



8-16-2017

Paul Schiefer  
Director of Restaurant Operations  
Amy's Drive Thru

Dear Mr. Adam Wolff,

As a family-owned, mission-driven company, the people we serve and the positive impact we can make are essential to our business. Our home in the North Bay gives us a strong connection to the Corte Madera community and we are looking forward to the potential of an Amy's Drive Thru in Marin. I serve as the Director of Restaurant Operations at Amy's Drive Thru and will act as the primary contact for Amy's as we work through the process to open our restaurant in Corte Madera.

When Amy's Kitchen started over 30 years ago, co-founders Andy and Rachel never dreamed they would help pioneer the organic food industry -- they just wanted to make the most delicious food for busy families. We've always taken a different approach to making convenience food -- you can see that in our manufacturing facilities, where we chop, saute, simmer, and slow-cook like home cooks, or in the way we work hand-in-hand with organic farmers to grow delicious, sustainable fruits and vegetables. It's not easy to make food this way (which is why most foodmakers our size don't), but we wouldn't have it any other way.

It was a creative challenge to bring that same ethos to a drive thru restaurant, but we decided to give it a try in 2015. Our first Amy's Drive Thru location in Rohnert Park was a real labor of love where we put a lot of care into every detail across the food, service, and atmosphere to make sure it was something very special that people would enjoy visiting. And it's quickly become a favorite in the community where we share delicious meals together with local students, families, artists, professionals, tradesmen and friends.

We look forward to working together through the work study session and beyond to bring our restaurant to Corte Madera, where we will work to delight people with delicious organic food and create a welcoming community. Thank you for this opportunity and your support thus far.

Warmly,

A handwritten signature in blue ink that reads "Paul Schiefer".

Paul

16<sup>th</sup> August 2017

Adam Wolff  
Director of Planning & Building  
Town of Corte Madera  
300 Tamalpais Drive  
Corte Madera, CA 94925

Re: Amy's Drive Thru at 5839 Paradise Drive, Pre-application Study Session package

Dear Mr. Adam Wolff,

We are pleased to provide the attached Pre-application Study Session package to the Town of Corte Madera on behalf of Amy's Drive Thru for a proposed restaurant at 5839 Paradise Drive. The proposed site development is located on the former site of the Denny's Restaurant and is situated between Highway 101 and Paradise Drive. This site has some unique and challenging physical characteristics as are illustrated in the package. We hope to receive feedback and comments at our Study Session that will aid in our further development of a full Planning application in the near future.

The unique attributes of this property lend themselves to the proposed use as a drive thru restaurant. From a zoning perspective the site is an "island" that is isolated from similarly zoned lots by Highway 101. It is unusually located between what is typically a frontage road and Highway 101, directly adjacent to the highway exit ramp. Physically speaking the site has an irregular and highly tapered form at both its North and South ends – differentiating it from the more typical larger rectangular lots surrounding it. The site is narrow and thus is constrained in width compared to the much deeper lots typical to Paradise Drive (on the east side). As a consequence of this adjacency the property is burdened with a utility easement which further limits the developable width. This narrow shape produces a less flexible parking layout, yet enables greater efficiency of parking circulation and layout given our proposed use. Additionally, the site's isolated location between Highway 101 and Paradise Drive results in a lack of pedestrian continuity of the sidewalks at its frontage to the north and south and to the sidewalks on the eastern side of Paradise Drive. The relative grade elevation, within the FEMA flood zone, of this lot (different from several neighboring lots) combined with its narrow configuration are challenges that our proposal will address.

**Existing Site:**

The project site is located at 5839 Paradise Drive in the town of Corte Madera and adjacent to Highway 101, south of Tamalpais Drive. The project site is a long, narrow parcel that tapers sharply at both its north and south ends and is bounded by Highway 101 on the west and Paradise Drive on the east. There is a fenced easement on the southern end of the site for an existing sewage pumping station. The approximately 1-acre site is currently occupied by a one-story, 3,705 square foot commercial building (constructed in 1969) that is located in the middle of the parcel and is surrounded by an existing parking lot for 57 cars. The property lies within the zone FEMA 100-year flood zone AE (required building elevation 10' above sea level) and the

Town of Corte Madera defined 100-year flood zone (FEMA +1', i.e. building elevation 11' above sea level). The existing building finish floor elevation is currently at 5' above sea level. There are approximately twenty existing trees on the site. The project site is within the San Clemente Specific Plan.

