

# REIMAGINE SAN GERONIMO

A FRAMEWORK FOR THE FUTURE





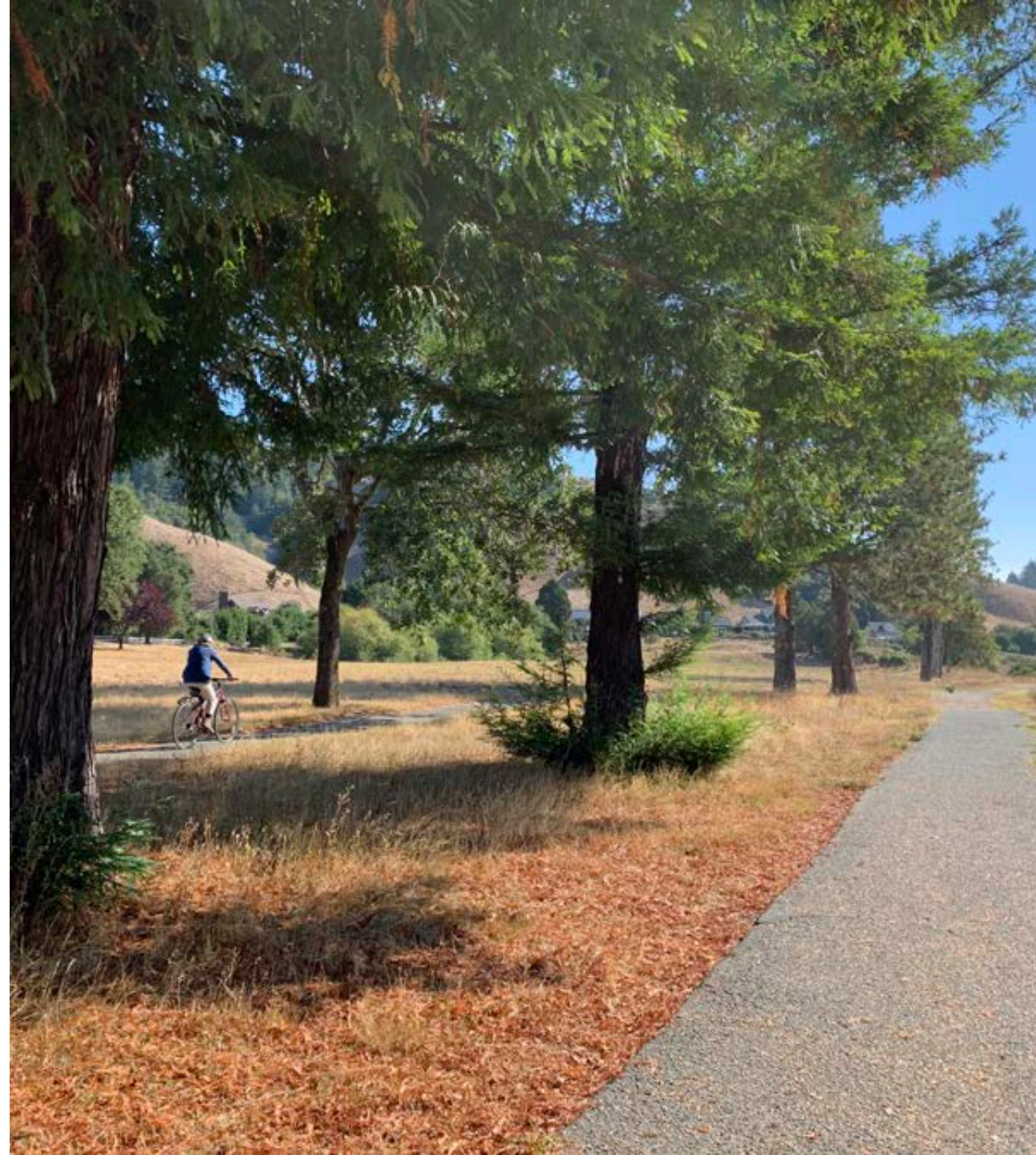
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# Welcome

