
| | Paved paths – asphalt, concrete |
| FURNISHINGS | Arbor |
| | Benches |
| | Drinking fountain |
| | Park sign |
| | Trash receptacle |

RECREATION PROVIDED

- Passive recreation – seating, pathway

CONSTRAINTS

- Long roadway frontage with limited visibility at portions of Manuel T. Freitas Parkway
- Limited parking to support park programming

ESTIMATED MAINTENANCE

- Standard maintenance – lawn, weed abatement, irrigation, trash
- Vandalism – graffiti removal on furnishings

ADDITIONAL OBSERVATIONS

- Occasional homeless camping observed
- Park is recently renovated with new enhancements expected
- San Rafael Social Justice Community Art Group developing ‘Regeneration’ mural with ADA accessible viewing area, benches, and drought tolerant plants to be installed 2022

¹ *San Rafael General Plan 2040*

BEACH PARK



BEACH PARK

LOCATION: 200 Yacht Club Drive

SIZE: 0.4 Acres¹

PARK TYPE: Pocket Park¹

HISTORY

- 1974 – Constructed with picnic tables, play areas, and volleyball courts
- 1997 – Leased to Herbert Crocker and William McDevitt (adjacent restaurant)
- 2014 – Leased to Terrapin Crossroads, LLP (adjacent restaurant)
- 2015 – Redesign of park under Terrapin Crossroads
- 2020 – Terrapin Crossroads partnership ends, park is closed to public

CURRENT CONDITION

Poor Fair Good Excellent

INVENTORY

| | |
|-------------|----------------------------------------------------|
| AMENITIES | Artificial turf |
| | Boat launch |
| | Bocce courts |
| | Fire pits |
| | Paving – decomposed granite |
| FURNISHINGS | Stage – paved performance space with large shelter |

RECREATION PROVIDED

- None – formerly provided volleyball courts and passive play

CONSTRAINTS

- No restroom
- Undesirable activities – isolated location, loitering, littering, sanitation issues, vandalism
- Location along San Rafael Canal - eroding Canal piers and sensitive environment

ESTIMATED MAINTENANCE

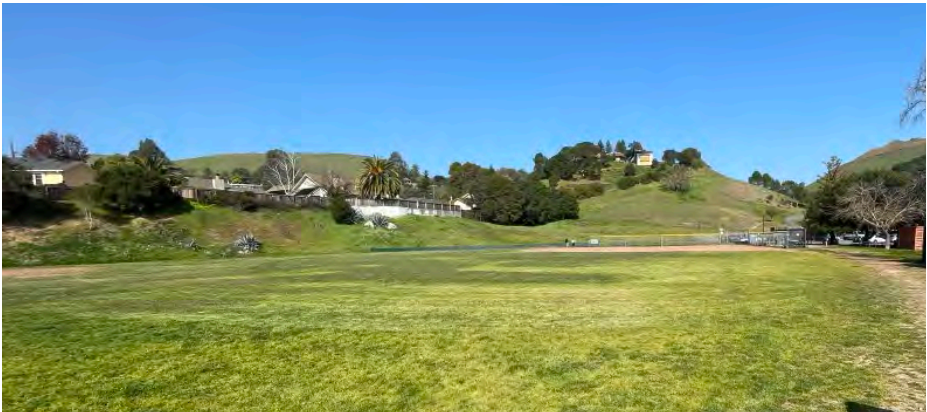
- Not actively maintained - locked and not used

ADDITIONAL OBSERVATIONS

- Beach Park has operated as a civic/private partnership between the City of San Rafael and Terrapin Crossroads and offered bocce ball courts, picnic tables and a play area as well as a music venue

¹ *San Rafael General Plan 2040*

BERNARD HOFFMAN FIELD



BERNARD HOFFMAN FIELD

LOCATION: 452 Las Colindas Road

SIZE: 3.8 Acres¹

PARK TYPE: Neighborhood Park¹

HISTORY

- Construction date unknown – mid 1950s based on adjacent development
- 1997 – City of San Rafael purchases Bernard Hoffman Field from Miller Creek School District (then Dixie School District) and City enters agreement with San Rafael Girls Softball for priority use in return for maintenance by San Rafael Girls Softball
- 2008 – Tire swing installed
- 2017 – Playground equipment removed due to safety concerns

CURRENT CONDITION

Poor **Fair** Good Excellent

INVENTORY

| | |
|-------------|-------------------------------------------------------------------------------|
| AMENITIES | Grass lawn |
| | Paving – concrete and decomposed granite |
| | Playground – tire swing |
| | Softball field – (2) softball diamonds with backstops, bleachers, and storage |
| FURNISHINGS | Bike parking |
| | Drinking fountains |
| | Picnic tables |
| | Park sign |
| | Trash receptacles |

RECREATION PROVIDED

- San Rafael Girls' Softball
- Passive play and recreation – playground, grass lawn, picnic tables

CONSTRAINTS

- No park lighting

ESTIMATED MAINTENANCE

- Standard maintenance – lawn, weed abatement, irrigation, trash

ADDITIONAL OBSERVATIONS

- San Rafael Girls Softball manages skimming while City maintains mowing, irrigation, and weed/fire abatement
- Site has major irrigation leaks

¹ *San Rafael General Plan 2040*

BOYD MEMORIAL PARK



BOYD MEMORIAL PARK

LOCATION: 341 Laurel Place

SIZE: 1.75 Acres¹

PARK TYPE: Special Use Park¹

HISTORY

- 1905 - Dedicated to the City of San Rafael by Boyd family
- 1974 – Documented as Historic Landmark
- 1996 – Boyd Park/Museum Master Plan
- 1999 – Playground structure installed
- 2008 – Playground structure renovated with wood fiber resurfacing
- 2015 – Closed to public from January-April as an emergency measure and City cleaned/refurbished the park. Reopened with active community programming to deter former unwanted activities

CURRENT CONDITION

Poor **Fair** Good Excellent

INVENTORY

| | |
|-----------|--------------------------------------------------------------------------------|
| AMENITIES | Grass lawn |
| | Nature trails - unpaved |
| | Paved paths – asphalt, concrete |
| | Playground – school and tot age |
| | Tennis court (1) - closed |
| | Water feature – rock-lined channel from drainage pond at upper end of property |

| | |
|-------------|----------------------------------------------------------------------------------|
| FURNISHINGS | Benches |
| | Drinking fountains |
| | Historic memorial plaque with drinking fountain – Boyd family dedication in 1905 |
| | Park sign |
| | Picnic tables |
| | Portable restroom |
| | Trash receptacles |
| FACILITIES | Drainage pond – Old Mission Spring |
| | Boyd Gatehouse - Marin History Museum |

RECREATION PROVIDED

- Passive play and recreation - playground, trails, water feature, picnic tables, benches

CONSTRAINTS

- Accessibility – no accessible entry from Mission Avenue, no accessible route to tennis court, no accessible route along drainage channel water feature at upper park
- Homelessness and safety - homeless encampments and transients have occupied park, City efforts to deter camping with boulders and removing picnic tables from the park, frequent graffiti and vandalism
- Aging infrastructure - drainage pond system leaks water, affecting the lower retaining walls and ground surfacing, tennis court closed to public
- Limited parking

ESTIMATED MAINTENANCE

- Standard maintenance – lawn, weed abatement, irrigation, trash
- Vandalism – graffiti removal, furnishings repair, etc.
- Drainage pond maintenance

BOYD MEMORIAL PARK

ADDITIONAL OBSERVATIONS

- Tennis court has been programmed without City consent by private contractors
- The building that once held the public restrooms on site was burned down in years prior. Park closure has occurred recently to monitor illicit activity and homelessness on site

¹ *San Rafael General Plan 2040*

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BRET HARTE PARK



BRET HARTE PARK

LOCATION: 430 Irwin Street

SIZE: 0.5 Acres¹

PARK TYPE: Pocket Park¹

HISTORY

- Unknown construction date – early 1950s based on adjacent developments
- 1995 – Tot lot installed
- 2003 – Playground renovation
- 2019 – New restroom and shade structure installed

CURRENT CONDITION

Poor **Fair** Good Excellent

INVENTORY

| | |
|-------------|---------------------------------|
| AMENITIES | Basketball court – (1) full |
| | Paving – asphalt, concrete |
| | Playground – school and tot age |
| FURNISHINGS | Benches |
| | Bike parking |
| | Drinking fountain |
| | Park sign |
| | Picnic tables |
| | Shade structure |
| | Trash receptacles |
| FACILITIES | Restroom |

RECREATION PROVIDED

- Passive play and recreation - playground, picnic tables, benches, basketball court

CONSTRAINTS

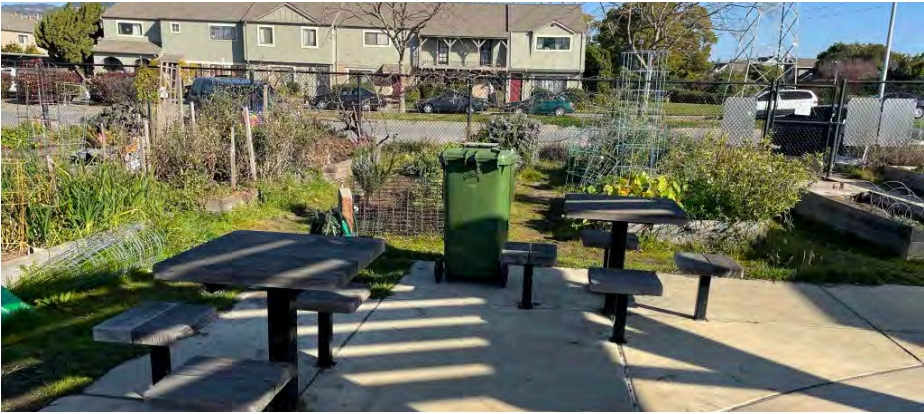
- Accessibility - school age playground does not have accessible entry
- Aging infrastructure - asphalt basketball court has significant cracking, drainage issues at school age playground

ESTIMATED MAINTENANCE

- Standard maintenance – weed abatement, irrigation, trash, blowing
- Court surface maintenance – soil erosion from adjacent sloped landscaping
- Bathroom cleaning and maintenance

¹ *San Rafael General Plan 2040*

CANAL COMMUNITY GARDEN



CANAL COMMUNITY GARDEN

LOCATION: 5 Windward Way

SIZE: 0.35 acres¹

PARK TYPE: Special Use Park¹

HISTORY

- 1984 – Site deeded to City by the San Rafael Sanitary District
- 2007 – Site selected for displaced community garden, previously at Albert J. Boro Community Center
- 2010 – Partnership between The Canal Alliance and Trust for Public Land (TPL) for concept design and program operation
- 2013 – Constructed
- 2017 – The Canal Alliance requests that the City takes over full operations of the community garden

CURRENT CONDITION

Poor Fair Good **Excellent**

INVENTORY

| | |
|-------------|---------------------------------------------------------------------------------------|
| AMENITIES | 92 raised gardens beds - 32 full plots, 48 half plots, 12 ADA accessible raised plots |
| | Paved paths – concrete, decomposed granite |
| FURNISHINGS | Arbor |
| | Benches |
| | Bike parking |
| | Composting bins |
| | Entry sign |
| | Picnic tables |
| FACILITIES | Greenhouse |
| | Storage/Tool shed |

RECREATION PROVIDED

- San Rafael residents apply for garden plots and pay for privileges on an annual basis with no time limit of keeping the plot – there is a current waiting list to join the Canal Community Garden
- Community-based individuals and groups program and use the garden

CONSTRAINTS

- Waitlist to join the Canal Community Garden

ESTIMATED MAINTENANCE

- City staff maintain only water and irrigation; recreation division contracts for additional maintenance needs

ADDITIONAL OBSERVATIONS

- The Canal Community Garden is a valuable community, outdoor space in the Canal neighborhood
- There is some partnership for maintenance and restroom access with the neighboring Picante restaurant
- The Canal Community Garden was formed in partnership with the The Canal Alliance, Canal community, and Trust for Public Lands

¹ *San Rafael General Plan 2040*

FALKIRK CULTURAL CENTER GROUNDS



FALKIRK CULTURAL CENTER GROUNDS

LOCATION: 1408 Mission Avenue

SIZE: 3.6 Acres¹

PARK TYPE: Special Use Park¹

HISTORY

- 1888 – Home and grounds constructed
- 1974 – Purchased by City of San Rafael
- 1995 – Site Development Master Plan for Falkirk Cultural Center
- 2009 – City of San Rafael and Regents of the University of California entered formal agreement for Marin Master Gardeners to access grounds and landscape facilities – created Succulent and Mediterranean Gardens
- 2012 - City of San Rafael and Regents of the University of California entered formal agreement for Marin Master Gardeners to perform installations, maintain landscape improvements, and provide public programming

CURRENT CONDITION

Poor Fair **Good** Excellent

INVENTORY

| | |
|-------------|----------------------------------------------------------------------|
| AMENITIES | Grass lawn |
| | Demonstration gardens – Succulent Garden, Mediterranean Garden |
| | Water feature/pond |
| | Wedding and event venues – Artificial Turf Wedding Lawn, Rose Garden |
| FURNISHINGS | Benches, seating |
| | Interpretive signage |
| FACILITIES | Falkirk Cultural Center |
| | Greenhouse |

RECREATION PROVIDED

- Passive and active recreation - venue grounds are rented for private events as well as City programming, primarily focused in the arts

