

"THEY PAVED PARADISE TO PUT UP A PARKING LOT"
Joni Mitchell, 1970

Daylight begins a new era for San Anselmo. It is a long term, incrementally achievable vision for Creekside Commons that will transform it into the cultural, recreational, environmental and commercial heart of the Town, Ross Valley and Marin County. For decades a good portion of San Anselmo Creek has been confined to an engineered channel, capped and covered. It's no wonder that urban flooding is a chronic issue. It's no wonder it's largely forgotten and that adjacent commercial spaces, if occupied, turn their back to it. It's understandable that the rich diversity of San Anselmo's natural ecology is not flourishing.

Daylight inverts Joni Mitchell's lyric, it takes down a parking lot to put back a paradise.

This vision "Daylights" a new San Anselmo Creek and in the process creates a civic space that will be cherished by people for generations to come while tripling the site's capacity to retain flood waters.

The parking that currently occupies the Creek Park will be removed and integrated into a transformed Center Street, a "complete street" that maintains travel lanes, bike lanes, pedestrian access and transit connectivity. In its place new San Anselmo Creek will naturally meander from west to east and then south through the park. Just east of the Center Street bridge San Anselmo Creek will "Y" into two branches, one that maintains the current alignment and a second that becomes new San Anselmo Creek. A small portion of the stream's base flow will follow the original channel while the majority is directed via a small check dam to the new creek. Some 900' long new San Anselmo Creek will be a naturally flowing stream. Thin water will flow over cobbles, through boulders, stepping stones and wetlands being filtered and cleaned along the way. People will access the creek via stepped and barrier free paths from adjacent streets and park paths to continuously stroll along the babbling creek running through a native riparian garden. Fish and wildlife will migrate through the corridor aside people. Turtles will sun on the rocks, dogs and kids will wade in the stream others will sit creek-side connected via Wi-Fi to the world.

New San Anselmo Creek becomes a major bio-retention asset giving water a place to be temporarily held within the park minimizing, if not removing the hazard of urban flooding.

Removing Bridge Building 2 opens up an opportunity to create a vibrant Waterfront Plaza that will become the cultural and civic focal point of San Anselmo Avenue and Creekside Commons. Daylight proposes to lift the water level of the current channel up from 13" to 6" below the street via a weir located approximately 100' south of the existing Creek Park Bridge. Lifting water makes it visible and safely accessible to people, creating San Anselmo Pond. Seating terraces will step up from the Pond creating a waterfront hangout, a place to play with remote control boats and an amphitheater for performances. The Wisteria Pergola will become a defining architectural element of the plaza along San Anselmo Avenue while the proposed Mt. Tam pedestrian bridge, south of Bridge Building 3, will create accessible connectivity between San Anselmo Avenue, the Waterfront Plaza, the Commons and Center Street. Mt. Tam bridge will provide outdoor dining and terrace seating overlooking the pond. Opposite the Waterfront Plaza across the Pond and connected via a waterfront promenade is the proposed Commons Green. A lawn for sunning, picnics, performances, movie nights, large civic gatherings and festivals. A lawn that slopes from preserved Redwood Trees on the ridge line down to the waterfront and a Center Stage floating with the Pond. Imagine a sunset concert on the Green with views to Mt. Tam in the distance.

A Pollinator Garden brings life and color to the north side of the Green with flowers on a south facing slope bathed in sunlight.

A primary park path runs through the shade of preserved Redwood Trees above the Commons Green connecting the park and its activities from Turnstead Avenue on the south to Bridge Street on the west. People walk, run, bike, stroll or walk the dog along the path which moves through sun and shade, a variety of landscape typologies and seating opportunities. In addition to the Commons Green and Waterfront Plaza the path connects people to a series of destinations within the park including two play spaces for kids. One east of Overhang Building 2 is imagined to be a deck at building floor level with trampoline-like netting under preserved trees that emerge through the deck. A second play space on the south side of the Commons Green becomes a creative play space and gathering moment for parents and caregivers. Creek Place paseo between Bridge Buildings 3 and 4, Restaurant and Saloon, is also connected to the path via an elevated deck for plaza chess, table games, outdoor dining and a small amphitheater for chess match audiences or enjoying entertainment serving adjacent restaurant, saloon and park guests.

Daylight suggests that the Bridge Street bridge may better serve the Town by being repurposed to become Ponte San Anselmo. The existing bridge structure is activated by the addition of shops, restaurants and cafés lining both edges of the bridge and defining a pedestrian paseo connecting San Anselmo Avenue to Center Street. Traffic currently using the bridge would be directed 250' west to an improved Center Street bridge and improved intersection at Sir Francis Drake Boulevard. The Ponte San Anselmo paseo would be a vibrant urban space and venue for day and night art and farmers markets, arts shops, bakeries, ice cream shops and public restrooms.

With two Safeway stores 1400' apart it's not difficult to imagine that one day in the future the owner of the parcel bound by Sir Francis Drake Boulevard and Center Streets will see the opportunity to optimize its use. Creekside Commons will be a great public open space, one that will make this parcel an attractive, visible and accessible location for park side living and retail functions.