## An Overview of the Evening

- Who we are & who is joining us
- A brief history of the project
- The visioning process
- The vision framework
- Where we are & where we are going
- Q&A with our special panel







**Creating parks and  
protecting land for  
people, ensuring healthy,  
livable communities for  
generations to come.**

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LAND**





# The Trust for Public Land

- Founded in Marin County in 1972
- Over 5,000 conservation and park projects across the United States
- Over 3.7 million acres protected
- Over 750 CA land and park projects with community partners
  - Gerbode Valley in Headlands
  - Rocky Graham Park in Marin City

## THROUGH THE GENEROSITY OF OUR SUPPORTERS:

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WE'VE CREATED OVER

**5,000** *parks, trails,*  
**SCHOOLYARDS, AND**  
**PROTECTED LANDS**



GENERATED OVER

**\$80B** *in public funding for*  
**PARKS AND ACCESS TO**  
**LANDS AND WATERS**



AND CREATED ACCESS TO OVER

**3 million** *acres*  
**OF LAND FOR PEOPLE**





# San Geronimo

## A Brief Project History

- Approached in 2017 to purchase
- Incredible potential: Nature and People
- An unexpected change of plans
- Finding a path forward through conservation funding and loans
- Engaging community and experts in park and restoration planning
- Partnership: Trout Unlimited, community leaders, many others



# The Visioning Process

## Engaging the Community





# Engaging Community

- **Dozens of 1:1 and focus group meetings** since June 2019
- Expert-led **site tours** for stakeholders and community leaders
- **200** at a public **open house** on the land
- Community **visioning workshop** for **70+** participants representing a diverse array of interests and perspectives
- **Hundreds of emails** to project website and **community conversations**





# Developing Collective Goals



PROTECT



CONNECT



RESTORE

- Preserve rural Valley character
- Protect open space and habitat
- Prioritize fire resilience
- Provide safe access to schools
- Ensure public access for all
- Connect people and nature
- Integrate area preserves
- Promote sense of community
- Restore streams and salmonids
- Enhance habitat and corridors
- Promote climate resilience
- Sustain and enhance biodiversity



# WHAT WE'VE HEARD SO FAR

Reimagine San Geronimo

## Recreation

### More Frequently Expressed

- Public recreational access
- Safe routes to school
- Connections from the school to the preserves
- Multi-use paths for walking, running, biking, and horseback riding
- Bike paths (flat)

### Less Frequently Expressed

- Back nine park
- Children's playground
- Skate park
- Disc golf
- Fly-casting pool / Fishing pond
- Bocce courts
- Archery
- Safe crossing (Sir Francis Drake)
- Equestrian trails
- Tennis courts
- Batting cages
- Swimming pond
- Soccer field
- Camping

## Regenerative Land Management

### More Frequently Expressed

- Community garden expansion
- Community orchard
- Demonstration farm/garden
- Local food growth (general)
- Regenerative farming/permaculture farm
- Hands-on stewardship

### Less Frequently Expressed

- Botanical gardens
- Food forest
- Sell locally grown food

## Restoration

### More Frequently Expressed

- Fish restoration
- Restoration of riparian habitat/ Daylighting streams
- Creek restoration
- Remediation and restoration with native vegetation
- Open space preserve
- Sheep/goat grazing
- Hands-on stewardship

### Less Frequently Expressed

- Larson Creek restoration
- Pond removal
- Traditional cultural property area (coast miwok)

## Fire Safety + Climate Resilience

### More Frequently Expressed

- Fire station relocation from Woodacre
- Fire refuge area
- Affordable housing co-located with a relocated fire station- especially workforce housing
- Carbon sequestration

### Less Frequently Expressed

- None

## Community

### More Frequently Expressed

- Community hub
- Nonprofit hub
- Cafe/Locally sourced restaurant (farm to table)
- Community commercial kitchen
- Event center
- Education center
- Art center

### Less Frequently Expressed

- Beer garden
- Bike repair self-help shop
- Kid/teen center
- Virtual reality golf lab