CONSTRAINTS

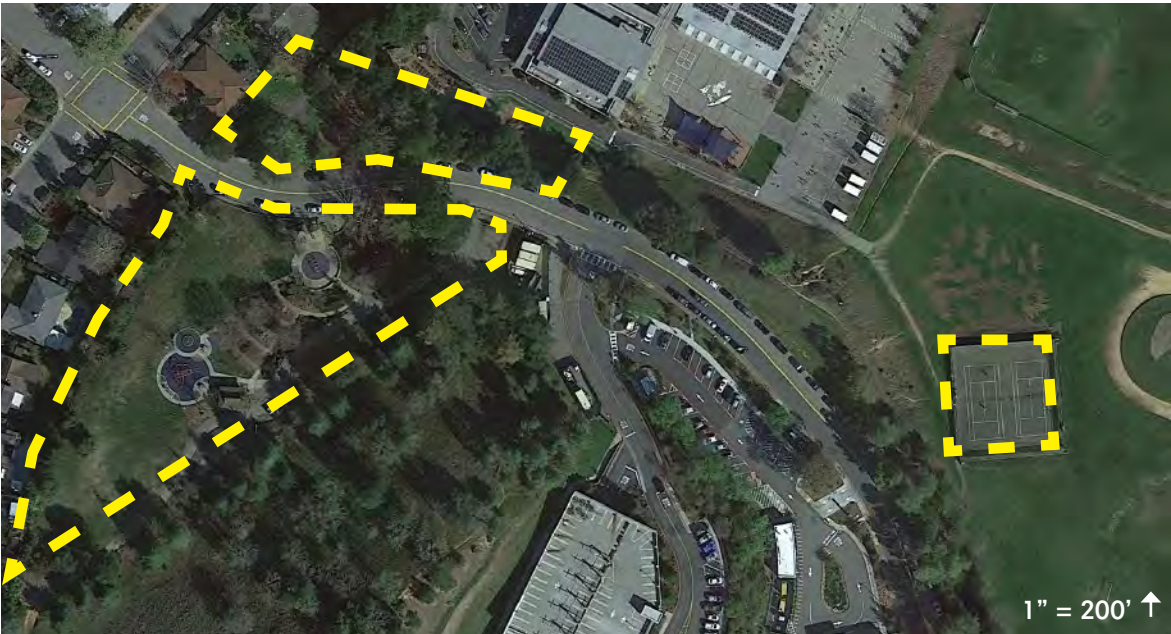
- Accessibility - ADA access to 2nd floor is limited to an exterior, ramped entrance. No interior, ADA access to 2nd floor
- Aging infrastructure - aged irrigation system leaks and poor site drainage
- Adjacent open space – grounds are not fenced with continuous access to adjacent open space with homeless encampments reported
- Mature trees - aging trees require attention for health and safety

ESTIMATED MAINTENANCE

- City maintains only the lawn and weed abatement
- Shrub maintenance around building
- Litter removal and clean-up of homeless debris
- Blowing/cleaning of deck, entryways, and other hard surfaces

¹ *San Rafael General Plan 2040*

FREITAS PARK



FREITAS PARK

LOCATION: 371 Montecillo Road

SIZE: 2.7 acres¹

PARK TYPE: Neighborhood Park¹

HISTORY

- Construction date unknown – early 1960s based on adjacent development
- 1973 – City enters into agreement with the Miller Creek (formerly Dixie) School District for the construction and operation of the tennis courts
- 1999 – Renovations for accessibility completed
- 2010 – Design for Freitas Park Renovation Project Phase II (play area) completed
- 2011 – New play area constructed

CURRENT CONDITION

Poor Fair **Good** Excellent

INVENTORY

| | |
|-------------|-------------------------------------|
| AMENITIES | Grass lawn |
| | Paved paths – concrete and asphalt |
| | Playground – school age |
| | Splash pad – school age and tot age |
| | Tennis courts (2), lit |
| FURNISHINGS | Benches |
| | Bike parking |
| | Chess tables |
| | Drinking fountains |
| | Park sign |
| | Picnic tables |
| | Shade structure |
| | Trash receptacles |

FACILITIES

Restroom (2)

RECREATION PROVIDED

- Passive play and recreation - playground, chess tables, splash pad, picnic tables, benches, tennis courts

CONSTRAINTS

- Location of tennis courts is removed from park with limited access from the park and road.
- Undesirable activities - Location near Terra Linda High School attracts illicit behavior
 - Graffiti; vandalism of furnishings and trash receptacles; tunnel connecting park to Mark Day School attracts loitering; park is set back from street with low visibility
- Water use - splash pad may be open from May through October but currently closed due to drought
- Limited site parking - especially difficult for tennis users

ESTIMATED MAINTENANCE

- Standard maintenance – lawn, weed abatement, irrigation, trash, blowing
- Vandalism – graffiti removal, furnishings repair
- Bathroom cleaning and maintenance

ADDITIONAL OBSERVATIONS

- Freitas Park is divided by Montecillo Road
 - To the north of Montecillo is a portion of the park that formerly held a children's play area, now removed. Also, to the north of Montecillo Road, across from the Kaiser Permanente San Rafael Medical Center, are the Freitas tennis courts. South of Montecillo, is the more active portion of Freitas Park with picnic and playground

FREITAS PARK

- South part of park has significant elevation change – stairs and an accessible ramp provide access from the lower entrance to the upper restroom and playground
- Some original design features remain with an east-Asian aesthetic of accent wood, Zen Garden sculptures, and painted pergolas
- Painted ceramic tiles from youth events are featured in and around the park
- Popular lunch spot for Kaiser employees and Terra Linda High School students
- Bio-preventative pest management practices have been implemented through the installation of raptor resting post and owl box

¹ *San Rafael General Plan 2040*

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GERSTLE PARK



GERSTLE PARK

LOCATION: 239 San Rafael Avenue

SIZE: 6.0 Acres¹

PARK TYPE: Neighborhood Park¹

HISTORY

- 1882 – Gerstle family purchase and develop property
- 1930 – Gerstle family donates park to the City of San Rafael
- 2003 - Tot lot and restroom renovation

CURRENT CONDITION

Poor **Fair Good** Excellent

INVENTORY

| | |
|-------------|---------------------------------------------------------------|
| AMENITIES | Basketball court - full |
| | Grass lawns |
| | Paved paths – concrete and asphalt |
| | Playground – school and tot age |
| | Tennis court (1), with pickleball striping – closed |
| FURNISHINGS | Arbor (2) |
| | Benches |
| | Drinking fountains |
| | Park sign |
| | Picnic tables – (3) reservable areas, including Redwood Grove |
| | Trash receptacles |
| FACILITIES | Irrigation control shed with historic fire trucks |
| | Pit toilet (2) - closed |
| | Restroom (3) |
| | Storage shed (2) |
| | Water tank and well |

RECREATION PROVIDED

- Passive play and recreation – playground, picnic areas and rentals, grass lawn, basketball
- City occasionally programs park for outdoor recreation programs – Movies in the Park

CONSTRAINTS

- Accessibility - no ADA accessible route to tennis court, trails and pathways are not consistently accessible
- Aging infrastructure – tennis courts need to be resurfaced to be useable, poor electrical and lighting at Redwood Grove, storage sheds roof failure, pit toilets closed to public, drinking fountains out of order
- Homelessness and safety - homeless encampments and transients have occupied park (key is required at upper restrooms for access with picnic reservations), tennis court's location away from view attracts unwanted uses, graffiti, and vandalism
- Mature trees - aging trees require attention for health and safety

ESTIMATED MAINTENANCE

- Standard maintenance – lawn, weed abatement, irrigation, trash, blowing
- Vandalism – graffiti removal, furnishings repair, etc.
- Bathroom cleaning and maintenance

ADDITIONAL OBSERVATIONS

- Gerstle Park neighborhood community is invested in Gerstle Park's improvement and programming
- Park landscape features include rare and unique heritage trees and shrubs - Empress tree, Camperdown Elm, and a Cockspur Coral Tree. However, as species fail, they are not replaced with originally planted species – changing landscape.

GERSTLE PARK

- Some tension exists between park users and park users with off-leash dogs - lawn is popular for dog owners

¹ *San Rafael General Plan 2040*

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HILLVIEW PARK



HILLVIEW PARK

LOCATION: Manuel T. Freitas Parkway at Las Pavadas Avenue

SIZE: 0.3 Acres¹

PARK TYPE: Pocket Park¹

HISTORY

- Unknown construction date – late 1950s or early 1960s based on adjacent developments

CURRENT CONDITION

Poor Fair Good **Excellent**

INVENTORY

| | |
|-------------|-----------------------|
| AMENITIES | Grass lawn |
| | Paved path – concrete |
| | Park sign |
| FURNISHINGS | Arbor |
| | Benches |
| | Drinking fountain |
| | Trash receptacle |

RECREATION PROVIDED

- Passive recreation – seating and pathway

CONSTRAINTS

- Long roadway frontage
- Limited parking support park programming
- No accessible path to the seating area

ESTIMATED MAINTENANCE

- Typical maintenance – lawn, irrigation, trash

ADDITIONAL OBSERVATIONS

- Park appears recently renovated with new benches and arbor

¹ *San Rafael General Plan 2040*

JEAN AND JOHN STARKWEATHER SHORELINE PARK



JEAN AND JOHN STARKWEATHER PARK

LOCATION: Baypoint Village Drive at Baypoint Drive

SIZE: 23.3 Acres¹

PARK TYPE: Special Use Park¹

HISTORY

- 1989 – San Rafael Shoreline Park Master Plan
- 1991 – Shoreline Enhancement Plan
- 2007 – Shoreline Park Interpretive Signage Master Plan

CURRENT CONDITION

Poor Fair **Good** Excellent

INVENTORY

| | |
|-------------|-------------------------------|
| AMENITIES | Paved paths – asphalt, gravel |
| | Shoreline access |
| FURNISHINGS | Benches |
| | Interpretive signage |
| | Park signs |
| | Picnic tables |
| | Trash receptacles |
| FACILITIES | Restroom |

RECREATION PROVIDED

- Passive recreation - biking, walking, shoreline access (fishing, water sports launch, etc.)
- Youth fishing camps have been held at gathering points along the shoreline park

CONSTRAINTS

- Homelessness and safety - restroom currently closed for safety, no lighting, prohibited activities reported such as fire ignition, litter, camping, loitering, and vandalism
- Shoreline location - sensitive shoreline ecosystem and habitat, environmental easements to be considered

ESTIMATED MAINTENANCE

- City annually clears vegetation against private properties, repair fences, and provide weed abatement
- Maintenance of invasive plant species

ADDITIONAL OBSERVATIONS

- Shoreline Park connects to Pickleweed Park and Albert J. Boro Community Center
- Park is often used by residents for passive recreation activities and by local employees during their break periods

¹ *San Rafael General Plan 2040*

LOCH LOMOND PARK



LOCH LOMOND PARK

LOCATION: 110 Loch Lomond Drive

SIZE: 3.0 Acres¹

PARK TYPE: Neighborhood Park¹

HISTORY

- 2007 – Village at Loch Lomond Marina Master Plan
- 2020 – Constructed

CURRENT CONDITION

Poor Fair Good **Excellent**

INVENTORY

| | |
|-------------|-----------------------------------------------------|
| AMENITIES | Grass lawn |
| | Paved paths – asphalt, concrete, decomposed granite |
| | Playground – school age |
| | Shoreline access |
| FURNISHINGS | Benches |
| | Bike parking |
| | Drinking fountains |
| | Park sign |
| | Picnic tables |
| | Trash receptacles |
| FACILITIES | Restrooms (2) |

RECREATION PROVIDED

- Passive play and recreation - playground, picnic tables, benches, shoreline access (fishing, water sports launch, etc.)

CONSTRAINTS

- Shoreline location - sensitive shoreline ecosystem and habitat

ESTIMATED MAINTENANCE

- Standard maintenance – lawn, weed abatement, irrigation, trash
- Bathroom cleaning and maintenance

ADDITIONAL OBSERVATIONS

- Developer-driven park that is privately owned but publicly accessible and partially maintained by the City
- Park has flooding challenges due to existing elevations – Developer is currently planning to raise the finished grades

¹ *San Rafael General Plan 2040*

LOS RANCHITOS PARK



LOS RANCHITOS PARK

LOCATION: 20 Sequoia Road

SIZE: 3.0 Acres¹

PARK TYPE: Neighborhood Park¹

HISTORY

- 2004 – Constructed as part of the adjacent neighborhood development project

CURRENT CONDITION

Poor Fair Good **Excellent**

INVENTORY

| | |
|-------------|-------------------------------------|
| AMENITIES | Basketball court - full |
| | Grass lawn |
| | Handball court |
| | Paved paths – concrete and brick |
| | Playground – school age and tot lot |
| FURNISHINGS | Benches |
| | Bike parking |
| | Drinking fountains |
| | Park sign |
| | Trash receptacles |
| FACILITIES | Restroom (2) |

RECREATION PROVIDED

- Passive play and recreation – playground, grass lawn, sport courts

CONSTRAINTS

- NA

ESTIMATED MAINTENANCE

- Standard maintenance – lawn, weed abatement, irrigation, trash, blowing
- Cleaning shade structure over playground
- Bathroom cleaning and maintenance

ADDITIONAL OBSERVATIONS

- Restroom uses reclaimed water for toilets
- Los Ranchitos Park is one of the City's newest parks
- Some tension exists between park users and park users with off-leash dogs - lawn is popular for dog owners

¹ *San Rafael General Plan 2040*

MUNSON PARK



MUNSON PARK

LOCATION: Hickory Lane at Hyacinth Way

SIZE: 1.5 Acres¹

PARK TYPE: Neighborhood Park¹

HISTORY

- Unknown construction date – mid 1950s based on adjacent developments
- 2018 – Pedestrian path realignment and drinking fountain installation

CURRENT CONDITION

Poor Fair **Good** Excellent

INVENTORY

| | |
|-------------|-----------------------|
| AMENITIES | Grass lawn |
| | Paved path – concrete |
| FURNISHINGS | Bench |
| | Drinking fountain |
| | Park sign |
| | Picnic tables |
| | Trash receptacle |

RECREATION PROVIDED

- Passive recreation – picnic table, bench, grass lawn, pathway

CONSTRAINTS

- Long roadway frontage
- Limited parking to support park programming

ESTIMATED MAINTENANCE

- Standard maintenance – lawn, weed abatement, irrigation, trash
- Rodent management

ADDITIONAL OBSERVATIONS

- Neighbors use park for dogs
- Neighbors occasionally use park for volleyball
- There are frequent reports of people defecating in the shrubs – runners, rather than homeless
- Garbage company drives on to lawn to remove trash

¹ *San Rafael General Plan 2040*

OLEANDER PARK



OLEANDER PARK

LOCATION: Oleander Drive at Orange Blossom Lane

SIZE: 2.3 Acres¹

PARK TYPE: Neighborhood Park¹

HISTORY

- Unknown construction date – mid 1950s based on adjacent developments
- 1993 – Playground and swing set installed

CURRENT CONDITION

Poor **Fair** Good Excellent

INVENTORY

| | |
|-------------|------------------------------------------|
| AMENITIES | Grass lawn |
| | Paved paths – asphalt and concrete |
| | Playground – school and tot age |
| FURNISHINGS | Benches |
| | Drinking fountain |
| | Park sign |
| | Picnic tables |
| | Trash receptacles |
| FACILITIES | Storage shed with irrigation controllers |

