

FINAL MINUTES

**TOWN OF CORTE MADERA
ACCESSIBILITY ADVISORY COMMISSION
JULY 19, 2010
CORTE MADERA TOWN HALL COUNCIL CHAMBERS**

Commissioners Present: Chair Barbara Becker
Ted Meyer
Tom Young

Commissioners Absent: Robert Czeck

Staff Present: Public Works Director Dan Ring

1. Call Meeting to Order

Chair Becker called the meeting to order at 7:06 p.m.

2. Open Forum for Non Agenda Items

Commissioner Meyer stated his reinstatement as a Commissioner was outstanding and he had questions about the process and when his term expired. Public Works Director Ring stated he would find out about the terms.

Public Works Director Ring stated he would like to add an item to the agenda under New Business: B) Bank of Marin.

3. Approval of Meeting Minutes of June 21, 2010

M/s, Meyer/Young, to approve the meeting minutes of June 21, 2010 as corrected.
Ayes: All Absent: Czeck

4. Old Business

A. BRIP (Barrier Removal Implementation Project) Update

Public Works Director Ring stated he did not have much of an update but he wanted to talk about how to start the process. One way to look at the process was to focus on the priority list and the streets that are in need of repair according to the Pavement Management Plan. He displayed a map and pointed to the streets that are below a PCI (pavement condition index) of 50. The Town likes to achieve a PCI of at least 70. The average in Town is about 80 or 85- they are in pretty good shape. He pointed to Chapman and Stetson and stated they were in need of some work, along with Montecito and Spindrift. Commissioner Meyer pointed to an area where there was a significant amount of settlement near the end of Spindrift at Staghound. Public Works Director Ring stated the map could be expanded and color-coded. He thought this information might be helpful relative to the Transition Plan and the BRIP since ADA improvements could be combined with street improvements. He reminded the Commission that ADA improvements were triggered by the need for street overlays. Chair Becker asked if the Town has the money to do everything that is in yellow. Public Works Director Ring stated "no". He stated that last year they did not have any money for paving improvements. This year staff has budgeted \$160,000 which would not go far. He stated there are plans for drainage improvements in the Golden Hind area which would remove the vast majority of the curb and gutter and replace it with new gutter that includes integrated slot drains. Chair Becker asked if this would be a part of the 71 items included in the lawsuit. Public Works Director Ring stated he

did not know but he would get a copy of the 71 items for the Commission. He stated he was not sure that the BRIP had to address the 71 items. He noted he recently received a summary of the draft judgment. Commissioner Meyer referred to the Pavement Management Plan and asked which items would realistically be addressed. Public Works Director Ring stated funds were allocated for certain areas and he pointed them out. Commissioner Meyer stated the Commission should get involved in any major overlay project and cross reference anything brought up in the Transition Plan. Public Works Director Ring agreed.

Chair Becker stated if they were going to be addressing bus stops they should try to prevent repaving streets after projects were completed. Public Works Director Ring agreed.

Public Works Director Ring stated he was going to color code the map and get copies to the Commission. There would be more time given to the BRIP but it was difficult knowing where to start. They could do improvements on a complaint basis, give priority to the most heavily traveled areas or the most dangerous areas, etc.

Commissioner Young discussed the problem with overgrown landscaping along sidewalks and in the public right-of-way. Public Works Director Ring stated the Public Works Department does not really have enforcement powers but could certainly make recommendations/suggestions to homeowners.

Chair Becker asked if the discussion about barrier removal and implementation of projects were necessarily a byproduct of the lawsuit. Public Works Director Ring stated the BRIP was a result of the lawsuit but he was not sure if its intent was to remove the 71 items cited in the lawsuit. Chair Becker asked Public Works Director Ring to get clarity on this issue. Chair Becker asked how many of the 71 items would be eliminated when the Tamalpais Drive overlay/bus stop project was complete. Public Works Director Ring stated he would find out. Chair Becker asked if the Town had to resolve half of the 71 items in the first year. Public Works Director Ring stated he did not think so.

B. Tamalpais/Redwood/Corte Madera Avenue Overlay Project Update

Public Works Director Ring presented the staff report. He presented the plans and discussed the shaded areas, the possible removal of one sidewalk, etc. Staff is forced with finding ways to meet ADA requirements that do not necessarily meet what other people would think of as a suitable crossing point. Chair Becker asked if they could put up a sign stating “this crossing not ADA compliant” at the intersection of First St. and Corte Madera Ave. Public Works Director Ring stated they were not supposed to create a crosswalk that is only for able-bodied people- it needs to work for everyone. Commissioner Meyer pointed out an area that had a crosswalk and path in the original plan. He asked about the striping/overlay plan. Public Works Director Ring displayed the specifications for removal of the asphalt and noted it did not get into the details of the ramps, etc. He stated there is a requirement for a five foot distance out from the face of curb that has a 2% cross slope and no more than 5% longitudinal slope. He stated they were finding it difficult to make that work on the steeper areas of the road. The solution was to use concrete out to the street since it was easier to control in terms of the slope. Commissioner Meyer stated that did not make sense and noted that was landscaped area. Public Works Director Ring stated there was a requirement that the grades need to extend a minimum of five feet into the crosswalk area. The rest of the crosswalk can match the slope of the street. They do not have to re-grade all the streets. Commissioner Meyer referred to a flat spot and he asked if the slope has been identified along that area. Public Works Director Ring stated they have done the topo for the entire curb and gutter areas but he was not sure if they had a profile out in the street area. Commissioner Meyer was concerned that disabled individuals would be directed to areas that were not accessible. Chair Becker pointed to two areas of the plan and stated she did not want to put a lot of money into that portion of the project since disabled people would not be accessing those areas. Commissioner Meyer stated his concern was that there was no way for people to get to the park. He stated it would be easy to make it accessible by completely redoing that side. He felt they were not looking at the “big picture”. Chair Becker reiterated her concern about spending money on a part of the project that would not be used. She pointed to an area that needed a switchback. The original concern was the location of the bus stop near Town Hall and the path of travel from Menke Park. Public Works Director Ring stated he would find out if the overall paths of travel to the various locations were incorporated into the discussions and the current plan. Commissioner Meyer asked if the Commission would get an