## Other

### More Frequently Expressed

- Additional restrooms
- Makers' spaces
- Art installation

### Less Frequently Expressed

- Waste water treatment and recycling
- Sculpture garden
- Natural burial site
- Local power grid (solar and wind)
- Labyrinth
- Additional parking
- Additional entrances
- "18 Holes of art"
- Affordable housing



# Site Planning Frameworks

- Restoration & Ecological Management
- Recreation
- Access & Connectivity
- Community
- Fire Resilience & Management
- Partnerships and Funding



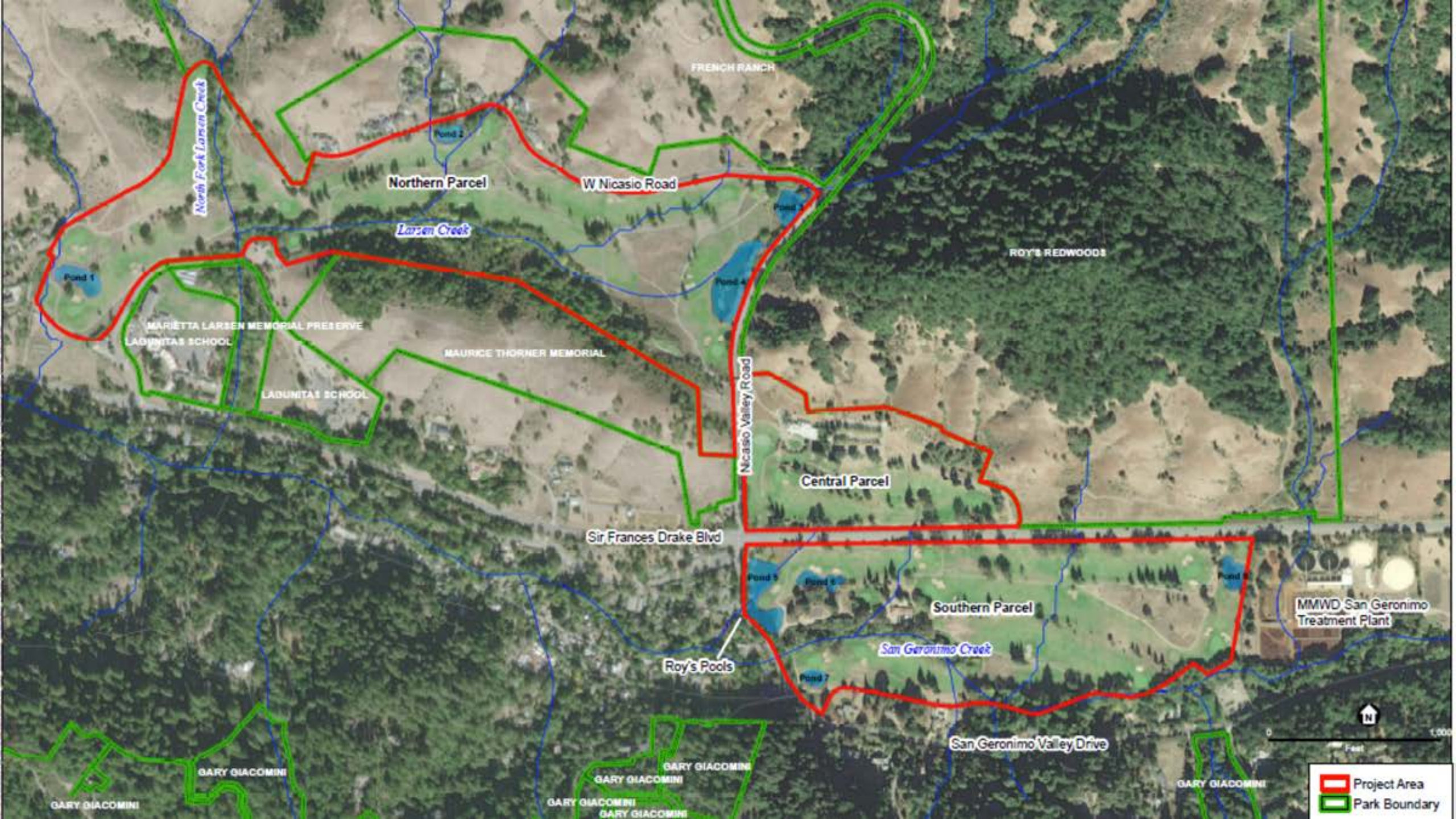


# The Vision Framework

San Geronimo Commons: A Public Space for Nature & Community







Project Area  
Park Boundary



0 1,000 Feet



# Key Elements of the Framework

- **San Geronimo** and **Larsen Meadows** are highly suitable for **restoration**, compatible **access** and **recreation**.
- **Clubhouse Parcel** has potential for broader range of **community** and **recreational uses**, including potentially a **new Marin County fire station**.







# San Geronimo and Larsen Meadows

## Attributes:

- 135.45 acres of meadows, waterways, and gentle, walkable open space.
- Outstanding restoration potential for coho salmon, steelhead, wildlife habitat.
- Strong community desire to see the Meadow parcels reserved for conservation, passive recreation, and nature interpretation and enjoyment.

## Vision Framework Elements:

- Identify Restoration and Managed Lands Areas on meadow parcels.
- Incorporate public access, interpretive uses and trail opportunities.
- Protect conservation values by limiting infrastructure and managing access.



# San Geronimo Meadow Goals

## Conservation priorities:

- Creek and floodplain restoration.
- Improved, more complex habitat for salmonids and other aquatic species.
- Riparian corridor conservation for habitat and wildlife movement.
- Restoration and enhancement of wetland habitats.







## Compatible public-use priorities:

- Multi-use trail parallel to Sir Francis Drake Blvd.
- Secondary and tertiary footpaths through open grasslands.
- Picnicking, outdoor gatherings, outdoor play, esp. in managed/mowed areas.
- Natural, historical, and cultural education and interpretation programs.
- Possible Interpretive panels and use of existing maintenance area as an outdoor classroom area.



# Larsen Meadow Goals

## Conservation priorities:

- Daylighting and restoration of Larsen Creek.
- Restoration and enhancement of wetland habitats for birds and other sensitive wildlife.
- Riparian and grassland restoration for habitat and wildlife movement.
- Wildlife corridor enhancement.







