



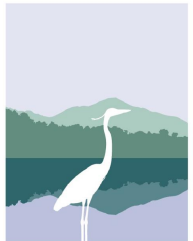
O'Rourke & Associates

# Corte Madera Housing Workshop Series

Workshop # 5

Planning for 700+ Homes Part II

February 9, 2022



THE TOWN OF  
CORTE MADERA  
MARIN COUNTY CALIFORNIA



# Corte Madera Housing Workshop Series

Tonight's workshop is the second of two workshops focused on meeting the Regional Housing Needs Allocation (RHNA)

- Identification of Sites
- Allowable housing units on each site

**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](http://www.cortemaderahousing.org)

Para información en español, por favor envíe un correo electrónico a [housingplan@tcmmail.org](mailto:housingplan@tcmmail.org)



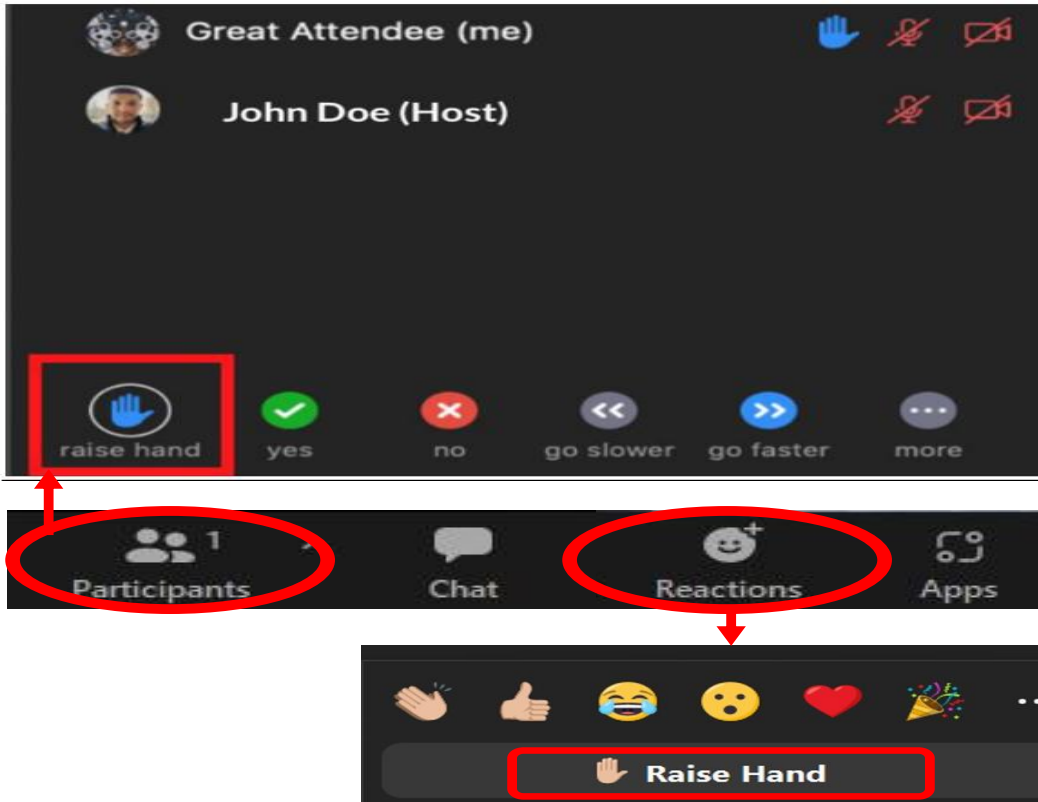
# Tonight's Agenda

1. Welcome & Introductions
2. Site Inventory Plan: Meeting Corte Madera's RHNA
3. What We've Heard
4. Discussion/Feedback
5. Next Steps

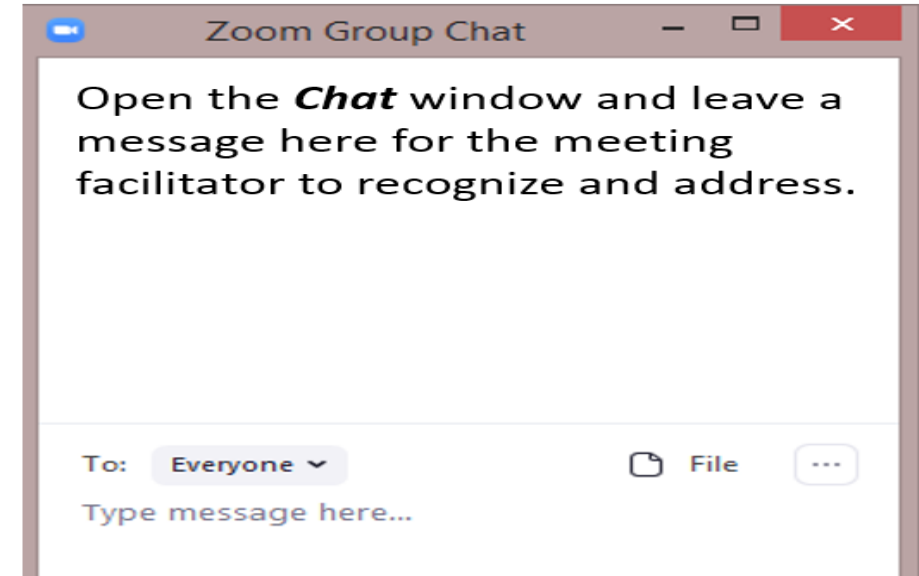


# HOW WILL THE MEETING BE FACILITATED?

## RAISE HAND VIRTUALLY THROUGH PARTICIPANTS/REACTIONS WINDOW



## CHAT WINDOW



# Polling Questions Getting to Know the Audience



# Polling Question #1

- Where do you live? (select one)
  - In Corte Madera
  - Not in Corte Madera, but in Marin County
  - Outside Marin County



# Polling Question #2

- Where do you work? (select one)
  - In Corte Madera (including remote work)
  - Not in Corte Madera, but in Marin County
  - Outside Marin County
  - I do not work (retired, unemployed, other)



# Polling Question #3

- Which of the following describes why you decided to attend tonight's workshop?  
(select all that apply)
  - I want to know more about housing in Corte Madera
  - I want to support more housing development in Corte Madera
  - I'm concerned about more housing development in Corte Madera
  - I want to know more about the Housing Element Update Process





# Polling Question #4

- What is your housing situation?
  - I own my home
  - I rent my home
  - I live with family/friends (I do not own nor rent)
  - Do not currently have permanent housing
  - Other



# Polling Question #5

- What type of housing do you live in?
  - House/duplex
  - Townhome
  - Apartment
  - Accessory Dwelling Unit
  - Mobile home or manufactured home
  - Other



# Polling Question #6

- What is your age?
  - 18 and under
  - 19 – 25
  - 26 – 45
  - 46 – 64
  - 65 and over



# Polling Question # 7

- What is your Race & Ethnicity? (may select more than one)
  - American Indian/Alaska Native
  - Asian
  - Black or African American
  - Hispanic or LatinX
  - Native Hawaiian/Pacific Islander
  - White
  - Other



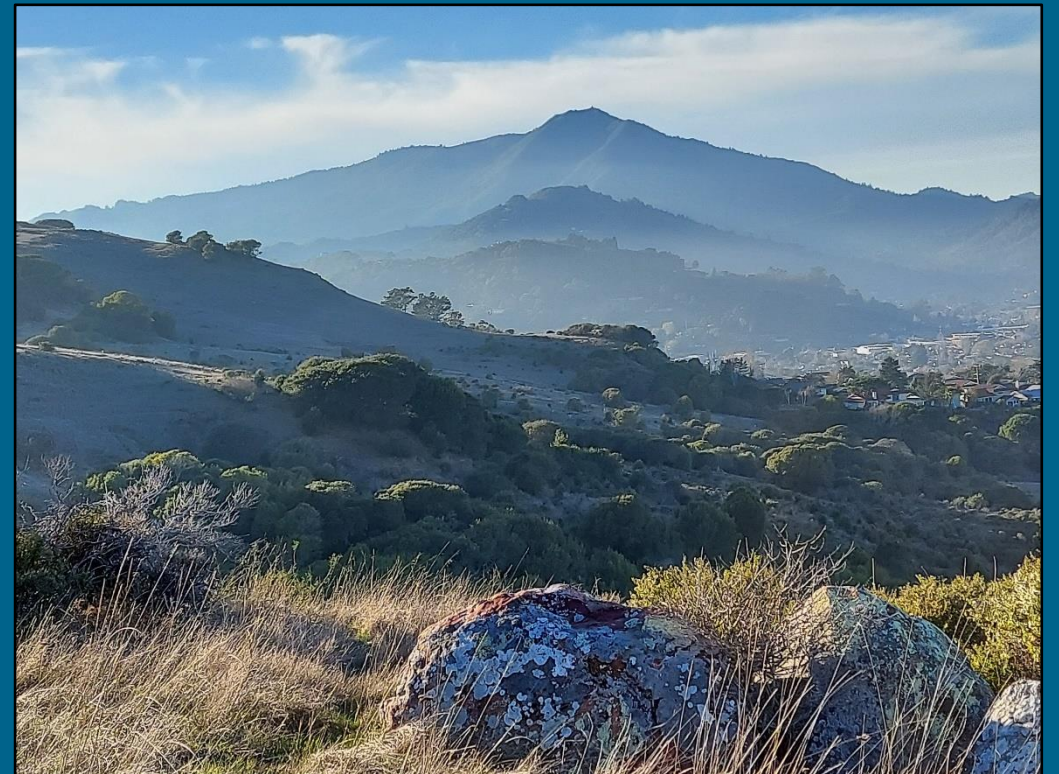
# Polling Question #8

- Which bracket best describes your household income?
  - Less than \$40,000
  - \$40,000 to \$64,999
  - \$65,000 to \$99,999
  - \$100,000 to \$124,999
  - \$125,000 or more



# Let's Test the Chat!

Provide one word you use to describe living or working in Corte Madera. Type your answer in the chat.



