



AGENDA

CITY OF HALF MOON BAY PLANNING COMMISSION

TUESDAY, DECEMBER 12, 2017

7:00 PM

**Emergency Operations Center (EOC)
537 Kelly Avenue
Half Moon Bay, California 94019**

**Rick Hernandez, Chair
Brian Holt, Vice Chair
John Evans, Planning Commissioner
James Benjamin, Planning Commissioner
Les Deman, Planning Commissioner**

This agenda contains a brief description of each item to be considered. Those wishing to address the Planning Commission on any matter not listed on the Agenda, but within the jurisdiction of the Planning Commission to resolve, may come forward to the podium during the Public Forum portion of the Agenda and will have a maximum of three minutes to discuss their item. Those wishing to speak on an agenda item are asked to fill out a speaker card. Speaker(s) will be called forward at the appropriate time during the agenda item in consideration.

Please Note: Please Provide a Copy of Prepared Presentations to the Clerk

Copies of written documentation relating to each item of business on the Agenda are on file in the Office of the City Clerk at City Hall and the Half Moon Bay Library where they are available for public inspection. If requested, the agenda shall be available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 U.S.C. Sec. 12132.) Information may be obtained by calling 650-726-8271.

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<http://hmbcity.com/>

MEETING WILL CONCLUDE BY 10:30 PM UNLESS OTHERWISE EXTENDED BY SIMPLE MAJORITY VOTE OF THE PLANNING COMMISSION.

JOINT MEETING OF THE PLANNING AND PARKS & RECREATION COMMISSIONS

PLEDGE OF ALLEGIANCE AND ROLL CALL

PUBLIC COMMENT

1. PUBLIC HEARING ITEMS

1.A JOINT STUDY SESSION - Draft Parks Master Plan - Initial Public Review Draft
[MEMO](#)

[DRAFT PARK MASTER PLAN](#)

DIRECTOR'S REPORT

PLANNING COMMISSION COMMUNICATIONS

PARKS & RECREATION COMMISSION COMMUNICATIONS

ADJOURNMENT

MEMORANDUM

To: Planning Commission and
Parks and Recreation Commission

From: Jill Ekas, Community Development Director
Scott Phillips, Associate Planner

Date: December 12, 2017

Subject: **Joint Study Session- Draft Parks Master Plan**

This memorandum transmits the first public draft of the Parks Master Plan. The Planning Commission and Parks and Recreation Commission are encouraged to review the draft Plan in advance of the session. Any feedback and recommended changes can be provided during the Joint Study Session. Please contact staff if you have any questions in advance of the meeting.

Attachment:

1. Draft Parks Master Plan



Parks Master Plan

December 2017



Prepared by
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To Insert Letter from the Parks & Recreation Commission

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Photo: Half Moon Bay Review

1. INTRODUCTION



Creating a New Vision for Parks

In Fall 2016, the City of Half Moon Bay began a comprehensive update of the City's Parks Master Plan (PMP). The City's last Park and Recreation Master Plan was developed as part of the General Plan in 1990 and updated in 1995. That plan laid out an aggressive park development recommending 34 acres of new parkland for community and neighborhood parks to serve nearly double the population and a park development standard of 8 acres per thousand residents. In the 20 years since that original Plan, the city has only grown by about 1,000 people, and there have been no new city parks built except for the recently opened skate park. While there are some relevant elements from the former plan, this effort provides a new foundation for Half Moon

Bay Parks in line with its more modest growth and community character.

The new PMP supports the City Council and guides the Parks and Recreation Commission and staff in allocating resources over the next 15 years and adapting to changing conditions and community needs. A park needs assessment, including substantial community input, demographics and trends analysis, parks inventory and assessment, comparison to similar communities, and a gaps analysis informs the Plan recommendations.

PARKS MASTER PLAN ORGANIZATION

The PMP is organized into the following sections:

1. Introduction

Planning context, community involvement process overview, policy overview, and vision and goals

2. Parks Master Plan Context

Regional and community context, history, and demographics and trends

3. Needs Assessment

Methodology, existing facility assessment, and park access

4. Guidelines and Projects

Development guidelines and specific park and facility related projects

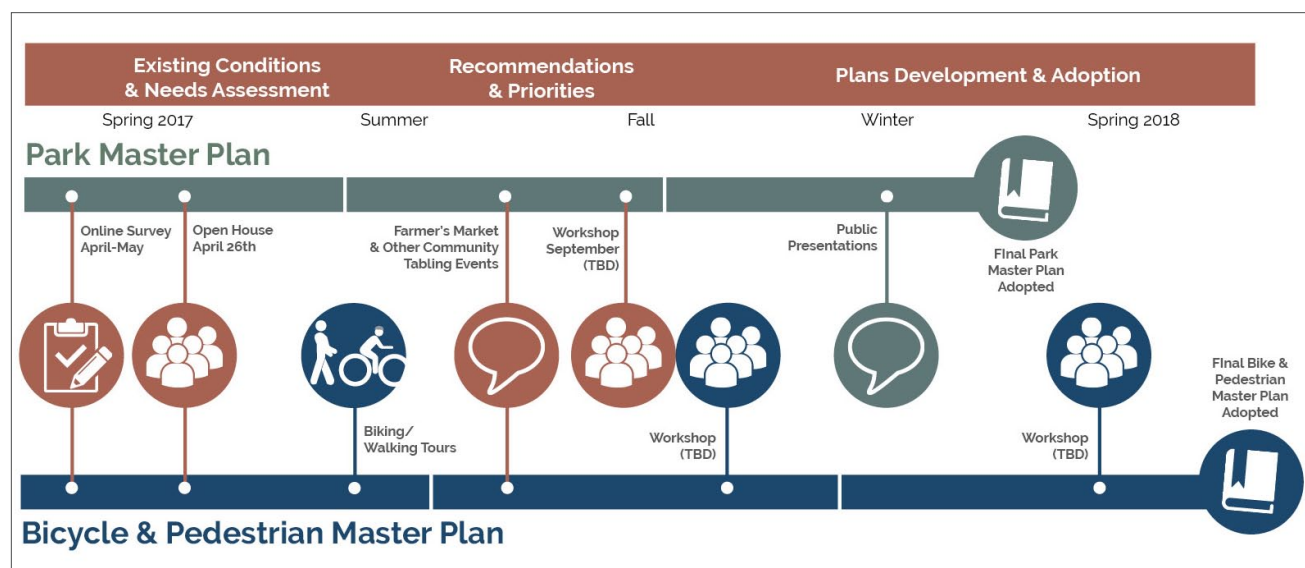
5. Implementation

Priorities and phasing projects

6. Appendices

Complete Park Inventory
Potential Sites Detail
Existing Conditions Report

Figure 1. Community Engagement Schedule



COMMUNITY ENGAGEMENT AND PLANNING PROCESS

“It’s important to improve what we have, not just do something new” - Interviewee

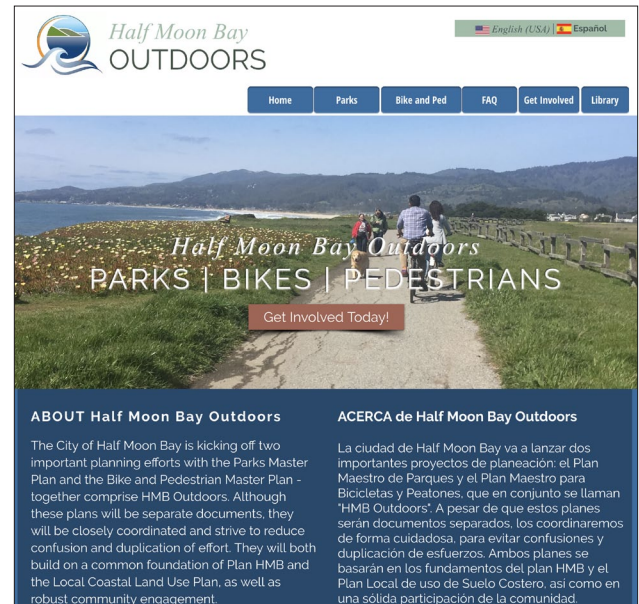
The PMP process was designed to build on the extensive input provided regarding parks and recreation through the Plan Half Moon Bay update process.

Keeping with the spirit of promoting robust public input, the PMP was informed by a comprehensive community engagement process to ensure that the resident’s voices were integral to the development of the PMP. City staff and City Council were also involved, and the PMP worked in tandem with the Bicycle and Pedestrian Master Plan process. All of the public outreach activities were announced on the City’s website, at recreation centers, through social media websites, newspaper, and other media.

A range of activities was conducted to reach as many individuals as possible:

- Community-wide surveys distributed online and in print form to City email lists, flyers at locations around the City, in a press release, at a community workshop with the Parks and Recreation Committee, via the project’s website and on Facebook. In total, we collected 234 responses.
- Two open house workshops on April 26th and October 3rd, 2017, open to the community to learn about the plan and provide detailed “visioning” and input.
- Interviews and small group meetings with

Figure 2. Website HMB Outdoors



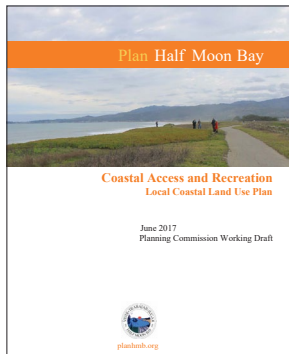
numerous community groups, City officials, public works staff and elected officials.

- Participated in the city-wide Youth Summit.
- Coordination meetings with the Bicycle and Pedestrian Master Plan.
- Presentation and input at a Parks and Recreation Commission and Planning Commission Joint Meeting.
- Public input and feedback at City Council study session.
- A Plan website – www.hmboutdoors.org was developed in coordination with the Bicycle and Pedestrian Master Plan, providing a single site for community feedback, information, and plan documents. The website is in English and Spanish.

POLICY AND PLAN CONTEXT

The PMP focuses on improvements to existing City parks and assessing the need for new parks. It provides overall guidance for long-term decision making by staff and priorities for park improvements and development. The Plan does not include an analysis of open space, beaches, or wetlands, recreation programming or facilities.

Plan Half Moon Bay



"Plan Half Moon Bay", the comprehensive update to the City's General Plan and Local Coastal Land Use Plan (LCLUP), currently under development, is the City's primary policy document, including for parks. Plan Half Moon Bay includes an analysis

and policies for a Healthy Community Element, the Coastal Access and Recreation Element, and the Conservation and Open Space Element. Therefore, Plan Half Moon Bay is the foundation of the PMP. The Half Moon Bay planning effort expands and refines the Plan Half Moon Bay findings, and provides project specific details, as well as overall guidelines.

Half Moon Bay Outdoors & Bicycle and Pedestrian Master Plan

The PMP aligns with the development of the City's Bicycle and Pedestrian Master Plan, currently under development. The PMP identifies needs for connections to parks, some opportunities for activities that could occur near or adjacent to the trails, and supports as a priority the need for

better access and connections to outdoor spaces and recreation throughout the city.

Recreation Programming

In June 2017, the City re-established a City-operated recreation program. Previously, the Boys and Girls Club managed the recreation programs. Due to this late change, this Plan does not directly analyze or address recreation programming or recreation facilities. A number of recommendations do indicate the opportunity and need to enhance recreation programming to serve the community better and to utilize existing parks fully.

Development Fee

The PMP aligns with the City's Development Guidelines and Impact Fee assessment for parks related to the number of acres of parks per resident. The requirement in the Subdivision Ordinance, updated in 2016, is defined as 5 acres per 1,000 residents.

Community Partners and Volunteers

The City has the benefit of several active partners in the area who provide services and facilities to the community. The Cabrillo Unified School District and the Boys and Girls Club offer facilities that are heavily used by community members. In addition, the Midpeninsula Regional Open Space District, San Mateo County Parks, and California State Parks also offer facilities within Half Moon Bay and in the surrounding coastal region. The City also has volunteer groups who operate programs and help to maintain City and partner facilities including but not limited to AYSO, Little League, and Half Moon Bay Surf Club.

Table 1. Aligning and Connecting to Plan Half Moon Bay Guiding Principles

General Plan/LCLUP Guiding Principles	Key Themes in Park Master Plan
1. Maintain Half Moon Bay's small-town character and quality of life , and strengthen community connections through activities and improved public gathering places.	<ul style="list-style-type: none"> • Parks provide community gathering areas • Parks promote health and wellness and quality of life • Park development is in keeping with small town character • Parks provide a range of activities for all ages
2. Enhance the city's scenic visual quality and coastal landscape setting, and ensure protection of environmental and surrounding agricultural resources through conservation and sustainable development .	<ul style="list-style-type: none"> • Parks provide natural oases for community • Parks promote and support environmental stewardship • Sensitive access to coast, wetlands and other natural areas offer education, appreciation, and conservation of those spaces • Integrate sustainability into the design, operation, and maintenance of Half Moon Bay parks
3. Foster a complete and balanced community , with enhanced local commercial options, business incubation and growth, and diverse residential opportunities.	<ul style="list-style-type: none"> • Parks provide both a buffer and linkage between commercial and residential areas • Equitable distribution of parks contributes to a complete and balanced community
4. Promote pedestrian, bicycle, and transit mobility ; increase connectivity between the city's neighborhoods; enhance coastal and open space access .	<ul style="list-style-type: none"> • Bike, pedestrian, and transit facilities connect parks. • Parks and trails are activated with appropriate amenities and activities to encourage use and safety
5. Encourage downtown vitality with a more diverse array of uses and amenities.	<ul style="list-style-type: none"> • Parks are part of a vital downtown, providing areas for events and gathering • Parks contribute to economic development
6. Promote visitation and the city's development as a hub for the Midcoast. Gracefully accommodate tourism, balancing it with local needs and the community's character	<ul style="list-style-type: none"> • Outdoor amenities connected to parks and the coast are central elements attracting tourists and visitors to Half Moon Bay. • There are equitable access and resources for residents and visitors.



VISION AND GOALS

The General Plan and the Local Coastal Land Use Plan (LCLUP) update underway, and community input, are the foundation of the PMP vision and goals. Over the planning process, community members, City Council, and city leaders on the Parks and Recreation Commission and Planning Commission provided insights and input into what is valuable to the City of Half Moon Bay and how they envision the future of their parks. The vision and goals below will guide future planning and decisions about resource allocation, in concert with the implementation criteria presented in Section 6.

Vision

The City of Half Moon Bay will transform its park system into a network of well-designed and well-maintained parks supporting residents and visitors of all ages and abilities.

Goals

1. Enhance Quality of Life and Community Character

Half Moon Bay parks will reflect the city's unique character and support a vibrant, community-centered place.

2. Support Environmental Sustainability and Conservation

Over time, Half Moon Bay parks will be models of environmental sustainability and conservation, demonstrating best practices in sustainable landscape, energy, and design practices.

