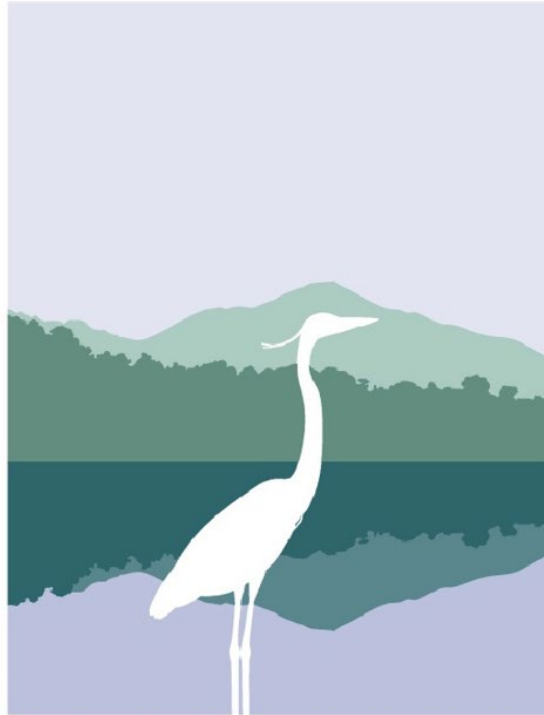




O'Rourke & Associates



Planning for Success.



THE TOWN OF
CORTE MADERA

MARIN COUNTY CALIFORNIA

Discussion & Comment Regarding Staff's Recommended Strategy to meet the Town's Regional Housing Needs Allocation (RHNA) of 725 housing units as part of the Housing Element Update

Joint Town Council &
Planning Commission Workshop
February 15, 2022

Workshop Format

1. Staff Presentation
2. Questions for Staff
 - Planning Commissioners
 - Town Councilmembers
3. Public Comment
4. Comments/Concerns/Support
 - Planning Commissioners
 - Town Councilmembers



Workshop Purpose

Obtain comments, concerns, and/or support for staff's recommended strategy to meet the Town's RHNA requirements for 725 housing units as part of the Housing Element Update (6th Cycle: 2023 – 2031) prior to initiating the CEQA analysis.

- Comments on the sites we have chosen?
- Comments on the densities we are proposing for each site?

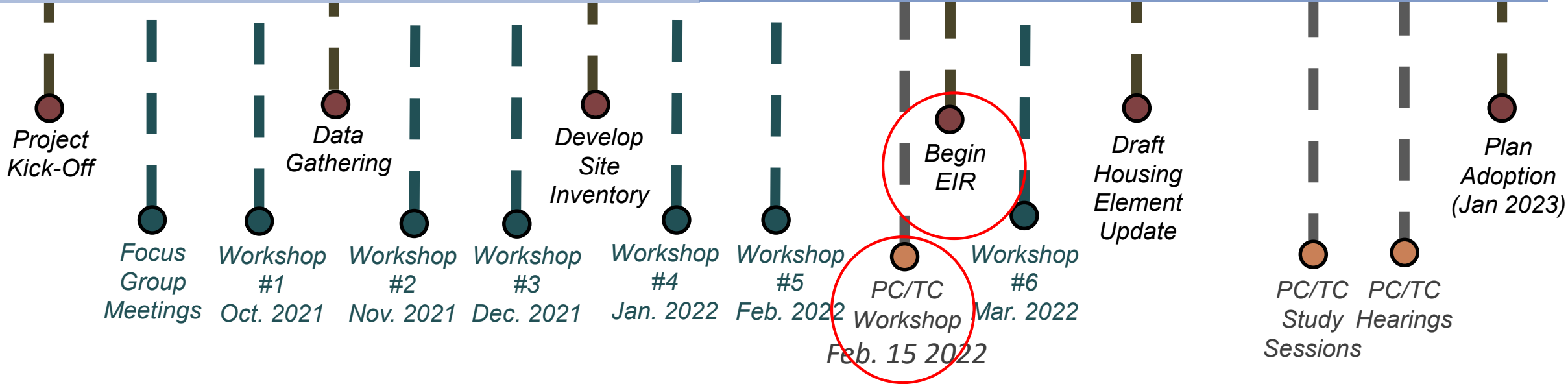


PROJECT TIMELINE : Corte Madera Housing Element



INPUT GATHERING – Existing Conditions and Public Outreach

HOUSING ELEMENT – Preparation and Feedback



Tonight's Agenda

1. Introduction
2. Corte Madera's RHNA
3. Housing Opportunity Sites
4. Rezoning Proposal
5. Community Outreach & Feedback
6. Town Council & Planning Commission Questions & Comments

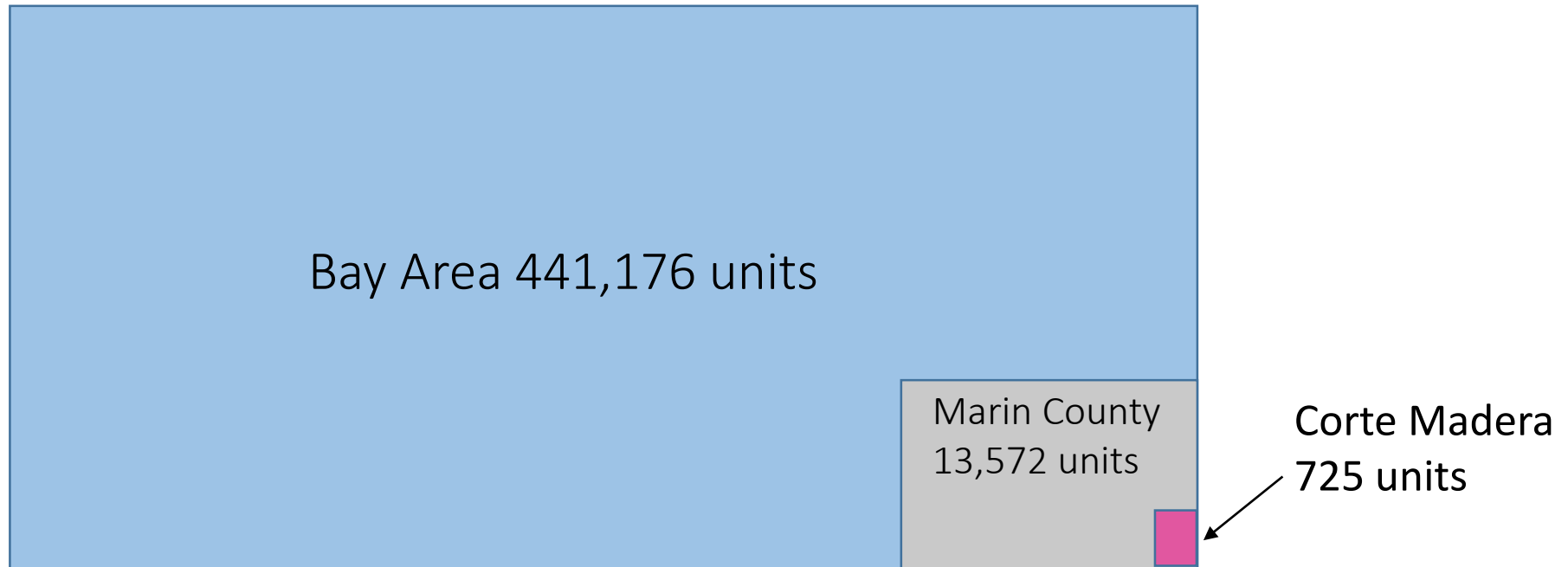


**Corte Madera Regional
Housing Needs
Allocation (RHNA)
2023 - 2031**



2023-2031 Regional Housing Needs Assessment (RHNA)

Total regional need is more than double this cycle: 187,990 last cycle



Corte Madera RHNA (2023 – 2031)

Income Level	Number of Units
VERY LOW INCOME (<50% of Area Median Income)	213
LOW INCOME (50-80% of Area Median Income)	123
MODERATE INCOME (80-120% of Area Median Income)	108
ABOVE MODERATE INCOME (>120% of Area Median Income)	281
Total	725



Income Categories for Marin County and Corte Madera

Category	Definition	2-person Household	4-person Household
Very Low Income	Up to 50% of Median	Up to \$73,100	Up to \$91,350
Low Income	50-80% of Median	Up to \$117,100	Up to \$146,350
Median Income		\$119,700	\$149,600
Moderate Income	80-120% of Median	Up to \$143,600	Up to \$179,500
Above Moderate Income	Over 120% of Median	Over \$143,600	Over \$179,500

California Department of Housing and Community Development, 2021 State Income Limits



How to Meet RHNA

Residential Type	Affordability Level	Number of Units
Single Family Homes	Above Moderate	10 - ?
ADUs	Lower – Moderate – Above Moderate	80-100
Multifamily Units	Lower – Moderate – Above Moderate	>625
Total		725



Housing Opportunity Sites



Framework for Housing Opportunity Sites

- *Limit vehicular traffic through local residential streets* (Locate along commercial corridors, near freeways, and in proximity to best public transit)
- *Minimize physical impacts to existing residences* (Locate outside of established residential neighborhoods)
- *Improve appearance, productivity, and quality of existing properties* (Look for properties developed with older commercial buildings with little recent investment and/or currently vacant)
- *Modernize commercial centers to take advantage of new retail trends and available land* (Look to advance economic development goals while developing housing)
- *Consistent with Town's existing land use policy to the extent possible* (Combined with above goals, look to areas where housing is already allowed)



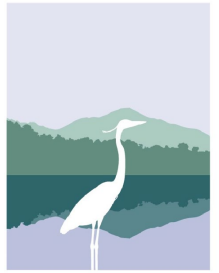
General Plan

- Housing is permitted in the majority of Corte Madera
- Town created several mixed-use areas in 2009 from areas that previously only permitted commercial
- Mixed-use designations allows for housing & commercial