Daylight imagines "The Hub" a redeveloped parcel that includes market and affordable housing, much needed in the Bay Area, over street fronting retail lining and activating both Center Street and Sir Francis Drake Boulevard. Retail uses that front structured parking. A common garden court above retail and structured parking joins together one, two and three story residences which are also connected to the street and Creekside Commons. This is clearly an initiative for the private sector but one the public sector can encourage through policy and incentives. Great parks are made greater when people live on the park, when there's eyes on the park day and night. The Hub would serve this purpose and infuse fresh investment into the Town of San Anselmo and Creekside Commons.

Daylight, is a long-term vision for Creekside Commons and its adjacent lands, a vision that can be incrementally achieved over time as funding becomes available. It is a high performance urban open space, a model of green infrastructure that will become the cultural, social, environmental and commercial heart of San Anselmo, Ross Valley and Marin. A vision that will only be improved through public and stakeholder input.

1 NEW SAN ANSELMO CREEK, WALK, RIPARIAN GARDENS, HABITAT CORRIDOR



2 CENTER STREET- COMPLETE FREEING THE PARK FROM PARKING



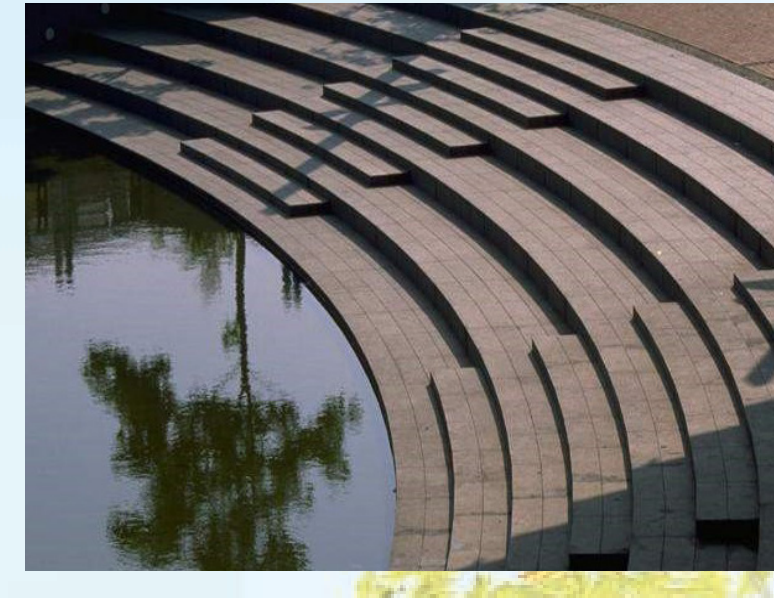
3 THE COMMONS GREEN



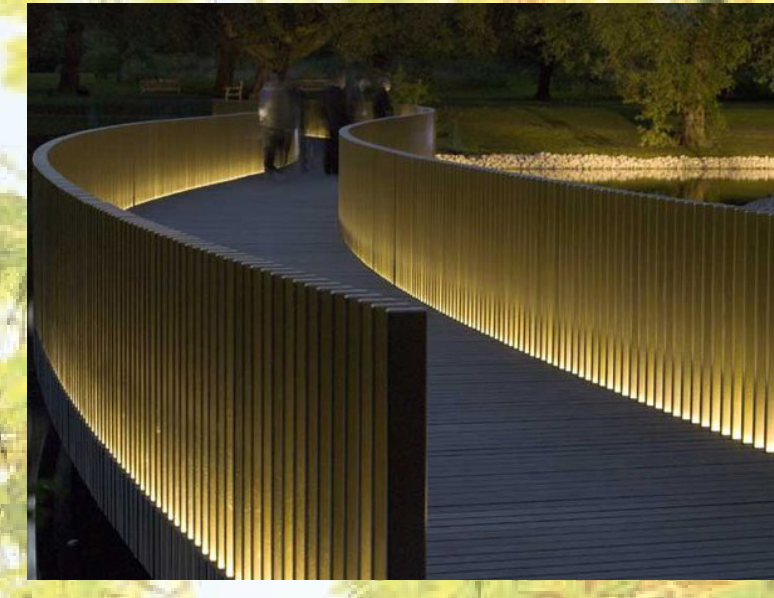
4 SAN ANSELMO FALLS



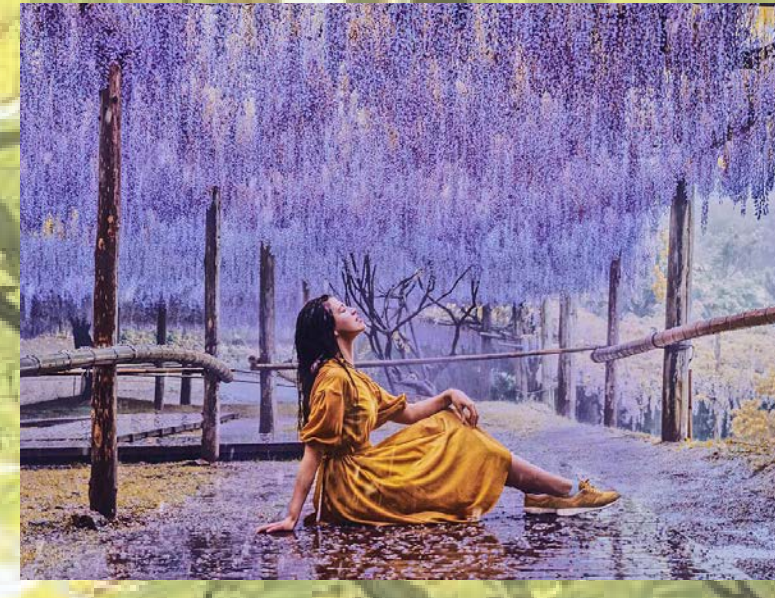
5 WATERFRONT TERRACES AND PLAZA



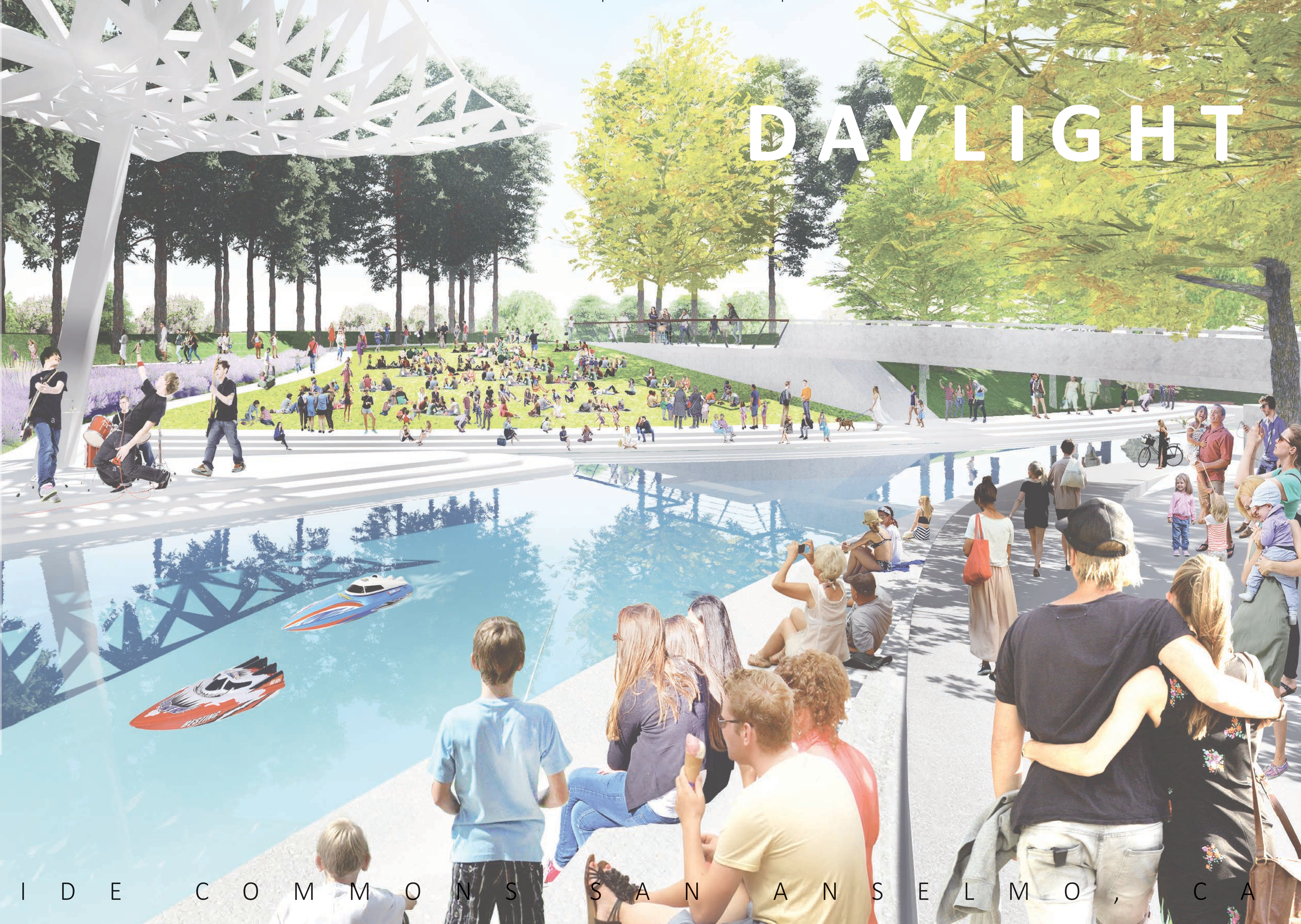
6 MT. TAM BRIDGE AND WATERFRONT OVERLOOK



7 WISTERIA PERGOLA AND PLAZA



DAYLIGHT



C R E E K S I D E C O M M O N S S A N A N S E L M O , C A