RECREATION PROVIDED

- Passive play and recreation – playground, picnic tables, lawn

CONSTRAINTS

- Location of play area under Monterey pines causes excessive maintenance to address tree litter

ESTIMATED MAINTENANCE

- Standard maintenance – lawn, weed abatement, irrigation, trash

ADDITIONAL OBSERVATIONS

- According to long-time resident, this park was historically used for informal boxing events
- While on site for inventory, local community members were observed doing group exercise
- Grass lawn is popular with dog owners
- Monterey pine trees removed due to bark beetle pest infestation
- Bio-preventative pest management practices have been implemented through the installation of raptor resting posts and owl boxes

¹ *San Rafael General Plan 2040*

OLIVER HARTZELL PARK



OLIVER HARTZELL PARK

LOCATION: 62 Golden Hinde Boulevard

SIZE: 0.5 Acres¹

PARK TYPE: Pocket Park¹

HISTORY

- Construction date unknown – late 1980s based on adjacent development

CURRENT CONDITION

Poor Fair Good Excellent

INVENTORY

| | |
|-------------|-------------------------|
| AMENITIES | Grass lawn |
| | Paved paths – concrete |
| | Playground – school age |
| FURNISHINGS | Benches |
| | Drinking fountain |
| | Park sign |
| | Picnic tables |
| | Trash receptacles |

RECREATION PROVIDED

- Passive play and recreation - playground, picnic tables, benches

CONSTRAINTS

- Accessibility – significant elevation changes limits accessibility to the park

ESTIMATED MAINTENANCE

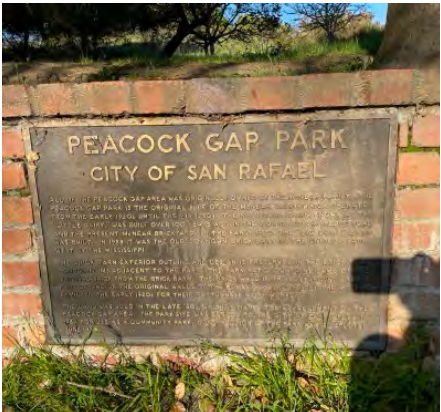
- Standard maintenance – lawn, weed abatement, irrigation, trash

ADDITIONAL OBSERVATIONS

- Swings at swing frame have been removed
- Occasional complaints of smoking at park

¹ *San Rafael General Plan 2040*

PEACOCK GAP PARK



PEACOCK GAP PARK

LOCATION: Peacock Drive

SIZE: 4.1 Acres¹

PARK TYPE: Neighborhood Park¹

HISTORY

- 1984 – Park Master Plan approved
- 1984 – McNear family conveys site to City of San Rafael for community park
- 1990 – Constructed

CURRENT CONDITION

Poor **Fair** Good Excellent

INVENTORY

| | |
|-------------|-------------------------------------------------------------|
| AMENITIES | Grass lawn |
| | Parcourse |
| | Paved paths – asphalt, brick, concrete, gravel |
| | Playground – school and tot age |
| | Tennis courts (2) |
| FURNISHINGS | Benches |
| | Drinking fountains |
| | Historic memorial plaque - McNear family dedication in 1984 |
| | Park signs |
| | Picnic tables |
| | Trash receptacles |
| FACILITIES | Restroom (2) |
| | Water tank |

RECREATION PROVIDED

- Passive play and recreation – playground, picnic tables, lawn, tennis

CONSTRAINTS

- Tennis courts adjacent to Peacock Gap Golf Club – potential golf ball hazard

ESTIMATED MAINTENANCE

- Standard maintenance – lawn, weed abatement, irrigation, trash, blowing
- Vandalism – graffiti removal, furnishings repair, etc.
- Bathroom cleaning and maintenance

ADDITIONAL OBSERVATIONS

- Park is a heavily used neighborhood park
- Seasonal wetland occurs south of tot age play area
- Lawn is popular for off-leash dogs
- Soccer goals placed in park by local community
- While on site for inventory, local community members were observed picking up trash and doing a group exercise class
- Teens have occasionally driven on to lawn
- Peacock Gap Park has original bricks from McNear family construction efforts at the playground

¹ *San Rafael General Plan 2040*

PICKLEWEED PARK



PICKLEWEED PARK

LOCATION: 50 Canal Street

SIZE: 17.6 Acres¹

PARK TYPE: Community Park¹

HISTORY

- 1994 – Constructed
- 2001 – Conceptual plan for Pickleweed Community Center
- 2006 – Albert J Boro Community Center (formerly Pickleweed Community Center) renovated
- 2019 – Playground replacement completed
- 2022 – Land and Water Conservation Fund (LWCF) grant consideration for Pickleweed Park Enhancement Project

CURRENT CONDITION

Poor Fair **Good** Excellent

INVENTORY

| | |
|-------------|---------------------------------------------------------|
| AMENITIES | Grass lawn |
| | Paved paths – concrete and asphalt |
| | Playground – school and tot age |
| | Sports field – soccer fields (2), baseball backstop |
| FURNISHINGS | Arbor |
| | Benches |
| | Bike parking |
| | Drinking fountains |
| | Outdoor food preparation station – sink, grill, counter |
| | Picnic tables – (1) reservable area |
| | Trash receptacles |
| FACILITIES | Albert J. Boro Community Center |
| | Restroom (2) |

RECREATION PROVIDED

- Passive play and recreation – playground, picnic areas
- Sports field rental – soccer, lacrosse, ultimate frisbee, San Rafael Jr. Giants Baseball
- Programming from Albert J. Boro Community Center
- City occasionally programs park for outdoor recreation programs – Movies in the Park, Dia de los Muertos

CONSTRAINTS

- Sport fields maintenance - fields closed approximately 6 months per year, mid-December through mid-June, for turf restoration
- Undesirable activities and safety – gambling, gang presence, vandalism, graffiti, northern portion of park has been used for homeless camping
- Shoreline location – sensitive shoreline habitat
- Severely limited parking

ESTIMATED MAINTENANCE

- Standard maintenance – lawn, weed abatement, irrigation, trash, blowing
- Vandalism – graffiti removal, furnishings repair, etc.
- Sport field maintenance – turf restoration
- Restroom maintenance – high frequency restroom use

ADDITIONAL OBSERVATIONS

- Pickleweed Park has the only City-owned sports field with soccer use
- Local community members visit park for use of the public restrooms
- Sports field has been used for off-leash dogs

¹ San Rafael General Plan 2040

RIVIERA PARK



RIVIERA PARK

LOCATION: 452 Riviera Drive

SIZE: 0.3 Acres¹

PARK TYPE: Pocket Park¹

HISTORY

- Unknown construction date – mid 1980s based on adjacent developments
- 1984 – Playground installed
- 2020 – Sidewalk and pathways improved through Sidewalk Repair Program

CURRENT CONDITION

Poor **Fair** Good Excellent

INVENTORY

| | |
|-------------|---------------------------------|
| AMENITIES | Grass lawn |
| | Paved paths – concrete |
| | Playground – school and tot age |
| FURNISHINGS | Benches |
| | Drinking fountain |
| | Picnic tables |
| | Trash receptacles |

RECREATION PROVIDED

- Passive play and recreation – playground, picnic tables, benches

CONSTRAINTS

- Isolated location

ESTIMATED MAINTENANCE

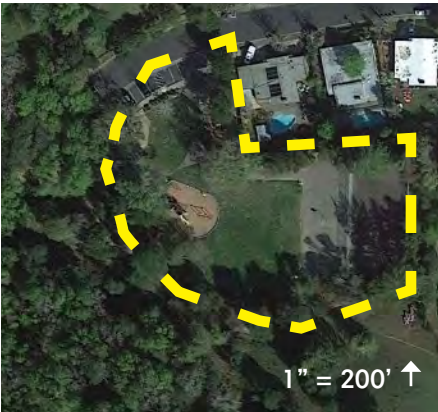
- Standard maintenance – lawn, weed abatement, irrigation, trash

ADDITIONAL OBSERVATIONS

- Boulders line tunnel as play feature
- Poplar trees removed – heaving of concrete from roots, invasive

¹ *San Rafael General Plan 2040*

SANTA MARGARITA VALLEY PARK



SANTA MARGARITA VALLEY PARK

LOCATION: 100 De La Guerra Avenue

SIZE: 5.0 Acres¹

PARK TYPE: Neighborhood Park¹

HISTORY

- Construction date unknown – early 1960s based on adjacent development
- 2003 – School and tot age play structures installed
- 2007 – Restroom renovated

CURRENT CONDITION

Poor **Fair** Good Excellent

INVENTORY

| | |
|-------------|-------------------------------------------|
| AMENITIES | Basketball court - full |
| | Grass lawn |
| | Paved paths – asphalt, decomposed granite |
| | Playground – school and tot age |
| | Tennis court (1) - not usable for tennis |
| FURNISHINGS | Benches |
| | Drinking fountain |
| | Park sign |
| | Picnic tables – (1) reservable area |
| | Trash receptacles |
| FACILITIES | Restroom (2) |

RECREATION PROVIDED

- Passive play and recreation – playground, picnic areas, basketball court, tennis court - not usable for tennis
- City occasionally programs park for outdoor recreation programs

CONSTRAINTS

- Location is removed and/or hidden from San Rafael community – undesirable activities such as vandalism, loitering, and graffiti

ESTIMATED MAINTENANCE

- Standard maintenance – lawn, weed abatement, irrigation, trash
- Vandalism – graffiti removal, furnishings repair, etc., particularly at restroom
- Bathroom cleaning and maintenance

ADDITIONAL OBSERVATIONS

- Creek runs along north park entry – accessible with wooden pedestrian bridge
- Park is connected to an informal network of open space trails to the southwest
- Existing tennis court is occasionally used as an off-leash dog run
- While on site for the inventory a group of young adults was observed drinking at a picnic area

¹ *San Rafael General Plan 2040*

SUN VALLEY PARK



SUN VALLEY PARK

LOCATION: 144 Solano Street

SIZE: 5.0 Acres¹

PARK TYPE: Neighborhood Park¹

HISTORY

- 1993 – Playground equipment replaced
- 2007 – Restrooms and picnic area renovated
- 2016 – Basketball court repaved
- 2023 (planned) – Playground equipment replaced, and accessible path of travel improved

CURRENT CONDITION

Poor Fair **Good** Excellent

INVENTORY

| | |
|-------------|--------------------------------------|
| AMENITIES | Basketball court - full |
| | Grass lawn |
| | Paved paths – asphalt, concrete |
| | Playground – school and tot age |
| FURNISHINGS | Benches |
| | Drinking fountains |
| | Handprint art wall |
| | Park sign |
| | Picnic tables – (1) reservable areas |
| | Shade structure (2) |
| | Trash receptacles |
| FACILITIES | Restroom (2) |

RECREATION PROVIDED

- Passive play and recreation – playground, picnic areas, lawn
- City occasionally programs park for outdoor recreation programs – Movies in the Park

CONSTRAINTS

- Park is popular for off-leash dog use - tensions between park users and off-leash dog owners
- Limited access for parks maintenance equipment

ESTIMATED MAINTENANCE

- Standard maintenance – lawn, weed abatement, irrigation, trash, blowing
- Graffiti removal at restroom
- Restroom cleaning and maintenance

ADDITIONAL OBSERVATIONS

- Neighbors have reports debris being thrown from the wooden gazebo in the upper terrace area onto the adjacent homes

¹ *San Rafael General Plan 2040*

TERRA LINDA COMMUNITY GARDEN



TERRA LINDA COMMUNITY GARDEN

LOCATION: 380 Nova Albion Way

SIZE: 1.0 Acres¹

PARK TYPE: Special Use Park¹

HISTORY

- 1975 – San Rafael leases School District (former Dixie School District) land at former Nova Albion High School site
- 2010 – Accessible plots constructed with concrete path of travel

CURRENT CONDITION

Poor Fair **Good** Excellent

INVENTORY

| | |
|-------------|--------------------------------------------------------------------------------------------|
| AMENITIES | 70 raised gardens beds - 64 full plots (450 sf), 6 half plots (225 sf), 2 ADA plots (full) |
| | Paved ADA path accessing 2 plots – concrete |
| FURNISHINGS | Green Waste bins |
| | Entry sign |

RECREATION PROVIDED

- San Rafael residents apply for garden plots and pay for privileges on an annual basis , with no time limit of keeping the plot – current waiting list to join the Terra Linda Community Garden
- Community-based individuals and groups program and use the garden

CONSTRAINTS

- Waitlist to join the Terra Linda Community Garden
- No communal storage area – gardeners provide their own tools and storage

ESTIMATED MAINTENANCE

- City pays for water and maintains irrigation and maintenance

ADDITIONAL OBSERVATIONS

- Terra Linda Community Garden is at capacity for user plots
- Terra Linda Community Garden is older than Canal Community Garden, with less amenities
- Terra Linda Community Garden full plots are 9x larger than the full plots at the Canal Community Garden

¹ *San Rafael General Plan 2040*

TERRA LINDA PARK



TERRA LINDA PARK

LOCATION: 670 Del Ganado Road

SIZE: 2.9 Acres¹

PARK TYPE: Community Park¹

HISTORY

- Unknown construction date – mid 1950s based on adjacent developments
- 1998 – Playground installation
- 2002 – Terra Linda Pool Rebuild Project

CURRENT CONDITION

Poor **Fair** Good Excellent

INVENTORY

| | |
|-------------|---------------------------------------|
| AMENITIES | Basketball court – (1) full court |
| | Grass lawn |
| | Paved paths – concrete and asphalt |
| | Playground – school and tot age |
| | Stage |
| FURNISHINGS | Benches |
| | Drinking fountains |
| | Picnic tables – (2) reservable areas |
| | Trash receptacles |
| FACILITIES | Terra Linda Community Center and Pool |

RECREATION PROVIDED

- Passive play and recreation – playground, picnic areas, grass lawn, basketball
- Programming from Terra Linda Community Center and Pool
- Park and playground are shared with neighboring Montessori de Terra Linda School for recess and physical education
- City programs park for outdoor recreation programs – Movies in the Park, summer camps

CONSTRAINTS

- Intensive community use – frequent maintenance

ESTIMATED MAINTENANCE

- Standard maintenance – lawn, weed abatement, irrigation, trash
- Vandalism – graffiti removal, furnishings repair, etc.
- Daily pool monitoring and maintenance

ADDITIONAL OBSERVATIONS

- Terra Linda Park is popular location for local teens and middle schoolers – frequent skateboarding and biking
- Outdoor stage is underused and attracts skateboarding and biking – contributes to heavy wear
- Playground has unique nature play theme with boulders
- Bio-preventative pest management practices have been implemented through the installation of owl boxes

¹ San Rafael General Plan 2040

VICTOR JONES PARK



VICTOR JONES PARK

LOCATION: Robinhood Drive

SIZE: 5.9 Acres¹

PARK TYPE: Neighborhood Park¹

HISTORY

- 1961 – Constructed
- 2008 – Conceptual Master Plan
- 2018 – New playground installed (Scott McNear Children's Playground) as portion of Conceptual Master Plan

CURRENT CONDITION

Poor **Fair** Good Excellent

INVENTORY

| | |
|-------------|--------------------------------------|
| AMENITIES | Baseball field with backstop |
| | Basketball courts – (2) full |
| | Grass lawn |
| | Paved paths – asphalt, concrete |
| | Playground – school and tot age |
| | Shuffleboard court |
| FURNISHINGS | Arbor |
| | Benches |
| | Drinking fountains |
| | Park signs |
| | Picnic tables – (2) reservable areas |
| | Trash receptacles |
| FACILITIES | Restroom |
| | Water tank |

RECREATION PROVIDED

- Passive play and recreation – playground, picnic tables, lawn, basketball courts
- City occasionally programs park for outdoor recreation programs – Movies in the Park, T-Ball Rentals, etc.