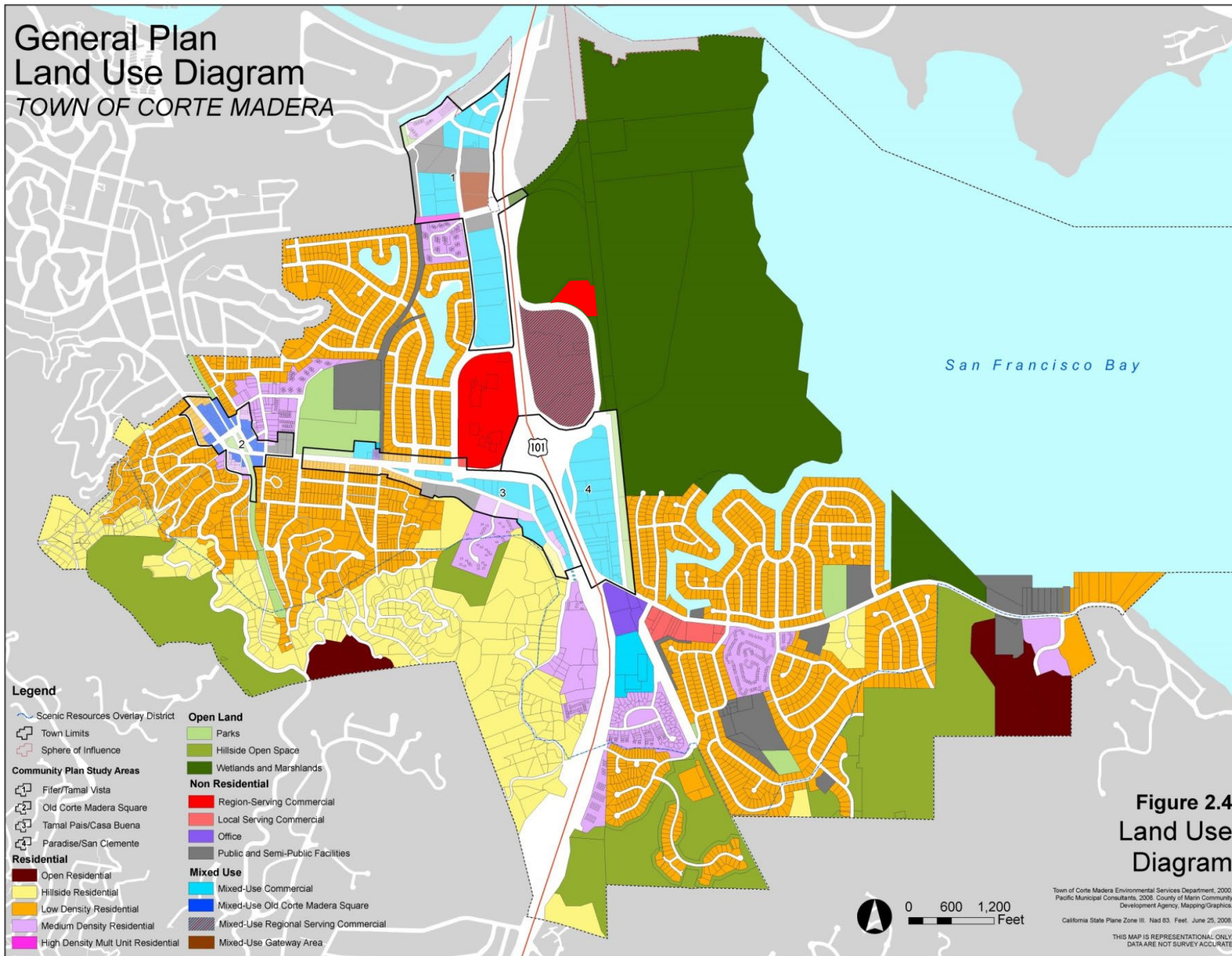


General Plan Land Use Diagram

TOWN OF CORTE MADERA



THE TOWN OF
CORTE MADERA
MARIN COUNTY CALIFORNIA



Legend

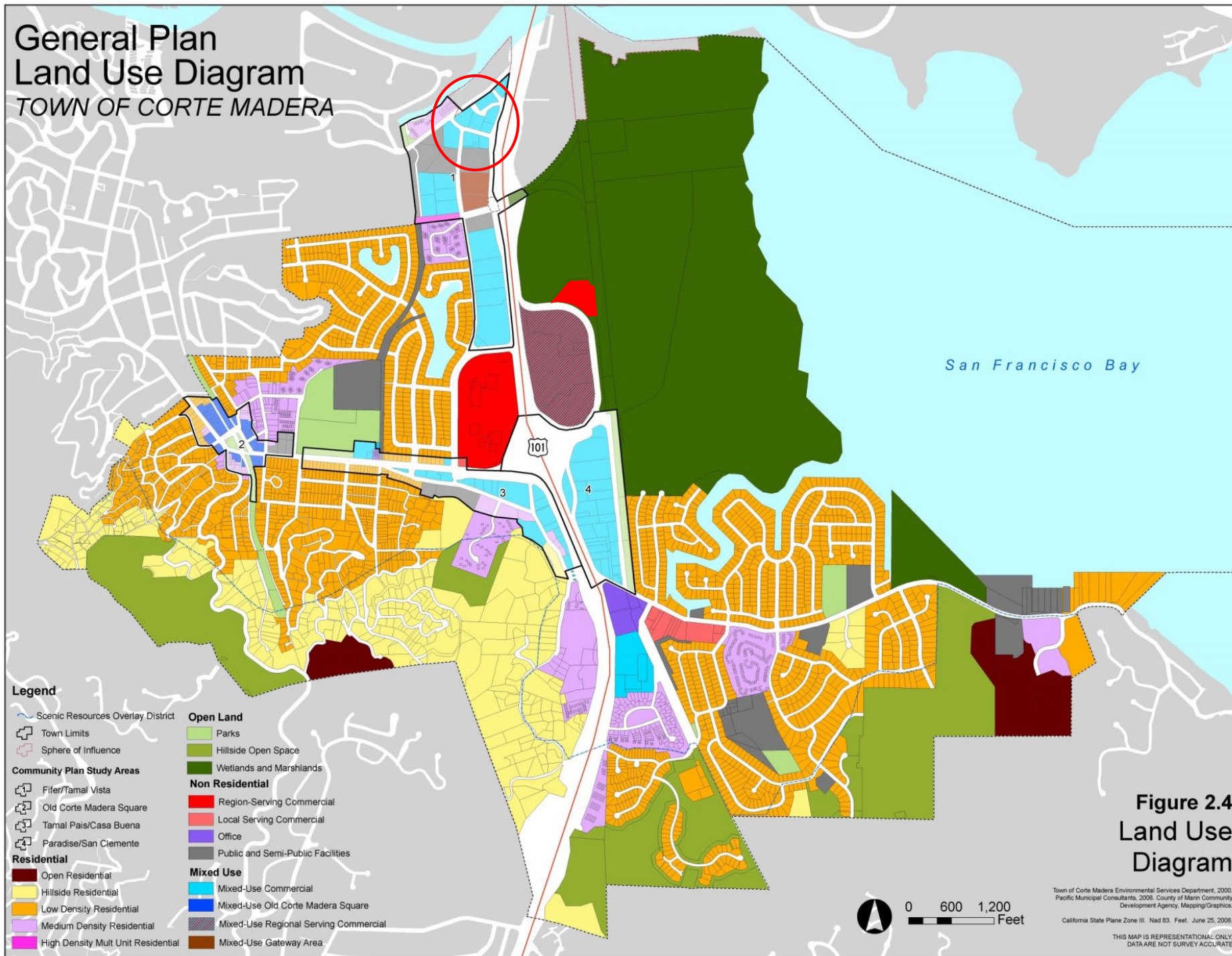
- Scenic Resources Overlay District
- Town Limits
- Sphere of Influence
- Community Plan Study Areas**
 - Fifer/Tamal Vista
 - Old Corte Madera Square
 - Tamal Pais/Casa Buena
 - Paradise/San Clemente
- Residential**
 - Open Residential
 - Hillside Residential
 - Low Density Residential
 - Medium Density Residential
 - High Density Mult Unit Residential
- Open Land**
 - Parks
 - Hillside Open Space
 - Wetlands and Marshlands
- Non Residential**
 - Region-Serving Commercial
 - Local Serving Commercial
 - Office
 - Public and Semi-Public Facilities
- Mixed Use**
 - Mixed-Use Commercial
 - Mixed-Use Old Corte Madera Square
 - Mixed-Use Regional Serving Commercial
 - Mixed-Use Gateway Area

**Figure 2.4
Land Use
Diagram**



Town of Corte Madera Environmental Services Department, 2000.
Pacific Municipal Consultants, 2008. County of Marin Community
Development Agency, Mapping/Graphics.
California State Plane Zone III. Nad 83. Feet. June 25, 2008.
THIS MAP IS REPRESENTATIONAL ONLY.
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General Plan Land Use Diagram TOWN OF CORTE MADERA



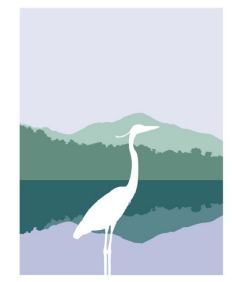
Legend

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**Figure 2.4
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THE TOWN OF
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MARIN COUNTY CALIFORNIA

Nellen Avenue & Fifer Avenue



Site 5

Site 4



2 FIFER AVE., 10 FIFER AVE., 110 NELLEN AVE. & 150 NELLEN AVE. (4 PARCELS)

Housing Opportunity Site # 4

-LARGE SCLE (3.44 ACRES)

