

FINAL MINUTES

**TOWN OF CORTE MADERA
ACCESSIBILITY ADVISORY COMMISSION
CORTE MADERA TOWN HALL COUNCIL CHAMBERS**

JANUARY 17, 2011

Commissioners Present: Chair Barbara Becker
Robert Czeck
Ted Meyer
Thomas Young

Staff Present: Public Works Director Dan Ring

1. Call Meeting to Order

Chair Becker called the meeting to order at 7:10 p.m.

2. Open Forum for Non Agenda Items

There were no comments.

3. Approval of Meeting Minutes of November 15, 2010

M/s, Young/Meyers, to approve the meeting minutes of November 15, 2010 as corrected.

Ayes: All

4. Old Business

A. Status of Request for Qualifications for BRIP consultant

Public Works Director Ring presented a staff report. Staff sent out a Request for Qualifications to twelve engineering firms. Staff received five qualification statements and pared it down to two. Staff interviewed the two firms last week but has not made a decision yet. They are both local firms- CSW Struber Strow and Coastland Engineering. Chair Becker had questions about the interview process. She noted the ability to communicate with various groups (Council, Commission, etc.) was very important. Public Works Director Ring agreed. He stated the Town Manager was thinking about increasing the consultant's scope of work. He is of the opinion that whoever implements the BRIP should also be involved in developing the BRIP. This would include the items contained in the BRIP, whether or not they could be implemented, what fits in with the Pavement Management Plan, etc. The BRIP consultant would attend the AAC meetings. Staff also asked them to do a peer review of the Tamalpais/Corte Madera/Redwood Avenue Project. He noted this project has become somewhat of a "moving target". Architect and Access Consultant Dedekian would continue to work with staff. Staff likes the idea of consolidating efforts and feels like the firm would be an "extension of staff".

B. BRIP (Barrier Removal Implementation Plan) implementation strategy update

Commissioner Czeck stated he would like to discuss how the plan pertains to the Commission. Chair Becker referred to the recent litigation and noted Exhibit A "projects" need to be completed by June. The other "projects" have a longer termination date. Commissioner Czeck asked if Exhibit A projects were in one particular zone. Public Works Director Ring stated "no". Exhibit A was identified as improvements that fit within the Tamalpais/Corte Madera/Redwood Avenue project but also includes some additional improvements (in the Madera/Monona area) that the plaintiff felt were a priority. Most of the additional

improvements are fairly straightforward and not difficult to do. Commissioner Czeck asked if these areas experienced a lot of traffic. Public Works Director Ring stated “yes” and the Madera/Monona area is close to the shopping center. Commissioner Meyer asked if Exhibit A improvements were included in the Tamalpais/Corte Madera/Redwood Avenue project bid. Public Works Director Ring stated “no”.

Commissioner Czeck referred to the budget for the BRIP and noted there was a lot of potential for overlap of BRIP and City projects. Public Works Director Ring agreed. Commissioner Czeck asked how that would be managed. Public Works Director Ring stated the ADA work would be separately budgeted and financed. The only gray area would pertain to local monies such as Measure “A” funds that could be earmarked for ADA improvements. Commissioner Czeck stated the BRIP includes a timeline and he asked if there was an “out” on the costs. Public Works Director Ring stated “no”. The Town is supposed to put a measure on the ballot by 2015 that is intended to raise a certain amount of money. If that fails then the parties go back and renegotiate with the following options: 1) leave the Gas Tax funding source in place; 2) find another funding source. There will always be an agreed upon funding source for the program. Commissioner Czeck asked if there were penalties and fines if the Town reneges on the timeline, etc. Public Works Director Ring stated he was not sure.

Chair Becker noted there was a heavy focus on curb ramps but there are areas that are experiencing slope problem on sidewalks. Public Works Director Ring agreed that they need to start thinking about sidewalks. There is a flood control project in Madera Gardens that is allowing property owners to pay the contractor to redo their sidewalks. It would be foolish to repair the curb ramps but not repair the sidewalks at the same time. Chair Becker agreed. Public Works Director Ring reiterated that payment for the repair and replacement of sidewalks was the responsibility of the property owner. Chair Becker stated they could come up with some low-cost program. Public Works Director Ring stated they need to put a mechanism in place. This is a concept that the Commission could work on.