CONSTRAINTS

- Accessibility - no ADA accessible route from lower park (south) to upper park (north), asphalt pavement at lower park is cracked
- Creek runs along west side of park – seasonal flooding in winter months of creek portions that are not undergrounded, exacerbated by litter and debris

ESTIMATED MAINTENANCE

- Standard maintenance – lawn, weed abatement, irrigation, trash, blowing
- Restroom cleaning and maintenance

ADDITIONAL OBSERVATIONS

- Lawn is popular for off-leash dogs
- Previous incidents of Sudden Oak Death in the park's oak trees
- Poles for volleyball court at lower park have been removed, previously adjacent to basketball courts

¹ *San Rafael General Plan 2040*

APPENDIX F



RECREATION FACILITY INVENTORY AND ASSESSMENT



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Assessments of Facility Conditions and
Identification of Deficiencies with Proposed
Remediation and Cost Analysis

4/8/2022

San Rafael Citywide Parks and Recreation Master Plan

mack5 Recreation Facility and Inventory Assessment Scope

Recreation Facility Buildings – Assessment, Cost Analysis

1. Albert Park Field House
2. Falkirk Cultural Center
3. San Rafael Community Center
4. Terra Linda Community Center
5. Terra Linda Pool House

Recreation Park Restrooms – Assessment, Cost Analysis

- A. Bret Harte Park Restrooms
- B. Freitas Memorial Park Restrooms
- C. Gerstle Park Lower Restrooms
- D. Gerstle Park Upper Restrooms
- E. Los Ranchitos Park Restrooms
- F. Loch Lomand Park Restroom
- G. Peacock Gap Park Restrooms
- H. Pickleweed Park Restrooms
- I. Santa Margarita Park Restrooms
- J. Sun Valley Park Restrooms
- K. Victor Jones Park Restrooms

San Rafael Citywide Parks and Recreation Master Plan

4/8/2022

mack5 Recreation Facility and Inventory Assessment Overview

Assessments of Facility Conditions and Identification of Deficiencies with Proposed Remediation and Cost Analysis

Facility Assessments

Facility Assessments were performed with Recreation and Public Works staff in order to include as much understanding of operational, maintenance and performance issues as possible. Previous assessments reports and maintenance reports were reviewed including the Terracon Facility Conditions Assessment Report 1/18/2019.

The assessment and documentation was an overview of observable Architectural, Mechanical, Electrical, Structural, and Accessibility issues by a licensed architect, but without a full engineering consultant team. More detailed engineering assessment including verification of observations is recommended before pursuing any specific remediation, especially for more complex systems and for code compliance.

Basic Prioritization was identified to assist with remediation plans. Life Safety, ADA Compliance, Security, Weatherization and Operations were given the highest prioritization with Ratings from 1-3. Items identified as Priority 3 could be deferred, if necessary, without significant short-term impact while items with Priority 1 should be addressed as soon as possible to avoid impacts to staff, users, or further damage to the structure or systems. Priority 2 items should be addressed in an intermediate timeframe but do not present immediate impacts.

Cost Analysis

Cost Analysis was completed for Proposed Remediation items and is based on costs likely associated with work by independent contractors under public bid requirements and includes an average mark-up factor of 1.38 reflecting OH & P, Insurance, & Contingency. The scale of the scope of any contract can have an enormous impact on final costs as small projects are inefficient and typically result in higher costs. Bundling similar work for small items would be necessary in many cases to avoid excessive mark ups and stay within this framework. Self-performing small projects could help avoid this and even reduce some of these costs.

Cost Escalation needs to be applied to these costs depending upon the proposed date of work. For significant projects of more than a few months of duration, it should be applied to the forecasted midpoint of construction. The basis for costs included here are tied to the midpoint of 2022 when the estimates were completed using then current pricing. Typical annual construction escalation is usually estimated as 4-5% but it should be noted that there was extreme cost escalation in the construction industry through the remainder of 2022 and into 2023 as high as 9-10% and escalation continues to remain higher than historical averages.

Use of Report

Many items identified can be considered Deferred Maintenance items but some are not typically addressed on a regular maintenance program. The native format Excel document is made available so items can be integrated into building maintenance program or easily extracted for inclusion in CIP projects as appropriate.

Many code upgrades, ADA upgrades and finish upgrades are performed along with more significant renovation projects so this report should be included in development of any improvement projects in order to establish a strategic scope of work addressing existing conditions.

Finally, should any facility projects be identified in the Master Plan or in subsequent planning efforts, there may be opportunities to address some of these items in conjunction with any remodel or expansion projects to accommodate improved expanded programming requirements.

This Recreation Facility Inventory and Assessment should be used in conjunction with the Master Plan as tools in strategic project scoping for maintenance, renovation, and remodel projects. Ensuring that the conditions of the facilities are addressed while other goals are pursued in meeting the needs of the community with high performing, durable and reliable built facilities.

1 ALBERT J BORO COMMUNITY CENTER

| Architectural Deficiencies | Recommendations | Priority 1-3 | Total Cost |
|---------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------|--------------|------------|
| VCT flooring is delaminating in local areas. - 1668 s.f. ¹ | Replace deteriorated wall paper. | 2 | \$22,852 |
| Kitchen flooring is torn. - 120 s.f. ¹ | Replace Floor. Repair tear and check seams in short term. | 1 | \$3,288 |
| Exterior glazing graffiti coating is clouding. - 500 s.f. ¹ | Remove and reinstall coating. | 3 | \$10,275 |
| Cracking observed in EIFS Panels. - 4688 s.f. ¹ | Remove failed EFIS panels and replace. | 2 | \$128,451 |
| Exterior paint is degrading in localized areas, especially north side mildew. - 7800 s.f. ¹ | Repaint replaced EFIS panels, local areas and touch up. | 2 | \$53,430 |
| Perimeter parapet coping is deteriorating. - 1360 l.f. ¹ | Replace coping and sealant. | 2 | \$55,096 |
| Building movement has caused nail pops and cracking in interior drywall. - 600 s.f. | Patch and paint. | 2 | \$4,110 |
| Building movement has caused cracking of ceramic tile in Restrooms. - 8 s.f. | Repair broken tile and seal corner with backing rod and high performance sealant. | 2 | \$1,000 |
| Roof leaks have caused staining of acoustic ceiling tiles in localized areas. - 400 s.f. | Replace once leaks have been addressed at HVAC curbs. | 2 | \$4,384 |
| Roof leaks have caused damage to drywall ceilings in localized areas. - 50 s.f. | Patch and paint once leaks have been addressed at HVAC curbs. | 2 | \$4,795 |
| P-lam sink countertops in all Restrooms are chipped and delaminating - 30 l.f. | Remove and replace. Consider upgrade to solid surface material. | 2 | \$18,495 |
| Evidence of leaks at roof drains in gymnasium. - 4 locations. | May have been resolved with roof work. Recommend monitor and repair as needed. | 3 | TBD |
| Access panel in Restroom stall wall has been damaged and poorly patched. | Replace access panel. | 2 | \$300 |
| Support structure for moveable backboards is bending under load. Additional support strut needed to brace. - 2 locations. | Replace structural element and provide additional support strut as needed to brace - by manufacturer preferred. Check others. | 3 | \$5,000 |
| Storage doors in gymnasium are binding with movement of the building - 3 pair. | Remove doors, cut bottoms to allow more tolerance, rehang and adjust. | 2 | \$4,110 |
| Supplemental striping added to gymnasium flooring is not as durable as original and is failing. - 400 l.f. | Remove and reapply per original spec. | 3 | \$10,000 |
| Seams in sports floor in Gymnasium are opening. - 300 l.f.. | Seal seams. | 2 | \$7,500 |

| | | | |
|----------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|-----------|
| Moveable partition in Classrooms require repair. | Replacement parts on order | 2 | N/A |
| Casework doors at accessible sink in Classroom are crooked. | Require adjustment/repair. | 2 | \$800 |
| P-lam reception desk in Lobby is chipping. | Recommend eventual replacement with solid surface. | 3 | \$5,796 |
| Curb conditions at rooftop mechanical units not addressed with TPO Roof Coating install. 10 units. | Lift units and replace curb flashing. See HVAC. | 1 | \$33,565 |
| TPO Roof Coating is delaminating in local areas. - 150 s.f. | Clean and patch local areas. Roof replacement may eventually be needed. | 1 | \$6,165 |
| Window leaks at sill condition of storefront windows throughout. | Appears to be a problem with performance of the sill pan and weeps. Recommend a qualified glazing contractor assess and propose resolution. | 1 | TBD |
| Valence missing at window blind in Teen Room. | Replace valence. | 3 | \$200 |
| Exterior doors at Multipurpose Room leak at sills. | Storefront system is unprotected from rain and very difficult to seal. Floor damage to be repaired and thresholds reinstalled in bed of mastic to slope outward. Doors to be weatherstripped. Recommend a roof canopy be added to provide rain protection. | 1 | \$30,000 |
| Exterior wood deck, railing and stair at Multipurpose Room is failing. - 2800 s.f.. | Deck to be completely removed and replaced. Recommend considering recycled plastic composite material. | 2 | \$287,700 |
| Exterior galvanized tube railings are rusting. - 200 l.f. | Remove rust, prime and paint. | 2 | \$13,700 |
| Trash enclosure walls are damaged and pipe exposed. - 150 l.f. | Concrete or PT wood perimeter curb to be added within trash enclosure to protect walls and pipe. | 1 | \$13,357 |
| | | | |
| Architectural Repairs | Budget for planning purposes | | \$724,369 |

| Mechanical Deficiencies | Recommendations | | |
|-----------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|---|-------------|
| HVAC Equipment have reportedly reaching the end of their useful life. - 10 units, 20,000 s.f. | City to contract for assessment and recommendations for replacement - coordinate replacement with curb repairs. | 1 | \$1,000,000 |
| HVAC distribution and controls at classrooms and admin office do not function well. 6000 s.f. | City to contract for assessment and recommendations for adjustments. | 2 | \$25,000 |

| | | | |
|--------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|---|-------------|
| Split System in Computer Lab works overtime to cool entire library when door is left open. | City to contract for assessment and recommendations for adjustments to better cool library with rooftop HVAC. | 2 | \$25,000 |
| Fire Sprinkler POE (2) have exhausted allowance for settlement. | Piping to be reconfigured to accommodate settlement. | 1 | \$4,110 |
| | | | |
| Mechanical Repairs | Budget for planning purposes | | \$1,054,110 |

| Electrical Deficiencies | Recommendations | | |
|------------------------------------------------------------------------------------------|------------------------------------------------------------------|---|---------|
| Feature suspended pendant lighting over admin desk is not functional and not desired - 4 | Remove suspended pendants and exposed electrical infrastructure. | 3 | \$6,850 |
| | | | |
| Electrical Repairs | Budget for planning purposes | | \$6,850 |

| Structural Deficiencies | Recommendations | | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|----------|
| Soil conditions of site have and will continue to allow substantial settlement. The variety of foundation systems for new and old buildings, decks and site concrete result in differential settlement and movement. | Recommend evaluation by structural engineer for addressing this condition. | 2 | TBD |
| Original building foundation includes adjustable jack piers that can be adjusted over time. | Recommend evaluation by structural engineer for addressing this condition prior to repairs to cracks, doors, thresholds and exterior paving adjacent to building. | 2 | TBD |
| Exterior walkway adjacent to main entry slab is experiencing differential settlement and has been ground to address condition. May eventually become a hazard and an ADA concern. | Recommend monitoring for ADA compliance and may need eventual repair/replacement. | 3 | TBD |
| Exterior walkway north of main lobby appears to be experiencing substantial cracking due to varied foundation conditions. | Recommend evaluation by structural engineer to evaluate resolution to maintain accessible path of travel from lobby doors. | 2 | TBD |
| Exterior walkway at Gymnasium exit is experiencing differential settlement. | Recommend monitoring for ADA compliance and may need eventual repair/replacement. | 3 | \$20,000 |
| | | | |
| Structural Repairs | Budget for planning purposes | | \$20,000 |

| ADA Deficiencies | Recommendations | | |
|------------------|-----------------|--|--|
|------------------|-----------------|--|--|

| | | | |
|----------------------------------------------------------------|---------------------------------------------------------------|---|-----|
| Path of travel to Building entries not compliant. | See Sitework. | 1 | N/A |
| Full CASP assessment not included in the scope of this report. | City to contract for detailed Accessibility Report if needed. | 2 | N/A |
| | | | |
| ADA Repairs | Budget for planning purposes | | \$0 |