- FLOOD PLAIN/FLAT

- HIGHWAY COMMERCIAL CONTEXT



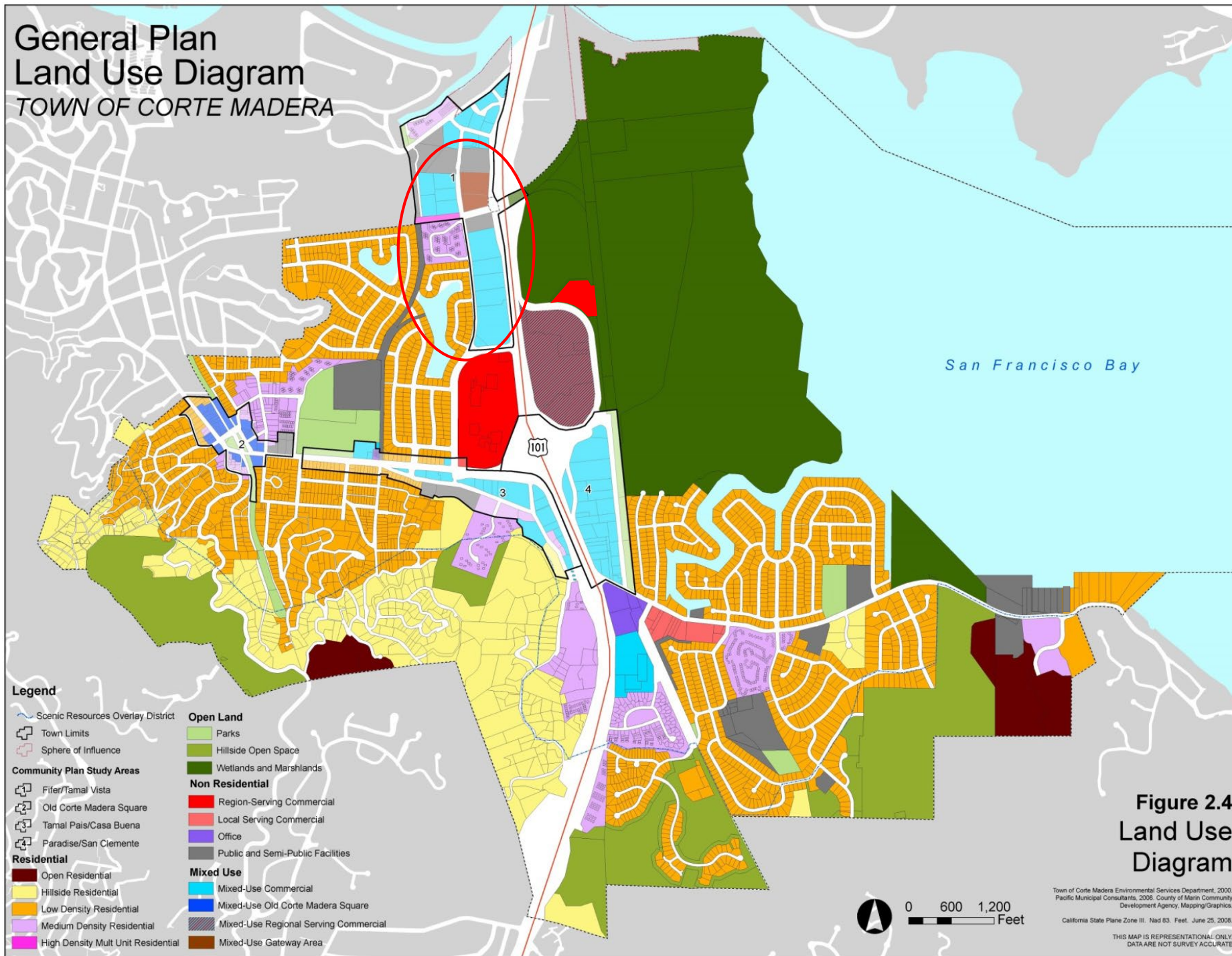
111 LUCKY DRIVE

Housing Opportunity Site # 5

- MID SCALE (1.67 ACRES; .68 ACRES – BLACK KETTLE LAGOON)
- FLOOD PLAIN/ENVIRO/FLAT
- HIGHWAY COMMERCIAL & MIXED NEIGHBORHOOD CONTEXT



General Plan Land Use Diagram TOWN OF CORTE MADERA



THE TOWN OF
CORTE MADERA
MARIN COUNTY CALIFORNIA

San Francisco Bay

101

Legend

- Scenic Resources Overlay District
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Land Use
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Tamal Vista Blvd.



Site 3

Site 2



41 TAMAL VISTA BLVD.

Housing Opportunity Site # 2

- LARGE SCALE (2.11 ACRES)
- FLOOD PLAIN/FLAT
- HIGHWAY COMMERCIAL AND SINGLE FAMILY NEIGHBORHOOD CORRIDOR CONTEXT



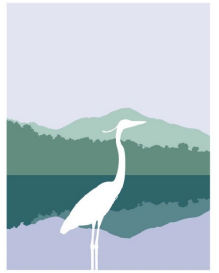
400 & 500 TAMAL PLAZA (2 PARCELS)

Housing Opportunity Site # 3

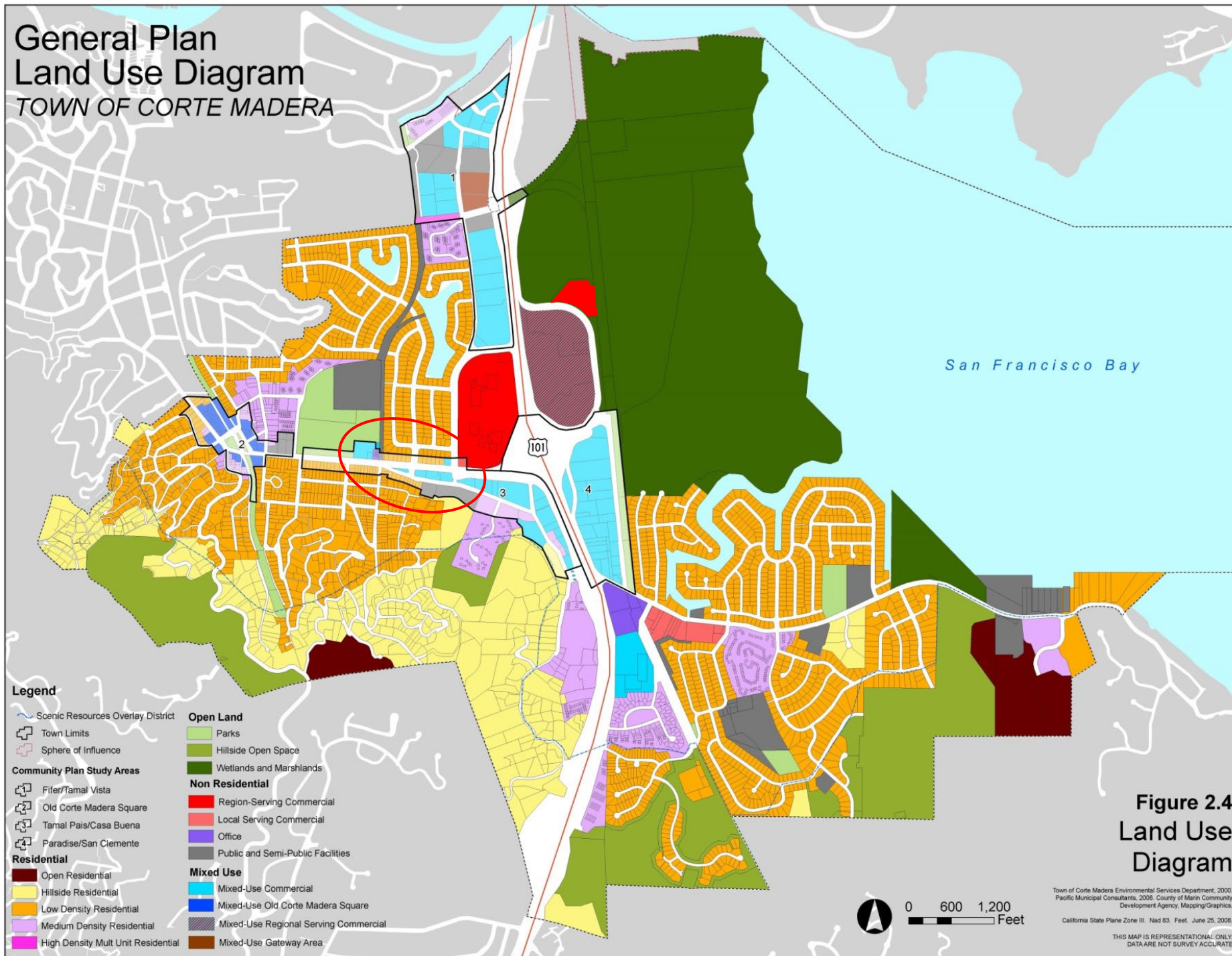
- LARGE SCALE (3.0 ACRES)
- FLOOD PLAIN/FLAT
- MIXED NEIGHBORHOOD CONTEXT



General Plan Land Use Diagram TOWN OF CORTE MADERA



THE TOWN OF
CORTE MADERA
MARIN COUNTY CALIFORNIA



**Figure 2.4
Land Use
Diagram**



Town of Corte Madera Environmental Services Department, 2000.
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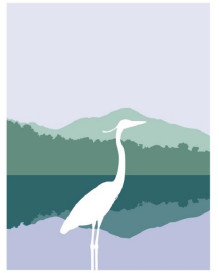
Tamalpais Drive



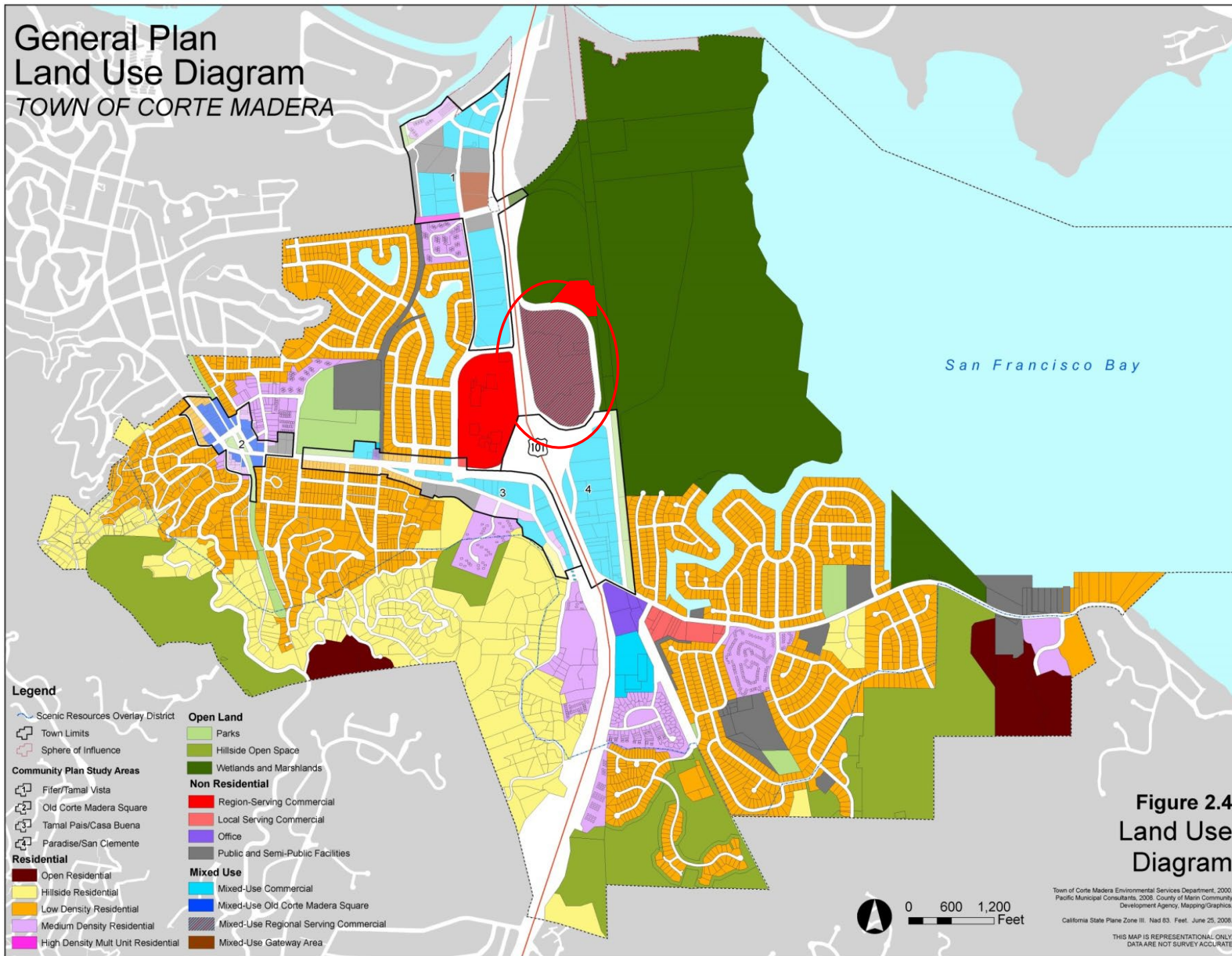
601 TAMALPAIS DRIVE
Housing Opportunity Site # 1
-SMALL SCALE (0.47 ACRES)
- FLOOD PLAIN/FLAT
-NEIGHBORHOOD CORRIDOR CONTEXT



