



Fairfax Open Space Committee

August 10, 2016

TOWN OF FAIRFAX

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Mr. James Moore and Ms. Linda Neal
Town of Fairfax Planning Department
142 Bolinas Road
Fairfax, CA 94930

Dear Mr. Moore and Ms. Neal,

Thank you for providing the Fairfax Open Space Committee (FOSC) the opportunity to review and submit comments regarding the Victory Village development proposal for affordable senior housing located at the current site of Christ the Victor Lutheran Church in Fairfax.

Based on the current design, as shown in the plans dated 6/15/16, below are the issues identified by FOSC, through the FOSC subcommittee formed for the purpose of this review:

- **Aesthetic view to maintain ridgeline.** We are concerned that the three-story structure may obstruct existing views from the Sir Francis Drake scenic corridor of the open space ridgeline on the north side of the boulevard. We suggest view studies assess this concern. The goal of the Fairfax General Plan's Open Space element OS-3.2.3 is to prevent development from blocking or impairing existing views of visually significant areas.
- **Trail connectivity.** We believe there are current hiking trails that have been used for decades that cut across the Lutheran Church property. We believe that at the back of the property there are trails that connect with open space lands such as the Loma Alta Open Space Preserve. FOSC believes that these trails already are public access ways and should be expressly identified and acknowledged as such.
- **Intermittent streams.** It appears that during the rainy season there are one or more streams that flow through the property. We are concerned that the streams have been severely degraded and need to be restored to more natural function and not further impacted by the development.
- **Open space retention.** We are pleased to know that the 18 acres in the back of the property may be preserved as permanent open space. We are also pleased to know that the outdoor stage, amphitheater, and basketball courts are planned to be not

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demolished but will be retained on one parcel of open space. The goal of FOSC is to have the open space preserved.

On behalf of FOSC and the FOSC Subcommittee (Jack Judkins, Chris Powers, Michael Simler and Michael Ardito), these are the comments we have at this time. We appreciate being kept informed of project progress and the need for any further FOSC review or help with the open space element.

Respectfully submitted,



Michael Ardito

FOSC Acting Chair / Co-Secretary

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cc: Alicia Klein, Resources for Community Development