

Minutes of
Special Joint Meeting of the Fairfax Town Council,
The Fairfax Planning Commission, the General Plan Implementation
Committee, and the Affordable Housing Committee
For the Purpose of Conducting
Workshop #1 on the Town Center Plan
Fairfax Women's Club
Tuesday, **June 14, 2016**

Vice Mayor Reed called the meeting to order at 6:45 p.m.

Roll Call:

TOWN COUNCIL MEMBERS PRESENT Barbara Coler
John Reed
David Weinsoff

PLANNING COMMISSIONERS PRESENT Laura Kehrlein
Norma Fragoso
Mimi Newton
Ester Gonzalez Parber
Bruce Ackerman (arrived 6:55 p.m.)
Shelley Hamilton (arrived 6:55 p.m.)

AFFORDABLE HOUSING COMMITTEE MEMBERS PRESENT Tony Gardner
Mallory Geitheim
Barbara Coler

GENERAL PLAN IMPLEMENTATION COMMITTEE MEMBERS PRESENT Marcia Custer
John Reed

TOWN STAFF/CONSULTANT PRESENT Garrett Toy, Town Manager
Jim Moore, Director Planning and Building Services
Larry Kennings, Planning Consultant

All persons present (approximately 80 in attendance) participated in Community Workshop #1 on the Town Center Plan. Planning Director Moore made a PowerPoint presentation and answered questions from the public. The presentation covered:

- Review of the Town's existing "**policies**" (e.g., 2010 – 2030 General Plan, the updated 2015 Housing Element and other relevant Element sections);
- Review of existing "**plans**" for the Town Center Study Area (e.g., Parkade Center Circulation Study / Plan – Grant Funded);
- Review of any other "**proposed projects**" in the Town Center Study Area (e.g., Bolinas Road Sidewalk Improvement Proposal);
- Review of a preliminary list of "**problems and opportunities**" within the Town Center Study Area (e.g., traffic circulation, etc.).

The public's questions, input, and concerns expressed throughout the meeting were recorded on a flip chart and included (not in order of priority):

- Address traffic impacts of neighborhoods adjacent to downtown; specifically, address cut-through traffic from Bolinas Rd. when it is congested
- Analyze impact on Dominga neighborhood – address cut-through traffic
- Place the Town Center plan on the ballot
- Consider Flood Plain map
- Address traffic circulation at SFD /Azalea intersection
- Address Parkade entrance modifications; consider making SFD and Broadway loop to access parking
- Proposed 10 Olema and RCD senior projects: How do they meet development standards such as parking and traffic
- Ask/interview business for their input (previous interview)
- Consider water fountains
- Define workforce housing
- Define affordable housing
- How does density bonus work?
- Can we maintain the type of businesses at School Street Plaza?
- How development does affects flooding?
- Define “By-right” housing and level of environmental review for housing
- Can priority for housing be given to Fairfax residents?
- Add mid-block crossing on Bolinas Rd. at dry cleaner's
- Consider business improvement district or property based improvement district
- Restrict type of businesses in downtown to maintain character
- Planning Commission will be considering the Highway Commercial (CH) to Central Commercial (CC) zoning discussion
- Open up Elsie Lane/Bank Street – better than Dominga alternative

- Consider roundabout (traffic circle) at Claus/ SFD
- What are the cost impacts and funding sources for proposed improvements?
- Look at daylighting creek
- If you widen sidewalks on one side of Bolinas you will lose parking
- Add red light turn arrow at north bound Claus and Sir Francis Drake (SFD) to allow pedestrians to cross
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- Consider efficient traffic circulation for commuters to get thru town
- Ensure ingress-egress on Bolinas Road for Public Safety
- Consider locations for bike parking (e.g., visitor) – St.Rita’s?
- Consider development of managed parking plan as part of the Plan now rather than wait until next year
- Add right hand turn lane on Pacheco (to go onto SFD)
- Revisit removal of landscaping on Center Blvd. for parking
- Consider transit center to encourage shuttles
- Future plan for next 50 years
- Consider traffic circles (roundabouts) to facilitate traffic circulation

Vice Mayor Reed adjourned the meeting at 9:30 p.m. in memory of Robert Swift.

Respectfully submitted,

Garrett Toy
Town Manager