General Plan Land Use Diagram TOWN OF CORTE MADERA



THE TOWN OF
CORTE MADERA
MARIN COUNTY CALIFORNIA



Legend

- Scenic Resources Overlay District
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The Village



1400 REDWODD HWY. (MACY'S SITE)

Housing Opportunity Site #6

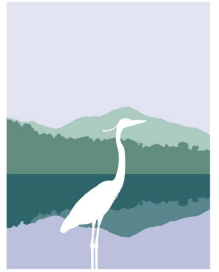
-LARGE SCALE (7.48 ACRES)

- FLOOD PLAIN/FLAT

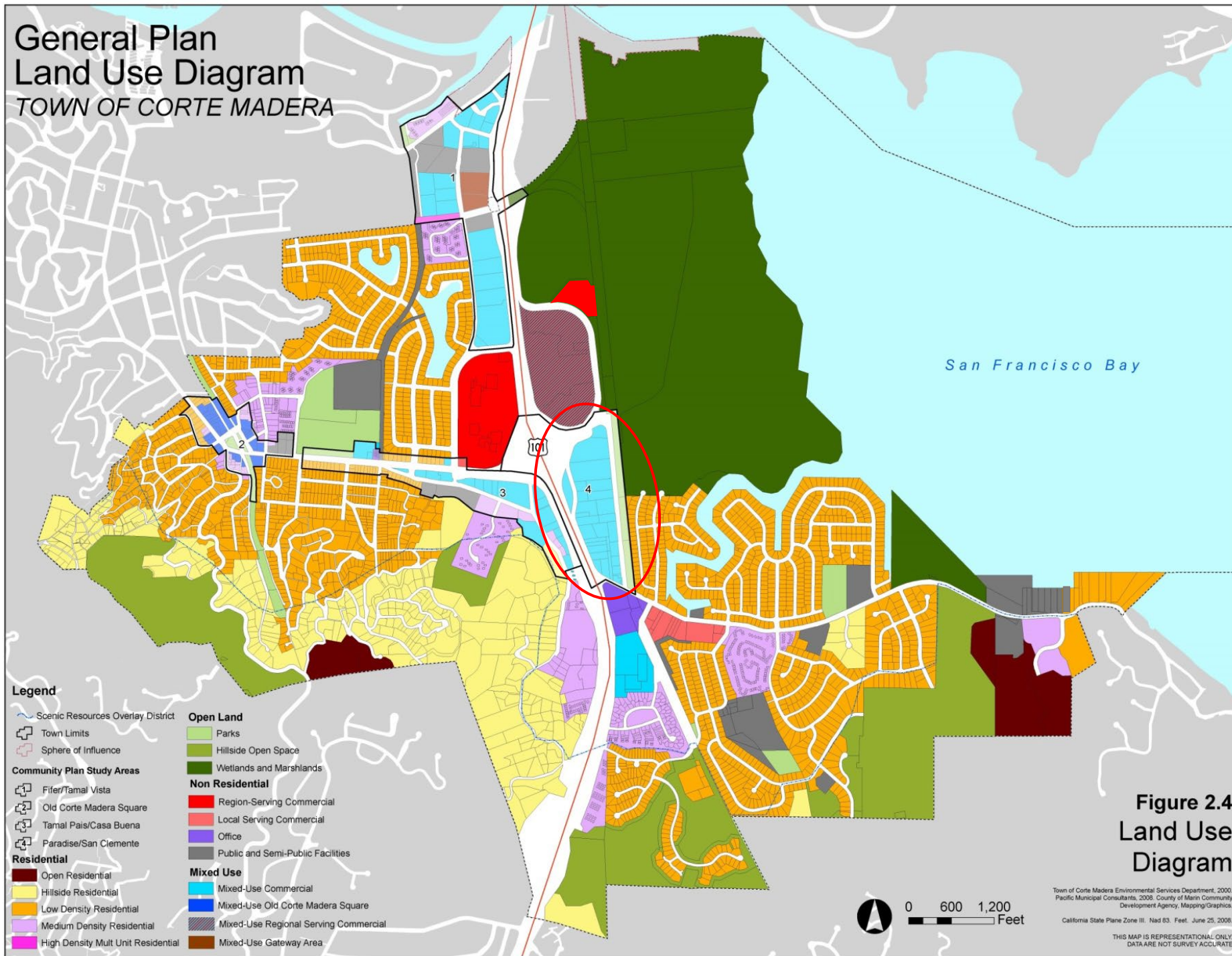
- REGIONAL SHOPPING CENTER CONTEXT



General Plan Land Use Diagram TOWN OF CORTE MADERA



THE TOWN OF
CORTE MADERA
MARIN COUNTY CALIFORNIA



Legend

- Scenic Resources Overlay District
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Paradise and San Clemente Drive



5804 PARADISE DRIVE

Housing Opportunity Site #7

-MID SCALE (1.16 ACRES)

- FLOOD PLAIN/FLAT

- HIGHWAY COMMERCIAL AND MULTI-FAMILY
NEIGHBORHOOD CONTEXT



5750 PARADISE DRIVE (3 PARCELS)

Housing Opportunity Site #8

- MID SCALE (1.76 ACRES)
- FLOOD PLAIN/FLAT
- HIGHWAY COMMERCIAL AND LIGHT INDUSTRIAL CONTEXT

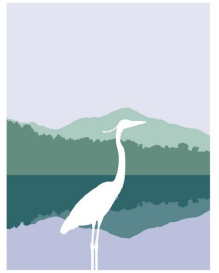


THE TOWN OF

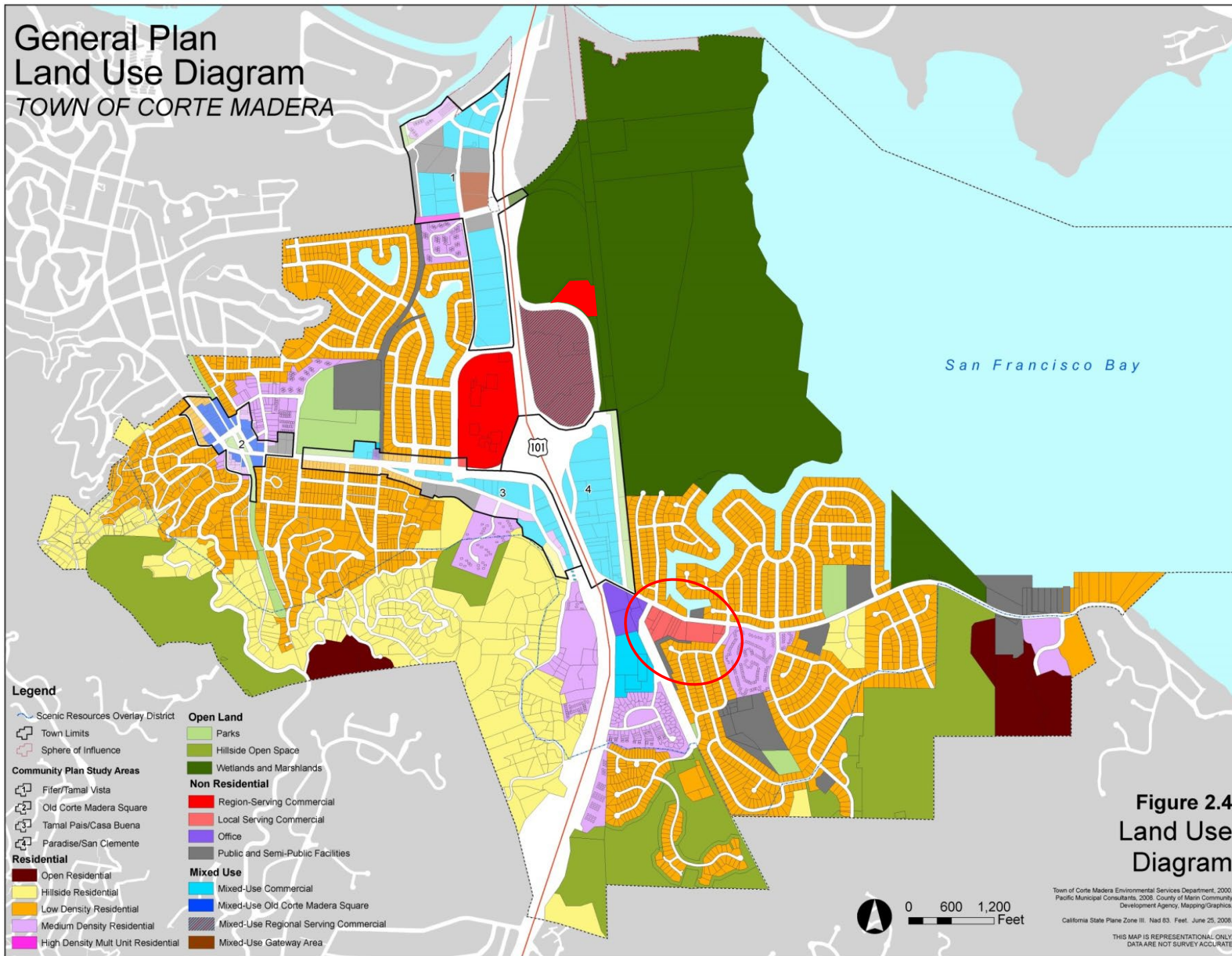
Corte Madera

California

General Plan Land Use Diagram TOWN OF CORTE MADERA



THE TOWN OF
CORTE MADERA
MARIN COUNTY CALIFORNIA



**Figure 2.4
Land Use
Diagram**

Town of Corte Madera Environmental Services Department, 2000.
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Paradise Drive



