



1924 Fourth Street
San Rafael, CA 94901

August 4, 2011

Terrapin Crossroads – Project Description

Summary

The Applicants, Phil and Jill Lesh, propose to construct a two-story building with a basement at 2000 Sir Francis Drake Boulevard in Fairfax, CA. The Assessor’s Parcel Number is 001-183-17. The lot size is approximately 18,358 square feet, with southwest facing frontage on Sir Francis Drake Blvd. The building is designed to be a barn adapted for use as a musical performance space. The barn will accommodate a maximum of 500 people per performance for up to a maximum of 100 performances per year. Food and drink will be available, including alcoholic beverages; food will be prepared in the basement kitchen and the barn will feature two service bars on the first and second floors. In addition to featuring musical performances the facility will be used as a community gathering place for youth activities, school music programs, community fundraisers and local non-profit meetings and presentations, along with seminars and lectures.

General Information

- **General Plan Designation:** Highway Commercial
- **Zoning Designation:** Highway Commercial
- **Compliance with Town Plans and Policies:** The proposed use is in compliance with the Town of Fairfax General Plan and Zoning Codes. The proposed project will be ADA compliant.
- **Site Character:** The parcel is triangular shaped parcel fronting Sir Frances Drake. The site slopes approximately nine feet from the southwestern corner to the southeastern corner over a distance of approximately 182 feet that is the parcel frontage on Sir Frances Drake.
- **Flood Zone:** The parcel is not in a mapped flood zone
- **Wildland/Urban Interface Zone:** The parcel is not in a Wildland/Urban Interface Zone.
- **Utilities:** The parcel is currently served and will continue to be served by Marin Municipal Water District, Ross Valley Sanitary District, and Pacific Gas and Electric.

For the purpose of this Application, the proposed programs will include the following:

- Professional music performances (Phil Lesh & Friends, Phil’s Ramble Band)
- Phil and Jill strongly believe that helping teens find their passion is very important – to that end Phil will host a variety of workshops for local youths in the upstairs Family Room, he will invite notable musicians, artists, photographers, professors, athletes, film producers, politicians, philosophers, actors, poets to motivate and inspire the participants.
- Seminars and Conversations will also be available for adults along with dinner beforehand.
- The Family Room will be made available to local non-profits for meetings and presentations.
- Phil and Jill have a long running charitable foundation –The Unbroken Chain Foundation. Unbroken Chain Foundation will hold fundraising benefits at Terrapin Crossroads for local

organizations such as police, fire, open space, parks, local school music, arts and athletic programs and other organizations that benefit the Town of Fairfax.

- There will be ongoing exhibits of art and photography from local artists along with historical music.

This list is not intended to be all-inclusive but rather to indicate the range of uses anticipated for the facility.

General Building Description

The building will consist of three levels: basement of approximately 3,288 square feet, ground floor of approximately 8,250 square feet that includes the performance space of approximately 3018 square feet and second floor and balcony of approximately 5,032 square feet.

The ground level includes the performance space, stage, entry breezeway and living room. The living room is connected via the breezeway to the performance space and will serve as the lobby to the performance space. The living room will be furnished with couches, chairs and tables. The living room will also serve both healthy small plates and beverage service during performances and off hours as well. A wrap around covered porch on the south, east and west elevations of the building will be accessed from the living room via sliding barn doors. The covered porch and adjacent landscaped areas will contain bench seating. Dressing rooms, staging and storage areas are located behind the stage at the rear of the building.

The second floor includes balconies, office, bathrooms and family room. The family room is a large open beamed room that will be furnished with couches, tables, chairs, a pool table and well-stocked book shelves available during shows for special guests, family, friends and musicians. On non-show nights, the family room will be used for community gatherings including music workshops, seminars and conversations.

The basement includes a kitchen and men and women's bathrooms. The elevator accesses the basement, ground floor and second floor. Three stairwells access the second floor from the ground floor. The balcony stairwells are located respectively on the northwest corner of the western balcony and on the northeastern corner of the eastern balcony. The main staircase is located on the ground floor at the western end of the breezeway that accesses both the basement and second floor.

Hours of Operation

- Performances: Fifty to one hundred nights per year - 6:00 PM to 12:30 PM
- Food and Drink: Thursday through Sunday - 5:00 PM to 12 Midnight
- Concerts and other activities may occur on Monday through Wednesday depending on artists availability.

Number of Employees/Busiest Shift

- Busiest shift would be during musical performances
- Managers: 3
- Security: 8 to 11
- Reception/Ushers: 2
- Cooks/Waiters/Bartenders: 7

- Tech/Roadies: 4
- Musicians: 6 to 10

Previous Use & Adjacent Uses

The site was previously used as auto repair shop and gas station. Currently the site is being used as a parking lot for the Good Earth Natural Food Market. A Soil and Groundwater (contaminant) Investigation was performed in September 2002 that indicated the site is free of contaminants. Additionally the project applicants will have a Phase II Environmental Site Assessment performed. Existing structures will be demolished and the entire site will be graded to accommodate the proposed use. All demolished materials including asphalt paving will be recycled. The adjacent uses to the east and west are Grocery Stores. The parcel fronts on Sir Frances Drake Boulevard and across the street to the south is an abandoned gas station. To the north (rear) are the Bennett House gardens.

