

COMMUNITY WORKSHOP #1 | SUMMARY NOTES

CORTE MADERA COMMUNITY CENTER
NOVEMBER 18, 2015 | 6:00 P.M. – 8:00 P.M.

PROJECT TEAM PRESENT

Town Staff: Adam Wolff (Planning and Building Director), Phil Boyle (Senior Planner), and Doug Bush (Assistant Planner)

Consultants: Dave Javid, Heather Hines, and Jacqueline Vance (M-Group)

ABOUT THE COMMUNITY WORKSHOP

The Corte Madera Tamal Vista Boulevard Corridor Study project team held the first Community Workshop at the Corte Madera Community Center on Wednesday, November 18th, 2015, from 6:00 p.m. to 8:00 p.m. The workshop provided general information about the Corridor Study and was intended to collect initial input on the study area from members of the community.

WORKSHOP HIGHLIGHTS

Adam Wolff presented an overview of the background and objectives of the Corridor Study. Dave Javid with M-Group also provided some information about the process and overall timeline. There were approximately 35 participants that attended the workshop. After the presentations, participants were divided into two groups for small group discussions, and answered questions such as: "How do you currently experience the study area and what are some of the characteristics that stand out as assets or landmarks in the area?" and "What do you consider to be opportunities for improvement?" Nearly 60 comments were recorded, including common themes such as:

Assets

- Existing bicycle path on the north end of the study area is a valued asset;
- Market Place shopping center is an asset;
- Hotels in the area are an asset, particularly the landscaping;
- The Cinema is an asset as a potential live & cultural center, as well as a community space;
- The existing mix of uses work well together; and
- Interest in preserving the small town character.

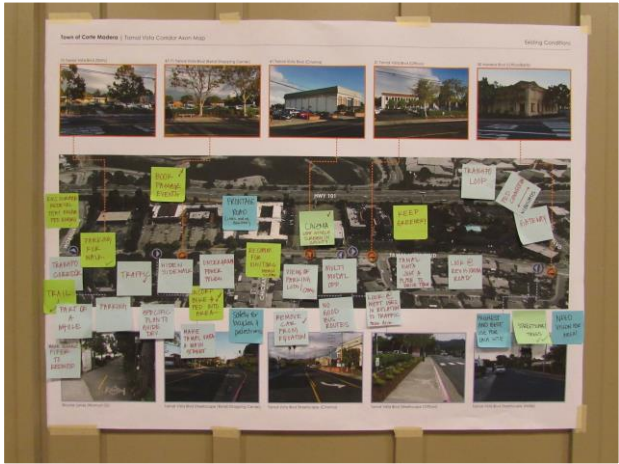
Opportunities

- Enhance multi-modal transportation and safety (e.g., consider pedestrian and bike-friendly improvements such as wider sidewalks with amenities and dedicated bike lanes, and trails and paths that connect to surrounding areas);
- Further study traffic issues and connection to Highway 101, and look for ways to improve traffic congestion;
- Emphasize greenery in the study area, and make landscaping and streetscape improvements (e.g., street trees, benches, pedestrian lighting);
- Underground utilities along the corridor;
- Consider change in use for the Cinema site (with/without residential, or mix); and



- Develop an overall vision for the study area.

The following are a few photos from the workshop, a complete transcription of all the input gathered at the event (grouped into broader categories) and a “Word Cloud” that captures the topics and terms, and the frequency of which they occurred in the recorded comments.



TRANSCRIBED STICKY NOTES

CIRCULATION, PARKING, AND SAFETY	
Tamal Vista seen as a transportation corridor; just a place to drive through	Continue to support parking facilities where people can park and walk the area
Corte Madera-Larkspur Path a valuable asset	Make a connection between Fifer and Redwood
Parking could be improved	Traffic congestion in area a big problem
Incorporate bicycle and pedestrian facilities	Make Tamal Vista a main street
Look at opportunities for frontage road along Highway 101 (auto/bike/pedestrian)	Safety important for bicycles & pedestrians
Views of parking/cars could be improved	Opportunities for multi-modal travel
Remove car from the equation	No good bus routes
Look at what uses relate to traffic during peak hour	Look at re-envisioning the road
Create transportation loop	Create pedestrian connection with bus pads between study area and C.M. Village
Corte Madera/Larkspur Shuttle needed	No bicycle lanes on Tamal Vista (bikes ride on sidewalk – unsafe)
Tamal Vista unpleasant walking experience	Walkability important

LAND USE AND URBAN DESIGN	
Determine highest and best use for each site	Encourage redevelopment that supports a pedestrian environment
Large setbacks a positive at Market Place	New residences; offer new amenities
Wornum Drive bicycle lane area works well	Cinema site underutilized
Variety of design in the area is a plus	Mix of uses in the area are a positive

PEDESTRIAN AND BIKE ACCESS AND ENVIRONMENT	
Streetscape/trees are valued asset; enhance	Widen sidewalks
Underground power poles; overhead wires not aesthetically pleasing	Keep greenery; trees near Corte Madera Inn are pleasant
Water is important	Corte Madera-Larkspur path attractive
Create more vegetation in the area	Views in the area (e.g. path) are a positive
Geese and natural environment a positive along Corte Madera-Larkspur path	Increase amount of trees in the study area

COMMERCE	
Book Passage is a valuable asset; offer events	Marin Suites an asset; recommend for visitors
Cinema site an asset; last single screen in county, can be used as a meeting place and live theater	Market Place shopping center is inviting, good for the community
Hotels are a good use for the area	Office uses (21 Tamal Vista) an asset

COMMUNITY	
Study should consider area as a whole	Need a Specific Plan to guide development
Madera Boulevard area could be a gateway	Need an overall vision for the area
Maintain small town feel overall	Corte Madera Inn pool is a community asset

WORD CLOUD

