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V 415 456 3469

F 415 456 9344

733 Center Blvd.

Fairfax, CA 94930

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January 6, 2014

Planning Commission
City of Mill Valley
26 Corte Madera Avenue
Mill Valley, CA 94941

Subject: Chase Bank Development Proposal for 630 E. Blithedale Avenue

Dear Planning Commission:

On behalf of the Marin County Bicycle Coalition, I'd like to thank you for the opportunity to comment on the Chase Bank Development Proposal for 630 E. Blithedale Avenue. The MCBC supports the Chase Bank development proposal for 630 E. Blithedale Avenue contingent upon Chase Bank constructing a multi-use path along the south side of the property frontage, as illustrated in the letter submitted to your Commission by Transportation Alternatives for Marin on December 9, 2013 (Attachment A).

The Chase Bank pathway would serve to connect a future section of multi-use pathway along the east side of Camino Alto, just south of the project area, to a future section of multi-use pathway located just east of the proposed project between the adjacent office building and the Mill Valley Community Center parking lot (Attachment A). The Chase Bank pathway in combination with the adjacent office building pathway would provide a safe and separate multi-use connection between the future Camino Alto pathway and the very popular Mill Valley-Sausalito Pathway (which is also a vital component of Marin's North-South Greenway or primary bicycle/pedestrian route from the Golden Gate Bridge through Novato).

The MCBC is very supportive of the Chase Bank multi-use pathway proposal, as this path would provide a safe and separated from traffic travel option for cyclists and pedestrians, particularly children, travelling between the Community Center, local schools, parks, commercial centers and neighborhoods via the North-South Greenway. This proposal would also allow for Chase Bank patrons to arrive by walking and biking in what is an already very congested automotive traffic area and while at the same time, is a major junction for non-motorized travel in Mill Valley.

Additionally, the Chase Bank multi-use path proposal supports several of Mill Valley's General Plan/Climate Action Plan targets and policies, including but not limited to:

- *Encourage property owners in the East Blithedale/Alto Center commercial area to improve and modernize existing facilities so as to provide safe and efficient multi-modal access and circulation and attract major community serving tenants (LU.5-4).*

- *Establish a coordinated network of pedestrian and bicycle amenities and safety improvements, including sidewalks, bike lanes, seating areas, trash receptacles and bike parking that will link local businesses and customers (LU.5-2).*
- *Study ways to improve the flow of traffic and reduce congestion on major routes such as Miller Avenue, Camino Alto (including at the entrance to the Community Center) and East Blithedale Avenue (M.4-4).*
- *On East Blithedale between Camino Alto and the Highway 101, improve mobility for vehicles through traffic signal coordination and timing and, where feasible, provide separated facilities for bicyclists and pedestrians (M.9-6).*
- *Reduce greenhouse gas emissions by 15% percent below 2005 levels communitywide by 2020 (CL-3.1).*
- *Increase alternative transportation mode share school trips by 10% by 2020 & by 20% by 2040 (ERM.27)*
- *Increase overall walking and biking mode share trips to 17% by 2020 and to 25% by 2040 (ERM.27)*

The MCBC feels very strongly that the Chase Bank Development Proposal represents a very important and rare opportunity to safely link what could be considered one of Mill Valley's greatest bicycle and pedestrian assets, the Mill Valley Sausalito pathway/North-South Greenway, to nearby schools, parks, recreational opportunities, commercial areas, and neighborhoods. This small link will serve as an incredibly valuable community asset and will support several of the goals and policies adopted in the MV2040. It's our hope that the Planning Commission recognizes and seizes this valuable opportunity to improve upon the safety and connectivity of the City of Mill Valley's bicycle and pedestrian network.

Sincerely,



Alisha Oloughlin, Planning Director
Marin County Bicycle Coalition

Attachment A



TRANSPORTATION **A**LTERNATIVES FOR **M**ARIN

December 9, 2013

Mill Valley Planning Commission
26 Corte Madera Ave.
Mill Valley, CA 94941
E-mail: planning@cityofmillvalley.org

RE: Chase Bank Development Proposal
630 E. Blithedale Initial Study
Recommended Bicycle and Pedestrian Proposed Improvements

Dear Planning Commission:

Transportation Alternatives for Marin (TAM) is a California non-profit corporation that promotes pedestrian and bicycle transportation in Marin County.