3. Be Connected and Accessible

Half Moon Bay will provide a connected and accessible network of parks for residents and visitors.

4. Balance Economics and Feasibility

Ensure that the parks system is economically sustainable, serving the community as well as visitors effectively.



2. PLAN CONTEXT



Coastal Oasis & Small Town Character

The City of Half Moon Bay is located on the coast of Northern California just south of San Francisco and west of Silicon Valley. The proximity to these major economic centers makes Half Moon Bay a desirable bedroom community and an oasis from the busy metropolitan areas. Its location, coastal beauty, and small-town charm combine to make it a strong draw for visitors from all over the region. Half Moon Bay has a rich agricultural and cultural history and is the largest town on this stretch of the coast.

PLANNING AREA

Figure 3. illustrates the planning area for the Parks Master Plan, in line with the General Plan and similar planning documents. Overall, the planning area is consistent with the City boundaries with the addition of several small unincorporated areas to the south east.

Region

The City is located within San Mateo County with a population of 758,581 residents. San Mateo County is home to 20 cities. Half Moon Bay is situated in the coastsides region, with an estimated population of 30,000. Many residents in the area consider themselves “Coastsiders.” The region (Figure 4.) includes the small communities along the coast north and south of Half Moon Bay, as well as the inland redwoods area. These extended communities are frequent visitors and users of facilities in Half Moon Bay and vice versa.

History and Culture

Half Moon Bay was established in the 1840s and was originally named Spanishtown. Before the town was settled, Costanoan Indians populated the region. The area became an agricultural town in the 1800s. During the 20s and Prohibition, the bay with its foggy coves, became a popular location for rumrunners.

Half Moon Bay Parks Master Plan

Figure 3. Planning Area

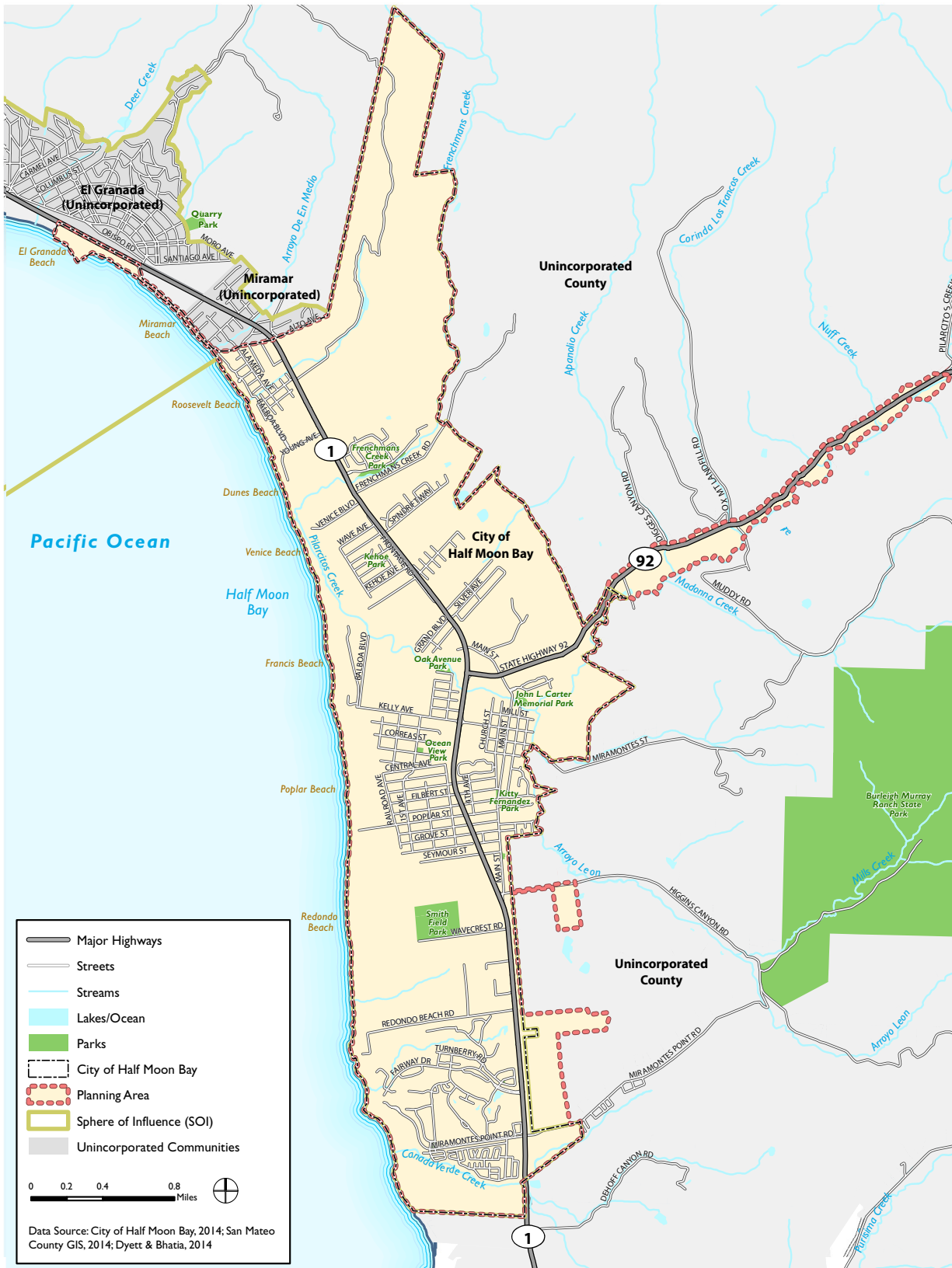


Figure 4. Regional Context



Half Moon Bay Parks Master Plan

Half Moon Bay Historic Downtown



In 1959, the City was incorporated and has maintained many vestiges of its history from its agricultural roots to historic wooden structures that survived the 1906 earthquake.

There are several key points of interests for visitors and residents alike, including:

- The James Johnston House (c1855)
- Two Historic Cemeteries
- Estanislao Zaballa House (c1855)
- Giuseppe Boitano's General Merchandise Store and Saloon (1873)
- Half Moon Bay Jail (1911)
- Half Moon Bay Bakery (1929)

The Half Moon Bay Jail and the adjacent Thomas Johnson Barn are both located on a City-owned parcel. They are potential assets for the City to utilize as a community facility for programs or rentals in the future.

Environment & Sustainability

The City's coastal location and limited development have resulted in a tremendously rich natural environment consisting of coastal areas and beautiful beaches, riparian, wetland and wooded habitat areas, as well as low coastal scrub habitats in the foothills. The City is home

to several endangered species including the California Red-legged Frog (CRLF) and the San Francisco Garter Snake (SFGS). Much of the City is classified as potential Environmentally Sensitive Habitat Area (ESHA), which will impact availability of future park sites.

The City is committed to environmental stewardship, as well as incorporating sustainability practices in the construction, management, and operation of its parks. There needs to be adequate funding to maintain and care for the parks, as well as an ability to leverage parks for economic development and vitality. New investments should be considered against the ability to maintain existing facilities and other public works infrastructure. Capital and operational funding sources should be identified. The parks should deliver the highest level of environmental support. The PMP will identify best practices and approaches for the City to adopt to ensure they achieve this ideal.

Visitors/Tourism

The Half Moon Bay Coastsides Chamber of Commerce and Visitor's Bureau reported in the 2016 Business Plan that there were approximately 3,822,350 visitors to the coastsides region in 2013. Most visitors – 63% - came from Northern California and were primarily couples. Peak season is long, extending from April to November. The majority of visitors stayed in the area for the day with approximately 143,800 staying overnight in Half Moon Bay. The Pumpkin Festival has highest attendance with approximately 300,000 attendees.

DEMOGRAPHICS

The City of Half Moon Bay has a population of just over 11,800 and is not expected to grow substantially in the coming years. On the following page, an overview of demographics for the City is presented with a comparison to Californian's in general.

The following are some of the key findings of the analysis:

- The City has a substantial Hispanic community (30.6%), with a majority of white residents.
- The City's population is considerably older, at a median age of 44.7 years in comparison to California's average age of 35.6.
- The largest segment of the population is middle-aged (35-64), at 46%.
- Those under the age of 14 and over 65 represent similar numbers of residents, 16.3% and 17.7% respectively.
- The City is home to a highly educated community with nearly 71% over the age of 25 with some college.
- Most of the community lives in single family homes, with a median home value of \$696,500. 8% of the community lives in mobile homes or RVs.
- The median family income is \$108,700.

Figure 5. Half Moon Bay Resident Ages

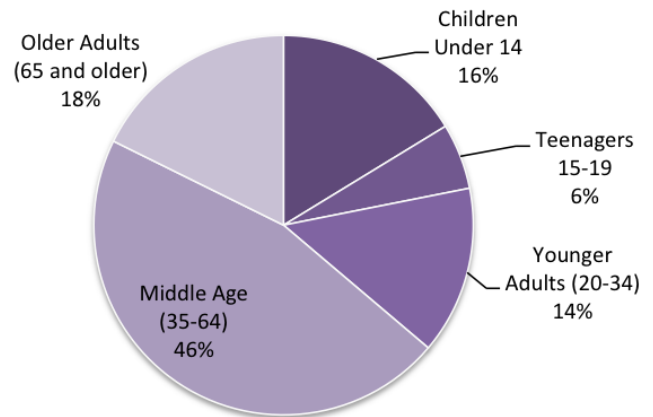
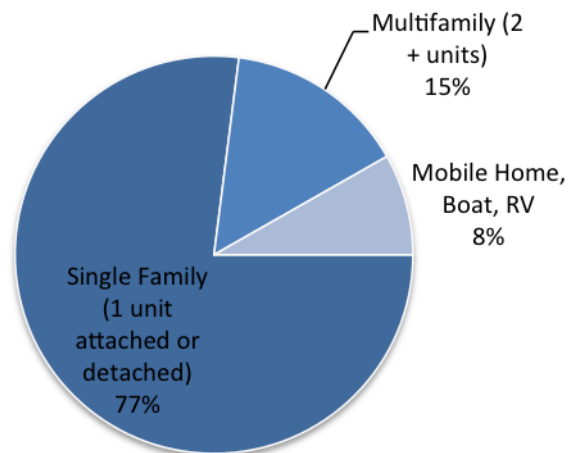


Figure 6. Housing Units



Source 2010-2014 Census Bureau American Community Survey, www.usa.com

Half Moon Bay Parks Master Plan

Table 2. City of Half Moon Bay Demographics in Comparison to California

	HMB (2010)	% for City	Compared to Calif.
Population Characteristics			
Total Population (2010)	11,803		
Population Growth	-0.33%		12.4%
Density (Square mile)	1831.42		232.55
Housing Per Acre	0.16		
By Race (some duplication)			
White	9,149	77.51%	62.1%
Black	323	2.74%	5.9%
Asian	534	4.52%	13.48
Hispanic	3,611	30.59%	38.2%
Native American	62	0.53%	1.1%
One Race, Other	1,508	12.78%	12.9%
Two or more	227	1.92%	4.5%
By Gender			
Male	5,642	47.80%	
Female	6,161	52.20%	
Median Age			
Median Age	44.7		35.60
Median Age: Male	44.8		34.50
Median Age: Female	44.4		36.80
By Age Group			
Children Under 14	1,921	16.28%	20.0%
Teenagers 15-19	661	5.60%	7.1%
Younger Adults (20-34)	1,690	14.32%	22.1%
Middle Age (35-64)	5,442	46.11%	38.7%
Older Adults (65+)	2,089	17.70%	12.1%
Education (over 25)			
Less than high school	1,401	16.05%	18.5%
High School Graduate	1,096	12.55%	20.7%
Some College/AA Degree	2,102	24.08%	29.8%
Bachelor Degree	2,353	26.95%	19.6%
Adv. Degree	1,778	20.37%	11.4%
With College or More	8,730	71%	61%

Source 2010-2014 Census Bureau American Community Survey, www.usa.com

	HMB (2010)	% for City	Compared to Calif.
Household and Family			
Total households	4,464		
Avg. Household Size	2.64		2.95
1 person	1,134	25.4%	24.1%
2 or more	3,330	74.6%	75.9%
Families	3,086	69.1%	68.7%
Avg. Family Size	3.27		3.67
Married Couple Family	2,614	58.6%	49.1%
Nonfamily	1,378	30.9%	31.3%
Housing			
Total Housing Units	4,906		
Occupied Housing	4,464	91.0%	91.6%
Owner Occupied	3,285	67.0%	50.1%
Renter	1,179	24.0%	41.4%
Vacant	442	9.0%	8.5%
Seasonal/Recreation	168	3.4%	2.6%
Housing Units (08-12 data)			
Single Family	3,778	77.0%	65.1%
Multifamily (2 + units)	724	14.8%	31.0%
Mobile Home, Boat, RV	404	8.2%	3.9%
Language Spoken at Home (2008-12 data)			
English	3,095	69.3%	57.6%
Spanish	833	18.7%	25.1%
Other Indo-European	280	6.3%	5.8%
Asian/Pacific	239	5.4%	10.4%
Other	17	0.4%	1.1%
Income (2008-12 data)			
Per Capita Income	\$54,270		\$29,906
Median Worker	\$48,512		\$31,345
Median Household	\$103,239		\$61,489
Median Family	\$108,700		\$70,187
Median Home Value	\$696,500		\$361,400
Mean Travel Time to Work (minutes)	29.2		27.8
Poverty Level			
Population in Poverty	424	3.6%	16.4%
Family in Poverty	105	3.4%	12.3%



Park and Recreation Trends

The City of Half Moon Bay has a beautiful location and a tightknit community who values a small-town life style. The City has the benefit of access to a wide variety of natural resources including beaches, regional parks, and trail systems, as well as City parks. It is important to understand how outdoor facilities and trends provide opportunities to activate the City's neighborhoods in new ways, including aligning park development with any new housing, with visitor services; business development; and community quality of life. The following highlights some key trends from the region, California, and the nation.

The Outdoor Lifestyle

Today, the active outdoor lifestyle has gone mainstream, characterized by wellness and quality time with family and friends. The City is looking for ways to provide outdoor experiences within existing neighborhoods and the downtown

core area. Due to time demands of family and jobs, convenience and accessibility are critical. The opportunity for parks and recreation providers is to offer meaningful outdoor pursuits near to residents and business areas.

According to the 2012 "The Outdoor Recreation Economy" report by the Outdoor Industry Association, 140 million Americans over the age of 16 participate in outdoor activities. Americans spend approximately \$646 million dollars annually on outdoor recreation – twice as much as we spend on automobiles, gas or utilities. People can experience a sense of wellness, stress release, stronger social interaction and an increased connection to the outdoors when they participate in outdoor recreation. The need for flexibility in recreation programs, as adults have less and less time, is critical.