# Site Inventory Plan: Meeting Corte Madera's RHNA

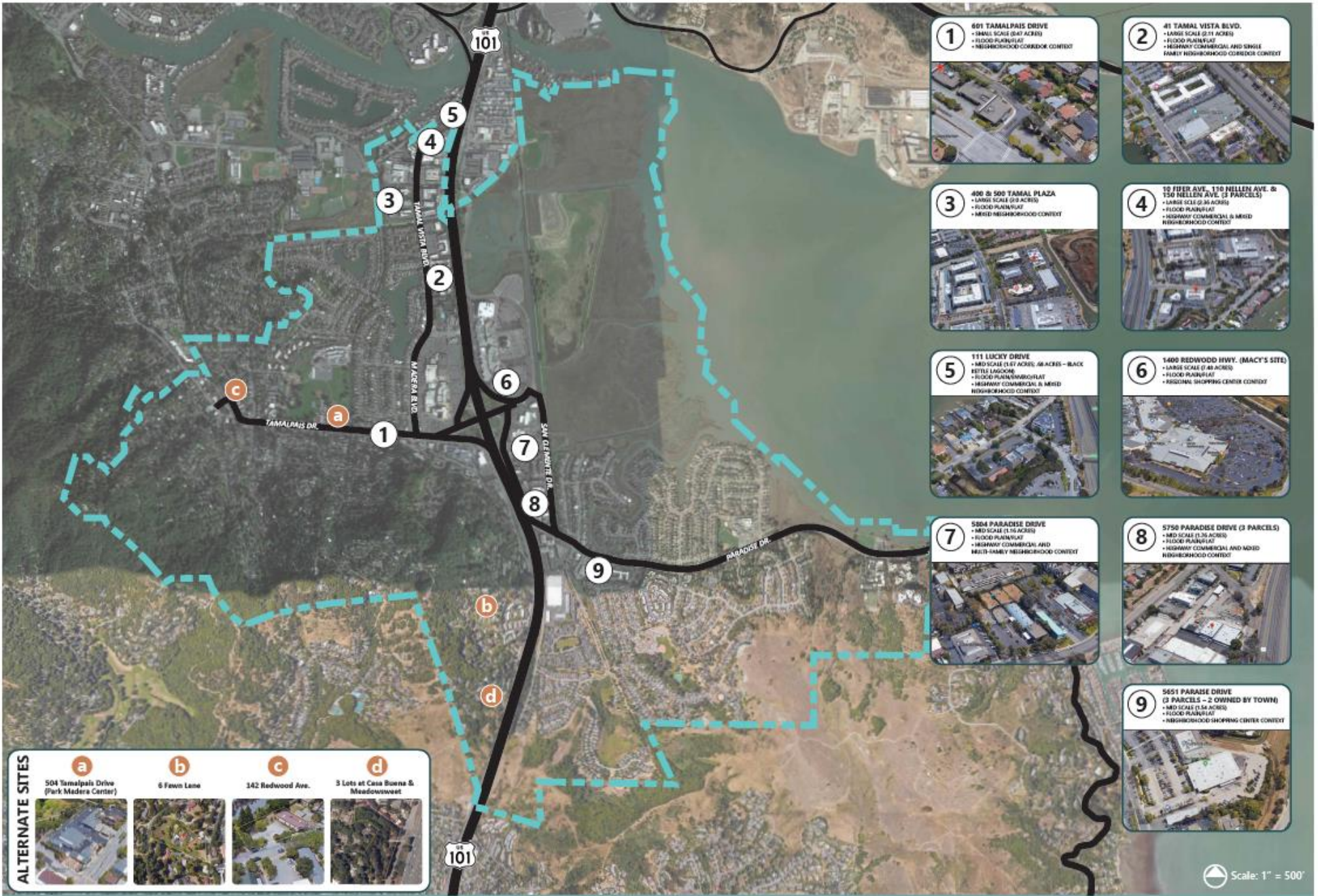


# Planning Framework for Housing Opportunity Sites

- *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)







**1** 601 TAMALPAIS DRIVE  
 • MEDIUM SCALE (247 ACRES)  
 • FLOOD PLAIN/FLAT  
 • NEIGHBORHOOD CORRIDOR CONTEXT

**2** 41 TAMAL VISTA BLVD.  
 • LARGE SCALE (211 ACRES)  
 • FLOOD PLAIN/FLAT  
 • HIGHWAY COMMERCIAL AND SINGLE FAMILY NEIGHBORHOOD CORRIDOR CONTEXT

**3** 400 & 500 TAMAL PLAZA  
 • LARGE SCALE (29 ACRES)  
 • FLOOD PLAIN/FLAT  
 • MILD NEIGHBORHOOD CONTEXT

**4** 10 FIFTH AVE., 110 NELLEN AVE. & 130 NELLEN AVE. (3 PARCELS)  
 • LARGE SCALE (2.36 ACRES)  
 • FLOOD PLAIN/FLAT  
 • HIGHWAY COMMERCIAL & MILD NEIGHBORHOOD CONTEXT

**5** 111 LUCKY DRIVE  
 • MEDIUM SCALE (147 ACRES - BACK BATTLE LAGOON)  
 • FLOOD PLAIN/NEIGHBORHOOD/FLAT  
 • HIGHWAY COMMERCIAL & MILD NEIGHBORHOOD CONTEXT

**6** 1400 REDWOOD HWY. (MACY'S SITE)  
 • LARGE SCALE (7.48 ACRES)  
 • FLOOD PLAIN/FLAT  
 • REGIONAL SHOPPING CENTER CONTEXT

**7** 5584 PARADISE DRIVE  
 • MEDIUM SCALE (1.16 ACRES)  
 • FLOOD PLAIN/FLAT  
 • HIGHWAY COMMERCIAL AND MULTI-FAMILY NEIGHBORHOOD CONTEXT

**8** 5750 PARADISE DRIVE (3 PARCELS)  
 • MEDIUM SCALE (1.36 ACRES)  
 • FLOOD PLAIN/FLAT  
 • HIGHWAY COMMERCIAL AND MILD NEIGHBORHOOD CONTEXT

**9** 5651 PARADISE DRIVE (3 PARCELS - 2 OWNED BY TOWN)  
 • MEDIUM SCALE (1.16 ACRES)  
 • FLOOD PLAIN/FLAT  
 • NEIGHBORHOOD SHOPPING CENTER CONTEXT

**ALTERNATE SITES**

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

# 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
<b>Total</b>		<b>725</b>



**ALTERNATE SITES**

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

**LEGEND**

20-25 DU/ACRE		
30-35 DU/ACRE		
40 DU/ACRE		



**1**  
801 TAMALPAIS DRIVE  
• MEDIUM SCALE (247 ACRES)  
• FLOOD PLAIN/LAT  
• NEIGHBORHOOD CORRIDOR CONTEXT

**2**  
41 TAMAL VISTA BLVD.  
• LARGE SCALE (211 ACRES)  
• FLOOD PLAIN/LAT  
• HIGHWAY COMMERCIAL AND SINGLE FAMILY NEIGHBORHOOD CORRIDOR CONTEXT

**3**  
406 & 505 TAMAL PLAZA  
• LARGE SCALE (210 ACRES)  
• FLOOD PLAIN/LAT  
• MEDIUM NEIGHBORHOOD CONTEXT

**4**  
2 & 10 FIFER AVE., 110 NELLEN AVE. & 150 NELLEN AVE. (3 PARCELS)  
• LARGE SCALE (24.4M ACRES)  
• FLOOD PLAIN/LAT  
• HIGHWAY COMMERCIAL & MEDIUM NEIGHBORHOOD CONTEXT

**5**  
111 LUCKY DRIVE  
• MEDIUM SCALE (147 ACRES) - BACK BAY LAGOON  
• FLOOD PLAIN/LAT  
• HIGHWAY COMMERCIAL & MEDIUM NEIGHBORHOOD CONTEXT

**6**  
1405 REDWOOD HWY. (MACY'S SITE)  
• LARGE SCALE (7.48 ACRES)  
• FLOOD PLAIN/LAT  
• REGIONAL SHOPPING CENTER CONTEXT