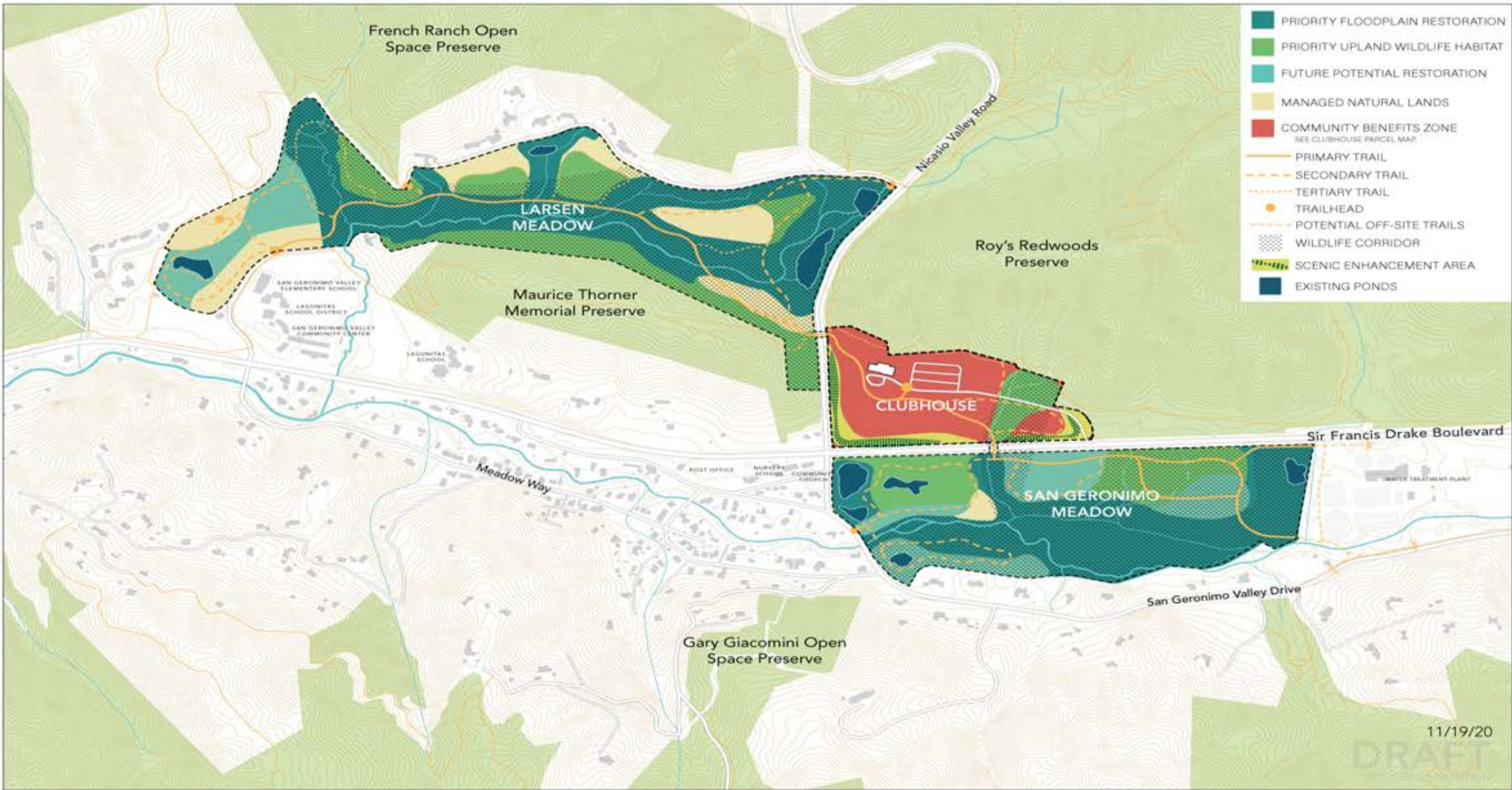
## Compatible public-use priorities:

- Multi-use trail from Clubhouse to Lagunitas School and trailheads.
- Secondary and tertiary paths.
- Picnicking, bird watching, outdoor gatherings, learning and play.
- Natural, historical, and cultural education and interpretation.
- Casting ponds and dog-friendly areas.
- Possible restroom, benches and picnic tables in appropriate areas.



# Creating Land Use Zones

- Identified suitable use locations based on science and community input.
- Proposes multi-use trail networks with secondary and tertiary pathways.
- **San Geronimo and Larsen Meadow Parcels**
  - Priority Floodplain Restoration Zone
  - Priority Upland Wildlife Habitat Zone/Wildlife Corridors
  - Future Potential Restoration Zone
  - Managed Natural Lands Zone/Interpretive Area
- **Clubhouse Parcel**
  - Community Benefit/Multi-Use Zone
  - Wildlife Corridor and Public Access