Half Moon Bay Parks Master Plan

Access for everyone



For youth ages 6-24, running/jogging and bicycling have the highest participation and are favorite outdoor activities. Skateboarding is also a favorite activity for this young age group. Running is popular with adults, but fishing and bicycling also have high participation rates. Adults' favorite activities are running, bicycling, and birdwatching.

The Outdoor Industry survey on participation identified a number of growing trends including kayaking, stand up paddling, and trail running. These three may be relevant to Half Moon Bay depending on ocean conditions and access for boating, and trail connections. In the last three years, stand-up paddling has gone up 24%, kayak fishing 20%, and kayaking in general 8%. In the last year, these trends are even stronger and include increases in snorkeling, scuba diving, as well as all types of kayaking.

Health, Wellness and Walkability

Although California is a relatively healthy state, with just over 76% of the population reporting they are physically active, 24% of the population is obese; diagnoses of diabetes have increased 15% in the last two years, and physical inactivity

has increased for seniors (65+) by 29%¹. In September 2015, the US Surgeon General, Dr. Vivek H. Murthy launched a new initiative: "Step it Up! Surgeon General's Call to Action to Promote Walking and Walkable Communities." The initiative calls for walking as a daily activity and inspires professionals from the fields of health care and parks and recreation to support the development and creation of more walkable communities to encourage people to get out and walk.

Parks and recreation services, programs and facilities are being seen more often as the "prescription" for prevention, good health, and wellness for communities. The State of Oregon, Oakland, California, and Washington D.C. have programs in place that have health professionals issue parks prescriptions. Ensuring tobacco free parks, encouraging community walking programs, and creating health focused pedestrian and bike plans are all part of the solution that parks and recreation can serve.²

Outdoor Gyms



¹ American Health Ranking.org

² Hannan, Maureen, "5 Key Trends in Parks and Public Health", NRPA, 1/11/2012.

Enjoying Nature & Protecting Environment



Climate Change, Resiliency and Sustainability

Climate change mitigation, resiliency planning, and sustainability efforts are some of the most critical issues that cities will be responding to now and into the future. Parks play a central role in the ability to assist and address some of the issues related to climate change.

This includes: water conservation through smart irrigation technologies, sustainable planting approaches for parks, and overall maintenance practices, acting as carbon sinks, and limiting urban heat islands. Also, the provision and stewardship of open space offer a “carbon sink,” an essential element to help mitigate emissions. Recreation programs and facilities that focus on walkability and bikeability are critical to reducing vehicle miles traveled, a key statewide goal to reduce greenhouse gases. Open space and parks also can be effective buffers for potential flood zones resulting from increased severe weather patterns, particularly on the coast and adjacent to riparian corridors. Finally, energy conservation efforts and the use of solar panels for recreation facilities and lighting can help reduce the city's

carbon footprint, act as a model for businesses and residents, and save money in operations.

Children and Teens

One of the challenges cities nationwide are facing is how to support families. This challenge includes creating a park system that addresses child development – physical, social and cognitive – creating the opportunity to enjoy and experience nature, as well as providing safe streets and accessible schools. More than the development of tot lots, considering children means looking at the entire network, from streets and plazas to trail and parks, as an interconnected support system. Each element of the system must consider children of all ages and their families.

Teenagers are one of the most challenging of this group. As a whole, they do not want to be categorized with children, may not want to be part of an organized group, and are often more interested in exploring a larger realm. They often indicate a desire to “hang out,” and need safe places day and night to do this. Skate parks and teen playgrounds are two areas that have some success in doing this. Evaluating how to provide

Supportive Children's Environments



Half Moon Bay Parks Master Plan

Technology Enabled Parks



safe and enjoyable experiences for this group is fundamental to fully serving the needs of residents.

Aging Population

One of the clearest trends throughout the United States, California, and in Half Moon Bay is the aging of the population. The city has an older, aging population and must consider and develop facilities and programs that will serve older adults with a variety of needs and interests. Segmenting seniors into a single category is not effective. With healthier lifestyles, people live longer and have more active lives than ever before. Parks and recreation providers need to consider multiple stages and interests of seniors' diverse lives as well as their interest in developing new skills and learning new activities. Resources for those with some health issues and access concerns; for passive and more contemplative activities; for seniors looking for inter-generational interactions, and for those who want more quiet environments are essential.

Technology

Half Moon Bay will need to consider how technology may impact parks and facilities. Technology is offering parks and recreation providers with broad new opportunities as well as new challenges. It seems that nearly all sectors of the population are becoming more comfortable with and dependent on technology, desiring more high tech and "amenity" rich experiences. Technology can simultaneously provide a mass communication tool while improving affordability and accessibility to community members. Opportunities for tech-aided recreation are growing while a conflicting trend for techno-free parks and environments is emerging. Finding the right balance and appropriate use for technology in parks and recreation facilities and programming will be an evolving effort.

Economics and Financing

Parks and recreation professionals have often had to fight for resources to build and maintain a high quality system of parks. The need for new sources of revenue is encouraging parks and recreation professionals to become more entrepreneurial. Expanding opportunities for sponsorships, as well

Weddings in the Park



as looking to new potential partners for funding programs and facilities is becoming a priority. Additionally, identifying and securing long-term funding sources for maintaining and renovating existing parks is an ongoing challenge.

Arts, History and Culture

Connecting history, art, and culture within parks is an opportunity to enhance the physical environment and interest of individual parks while providing another dimension for people not looking for active sports or recreation.

Art Classes in the Park





3. PARK NEEDS



Understanding Park Needs

METHODOLOGY

Historically in Half Moon Bay and many other jurisdictions, park needs were identified by determining how many acres of land per resident is appropriate. It has been determined that using this acreage standard alone did not effectively quantify needs and did not provide park's professionals the information needed to determine the kind of parks, size or location. To get this level of information, a number of inputs are required to effectively assess the city's park needs. The following are the areas evaluated for this Parks Master Plan (PMP) to determine need for the City of Half Moon Bay:

Community input: Listening to the community voices through a variety of channels at multiple points.

Quality of existing parks: Assessing how well parks are currently meeting their intended purpose and current needs.

Community profile and demographics: Understanding the community and audiences for the parks facilities and how they may change over time.

Trends analysis: Evaluating regional and national recreation and park trends and determining what Half Moon Bay can learn from others.

Accessibility to the parks and facilities: Determining how easily community members can reach parks from their homes.

Acres of parks per resident: Conducting an order-of-magnitude check about the gross acreage of facilities available per resident.

No single element can direct the City about needs. Instead, they must be taken together as a whole and evaluated for a complete picture.

SERVICE LEVELS

The City of Half Moon Bay currently provides approximately 5 acres of neighborhood and pocket parks, community parks and special parks per 1,000 residents. This is the recommended standard identified in the Draft Plan Half Moon Bay policies (Local Coastal Access and Recreation chapter of the Land Use Plan and General Plan Healthy Community Element), which remains open for discussion. This service level is supplemented by substantial non-City owned community resources and indicates a relatively robust amount of park and open spaces.

Understanding how accessible and connected the parks are to residents is potentially more significant than the acres per thousand. Figure 7. Neighborhood and Walkability Map illustrates where the main neighborhoods are and how accessible a park is by walking. A good rule of thumb is to have a park within ¼ mile from all residents. Critically, this distance must be truly walkable, not just in a radius from the park. Barriers including Highway 1 and State Route 92 are major impediments for neighbors and substantially reduce the ability of the parks to serve the entire community.

Another important service level consideration is the provision of the kinds of parks the community needs. Are all community members served? Do the parks support the City's goals and character? In this respect, the community has identified several gaps. These overall community needs are discussed in more detail in the next section.

PARKS OVERVIEW AND TYPES

The City of Half Moon Bay has a variety of parks and open spaces distributed throughout the city, including active, organized sport spaces and more passive natural areas. Residents are also able to utilize a number of community sports, park and trail resources that are owned and operated by other government, non-profit and private entities. This includes most of the California Coastal Trail, a substantial amount of open space and all of the School District facilities, which are heavily utilized by the community.

Parks are categorized into different types to help better understand the park network. The following defines those types and identifies the parks that fit the category:

1. Plaza/Pocket Parks

The City has two small parks in the Main Street corridor area that are characterized as primarily passive, plaza-like spaces. This includes:

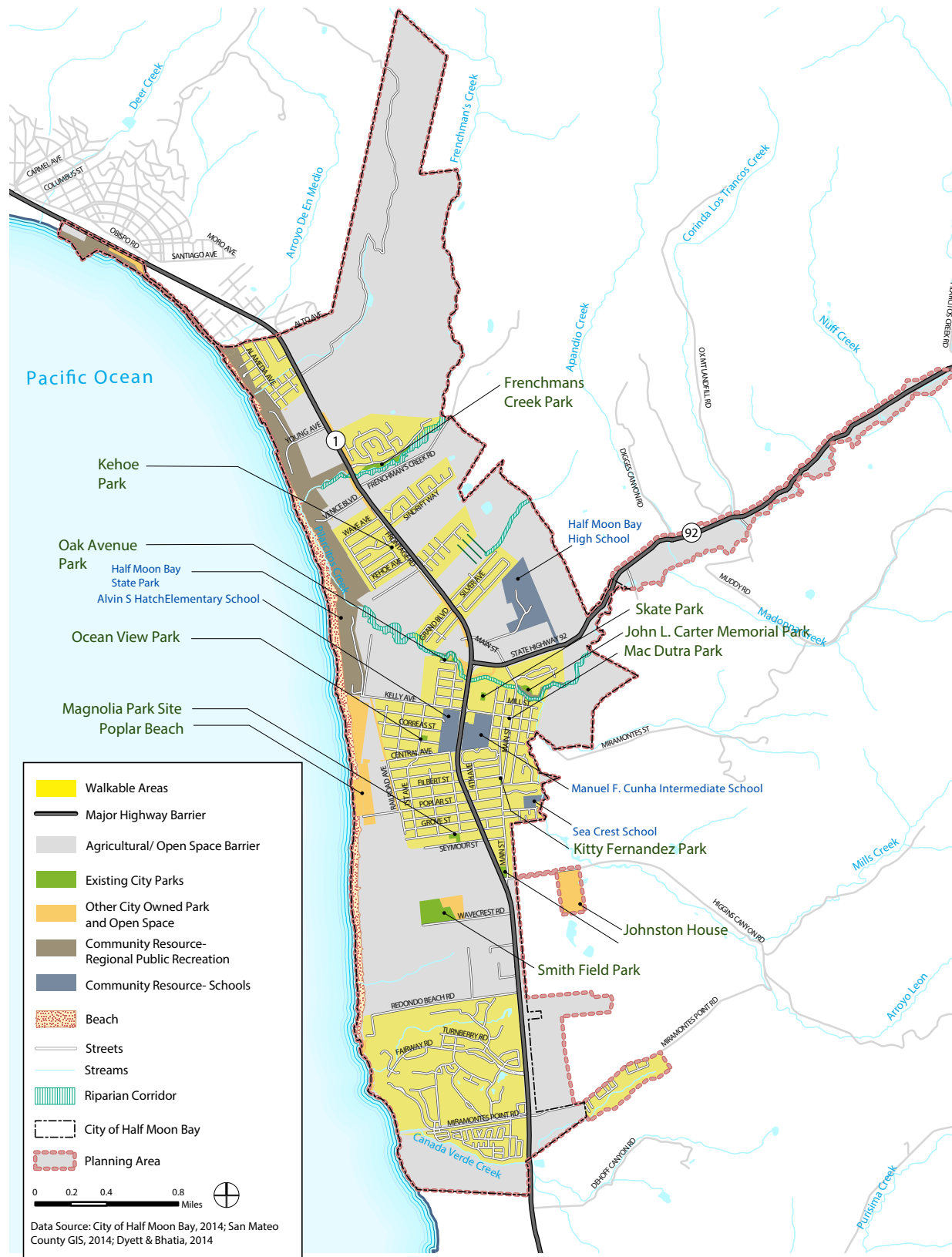
- Kitty Fernandez Park
- Mac Dutra Park

2. Neighborhood Parks

Neighborhood parks serve the neighborhoods in which they are located. Neighborhood parks typically include amenities for active recreation such as play equipment and some turf. They also include amenities for passive relaxation, such as benches, tables, and landscaped areas.

Half Moon Bay has 6 neighborhood parks, ranging in size from less than one quarter acre to almost 2 acres, totaling a little under 6 acres. These parks include:

Figure 7. Neighborhoods and Walkability Map



Half Moon Bay Parks Master Plan

- Frenchmans Creek Park
- John L. Carter Memorial Park
- Kehoe Park
- Magnolia Park Site (not yet developed)
- Oak Avenue Park
- Ocean View Park

3. Community Parks

Community parks serve multiple neighborhoods or provide features that draw users from the entire city. Typically, community parks are larger parks with multiple features such as sports fields, community centers, or destination playgrounds. They may also be smaller parks that due to their special features or location attract users from a wider area.

Half Moon Bay has only one park that is categorized as a community park – Smith Field. At 13.2 acres, the park provides community resources for Little League baseball, a dog park and a horseshoe play area.

4. Special Use Parks

The City has several parks that do not fit into standard categories including the James Johnston House Property, which is currently a passive, historic park with some picnic amenities, Poplar Beach, the Skate Park, and the Half Moon Bay Gateway Park. Poplar Beach is included in this category rather than City beaches as it has the opportunity to be substantially enhanced for public access with vista points and other amenities through a City capital improvement program. The Skate Park is adjacent to the City's only community center and as such contributes to the overall activity level of these facilities.

5. Linear Recreation

The City owns, manages or uses a number of linear park areas that are heavily used by the community and so have been included as critical recreation resources and part of the City's park network. This includes the California Coastal Trail, which is not wholly owned by the City but is perhaps the most heavily used "park" area in the city, Naomi Patridge Trail, and Pilarcitos Creek Trail. There are opportunities to look at improving these linear park spaces, especially where the City owns land to provide additional amenities and activities, such as near Poplar Beach.

6. City Beaches and Open Space

Half Moon Bay is rich in open space and extensive beaches. While not necessarily "counted" as parks, nor necessarily owned by the City, they provide access and engagement to nature and recreation that cannot be underestimated. For purposes of the inventory, only City-owned assets are included. This includes an easement along Railroad Avenue, Redondo Beach / Wavecrest Beach and Surfer's Beach. A public parking lot on Miramontes Point Road provides access to the beach below via a path and stairway, all of which are maintained by the City.

7. Community Resources

City residents benefit from a number of other recreational and park resources provided by the School District, Boys and Girls Club, local non-profits, County Parks, State Parks, as well as some private facilities, which are open to the public.