**7**  
5584 PARADISE DRIVE  
• MEDIUM SCALE (1.16 ACRES)  
• FLOOD PLAIN/LAT  
• HIGHWAY COMMERCIAL AND MULTI-FAMILY NEIGHBORHOOD CONTEXT

**8**  
5750 PARADISE DRIVE (3 PARCELS)  
• MEDIUM SCALE (1.16 ACRES)  
• FLOOD PLAIN/LAT  
• HIGHWAY COMMERCIAL AND MEDIUM NEIGHBORHOOD CONTEXT

**9**  
5551 PARADISE DRIVE (3 PARCELS - 2 OWNED BY TOWN)  
• MEDIUM SCALE (1.16 ACRES)  
• FLOOD PLAIN/LAT  
• NEIGHBORHOOD SHOPPING CENTER CONTEXT

Scale: 1" = 500'



Corte Madera

Town of Corte Madera Housing Element update | Opportunity Sites Map

COMPLETE THE HOUSING ELEMENT FEEDBACK FORM HERE:  
For more information visit [www.cortemaderhousing.org](http://www.cortemaderhousing.org)



## 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
<b>Total Units:</b>					<b>720</b>

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



# Site 4: 2 Fifer, 10 Fifer, 110-150 Nellen



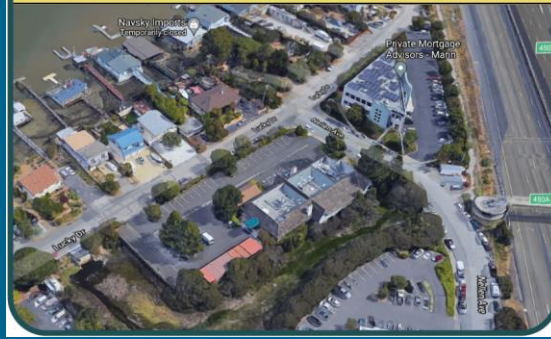
**1** **601 TAMALPAIS DRIVE**

- 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)**

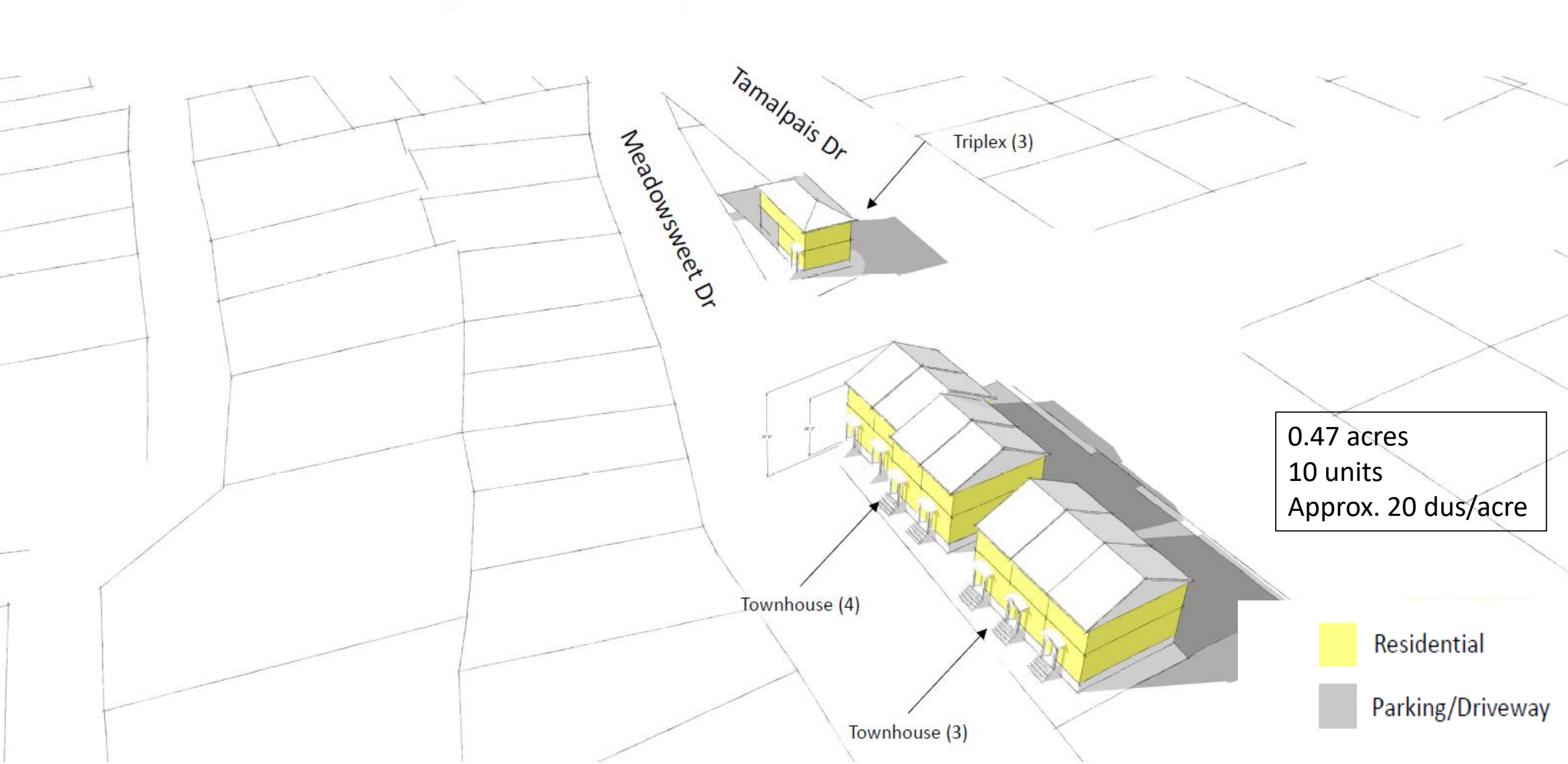
- MID SCALE (1.54 ACRES)
- FLOOD PLAIN/FLAT
- NEIGHBORHOOD SHOPPING CENTER CONTEXT



20-25  
DU / ACRE



# 601 Tamalpais Drive: 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** **10 FIFER AVE., 110 NELLEN AVE. & 150 NELLEN AVE. (3 PARCELS)**

- LARGE SCALE (2.36 ACRES)
- FLOOD PLAIN/FLAT
- HIGHWAY COMMERCIAL & MIXED NEIGHBORHOOD CONTEXT

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

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

**7** **5804 PARADISE DRIVE**

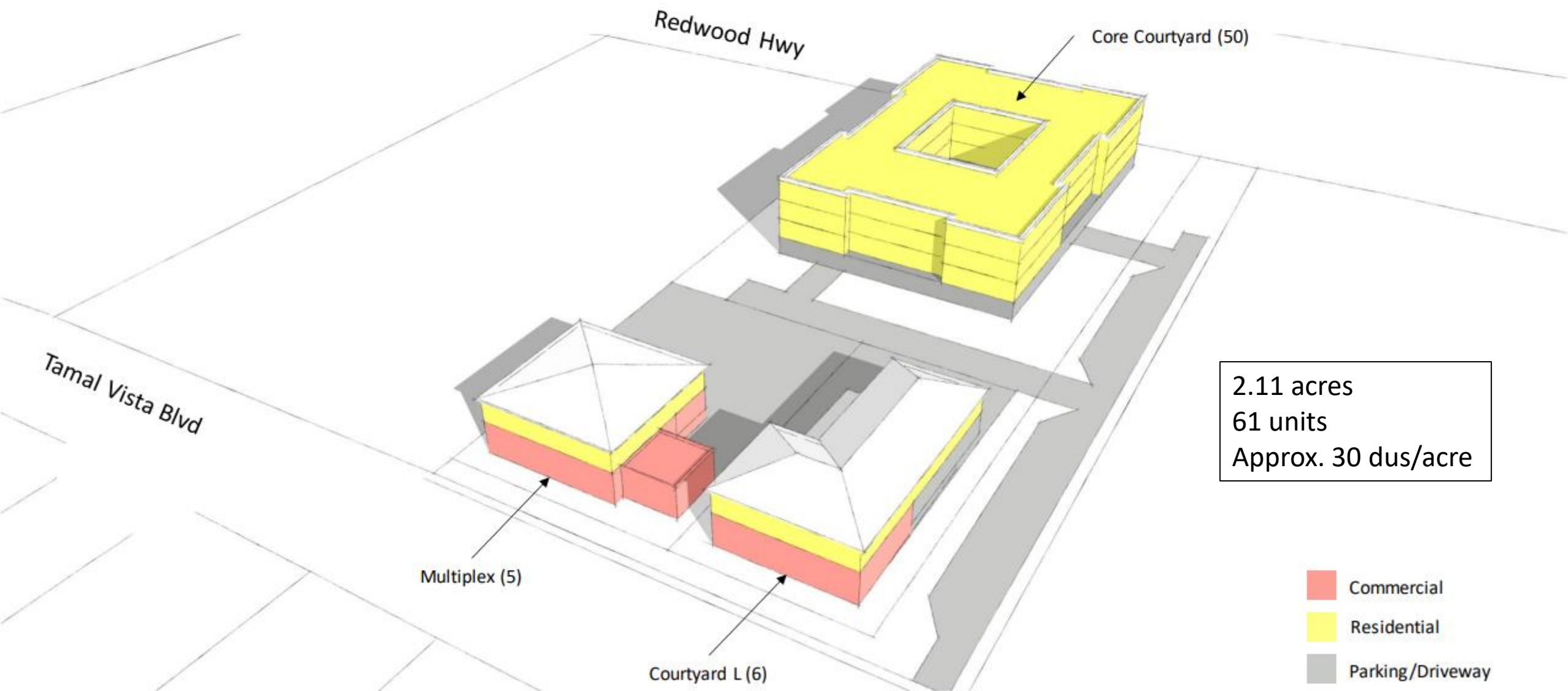
- MID SCALE (1.16 ACRES)
- FLOOD PLAIN/FLAT
- HIGHWAY COMMERCIAL AND MULTI-FAMILY NEIGHBORHOOD CONTEXT