Commissioner Czeck stated it sounded like the Commission would be putting the “personalized touch” on projects as they unfold. Commissioner Meyer stated the Commission could go through and check certain things off the list. They need to divide the workload in an efficient manner. Public Works Director Ring agreed and stated the Commission could eliminate items from the list so the consultants do not need to deal with them.

Chair Becker stated they would probably see a lot of things come into focus around May. Public Works Director Ring stated the BRIP does not need to be certified by the Town Council until June 30, 2012. Chair Becker stated she would like to hold a Town meeting sometime in 2012 once the design of the BRIP is created.

C. Tamalpais/Redwood/Corte Madera Ave. Overlay Project update

Public Works Director Ring presented a staff report and some recent plans. He had concerns about several sidewalks, crosswalks, and ramps. He stated they would like to go to bid in about three weeks. He presented the stripping plan. He pointed to the curb ramps that would be problematic and noted the thought was to move the ramps around the corner. He pointed to the crosswalk that would be removed. Chair Becker stated they could install four-foot high curb bars in that area. Public Works Director Ring noted the crown in the street was very high in this area. He pointed out the proposed location for a new ADA parking space. Chair Becker stated that would be used for the shops. She pointed to areas that should be closed off and a corner that could not be made ADA compliant. Commissioner Meyer stated it would be better to do a mid-block intersection in that area. Public Works Director Ring pointed to an area where they had proposed a “refuge” island but noted it would require the elimination of the left turn pocket.

Chair Becker pointed to an area where they could lose parking due to the bus stop. Commissioner Young noted the merchants were concerned about the loss of parking since it was at a premium. Chair Becker pointed to an area that should have a one-hour parking limit and where she parks when she attends events at Menke Park. Commissioner Czeck asked if there was any private parking behind the businesses. Chair Becker stated “no”. Public Works Director Ring pointed to an area where they decided not to add a ramp because it was too steep. Chair Becker stated the plaintiff in the lawsuit wanted a path of travel between the

bus stop and Town Hall. She noted several of the streets are too steep. Commissioner Meyer pointed to an area where they had talked about parallel handicapped parking. Chair Becker stated there was no sidewalk and she was not sure about the location of the property line. Public Works Director Ring stated he would check on this. Chair Becker pointed to an area that could be made “van accessible”. Commissioner Meyer stated it would have to be 18’ deep and they would have to stripe the area.

Commissioner Young had a question about the location of the bus stop. Public Works Director Ring pointed it out on the plans. Commissioner Young stated it should be as close to the intersection as possible.

Public Works Director Ring presented the section of the plans near the Recreation Center. He noted they were redoing the sidewalks and the ramps. They are also redoing the curb in order to make two, 90 degree parking stalls. Chair Becker noted they could both be van accessible. Public Works Director Ring agreed.

Commissioner Meyer asked if the consultants were still reviewing the project. Public Works Director Ring stated staff was asking them to do a peer review and not necessarily to “stamp it and sign it”.

Commissioner Meyer asked if the consultants were still reviewing the project. Public Works Director Dan Ring stated staff asked them to do a peer review and not necessarily to “stamp it and sign it”. Staff plans to release the project to bid next month.

D. Status of proposed cross walk on Paradise at Golden Hind Passage

Public Works Director Ring presented a staff report. He stated staff plans to proceed with this project. The plan is to cut through the landscaping on the south side of Paradise Drive and install a piece of detectible warning strip (yellow bumps) across the area. Chair Becker asked about the location of the bus stop. Public Works Director Ring pointed it out on Golden Hind. Chair Becker stated they need to install a crosswalk. Public Works Director Ring stated a crosswalk already exists. He noted some of the property owners have started trimming their shrubs to clear the pathway. Commissioner Young stated there is quite a bit of speeding along that stretch of road. Public Works Director Ring stated they plan to install warning signs and markings in the street. Commissioner Meyer asked if there was existing stripping for bicycles in that area. Public Works Director Ring stated “no” but there is a Class I bike path. Commissioner Young recommended the Twin Cities Police Department post vehicles in the area right after they install the crosswalk. [