Recreation/Community Indoor Facilities

The PMP does not include an assessment of indoor facilities. However, it is important to note that there are several facilities that are or can become important elements for recreation and community programs and events. The Ted Adcock Community Center is the primary indoor community facility for the city. The interior of the facility is currently being master planned. The Center is adjacent to both the Skate Park and a recently acquired parcel at 555 Kelly Avenue. The master plan could be expanded to evaluate options for incorporating the 555 Kelly Avenue property into a larger park and recreation complex.

The others noted have not been used to their full potential and present opportunities for more programs, park connections, and offerings to the broader community. The facilities include:

- James Johnston House
- Train Depot
- Historic Jail
- Thomas Johnston Barn and adjacent courtyard
- Ted Adcock Community Center

SUMMARY INVENTORY

On the following pages, Table 3 provides a summary of the City parks by type, size, and by how well they meet their potential. Inventory categories 1-5 are considered “City parks” in terms of how they are used, the fact that they are owned by the City, and for determining acres per 1,000 residents. Category 6 provides additional City owned resources and Category 7 includes other recreation and park amenities owned and managed by non-City organizations, but important for understanding overall need for residents. For each park type, a summary of the acres per thousand is provided.

An important element of this table is the column that indicates how well each park meets its potential. Each City-owned site has been assigned one of three ranks: below potential, meets potential with needs, or exceeds potential. Non-City owned facilities in general, were not evaluated but are included for information only. “Potential” is a subjective term that indicates the general consensus of how a park should operate and be used. For purposes of this analysis, the planning team has based its assessment on the intended use of the park, how the community indicates they use it, a visual assessment of the park by the planning team and through discussions with staff and other organizations.

A summary of overall and specific park needs begins on page 3.10.

Half Moon Bay Parks Master Plan

Table 3. Park Inventory Summary

Park Name	Park Size	Fulfills Potential?
1. Plaza/Pocket Park		
Half Moon Bay Gateway Park	0.42 acres	Below Potential
Kitty Fernandez Park	0.4 acre	Below Expectations
Mac Dutra Park	0.09 acres	Meets Potential
1. Plaza/Pocket Park	.91	0.1 Acres/Thousand
2. Neighborhood Park		
Frenchmans Creek Park	1.75 acres	Meets Potential with Needs
John L. Carter Memorial Park	0.96 acres	Below Potential
Kehoe Park	0.15 acres	Below Potential
Magnolia Park site	1.28 acres	Below Potential
Oak Avenue Park	0.87 acres	Below Potential
Ocean View Park	0.62 acres	Meets Potential with Needs
2. Neighborhood Park	5.63	0.5 Acres/Thousand
3. Community Park		
Smith Field	13.2 acres	Meets Potential with Needs
3. Community Park	13.2	1.1 Acres/Thousand
4. Special		
Johnston House Property	19.52 acres	Below Potential
Poplar Beach	19.75 acres	Below Potential
Skate Park	0.16 acres	Exceeds Potential
4. Special	39.43	3.3 Acres/Thousand
5. Linear Recreation Assets		
Coastal Trail adjacent to landfill	2.44 acres	Meets Potential with Needs
Coastal Trail near Thone Avenue	.31 acres	Not Evaluated
Coastal Trail, generally		Meets Intended Use
Naomi Patridge Trail	4.55 acres	Not Evaluated
Pilarcitos Creek Trail	2.25 acres	Not Evaluated
5. Linear Recreation Assets	9.55	0.8 Acres/Thousand
6. City Beaches & Open Spaces		
Railroad Avenue	5.5 acres	Not Evaluated
Redondo Beach/Wavecrest Beach	3.15 acres	Meets Potential
Surfer's Beach	3.6 acres	Meets Potential with Needs
6. City Beaches & Open Spaces	12.25	1.0 Acres/Thousand
7. Community Resource		
Alvin Hatch Elementary School		Not Evaluated
Canada Cove		Not Evaluated
Coastal Trail area, Miramar Beach site		Exceeds Potential

3. Park Needs

Table 3. Park Inventory Summary continued

Park Name	Park Size	Fulfills Potential?
Cunha Intermediate School		Not Evaluated
Dunes Beach		Not Evaluated
Half Moon Bay High School		Not Evaluated
Half Moon Bay State Beach (Francis Beach)		Not Evaluated
La Petite Baleen Swim School Tot Lot		Not Evaluated
Main Street Private Park		Not Evaluated
Mid-Pen Senior Housing Complex		Not Evaluated
Moonridge Parks		Not Evaluated
Ocean Colony		Not Evaluated
Sea Crest School		Not Evaluated

Total City Park Acreage	71.4 acres*	6.1 Acres per Thousand **
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Park Categories 1-5	59.2 acres	5 Acres per Thousand
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* Does not include Community Resource Category

** Based on City population of 11,800 identified in the Demographic Analysis.



Identifying Needs and Opportunities

A complete park system should offer a hierarchy of spaces ranging from small neighborhood parks and plazas to destination parks; all connected by pathways, trails, bikeways, and streets. Each element plays a distinct role in the system to enhance and reflect the unique, small town character of Half Moon Bay. Some will serve as cultural venues and draw users regionally and beyond; some may become vital community plazas linked to transit, restaurants, and retail; and others may offer natural, green respite from the built environment. Together these elements provide a complete park system to serve residents and visitors of all ages and abilities.

GENERAL PARK NEEDS

The following represents a summary of the assessment of the primary needs and opportunities derived from community engagement, park assessment and inventory, trends, community profile and City input.

Maintenance, Amenities and Operations

The most commonly mentioned need from the community was to improve the maintenance of existing parks, especially the restrooms. Part of this also includes the need to expand existing amenities such as bathrooms, benches, water

Frisbee Golf - For All Ages



fountains, restrooms and lighting at night. Making the parks attractive, safe and useable is essential.

There is a substantial need for the City to dedicate additional maintenance staff to the parks. The increase in park maintenance would ensure parks are clean and functional, supporting the needs of the community, as well as the substantial visitor population and economic development of the community. The City may need to increase staffing even more to support the new recreation and programming efforts that commenced in June 2017.

City partners, such as the School District and Boys and Girls Club, expressed they would like a greater level of involvement by the City in the care of the facilities used by residents, but not managed or owned by the City. In addition to this challenge, some community advocates expect the City to provide parks and recreation facilities and programming for the coastside region as a whole. The case of the new library is cited as an example of the City providing facilities and services for more than the local population. In considering that case, it should be noted that San Mateo County made a significant contribution to funding that project in order for it to be adequately sized to serve more than the City's population.

The City is challenged to provide a wide range of infrastructure capital projects to parks in addition to operations and maintenance. A long-term funding approach could be considered by the City to address this concern.

Access and Connections

While the forthcoming Bicycle and Pedestrian Master Plan will cover bike and pedestrian needs, access is a substantial enough issue to include here. Half Moon Bay is generally poorly connected, with a number of residential "islands" that are only accessible by car. There is community interest to create much stronger connections, and equal access to parks across the city. Highway 1, in particular, is a tremendous barrier for the community. Re-visioning Highway 1 as a complete street or community boulevard as illustrated in the image below would unite the city, and transform Highway 1 from a negative to a vital connector for everyone, not just cars. This concept is described in the draft Coastal Access and Recreation Chapter of the Local Coastal Land Use Plan (LCLUP) as the "Town Boulevard."

Complete Streets



Half Moon Bay Parks Master Plan

Teenager Park



Parks for All Ages and Abilities

Half Moon Bay's higher median age indicates a need to expand its parks' focus from small children and tot lots to everyone: teens, young and middle age adults, and seniors of all activity levels. Broader inclusion is not always easy in the smaller parks, but is possible by considering the addition of appropriate seating, more innovative play equipment, art, and viewing areas that can be enjoyed by everyone. Concepts like chess tables, or adding bocce, challenge courses or other adult activities can enhance service in existing parks. (See more below.) Where possible, parks should also incorporate activities that appeal to athletic types, as well as more contemplative activities.

Integrate Arts and Culture

Half Moon Bay can better integrate its vibrant arts and cultural community into the parks, better serving non-athletes, and people of all ages. Permanent features can be added such as murals, mosaics, sculptures, an amphitheater for events, or artful play areas. Alternatively, art and culture can be programmatic elements such as art classes in the park, more concerts and plays in the park, summer camps and the like.

Connecting to Nature

With a vast amount of natural areas, Half Moon Bay has an opportunity to more effectively connect to nature within the parks and to the adjacent open spaces, likely in partnership with other landowners. This may include the use of raised boardwalks to access sensitive wetland or habitat areas, development of environmental education signage and programs, or the addition of viewing areas.

These strategies can increase connection to and awareness of the environment at each of the parks, such as at Oak Avenue Park, John L. Carter Memorial Park, and future Magnolia Park.

Programming and Activation

For the first time since 2011, the City will be running recreation programs for residents. Programming is a critical element to the success of a park's ability to serve community members. By carefully developing and operating a diverse range of programs, the City of Half Moon Bay can begin to address the needs of all residents, and to help the parks function better, and be fully utilized. Well-designed programs can become self-sustaining and offer a welcoming user experience for residents who might not otherwise go to a park, thereby activating it in new ways.

Theater & Camps in the Park



SPECIFIC PARK FACILITY NEEDS

While most people agreed that the City should focus on improving current parks, the community identified the following new park facility needs.

Community Park

One of the most frequently mentioned needs for the city was the creation of a community park. People described this park as one where families and people of all ages could come and enjoy a number of activities including picnics, informal play, exercise, community gatherings and the like. Existing parks are too small to provide the range of activities envisioned and the only park of the appropriate size, Smith Field, consisting primarily of active play fields, is dedicated to organized sports. The location of a community park is critical and should be easily accessed by walking and biking and allow for larger group picnics, as well as activities for all ages.

Soccer/Informal Field Practice

The schools provide a reasonable diversity of fields for organized sports, especially for games. However, there is a need for space for soccer

practices and informal pick-up games. A new community park, expansion at Smith Field and/or an expanded partnership with the schools could fill this need.

Play Streets & Pop-Up Parks (Parklets)

In the northeast neighborhoods of the city, there is a lack of play space and areas for neighborhood parks. There is potential to experiment and develop a new kind of recreation space based on the idea of “play streets”. This allows a neighborhood to turn a street or part of a street over to the community as a play street, with restricted vehicle traffic, for certain hours a day or times a week. Play equipment storage can be added. Finally, recreational programming can add to the activation of these types of areas. This approach could be successful in areas like Kehoe Park where the actual park space is small, but there is ample street area. The larger space could enable more dynamic play, different activities, and draw a broader audience than the pocket park. Another opportunity identified during public outreach includes the dead end on Spinaker Lane in the Seahaven neighborhood.

Play Street



Play Streets for Adults Too!



Half Moon Bay Parks Master Plan

Another opportunity is to create pop-up parks – or temporary parks that are set up and managed by the City Recreation staff and established at set locations throughout the city. This would allow new activities and ideas to be piloted and shared with the community, and offer access to recreation for areas that may not otherwise have any.

Dogs and Horses

Dogs and their needs (and challenges) were raised numerous times. The City needs to offer additional amenities for dogs, in more locations with ample provision of pup mitt stations and garbage receptacles to help keep areas clean. The City should consider straightforward and clear policies on when and where a dog can be on leash

Community Dog Park



Horses on the Beach



Community Pool



and off leash. In some communities, especially beach communities, dogs have free rein to run off leash at only certain times of the day. Additional and different sized dog parks are also important to consider.

Related to challenges with dogs, there is concern that refuse and scat left by horse riding visitors, particularly on the beaches, create unsanitary conditions. The City should consider developing a clear policy for horse riding in public spaces.

Swimming Pool

While not strictly a park, the community indicated that the most significant facility need in the community is a swimming pool. The trend in community pools is to create more than a lap pool and incorporate play features such as slides and lazy rivers, zero-entry shallow areas and warm water for lessons. This kind of multifaceted pool is more economically feasible as it attracts more people (and revenue), and offers a variety of potential programs that can serve more people than a typical lap pool.

Pickleball



Bocce/Pickleball & Tennis

The community strongly indicated the need for bocce ball, pickleball, and tennis courts. The current tennis courts at the high school and Cunha Middle School are not readily available for the community. This is an opportunity to continue to work with the School District to arrange usage of those courts. In addition, a pickleball court is being developed at Cunha. Usage of that court by the community may require coordination with the City. There is an opportunity to add bocce ball courts at a number of existing parks that are underutilized including Kehoe Park, Kitty Fernandez Park, and Johnston House.

Community Gardens



Community Gardens

Community gardens are mentioned a number of times in the General Plan/LCLUP process and in PMP input. The location of a community garden is essential. It must be easily accessed, ideally by walking, to a significant portion of the community; it must also provide ample sun and open space and be appropriately sited to alleviate any neighbor or safety concerns. There are a number of locations that may be appropriate including the future Magnolia Park (to be developed), Kitty Fernandez Park or within a new community park.



Identifying Potential Park Locations

The Planning Team conducted an initial assessment of potential park sites for future park development. The sites ranged in size and suitability, with some owned by the City, some by private entities or non-profits. (See Figure 8). Locating a future community park and a community pool is the most important consideration. However, due to the timing of the projects and need to address other priorities, this assessment should be refreshed in the future.

The Planning Team reviewed potential new sites identified in the General Plan and existing underutilized sites. The sites listed below had the greatest potential and were more extensively assessed. Detailed descriptions are provided in the Appendix.

POTENTIAL PARK SITES

The sites evaluated include:

Beachwood Site – Cityowned – 24.7 acres off Highway 1. History of environmental concerns, especially for housing development

Caltrans Mitigation Site and Adjacent City Property– City-owned 15-acres south of Bev Cunha Country Road and east of the Sewer Authority plant. History of environmental concerns, suitable for habitat restoration and passive recreation

Guerrero Site – Privately owned 6-acres site located at Ventura, Alameda and Guerrero Streets with substantial habitat and marsh areas

P.O.S.T. Site



Pacific Ridge Site – Small park development site, approximately 1.9 acres, as part of approved development

Podesta/Silvera Site – Privately owned land with requirement for approximately 7 acres of park land

Peninsula Open Space Trust (P.O.S.T.) Site/Corp Yard – Privately owned, approximately 20 acres with current location of City Corp Yard

San Mateo County Landfill Site – County-owned property of approximately 35 acres adjacent to Poplar Beach

Spindrift – Cul-de-sac on Spindrift Drive that has been proposed as a potential pocket park. Due to the size, it is unlikely to provide adequate amenities for the neighborhood. However, it may be a good location to pilot a play street.

Each of the sites were evaluated based on the following criteria:

- Size and capacity to accommodate desired uses
- Location and connectivity
- Environmental Habitat and Sensitivities
- Adjacencies
- Topography and usability

Sites to Further Assess

Two sites are the most promising: Podesta Site and the P.O.S.T./Corp Yard. The rest of the potential sites were eliminated due to environmental and size constraints. The City will need to work with the current owners of these sites to determine the ability to acquire and develop a community park, as well as conduct feasibility studies before proceeding with planning.