30-35 DU / ACRE

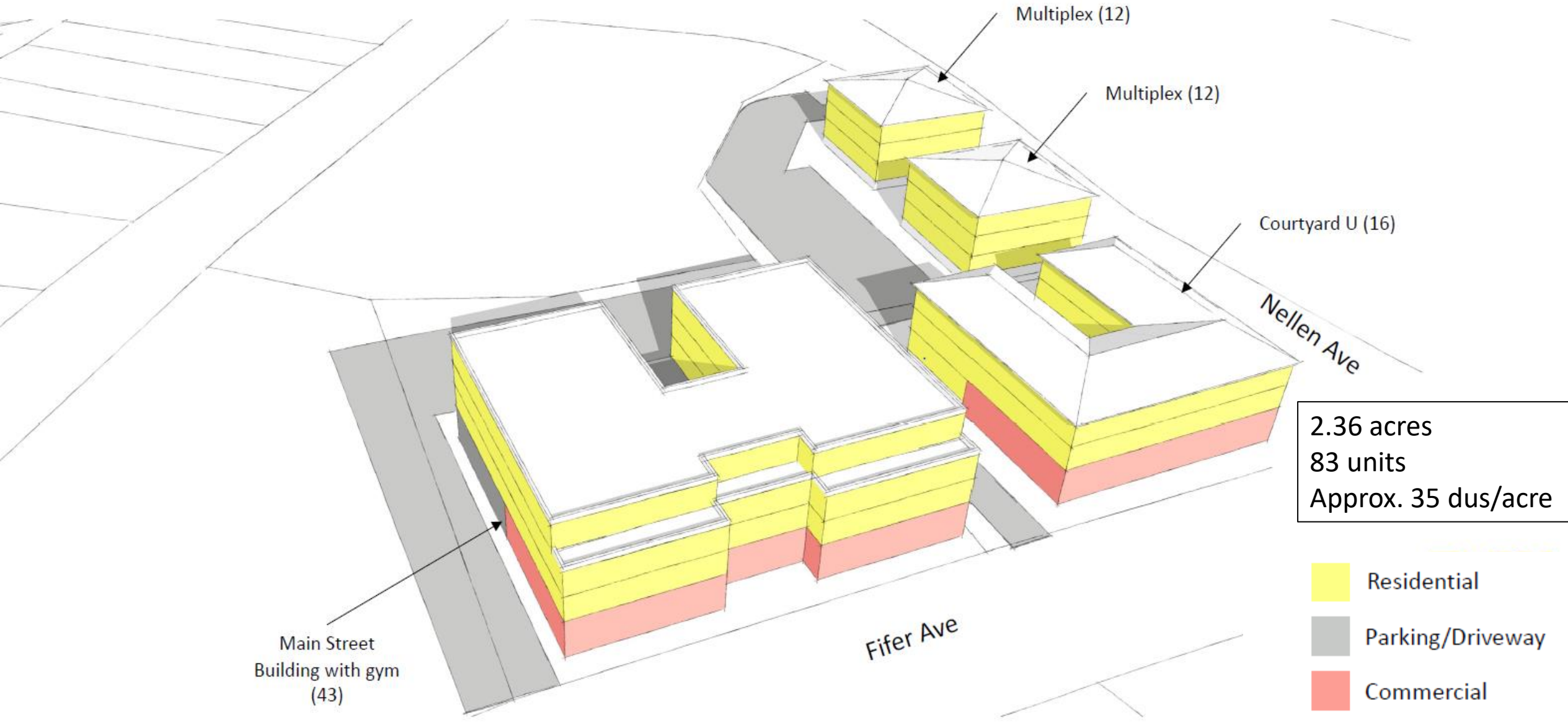


# 41 Tamal Vista: Bird's Eye Conceptual Site Plan



2.11 acres  
61 units  
Approx. 30 dus/acre

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



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

# Clarifying Questions through the Chat



# What We've Heard



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



“Providing workforce housing is the greatest opportunity to lower the community’s carbon footprint.”

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

“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).”

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?”