## **Proposed Project:**

### **General:**

The proposed project would demolish the existing building and construct a new one-story commercial building of approximately 4,000 square feet as a drive-thru restaurant. The new building will be situated further to the south than the existing building to provide a more efficient single continuous parking area and allow for automobile queuing at the west edge of the property against the highway and within the existing utility easement. The proposed project site design includes approximately 3,500 square feet of outdoor seating, 60 parking spaces, 11 bicycle parking spaces, and a covered refuse enclosure. The project will be constructed within the flood plain area and consequently will include building dry-proofing and flood mitigation measures. Storm water treatment best management practices will be integrated into the planting areas surrounding the building, outdoor seating and parking areas. Potential sustainability features include vegetated building elements, photovoltaic panels, reclaimed materials, shade structures and deep eaves for summer shading, water-conserving and habitat-supporting plantings, among others.

### **Site Design:**

The site design is focused on creating an enhanced environment that reinforces pedestrian activity along Paradise Drive with a garden dining area. The site design integrates multiple modes of transportation to the project, including vehicles, bicycles and on-foot pedestrians. Parking and building entry will be located on the north side of the building facing Tamalpais Drive. There is an outdoor seating area facing Paradise Drive with overhead adjustable sun and rain protection, surrounded by raised garden planting. Pedestrian and cyclist approaches from Paradise Drive will connect directly to the building entry and outdoor seating area. Plentiful bicycle parking will be approached off the existing sidewalk on Paradise Drive adjacent to the outdoor patio. The site will be planted with trees and landscaping to delineate pedestrian from vehicular circulation and create a lushly planted setting.

Tree plantings will shade the parking during the day and site lighting is provided for evening lighting of the parking and outdoor seating area. An approximately 8' height fence along the west property line will serve as a visual screen, as sound attenuation from the 101 off-ramp, and as a vine climbing structure. Exterior signage will guide pedestrian and vehicular traffic as well as announce entries and direct flow of drive-thru traffic. The service and deliveries for the building will be accessed on the south side. The site design allows for queuing of approximately 18-20 cars within the site. New trees will be planted to supplement preserved existing trees to enhance the streetscape at the sidewalks along Paradise Drive.

### **Building Design:**

The overall design intent is to provide a building that takes cues from a humble, visually rich and articulated vernacular. The building is a simple one-story volume with a single gabled roof to

conceal mechanical equipment. The architectural expression will have a hierarchy of components and elements that vary the scale and rhythm and help reinforce the functions and identity of the building. The entry of the building is emphasized by a vertical element that provides an open and light armature for climbing plants and signage to announce the main entry corner of the building. The lower shade structure on the east side of the building provides a pedestrian scale transition from the sidewalk to the building, as well as provides protection for outdoor dining.

The north and east facing facades are intentionally more transparent to provide visual communication between interior and exterior and to bring natural daylight to the dining room. The interior volume includes clerestory lighting and skylights to provide an atria dining room and barn-like feel to the space. The garden area surrounding the outdoor seating is continuous with the vegetated wall that rises at the southeast corner facing Paradise Drive to become a vegetated roof on the east side of the structure. The west-facing roof slope supports photovoltaic panels. The gable roof allows all mechanical units to be located within the "attic" roof volume so they may be passively ventilated through roof vents and louvers at the ridgeline and along the upper portion of the west, south and east facades providing an integrated architectural expression.

We look forward to the Study Session and your comments as we develop the site and building design for our formal Planning application. Please contact us with any questions or comments on the materials provided.

Sincerely,

Zoe Astrachan, Principal, INTERSTICE

Andrew Dunbar, Principal, INTERSTICE

Attachments:

*Pre-application Study Session Package for Amy's Drive Thru, 5839 Paradise Drive, dated: 08/16/2017 (22 pages)*