Building Design

The two-story building is intended to look and feel like a barn. The building will have a maximum height of 28 feet 6 inches. The exterior siding is vertical wood boards. The roof is dark gray composition shingle. There are 11 clear glass windows facing Sir Frances Drake. There are nine entrances/exits. The performance space exterior walls will be an assembly constructed concrete and framed walls with layers of sheetrock per specifications from the acoustical engineers, Charles Salter Associates. All mechanical systems will be located within the building. The doors will be a barn style constructed of either all wood or wood and glass panels. The building siding and wood doors will be clear stained natural wood. The building will contain a sprinkler system for fire suppression. The porch floor surrounding the building will be clear stained wood decking. The building architecture is designed to fit both into the old urban style of downtown Fairfax and also blend with the rural character of West Marin.

Green Building

The applicants will strive to reduce the impact of the project's construction, create a project that is connected to the community, and provide an environment for the staff and public that will reduce the energy and water consumption while at the same time creating an indoor environment that is relatively free of pollutants.

The proposed project location, on a previously developed site, is within a ½ mile of many basic services and will provide direct connectivity to the local community. Although the site is not considered a Brownfield site, the redevelopment of the abandoned site will improve the visual and aesthetic appeal of this key downtown location. Redevelopment of the site will benefit the local economy.

As part of the project's construction, salvageable material will be donated from the de-construction of the existing facilities. Other materials such as asphalt concrete will be recycled. In addition to the Storm Water Pollution Prevention Plan (SWPPP) that is required, the project endeavors to reduce the storm water runoff rate by replacing the existing impervious materials with landscaping and permeable hardscape materials.

The project plan will encourage carpooling to reduce traffic in the vicinity of the project. The project will utilize existing parking at adjacent commercial properties to eliminate the creation of additional impervious parking surfaces. Bicycle parking will be provided on site to encourage alternate means of transportation to the project.

As part of the landscaping of the site, the project sponsors desire to reduce the heat island effect by providing large shade trees, especially on the west side of the site. Light colored building elements and an open grid pavement system along with utilizing roofing materials that have a high solar reflectance and thermal emittance will also reduce the heat island effect.

The project sponsors envision a project design that will reduce energy consumption by 15% over the *California Energy Code* requirements. The project will be designed based on the 2008 Energy Efficiency Standards and will include all Energy Star appliances and data collection methods to store and maintain records of energy consumption of each major energy system in the building on an hourly and daily basis. The project will provide onsite renewable energy generation equal to 1% (or greater) of the rating of the main electrical panel overcurrent breaker. This will be accomplished by a photovoltaic system mounted on the roof.

For water reduction, the plan will utilize a schedule of plumbing fixtures and fixture fittings that will reduce the overall use of potable water within the building by 20% with a goal of reducing potable water consumption by 30%.

In order to reduce the fuel consumption for delivery of materials to the site and thereby reduce the emission of greenhouse gases, the plan will utilize materials and products to the greatest extent that are produced within a 500 mile radius of the project site.

The project construction will incorporate to the greatest extent possible, sustainably harvested materials, such as Certified Lumber. The project will use concrete imbedded with fly ash that reduces filling the landfills with waste products while increasing the strength and workability of the concrete.

To the greatest extent practicable, the plan will establish a construction waste management plan that diverts much of the construction debris out of the landfill cycle. During operation of the facility, receptacles for depositing of recyclable materials will be implemented throughout, along with the utilization of biodegradable products for food service.

In order to reduce the energy consumption of the building's facilities, the plan will include a written plan of procedures for testing, balancing and adjusting the heating and air conditioning systems for peak performance. The plan will provide the building owners with detailed operating and maintenance procedures for each system to ensure peak performance during operations.

As required by local Marin County ordinance, the fireplace in the "family room" will utilize only a direct-vent sealed-combustion gas or sealed wood-burning fireplace. Additionally, to maintain indoor air quality during and post construction, the project will provide temporary ventilation during construction and flushing/vacuuming of all heating and air conditioning ductwork prior to occupancy. As part of the construction methodology, the project will utilize, to the greatest extent practicable, formaldehyde free products and low VOC flooring and finishing products. Air sampling and testing at the project completion will be utilized to ensure a healthy air environment per the State of California standards

Access and Parking

The main vehicular access, loading and unloading will be located on the east side of the building directly off SFD. There will be no parking spaces on site. Bus or delivery drop-off will be located on the east side of the building in a designated loading and unloading area only.