5651 PARADISE DRIVE (3 PARCELS – 2 OWNED BY TOWN)

Housing Opportunity Site #9

-MID SCALE (1.54 ACRES)

- FLOOD PLAIN/FLAT

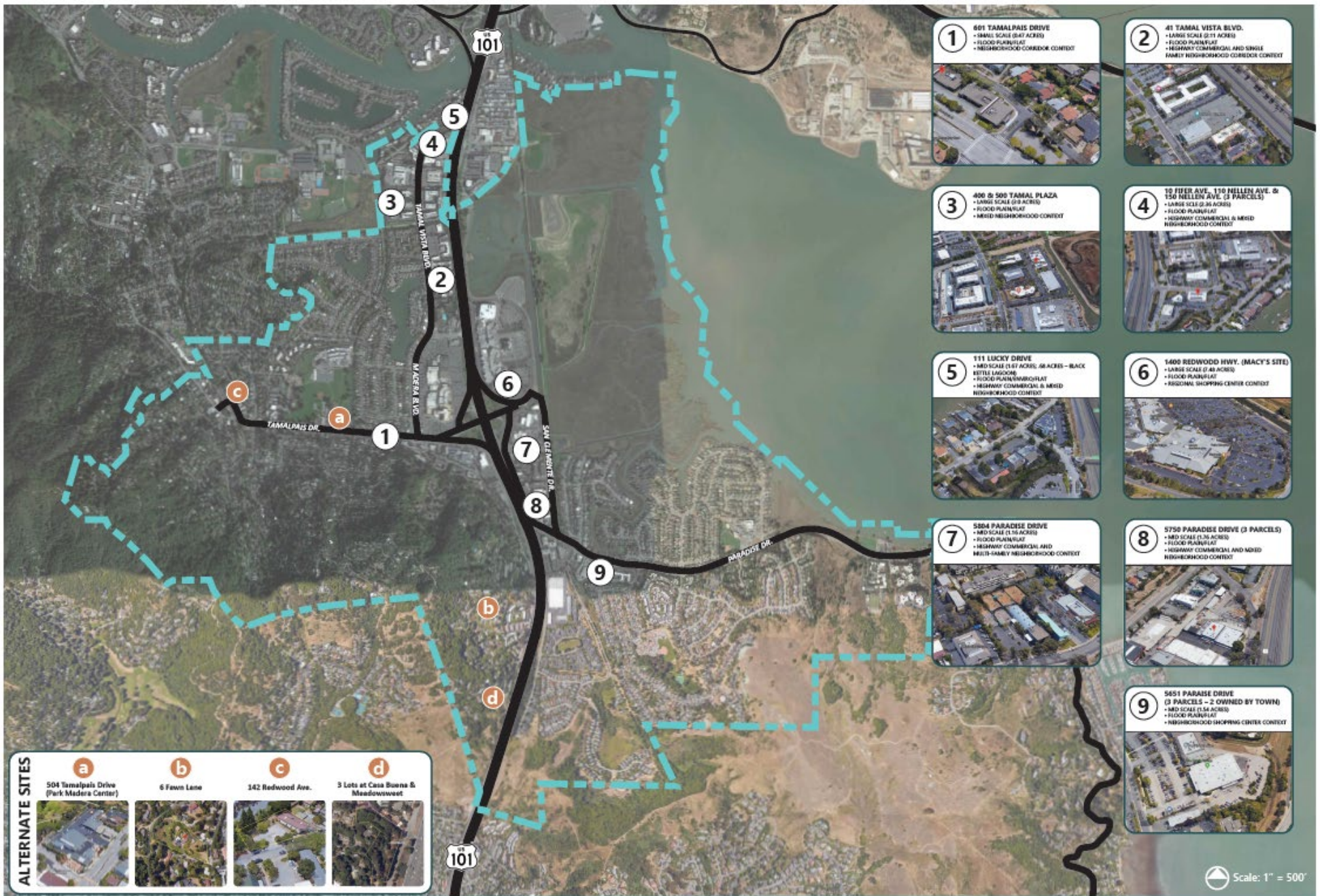
- NEIGHBORHOOD SHOPPING CENTER CONTEXT



Framework for Housing Opportunity Sites

- *Limit traffic through local residential streets* (Locate along commercial corridors & near freeways)
- *Minimize physical impacts to existing residences* (Locate outside of established residential neighborhoods)
- *Improve appearance, productivity, and quality of existing properties* (Look for properties developed with older commercial buildings with little recent investment and/or currently vacant)
- *Modernize commercial centers to take advantage of new retail trends and available land* (Look for outdated commercial/retail center model)
- *Consistent with Town's existing land use policy* (Combined with above goals, look to areas where housing is already allowed)





1 601 TAMALPAIS DRIVE
 • SMALL SCALE (0.47 ACRES)
 • FLOOD PLAIN/PLAT
 • NEIGHBORHOOD CORRIDOR CONTEXT



2 41 TAMAL VISTA BLVD.
 • LARGE SCALE (2.11 ACRES)
 • FLOOD PLAIN/PLAT
 • HIGHWAY COMMERCIAL AND SINGLE FAMILY NEIGHBORHOOD CORRIDOR CONTEXT



3 400 & 500 TAMAL PLAZA
 • LARGE SCALE (9.9 ACRES)
 • FLOOD PLAIN/PLAT
 • MIXED NEIGHBORHOOD CONTEXT



4 10 FIFER AVE., 110 NELLEN AVE. & 150 NELLEN AVE. (3 PARCELS)
 • LARGE SCALE (2.36 ACRES)
 • FLOOD PLAIN/PLAT
 • HIGHWAY COMMERCIAL & MIXED NEIGHBORHOOD CONTEXT



5 111 LUCKY DRIVE
 • MID SCALE (1.67 ACRES) - BACK BATTLE LAGOON
 • FLOOD PLAIN/NEIGHBORHOOD
 • HIGHWAY COMMERCIAL & MIXED NEIGHBORHOOD CONTEXT



6 1400 REDWOOD HWY. (MACY'S SITE)
 • LARGE SCALE (4.48 ACRES)
 • FLOOD PLAIN/PLAT
 • REGIONAL SHOPPING CENTER CONTEXT



7 5804 PARADISE DRIVE
 • MID SCALE (1.36 ACRES)
 • FLOOD PLAIN/PLAT
 • HIGHWAY COMMERCIAL AND MULTI-FAMILY NEIGHBORHOOD CONTEXT



8 5750 PARADISE DRIVE (3 PARCELS)
 • MID SCALE (1.36 ACRES)
 • FLOOD PLAIN/PLAT
 • HIGHWAY COMMERCIAL AND MIXED NEIGHBORHOOD CONTEXT



9 5451 PARADISE DRIVE (3 PARCELS - 2 OWNED BY TOWN)
 • MID SCALE (1.56 ACRES)
 • FLOOD PLAIN/PLAT
 • NEIGHBORHOOD SHOPPING CENTER CONTEXT



ALTERNATE SITES

a 504 Tamalpais Drive (Park Madera Center)	b 6 Fawn Lane	c 142 Redwood Ave.	d 3 Lots at Casa Buena & Meadowswest

Scale: 1" = 500'

Rezoning Proposal





1 601 TAMALPAIS DRIVE

- SMALL SCALE (0.47 ACRES)
- FLOOD PLANNING/FLAT
- NEIGHBORHOOD CORRIDOR CONTEXT

5 111 LUCKY DRIVE

- MID SCALE (1.62 ACRES, 68 ACRES - BLACK KETTLE LAGOON)
- FLOOD PLANNING/ROOF/FLAT
- HIGHWAY COMMERCIAL & MIXED NEIGHBORHOOD CONTEXT

9 5651 PARADISE DRIVE
(3 PARCELS - 2 OWNED BY TOWN)

- MID SCALE (1.24 ACRES)
- FLOOD PLANNING/FLAT
- NEIGHBORHOOD SHOPPING CENTER CONTEXT

Scale: 1" = 500'



1 601 TAMALPAIS DRIVE
 • SMALL SCALE (0.47 ACRES)
 • FLOOD PLAIN/FLAT
 • NEIGHBORHOOD CORRIDOR CONTEXT



2 41 TAMAL VISTA BLVD.
 • LARGE SCALE (2.11 ACRES)
 • FLOOD PLAIN/FLAT
 • HIGHWAY COMMERCIAL AND TRIPLE FAMILY NEIGHBORHOOD CORRIDOR CONTEXT



3 400 & 500 TAMAL PLAZA
 • LARGE SCALE (2.0 ACRES)
 • FLOOD PLAIN/FLAT
 • MIXED NEIGHBORHOOD CONTEXT



4 10 FIFER AVE., 110 NELLEEN AVE. & 150 NELLEEN AVE. (3 PARCELS)
 • LARGE SCALE (2.36 ACRES)
 • FLOOD PLAIN/FLAT
 • HIGHWAY COMMERCIAL & MIXED NEIGHBORHOOD CONTEXT



5 111 LUCKY DRIVE
 • MID SCALE (1.62 ACRES, 68 ACRES - BLACK KESTLE LAGOON)
 • FLOOD PLAIN/NEEDS FLAT
 • HIGHWAY COMMERCIAL & MIXED NEIGHBORHOOD CONTEXT