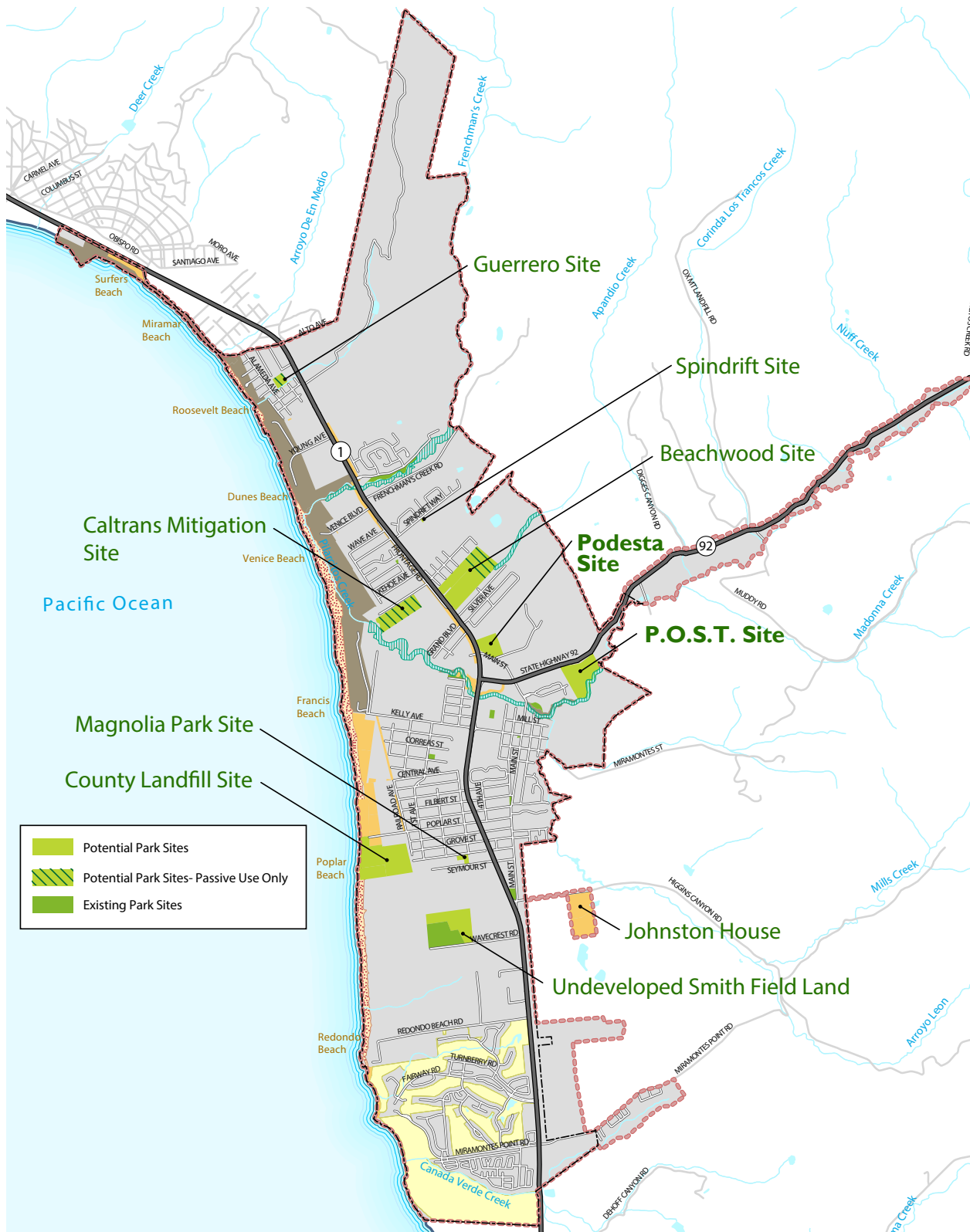
During the process, one additional site, adjacent to the Ted Adcock Community Center was identified as a potential acquisition. While it is not large enough for a community park, it would be a potential location for a community pool and/or a teen- focused park.

EXISTING SITES

The Planning Team also assessed existing park sites to determine their capacity to accommodate the identified needs. The three primary candidates - Johnston House, Magnolia Park Site, and Smith Field - all have great potential to serve additional community needs and help existing parks work more effectively. Recommendations for these parks are in Section 4. However, none of the sites can accommodate a community park and would not be suitable for a community pool unless they are radically transformed. Community input to-date would not support that kind of change.

Half Moon Bay Parks Master Plan

Figure 8. Potential Park Site Locations





4. RECOMMENDATIONS



Guidelines & Recommendations

The following chapter has two main elements:

Guidelines

The Guidelines section is designed to enable the City Council, Planning Commission, Parks and Recreation Commission, staff and other City representatives to make informed decisions about the enhancement of existing parks and development of new park facilities. These guidelines also will assist in responding to unforeseen needs and opportunities. The Plan vision, goals and community input inform these guidelines.

Recommended Projects

The Recommended Projects section provides more specific direction for existing individual parks based on current conditions and needs. In addition, this section outlines the recommendations for new parks and amenities.

GUIDELINES

The following provides guidelines to support, direct and ensure that the City maintains and continues to enhance the City of Half Moon Bay's parks system. The guidelines are organized around the Plan's four goals and are important tools to assist the City to achieve the Plan vision.

1. Enhance Quality of Life and Community Character

Half Moon Bay Parks are an essential piece of the City's unique character, adding to the quality of life of residents, supporting the community's health and wellness and building community cohesion.

Half Moon Bay Parks Master Plan

Art in the Park



1.1 Sensitive and Place-Based Design

Design each park as a unique and identifiable place, integrating the environmental qualities and the culture, history, and identity of its surrounding community. Carefully design the physical context of the site and relationship of facilities and elements in the park to offer a selection of meaningful physical, social, and cultural experiences for the users.

1.2 Art, Culture and History

Where appropriate, integrate art and references to culture and history in paving, wall surfaces, site furnishings, (seating, bike racks, etc.), as play elements in lieu of manufactured play equipment, and as focal elements. Provide features that appeal to the users' imaginations and invite creative, interactive recreation experiences.

1.3 Welcoming Community Gathering Spaces

Half Moon Bay parks should include vibrant and welcoming places for the community to gather and connect.

Park amenities should encourage people to linger, enjoy, spend time together and feel safe. This means that design needs to be thoughtfully considered and developed to foster welcomed

behaviors. The provision of well-designed plantings and ambient lighting, seating, shade or wind-shelters, well-maintained bathrooms, water fountains, multi-generational activities, and a range of recreation equipment can foster a welcoming environment.

Increase recreational programming, maintenance, lighting, and visibility to assist in activating parks and ensuring they are welcoming and safe for all.

1.4 Health and Wellness

Well designed and located parks directly impact the health and wellness of the community and should be maintained and managed to support the quality of life of residents and visitors of all ages and abilities.

Updates to existing parks and new parks should be designed to adapt to evolving demographics, trends, and needs, and operations should be flexible enough to respond to changing needs in a streamlined and cost-effective manner.

To enhance, encourage and promote the use of the parks, they should include a full range of amenities including bathrooms, water fountains, bike racks, garbage and recycling receptacles, and seating areas.

Health and Community



Welcoming Dog Parks



To expand play and recreation opportunities for the neighborhoods, designate play streets in strategic locations. Setting specific hours of the day that a street area will be closed off for play, adding extra storage areas for equipment, and painting play area space on the street can help to operationalize the play street concept.

1.5 Sustainable access for dogs and horses

Dogs and horses are an integral part of the Half Moon Bay community and should be provided reasonable access to City parks, while ensuring they do not adversely impact the environment or enjoyment of the parks.

Allow dogs on-leash in picnic areas, walking paths and other open community areas where their presence is not in conflict with other activities such as sports or special events and playgrounds.

Expand opportunities for on- and off-leash dog areas in appropriate parks and open space areas throughout the city.

Ensure there are adequate pup mitt stations and trash receptacles provided.

Establish policies to manage and mitigate horse

access to beaches including the removal of waste by commercial operators.

2. Environmental Sustainability and Conservation

Half Moon Bay prides itself on its stewardship and protection of the natural environment. The City parks can play an important role in providing an interface between natural areas and the community and promoting environmental awareness and education.

2.1 Foster Environmental Stewardship

Half Moon Bay parks should foster and celebrate the area's natural beauty by highlighting views to the ocean, hills, open space and riparian areas in the design of new parks and the improvement and maintenance of existing parks.

Improve visual and physical access and enjoyment of open space, wetlands, and parks by establishing accessible view areas, raised boardwalks, and designated pathways on bluffs and in open space areas. Utilize National Park Service, State Parks and Regional Parks best practices as a baseline for ensuring that improvements will not adversely impact sensitive habitats.

Sustainable Landscaping



Half Moon Bay Parks Master Plan

Increase environmental education and awareness in parks through signage, programs, and design. Use creative signage and displays to describe and interpret environmental and sustainable features such as native habitat, stormwater treatment, water conservation measures, habitat restoration, and alternative energy sources.

Ensure that park lighting levels are sufficient to enable appropriate recreational activities and enhance safety and security in parks, along paths, and in other outdoor spaces. At the same time, lighting should respect residents, historic and agricultural lighting guidelines and protect the dark night sky.

2.2 Sustainable Landscapes, Parks and Facilities

City parks maintenance and design practices should strive to achieve the highest level of sustainability feasible, to increase water conservation, energy efficiency, and habitat values, to educate about the environment, and to decrease maintenance and operations costs.

Rain Garden



Recycling Amenities



Conserve water in parks by updating irrigation systems, particularly at Smith Field, installing water-saving elements in bathrooms, and replacing high water use landscaping with drought tolerant and low water-use planting.

Improve water quality by incorporating pervious surfaces, such as pervious paving, and bioretention features, such as rain gardens and bioswales, to cleanse stormwater and recharge groundwater.

Incorporate energy efficient features in parks, such as LED safety lighting, and explore renewable energy opportunities with solar panels and wind turbines, if possible.

Use sustainable landscape design and maintenance practices, including use of native and climate appropriate planting to improve habitat, reduce waste, conserve water and energy, protect water and air quality, and reduce maintenance.

Provide amenities that support sustainable behaviors, such as recycling receptacles and bicycle racks, at all parks.

Monitor and treat invasive plant species that would otherwise compromise natural habitat values. Continue to remove invasives and revegetate with native species.

Connecting Kids to Nature



3. Connected & Accessible

Parks are an important part of life in Half Moon Bay and should be well connected to neighborhoods and downtown via paths, trails, sidewalks and signage. They should be accessible for people of all abilities and ages.

3.1 Strengthen Connections

Coordinate implementation of the Bicycle and Pedestrian Master Plan with the Parks Master Plan, expanding access to parks via bike and walking routes.

Strive to provide future trail construction and other improvements that enhance and connect natural ecological areas and avoid and minimize adverse impacts to native ecosystems.

Develop connections to and partnerships with private, non-profit regional, County and State Parks providers.

3.2 Improve Access for People of All Abilities, Ages, and Cultures

Encourage Universal Design (UD) practices that reduce the physical and attitudinal barriers between people with and without disabilities by developing a design and operational guideline that allows for the full range of human diversity, including physical, perceptual and cognitive abilities, as well as different body sizes and shapes, and ages.

Provide recreation and park information, signage and education materials, in print, in parks, and online, in accessible formats, recognizing persons with visual, hearing, or cognitive impairments, as well as accommodating persons who use English as a second language.

Provide a training program for Public Works and Parks staff regarding universal design concepts, accessible and inclusive concepts and practices for people with disabilities.

Incorporate funding for the purchase of adaptive equipment, services, and/or accessibility improvement projects in the budgeting process.

Ensure that parks meet and when possible exceed the Americans with Disability Act guidelines for

Universal Design Play and Parks



Half Moon Bay Parks Master Plan

park and facility construction and improvements.

Provide a range of park types, equipment and design elements in parks to foster multi-generational interaction and support various interests from active sports to more passive enjoyment of nature.

4. Economic Balance and Feasibility

The City of Half Moon Bay must optimize the operation, design, and use of City parks by enhancing access for residents and visitors, ensuring a high level of maintenance, and that they meet the city's evolving needs.

4.1 Maintain and Enhance Existing Parks and Facilities

Prioritize serving community needs through maintenance and enhancement of existing parks and facilities rather than investment in the development of new parks.

Create a process to implement existing park upgrades allowing for thoughtful community input, cohesive design, and phased implementation.

Maintaining Beautiful & Safe Parks



Supporting a Vibrant Visitor Environment



Develop and regularly update a capital improvement plan (CIP) including capital replacement, and an operations and maintenance plan to effectively direct and manage resources.

Identify a sustained funding source for ongoing maintenance of existing parks. In addition, identify and incorporate adequate maintenance and operation funds into the project planning.

4.2 Support Economic Health, Development, and Visitors

City parks support the city's economic development, tourism, and business visitors and must be maintained and operated at a high level, reflecting expectations of a high-quality destination.

Ensure that new developments in the city are coordinated with and enhance parks to support multiple objectives for quality of life and economic development through adequate fees and land dedication and/or by making parks an integral part of the overall site design.

Determine appropriate fees and cost recovery goals for park facilities that support events, rentals and special activities or programs, allowing for affordable access and feasible

Building Strong Relationships - Shared Facilities



management, and for offsetting maintenance and operation costs.

4.3 Encourage and Manage Partnerships

Improve and maintain community partnerships and volunteer efforts to complement City parks and recreation programs.

Engage existing partners to reassess and improve relationships and establish more formal agreements for the ongoing joint use of facilities, including maintenance and scheduling.

Encourage City and joint use partners' staff to meet as needed, and at least annually, to review needs, opportunities, and operational issues.

Expand the Adopt-A-Park program and park sponsorships to offset costs of operation and maintenance.

Engage with volunteers who help to maintain, program, or otherwise improve the parks to ensure they are coordinating and in alignment with City goals and objectives.



