

Corte Madera Town Park and Community Center Master Plan

Frequently Asked Questions:

1. ***What is the Corte Madera Town Park and Community Center Master Plan?***

The Master Plan is a long range plan for physical improvements of the recreational facilities of Corte Madera Town Park, both indoor and outdoor. It will recommend a phased plan of implementation based on identified community priorities and current and future needs.

2. ***Why is the Town initiating this planning process?***

The process has been undertaken to respond to the needs of the community. The recreation center was built 50 years ago to support a population of 1,000 to 2,000 people. Corte Madera now has 9,500 residents, and the recreation center does not meet current needs. The existing building is at the end of its useful life and in need of extensive repairs and seismic upgrades. To provide the programs and services needed by the community, a larger and updated recreation center is required.

3. ***Why is the Town proposing to renovate the grounds of the park?***

Much of the Town Park grounds are closed for half of the year, including most of the school year, due to poor drainage during and beyond the rainy season. Upgrading the park will make it more responsive to the community's needs by providing playgrounds year round.

4. ***What is the status of the Park Madera Shopping Area parcel adjacent to Town Park?***

The Town bought the Park Madera Property in October 2006 to preserve the possibility for future expansion of Town Park and/or for other Civic uses. Conversion to Town use will not occur for at least 10 years due to the standing business leases which will fund the purchase of the property.

5. ***Will plans for the ultimate use of the Park Madera Center property be created?***

Plans for the ultimate use of the property will be determined through a separate public planning process at some point in the future. Therefore, specific design proposals are not included in the scope of this project. However, the location of the building and other park areas will be designed so that the park and community center design is compatible with future development of Park Madera Center.

6. ***What is the Town's first priority for Phase I improvements?***

Phase I will most likely include the renovation and expansion of the existing recreation center or the rebuilding of a larger community center building as the most pressing priority.

7. ***When can we expect Phase I of the Master Plan to be constructed?***

Planning, environmental review, final design, and construction will take approximately 2 to 3 years. This timeline will begin after the master plan has been adopted and project funding has been secured.

8. ***What is the budget and how will Phase I be funded?***

The project budget will be established through this master planning process. A funding strategy will be developed as part of the Master Plan process, once a single preferred alternative plan has been developed. It is anticipated that several different funding sources, both public and private, will be needed.

9. ***Will the existing Recreation Center Building remain?***

This will be determined at the completion of the Master Planning process. One of the design options will include the renovation of the existing recreation center, others will study the option to demolish it and build new.

10. ***Will the Master Plan include a swimming pool?***

A recreational pool is high on the list of community priorities. The master plan of Town Park has determined that the inclusion of a new swim center within the existing park would require the sacrifice of other existing park amenities, and would also generate additional parking. The Town is currently planning partnerships with the School District to share use of the proposed new pool at Redwood High School.

11. ***What will be done to address parking needs?***

The master plan will include additional parking for Phase I that will accommodate a larger Recreation Center. It is our goal to meet the Town's parking guidelines with minimal impact to valuable parkland. Further parking studies will occur during the EIR process.

12. ***Will the Master Plan include new sports field lighting?***

Due to the potential impacts of lighting on nearby residences, athletic field lighting is not proposed as part of the master plan.

13. ***How can I get involved in the planning for Town Park Improvements?***

The January 2007 Design Workshop is part of a Master Plan process that began in May 2006 and will continue through 2007. A series of conceptual alternatives for the park and the recreation center will be presented at the Workshop. Come to the Workshop and offer your comments, suggestions, and concerns. All comments will be considered as a draft plan is developed by the Master Plan Steering Committee. The draft Plan will be presented for more comments and revisions at future meetings of the Steering Committee, Park and Recreation Commission, the Planning Commission and the Town Council. Contact the Recreation Department at 927-5072 if you would like to be notified for future meetings.