7 5804 PARADISE DRIVE
 • MID SCALE (1.75 ACRES)
 • FLOOD PLAIN/FLAT
 • HIGHWAY COMMERCIAL AND MULTI-FAMILY NEIGHBORHOOD CONTEXT



8 5750 PARADISE DRIVE (3 PARCELS)
 • MID SCALE (1.26 ACRES)
 • FLOOD PLAIN/FLAT
 • HIGHWAY COMMERCIAL AND MIXED NEIGHBORHOOD CONTEXT



9 5651 PARADISE DRIVE (3 PARCELS - 2 OWNED BY TOWN)
 • MID SCALE (1.24 ACRES)
 • FLOOD PLAIN/FLAT
 • NEIGHBORHOOD SHOPPING CENTER CONTEXT



Scale: 1" = 500'





1 601 TAMALPAIS DRIVE
 • SMALL SCALE (0.47 ACRES)
 • FLOOD PLAIN/FLAT
 • NEIGHBORHOOD CORRIDOR CONTEXT



2 41 TAMAL VISTA BLVD.
 • LARGE SCALE (2.11 ACRES)
 • FLOOD PLAIN/FLAT
 • HIGHWAY COMMERCIAL AND SINGLE FAMILY NEIGHBORHOOD CORRIDOR CONTEXT



3 400 & 500 TAMAL PLAZA
 • LARGE SCALE (2.0 ACRES)
 • FLOOD PLAIN/FLAT
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4 10 FIFER AVE., 110 NELLEN AVE. & 150 NELLEN AVE. (3 PARCELS)
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 • HIGHWAY COMMERCIAL & MIXED NEIGHBORHOOD CONTEXT



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 • FLOOD PLAIN/NEEDS FLAT
 • HIGHWAY COMMERCIAL & MIXED NEIGHBORHOOD CONTEXT



6 1400 REDWOOD HWY. (MACY'S SITE)
 • MID SCALE (2.56 ACRES)
 • FLOOD PLAIN/FLAT
 • HIGHWAY COMMERCIAL CORRIDOR CONTEXT



7 5804 PARADISE DRIVE
 • MID SCALE (1.75 ACRES)
 • FLOOD PLAIN/FLAT
 • HIGHWAY COMMERCIAL AND MULTI-FAMILY NEIGHBORHOOD CONTEXT



8 5750 PARADISE DRIVE (3 PARCELS)
 • MID SCALE (1.26 ACRES)
 • FLOOD PLAIN/FLAT
 • HIGHWAY COMMERCIAL AND MIXED NEIGHBORHOOD CONTEXT



9 5651 PARADISE DRIVE (3 PARCELS - 2 OWNED BY TOWN)
 • MID SCALE (1.24 ACRES)
 • FLOOD PLAIN/FLAT
 • NEIGHBORHOOD SHOPPING CENTER CONTEXT



Scale: 1" = 500'



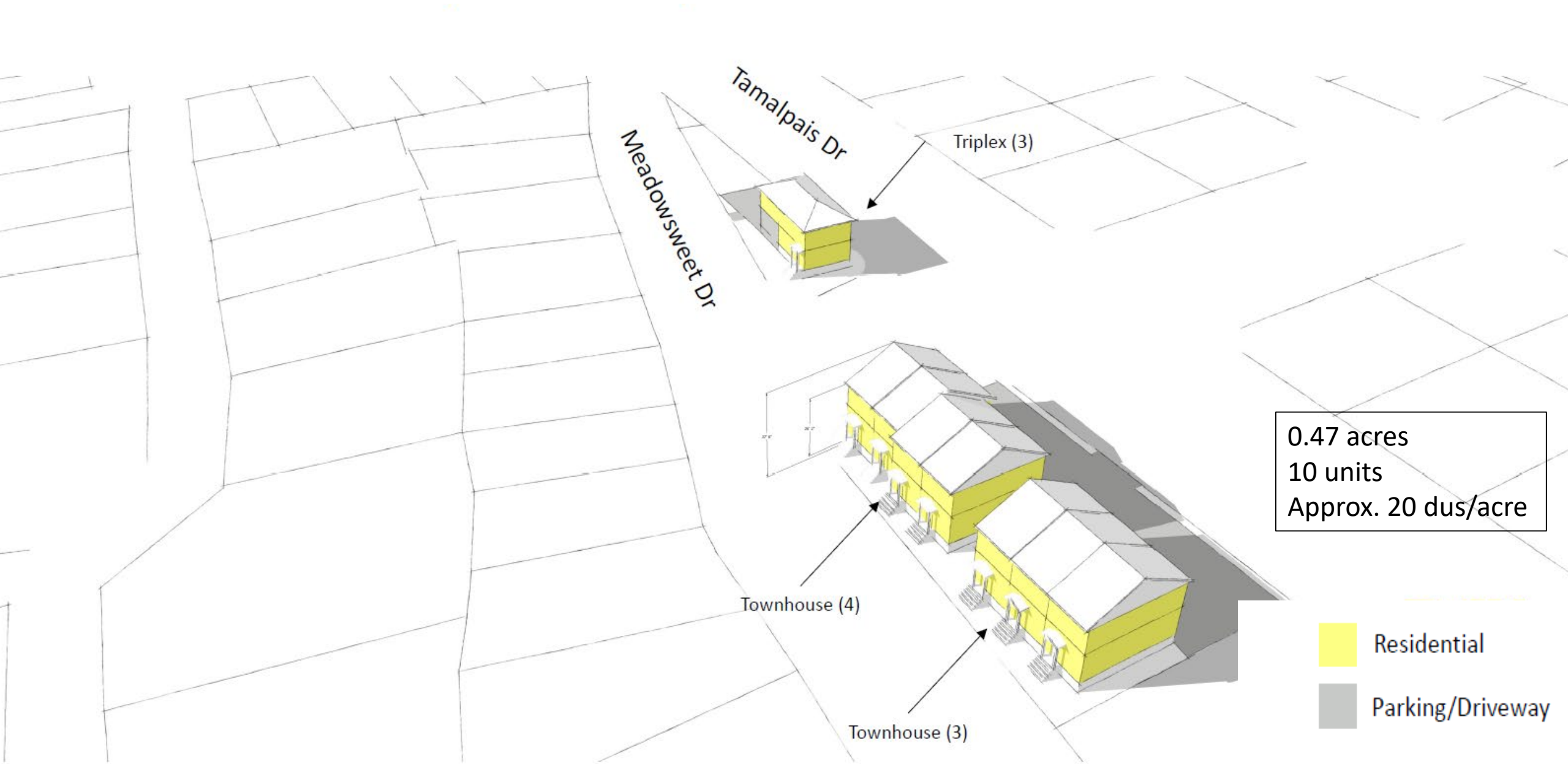
CAPACITY OF ALL SITES

SITE	ADDRESS	Lot Size (acres)	Existing Density (Units/Acre)	Proposed Density (Units/Acre)	Approximate Units per Site
Site 1	601 Tamalpais Drive	0.47	15.1	20-25	10
Site 2	41 Tamal Vista Blvd.	2.11	15.1	30-35	60
Site 3	400 & 500 Tamal Plaza	3	15.1	30-35	100
Site 4	2 Fifer Ave.; 10 Fifer Ave. 110-150 Nellen	3.44	15.1	30-35	100
Site 5	111 Lucky Drive	1	15.1	20-25	25
Site 6	1400 Redwood Avenue	7.48	5.0 – 7.5	40	300
Site 7	5804 Paradise Drive	1.16	15.1	30-35	40
Site 8	5750 Paradise Drive	1.76	15.1	30-35	50
Site 9	5651 Paradise Drive	1.54	X	20-25	35
Total Units:					720

Density bonus may result in additional units if/when development occurs



601 Tamalpais Drive: Bird's Eye Conceptual Site Plan



1 **601 TAMALPAIS DRIVE**

- SMALL SCALE (0.47 ACRES)
- FLOOD PLAIN/FLAT
- NEIGHBORHOOD CORRIDOR CONTEXT

5 **111 LUCKY DRIVE**

- MID SCALE (1.67 ACRES; .68 ACRES – BLACK KETTLE LAGOON)
- FLOOD PLAIN/ENVIRO/FLAT
- HIGHWAY COMMERCIAL & MIXED NEIGHBORHOOD CONTEXT

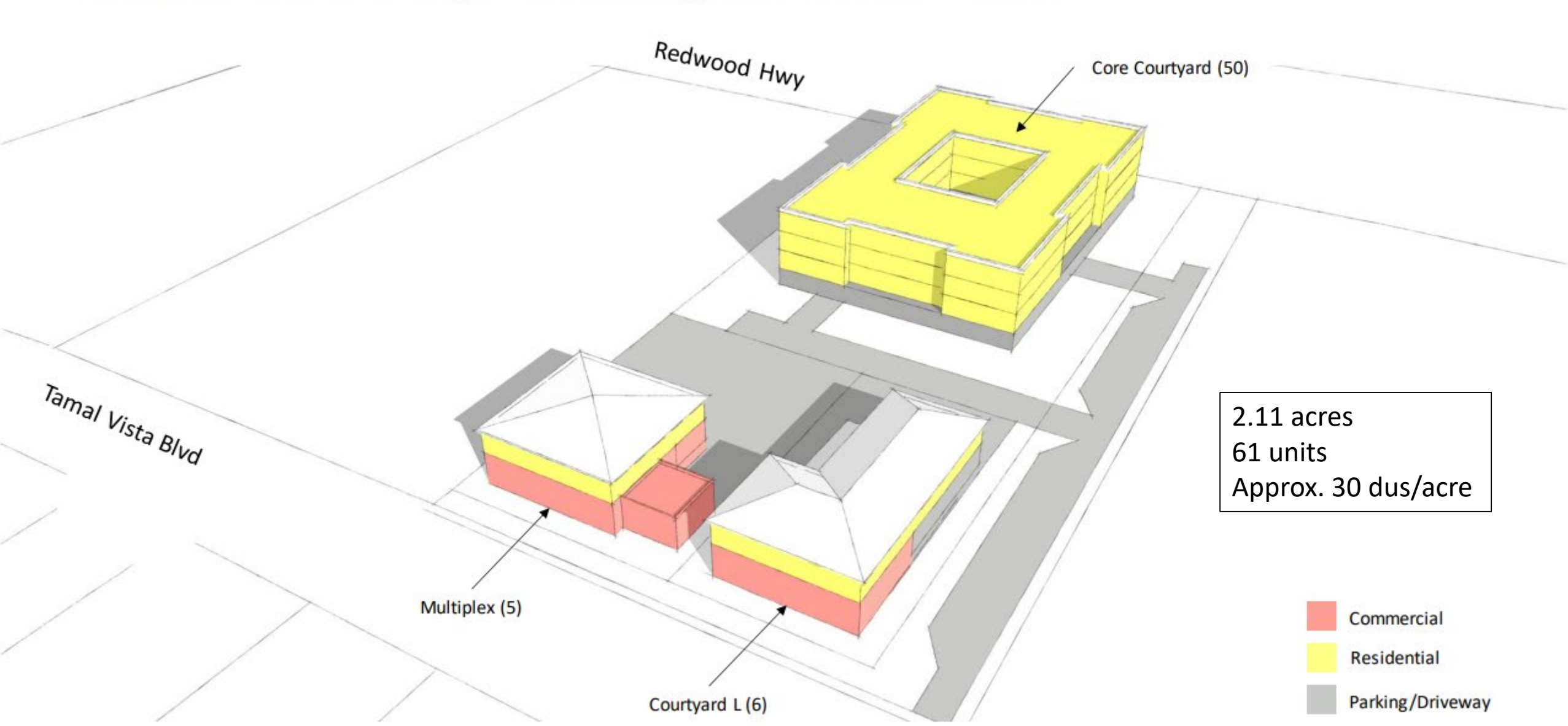
9 **5651 PARADISE DRIVE**
(3 PARCELS – 2 OWNED BY TOWN)

