

# Fairfax Update

News from around Town...



**April 2018**

## Conceptual Improvements Considered for the Parkade

At its April 4th meeting, the Council discussed conceptual accessibility (ADA) and parking lot improvements for the Parkade in downtown. Specifically, after much discussion the Council decided to continue to consider the following improvements:

- Replace curb ramps at five (5) crosswalk locations around the Parkade to make them ADA compliant
- Replace curb ramps at the (6) crosswalks on the sidewalks across from the Parkade which includes the northeast corner of Bolinas and Broadway (i.e., in front of Grilly's)
- Remove and construct new Parkade stairway across from the theater
- Explore closing Parkade stairway across from theater and create path from Taylor/Sir Francis Drake to remaining crosswalk stairs (i.e., Siam Lotus) and install flashing light system for the crosswalk
- Reconstruct the existing ADA ramp in the same location
- Reconstruct walkway between Sir Francis Drake and Broadway on the western edge of the Parkade
- Add two more ADA parking stalls and restripe the spaces
- Grind and repave the parking lot
- Explore treatments for storm water runoff (e.g., rain gardens)
- Add a bus shelter along Broadway
- Explore renovation of the existing bus shelter in the Parkade using local residents

The type of improvements and preliminary cost estimates were developed by a professional cost estimator and civil engineering firm. The proposed ADA improvements are required to meet current ADA standards.

While the Council discussed the entire reconstruction of the parking lot and permeable pavement, the Council determined that the additional cost of approximately \$390,000 was prohibitive and decided not to pursue those two

options at this time. **The Council also reiterated staff's intention to retain as many existing trees as possible with the acknowledgement that much of the damage to the parking lot pavement is probably caused by tree roots.**

The Council requested staff to return to the May Council meeting with a presentation on ideas to reduce storm water runoff along with more information on the design concepts. This additional information will help the Council to further refine the type and level of improvements it would like the Town to pursue in the design process.

The preliminary construction cost estimate for the proposed ADA and parking lot improvements is approximately \$630,000 including design and project contingencies. The Town has a grant with matching funds totaling \$400,000 for the project. One key requirement of the grant is to improve pedestrian safety including ADA access to the Parkade. The design process will allow the Town to further refine construction estimates and design issues. Based on the refined estimates, the Council could discuss the concept of bid alternatives for the various improvements.

For more information on the Parkade project, [click here](#).

Below is a conceptual plan for the location of the proposed improvements:



*Existing Conditions.* Line work indicates existing features, such as sidewalks, traffic lanes, curb lines, parking stalls, and building edges. Below the line work, an aerial photograph adds information. Design work was performed using available site mapping. A reliable survey should be obtained prior to more detailed design development.

## Highlights of April 4, 2018 Council Meeting

If you would like to see the staff report for any of the following items, please go to [www.townoffairfax.org](http://www.townoffairfax.org) and under the "Government" tab select "Town Council", then select "Meeting Archive" and select the April Council agenda

packet.

1. Appointed Jesse Hoffman to the Fairfax Volunteers Board
2. Presented Proclamation Honoring Carrie Bachelder and the Away Station
3. Accepted Financial Statement and Disbursement Reports February 2018
4. Approved minutes for the March 7, 2018 Town Council meeting
5. Adopted Proclamation recognizing Kids to Parks Day on May 19, 2018
6. Approved Notice of Completion for 345 Forrest Avenue Roadway Stabilization Project
7. Adopted a Resolution Expanding the Membership of the Climate Action Committee
8. Adopted Town Council Goals for 2018
9. Adopted a Resolution Approving the List of Projects Funded by SB 1: The Road Repair and Accountability Act Adopted a Resolution in support of Proposition 68, the California Drought, Water, Parks, Climate, Coastal Protection, and Outdoor Access for All Act of 2018
10. Adopted a Resolution in Support of Proposition 69 to Prevent New Transportation Funds from Being Diverted for Non-Transportation Purposes and in Opposition to the Repeal of SB 1 (Road Repair and Accountability Act)
11. Adopted a Resolution in Support of Veterans and Affordable Housing Bond Act of 2018
12. Approved Agreement with Best, Best, & Krieger to Increase the Hourly Billing Rate for Town Attorney Services
13. Received Status Report on Accessory Dwelling Unit at 76 Spruce
14. Received Summary Report on Council's March 7, 2018 Discussion Regarding Local Cannabis Regulatory Options
15. Received presentation on the renewal of the Measure A Transportation Sales Tax from the Transportation Authority of Marin (TAM)
16. Discussed/considered potential ADA and parking lot improvements for the Parkade in downtown (see article for more detail)
17. Introduced (first reading) an ordinance amending Town Code to allow the Council to set by resolution from time to time the regular meeting dates so as not to conflict with holidays in the months of January and July
18. Adopted (second reading) an ordinance entitled "Income-Based Rental Housing Discrimination" to the Town Code which would prohibit landlords from discriminating against prospective renters solely on the basis that a portion of their rent was guaranteed by a third-party subsidy such as a Section 8 housing voucher (see article for more detail).
19. Adjourned meeting in memory of Marie Siegenthaler, Dominic Gordon Villegas, Frederick Johnson Lowery, Fernando Zerrudo