¹ Terracon FCA 1/18/2019

Total Deficiency Cost

\$1,805,329

2 ALBERT PARK FIELD HOUSE

| Architectural Deficiencies | Recommendations | Priority 1-3 | Total Cost |
|--------------------------------------------------------------------------------------------------------|--------------------------------------------------------|--------------|------------|
| Exterior paint is worn and deteriorated stained.- 5200 s.f. ¹ | Patch and repaint budling throughout. | 1 | \$16,000 |
| Restroom doors appear to be at end of useful life. - 2. ¹ | Replace metal doors and hardware. | 2 | \$4,000 |
| Single-ply modified bitumen roof appears to be at the end of its useful life. - 5000 s.f. ¹ | Replace roof. | 1 | \$26,989 |
| Painted Restroom floors deteriorating. - 200 s.f. ¹ | Repaint floor with epoxy paint. | 2 | \$2,800 |
| Wood storage, utility and dugout doors appear to be at the end of their useful life. - 6. | Replace wood doors and hardware. | 2 | \$12,000 |
| Wood entry doors to stadium appear to be at the end of their useful life. - 2. | Replace wood doors and hardware. | 2 | \$7,000 |
| Locker Room finishes are worn and deteriorated. - 600 s.f. | Repaint walls, ceiling and concrete floors throughout. | 2 | \$8,000 |
| Netting at windows traps leafs and debris - not sure of purpose. | Clean or consider removing entirely and repainting. | 3 | \$2,500 |
| | | | |
| Architectural Repairs | Budget for planning purposes | | \$79,289 |

| Mechanical Deficiencies | Recommendations | | |
|---------------------------------------------------|--------------------------------------------------------------|---|---------|
| No HVAC systems in building. | Recommend exhaust in Locker Rooms. | 2 | \$2,898 |
| No HVAC system in Restrooms. | Recommend exhaust in Restrooms if used. | 2 | \$1,242 |
| Need Water Heater for Restrooms. | Recommend replacing water heater if Restrooms are used. | 2 | \$4,692 |
| Building does not have fire sprinkler protection. | Install a new fire sprinkler system throughout the building. | 3 | N/A |
| | | | |
| Mechanical Repairs | Budget for planning purposes | | \$8,832 |

| Electrical Deficiencies | Recommendations | | |
|------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|---|----------|
| Old overhead electrical service has been cut and appears to be obsolete. | Confirm service is dead and existing service box and conduit to be removed. | 3 | \$3,000 |
| Incandescent and flourescent building lighting are outdated and inefficient. | Relamp with LED bulbs. Recommend replacing entire fixtures and controls if facility uparaded. | 2 | \$30,000 |
| | | | |
| Electrical Repairs | Budget for planning purposes | | \$33,000 |

| Structural Deficiencies | Recommendations | | |
|----------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|---|---------|
| Minor differential settlement of foundation and slab are resulting in some movement cracks in finishes. | Not significant issue and not easily resolved. | 3 | N/A |
| Concrete spawling at several locations including light pole and stair at north end of stadium. - 10 s.f. | Patch concrete. | 2 | \$3,000 |
| Age and type of construction warrants evaluation for seismic safety. | Recommend evaluation by structural engineer to evaluate potential seismic upgrade. | 3 | TBD |
| | | | |
| Structural Repairs | Budget for planning purposes | | \$3,000 |

| ADA Deficiencies | Recommendations | | |
|-----------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|----------|
| Path of travel to Building entries. | See Sitework. | 1 | N/A |
| Full CASP assessment not included in the scope of this report. | City to contract for detailed Accessibility Report if needed. | 2 | N/A |
| Stadium level is not accessible. | Confirm compliant ramp was provided at north entry. | 1 | N/A |
| Accessible seating area not compliant. | Add accessible seating platform at stadium level. | 1 | \$13,800 |
| Door hardware throughout is not compliant. | Complete door and hardware replacement would be required for full compliance. | 2 | \$27,600 |
| Restrooms are not configured to be accessible. | Reconfigure and rehab restrooms for ADA compliance. Separate accessible Modular Restroom Facility is an option. | 2 | \$39,400 |
| Signage is not compliant. | Replace non-compliant signage. | 2 | \$3,800 |
| Locker rooms are not accessible. Door hardware and thresholds not compliant. - 2. | Locker rooms can be made substantially accessible with door upgrades and minor reconfiguration. | 2 | \$13,800 |
| Sunken dug-out entries from field and locker rooms are not accessible. - 2. | Sunken dug-outs cannot be made fully accessible. Possible to rebuild exterior steps further out and dropping to dug-out floor level before entering under doorway to allow for better headroom. | 3 | N/A |
| | | | |
| ADA Repairs | Budget for planning purposes | | \$98,400 |

¹ Terracon FCA 1/18/2019

Total Deficiency Cost

\$222,521

3 FALKIRK CULTURAL CENTER

| Architectural Deficiencies | Recommendations | Priority 1-3 | Total Cost |
|----------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|--------------|------------|
| Wood plank flooring in attic damaged. - 150 s.f.. ¹ | Replace only failed wood plank flooring. | 2 | \$4,110 |
| Interior plaster walls on wood lath have extensive cracking. - 3600 s.f. ¹ | Remove and replace failed plaster. | 1 | \$150,000 |
| Wall paper in Dining Hall is deteriorating. - 450 s.f. ¹ | Replace deteriorated wall paper. | 2 | \$8,600 |
| Interior plaster ceilings on wood lath have extensive cracking. - 720 s.f. ¹ | Remove and replace failed plaster. | 1 | \$36,000 |
| Exterior wood shingles failing at lower level. - 440 s.f. ¹ | Replace damaged shingles and paint. | 1 | \$18,084 |
| Exterior split face CMU block wall - mortar failing - 100 s.f. at lower level. ¹ | Remove failed mortar and replace. | 1 | \$7,800 |
| Exterior paint is failing in localized areas. - 1240 s.f. ¹ | Scrape and paint exterior finishes. | 1 | \$12,000 |
| Hardwood flooring substantially damaged under Curved Bay Window South. - 250 s.f. | Replace damaged hardwood parquet flooring. | 2 | \$12,000 |
| Hardwood flooring throughout has worn through finish. - 10,000 s.f. | Light screen and refinish hardwood parquet flooring throughout. | 2 | \$68,500 |
| Curved Bay Window North in admin area has minor rot and glazing damage and water intrusion. - 100 s.f. | Recommend historic restoration of window frame and windows maintain water proof performance. | 1 | \$27,400 |
| Stained Glass Windows West have substantial rot and stained glass damage. - 100 s.f. | Recommend removal and historic reconstruction with glazing restraint system to stabilize stained glass and maintain water proof performance | 1 | \$41,100 |
| Operable Curved Bay Windows East in Dining Hall have light rot and glazing damage to fixed and operable components. - 100 s.f. | Recommend restoration of window frame and windows maintain water proof performance. | 1 | \$27,400 |
| Operable Decorative Bay Windows South on second floor have wood rot and glazing damage with extensive water intrusion - 150 s.f. | Recommend historic restoration of window frame and windows to maintain water proof performance. | 1 | \$41,100 |
| Additional Operable Decorative windows at second floor have minor to moderate damage and water intrusion - 200 s.f. | Recommend restoration of window frame and windows maintain water proof performance. | 1 | \$27,400 |
| Casework in rear building has broken and misaligned doors. | Repair casework and confirm if vents to floor below are required for HVAC. | | \$1,500 |
| Bricks are loose and mortar failing at main stair - 10 s.f. | Localized repair and repoint entire brick stair - 200 s.f.. | | \$5,000 |

| | | | |
|-------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------|---|-----------|
| Second floor balcony roof has flashing deficiency at railing and junction with low roof - 30 l.f. open wood railing with cap. | Railing section to be removed and condition flashed properly with railing reinstalled. Railing to be patched and painted entirely. | 1 | \$4,110 |
| Attic Bay Window appears to allow water intrusion. | Recommend simple repairs to maintain water proof performance. | 1 | \$5,000 |
| Attic level has extensive cosmetic deficiencies but it is understood it is only used for storage. | No additional scope recommended. | 3 | \$0 |
| Utility sink counter & backsplash in Painting Room is failing. | with new countertop and backsplash. | 2 | \$3,200 |
| | | | |
| Architectural Repairs | Budget for planning purposes | | \$500,304 |

| Mechanical Deficiencies | Recommendations | | |
|---------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------|---|----------|
| Gas meter location is not compliant with PG&E requirements and is in conflict with electrical service. ¹ | Relocate gas meter 15 LF from existing location. | 1 | \$12,000 |
| Domestic water is not isolated at POE | add isolation valve at POE. | 1 | \$3,425 |
| Plumbing fixtures may not be the most water conserving types. | Installation in some locations may not be consistent with Historic Status. | 2 | \$4,200 |
| Utility sink in Painting Room is antiquated with very old faucet. | Replace sink and plumbing integrated with new countertop and backsplash. | 2 | \$3,836 |
| Building does not have fire sprinkler protection. | Installation would be costly and likely not consistent with Historic Status. | 3 | N/A |
| | | | |
| Mechanical Repairs | Budget for planning purposes | | \$23,461 |

| Electrical Deficiencies | Recommendations | | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|---|-----------|
| Electrical service, electrical panels, knob & tube wiring and incandescent lighting are all indicative of an antiquated facility consistent with its age. 16,000 s.f. | A complete assessment by a qualified electrical engineer would be needed to complete full scope of work for an upgrade. | 1 | \$441,600 |
| Assuming 1930's knob & tube wiring is reported as abandoned. ¹ | Recommend confirming and removing old abandoned wiring. | 1 | \$21,591 |
| Admin Room near entry is overly reliant on limited electrical circuit and extension chords. | Recommend adding additional circuits and additional outlets for office equipment. | 1 | \$6,850 |
| | | | |
| Electrical Repairs | Budget for planning purposes | | \$470,041 |

| Structural Deficiencies | Recommendations | | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|---|-----|
| Cantilever condition at second floor on north side is bearing on a combination of independent piers and brackets with one post bearing on a small shed addition. Second floor is noticeably sagging. | Recommend evaluation by structural engineer for addressing this condition. | 1 | TBD |
| Age and type of construction warrants evaluation for seismic safety. | Recommend evaluation by structural engineer to evaluate potential seismic upgrade. | 2 | TBD |
| | | | |
| Structural Repairs | Budget for planning purposes | | \$0 |

| ADA Deficiencies | Recommendations | | |
|---------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------|---|----------|
| Path of travel to Building entries not compliant. | See Sitework. | 1 | N/A |
| Full CASP assessment not included in the scope of this report. | City to contract for detailed Accessibility Report if needed. | 2 | N/A |
| Status as Historical Significant Structure conflicts with full compliance of the facility. | City to contract with a Historical Architect for guidance related to ADA upgrades. | 2 | N/A |
| No interior access to upper floor is provided. | An elevator would be necessary for full compliance. Dependent on Historical Analysis. | 2 | N/A |
| No fully compliant restroom is provided on either floor. Footprint of existing "accessible" restroom is not sufficient for full compliance. | Restroom would need to be expanded and reconfigured for full compliance including mechanical, electrical and plumbing if necessary. | 2 | \$34,250 |
| Commercial Kitchen is not compliant. 200 s.f. | Could not be without substantial modifications triggering code and accessibility upgrades including Health Department review. | 2 | \$96,600 |
| Door width and door hardware throughout is non-compliant | Determine extent of access and upgrade as needed. Dependent on Historical Analysis. | 2 | N/A |
| Signage is non-compliant throughout. | Determine extent of access and upgrade as needed. | 1 | \$10,350 |
| Floor transitions and thresholds are not compliant. | Determine extent of access and upgrade as needed. Dependent on Historical Analysis. | 2 | N/A |
| Stairs and railings are non-compliant throughout. | City to contract with a Historical Architect for guidance related to ADA upgrades. Dependent on Historical Analysis. | 2 | N/A |

| | | | |
|-----------------------------------------------------------------------|----------------------------------------------------------------------|---|-----------|
| Administrative office area including workspace and shared work areas. | Layout and FF&E to provide accessibility for employees as necessary. | 2 | TBD |
| | | | |
| ADA Repairs | Budget for planning purposes | | \$141,200 |

¹ Terracon FCA 1/18/2019

Total Deficiency Cost \$1,135,006

4 SAN RAFAEL COMMUNITY CENTER

| Architectural Deficiencies | Recommendations | Priority 1-3 | Total Cost |
|---------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------|--------------|------------|
| Exterior wood soffit is stained. 360 s.f. ¹ | refinish wood soffit as needed. Consider full bodied stain on soffits throughout. | 3 | \$4,800 |
| Coping metal on roof has deteriorating sealant and paint. - 900 l.f. ¹ | Repair reseal and repaint metal coping throughout. | 2 | \$18,173 |
| Exterior brick veneer showing efflorescence. - 200 s.f. ¹ | Clean efflorescence and seal exterior brick. | 2 | \$10,000 |
| Acoustic ceiling tiles damaged in local areas. - 3400 s.f. ¹ | Replace damaged ceiling tiles. | 3 | \$37,264 |
| Interior wood paneling and trim marked and worn. - 1500 s.f. | Patch and touch up interior paneling. | 3 | \$20,550 |
| Movement of structure has resulted in distortion of floating ceramic tile installation in lobby. - 200 l.f. | Cut grooves at perimeter and install flexible sealant at select grout joints for expansion joints. | 2 | \$5,480 |
| Commercial Kitchen is not code compliant. 350 s.f. | Could not be without substantial modifications triggering code and accessibility upgrades including Health Department review. | 3 | \$169,050 |
| Most interior wood doors and hardware are in poor condition. - 24 | Replace doors and hardware. | 2 | \$88,776 |
| Reception desk wood is damaged at base under counter and wood bullnose edging is worn. - 6 s.f. panel / 50' edging. | Refinish wood as needed. | 2 | \$3,425 |
| Back counter at reception desk is inefficient / third work station not used - 6 ft. lower casework. | Additional storage cabinets to infill workstation under existing countertop. | 3 | \$2,877 |
| Egg crate diffuser at Lobby skylight is dislodged from support. | Adjust diffuser. | 2 | \$150 |
| Casework and cabinets throughout classrooms are worn and dated. 36' upper & lower casework w/ countertop & 4 sinks. / 16' full ht. wall cabinets. | Recommend remove and replace. | 2 | \$68,226 |
| Shades at clerestory windows in Multipurpose Room are broken and hard to operate. | Manual blackout shades to be replaced. Recommend consider solar powered motorized shades. | 2 | \$32,000 |
| Panic exit devices at Multipurpose facility have surface mounted rods and are not compliant. 4 leafs | Install guards - replace doors and hardware with fully compliant when possible. | 2 | \$21,920 |
| Acoustic panel in Multipurpose Room is stained in one location. | Professional steam cleaning to improve as much as possible - difficult to replace just the one panel. | 2 | \$800 |

