



# TOWN OF FAIRFAX

## STAFF REPORT

### December 16, 2021

**TO:** Planning Commission

**FROM:** Ben Berto, Director of Planning and Building Services  
Ande Flower, Project Lead, EMC Planning Group

**SUBJECT:** Housing Sites Inventory discussion, Housing/Safety Element Update, November 20 workshop results

#### **BACKGROUND**

The Town has been working on the Housing and Safety Element updates for the last 9 months, in fulfillment of the State of California's mandatory housing production planning effort by local jurisdictions called the Regional Housing Needs Allocation (RHNA). The deadline for the Town to adopt the 6<sup>th</sup> cycle RHNA is December 2022 (in 12 months) and which, once adopted and approved by the State Department of Housing and Community Development, will take effect in 2023 and govern local housing-related planning efforts until 2031.

Outreach and engagement efforts are ongoing and continue to be refined. Postcards were mailed to the majority of Fairfax household, with two key purposes: to promote the pending at the time 11/20 Virtual Community Workshop, and to encourage participation engagement with new features on the Fairfax Speaks site.

Since the October 21 Planning Commission meeting, staff and consultants have achieved the following:

- Launched the "phase 2" website outreach tools
- Met with the Planning Commission Sub-Committee meeting and the Affordable Housing Committee meeting to continue to garner key feedback and provide updates regarding housing opportunity sites, Plan Fairfax Housing interactive tool, other engagement efforts, and the Safety Element update.
- Conducted the November 20 Online Community Workshop

#### **DISCUSSION**

An average of 40 participants joined the November 20 Online Community Workshop. Polls and surveys located on the website have been live since that date. Opportunities exist on both the website and the Plan Fairfax Housing (Balancing Act) tool for members of the public to post comments and questions directed at each/all of the housing opportunities sites so far. We received 39 submittals from the public via Plan Fairfax Housing, identifying preferred housing

**AGENDA ITEM 1**

sites and housing numbers on those sites. The results have been collated and are shown in Attachment C.

The new Sites Inventory page on the website received 283 views as of November 29, 2021. The attachments for discussion at this Planning Commission meeting reflect a snapshot of public engagement and comments following the first nine days since the November 20 Online Community Workshop.

#### Initial Sites Inventory data list with minimum capacity and affordability factors

The list of initial sites (Attachment A) has been analyzed using density as a proxy for affordability. The reason for this is several-fold: First, as a general planning maxim affordability increases with density. Your Commission has previously reviewed and favorably commented about applying single-family residential scale to ‘missing middle’ housing development or conversions that result in duplexes – sixplexes. The understanding is smaller unit sizes within a residentially-scaled structure maintain the ‘best fit’ with current residential neighborhoods .

Second, the State’s increased housing requirements warrant consideration of establishing minimum as well as maximum housing capacity at housing sites. Developers typically have housing modules and densities with which they have been successful previously and typically default to in their proposals. Unfortunately, those are often lower density – single family detached is the ‘gold’ standard – and when lower per-site densities are cumulatively considered, the result may not be sufficient to achieve the housing numbers the State is requiring.

The table in Attachment B is intended as a starting point. Your Commission is requested to provide comments on local conditions, policy awareness, and additional factors and options, to which staff will respond going forward. For example, EMC is proposing a substantial number of completely affordable housing sites in an effort to remain open to all possible policy opportunities, some of which may be tied to potential funding for affordable housing construction in the future. The Table numbers and designations are open to change as a result of Commission deliberation and recommendations.

#### Fairfax Housing Simulation Tool (Plan Fairfax Housing) and Fairfaxspeaks.com results

Staff is starting to derive benefits from the tech-driven approach necessitated by the pandemic. Data is now emerging that should be of interest and assistance to advisors and decisionmakers, specifically including the following areas:

- Narrative comments from both the website and the tool.
- Housing numbers associated with sites.

Following is a synopsis of data gathered from the online tools and how that relates to initial site analysis:

Site #	Site Name	Popularity	Average # of Units desired by public	Minimum Capacity # of Units
1	<b>White Hill School (portion)</b>	G	57	50
2	<b>Kingdom Hall</b>	F	20	15
3	<b>10 Olema</b>	B	19	22
4	<b>St. Rita's Church</b>	I	46	40
5	<b>Westside Commercial</b>	E	29	33
6	<b>Fairfax Market (portion)</b>	D	30	18
7	<b>School Street Plaza</b>	B	93	96
8	<b>Marinda Heights</b>	J	18	20
9	<b>Deer Park Villa</b>	H	33	28
10	<b>Pancho Villa</b>	E	8	9
11	<b>O'Donnell's Nursery</b>	F	13	9
12	<b>Eastside Commercial</b>	E	16	26
13	<b>Fair-Anselm Shopping Center</b>	D	58	65
14	<b>Town &amp; Country</b>	A	250	100
15	<b>Jolly Hill</b>	n/a	0	0
16	<b>Central Commercial Downtown</b>	C	21	131
		<b>Total Capacity:</b>	<b>711</b>	<b>662</b>

The rating system grades from A (most popular) to H (least popular, a distinction earned by – wait for it – Marinda Heights aka Wall property). The possible surprise is that the most popular site so far (will it change?) is the Town & Country site.

Staff congratulates those who took up the planning challenge of State-mandated RHNA numbers and completed the Plan Fairfax Housing site preference and housing assignment survey (link here: <https://town-of-fairfax.abalancingact.com/fairfax-community-workshop> ). Additional thanks to those who visited the Fairfax Speaks website and also commented on the proposed housing sites (link here: <https://fairfaxspeaks.com/sites-surveys>). Both pages are scheduled to remain open for public comment until the end of the year and *we want your input.* This is the best and most convenient way of letting your Commissioners and Town Councilmembers exactly where you do and do not want housing to be located in this Town. Will we continue to be surprised? Take the poll, submit comments, and stay tuned. The Town is a year away from completing the Housing and Safety Element updates, but these surveys are only up for a limited additional time, so public please get comments in soon.