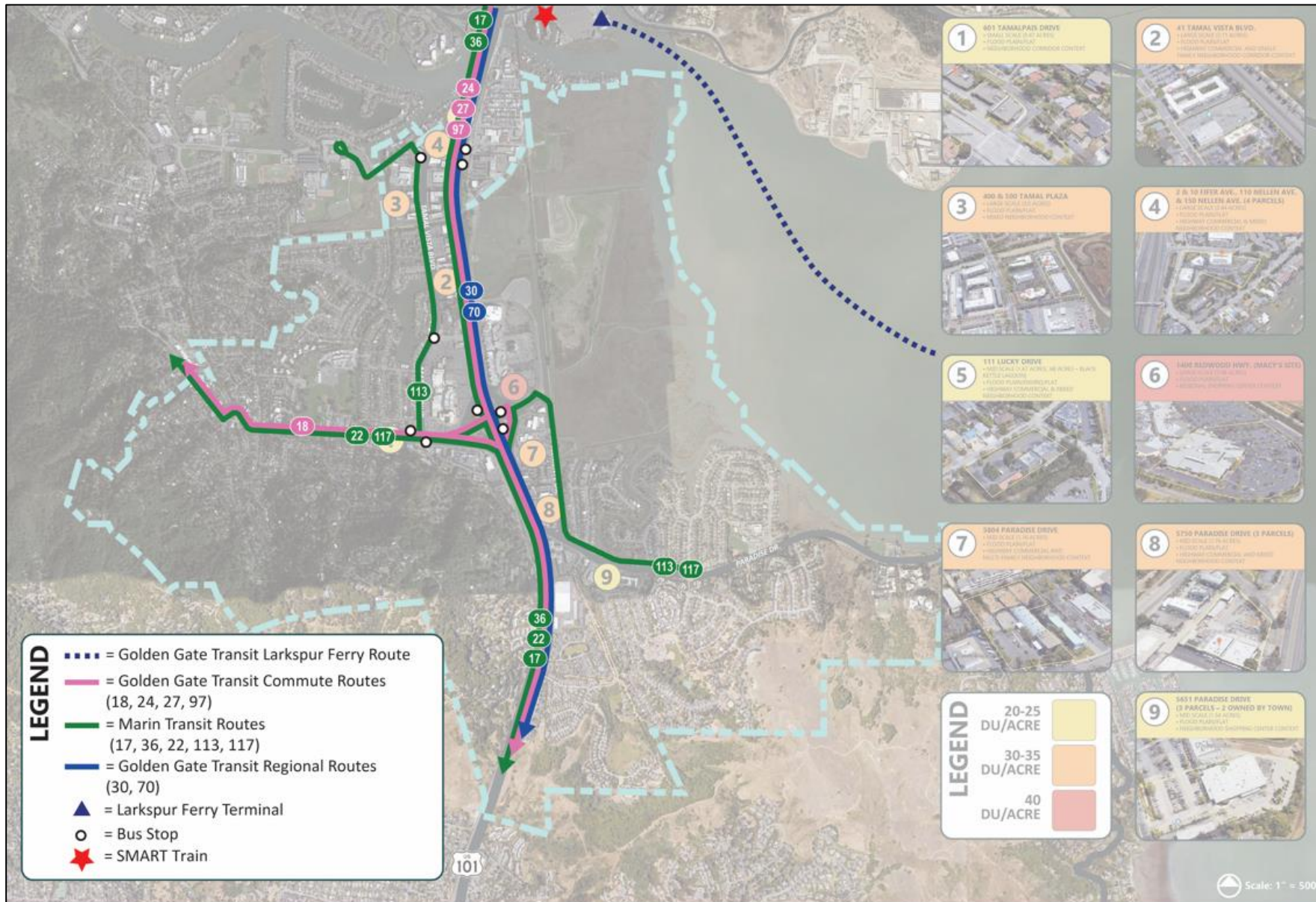


# Traffic



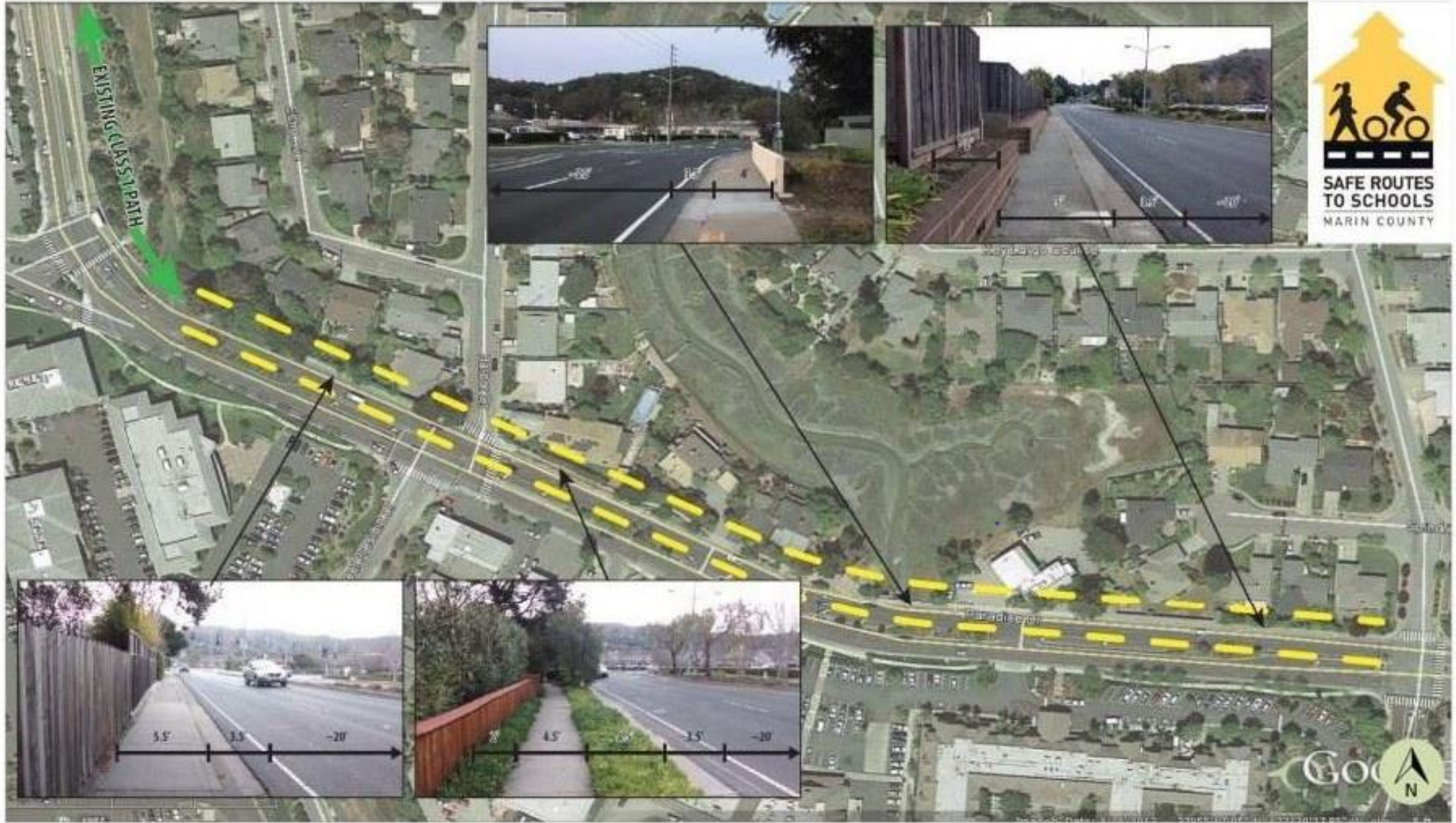


# Transit-Oriented Development



# **Bike and Ped Improvements (Paradise Drive)**

# MARIN SR25 COVE SCHOOL: PARADISE DRIVE, SEA WOLF PASSAGE TO SAN CLEMENTE DRIVE





# Paradise Drive Complete Streets Project Limits



# Paradise Drive Complete Streets Project

- Project aims to add multi-modal facilities to the section of Paradise Drive between Westward Drive and the eastern Town limit.
- Project provides access to Ring Mountain Open Space Preserve, Marin Montessori School, the Marin County Day School, and nearby residential & commercial areas.
- Goal of the project is to provide multi-modal facilities to encourage the use of the corridor for cyclists & pedestrians.
- Improvements will include enhancements to bicycle & pedestrian facilities, such as bike lanes, sidewalks, or shared use paths.



**Traffic Engineering  
(Village Improvement  
Fund)**

# Existing Intersection Configuration



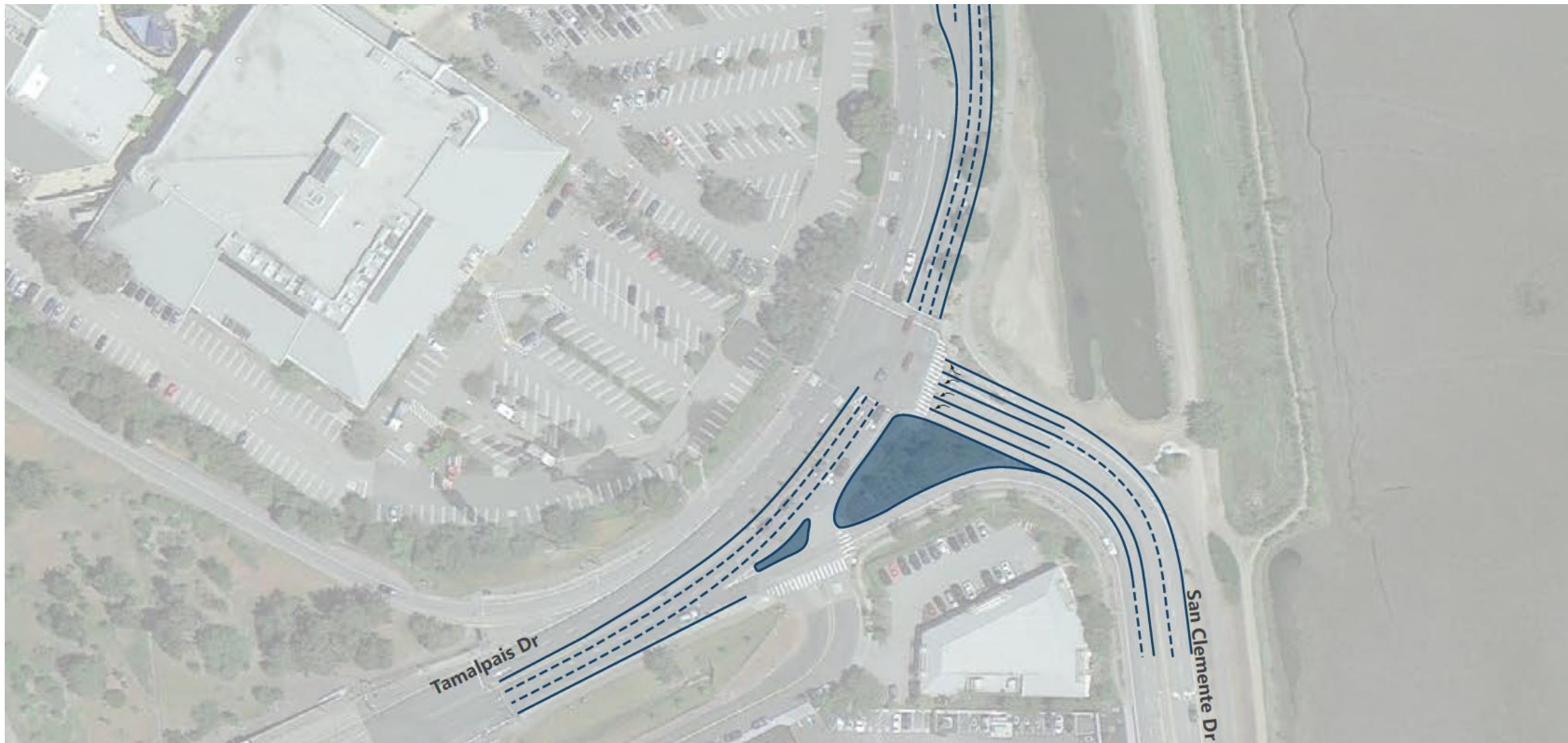


# The Village – Traffic Mitigation Measure

- Town's 2009 General Plan required traffic mitigation associated with future development at the Village
- New projects at the Village are required to make a fair share contribution to fund mitigation measure
- Nordstrom and RH Gallery projects have paid into Village Improvement Fund – approx. \$750,000 in fund today. 2017 project estimate of \$2.7 M



# Proposed Intersection Configuration (Conceptual)



**Traffic Monitoring and  
Assessment  
(Tam Ridge Post  
Occupancy Report )**



THE TOWN OF  
CORTE MADERA  
MARIN COUNTY CALIFORNIA

## CORTE MADERA TOWN COUNCIL STAFF REPORT

Report Date: June 27, 2019

Meeting Date: July 2, 2019

**TO:** Honorable Mayor and Members of the Town Council

**FROM:** Adam Wolff, Director, Planning and Building *AW*  
Peter Brown, Director of Public Works

**SUBJECT:** Tam Ridge Apartments Post-Occupancy Housing and Traffic Report.

\* \* \* \* \*

### RECOMMENDED ACTION

No action is requested. This item is intended for informational purposes only.