| | | | |
|----------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|---|-----------|
| Partitions between offices are not full height acoustic partitions and there is very little acoustic separation. - 40 feet wall/500 s.f. ceiling/3 | Acoustic performance can be upgraded with acoustic batts installed over ceiling tiles on both sides and door seals added. | 3 | \$4,658 |
| Ivy is climbing on brick up to soffit of building. | Remove ivy from building. | 1 | \$1,200 |
| Deadbolt and chain lock on exterior gate at Multi-purpose Room exit. | Confirm it is not a required and signed building exit or remove locks. Can replace with alarmed panic device and tamper screen if security is required. | 1 | \$6,000 |
| Exterior vented access door in Courtyard is damaged - 2' x 5'. | Replace door, vent and deadbolt. | 2 | \$2,000 |
| | | | |
| Architectural Repairs | Budget for planning purposes | | \$497,349 |

| Mechanical Deficiencies | Recommendations | | |
|---------------------------------------------------------------|------------------------------------------------------------------------|---|----------|
| One hot water heater for entire building. 4 sinks | Recommend considering flash water heater for restrooms and classrooms. | 2 | \$9,384 |
| Plumbing fixtures may not be the most water conserving types. | Replace older fixtures with new water conserving type. | 2 | \$5,000 |
| Building does not have fire sprinkler protection. | Install a new fire sprinkler system throughout the building. | 3 | N/A |
| | | | |
| Mechanical Repairs | Budget for planning purposes | | \$14,384 |

| Electrical Deficiencies | Recommendations | | |
|-------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|---|-------------|
| Missing electrical panel covers. - 2. ¹ | Replace panel covers. Lighting controls need to be upgraded so panel is not used to switch lights. | 1 | \$200 |
| Existing florescent lighting and controls are obsolete and inefficient. 20,000 s.f. | Upgrades should be considered with any substantial improvements. | 2 | \$552,000 |
| Incandescent chandeliers in Multipurpose Room are dated and inefficient. 128 bulbs | Relamp with LED bulbs. Recommend replacing entire fixtures. Upgrade controls. | 2 | \$276,000 |
| Stage Lighting Controls obsolete and no longer used but still live. | Confirm old system is obsolete - should be removed and replaced per 2020 CIP. | 2 | \$184,000 |
| Electrical Upgrades to Stage Area. | Per 2019 CIP. | 2 | \$72,000 |
| Power to lighting controller in courtyard not connected. | Connect and confirm functionality. | 2 | TBD |
| | | | |
| Electrical Repairs | Budget for planning purposes | | \$1,084,200 |

| Structural Deficiencies | Recommendations | | |
|-------------------------|-----------------|--|--|
|-------------------------|-----------------|--|--|

| | | | |
|---------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|---|-----|
| Minor differential settlement of foundation and slab are resulting in some movement cracks in finishes. | Not significant issue and not easily resolved. | 3 | TBD |
| Age and type of construction warrants evaluation for seismic safety. | Recommend evaluation by structural engineer to evaluate potential seismic upgrade. | 3 | TBD |
| | | | |
| Structural Repairs | Budget for planning purposes | | \$0 |

| ADA Deficiencies | Recommendations | | |
|---------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|-----------|
| Path of travel to Building entries. | See Sitework. | 1 | N/A |
| Full CASP assessment not included in the scope of this report. | City to contract for detailed Accessibility Report if needed. | 2 | N/A |
| Door hardware throughout is not compliant. | Extensive door and hardware replacement would be required for full compliance. Blended rate - \$5000 per leaf. | 2 | \$248,400 |
| Main doors at Multipurpose Room have surface mounted door stops and are not compliant. | Replace doors and hardware. | 2 | \$27,600 |
| Signage is not entirely compliant. | Replace non-compliant signage. | 1 | \$5,000 |
| Commercial Kitchen does not meet accessibility requirements for equal access. | ADA modifications would trigger substantial code upgrades. See Architectural. | 2 | N/A |
| Kitchen service window and counter is too high for accessible service or public access. 30" | Sill and counter to be lowered and service window replaced to provide compliant service if this service is provided. | 2 | \$3,254 |
| Senior Restroom not compliant. | Compliance not possible within available space. Would require more extensive remodel and reconfiguration. | 2 | \$40,000 |
| Sink & work counters at Classrooms and Seniors are not compliant. - 4 | Modify casework to provide compliant sink and work counter with accessible sink, knee space, pipe wrap and accessible faucets. Recommend replacing dated casework entirely. | 2 | \$20,000 |
| Stage not accessible. | Ramp or lift required for compliance. | 2 | \$75,000 |
| Backstage areas not accessible. 200 s.f. | Restroom and changing rooms cannot be made accessible within existing configuration. | 2 | \$150,420 |
| Administrative office area including workspace and shared work areas. | Layout and FF&E to provide accessibility for employees as necessary. | 2 | N/A |

| | | | |
|-------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------|---|-----------|
| Exterior doors from Classrooms to patios have a step down and are not compliant. 6 doors. | Should be compliant if indoor/outdoor events occur. Replace thresholds with ADA extensions. | 2 | \$4,140 |
| | | | |
| ADA Repairs | Budget for planning purposes | | \$573,814 |

¹ Terracon FCA 1/18/2019

Total Deficiency Cost

\$2,169,747

5 TERRA LINDA COMMUNITY CENTER

Pricing Mid 2022

| Architectural Deficiencies | Recommendations | Priority 1-3 | Total Cost |
|----------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|--------------|------------|
| Interior wood paneling and trim marked and worn. - 1500 s.f. ¹ | Patch and touch up interior paneling. | 2 | \$57,000 |
| Movement of structure has resulted in extensive cracking of ceramic tile base in restrooms. - 105 l.f. ¹ | Remove and replace ceramic tilebase over new a crack isolation membrane. | 2 | \$8,500 |
| Sheet vinyl flooring in kitchen is cracking at perimeter, likely related to building movement. - 20 s.f. ¹ | Patch localized cracked material to match. Recommend complete replacement with more durable and flexible specialty flooring when possible. | 1 | \$3,000 |
| VCT flooring throughout has some failure. - 8 s.y. ¹ | Replace VCT as needed. | 2 | \$1,000 |
| Exterior wood siding is damaged. ¹ | Replace and repair wood siding as needed. | 1 | \$34,250 |
| Exterior paint is beginning to fail at fascias, trim, beams and some siding. - 3200 s.f. ¹ | Prep and paint after siding and door repairs . | 1 | \$10,000 |
| Exterior entry door to Ceramics is failing. ¹ | Replace door. | 1 | \$3,425 |
| Commercial Kitchen is not code compliant. 300 s.f. | Could not be without substantial modifications triggering code and accessibility upgrades including Health Department review. | 3 | \$73,830 |
| Acoustic ceiling in classroom has failed planks under rooftop HVAC equipment. - 50 s.f. | Repair or replace planks after roof curb repairs. | 2 | \$1,200 |
| Acoustic tile ceiling in Ceramics room has water damage under rooftop HVAC equipment. -20 s.f. | Repair or replace tiles after roof curb repairs. | 2 | \$800 |
| Moveable partition floor seals do not seal to floor due to differential settlement of foundation and bow in slab. 300 s.f. | Condition not likely to be resolved. | 3 | \$62,100 |
| Gaskets and seals on exterior doors are damaged or deficient throughout. -16 leafs | Install weatherstripping on exterior doors. | 2 | \$9,200 |
| Finishes and fixtures in Janitor's Closet and service areas are serviceable but in poor condition. | Replace janitor sink and update all finishes with FRP in wet and high abuse areas, patch and repaint all. | 3 | \$1,600 |
| Roof curbs for mechanical units have not been repaired. | Remove units and replace curb flashing. | 1 | \$27,400 |
| Monument Sign is in very poor condition and refers to "Recreation" center. | Replace with current sign type. | 2 | \$27,400 |

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|--------------------------------------------------------------|-----------------------------------------------|---|-----------|
| Kiln vent screen is rusting. - 10 s.f. | Replace screen with SS or Galv. metal screen. | 2 | \$600 |
| Exterior window screens at classroom are failing. - 100 s.f. | Replace screens in existing frames. | 3 | \$2,000 |
| | | | |
| Architectural Repairs | Budget for planning purposes | | \$323,305 |

| Mechanical Deficiencies | Recommendations | | |
|-----------------------------------------------------------------------------------|--------------------------------------------------------------|---|----------|
| Old A/C unit at Janitors Closet is between two interior rooms and not being used. | Unit to be removed and opening in interior wall sealed. | 3 | \$1,200 |
| Clay separator at Ceramics is not effective | Replace clay separator. | 1 | \$2,500 |
| Plumbing fixtures may not be the most water conserving types. | Replace fixtures with new water conserving type. | 2 | \$8,400 |
| Building does not have fire sprinkler protection. | Install a new fire sprinkler system throughout the building. | 3 | N/A |
| | | | |
| Mechanical Repairs | Budget for planning purposes | | \$12,100 |

| Electrical Deficiencies | Recommendations | | |
|---------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|---|-----------|
| Existing fluorescent lighting and controls are obsolete and inefficient. | Upgrades should be considered with any substantial improvements. | 2 | \$236,300 |
| Admin Room near entry is overly reliant on limited electrical circuit and extension chords. | Recommend adding additional circuits and additional outlets for office equipment. | 1 | \$6,850 |
| | | | |
| Electrical Repairs | Budget for planning purposes | | \$243,150 |

| Structural Deficiencies | Recommendations | | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|---|-----|
| Differential settlement of foundation and slab are resulting in uneven floor surfaces resulting in door operational problems and ADA floor slope and threshold issues as well as cracks in finishes. | Recommend evaluation by structural engineer to evaluate potential seismic upgrade. | 3 | TBD |
| Age and type of construction warrants evaluation for seismic safety. | Recommend evaluation by structural engineer to evaluate potential seismic upgrade. | 3 | TBD |
| | | | |
| Structural Repairs | Budget for planning purposes | | \$0 |

| ADA Deficiencies | Recommendations | | |
|---------------------------------------------------|-----------------|---|-----|
| Path of travel to Building entries not compliant. | See Sitework. | 1 | N/A |

| | | | |
|---------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------|---|-----------|
| Full CASP assessment not included in the scope of this report. | City to contract for detailed Accessibility Report if needed. | 2 | N/A |
| Door hardware throughout is not compliant. | Extensive door and hardware replacement would be required for full compliance. | 2 | \$151,800 |
| Panic exit devices at Multipurpose facility and Ceramics have surface mounted rods and are not compliant - 16 leafs | Install covers over rod/hdwre assembly near floor or replace entirely. | 2 | \$500 |
| Signage is not entirely compliant. | Replace non-compliant signage. | 1 | \$10,275 |
| Commercial Kitchen does not meet accessibility requirements for equal access. | ADA modifications would trigger substantial code upgrades. - See Architectural. | 2 | N/A |
| Kitchen service window and counter is too high for accessible service or public access. 4' x 4' | Sill and counter to be lowered and one service window replaced to provide compliant service if this service is provided. | 2 | \$4,416 |
| Administrative Service Counter at Lobby is too high for accessible service or public access. 4' x 6' | Sill and counter to be lowered and service 1 window replaced to provide compliant service if this service is provided. | 1 | \$7,866 |
| Restroom configurations generally compliant with minor adjustments to accessories. | Include detailed assessment in determining specific scope for full compliance. | 2 | \$5,000 |
| Locks on toilet compartment doors not compliant. | Replace with compliant hardware. | 1 | \$822 |
| Door thresholds at restrooms not compliant. - 100 s.f floor | Hallway to receive floor leveler and new vinyl floor finishes reinstalled to achieve compliance. | 1 | \$4,000 |
| Drinking Fountain not compliant. | Provide railing barriers and replace DF with compliant Hi-Low model. | 1 | \$8,220 |
| Sink & work counters at Ceramics are not compliant. 48" | Modify casework to provide compliant sink and work counter with accessible sink, knee space, pipe wrap and accessible faucets. | 1 | \$6,850 |
| Administrative office area including workspace and shared work areas. | Layout and FF&E to provide accessibility for employees as necessary. | 1 | N/A |
| Exterior entry platforms for doors from classroom to courtyard are not compliant. 6- 65 s.f. sloped walkway. | Should be compliant if indoor/outdoor events occur. | 2 | \$26,910 |
| | | | |
| ADA Repairs | Budget for planning purposes | | \$226,659 |

¹ Terracon FCA 1/18/2019

Total Deficiency Cost

\$805,214

6 TERRA LINDA POOL HOUSE

| Architectural Deficiencies | Recommendations | Priority 1-3 | Total Cost |
|-----------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|------------|
| Pool Equipment pair of doors have delaminated and deteriorated. ¹ | Replace with fiberglass doors. | 1 | \$4,658 |
| Exposed nails from temporary wood framing. | Remove exposed nails and reinstall if necessary wood framing. | 1 | \$900 |
| Men's Locker Rooms - Lower Skylight below broken unit is stained. | Clean, replace or discard lens. | 3 | \$250 |
| Locker Room (Men's and Women's) - Extensive rust on lockers. - 28 two tier | Replace with rust resistant lockers - possibly built up on bench. | 2 | \$23,016 |
| Locker Room (Men's and Women's) - Wood Bench finish deteriorating. - 4 | Refinish or replace with solid surface top. Remove rust and repaint bases. | 2 | \$3,288 |
| Meeting room doors open outward with no stop. Damage to door and frame has occurred. Water enters under door. - 2 | Doors should be repaired or replaced and include overhead closer with integrated door stop. Thresholds to be removed and reinstalled in bed of mastic. | 2 | \$13,700 |
| Exterior paint is critical to protect this facility. | Repaint building entirely including all doors and trim. | 1 | \$10,960 |
| Concrete spawling at exterior steps to Pool Mechanical. - 2 small locations. | Remove spawl and patch concrete. | 3 | \$600 |
| Storage doors from pool deck are not exterior grade and have delaminated. | Replace with exterior grade wood doors or fiberglass. | 1 | \$4,658 |
| Stained interior concrete floor in meeting room is trowel finish and not slip resistant. 400s.f. | Recommend a sand blast finish if wet feet and flip flops are entering this room. | 2 | \$1,656 |
| Visibility of pool deck from Staff Room is limited by window spacing and window type with horizontal mullions at eye height. 3 -12 s.f. | Larger fixed glass window(s) oriented to pool deck should replace the double hung operable windows that side. Remove signage from glass. | 3 | \$9,936 |
| Customer entry queing is poorly configured allowing lingering near entry gate and uncontrolled entry. | Consider reconfiguring entry and controls. | 2 | \$30,000 |
| wood surge pin cover on west side outside building is in poor condition and subject to further rot. | Recommend replacing wood decking with PT or redwood decking. | 3 | \$3,000 |
| Park restroom door finish in poor condition | Repaint door and frame. | | \$690 |
| | | | |
| Architectural Repairs | Budget for planning purposes | | \$107,312 |

| Mechanical Deficiencies | Recommendations | | Total Cost |
|-------------------------|-----------------|--|------------|
|-------------------------|-----------------|--|------------|

