



# Town of Corte Madera

300 TAMALPAIS DRIVE AT WILLOW AVENUE  
CORTE MADERA, CA 94925-1418

July 15, 2002

Dear Town Resident:

The Town of Corte Madera last updated its General Plan in 1989, and since that time changes have occurred in the community regarding how our community has developed, as well as the vision for the future, prompting the Town to update the General Plan.

The General Plan is the Town's most important document, providing a policy foundation for considering future land use and related actions. The General Plan Update will include goals and implementation policies addressing such issues as residential and commercial development, transportation, recreation and open space, the environment and quality of life, and natural hazards and safety. As such, the General Plan is important to you as it plays an essential role, for example, in how the Town prioritizes roadway and other improvements in the coming years, how it plans its recreational programs and park upgrades, how it responds to future development applications, and how it chooses to manage the environment. Additional information can be obtained by browsing our General Plan Update web page at "[pacificmunicipal.com/cortemadera](http://pacificmunicipal.com/cortemadera)" (hosted by our planning consultant) and by reviewing materials at the Town Hall.


**The General Plan Update is a community-driven process, and your participation in the attached *Community Preferences Survey* is essential!** The attached *Survey* is intended to seek your opinions on a wide variety of issues. *Survey* preparation was based on recent discussions with the Town's General Plan Steering Committee and reviewed with the Town Council. (Please note that housing issues are not considered in the *Survey* as the Town is pursuing an update to its Housing Element under a separate process.)

Please complete the attached *Survey* and return it to the Town **no later than August 2, 2002**. A self-addressed stamped envelope has been provided to allow for your easy return of the *Survey*. You can also drop the *Survey* off at the Town Hall. The *Survey* is confidential; no names or addresses are being tracked as part of this process. Results of the *Survey* will be posted on the Town's General Plan Update web page and summarized at an upcoming community workshop.

If you have any questions, feel free to contact me at the Town offices or the Town's planning consultant, Brian Millar of Pacific Municipal Consultants, at (530) 750-7076 or through the General Plan Update web page.

Thank you very much for your interest in this important project.

Sincerely,



Jay Tashiro  
Town Manager

## Corte Madera 2002 Community Preferences Survey

This Survey seeks your general opinions on issues and needs facing the Town in the coming years. There are no right or wrong answers; merely let your thoughts or perceptions guide your responses.

- 1) A) The extent to which the Town needs new or improved **parks and recreational facilities**, with 1 = *very strong need*, 2 = *strong need*, 3 = *neutral*, 4 = *little need*, and 5 = *no need*:

- New indoor recreational facilities
- New parks and outdoor recreational spaces
- New or improved bicycle and pedestrian paths
- Other related issues? (Please respond in space provided at end of this Survey.)

- B) The extent to which the Town needs additional **recreational programs and facilities** for the following **age groups**, with 1 = *very strong need*, 2 = *strong need*, 3 = *neutral*, 4 = *little need*, and 5 = *no need*:

- Infants and Children
- Teens
- Adults
- Seniors

- 2) A) The extent to which you are satisfied with recent **residential construction** projects, with 1 = *clearly acceptable*, 2 = *somewhat acceptable*, 3 = *neutral*, 4 = *somewhat unacceptable*, and 5 = *clearly unacceptable*:

- The overall appearance and design quality of new residences and remodels
- The size of residential additions
- The height of new residential additions

- B) The extent to which the Town needs **residential property development and maintenance policies**, with 1 = *very strong need*, 2 = *strong need*, 3 = *neutral*, 4 = *little need*, and 5 = *no need*:

- Establish and enforce property maintenance requirements, including appearance of homes, and regulation of landscaping and outside storage of materials
- Preservation of existing views
- Preservation of a property owner's ability to develop
- Other related issues? (Please respond in space provided at end of this Survey.)

3) The following questions focus on your perceptions of the Town's **quality of life and the environment**.