The enclosed materials recommend a modification to the Mill Valley Pedestrian and Bicycle Plan as well as a recommendation for the Chase Building Proposal.

TAM supports the Chase Bank building proposal for 630 E. Blithedale Avenue ("Chase Building Proposal") contingent upon Chase Bank building a multi-use path on the south end of the property which would connect a future section of the Camino Alto multi-use path with another section of multi-use pathway to the North South Greenway as shown on the enclosed materials.

Currently the Mill Valley Bicycle and Pedestrian Plan calls for a link from the Camino Alto multi-use path to the North South Greenway to go through the Community Center parking lot behind and in front of parked cars. This is a dangerous option for children going and coming to school or to the Community Center as well as being dangerous for other persons.

This proposal is a much safer option for pedestrian and bicycle travel and a great opportunity for access to the Chase Bank. This proposal will allow more patrons to walk and bicycle to the bank, and provide for safe pedestrian and bicycle travel in Mill Valley. The south side of the proposed Chase Bank parking lot is private property and is close to the corner of E. Blithedale and Camino Alto, a major junction for non-motorized travel in Mill Valley. TAM hopes that Chase Bank recognizes the positive attributes of making a



safe pathway link to keep a continuous multi-use path between the North South Greenway and the Camino Alto multi-use path.

The vision is to have a Chase Bank portion of a multi-use path with safe and separate accommodations for pedestrian and cyclists linking to all the existing paths in this critical area of Mill Valley. This particular link starts from a proposed future multi-use path on Camino Alto that would be built by the City of Mill Valley from the driveway of the Community Center on Camino Alto to the south side of the driveway of the Chase Bank Proposal. The new Chase Bank multi-use path would connect the future Camino Alto multi-use pathway with another future multi-use path between the Mill Valley Community Center parking area and the adjacent office building. The entire completed multi-use path leads to the North South Greenway. The only section of the Chase Bank multi-use path that this proposal suggests Chase Bank build as a part of the project is from Camino Alto across the back of the Chase Bank property.

The Chase Bank multi-use path proposal supports Mill Valley's Climate Action Plan for reducing greenhouse gases and would advance Mill Valley's intent to reduce GHG's by 15%.