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|--------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|---|----------|
| Acid and Chlorine storage is within pool mechanical room causing substantial deterioration and corrosion. 100 s.f. | Recommend reconfiguring to provide separate corrosion resistant chemical storage rooms vented to the outdoors. | 2 | \$27,600 |
| Air gap at pool waste line spills over catch pipe. | Install broader catch basin at top of waste line below air gap. | 1 | \$250 |
| Domestic water heater insufficient capacity | Upgrade water heater capacity. | 2 | \$1,120 |
| Large pool heater has reached the end of its useful life. | Replace large pool heater. | 1 | \$50,000 |
| Building does not have fire sprinkler protection. | Installation could be required by Fire Dept. if building remodeled. | 3 | N/A |
| Possible pool piping leak under lawn between large pool and surge pit. | City to contract for leak detection services to confirm and repair if necessary. | 1 | TBD |
| Outdoor shower should be covered and drain to SS, not storm drain. | Existing condition may be acceptable to remain. | 3 | \$9,936 |
| | | | |
| Mechanical Repairs | Budget for planning purposes | | \$88,906 |

| Electrical Deficiencies | Recommendations | | Total Cost |
|------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|---|------------|
| Damaged conduit and fittings adjacent to chem. feed treatment equipment. | Replace damaged conduit, pull box and fittings, and reconnect conductors . | 2 | \$6,850 |
| Open electrical j-box. | Provide cover. | 1 | |
| Electrical panel board and panels in Pool Equipment Room are very old and have been subject to highly corrosive environment. | Recommend inspection by qualified electrical engineer or contractor to assess condition. Assume panel cover replacement. | 2 | \$3,000 |
| Semi-recessed panel in family Changing Room leaves exposed panel corners at children's head height as a hazard. | Trim out panel with painted wood trim so panel face sits on trim. | 1 | \$1,200 |
| | | | |
| Electrical Repairs | Budget for planning purposes | | \$11,050 |

| Structural Deficiencies | Recommendations | | Total Cost |
|----------------------------------------------------------------------|------------------------------------------------------------------------------------|---|------------|
| Age and type of construction warrants evaluation for seismic safety. | Recommend evaluation by structural engineer to evaluate potential seismic upgrade. | 3 | TBD |
| | | | |
| Structural Repairs | Budget for planning purposes | | \$0 |

| ADA Deficiencies | Recommendations | | Total Cost |
|--------------------------------------------------|-----------------|---|------------|
| Path of travel to Building entries not reviewed. | See Sitework. | 1 | N/A |

| | | | |
|---------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|---|----------|
| Staff Room - Casework at ADA counter does not support staff. | Add casework at public counter window. | 2 | \$2,740 |
| Lock box at Family Restroom protrudes more than maximum 4" into path of travel. | Replace with shallower box/lock assembly. | 2 | \$600 |
| Outdoor showers (1) - Handheld sprayer is not provided at 48" max above ground surface. | Provide hand-held sprayer with mounting bracket at 48" max above ground surface. | 1 | \$3,500 |
| Drinking fountain does not have protection and is not compliant. | Replace with high/low unit with pipe rail protection each side. | 1 | \$19,320 |
| Hose bibs along ADA path of travel to locker rooms protrude more than 4" . - | Relocate or provide compliant protection. | 2 | \$3,288 |
| Park Restroom door swing conflicts with clear space required for toilet and 60" circle for turn around. | Cannot be reconfigured to comply without moving walls. Changing door to swing outward with adequate exterior landing for compliance. | 1 | \$5,106 |
| | | | |
| ADA Repairs | Budget for planning purposes | | \$34,554 |

¹ Terracon FCA 1/18/2019

Total Deficiency Cost

\$241,822

A BRET HARTE PARK

| Architectural Deficiencies | Recommendations | Priority 1-3 | Total Cost |
|---------------------------------------------|------------------------------|--------------|------------|
| Door finish poor with adhesive residue. - 2 | Sand and Repaint Door. | 3 | \$1,380 |
| | | | |
| Architectural Repairs | Budget for planning purposes | | \$1,380 |

| | | | |
|-------------------------|------------------------------|--|-----|
| Mechanical Deficiencies | Recommendations | | |
| | | | |
| Mechanical Repairs | Budget for planning purposes | | \$0 |

| | | | |
|-------------------------|------------------------------|--|-----|
| Electrical Deficiencies | Recommendations | | |
| | | | |
| Electrical Repairs | Budget for planning purposes | | \$0 |

| | | | |
|-------------------------|------------------------------|--|-----|
| Structural Deficiencies | Recommendations | | |
| | | | |
| Structural Repairs | Budget for planning purposes | | \$0 |

| | | | |
|------------------|------------------------------|--|-----|
| ADA Deficiencies | Recommendations | | |
| | | | |
| ADA Repairs | Budget for planning purposes | | \$0 |

Total Deficiency Cost

\$1,380

B FREITAS PARK

| Architectural Deficiencies | Recommendations | Priority 1-3 | Total Cost |
|-----------------------------------------------------|--------------------------------------|--------------|------------|
| Storage Shed - wood shake roof failed. - 60 s.f. | Replace shake roof. | 1 | \$3,000 |
| Picnic Shelter - wood shake roof failed. - 120 s.f. | Replace shake roof, refinish soffit. | 1 | \$5,000 |
| Restroom asphalt roof damage at ridge. - 20 s.f. | Patch roofing at ridge. | 2 | \$3,000 |
| Wood siding and trim failing throughout. - 880 s.f. | Replace wood siding. | 2 | \$50,000 |
| Wood soffit damaged. - 10 s.f. | Patch wood soffit. | 3 | \$3,000 |
| Urinal screen failing. - 1 | Replace screen & brackets. | 2 | \$1,000 |
| | | | |
| Architectural Repairs | Budget for planning purposes | | \$65,000 |

| Mechanical Deficiencies | Recommendations | | |
|------------------------------|------------------------------|---|---------|
| Exhaust fans don't work. - 2 | Replace exahust fans. | 1 | \$1,242 |
| Exaust louvers damaged. - 2 | Replace louvers. | 2 | \$900 |
| | | | |
| Mechanical Repairs | Budget for planning purposes | | \$2,142 |

| Electrical Deficiencies | Recommendations | | |
|---------------------------------------|------------------------------|---|---------|
| Light fixtures dated and not LED. - 4 | Replace with LED. | 3 | \$2,760 |
| | | | |
| Electrical Repairs | Budget for planning purposes | | \$2,760 |

| Structural Deficiencies | Recommendations | | |
|-------------------------|------------------------------|--|-----|
| | | | |
| Structural Repairs | Budget for planning purposes | | \$0 |

| ADA Deficiencies | Recommendations | | |
|-------------------------------------------------------------------------------|-----------------------------------------------------|---|---------|
| ADA signage missing or damaged. - 4 | Reoplace ADA signage. | 1 | \$414 |
| Sink too close to wall - not enough room to adjust without reconfiguring. - 2 | Reconfigure sink & remove urinal/ screen to comply. | 1 | \$2,760 |
| Exterior door landing is not level. - 50 s.f. | Replace concrete paving. | 1 | \$3,450 |
| | | | |
| ADA Repairs | Budget for planning purposes | | \$6,624 |

Total Deficiency Cost

\$76,526

C GERSTLE PARK LOWER

| Architectural Deficiencies | Recommendations | Priority 1-3 | Total Cost |
|-------------------------------------------------------------------|-----------------------------------------------------------------|--------------|------------|
| Exterior earth grade too high and close to wood siding. - 26 l.f. | Remove soil clear from siding and to slope away from structure. | 1 | \$1,800 |
| Debris and moss on asphalt roof shingles. | Remove debris and moss / powerwash. | 1 | \$1,200 |
| Paint staining on concrete floor. - 60 s.f. | Paint removal and cleaning. | 3 | \$1,656 |
| No base board. - 32 l.f. | Add resilient coved base. | 1 | \$1,311 |
| FRP stained and light damage - 300 s.f. | Clean and repair FRP. | 3 | \$1,500 |
| Metal chase covers rusted. - 2 | Replace chase covers with Galv. metal and paint. | 1 | \$2,400 |
| | | | |
| Architectural Repairs | Budget for planning purposes | | \$9,867 |

| Mechanical Deficiencies | Recommendations | | |
|-------------------------|------------------------------|--|-----|
| | | | |
| Mechanical Repairs | Budget for planning purposes | | \$0 |

| Electrical Deficiencies | Recommendations | | |
|---------------------------------|--------------------------------------------|---|---------|
| Remote door lock not funcional. | Remove hardware, conduit, patch and paint. | 2 | \$1,200 |
| exterior exposed conduit loose. | Fasten conduit. | 2 | \$900 |
| | | | |
| Electrical Repairs | Budget for planning purposes | | \$2,100 |

| Structural Deficiencies | Recommendations | | |
|-------------------------|------------------------------|--|-----|
| | | | |
| Structural Repairs | Budget for planning purposes | | \$0 |

| ADA Deficiencies | Recommendations | | |
|-------------------------------------------------|---------------------------------|---|---------|
| No Door Sign. - 1 | Provide Door Sign. | 1 | \$104 |
| Toilet too far from wall - both directions. - 1 | Adjust plumbing or fur 2 walls. | 1 | \$5,200 |
| | | | |
| ADA Repairs | Budget for planning purposes | | \$5,304 |

Total Deficiency Cost

\$17,271

D GERSTLE PARK UPPER

| Architectural Deficiencies | Recommendations | Priority 1-3 | Total Cost |
|-----------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|------------|
| Graffiti on back side, wood siding finish inconsistent. - 1200 s.f. | clean, sand and and restain wood siding. | 2 | \$3,200 |
| Debris and moss on asphalt roof shingles. | Remove debris and moss. | 1 | \$1,800 |
| wood siding too close to paving. - 72 l.f. | Remove bottom 2 rows of lap siding, trim and OSB, provide 25 l.f. concrete curb, trim and replace and replace lowest siding lap, cut and reinstall trim up 2" min. | 1 | \$12,000 |
| Exterior door frames of insufficient throat size for wall thickness. Rusting. - 2 | Replace doors, hardware and frames with galvanized. | 2 | \$10,212 |
| No base board. - 64 l.f. | Add resilient coved base. | 1 | \$2,622 |
| FRP stained and light damage. - 600 s.f. | Clean and repair FRP. | 3 | \$3,000 |
| Metal chase covers rusted. - 4 | Replace chase covers with Galv. metal and paint. | 1 | \$2,400 |
| | | | |
| Architectural Repairs | Budget for planning purposes | | \$35,234 |

| Mechanical Deficiencies | Recommendations | | |
|------------------------------------------------|------------------------------|---|-------|
| Escutchions needed for uused faucet holes. - 2 | Replace escutchions. | 3 | \$100 |
| Flush valve cover broken. - 1 | Replace cover. | 3 | \$100 |
| | | | |
| Mechanical Repairs | Budget for planning purposes | | \$200 |

| Electrical Deficiencies | Recommendations | | |
|-----------------------------------------------------------|--------------------------------------------|---|---------|
| Remote doors lock not funcional. - 2 | Remove hardware, conduit, patch and paint. | 2 | \$2,400 |
| Electrical panel not closing - may be for remote locking. | Remove panel and conduit if not required. | 2 | \$1,200 |
| | | | |
| Electrical Repairs | Budget for planning purposes | | \$3,600 |

| Structural Deficiencies | Recommendations | | |
|--------------------------------------------------------------|--------------------------------------|---|-----|
| Apears to be modular concrete block curb on slab foundation. | Not conventional, no known concerns. | 3 | N/A |
| | | | |
| Structural Repairs | Budget for planning purposes | | \$0 |

| ADA Deficiencies | Recommendations | | |
|-----------------------------------|--------------------------------|---|---------|
| No Door Sign. - 2 | Provide Door Signs. | 1 | \$207 |
| Toilet too far from sidewall. - 1 | Adjust plumbing or fur 1 wall. | 1 | \$3,800 |
| | | | |

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|-------------|------------------------------|--|---------|
| ADA Repairs | Budget for planning purposes | | \$4,007 |
|-------------|------------------------------|--|---------|