### **Adoption of "Income-Based Rental Housing Discrimination" Ordinance**

At its April 4<sup>th</sup> meeting, the Council adopted an ordinance which prohibits landlords from discriminating against prospective renters solely on the basis that a portion of their rent is guaranteed by a third-party subsidy (e.g., Section 8 housing voucher). The ordinance will take effect 30 days after its adoption in accordance with state law.

### **Upcoming Downtown Sidewalk Repair**

At its October 2017 meeting, the Council authorized staff to move forward with repairs to selected portions of the sidewalks downtown to make them more ADA accessible. We were unable to retain a contractor to perform the work

prior to the holiday season. We anticipate beginning the work sometime in Spring 2018. The project budget is \$45,000 and is funded by Measure C sales tax.

## **Pedestrian Trail Improvements**

Conservation Corp. North Bay, who specializes in trail work, has completed the improvements to the Tamalpais to Scenic trail as well as the midway spur trail from that trail to Berry Trail. CCNB is currently working on the Park Lane and Manzanita to Frustuck trails. Past work includes the improvements to the Cypress Trail, Tamalpais to Tamalpais Trail, and Power Lane steps



Over the past several years, the Town has allocated Measure J (Special Municipal Services Tax) and Measure A Park funds towards pedestrian trail maintenance and repair. For FY17-18, the Town has budgeted \$90,000 for pedestrian trail improvements using both Measure A and Measure J funds again.

## **Age Friendly Fairfax**

Age Friendly Fairfax is building a robust community to help our town become even more friendly to older adults. We have free classes offered thru Fairfax Recreation, a monthly Forum and many activities throughout the year.

We recently started a newsletter to keep everyone informed of upcoming activities, if you would like to learn more about Age Friendly Fairfax or join the mailing list please visit this link: [Age Friendly Fairfax Task Force](#)

## **Discussion of Local Cannabis Regulatory Options**

At its March 7<sup>th</sup> meeting, the Council started its discussion of possible commercial cannabis regulations and, preliminarily narrowed the types of commercial cannabis businesses desired in Fairfax. Specifically, the Council opined that a business involving any of the following as defined under State regulations, did not appear to be a good fit for the Town and that the Council will no longer further discuss or consider these types of businesses:

- manufacturing of cannabis products
- distribution of cannabis products
- commercial cannabis cultivation
- cannabis testing.

Staff was given direction to continue to gather more information regarding:

- commercial medical cannabis dispensaries/retailers
- non-medical cannabis retail
- cannabis delivery
- microbusinesses
- cannabis temporary events.

Towards that end, the Council agreed to schedule a special Town workshop for the express purpose of receiving more detailed information on the above topics for further discussion.

The workshop format will also provide the opportunity for the Council and community to have a Q&A session with an industry expert. These discussions will assist the Council in determining how to regulate and/or prohibit different types of commercial cannabis businesses.

We are still working on possible dates for the workshop in May/June.

For more information on the status, [click here](#).

### Fairfax Recreation -- Summer Camps

Looking for something fun for the kids to do this summer?

We are offering three great camps this summer -- Spanish Immersion, Handwork and Camp Fairfax!

We also offer a CIT (counselor in training) program for kids ages 12-15

Check it all out here: [www.fairfaxrec.com](http://www.fairfaxrec.com)

**Register soon -- camps are filling up fast!**



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