11/19/20

DRAFT

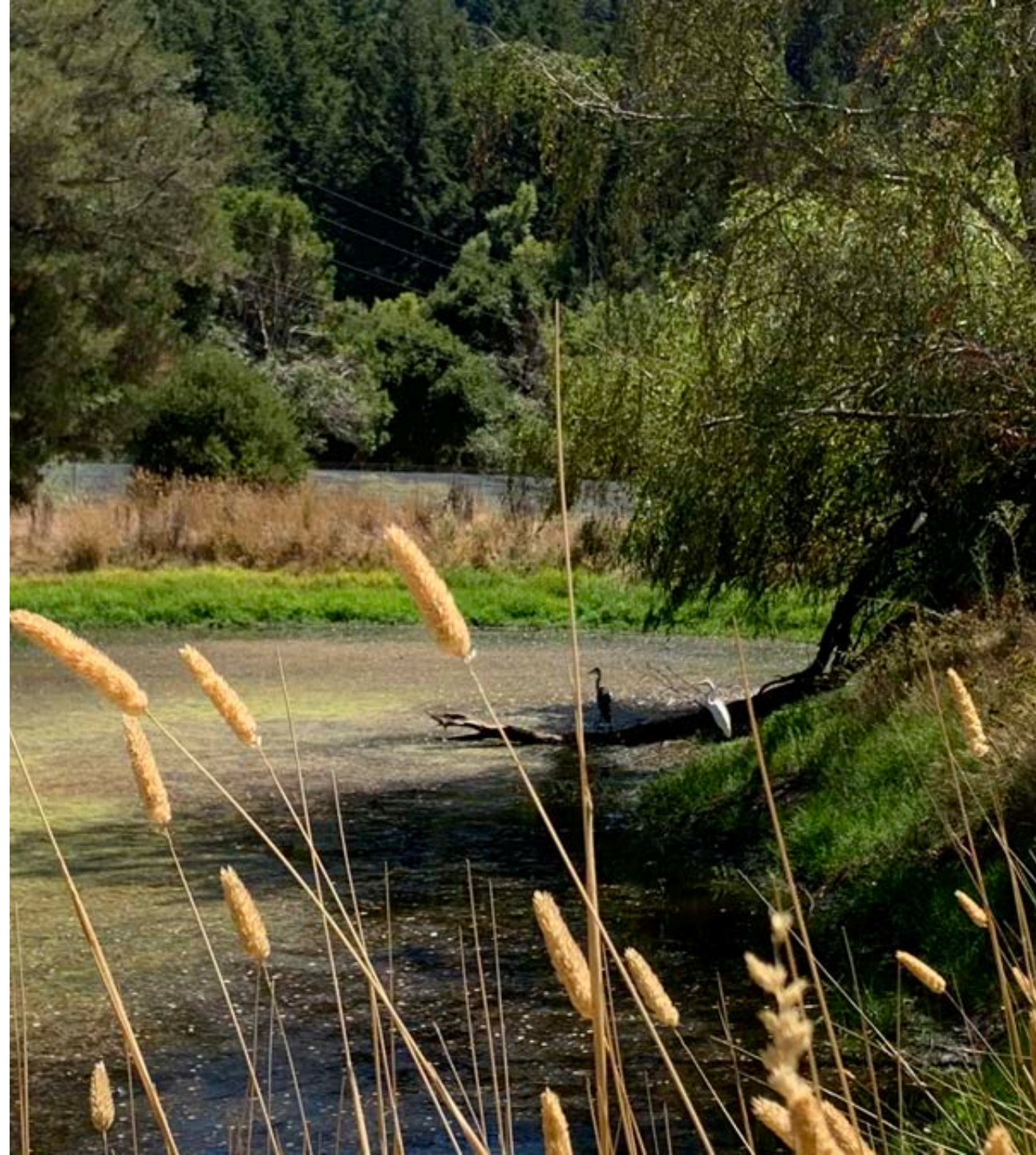
**ZONES MAP w/ Potential Trail Network**  
SAN GERONIMO VISION FRAMEWORK





# Priority Floodplain Restoration Zone

- Reserves areas along San Geronimo Valley and Larsen Creek waterways and drainages for current and future restoration.
- Calls for minimal infrastructure and managed recreational uses.
- Protects sensitive species by keeping pets on designated trails.







# Priority Upland Wildlife Zone

- Recognizes areas of particular value to wildlife movement.
- Public access improvements designed and managed to sustain, and where possible, enhance current wildlife use.
- On San Geronimo Meadow, this might include enhanced wildlife crossing over or under SFD Blvd.



# Future Potential Restoration Zone

- Protects areas that may contribute to improved ecological health by:
  - Improving water quality and flows.
  - Enhancing wildlife opportunities.
  - Rebuilding healthy soils & native plants.
- Facilitates compatible public access, recreation and nature interpretation activities.







# Managed Natural Lands Zone

- Managed for blend of open space, public access, and fire resilience.
- Includes areas adjacent to structures that **may require higher level of weed & fuel management.**
- May include areas suitable for picnic tables, benches, and nature interpretation.