Meeting Community Needs

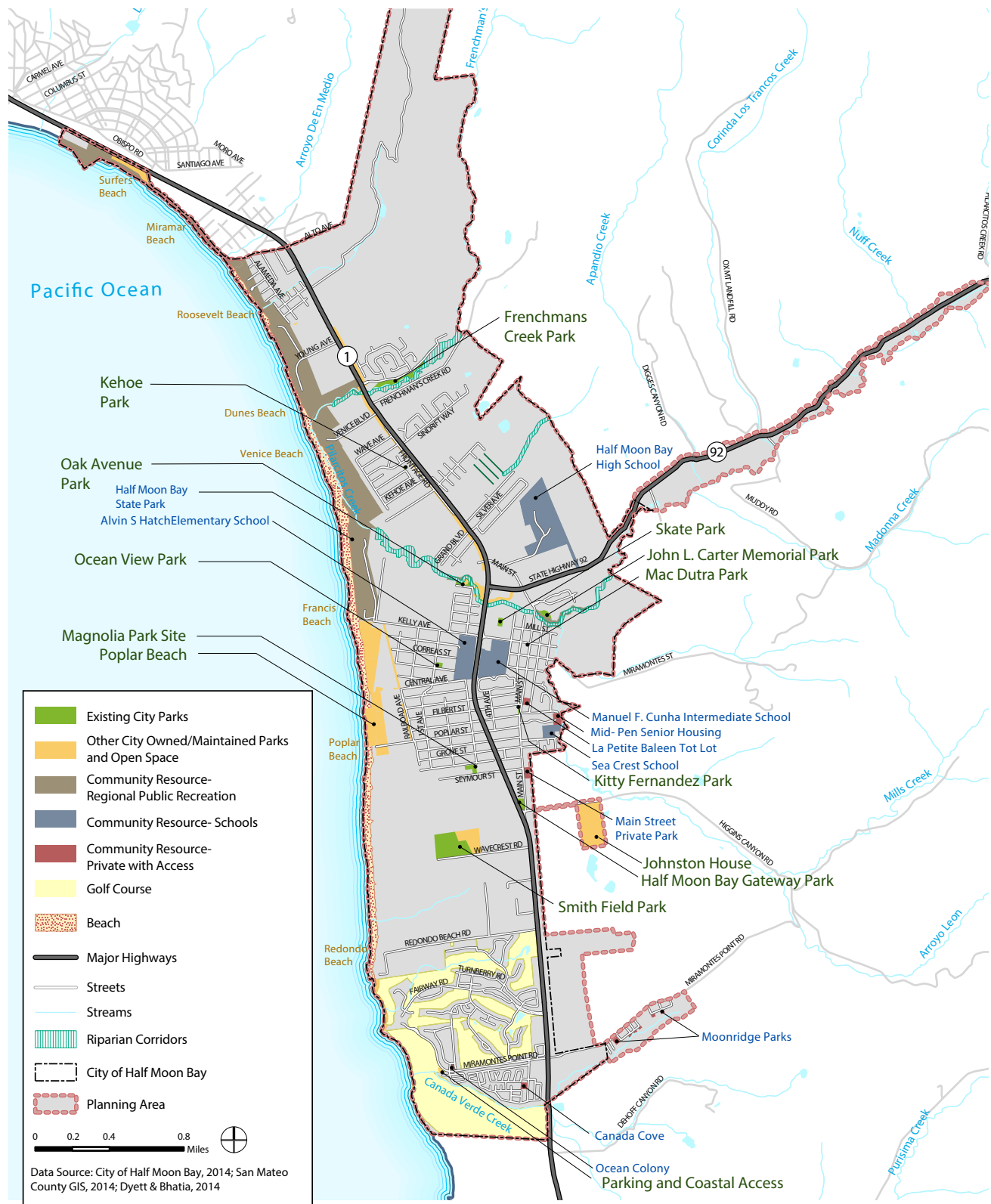
RECOMMENDED PROJECTS

The following pages provide details on the recommendations for existing City of Half Moon Bay parks and for potential new facilities and parks.

On Page 4.11, Figure 9. provides a map of existing parks. Beginning on page 4.12, the Plan provides an image and aerial for existing conditions, a description, list of recommended improvements and other considerations, and images of ideas for each City park.

Beginning on page 4.38, the Plan provides recommendations for new park facilities.

Figure 9. Existing Parks and Community Resources



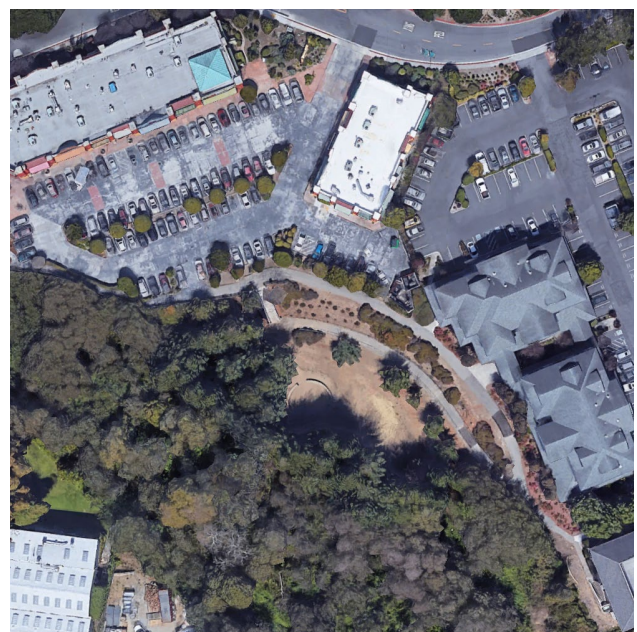


John L. Carter Memorial Park

Vision: Well utilized cultural events park with performances and summer day camps

Description

Carter Park includes a redwood grove with a small amphitheater and sculpture. It is used primarily for dog walking and the annual Shakespeare Festival. The Park is adjacent to Pilarcitos Creek. Sensitive habitat restricts creek access. This park accommodates local flooding events, which occur regularly during the winter. A coastal development permit is required whenever there is restricted access to the park and a fee charged, such as during performances. The park is adopted by Half Moon Bay Shakespeare Company. The adjacent business park allows parking for events. The park is not visible from Main Street, the nearest public roadway.



Recommended Improvements

There is an opportunity to transform this park into a more active and utilized space by implementing a number of improvements designed to facilitate performances and use as a summer day camp. Increasing programming and the ability for this park to be better used will also address some of the concerns related to homeless in the riparian areas.

- Develop permanent seating/amphitheater with stage and seating
- Add restrooms, drinking fountain, storage and backstage/dressing space
- Add safety and ambient lighting along stairs, pathways
- Add electric outlets for stage lighting and sound
- Add a permanent wildlife barrier - such as a seat wall along the west side of the park - to protect habitat and possibly eliminate the need for a temporary habitat protection fence during events
- Improve signage on Main Street for the park

Other Considerations and Connections

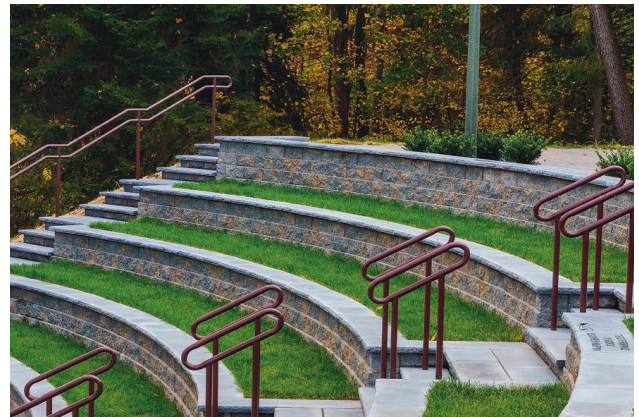
Should be connected to downtown and surrounding schools with effective signage. If a community park is developed at the Peninsula Open Space Trust (P.O.S.T.) property, additional connections should be made to that facility.

Conceptual Ideas

Small Stage and Seating Area



Amphitheater with Permanent Seating



Partially Covered Amphitheater





Frenchmans Creek Park

Vision: A low-impact, neighborhood park

Description

Frenchmans Creek Park is located in a neighborhood on the northeast side of Half Moon Bay. The park is located along Frenchmans Creek with a sloping grassy area, picnic table and tot lot. An additional 2.45 undeveloped acres are within the riparian area. There is one ADA parking space, and most people who use the park can walk to it. The lawn area is not flat and not suitable for organized sports or activities. The riparian vegetation provides a scenic backdrop and is significant to the neighborhood's identity.



4. Recommendations: Existing Parks

Recommended Improvements

This park primarily serves the local neighborhood well. Upgrade amenities and connect visually to the creek with a small nature trail located outside of any protected habitat area.

- Upgrade existing amenities and add more seating
- Update playground and consider unique play equipment

Other Considerations and Connections

None

Conceptual Ideas

Increase Programming



New Unique Play Equipment



New Seating





Johnston House Park

Vision: Low-impact, historic destination that serves a broader section of the community

Description

Johnson House Property is just outside of the City limits, but within the study area. The property is composed of two City-owned parcels, including 9.52 undeveloped acres. P.O.S.T. owns the surrounding land. Currently, the property includes a lower area with picnic tables, historic train depot, restrooms, and large unpaved parking lot; and an upper area with a walking loop, some parking, and the historic house – the James Johnston House – with a small garden. A small dam on the northeast side of the property drains into the lower part of the site.

Recommended Improvements

There is an opportunity to re-envision the Johnston House property as a multifaceted historic destination. Due to topography, there are two main activity areas: the lower area with the train depot, and the upper area with the historic house.

4. Recommendations: Existing Parks

Lower Area

- Add low-impact activities including bocce and horseshoes
- Improve indoor/outdoor connection to historic train station
- Consider the addition of a historic themed play area
- Improve parking area circulation and surface
- Upgrade picnic spaces and overall area
- Provide new signage and wayfinding
- Consider addition of indoor restroom to train station

Sustainable Plantings and Improve Aesthetics



Conceptual Ideas: Lower Area

Enhance Historic Train Station



Bocce and Horseshoes



Lower Johnston House Aerial



Conceptual Ideas: Upper Area

Enhance Houses Gardens



New Group Picnic Areas for Rent



Covered Picnic Areas



Upper Area

- Develop 2 to 3 community/family group picnic areas, consider covered spaces for protection from the weather
- Consider small play area and bathrooms
- Improve landscaping with sustainable and / or historically appropriate plantings
- Remove/replace existing picnic tables
- Consider the addition of a gazebo or similar area for weddings and events

Other Considerations and Connections

Midpeninsula Regional Open Space District (MROSD) is interested in locating a trailhead at Johnston House to serve Burleigh H. Murray Ranch Park, Miramontes Ridge Open Space Preserve, and Purisima Creek Redwoods Open Space Preserve. As part of the Plan Half Moon Bay process, this site has also been identified as a location for enhancing coastal access. The location works especially well for recreational cyclists seeking both foothill and coastal routes.

There is some interest in incorporating the area so that it becomes part of the City of Half Moon Bay proper.

The James Johnston House Foundation manages the house. It will be crucial to coordinate improvements and activities with the Foundation to ensure alignment with goals and objectives.

Agricultural lands and sensitive habitat areas surround the park and there are restrictions related to bright night lighting. While there are no plans to have anything but safety and ambient lighting on the site, it is important to respect and consider the surrounding uses in the development of the park.

4. Recommendations: Existing Parks

Johnston House Upper Area Aerial



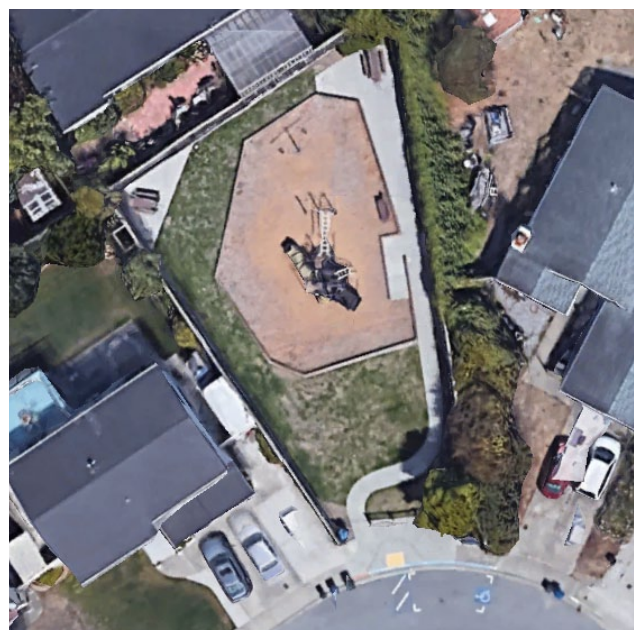


Kehoe Park

Vision: Low-impact neighborhood park that serves as a communal backyard and gathering place

Description

Kehoe Park is a tiny park with tot lot, small grass area, and picnic tables. There is limited shade and the grass area is uneven and weedy. There is one ADA parking space designated on the street, and most people will walk or bike to the park. The park is adopted by Friends of Half Moon Bay Parks and Recreation.



Recommended Improvements

The current configuration has limited appeal to the neighbors and does not serve any particular audience well. There is an opportunity to re-envision the space to be more flexible, compelling, and appealing to the entire neighborhood community.

- Explore the addition of amenities that can add character and multi-generational activities to the park, such as: a more innovative play structure (e.g. a play tree house); Bocce; big chess board; half-court basketball
- Consider adult/senior uses here, as well as tots
- Provide storage for play equipment and extend park into the street as a “play street” park
- Add landscaping that is low maintenance and beautiful

Other Considerations and Connections

Consider proximity of adjacent residences, and ensure that noise generating uses are avoided.

Conceptual Ideas

Similar Size Pocket Park



Similar Size Pocket Park



Bocce and Chess in Small Area





Kitty Fernandez Park

Vision: A downtown art park for display, events, and lessons

Description

Kitty Fernandez Park is a paved park with decorative planting in raised planters, seatwalls, sculptures, and a gazebo. The Pumpkin Festival is the primary use of the park. Several private driveways bisect the park and conflict with the park character and pedestrian use. Overall, it is underutilized and lacks purpose or welcoming features.



Recommended Improvements

Kitty Fernandez Park's location can unite the downtown area to the rest of Main Street. However, the current design and presence of driveways make the park unappealing. The park should be redesigned, beginning with re-routing the circulation for adjacent residences, so that vehicle access through the park is not necessary, or is mitigated.

- Remove walls that create visual and physical barriers to the street
- Restructure driveways to reduce or eliminate vehicle movement through park
- Consider the addition of community garden in raised beds
- Establish amenities and program for arts classes, moveable shows, and small art events
- Evaluate inclusion of additional permanent or rotating artwork
- If used as an art/event venue, provide restroom
- Improve crosswalks within the vicinity of the park

Other Considerations and Connections

Explore relationship with adjacent art galleries/school, as well as create partnerships with art organizations in the community. Safe pathways to and around the park will help to serve seniors in the area.