- MID SCALE (1.54 ACRES)
- FLOOD PLAIN/FLAT
- NEIGHBORHOOD SHOPPING CENTER CONTEXT

20-25
DU / ACRE

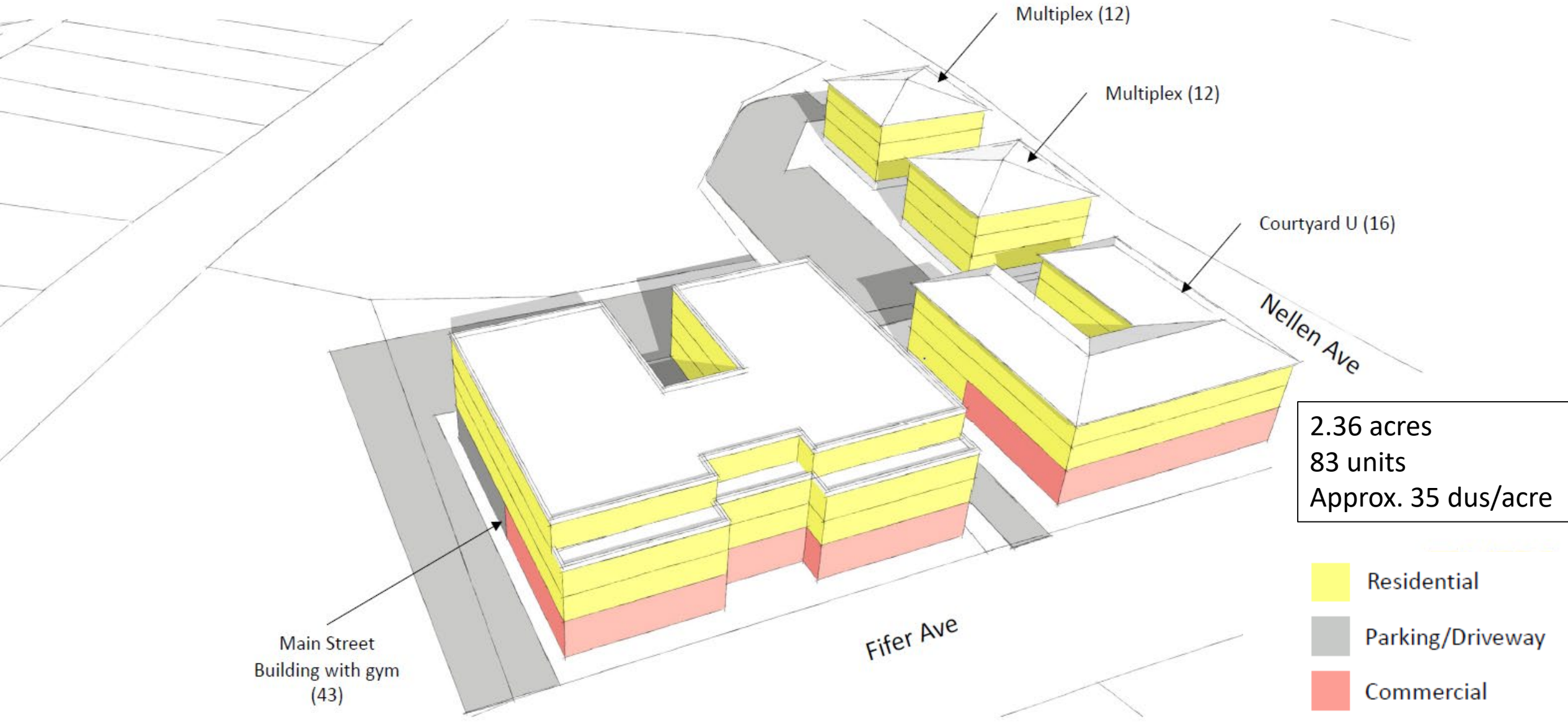


41 Tamal Vista: Bird's Eye Conceptual Site Plan



2.11 acres
61 units
Approx. 30 dus/acre

10 Fifer/110-150 Nellen Bird's Eye Conceptual Site Plan



2 **41 TAMAL VISTA BLVD.**

- LARGE SCALE (2.11 ACRES)
- FLOOD PLAIN/FLAT
- HIGHWAY COMMERCIAL AND SINGLE FAMILY NEIGHBORHOOD CORRIDOR CONTEXT

3 **400 & 500 TAMAL PLAZA**

- LARGE SCALE (3.0 ACRES)
- FLOOD PLAIN/FLAT
- MIXED NEIGHBORHOOD CONTEXT

4 **2 & 10 FIFER AVE., 110 NELLEN AVE. & 150 NELLEN AVE. (4 PARCELS)**

- LARGE SCALE (3.44 ACRES)
- FLOOD PLAIN/FLAT
- HIGHWAY COMMERCIAL & MIXED NEIGHBORHOOD CONTEXT

7 **5804 PARADISE DRIVE**

- MID SCALE (1.16 ACRES)
- FLOOD PLAIN/FLAT
- HIGHWAY COMMERCIAL AND MULTI-FAMILY NEIGHBORHOOD CONTEXT

8 **5750 PARADISE DRIVE (3 PARCELS)**

- MID SCALE (1.76 ACRES)
- FLOOD PLAIN/FLAT
- HIGHWAY COMMERCIAL AND MIXED NEIGHBORHOOD CONTEXT



30-35 DU / ACRE

6

1400 REDWODD HWY. (MACY'S SITE)

- LARGE SCALE (7.48 ACRES)
- FLOOD PLAIN/FLAT
- REGIONAL SHOPPING CENTER CONTEXT



40 DU / ACRE

Proposed Development @ Northgate Mall, San Rafael



Developer: Merlone Geier Partners; Retail Architect: Field Paoli Architects; Residential Architect: Studio T Square

Community Outreach and Feedback



Housing Workshop Series



THE TOWN OF
Corte Madera
California

WE NEED YOUR HELP!



**HELP US PLAN FOR
700+ NEW HOMES
IN CORTE MADERA**



SAVE THE DATE!

Virtual Community Workshops

October 13, 2021 | 6:30pm

Introduction to the Housing Element Update

November 10, 2021 | 6:30pm

Corte Madera Housing: Existing Conditions, Opportunities & Constraints

December 8, 2021 | 6:30pm

Potential Housing Development Sites in Corte Madera

January 12, 2022 | 6:30pm

Planning for 700 + Homes I

February 9, 2022 | 6:30pm

Planning for 700 + Homes II

March 9, 2022 | 6:30pm

Next Steps: CEQA, Programs & Policies, Safety Element

**Note: Date and topics subject to change*

CONTACT

Adam Wolff, Director of Planning and Building
housingplan@tcmmail.org | 415-927-5064

For more information, visit:

www.cortemaderahousing.org

Para información en español, por favor envíe un correo electrónico a housingplan@tcmmail.org



Corte Madera Housing Workshop Series

- Workshop Series Promoted via:
 - Mailer (residences & businesses)
 - Banners @ 3 locations
 - Readerboard message
 - Email to interested parties
 - Next door, Facebook & newsflash posts
 - Articles in Town Chronicles & Neil Cummins newsletter



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HOUSING IN CORTE MADERA

The **Town of Corte Madera** is initiating a planning process to identify how to meet the housing needs of our community. Every eight years, the Town is required to update its housing policies and plans to accommodate housing needs and address barriers to housing production.

The Town is not required to build housing, but must ensure that its regulations enable development of housing affordable to all economic segments of the community.

As part of the current update to our housing plan (also known as the Housing Element), the Town needs to plan for the construction of more than 700 new homes over the next decade.

The community's input is critical to the success of this project. Please participate in the virtual community workshop series to learn about existing housing polices/conditions and State housing laws affecting the Town. Workshop participants will help determine the best sites for new housing in Corte Madera.