### BACKGROUND

The Tam Ridge apartment project was completed in September 2017 and achieved full occupancy (approximately 95% occupied) in January 2019. The mixed-use project includes 180 housing units, including 52 1-bedroom, 99 2-bedroom, and 29 3-bedroom units, 295 parking spaces, and 3,000 square feet of commercial retail space, currently occupied by Andy's Local Market, which opened in March 2018. Eighteen (18) of the units are required to be rented at below market rents ("affordable units"). The project represents the single largest housing development – in terms of numbers of housing units – constructed in Corte Madera since the development of the Madera del Presidio subdivision in the mid-1990s.

## NEWS > LOCAL NEWS

# Corte Madera's Tam Ridge traffic minimal, study says



The Tam Ridge apartments in Corte Madera Tuesday. (Jeremy Portje/ Marin Independent Journal)

By **MATTHEW PERA** | [mpera@marinij.com](mailto:mpera@marinij.com) |

PUBLISHED: July 2, 2019 at 5:38 pm | UPDATED: July 2, 2019 at 6:30 pm



THE TOWN OF

Corte Madera

California

# Project Data

- 180 units: 52 1-bedroom, 99 2-bedroom, 29 3-bedroom
- 18 Below Market Rate Units (10%)
- 3,000 SQ. FT of commercial (Andy's Local Market)
- 1.1 FAR (1.57 FAR including garage space)
- 40 dwelling units/acre
- 295 parking spaces; 15 spaces reserved for Andy's Market



# Traffic Study Findings

- Project generated 88 vehicle trips in weekday AM peak hour (7:30 – 8:30 am) and 91 vehicle trips in weekday PM peak hour (4:30 – 5:30 pm).
- Approximately 10% and 12% less trips than assumed in 2011 traffic study conducted for proposed project at that time.
- Project contributes approximately 3.5% of Tamal Vista/Wornum AM peak hour volume and 2.4% of the PM peak hour volume. Intersection LOS remains B.
- Travel time on Tamal Vista:
  - Northbound in AM peak hour = 25 seconds shorter (16% shorter)
  - Northbound in PM peak hour = 1 second longer (1%)
  - Southbound in AM peak hour = 1 second longer (1%)
  - South bound in PM peak hour = 1 second longer (1%)



# Required Parking

Use	Required Parking Tam Ridge
Studio	1 space per unit
1-bedroom	1 space per unit
2 bedrooms	1.5 spaces per unit
3 bedrooms or more	2 spaces per unit
Guest Parking	1 space for every 10 units



# Parking Findings

- No complaints received by surrounding property owners since project opened.
- Followed up with property owners:
  - Tamal Plaza office & industrial complex
  - Casa Madera
  - Residential areas (Council Crest)
- CMPA: no noticeable increase in parking issues on Nellen.





## Corte Madera's Tam Ridge traffic minimal, study says



The Tam Ridge apartments in Corte Madera Tuesday. (Jeremy Portje/ Marin Independent Journal)

By **MATTHEW PERA** | mpera@marinij.com |

PUBLISHED: July 2, 2019 at 5:38 pm | UPDATED: July 2, 2019 at 6:30 pm

"I haven't noticed (traffic) being too terrible," said Fredric Finkelstein, a Corte Madera resident who was a vocal critic of the project during the design review process.

Finklestein, who lives at the nearby Casa Madera development, had raised concerns about potential traffic problems from the large number of new residents in the area. He said at the time that many of his neighbors had similar fears.

"There's still some occasional backups on Tamal Vista, partly related to when the schools let out," he said. "But I wouldn't say it's gotten way worse."

Resident Phyllis Galanis, who works in an office on Tamal Vista Boulevard, said she hasn't seen any additional congestion stemming from the apartments. She said that's in part because of town planners' decision to restrict turns into and out of the complex to certain intersections.

"I think that was good planning on the part of the town," she said.

Galanis was critical of the project during the review phase. She called the complex "unattractive," but said she agreed with the study's findings on minimal traffic and parking issues. Residents at the apartments haven't been using the parking lot at her office complex as overflow, she said.



Private: Transit-Oriented Development; Mitigation/ROW Improvements; Monitor and Assess

HOUSING ELEMENT and HOUSING DEVELOPMENT

State transportation funds

TRAFFIC IMPROVEMENTS

Public: Bike/Ped Improvements; Traffic Engineering Projects; Monitor and Assess



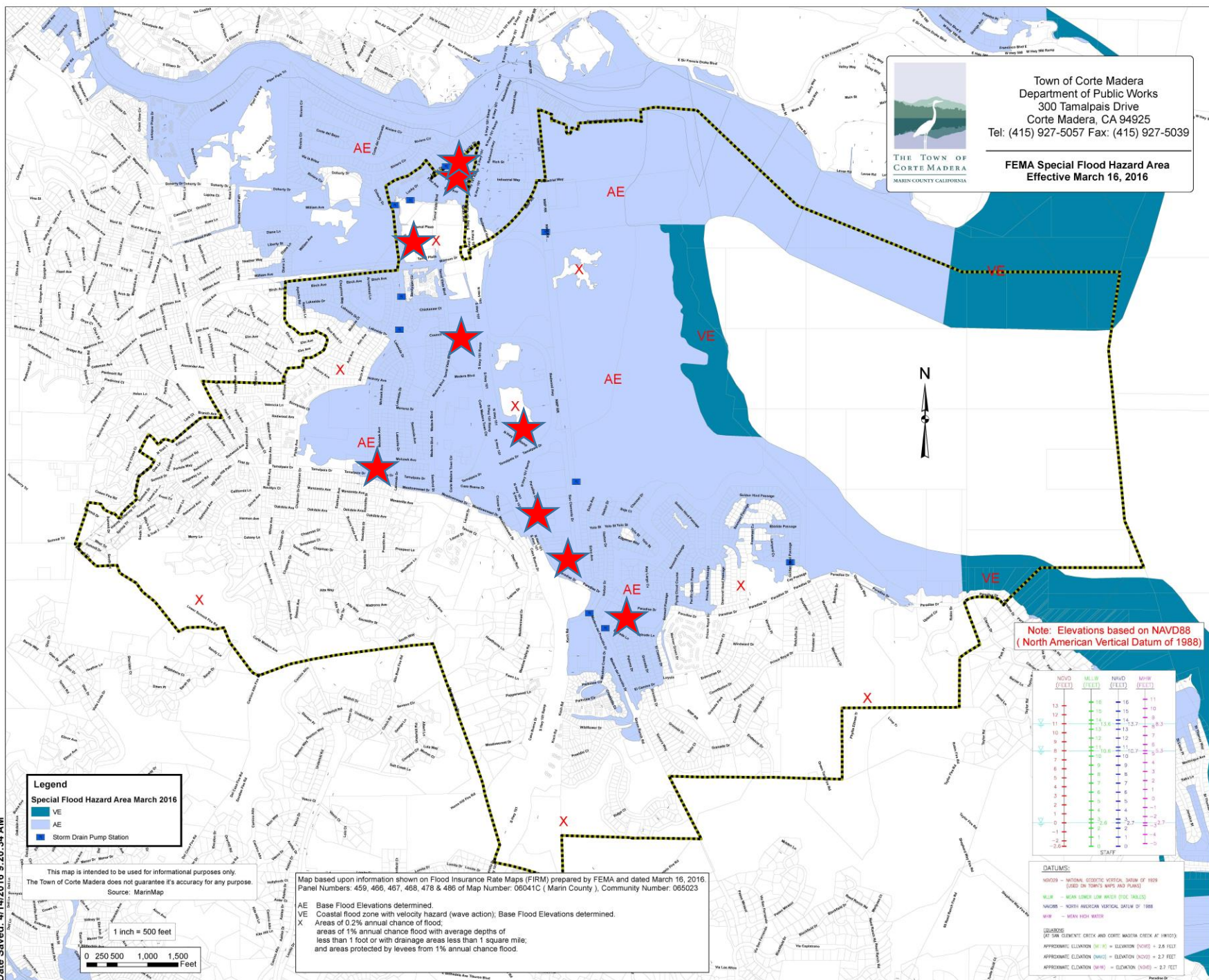
# Flood Protection & Sea Level Rise





Town of Corte Madera  
 Department of Public Works  
 300 Tamalpais Drive  
 Corte Madera, CA 94925  
 Tel: (415) 927-5057 Fax: (415) 927-5039

**FEMA Special Flood Hazard Area**  
 Effective March 16, 2016



**Legend**  
 Special Flood Hazard Area March 2016  
 VE  
 AE  
 Storm Drain Pump Station

This map is intended to be used for informational purposes only. The Town of Corte Madera does not guarantee its accuracy for any purpose. Source: MarinMap

1 inch = 500 feet  
 0 250 500 1,000 1,500 Feet

Map based upon information shown on Flood Insurance Rate Maps (FIRM) prepared by FEMA and dated March 16, 2016. Panel Numbers: 459, 466, 467, 468, 476 & 486 of Map Number: 06041C (Marin County), Community Number: 065023