Conceptual Ideas

Reimagined Park Idea



Adding Color and Interest to a Park



Design for People and Activation





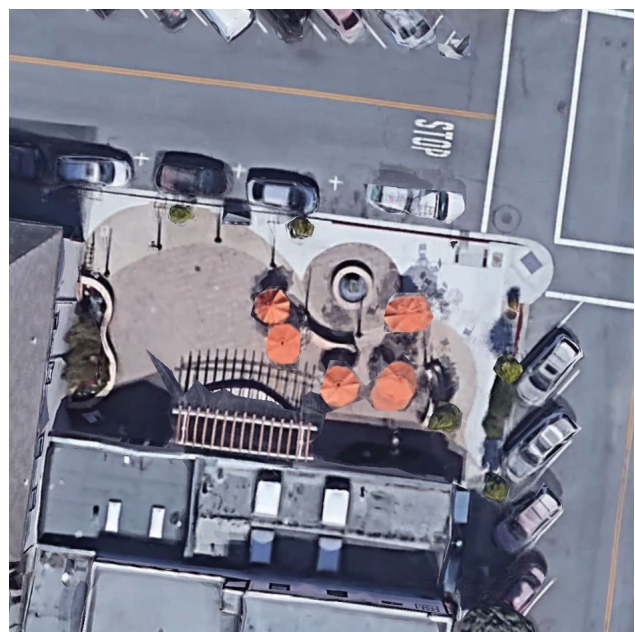
Mac Dutra Park

Vision: Active downtown park for community gatherings, concerts and to anchor downtown events.

Description

A recently renovated downtown plaza, Mac Dutra Park is a site for community events and concerts, as well as an informal community gathering space. The park has a stage, information kiosk, moveable tables and chairs, restrooms, decorative fountain and drinking fountain.

The park is adopted by the Half Moon Bay Beautification Committee. Concerts in the Park run May through September.



4. Recommendations: Existing Parks

Recommended Improvements

Delineate flexible use area in Kelly Avenue to expand park area for concerts and events.

- Consider addition of art such as murals
- Ensure adequate maintenance

Other Considerations and Connections

As it is a logical community gathering spot, increase the use of the park as a place to share information about other parks, history, and events in Half Moon Bay.

Conceptual Ideas

Colorful Tables and Chairs



Using Street to Extend Park - Fake Grass



Artistic Bench/Seating





Oak Avenue Park

Vision: Active Neighborhood Park

Description

Oak Avenue Park is between Pilarcitos Creek and Oak Avenue on a cul-de-sac street. Recently renovated, it is a well-sized park that includes a play lot for small children, picnic tables, drinking fountain, benches, a turf area, trash and recycling, bilingual interpretive signage, and restrooms. Additional 0.97 undeveloped acres are within the riparian corridor.

Recommended Improvements

The park is underutilized in large part due to perceptions of poor safety. Providing programming at this site is essential and a priority for improving use. Consider summer camp activities, after school, or moms' groups. The City should work with the community to determine what would encourage more use. Complete the trail connection to the west, to improve access and encourage additional visitors for "eyes on the park."

- Establish programs to activate the park and encourage community stewardship
- Maintain and expand turf area to allow for

4. Recommendations: Existing Parks

small pick-up games.

- Add swings and an older kids play area
- Add group BBQ to the picnic area
- Fence toddler play area to improve safety for small toddlers
- Extend trail connection to the west

Other Considerations and Connections

Pilarcitos Creek Trail connects across to the east side of Highway. 1, ending at the park. As the trail is extended west, the park will eventually connect to the California Coastal Trail.

Conceptual Ideas

Increase Programming to Engage Community



Play Area for Older Teens



Informal Turf Area



Oak Avenue Park Aerial



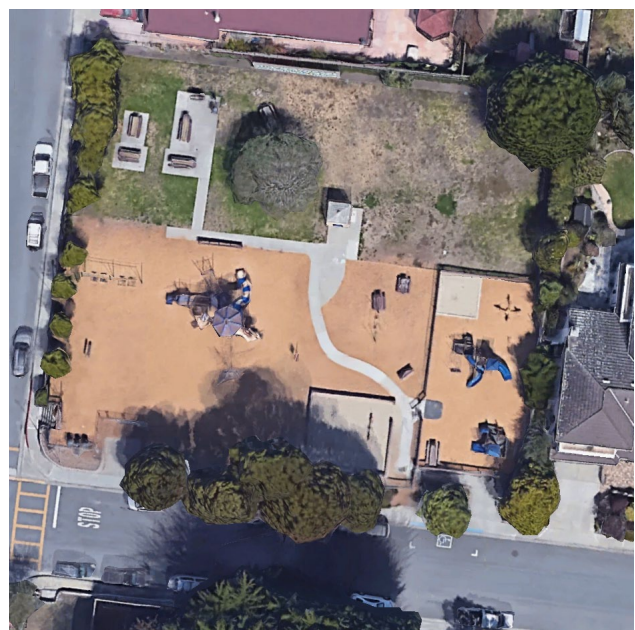


Ocean View Park

Vision: Active, Community/Neighborhood Park

Description

Ocean View Park is a well-used park that is used by many in the community. Although it is relatively small, it is popular with families throughout Half Moon Bay. It includes a lawn area, play lots for various ages, picnic tables, one restroom, mosaic tile wall, and BBQ area. The park is adopted by Bob Tucker and La Petite Baleen.



4. Recommendations: Existing Parks

Recommended Improvements

Refreshed amenities and regular maintenance will help to support the park's popularity and heavy use.

- Increase available working restrooms to minimum of two, relocate from center of park
- Provide additional drinking fountain and group BBQ
- Ensure adequate maintenance
- Add bike racks
- Enhance existing amenities – picnic tables, grass area, trash and recycling

Other Considerations and Connections

None

Conceptual Ideas

Creative Play Area



Bike Racks



Attractive Park Bathrooms



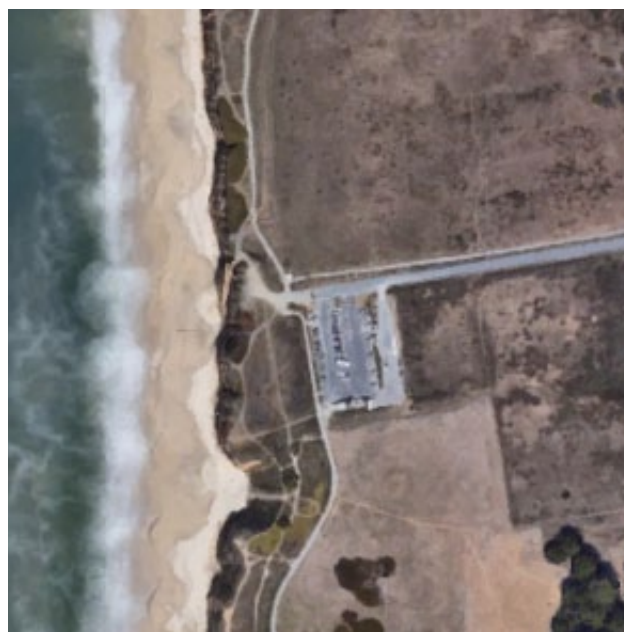


Poplar Beach

Vision: Passive park designed for enjoyment of nature and the views to the ocean, with access to the beach below the bluffs

Description

Poplar Beach includes a Coastal Trail segment, bluffs, beach parking lot, and beach access. The City has a capital improvement program to study and substantially improve the entire area as a more welcoming and engaging place. There are 15.58 undeveloped acres owned by the City, not including areas mentioned above. The park is adopted by Sea Crest School (during the school year) and the Coastside Children's Programs (during the summer).



Recommended Improvements

Poplar Beach is the primary beach owned and managed by the City of Half Moon Bay. There is an opportunity to improve access and views and mitigate impacts from coastal erosion and use.

- Improve vertical beach access
- Conduct bluff restoration and create designated trails, to reduce off-trail erosion and impacts
- Develop and implement policies to address the impacts of equestrian use with respect to erosion and waste
- Explore bluff stabilization options, and realignment of bluff top trails to avoid near-term erosion areas
- Assess the larger area for sensitive habitat and where appropriate utilize native plantings and landscaping to help with erosion, and to keep people on paths
- Establish ADA accessible viewing areas and seating
- Develop signage and interpretive information
- Consider the addition of picnic areas
- Improve the parking area and vehicle turn around
- Add permanent bathrooms and water station for drinking and cleaning feet
- Ensure there is adequate provision of dog poop stations with convenient receptacles
- Add more bike racks

Other Considerations and Connections

Poplar Beach connects to the Coastal Trail and the State Beach. There is an opportunity to improve wayfinding, and to create linear activities along this segment of the Coastal Trail.

Conceptual Ideas

Accessible Viewing Areas



Easy Access



Revenue Generation Opportunity for Weddings



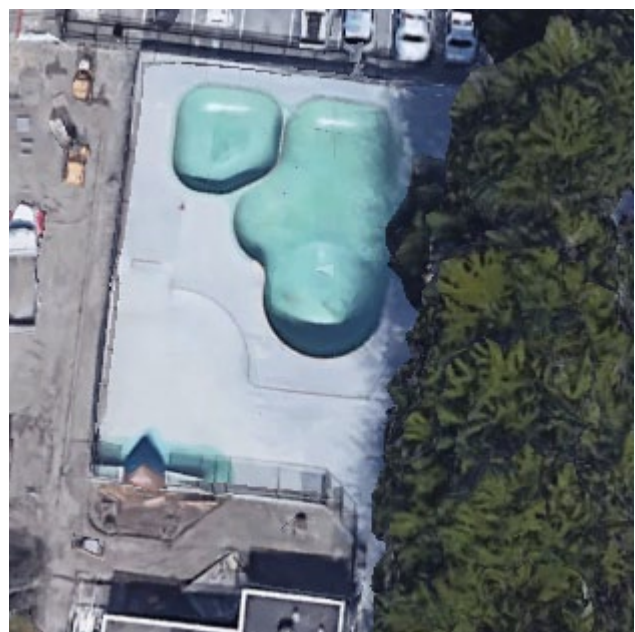


Skate Park

Vision: Active, Teen Park

Description

The Half Moon Bay Skate Park, developed in 2016, is adjacent to the Ted Adcock Community Center and the police station. The park is fenced for security and access management. The Skate Park includes bowls for skating, and ramps for skating, scootering, and biking. The space includes a drinking fountain and picnic tables adjacent to the Community Center building.



Recommended Improvements

The Skate Park is popular with middle schoolers and teens, especially boys. Currently, the site is constrained. However, with additional acreage, it could be enlarged and expanded to provide more seating and activities attractive to girls.

- Allow and develop space for teens to hang out in a welcoming and safe space.
- Consider afterschool hours using some of the parking lot for pop up activities.

Consider a future expansion to include beginners practice area, separate bathroom and “teen park” equipment (see Teen Park, page 4.44) and activities

Other Considerations and Connections

There is an opportunity to better connect with the Boys and Girls Club Gymnasium and establish a center for youth activities. Master planning for the adjacent Ted Adcock Community Center and adjacent City-owned property at 555 Kelly Avenue should consider the Skate Park and these recommended improvements for this facility.

Conceptual Ideas

Games in the Park



Beginner Skate Park Area



Welcoming Space to Hang Out





Smith Field

Vision: Active Sports Park

Description

Smith Field has five baseball/little league fields, a dog park, horseshoe pits, picnic tables, snack bar, restrooms and unpaved parking. There is an informal trailhead at the west side of the parking lot going towards the ocean. Little League maintains the fields and the City mows and irrigates them. There are an additional 16.1 undeveloped acres adjacent to the developed park. Due to the presence of sensitive habitat/wetlands, it is unlikely to be developable.

Recommended Improvements

As the largest park in the city, Smith Field is a valuable resource, especially for active sports



4. Recommendations: Existing Parks

activities. There is an opportunity to more effectively use the space and expand uses to serve the community better. The primary recommendation is to develop a master plan for Smith Field and surrounding area that can phase improvements for the entire park. The Master Plan should determine if there is a better field layout and space for other amenities, such as a practice soccer field.

Develop a multi-phased Park Master Plan:

- Add a walking trail around park perimeter
- Evaluate a practice soccer field near current dog park or elsewhere on site
- Change to LED lighting and other sustainable practices
- Re-orient and expand dog park; provide moveable fencing for a part to allow for temporary parking during large tournaments
- Move horseshoes to Johnston House Park or Magnolia Park
- Consolidate and improve team storage areas and expand maintenance storage space
- Redesign and improve parking, including paving
- Make improvements to water infrastructure to allow for appropriate irrigation
- Remove “historic” bunkers and repurpose areas for other activities
- Identify and locate play area for best use
- Formalize access to Coastal Trail
- Explore possibilities for the use of undeveloped acres ensuring that the appropriate studies are conducted on the usability of the land

Other Considerations and Connections

Improve connections to Coastal Trail and ocean, and determine if a trail can be added to reach Magnolia Park, across the Wavecrest Open Space coordinated with recommended improvements in the forthcoming Bicycle and Pedestrian Master Plan.

Conceptual Ideas

Improved Fields and Amenities



Integrate Play Area and Other Activities



Convertible Dog Park - for Event Parking



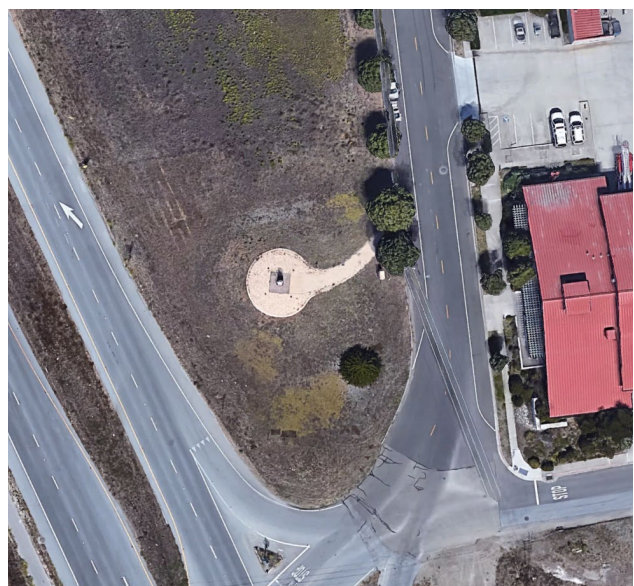


Half Moon Bay Gateway Park

Vision: Passive, visual gateway to the City with potential as information area

Description

This small park is an open area with a statue at the south end of Main Street and is roughly 1,200 square feet in area. There is limited access and use of the site. Bike and pedestrian infrastructure can activate the space, including a new signalized intersection of Highway 1 at South Main Street and the future Eastside Parallel Trail. Currently, there is a hotel development proposed on adjacent site to the north.



4. Recommendations: Existing Parks

Recommended Improvements

Potential development of hotel adjacent to the area may allow for improvements to this visually prominent corner. The adjacent signalization project includes gateway and median landscaping that can be coordinated in a comprehensive design for the southern entrance into downtown Half Moon Bay.

Other Considerations and Connections

There is an opportunity to use this location as a link to the coast from the center of town with the development of the new intersection, which will significantly improve pedestrian and bicycle connectivity.

