

MEMORANDUM



DATE: April 1, 2003
TO: Brian Millar and Lorraine Weiss
FROM: Mike Notestine
PROJECT: Town of Corte Madera General Plan
PROJECT #: 201026
RE: Notes on the Urban Design Field Trip
Saturday, March 29, 2003

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Old Corte Madera Town Square

- The Town Square is the "Heart" of the community.
- There is a lack of foot traffic especially between the lower level and upper level (Corte Madera Avenue and Tamalpais Drive). Potential solutions include: infill development along Redwood Avenue in front of the railroad parking area, enhanced pedestrian connections through Menke Park, connecting Tamalpais Drive and Madera Avenue (at minimum a pedestrian connection), increase the mixture of uses to include more impulse retail, add residential uses, slow traffic and make the area more pedestrian friendly (widen sidewalks, install pedestrian nesting areas at crosswalks, install pedestrian islands, add stop signs, etc.).
- Parking is adequate but need to install locational signage.
- The diversity of architectural styles is desirable.
- There is a strong desire to develop a specific plan for the area.

San Clemente/Paradise Drive

- Widen San Clemente Drive to add 6-8 foot sidewalk on west side, add parallel parking on west side, add street trees to create an alley, add landscaped center median, and add decorative street lights.
- Remove guard rail.
- Create a "Gateway" element at the intersection of Paradise and San Clement Drive.
- Install a crosswalk at or near midway with pedestrian activated stop light.
- If possible add pedestrian connections between Mariner Cove and the trail.
- Aesthetically enhance the Town's pump station.
- Encourage the removal of chainlink fences and replace with wrought iron or some other screening device.
- Along residential areas encourage or install consistent decorative fencing along Paradise Drive. If feasible widen the sidewalk along the north side and add a planting strip (this will require additional right-of-way).
- Update current Specific Plan analyzing land uses, FAR, heights, building orientation facing on San Clemente Drive, circulation, and aesthetics from Highway 101.

Mariner Cove

- Second stories can add architectural interest and be environmentally responsive.
- Allow the addition of second stories with flexibility based on impact to neighboring uses and streetscape. Include view studies as part of the review process.
- Examine the impact of design review criteria based on FAR vs. lot coverage.
- Design criteria is needed for homes that need to be elevated in the flood plain. The starkness created by the elevated pony wall can be minimized by the addition of front porches, taller landscaping, berming, or other architectural treatments.
- Because of the age of the housing more and more structures will be undergoing renovation and expansion and detail design criteria should be developed.
- Opportunities should be explored to enhance the excessively wide street right-of-ways.

Other Issues to Discuss with the General Plan Committee from the Preference Survey

- Preservation of views vs. property owner's right to build.
- The barrier created by Highway 101 and how to address it.
- Emergency access in hillside areas.
- Is there a need for standards for pedestrian pathways and multi-use paths?

Other Issues

- Is there a need/desire for streetscape improvements (sidewalks, bulb-outs, pedestrian nesting places, enhanced crosswalks, benches and other street furniture, street trees, enhanced streetlight fixtures, landscaped medians, planter strips, enhanced transit stops, gateways, etc.) along major corridors (Tamalpais, Paradise, Madera, Tamal Vista, Corte Madera, others)?
- Is there a need/desire for improvements to Shorebird Park?