# Community Benefit/Multi-Use Zone

- Identifies Clubhouse Parcel as **focal point for broader range of community amenities and uses.**
- Most suitable location for new Marin County fire station.
- Ample parking, public access, and trails connect this zone with all other parts of the property.





# Clubhouse Parcel

A Topline Summary





# Clubhouse Parcel

## Attributes:

- 21.86 acres with existing public access and community-serving amenities
- Ideally suited to provide a broader range of community and recreational benefits, including potentially a new Marin County fire station.
- Important public access opportunities, trail connections and wildlife corridor.

## Key Vision Framework Elements:

- Identifies a Community Benefit/Multi-Use Zone.
- Protects public access, wildlife corridors, and community garden uses.
- Makes room for a new Marin County fire station and mixed use functions.



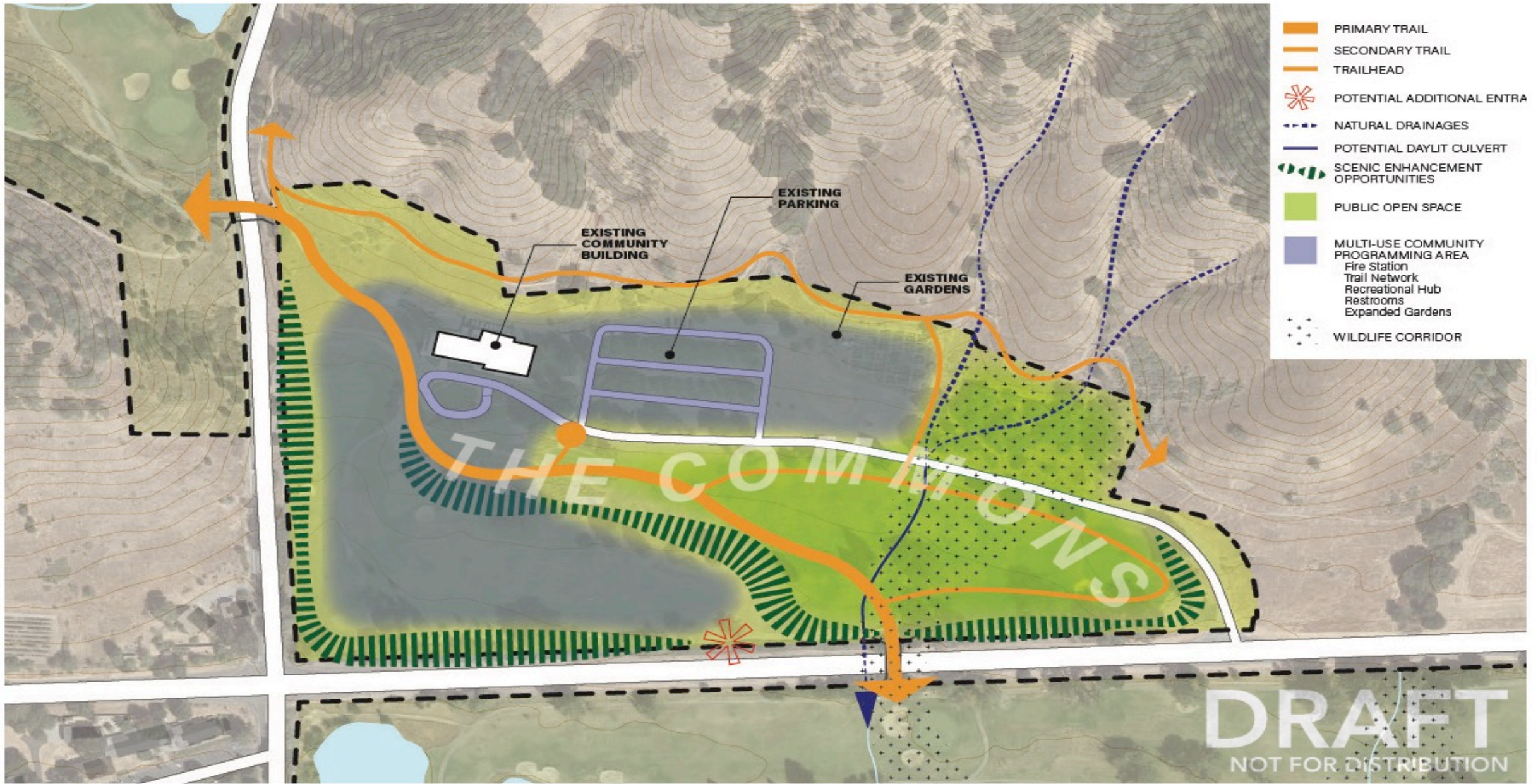


# Clubhouse Parcel Goals

## Conservation/Use Priorities

- Public access and trailhead
- Public parking
- New Marin County fire station
- Community/recreational amenities
- Community garden
- Wildlife corridor







# Clubhouse Parcel

## Compatible Programs

- Marin County Fire Station and amenities
- Multi-use trail, trail connections to adjacent open spaces, recreational staging area
- More active recreation such as Bocce courts, archery, playground, etc.
- Outdoor art Installations
- Garden and regenerative land management uses under 2 acres:
  - Expanded Gardens
  - Native Harvest Garden
  - Pollinator Gardens
  - Demonstration sites
- Outdoor community events:
  - Farmers' markets
  - Outdoor concerts and local music
  - Commons area for picnics, spontaneous use
  - Natural, historical, and cultural programs
- Community-serving uses in the former clubhouse:
  - MCFD administrative office space
  - Local nonprofit meetings space
  - Community classrooms and nature education