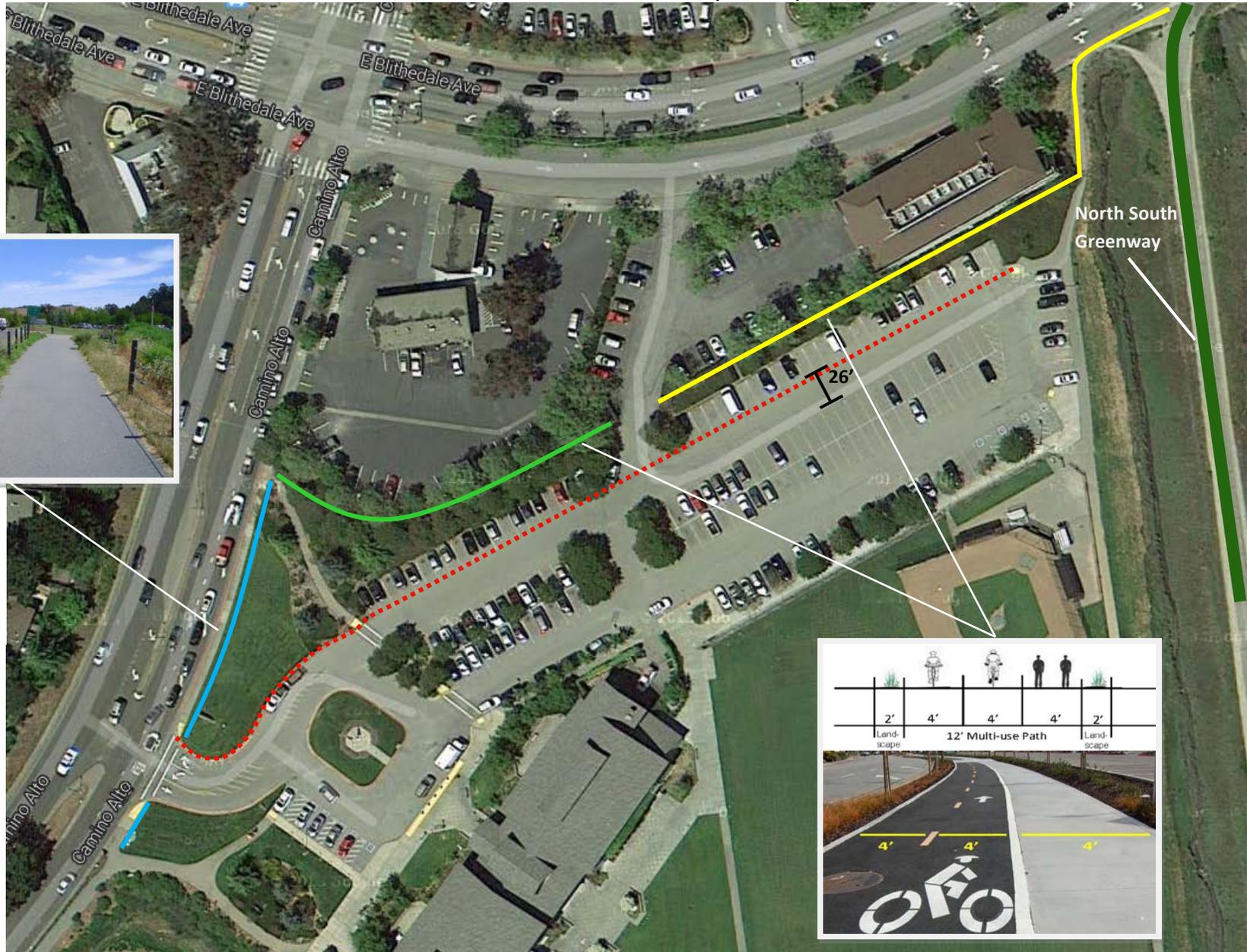
This small link will be a valuable community asset to the City of Mill Valley. We hope that the Planning Commission will take this once-in-a-generation opportunity to link the North South Greenway to the rest of the network of pedestrian bike plans for Mill Valley. We also hope that Chase Bank can see that by building this important link it will build goodwill in the community, increase its business, and reduce greenhouse gases.

Respectfully submitted,

Patrick M. Seidler
President

cc: Mill Valley City Council
Mill Valley Bicycle and Pedestrian Advisory Committee
Marin County Bicycle Coalition

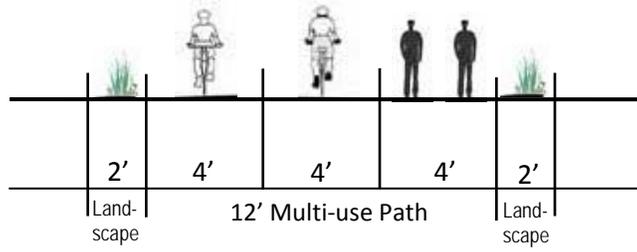
CHASE BANK DEVELOPMENT PROPOSAL
 630 East Blithedale
 Recommended Pedestrian and Bicycle Improvements



Future Multi-Use Path to be built by Mill Valley with the same treatment as existing Camino Alto Multi-Use Path.

- : Recommended Multi-use Path along south side of Chase Bank property to be built at time of construction
- : Future Multi-use Path between adjacent office building and Community Center Parking Lot
- : Future Proposed Multi-use Path along Camino Alto
- : Current Bicycle accommodations from Camino Alto to the North South Greenway

Chase Bank Multi-use Path Proposal Recommended Cross Sections



Example: North Gate/ North-South Bikeway—San Rafael, CA



Camino Alto Multi-Use Path



TAM recommends the City of Mill Valley use the same treatment on the future proposed multi-use path along Camino Alto from the Mill Valley Community Center connecting to the Chase Bank multi-use path proposal.