Information on upcoming events and project updates will be posted on the webpage. **Sign up below to receive periodic updates on the Housing Element Update.**

[Learn more](#)

Upcoming Events



Community Workshop #6

Mar 9, 2022

Next Steps: CEQA, Programs & Policies,
Safety Element

Past Events



Community Workshop #5

Planning for 700 + Homes II

Feb 9, 2022

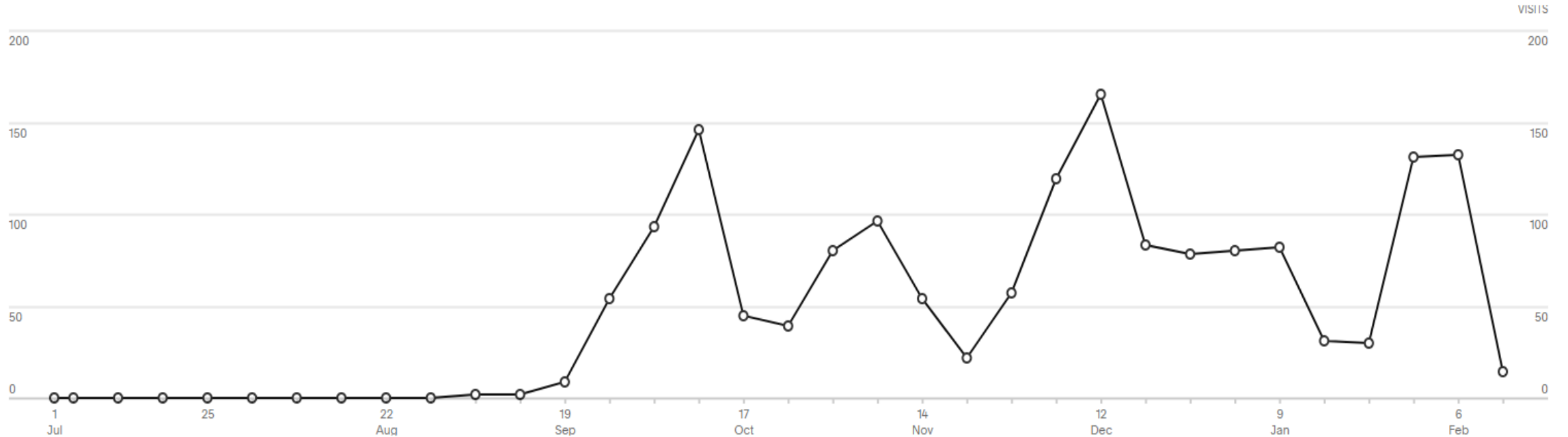


Webpage Visits

Visits

Jul 1, 2021–Feb 14, 2022 • 1,644 Total +100% yr/yr

Weekly ▾



Website Analytics

- 1,600+ visits
- 1,200 unique visitors
- Approximately 350 visits in the past 30 days
- Approximately 225 visits since February 1st

Pop-Up Event – January 5, 2022 @ Town Center



Pop-Up Event – January 28, 2022 @ Nugget Market



What We've Heard...

"San Clemente & Redwood intersection gets backed up, but really only during school hours. Some reconfiguration of the intersection would be good."

"The Town must plan for the environmental impact of more housing, especially on water."

"I support creating more inclusive housing opportunities for BIPOC communities to positively impact diversity."

"Housing location and access to amenities and transit is an important consideration."

"The Town should ensure that infrastructure and adequate services are provided to support needed housing and additional residents (transit, open space, water)."

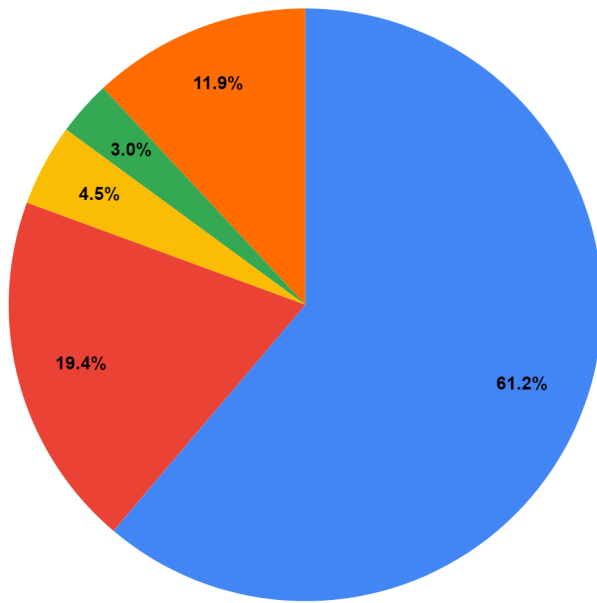
"Providing workforce housing is the greatest opportunity to lower the community's carbon footprint."

Freeway sites should be focus of development, as it has the best chance to solve/mitigate traffic issues."

"Housing seems good at these sites, but how to account for sea level rise and water?"

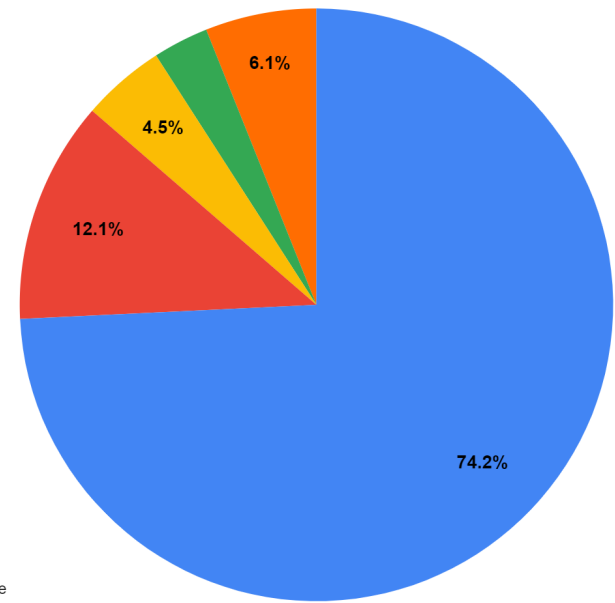


Housing Site Suitability Surveys



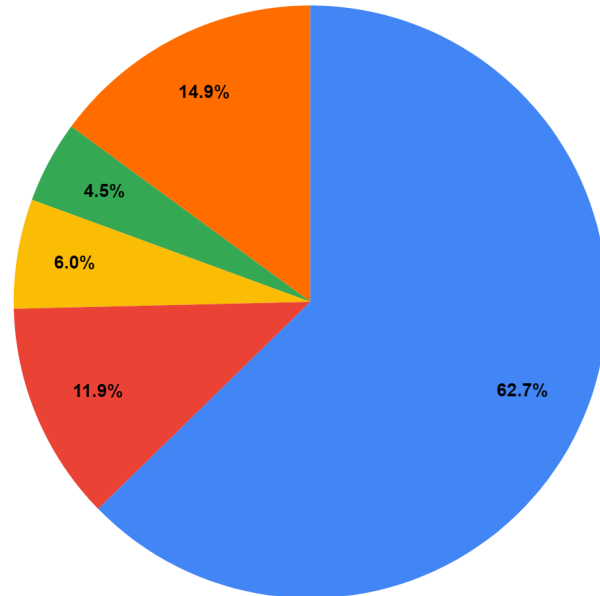
- Suitable
- Somewhat Suitable
- Neutral
- Somewhat Not Suitable
- Not Suitable

10 Fifer Ave, 110-150 Nellen Ave.



- Suitable
- Somewhat Suitable
- Neutral
- Somewhat Not Suitable
- Not Suitable

41 Tamal Vista Blvd.



- Suitable
- Somewhat Suitable
- Neutral
- Somewhat Not Suitable
- Not Suitable

1400 Redwood Highway

Community Feedback

- General support for the Planning framework, housing opportunity sites & proposed densities.
- Concerns expressed on various topics, including:
 - Traffic
 - Sea Level Rise
 - Water resources
- No alternative strategies proposed for alternative housing sites or densities



CAPACITY OF ALL SITES

SITE	ADDRESS	Lot Size (acres)	Existing Density (Units/Acre)	Proposed Density (Units/Acre)	Approximate Units per Site
Site 1	601 Tamalpais Drive	0.47	15.1	20-25	10
Site 2	41 Tamal Vista Blvd.	2.11	15.1	30-35	60
Site 3	400 & 500 Tamal Plaza	3	15.1	30-35	100
Site 4	2 Fifer Ave.; 10 Fifer Ave. 110-150 Nellen	3.44	15.1	30-35	100
Site 5	111 Lucky Drive	1	15.1	20-25	25
Site 6	1400 Redwood Avenue	7.48	5.0 – 7.5	40	300
Site 7	5804 Paradise Drive	1.16	15.1	30-35	40
Site 8	5750 Paradise Drive	1.76	15.1	30-35	50
Site 9	5651 Paradise Drive	1.54	X	20-25	35
Total Units:					720

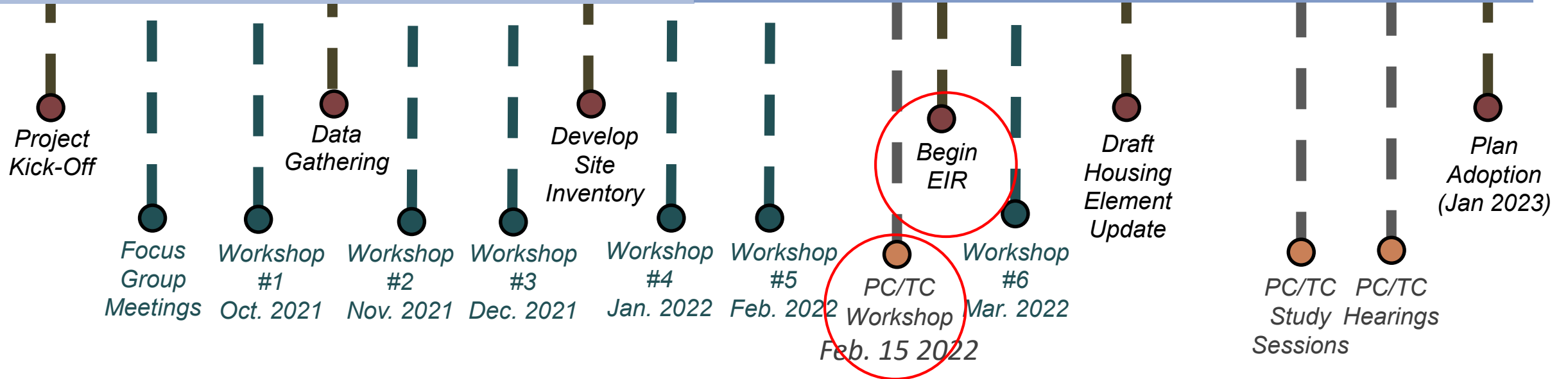
Density bonus may result in additional units if/when development occurs



PROJECT TIMELINE : Corte Madera Housing Element



INPUT GATHERING – Existing Conditions and Public Outreach | HOUSING ELEMENT – Preparation and Feedback



Workshop Purpose

Obtain comments, concerns, and/or support for staff's recommended strategy to meet the Town's RHNA requirements for 725 housing units as part of the Housing Element Update (6th Cycle: 2023 – 2031) prior to initiating the CEQA analysis.

- Comments on the sites we have chosen?
- Comments on the densities we are proposing for each site?



Questions/Comments