A) The extent to which you agree or disagree with the following, with *1 = strongly agree, 2 = agree, 3 = neutral, 4 = disagree, and 5 = strongly disagree*:

- \_\_\_ The Town has a positive quality of life
- \_\_\_ The Town has a well-defined identity
- \_\_\_ There are adequate locations that allow the entire community to gather for special events and celebrations
- \_\_\_ There are adequate locations that allow smaller groups or neighborhood residents to gather for special events and celebrations
- \_\_\_ The Town should sponsor additional programs or events that bring the community together
- \_\_\_ Highway 101 presents a significant barrier for interaction between residents in the east and west parts of the Town
- \_\_\_ Natural resources (marshes, open spaces) are protected from incompatible uses
- \_\_\_ The General Plan should stress concepts of community sustainability (such as transit- and pedestrian-oriented improvements, environmental protection and enhancement, and improved opportunities for social interaction)
- \_\_\_ The Town serves the general needs of its residents

B) What one action is most needed to improve the Town's overall **quality of life**?

---

---

---

C) What one action is most needed to improve the Town's protection of its **natural environment**?

---

---

---

4) The extent to which the Town needs to address the following **traffic and circulation** issues, with 1 = *strongly agree*, 2 = *agree*, 3 = *neutral*, 4 = *disagree*, and 5 = *strongly disagree*:

- The Town should emphasize programs aimed at relieving traffic congestion on Town streets and at key intersections
- The Corte Madera Avenue/Redwood Avenue intersection by Menke Park is adequate in its present configuration
- Where feasible, the Town should pursue construction of Highway 101 interchange improvements (for improved traffic flow, and pedestrian and bike access)
- Where feasible, the Town should improve bikeways
- Where feasible, the Town should improve pedestrian pathways
- Where feasible, the Town should improve or pursue construction of multi-use paths (for use by bikes and pedestrians)
- There are adequate local (Town) public transit opportunities
- There are adequate regional (e.g., County or Bay Area) public transit opportunities
- Other related issues? (Please respond in space provided at end of this Survey.)

5) A) The extent to which the Town's **neighborhood commercial centers** could or should be changed, with 1 = *strongly agree*, 2 = *agree*, 3 = *neutral*, 4 = *disagree*, and 5 = *strongly disagree*:

- The Town should retain its existing smaller, neighborhood commercial centers in their present form and configuration
- New uses should be allowed or encouraged in these smaller, neighborhood commercial centers

B) Identify any needed or desired commercial/retail uses in the Town:

---

---

6) The extent to which the Town needs to address issues of **natural hazards and safety**, with 1 = *strongly agree*, 2 = *agree*, 3 = *neutral*, 4 = *disagree*, and 5 = *strongly disagree*:

- The Town should pursue improved emergency vehicle access in hillside areas, including road widening and pull-outs
- The Town should pursue improvement options for alleviating flooding of low-lying areas
- The Town should increase public awareness of its citizen participation programs to help respond to local emergencies
- Other related issues? (Please respond in space provided at end of this Survey.)

7) Where do you **work**? (Check one.)

- Corte Madera
- Another Marin County city/town
- San Francisco
- Oakland/East Bay Area
- Other: \_\_\_\_\_

8) Your **age**? (Check one.)

- Under 30
- 30-45
- 46-60
- 61 or older

9) What **area of Town** do you live in? (Check the *one* that best describes your location. Please refer to the attached map.)

- Christmas Tree Hill or Chapman Hill areas
- Ring Mountain hillside area
- Neighborhoods around Town Park and Lagoons
- Neighborhoods south of Paradise Drive
- Neighborhoods north of Paradise Drive

10) **Other issues** which you would like addressed in the General Plan?

---

---

---

---

---

---

---

---

---

---

Thank you very much for your time! Please review our General Plan Update web page at ["pacificmunicipal.com/cortemadera"](http://pacificmunicipal.com/cortemadera) for additional information.