Total Deficiency Cost \$43,041

E LOS RANCHITOS PARK

| Architectural Deficiencies | Recommendations | Priority 1-3 | Total Cost |
|----------------------------------------------------------|--------------------------------|--------------|------------|
| Wood roof rafter outriggers dryrot. - 4 | Restore, paint and flash. | 1 | \$4,800 |
| All exposed roof wood trim finish failing. - 200 l.f. | Patch and paint. | 1 | \$9,600 |
| Foam trim at top of stone base failing throughout. - 30' | Patch or replace and refinish. | 2 | \$4,416 |
| All doors paint failing. - 3 | Treat rust and repaint doors. | 2 | \$2,070 |
| Door closer cover plate missing. | Replace cover. | 3 | \$300 |
| Towel dispenser/waste damaged. - 4 | Replace cover. | 2 | \$400 |
| Epoxy Floor in poor condition. - 600 s.f. | Recoat epoxy. | 3 | \$6,624 |
| Tape residue from temp signage. | Remove residue from FRP. | 3 | \$100 |
| Doors and frames finish failing. - 2 | Repaint doors and frames. | 3 | \$1,380 |
| Mirror finish failing -2 | Replace mirrors. | 3 | \$200 |
| Laminate partition doors damaged - 3 | Replace doors. | 2 | \$2,400 |
| | | | |
| Architectural Repairs | Budget for planning purposes | | \$32,290 |

| Mechanical Deficiencies | Recommendations | | |
|-------------------------------------|------------------------------|---|---------|
| Sink faucet broken. | Repair or replace. | 1 | |
| Toilet not fixed to floor at Men's. | Reinstall toilet. | 1 | \$800 |
| Exhaust louver missing at Men's. | Replace louver. | 2 | \$250 |
| | | | |
| Mechanical Repairs | Budget for planning purposes | | \$1,050 |

| Electrical Deficiencies | Recommendations | | |
|--------------------------------------------|--------------------------------------------|---|---------|
| Light fixtures dated and inefficient. | Replace with LED. | 3 | \$1,800 |
| Light sensor cover plate missing in Men's. | Remove, patch, reinstall with cover plate. | 2 | \$100 |
| | | | |
| Electrical Repairs | Budget for planning purposes | | \$1,900 |

| Structural Deficiencies | Recommendations | | |
|----------------------------------------|------------------------------|---|---------|
| Concrete base spawling at DF. - 1 s.f. | Patch and paint | 3 | \$1,200 |
| | | | |
| Structural Repairs | Budget for planning purposes | | \$1,200 |

| ADA Deficiencies | Recommendations | | |
|------------------------------------------------|----------------------|---|---------|
| Signage not compliant, missing or failing. - 4 | Replace signage. | 1 | \$414 |
| hand dryer location not accessible in Men's. | Relocate hand dryer. | 1 | \$2,400 |
| Sinks not compliant. - 2 | Replace sinks and . | 1 | \$3,312 |

| | | | |
|-------------|------------------------------|--|---------|
| | | | |
| ADA Repairs | Budget for planning purposes | | \$6,126 |

¹ Terracon FCA 1/18/2019

Total Deficiency Cost

\$42,566

F LOCH LOMOND PARK

| Architectural Deficiencies | Recommendations | Priority 1-3 | Total Cost |
|---------------------------------------------------------------------|-------------------------------------|--------------|------------|
| Doors finish in poor condition. - 3 | Repaint doors and frames. | 2 | \$2,070 |
| Door prepped for key/thumbturn deadbolt lock but not installed. - 2 | install proper lock with indicator. | 1 | \$1,800 |
| | | | |
| Architectural Repairs | Budget for planning purposes | | \$3,870 |

| Mechanical Deficiencies | Recommendations | | |
|-------------------------------------|------------------------------|---|-------|
| Exhaust fan not working in Women's. | Replace exhaust fan. | 2 | \$621 |
| | | | |
| Mechanical Repairs | Budget for planning purposes | | \$621 |

| Electrical Deficiencies | Recommendations | | |
|-------------------------|------------------------------|--|-----|
| | | | |
| Electrical Repairs | Budget for planning purposes | | \$0 |

| Structural Deficiencies | Recommendations | | |
|-------------------------|------------------------------|--|-----|
| | | | |
| Structural Repairs | Budget for planning purposes | | \$0 |

| ADA Deficiencies | Recommendations | | |
|--------------------------------------------------------|----------------------------------------------------------------------------|---|---------|
| Door landings are too small to be compliant. - 30 s.f. | Add concrete slab - pin to existing or replace. | 1 | \$3,450 |
| Door supplemental lock not compliant. - 2 | Remove and patch - Install proper lock with indicator - see Architectural. | 1 | \$300 |
| ADA signage on doors is failing. - 2 | Replace door signage. | 1 | \$207 |
| | | | |
| ADA Repairs | Budget for planning purposes | | \$3,957 |

Total Deficiency Cost

\$8,448

G PEACOCK GAP PARK

| Architectural Deficiencies | Recommendations | Priority 1-3 | Total Cost |
|------------------------------------------------|----------------------------------------------------------------------------------------|--------------|------------|
| Water entering building at rear service doors. | Grading, paving and drainage needs to be corrected to direct water away from building. | 1 | TBD |
| Paper towel dispenser/waste unit damaged. | Replace combo unit. | 3 | \$300 |
| Mirrors damaged. - 2 | Replace mirrors. | 2 | \$552 |
| | | | |
| Architectural Repairs | Budget for planning purposes | | \$852 |

| Mechanical Deficiencies | Recommendations | | |
|-------------------------|------------------------------|---|-------|
| Hose bib leaking | replace hose bib. | 1 | \$276 |
| | | | |
| Mechanical Repairs | Budget for planning purposes | | \$276 |

| Electrical Deficiencies | Recommendations | | |
|-------------------------|------------------------------|--|-----|
| | | | |
| Electrical Repairs | Budget for planning purposes | | \$0 |

| Structural Deficiencies | Recommendations | | |
|-------------------------|------------------------------|--|-----|
| | | | |
| Structural Repairs | Budget for planning purposes | | \$0 |

| ADA Deficiencies | Recommendations | | |
|----------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|---|----------|
| Missing ADA signage on both doors. - 4 | Provide signage. | 1 | \$414 |
| Drinking Fountain not dual height and niche not large enough. | Fur out wall to eliminate niche, replace DF, protect with S railings both sides. | 1 | \$8,220 |
| Width for sink insufficient in Men's. | Adjust urinal screen location. | 1 | \$500 |
| trough urinal not compliant. | Revise plumbing and Replace with 1 normal and 1 low compliant urinal. | 1 | \$8,000 |
| clear space for ADA toilet at Men's conflicts with partition doorway - same for required grab bar. | See ADA toilet resolution below. | 1 | N/A |
| ADA toilets not compliant distance from side partition - 2 | Recommend moving toilets to 18" from concrete wall and replacing all grab bars and accessories. | 1 | \$12,000 |
| Women's normal toilet out of order. | TBD | 1 | TBD |
| Gates are not ADA compliant. | Gates must remain fixed in open position for compliance. | 1 | N/A |
| | | | |
| ADA Repairs | Budget for planning purposes | | \$29,134 |

Total Deficiency Cost

\$30,262

H PICKLEWEED PARK

| Architectural Deficiencies | Recommendations | Priority 1-3 | Total Cost |
|---------------------------------------------------------------------|-------------------------------------------------------|--------------|------------|
| Ext. wood trim failing at base and around doors and vents. 300 l.f. | Replace failed trim and paint all. | 1 | \$4,140 |
| Doors and Hardware in poor condition and not functional. - 2 | Replace doors, frames and hardware. | 2 | \$10,212 |
| Interior RFP finish poor. - 480 s.f. | Repaint or replace RFP. | 3 | \$4,800 |
| Interior base failing. - 60 l.f. | Replace and repaint. | 1 | \$2,622 |
| Sheet metal cover plate fasteners missing. | Replace fasteners / remove and patch wall if new RFP. | 3 | \$1,200 |
| | | | |
| Architectural Repairs | Budget for planning purposes | | \$22,974 |

| Mechanical Deficiencies | Recommendations | | |
|-----------------------------------------------------------------------------|---------------------------------------------------|---|---------|
| Vents do not have sufficient roof overhang for simple screens. - 64 sq. ft. | Replace with louvers with proper flashed details. | 1 | \$3,600 |
| Sink faucet not attached. - 1 | Reinstall faucet. | 1 | \$800 |
| | | | |
| Mechanical Repairs | Budget for planning purposes | | \$4,400 |

| Electrical Deficiencies | Recommendations | | |
|-------------------------------------------------|--------------------------------------------|---|---------|
| Remote locking system appears to be incomplete. | Remove hardware, conduit, patch and paint. | 3 | \$2,400 |
| | | | |
| Electrical Repairs | Budget for planning purposes | | \$2,400 |

| Structural Deficiencies | Recommendations | | |
|-------------------------|------------------------------|--|-----|
| | | | |
| Structural Repairs | Budget for planning purposes | | \$0 |

| ADA Deficiencies | Recommendations | | |
|------------------------------|------------------------------|---|---------|
| Door signage incomplete. - 2 | Replace door signage. | 1 | \$207 |
| Door hardware broken. - 1 | Replace hardware . | 1 | \$1,500 |
| | | | |
| ADA Repairs | Budget for planning purposes | | \$1,707 |

Total Deficiency Cost

\$31,481

I SANTA MARGARITA PARK

| Architectural Deficiencies | Recommendations | Priority 1-3 | Total Cost |
|----------------------------------------------|------------------------------|--------------|------------|
| Exposed steel roof beams rusting. - 200 l.f. | Treat rust and repaint. | 3 | \$1,200 |
| finishes at new light fixtures poor. - 2 | Patch and paint. | 3 | \$900 |
| Grab bar dented. | Replace grab bar. | 3 | \$200 |
| TP dispenser damaged. - 1 | Replce TP dispenser. | 2 | \$200 |
| Exterior doors finish poor. - 3 | Repaint doors and frames. | 3 | \$2,070 |
| | | | |
| Architectural Repairs | Budget for planning purposes | | \$4,570 |

| Mechanical Deficiencies | Recommendations | | |
|-------------------------|------------------------------|--|-----|
| | | | |
| Mechanical Repairs | Budget for planning purposes | | \$0 |

| Electrical Deficiencies | Recommendations | | |
|-------------------------|------------------------------|---|-------|
| Cover plate damaged. | Replace cover plate. | 2 | \$200 |
| | | | |
| Electrical Repairs | Budget for planning purposes | | \$200 |

| Structural Deficiencies | Recommendations | | |
|-------------------------|------------------------------|--|-----|
| | | | |
| Structural Repairs | Budget for planning purposes | | \$0 |

| ADA Deficiencies | Recommendations | | |
|------------------------------------------------|------------------------------|---|-------|
| Signage not compliant, missing or failing. - 4 | Replace signage. | 1 | \$414 |
| | | | |
| ADA Repairs | Budget for planning purposes | | \$414 |

Total Deficiency Cost

\$5,184

J SUN VALLEY PARK

| Architectural Deficiencies | Recommendations | Priority 1-3 | Total Cost |
|-------------------------------------------------------------|------------------------------------------------------------|--------------|------------|
| Ext. wood base in contact with earth and failing. - 20 l.f. | Lower grades around bldg. to 6" below wood / replace base. | 1 | \$1,800 |
| Dead bolt not functional. - 1 | Replace deadbolt. | 1 | \$600 |
| Steel structure at entry rusting. | Treat rust and paint. | 3 | \$1,200 |
| Interior wall finish poor. | Repaint interior walls. | 3 | \$3,200 |
| | | | |
| Architectural Repairs | Budget for planning purposes | | \$6,800 |

| Mechanical Deficiencies | Recommendations | | |
|-------------------------|------------------------------|--|-----|
| | | | |
| Mechanical Repairs | Budget for planning purposes | | \$0 |

| Electrical Deficiencies | Recommendations | | |
|--------------------------------------|------------------------------|---|-----|
| Push button for exit not functional. | Remove and patch. | 3 | 600 |
| | | | |
| Electrical Repairs | Budget for planning purposes | | \$0 |

| Structural Deficiencies | Recommendations | | |
|-------------------------|------------------------------|--|-----|
| | | | |
| Structural Repairs | Budget for planning purposes | | \$0 |

| ADA Deficiencies | Recommendations | | |
|-----------------------------------------------------------------------------|--------------------------------|---|---------|
| Hand dryers do not have required clear space. | Relocate electric hand dryers. | 1 | \$2,400 |
| Baby Changing Station does not stay closed so conflicts w/ clear space. - 1 | Replace BC station. | 1 | \$900 |
| Sinks are 1/4" too high. - 2 | Remove and reinstall sinks. | 1 | \$1,200 |
| | | | |
| ADA Repairs | Budget for planning purposes | | \$4,500 |

Total Deficiency Cost

\$11,300

K VICTOR JONES PARK

| Architectural Deficiencies | Recommendations | Priority 1-3 | Total Cost |
|-------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------|--------------|------------|
| Asphalt roof shingles are in poor condition. - 500 s.f. | Replace roof. | 2 | \$8,000 |
| Roof flashing does not have gutters and does not provide drip so fascias are deteriorating. - 40 l.f. | Provide gutters or proper drip detail at roof eaves - clean and paint fascias. | 2 | \$900 |
| Door Hardware not compliant & damaged. - 2 | Replace door hardware. | 1 | \$2,760 |
| Doors finish in poor condition. - 3 | Paint doors and frames. | 2 | \$2,070 |
| Concrete floor in poor condition and innadequete wall base. - 360 s.f. | Add epoxy floor with integral base throughout. | 3 | \$3,974 |
| plywood interior walls in poor condition and not cleanable/durable. - 300 s.f. | Add FRP at interior partitions. | 3 | \$1,656 |
| | | | |
| Architectural Repairs | Budget for planning purposes | | \$19,360 |

| Mechanical Deficiencies | Recommendations | | |
|--------------------------------------|------------------------------|--|---------|
| Floor drains do not have covers. - 2 | Replace floor drains. | | \$1,600 |
| | | | |
| Mechanical Repairs | Budget for planning purposes | | \$1,600 |

| Electrical Deficiencies | Recommendations | | |
|-------------------------|------------------------------|--|-----|
| | | | |
| Electrical Repairs | Budget for planning purposes | | \$0 |

| Structural Deficiencies | Recommendations | | |
|-------------------------|------------------------------|--|-----|
| | | | |
| Structural Repairs | Budget for planning purposes | | \$0 |

| ADA Deficiencies | Recommendations | | |
|------------------------------------------------------------|------------------------------------------------------------------------------------------|--|----------|
| ADA signage not provided. - 2 | Add door signage. | | \$207 |
| Entry doors do not have compliant space. | Doors must be removed or fixed open to comply during hours of. | | N/A |
| No ADA compliant toilets provided. - 2 | Reconfigure entire rooms to provide compliant fixtures - expand to keep 2 fixtures each. | | \$50,000 |
| Toilet partitions in poor condition and not compliant. - 4 | Replace 3 toilet partitions and 1 urinal screen | | \$6,800 |
| Toilet fixtures too close to sidewall.- 3 | Reconfigure subslab plumbing for new fixture locations. | | \$3,800 |
| No compliant accessories and grab bars. - 2 | Provide new accessoriies and grab bars throughout. | | \$2,400 |
| | | | |

| | | | |
|-------------|------------------------------|--|----------|
| ADA Repairs | Budget for planning purposes | | \$63,207 |
|-------------|------------------------------|--|----------|

Total Deficiency Cost \$84,167