  - Community Center programming
  - Business incubator spaces
  - Youth and job skills programming
  - Maker spaces, artist studios and/or galleries
  - Reference library and local history displays



# Where We Are Now

Returning to Nature



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# The Property Today

- Returning to natural state with continuing management needs.
- Open to the public for passive recreation and enjoyment of nature.
- Stream restoration already underway on San Geronimo Creek.
- Trout Unlimited and ESA leading additional restoration planning.
- Providing socially distanced work space for the MCFD and being managed according to fire-wise fuel management standards.
- Served as a temporary Wildfire Basecamp for National Park Service.
- Becoming a gathering spot and resource for the community.
  - Clubhouse and special uses pursuant to use permit, where possible.



# Where We Are Going

Securing the Future

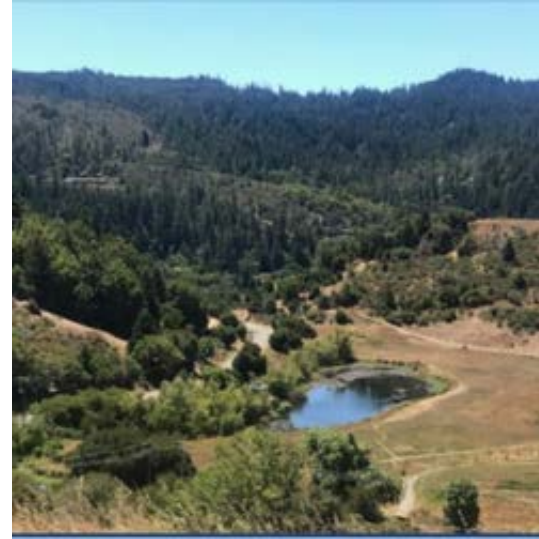


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# Next Steps

- Posting the Vision Framework (January)
- Completing our fundraising to cover acquisition and associated costs (2021)
- Transferring property to a new owner, ideally a public agency 2021-2022
- Creating a commons for all, protected, connected and restored 2022 and beyond





# Special Panel for Discussion and Q&A

## Protect

Ken Massucco, Chief,  
MCFD, retired

Jordan Reeser, Captain,  
MCFD

## Connect

Steve Granville, Board  
Member, San Geronimo  
Valley Community Center

The TPL Team

## Restore

Anna Halligan, Trout  
Unlimited

Jorgen Blomberg, ESA



# Thank you

*To all of the community members, community leaders, nonprofit organizations, neighbors, scientists, students, technical advisors, team members, and others who contributed so much time, energy, ideas, and passion to this visioning process, **we extend our most sincere and heartfelt thanks.***