AE Base Flood Elevations determined.  
 VE Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.  
 X Areas of 0.2% annual chance of flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

Note: Elevations based on NAVD88 (North American Vertical Datum of 1988)

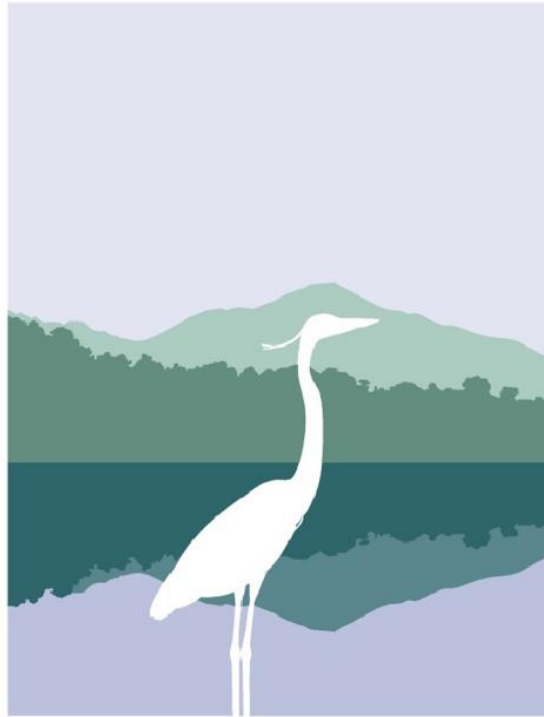
NOVD (FEET)	MLW (FEET)	NRVD (FEET)	MHW (FEET)
13	10	16	11
12	10	15	9
11	10	14	8
10	10	13	8.3
9	10	12	7
8	10	11	6.5
7	10	10	5
6	10	9	3
5	10	8	2
4	10	7	1
3	10	6	0
2	10	5	0
1	10	4	-1
0	10	3	-2.7
-1	10	2	-4
-2	10	1	-5
-2.6	10	0	-10

**DATUMS:**  
 NGVD88 - NATIONAL GEODETIC VERTICAL DATUM OF 1988 (BASED ON TORRE'S MIPUS AND PLACES)  
 MLW - MEAN LOWER LOW WATER (TIDE GAGES)  
 NRVD88 - NORTH AMERICAN VERTICAL DATUM OF 1988  
 MHW - MEAN HIGH WATER  
**LEGEND:**  
 (AT SAN GEMINI'S CREEK AND CORTE MADERA CREEK AT HWY101)  
 APPROXIMATE ELEVATION (MLW) = ELEVATION (NOVD) + 2.6 FEET  
 APPROXIMATE ELEVATION (NRVD) = ELEVATION (NOVD) + 2.7 FEET  
 APPROXIMATE ELEVATION (MHW) = ELEVATION (NOVD) + 2.7 FEET

Path: Y:\FEMA\FEMA\_March2016\_CM\_WallMap.mxd  
 Author: kcrowe  
 Date Saved: 4/14/2016 9:20:34 AM

# Appeal of ABAG Final Draft Regional Housing Needs Allocation (RHNA) for Corte Madera

September 29, 2021



THE TOWN OF  
CORTE MADERA

MARIN COUNTY CALIFORNIA

## BASIS FOR APPEAL

ABAG failed to adequately consider information about Local Planning Factors and Affirmatively Furthering Fair Housing from the Local Jurisdiction Survey relating to certain local factors outlined in Government Code Section 65584.04(e).

- FEMA 100 Year Flood Zone
- WUI/High Fire Hazard Areas
- Unique Topography and Lot Sizes
- Sea Level Rise

REDUCE FINAL RHNA FROM 725 UNITS TO 400 UNITS

## SHORELINE ADAPTATION PLANNING

Adapting to sea level rise and coastal flooding requires proactive planning to ensure protection of coastal resources and development. In general, approaches to responding to sea level rise and their associated actions fall into four main categories: **no-action**; **flood accommodation**; **shoreline protection**; and **managed retreat**.<sup>97</sup> Of these categories of actions, working to help residents and coastal infrastructure accommodate rising sea levels and protect critical areas from coastal hazards are likely to be the most effective and efficient in the near- to medium-term,<sup>98</sup> whereas actions that proactively move infrastructure out of harm's way are longer-term possibilities that may need to be discussed at both the local and regional levels as sea levels continue to rise over time.

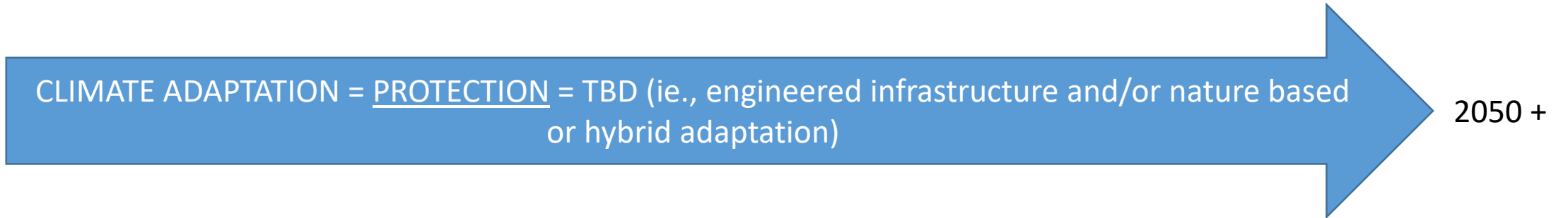
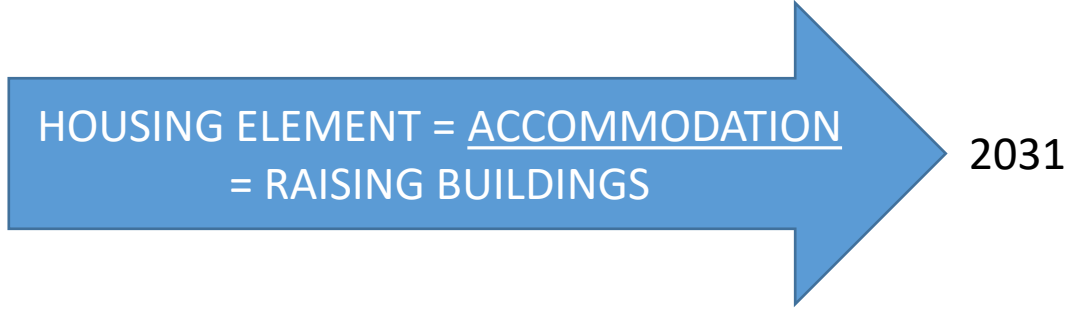
**Town staff and its elected officials are committed to protecting its residents, property owners, businesses and infrastructure, but this can only be achieved by partnering with the community to develop and implement adaptation actions that are widely supported.**



### The Corte Madera Climate Adaptation Assessment

A Roadmap to Resilience

May 2021



# Examples of Accommodation





# Examples of Protection

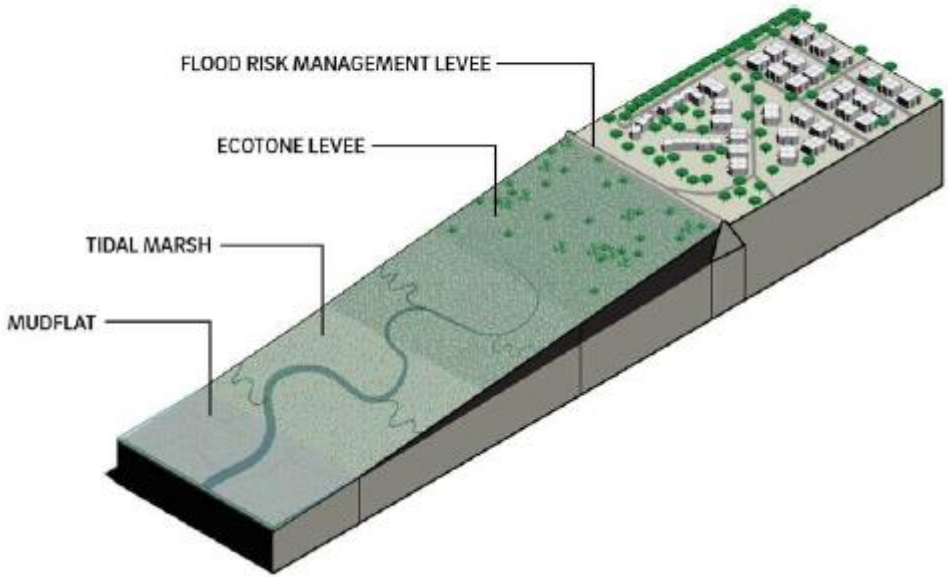


Figure 3.11. Conceptual design for potential restoration and adaptation options at Cortes Madera Marsh and the railroad right-of-way.