Conceptual Ideas

Compelling and Interesting Signage



Additional Art and Definition



Welcoming Visitor Center





Magnolia Park

Vision: New low-impact neighborhood park celebrating nature



Desired Amenities

Develop as a new neighborhood park

- Character should emphasize nature and environmental stewardship
- Add children's butterfly garden to enhance habitat and to add educational element
- Develop natural play area with elements such as willow tunnels, rocks, and trunks
- Develop a community garden and associated amenities away from the eucalyptus grove
- Provide picnic areas, BBQs
- Provide bathrooms, water fountain, and bike racks
- Could include bocce ball court

Other Considerations and Connections

Conduct a biological assessment and consider the need, ability, and benefit of removing some or all of the eucalyptus trees onsite due to potential fire and falling hazards.

Determine if a trail from Smith Field is feasible.

Conceptual Ideas

Nature and Education Oriented Park



Natural Play "Equipment"



Community Gardens





New Community Park

Vision: A low-impact community park to serve residents of all ages, interests, and abilities, with no organized sports

Desired Amenities

- Playground(s) for all ages (universal design, challenge play -e.g. climbing wall, etc.)
- Picnic and BBQ areas - individual and group
- Large informal grass areas
- Recreation activities spaces (potentially including basketball, hard courts, pickleball, etc.)
- Restrooms
- Natural areas
- Relaxation spaces
- Nature trail
- Adequate parking and circulation

Size and location

Ideally 10-15 acres

Potential locations at P.O.S.T. property or Podesta/Silvera property

Conceptual Ideas

Picnic Areas



Nature Trails



Informal Grass Areas for Programs



Informal Pick Up Sports



Unique and Dynamic Play Spaces



Variety of Gathering Areas and Activities





Community Pool

Vision: Multi-use recreation pool

Desired Amenities

Assess the costs and feasibility of developing a community pool and determining if it should be an indoor or outdoor pool.

- Not for competitive swimming
- Include 3-6 lap lanes
- Zero entry accessible
- Warmer water
- No diving well
- Consider adding a slide or play features
- Locker and bathroom facilities will be needed

Size and location

Size and location of a pool need to be determined. There may be potential to partner with another provider such as the School District or Boys and Girls Club.



Informal Practice Soccer Fields

Vision: Fields to support youth and adult team practices

Desired Amenities

Develop level turf area(s) for soccer teams to practice. Does not need to be lined or official size.

Size and location

Ideal size is at least 50 yards x 100 yards, which is the appropriate for Under-14 play. Drills and practice moves can happen on smaller spaces. May be located at Smith Field or new community park.



Teen Park

Vision: Area for older teens to hang out and have fun outdoors

Desired Amenities

Develop a park designed just for teens with large scale and challenge play equipment (climbing walls, zip lines, large rope structures, etc.), and areas welcoming for them to hang out.

Size and location

Park could be fairly compact if right equipment is used, consider a minimum of .5 acre to about 1 acre. Ideally located adjacent to Skate Park and Ted Adcock Community Center or at the new community park.





Community Garden

Vision: One or more community garden spaces in the city

Desired Amenities

- Raised beds
- Seating Areas
- Water hookups
- Access to parking
- Storage

Could include education on food and cooking/
outdoor kitchen (see picture to right).

Size and location

May be located at Magnolia Park, Kitty Fernandez
or new community park.





Linear Park Enhancements

Vision: Expanded recreation spaces located adjacent to trails

Desired Amenities

- Seating and view areas
- Small play areas
- Workout stations
- Historic/environmental educational signage

Size and location

Coordinate with Bicycle and Pedestrian Master Plan recommendations





5. IMPLEMENTATION



Priorities and Setting a Path Forward

The following section provides direction and guidance to the City to prioritize and implement projects identified in the previous section and other future projects. There are several key projects that have emerged that should be implemented sooner than others. However, a majority of the projects will be implemented over time based on how they meet overall plan goals and the criteria provided below. Future projects will need to be considered on individual merits, alignment with the Park Master Plan's (PMP's) goals and criteria, and funding availability.

PRIORITIZATION

Capital and Maintenance Projects

Within the overall park system, prioritization of individual projects is critical to achieving an integrated, high quality park system. Resources, expenditures and benefits must be carefully weighed, and the overall value of each project must be analyzed within the context of the City's vision. Potential projects must also be evaluated based upon available funding and/or collaborative efforts. Prioritization should consider need, positive impacts on the community, and implications for maintenance and operations budgets, which all must be balanced with other critical needs of the City.

Half Moon Bay Parks Master Plan

The PMP Goals provide the basis for prioritization and include the following:

1. Enhance Quality of Life and Community Character

- Improves the aesthetics and/or quality of the city or neighborhood
- Preserves, improves or enhances cultural or historical character
- Creates a strong sense of place and community
- Contributes to the health and wellness of all ages and abilities
- Provides elements that increase usability and access for all ages and abilities
- Addresses issues related to environmental justice and equity
- Provides an element or function that is desired community-wide (e.g. community pool, community park, pickleball)
- Has demonstrated community support and incorporates community input

2. Environmental Sustainability and Conservation

- Implements measures to support environmental sustainability
- Provides access to previously unavailable open space or other natural features
- Enhances and protects the natural environment/habitat
- Provides for habitat restoration/hazard mitigation
- Increases environmental awareness/educational opportunities

- Remediates environmental degradation (e.g. erosion at landfill site)

3. Connected & Accessible

- Extends access and availability of services in the community
- Corrects conditions that are safety hazards or code violations (e.g. unsafe equipment, ADA, seismic upgrade)
- Provides safety and security for the users and property (e.g. visibility, lighting, gate, etc.)
- Improves park access in an underserved neighborhood
- Improves connectivity to other parks or destinations
- Improves parks located on accessible pedestrian/bicycle corridors

4. Economic Balance and Feasibility

- Protects infrastructure and improves maintenance efficiencies
- Supports economic development and tourism
- Provides needed repairs/renovations to an existing facility
- Reduces City's ongoing maintenance or operational costs
- Generates revenue or offsets costs
- Leverages funding from another City project/initiative and/or with private or public entity

PRIORITIES AND PHASING

The following tables identify the priority projects that should be undertaken by the City in the next 5 years. The timing is relative and may be extended depending on the availability of funding, staff resources and community capacity. Over time, priorities may change or opportunities may arise that allow a future project to happen sooner. Project costs are not included due to

these potential variables and timing.

Overall, the following should provide the City a guide for how important it is to complete these efforts.

NOTE to the READER: Prioritization for these improvements is preliminary. The community is encouraged to provide input during the planning process and in the future as new projects are considered.

Near-term (Within 2 years)

Project	Description	Goal Alignment
Operations and Maintenance	Conduct baseline maintenance to all parks in the city to address critical and functional issues.	1, 4
Poplar Beach	Complete major infrastructure improvements to mitigate erosion, improve access and protect the coastal bluff. Planning and design begins in 2018.	1, 2, 3
Oak Avenue Park Improvements	Work with the neighborhood/community to identify key improvements and programs to enhance safety and usability of the park.	1
Ted Adcock Community Center Master Plan	Expand the Master Plan for the interior of the Ted Adcock Community Center to include the Skate Park, the undeveloped areas east of the center, and the 555 Kelly Avenue property for potential reuse for park, recreation, or other civic uses.	3
Johnston House Master Plan	Begin Master Plan and Design for Johnston House Site Improvements. Should be coordinated and phased with the Smith Field Master Plan.	1,4

Half Moon Bay Parks Master Plan

Mid-term (Begin project in years 2 – 4)

Project	Description	Goal Alignment
Carter Park Updates	Design and implement improvements.	1, 3, 4
Frenchmans Creek Park	Implement upgrades and improvements to the park.	1
Johnston House Improvements	Implement phased improvements outlined in the Master Plan.	1, 3
Kehoe Park	Redesign and upgrade park.	1
Kitty Fernandez	Update and make improvements.	1, 3, 4
Mac Dutra Park	Conduct overall refresh and add new amenities with emphasis on art, including murals.	1, 3, 4
Ocean View Park	Upgrade and make improvements including the addition of new bathroom.	1, 3, 4
Smith Field Master Plan	Begin a comprehensive Master Planning Process for Smith Field that provides a phased approach to improvements.	1, 2, 3, 4
New Community Park	Site identification, funding and acquisition.	1, 3
Linear Park and Open Space Access	Coordinate with the Bicycle and Pedestrian Master Plan, implement improvements to trails, and connections, including identification and construction of board walks and paths into and around open space areas.	2, 3

Longer - Term (Begin by year 5)

Project	Description	Goal Alignment
Magnolia Park Design and Construction	Develop a Park Design Master Plan and implement improvements.	1, 2, 3
Smith Field Improvements	Implement phased improvements outlined in Master Plan.	1, 2, 3
New Community Park	Complete Park Design Plan and construct park.	1, 3
Community Pool	Conduct a feasibility study for a location, configuration and potential for a community pool. Work with partners in the community. Consider formation of a special district or special parcel assessment.	1

Other Projects

There are several other projects identified that are dependent on other activities, including development or land acquisition.

Project	Description	Goal Alignment
Gateway Park Improvements	Better connect and design space to act as a gateway to the City and help orient and connect visitors.	2
Teen Park	Consider implementing if space becomes available.	1, 3
Community Gardens, Bocce Ball	Elements should be integrated into other projects: Ted Adcock Community Center, Magnolia Park, Community Park and potentially Kitty Fernandez Park.	1

FUNDING MECHANISMS

To implement the recommendations in this Plan, the City will need to identify two funding sources: a continuous and sustained source for ongoing maintenance and operations (M&O); and capital funding for new project design and construction.

Maintenance and Operations Funding

The City should move away from one-time and discretionary funding sources for maintenance and operations, and identify a dedicated fund that will guarantee the long-term support of City investments in parks and the community. While maintenance is the number one community priority, it can be difficult to get community members to support a sustained tax or mechanism for operations and maintenance.

There are several primary funding approaches:

General Fund Allocation

City adopts a Parks Maintenance and Operations Fund that requires a set, dedicated, annual allocation to parks. While this would provide consistent annual funding, the City Council would be required to prioritize parks over other capital and M&O issues affecting the City.

Lighting and Landscaping District

The City can initiate a landscaping and lighting district ballot initiative that would directly fund the maintenance and operations of parks through a special property tax. This could cover other needed City infrastructure and could be connected with the Bicycle and Pedestrian Master Plan. Developing a district and successfully passing the ballot measure would require

two-thirds approval from property owners. Under Proposition 218, the community is required to reaffirm a vote for this adjustment making this funding source potentially difficult to retain.

Other City Tax

The City may be able to pursue other taxes to cover the M&O costs. This may include an expansion of visitor/hotel tax or sales tax. If this is the desired route, it is important that the City clearly define the percent allocated to parks in the measure so it cannot be reallocated to a different need.

To complement these dedicated funding sources, the following can help provide for special needs, and support community ownership of the parks:

Sponsorship/Donations/ Adopt-a-Park Program

The City currently has an Adopt-A-Park program and Bench Sponsorship program that could be expanded and enhanced. The current programs have not been updated in a long time and need to be re-designed to clearly identify roles, benefits, and the commitment expected by adopters (funding, volunteering, etc.).

Public/Public and Public/Private Partnerships

The City has a number of partnerships with other providers such as the School District and the Boys and Girls Club. There may be opportunities to work with these groups to assist in the long-term M&O. However, it is likely, that these partners who provide facilities for community use, would like a greater contribution by the City to offset the partner M&O costs. These options must be considerate of potential conflicts with City labor

agreements, State prevailing wage laws and liability issues.

Revenue Generation and Cost Recovery Goal

The City of Half Moon Bay could generate revenues that would offset some of the M&O costs with the establishment of fees for rentals, events and other activities in the community. While the parks do not offer a large number of opportunities, Half Moon Bay's location and reputation makes it a desirable place for weddings, parties, reunions, etc. These activities can create solid revenue returns. The PMP identifies several parks that could accommodate these activities. Another potential source of revenue is through the expansion of recreation programs such as summer camps. The City should do an analysis of the feasibility and potential for this approach before adopting.

Capital Funding

Opportunities for capital funding are more extensive and often can be easier than maintenance and operations funding, as they support a one-time activity, and/or the construction of a tangible object that a donor or partner supports.

Grants

The City has the opportunity to apply for a variety of grants to help fund programs and capital programs. Grants would be most likely for activities or efforts that consider environmental improvements and access to parklands, enhance services to underrepresented communities, or promote and support art/drama. Projects that provide multiple benefits can increase the possibility of successful grant applications.

Major Sponsorship/Donations

A community member or group of high level donors can help to fund a portion of a capital improvement project. The City would need to work closely with community members to solicit these funds.

Public/Public and Public/Private Partnerships

The City has historically worked well with other community partners to share in the costs of developing community facilities. The City should continue this effort and maintain positive relationships with the School District and the Boys and Girls Club, among others. In addition, the City should expand and improve relationships with seniors organizations/agencies, Seacrest and other private schools, Mid-Peninsula Housing, and the land trusts.

Capital Park and Infrastructure Bond

(Connect to Bicycle and Pedestrian Improvements)

The City could put a Parks (and Bicycle and Pedestrian) Bond on the ballot to fund a wide range of projects. This approach provides a focus of activity for the City. Extending the kind of projects funded can expand community support.

Development Fees

The City currently receives development fees for parks facilities and maintenance. There may be an opportunity to identify how those fees can be aggregated and help to fund larger projects such as the community park. The development of small pocket parks within certain neighborhoods have limited value to the community, and they cost more to maintain.

Half Moon Bay Parks Master Plan

Public Art Program

Art is identified as a theme and amenity for several of the recommendations in the PMP. The City may consider adopting policies and establishing a public art program at a future time. A public art program with a funding mechanism could support implementation of art in public park spaces.

Establish a Mitigation Bank

The City of Half Moon Bay may have the opportunity to develop a unique kind of funding source – a mitigation bank for environmental protection of certain habitats. A mitigation bank is used for developers who must offset the impacts of their development with the preservation or enhancement of another property. In order to build, the developer may need to buy “credits” in a mitigation bank, which goes to support and protect the same kind of land in a different, though relatively nearby location. **In Half Moon Bay’s case, the mitigation bank would be used for development projects OUTSIDE the City but within the County of San Mateo.**

The City of Half Moon Bay owns two properties that may fulfill this idea of a Mitigation Bank – Beachwood property and the Caltrans Mitigation land. Neither of these properties has significant development potential due to the presence of environmentally sensitive habitat. Establishing a mitigation bank could allow the City to receive a substantial amount of money to improve and maintain those spaces as wetlands. The proceeds could be dedicated for park funding and development.

Enhanced Open Space & Wetlands