opportunity to look at the striping plan, etc. Public Works Director Ring stated “yes”. The designer is working on the details of the particular locations. Commissioner Meyer stated he was concerned about the ability to get from a disabled parking stall to the pavilion.

C. On-Street blue zone parking space in front of 128 Willow Avenue

Public Works Director Ring presented the staff report. He stated he sent a letter to the property owner and has not received a response. Staff would continue to attempt to make contact since the neighbors are asking about the progress. Commissioner Meyer stated the Commission had discussed removing the space (painting over the curb) if no contact had been made by the resident. Chair Becker stated the resident was advised about what would happen and was responsible for contacting staff. She was of the opinion that the zone should be removed- paint over the curb and remove the sign. Parking on that street is at a premium. Commissioner Meyer stated they could reapply if the need arises.

M/s, Meyer/Young, to remove the blue zone parking space in front of 128 Willow Avenue.

Ayes: All Absent: Czeck

5. New Business

A. Traffic Signal Push-button Upgrades for ADA Compliance

Public Works Director Ring presented the staff report. He stated the company that maintains the streetlights presented some proposals for various projects. The proposal includes installing the type of push button boxes that are currently at the Tamalpais/Redwood intersection at all intersections in Town. He noted they make a beeping/tweeting noise. Chair Becker asked about the number of boxes that would be installed. Public Works Director Ring stated 29 boxes would be installed. Chair Becker stated the following streets should have priority- Tamalpais Drive, Tamal Vista, and Lucky Drive. Chair Becker asked if the beeping could be dismantled. Public Works Director Ring stated he would find out. Commissioner Meyer stated this function was geared towards a more non-residential area. Commissioner Young stated many of the boxes were replacing the beeping noise with a counter. Public Works Director Ring stated this proposal does not include the light itself.

Public Works Director Ring stated he would bring a map of the signals and boxes to the next meeting.

B. Bank of Marin

Public Works Director Ring presented the staff report. He stated the property was being remodeled and a significant amount of sidewalk was being replaced. The tenant (Bank of Marin) replaced and reconfigured the entire parking lot area. The area where one walks into the bank is higher than the sidewalk and there are some steps. There is a 10-foot wide sidewalk and a step up onto a platform. This was done in order to make the ADA parking work with the building entrance. Commissioner Meyer asked if the finished floor of the building was higher than the egresses out to the parking area. Public Works Director Ring stated the egress to the parking lot worked fine but there were always steps from the sidewalk to get up into the building. They left the steps and widened the area so there is a path of travel from the ADA parking stall to the front door. Commissioner Meyer stated there were plenty of buildings that have internal ramps or vestibules. He stated they need to install guardrails that do not extend into the sidewalk. Public Works Director Ring agreed and added the sidewalk would then become about 7 ½ feet wide. Commissioner Meyer stated they should have designed it differently so there were no obstructions into the walkway. Public Works Director Ring asked if planters could buffer the obstructions. Commissioner Young asked if the ramp would be accessible. Public Works Director Ring stated “yes” once an individual gets into the parking lot. The tenants wanted to make it easier to access the building from the street. Commissioner Meyer asked about the large 15’ X 15’ concrete area. Public Works Director Ring stated it was a courtyard/plaza area. He stated the suggestion made by Commissioner Meyer made sense but the relationship between the Town and the tenant was somewhat muddled because the Town is the landlord. Commissioner Meyer stated it was an interesting project but it could have been a cleaner design. Chair Becker stated the AAC would like the Building Department to send the plans for their review and approval. Public Works Director Ring stated the Public Works Department review of this plan was minimal and the

tenants have a very good plan for how the parking works with the building entrance. The issue is “what do they do now?” Chair Becker asked about the width of the ramp. Public Works Director Ring stated it was about 6 feet wide. Chair Becker stated they should ramp the whole thing down and have the one entrance instead of the stairs. Public Works Director Ring stated they could tear out the stairs and extend the planters. The entrance to the bank would then be through the parking lot. Commissioner Meyer stated the current design, with two stairs, looks odd. Public Works Director Ring stated it would look fine without the railing. Commissioner Meyer stated the design results in a barrier. Public Works Director Ring agreed and stated it occurred while trying to remove a barrier. Chair Becker stated staff should give the two suggestions to the contractor. Leaving it “as is” is not an option.

6. Commissioner Reports

Commissioner Young stated the location for the proposed community garden was not suitable and it would make that piece of property difficult to improve. Public Works Director Ring stated the organizers of the community garden were doing some redesign work.

Chair Becker stated the Town Council, at their last meeting, reappointed the incumbents to the Commission.

Chair Becker asked staff to make sure the Website and Town brochures were updated to show the AAC meetings are now held on the third Monday of the month.

7. Adjournment

The meeting was adjourned at 9:33 p.m.