Source: Cortes Madera Climate Adaptation Assessment

# Water Resources





MARIN MUNICIPAL  
WATER DISTRICT

## URBAN WATER MANAGEMENT PLAN

2 0 1 5 U P D A T E

JUNE 2016

PREPARED BY:  
**RMC**  
water and environment

Town will continue to collaborate with Marin Municipal Water District (MMWD) to ensure our plans are aligned and consistent:

Considerations:

- “Will serve” letter from MMWD required for all new development
- MMWD may continue to pursue options to supplement water supply
- New development will be required to meet new efficiency requirements (i.e. low flow fixtures & water efficient landscaping)
  - Multi-family developments use less water than single-family residential
- Water resources will be evaluated as part of CEQA analysis

# Discussion

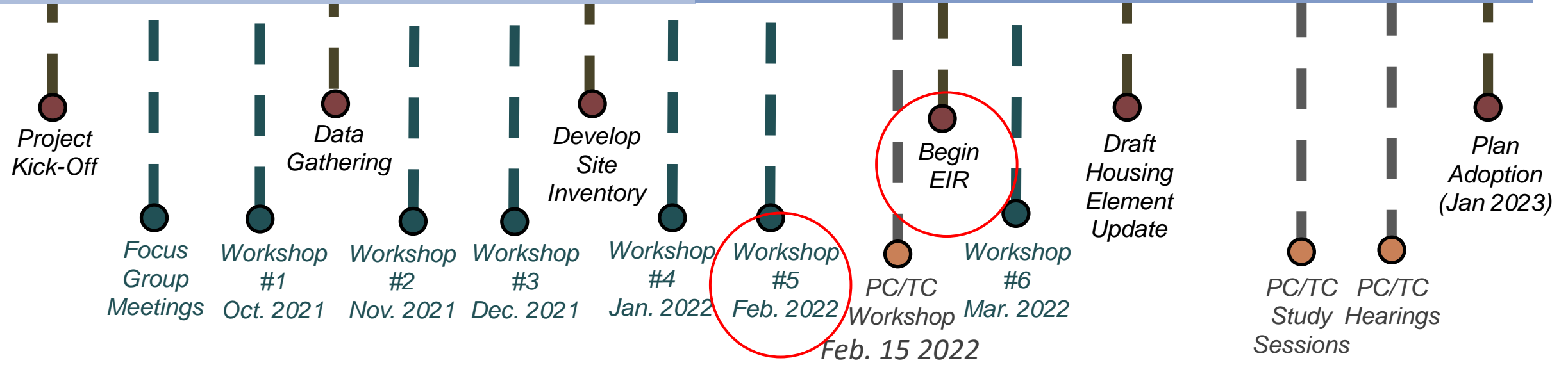
- What do you think of our strategy for meeting RHNA?
- The sites that have been identified?
- The housing unit densities proposed for each site?
- Alternatives if not satisfied?



# PROJECT TIMELINE : Corte Madera Housing Element



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



## 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
<b>Total Units:</b>					<b>720</b>

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



**ALTERNATE SITES**

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

**LEGEND**

20-25 DU/ACRE		
30-35 DU/ACRE		
40 DU/ACRE		



**1**  
801 TAMALPAIS DRIVE  
• MEDIUM SCALE (247 ACRES)  
• FLOOD PLAIN/LAT  
• NEIGHBORHOOD CORRIDOR CONTEXT

**2**  
41 TAMAL VISTA BLVD.  
• LARGE SCALE (211 ACRES)  
• FLOOD PLAIN/LAT  
• HIGHWAY COMMERCIAL AND SINGLE FAMILY NEIGHBORHOOD CORRIDOR CONTEXT

**3**  
406 & 505 TAMAL PLAZA  
• LARGE SCALE (210 ACRES)  
• FLOOD PLAIN/LAT  
• MEDIUM NEIGHBORHOOD CONTEXT

**4**  
2 & 10 FIFER AVE., 110 NELLEN AVE. & 150 NELLEN AVE. (3 PARCELS)  
• LARGE SCALE (24.4M ACRES)  
• FLOOD PLAIN/LAT  
• HIGHWAY COMMERCIAL & MEDIUM NEIGHBORHOOD CONTEXT

**5**  
111 LUCKY DRIVE  
• MEDIUM SCALE (147 ACRES) - BACK BAY LAGOON  
• FLOOD PLAIN/LAT  
• HIGHWAY COMMERCIAL & MEDIUM NEIGHBORHOOD CONTEXT

**6**  
1405 REDWOOD HWY. (MACY'S SITE)  
• LARGE SCALE (7.48 ACRES)  
• FLOOD PLAIN/LAT  
• REGIONAL SHOPPING CENTER CONTEXT

**7**  
5584 PARADISE DRIVE  
• MEDIUM SCALE (116 ACRES)  
• FLOOD PLAIN/LAT  
• HIGHWAY COMMERCIAL AND MULTI-FAMILY NEIGHBORHOOD CONTEXT

**8**  
5750 PARADISE DRIVE (3 PARCELS)  
• MEDIUM SCALE (1.56 ACRES)  
• FLOOD PLAIN/LAT  
• HIGHWAY COMMERCIAL AND MEDIUM NEIGHBORHOOD CONTEXT

**9**  
5551 PARADISE DRIVE (3 PARCELS - 2 OWNED BY TOWN)  
• MEDIUM SCALE (1.54 ACRES)  
• FLOOD PLAIN/LAT  
• NEIGHBORHOOD SHOPPING CENTER CONTEXT

Scale: 1" = 500'



Corte Madera

Town of Corte Madera Housing Element update | Opportunity Sites Map

COMPLETE THE HOUSING ELEMENT FEEDBACK FORM HERE:  
For more information visit [www.cortemaderhousing.org](http://www.cortemaderhousing.org)

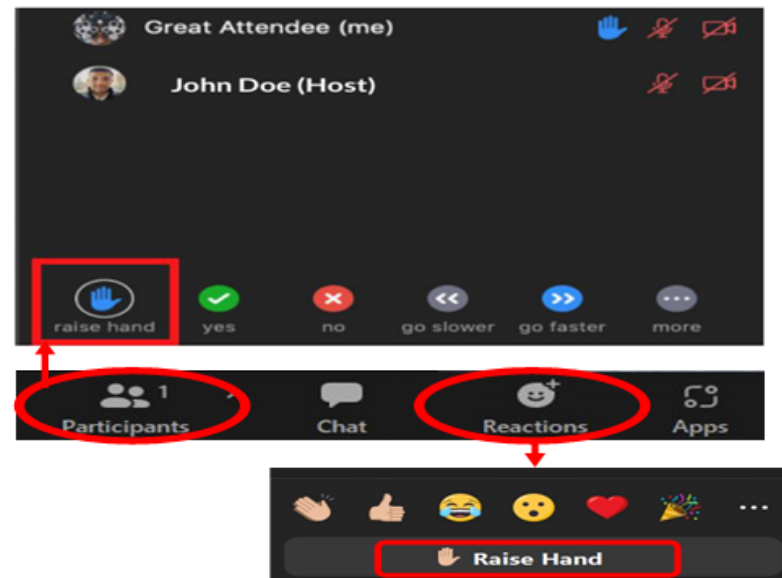


# Group Discussion

We want to hear from you!

- Clarifying questions
- Feedback/comments on identified housing opportunity sites & proposed densities
- Suggestions of other housing sites

## RAISE HAND VIRTUALLY THROUGH PARTICIPANTS/REACTIONS WINDOW



## CHAT WINDOW





# Ways to Engage & Stay Involved

- Provide comments to planning staff at [housingplan@tcmmail.org](mailto:housingplan@tcmmail.org)
- Check out the housing webpage and provide comments  
<https://www.cortemaderahousing.org/>
- Participate in the upcoming workshops
- Sign-up for email notifications
- Tell your friends



# Housing Needs Survey



THE TOWN OF  
Corte Madera  
California

## COMMUNITY FEEDBACK FORM

### Housing Needs in Corte Madera

The Town of Corte Madera is gathering input from the community to guide the Town's planning process for housing in Corte Madera. Our aim is to reach and engage all segments of the community. This feedback form is designed to have you share your ideas about housing needs today and in the future.

*Provide feedback to be entered into a raffle to win a \$50 gift card at a Corte Madera restaurant. Ten winners will be selected at random. The feedback form will take about 10 minutes to complete.\**

#### 1. Where do you live? (select one)

- a. In Corte Madera
- b. Not in Corte Madera, but in Marin County
- c. Outside Marin County

#### 2. Where do you work? (select one)

- a. In Corte Madera (including remote work)
- b. Not in Corte Madera, but in Marin County
- c. Outside Marin County

#### 7. Which bracket best describes your household income?

- a. Less than \$40,000
- b. \$40,000 to \$64,999
- c. \$65,000 to \$99,999
- d. \$100,000 to \$124,999
- e. \$125,000 or More

#### 8. Race and Ethnicity: (select all that apply)



THE TOWN OF  
Corte Madera  
California

# Next Steps

Joint Planning Commission and Town Council Workshop  
February 15, 2022 at 5:00 pm

Next Housing Workshop – March 9, 2022 at 6:30 pm

*CEQA, Programs & Policies, and the Safety Element*



**Thank you!**

**CORTEMADERAHOUSING.ORG**