E. Follow up on ADA issues at certain locations within Town

Public Works Director Ring referred to the Bank of Marin building and stated the Building Inspector is concerned that turning the handrails does not meet the letter of the code. He displayed a drawing that showed one handrail turned at the bottom and the other continuing out. Commissioner Meyer asked if the planter was still there. Public Works Director Ring stated “no”. He noted the code allows for an exception if it creates a hazard somewhere else. The question is whether or not the extension of the handrail into the sidewalk represents a hazard. The Building Inspector is of the opinion that it is not since it encroaches four feet into a ten foot sidewalk. He wondered if placing a planter in front of the rail would help. Commissioner Meyer stated “yes” since it would help people to notice the rail. Commissioner Czeck stated that was a good solution. Commissioner Meyer stated they need to discuss the parking lot in the future. Public Works Director Ring agreed.

Public Works Director Ring displayed a photograph of Fire Station #13 and noted it came to staff’s attention that the handicapped stall was stripped incorrectly. He stated staff went out to the site and noticed that the slope was out of compliance. It would be expensive to re-grade and repave the area and he asked if they should re-strip it for now and add it to the “to do” list. Chair Becker asked if it was used a lot. Public Works Director Ring stated he was not sure. Commissioner Meyer stated they hold public assemblies at the station. Public Works Director Ring noted the path of travel and walkway would need to be 2% and to get full compliance would not be an easy task. Chair Becker stated she would support an interim fix since

there were other priorities. Commissioner Young stated the public should be made aware that this is a temporary fix.

Public Works Director Ring reported that the Marin Honda dealership would be replaced by a Mini Cooper dealership. They plan to build a new showroom and re-do some of the parking spaces. They also plan to remove a driveway and change other driveways. The plan is in the early stages and he would bring more information to the Commission when it becomes available. Commissioner Young asked if they plan to add a second story to the facility. Public Works Director Ring stated he reviewed the site plan and he did not see any plans for a second story.

Commissioner Czeck asked if there were any plans for the old Harley Davidson building. Public Works Director Ring stated he has not heard anything but he would ask.

Public Works Director Ring displayed a photograph of an intersection near the Department of Motor Vehicles where the landscaping needed to be trimmed. Chair Becker stated they also need to take the foliage off of the fence. She stated it was “an accident waiting to happen”.

5. New Business

There was no new business.

6. Commissioner Reports

Commissioner Meyer stated there were two homes along Paradise Drive that performed some voluntary sidewalk repair. Commissioner Young noted there were wheelchairs traveling along Paradise Drive quite frequently.

Commissioner Meyer stated the former Public Works Director had asserted that there was 100% compliance in terms of the accessibility from the EAH housing development to Paradise Foods. Chair Becker stated that was not true. Commissioner Meyer stated the driveway cut off of Paradise Drive into Linear Park was not a 2% cross slope. This is a big stretch of roadway. Public Works Director Ring stated there are funds available for some improvements in that area. He asked Commissioner Meyer to email a photograph for him to review. Commissioner Meyer stated this was an important connection along Paradise Drive.

Commissioner Meyer stated he has noticed an increase in construction/remodeling around Town and he wondered if the Commission could be kept apprised. Commissioner Czeck asked if the Commission has input into what is done on private property. Public Works Director Ring stated the Town could not dictate what they should do but there is a threshold at which they do have to do some improvements.

The Commission discussed changing the order of the items on the next agenda and placing New Business before Old Business.

7. Future Agenda Items

Chair Becker stated the following would be on a future agenda: 1) BRIP implementation strategy update; 2) Meeting with the BRIP consultant; 3) Tamalpais/Redwood/Corte Madera Ave. Overlay Project update; 4) Report on proposed cross walk on Paradise at Golden Hind Passage; 5) Follow up on ADA issues at certain locations within Town; 5) Introduction of new BRIP consultant.

8. Adjournment

The meeting was adjourned at 9:46 p.m.