



TOWN OF FAIRFAX

STAFF REPORT

March 6, 2019

TO: Mayor and Town Council

FROM: Garrett Toy, Town Manager

SUBJECT: Receive report on the Parkade project including a presentation from the Town arborist regarding the removal and replacement of trees

RECOMMENDATION

Receive report on Parkade project and provide direction to staff, as appropriate

DISCUSSION

The reconstruction of the Parkade started on February 20, 2019. Staff has used a variety of communication tools such as electronic newsletters, Nextdoor posts, Chamber of Commerce emails, website posts, and hand delivered flyers to the businesses. Additional parking signage for alternative locations will be posted. Staff continues to enhance and expand its communication efforts to the community.

At this meeting, the Council will receive a presentation from the Town arborist regarding the liquidambar trees removed as part of the project and possible replacements for these trees. Below is brief summary of the replacement of Parkade trees, alternate parking locations, and the relocation of the eastbound bus stop.

Replacement of Parkade Trees

The Parkade Project originally identified the removal and replacement of four trees: 3 liquidambar trees and 1 London plane tree. Two of the four trees needed to be removed for the reconstruction of the Parkade staircases. The other two trees were being removed to benefit existing trees, as per the arborist report. Throughout this project, the Council has reiterated their intention to retain as many existing trees as possible, with the acknowledgement that much of the damage to the parking lot pavement is caused by the trees' roots.

In early February, the Town arborist, Ray Moritz, met with Town staff and the contractor in the field to review the project. At that time, the arborist found that two (2) additional trees were in hazardous condition and should be removed ASAP. Based on that preliminary assessment, six trees were marked with red ribbons and the Town Tree Committee was informed of the trees to be removed. During the field review, the arborist expressed concern about the condition of two more trees, but wanted to conduct additional tests to confirm his suspicions regarding the trees' health. The arborist has since confirmed those two trees are significantly diseased or decayed. Those two trees were also tagged with red ribbons and the Tree Committee informed.

Staff consulted with a Council subcommittee consisting of Mayor Coler and Councilmember Reed to confirm the removal of the 4 additional trees. At its March 6th meeting, the Council will hear a presentation from the arborist regarding the tree removal and possible replacement trees based on the soil conditions in the Parkade. Attached is the arborist report.

The project engineer will also be at the meeting to describe the efforts made to create additional buffer zones for the trees (see attached plan), treatment of storm water runoff, and other issues affecting the project.

Alternative Parking Locations

Many thanks to these businesses who have graciously offered to share their parking with the community during the closure of the Parkade. Staff continues to work on better signage and notifications to the merchants and residents. Below is a list of parking locations.

Bike Museum: 10 spaces along the East side of the building on Claus Drive, marked by signs. Please do not park in the spots designated for Museum Visitors, or any spots designated No Parking during a Museum Event.

Deer Park Villa: 25 spaces. Every day from 6 am to 10 pm. Please follow signage to designated "Town Parking Areas." This will be ideal for cyclists.

Fairfax Branch of the County Library: Sundays all day and evening. Friday evenings after 5 pm. Saturday evenings after 6pm.

Fairfax Market: 5 spaces designated for downtown merchants and/or customers will be available Monday through Friday only. No weekends. Signage will mark the locations.

2000 Sir Francis Drake (the Garage): 7-8 spots in the area marked by orange cones. Thanks to the Good Earth partners.

Splitrock Tap and Wheel (next door to Fairfax Market): same as above with 5 spaces designated by signs, Monday through Friday only. No weekends.

School Street Plaza: 5 spaces for specific merchants.

The Way Station: 6 spaces, from 7 am to 1 pm, Monday through Friday only.

Eastbound Bus Stop Temporarily Relocated

The eastbound bus stop has been temporarily moved from Sir Francis Drake to Broadway in front of Peri's Bar. The stop is marked with a bus sign. The bus shelter that was removed from the Parkade suffered from dry rot and termite damage, based upon visual inspections. The Council has committed to replacing the bus shelter with a similar design using local contractors after the Parkade project has been completed. Staff is also working with Marin Transit regarding a pre-fab metal bus shelter for the westbound bus stop on Broadway.

FISCAL IMPACT

The total project costs is \$676,000 with a \$135,000 project contingency.

ATTACHMENTS

- A. Arborist report
- B. Tree Plan