All Parking for events will be offsite and will meet or exceed Fairfax parking requirements. Long term Agreements will be provided in writing regarding off-site parking.

Bicycle parking racks will be provided onsite.

Pedestrian access will be improved by construction of a new sidewalk on the south side of Sir Francis Drake Blvd. within the public right of way.

An emergency Fire Lane, 20 feet wide and approximately 88 feet in length, extending to the north on the east side of the building will be provided per the Applicant's discussions with the Ross Valley Fire Department. Additionally, a new fire hydrant will be installed on the south side of the building per the RVFD recommendations.

Landscaping

The preliminary landscape plan's concept is tailored to compliment the simple barn like profiles of the building and blend into and enhance the downtown Fairfax pedestrian environment. The landscape plan is designed to add a bit of simple charm and artistic whimsy with romantic plantings reminiscent of Fairfax historic rural gardens. The covered porch's wood plank walks are surrounded with informal groupings of flowering saucer magnolia trees, rambling climbing roses, textural grasses, and low no-mow meadow grasses. The porch walk way will have benches for informal seating as well adjacent seat wall access. The paving will provide ADA compliant access with historic materials.

The fire access rated pavers are planned as porous with no-mow meadow grass cover. The no-mow meadow supports the bioswale on site water filtration.

Fencing is planned as open galvanized hog wire set in rough wood post and rail. The fencing will be planted with climbing Red Altissimo roses, Scarlet Begonias, and fragrant star jasmine.

The irrigation will be drip and low precipitation pop-up spray heads incorporating all the latest MMWD requirements including evapotranspiration weather adjusting valve control timers.

To the extent possible all exterior lighting will abide by the guidelines and recommendations of the International Dark Sky Association.

Site Drainage

Existing Conditions

Ninety-eight percent of the site is covered with impervious surfaces consisting of the service station building, concrete gas pump bay, and asphalt parking. The site is sloped from the northerly corner to the southerly corner at approximately three percent. Concrete curbs were constructed near the easterly, northerly and westerly property lines.

Storm drainage runoff on this site flows on the surface from the westerly and northerly portions of the property to the concrete curb along the easterly property line. At the southerly end of this curb the runoff flows onto the neighboring property to a drop inlet drainage structure in the Good Earth parking lot. Drainage from this drop inlet is conveyed in a storm drain pipe to an existing catch basin at the face of curb in Sir Francis Drake Boulevard.

Proposed Improvements

With the proposed use of the property, the developed impervious surfaces will consist of a building, covered porch and concrete walkways. These new impervious surfaces will cover approximately sixty-two percent of the site. This change to impervious surfaces (a thirty-six percent reduction) will cause a significant reduction to the amount of storm water leaving the property.

Roof water and landscaped areas at the front, westerly side and rear of the building will be intercepted and conveyed in storm drain pipes to a drop inlet near the southerly corner of the property. Water from grassy swales along the easterly property line will also be intercepted and taken to this drop inlet. Drainage from the drop inlet will be conveyed in a storm drain to a new catch basin in Sir Francis Drake Boulevard. Drainage from the new catch basin will be conveyed in a storm drain to the existing catch basin in the street approximately 75 feet easterly of this site.

In addition to the reduction of runoff provided by less impervious surfaces, runoff from this site will be further reduced and cleaned of contaminants as follows:

The proposed fire lane and auto lane will be constructed using porous pavers. Storm water on these lanes will filter through drain rock to sub-drains at the low sides of the lanes. This filtering will delay the water from leaving the site that will cleanse the water decrease contaminants. The sub-drain pipe and trench will be wrapped with a geosynthetic filter fabric that will also clean the storm water.

Runoff on the easterly side of the site will be directed to grassy swales to be constructed at minimum slopes. These swales are one of the best methods available for cleaning contaminants from runoff.

Site Constraints

The project applicant has identified the following potential environmental impacts: aesthetics, air, noise, greenhouse gases, hydrology, geology and geotechnical, cultural, traffic and hazardous waste. The applicant has contracted with the Town of Fairfax to engage consultants to provide detailed analysis for review and inclusion in an Initial Study prepared by the Town of Fairfax. Feasible mitigation measures resulting from the technical studies will be incorporated in the project design as appropriate. In addition, to the consultants engaged by the Town, the project applicant has engaged the consulting services of Charles Salter Associates acoustical engineers to assure the noise levels from the performance hall are inaudible to nearby residences. A letter from the firm is attached.

Construction Schedule

Construction is tentatively scheduled to begin in the summer of 2012. Construction will last approximately one year. Hours of construction operation will conform to the Town of Fairfax's Construction Hour's Ordinance. Loading and Unloading of construction materials will occur on site. Off haul of excess fill dirt is estimated to be 2,000 cubic yards. An estimated 200 truck trips will be required to remove the dirt. To the extent possible work vehicle parking shall occur on site. The Applicant will secure temporary worker vehicle parking off site. Construction vehicle parking shall be prohibited on residential streets.