Public comments for each potential housing site are listed in Attachment C, and reflect the extremely helpful insights of those who've participated up to November 30.

[Note to those who might be tech-hesitant - all responses are anonymous. This information is strictly for use by Town advisors and decisionmakers and importantly you the public. If wading through websites is challenging, the pending holidays are a great opportunity to ask someone in your family to help you out with the web tools and maybe even provide his/her own opinions – all are encouraged to participate!].

#### Expanding public participation in housing planning:

One of the over-arching themes of the State's current RHNA program is the need to expand public participation in the RHNA local housing planning efforts. Especially important per Assembly Bill 686 (see November 20 Town Council presentation on this topic, link follows: <https://www.townoffairfax.org/meetings/town-council-special-meeting-october-20-2021/#/tab-video> ) is the need to meaningfully engage heretofore marginalized, under-represented groups in the housing planning process.

Staff is pursuing integrating these factors into our Housing Element update efforts as follows:

- December 20 in-person workshop to Fairfaxians living in multi-family units.
- Hold a dual language (Spanish and English) Workshop at the Fairfax library to increase engagement and participation with multi-family residents who may have not been informed about the November 20 Online Community Workshop.
- Pursue opportunities to get the word out about the housing element update information that has been translated to Spanish.

#### Update on 11/20 Community Workshop

The workshop had a peak of 40 attendees, and most attendees stayed for the entire workshop. Attendees learned about the importance of the Housing Element update process, their participation, and the current draft of the sites inventory list. They were able to learn how to use the Plan Fairfax Housing tool (formerly referred to as Balancing Act tool) as a group, as well as participate in several Q&A sessions. Attendees could submit questions via chat, the Q&A tool within Zoom, by raising their hand during the live Q&A session, or submitting their question on the Fairfax Speaks website. A collation of the questions submitted during the workshop and the answers to these questions will be posted on the website by December 31<sup>st</sup>.

Video of the workshop has been posted to the Town's YouTube page and is linked on the Fairfax Speaks website (link here: [https://fairfaxspeaks.com/about-the-project/news\\_feed/november-20-community-workshop-on-sites-inventory](https://fairfaxspeaks.com/about-the-project/news_feed/november-20-community-workshop-on-sites-inventory), where the Powerpoint slides are also available for viewing.

At both the beginning of the workshop and at the end of the workshop, we asked the audience the poll question, "how confident do you feel about your knowledge of the Housing Element

Update process?" They could choose from the options of "unsure," "somewhat confident," or "confident." The results are listed in the table below. The key takeaways are that by the end of the workshop, all of the attendees felt somewhat confident or confident in their level of knowledge, and that the workshop helped all residents who were unsure in the beginning feel more confident by the end of the workshop. People who are unsure about different aspects of the Housing and Safety Element are encouraged to view the workshop (which can be done whenever and for as long as is convenient) and gain a similar understanding.

Confidence Level	Beginning of Workshop	End of Workshop
Unsure	27%	0%
Somewhat Confident	38%	67%
Confident	35%	33%

Update on Plan Fairfax Housing Tool

During the tutorial of the Plan Fairfax Housing tool 11/20 at the Community Workshop, a total of 15 submissions were received, meaning that about half of the attendees felt comfortable right away in using the tool and voicing their opinion. Since the workshop, the tool has been publicized in the Town newsletter and a website newsletter. As of 12/7, we have a total of 47 submissions, or 32 new submissions since the workshop. The deadline for submitting ideas for this first version of the tool has been extended through December 31<sup>st</sup>, so please continue to spread the word to residents. <https://town-of-fairfax.abalancingact.com/fairfax-community-workshop>

Update on Fairfax Speaks Engagement

From 11/7 to 12/7, there have been 770 site visits and 34 site registrations. As of 12/7, there have been a total of 2,550 site visits and 211 site registrations since the launching of the website.

The public now has the ability to view all of the sites within the current draft of the sites inventory on the website. They can provide feedback on each site through either a simple poll question or providing more detailed feedback through a comment. As of 12/7, for each of the site options listed, the public has provided between 8 and 17 comment responses.

Website Updates for Spanish Speakers

The Fairfax Speaks website has been updated to include two pages available in Spanish directly linked on the homepage--the sites Inventory page and the Plan Fairfax Housing tool, providing two key ways for Spanish speakers to provide their input. We have received one Spanish submission in the Plan Fairfax Housing tool. We would love to receive many more Spanish submissions. If you are reading this report, please consider yourself an ambassador to this process and share this opportunity to contribute to Fairfax's housing element update process with, family, friends, and neighbors.

### Safety Element Update

Staff and consultants compiled the results from the Planning Commission meeting on Safety Element and prepared a report for the December 15 Town Council meeting . Staff report documents will be posted on the Council meeting page of the Town website and the video will be posted on the Town and Fairfax Speaks websites shortly thereafter for those interested. Staff will also provide the Commission with an oral summary of the Council meeting at this meeting.

### California Environmental Quality Act

Staff and the consultants are making their first presentation on the environmental review aspects of the Housing and Safety Element Updates to the Town Council on December 15.

### **CONCLUSION/RECOMMENDATIONS**

A considerable amount of work and data has been developed in the nine months since this process has been active. As documented above, the public is definitely taking notice and importantly, participating in this process. This is critical in allowing staff to begin to make recommendations on future housing in Fairfax.

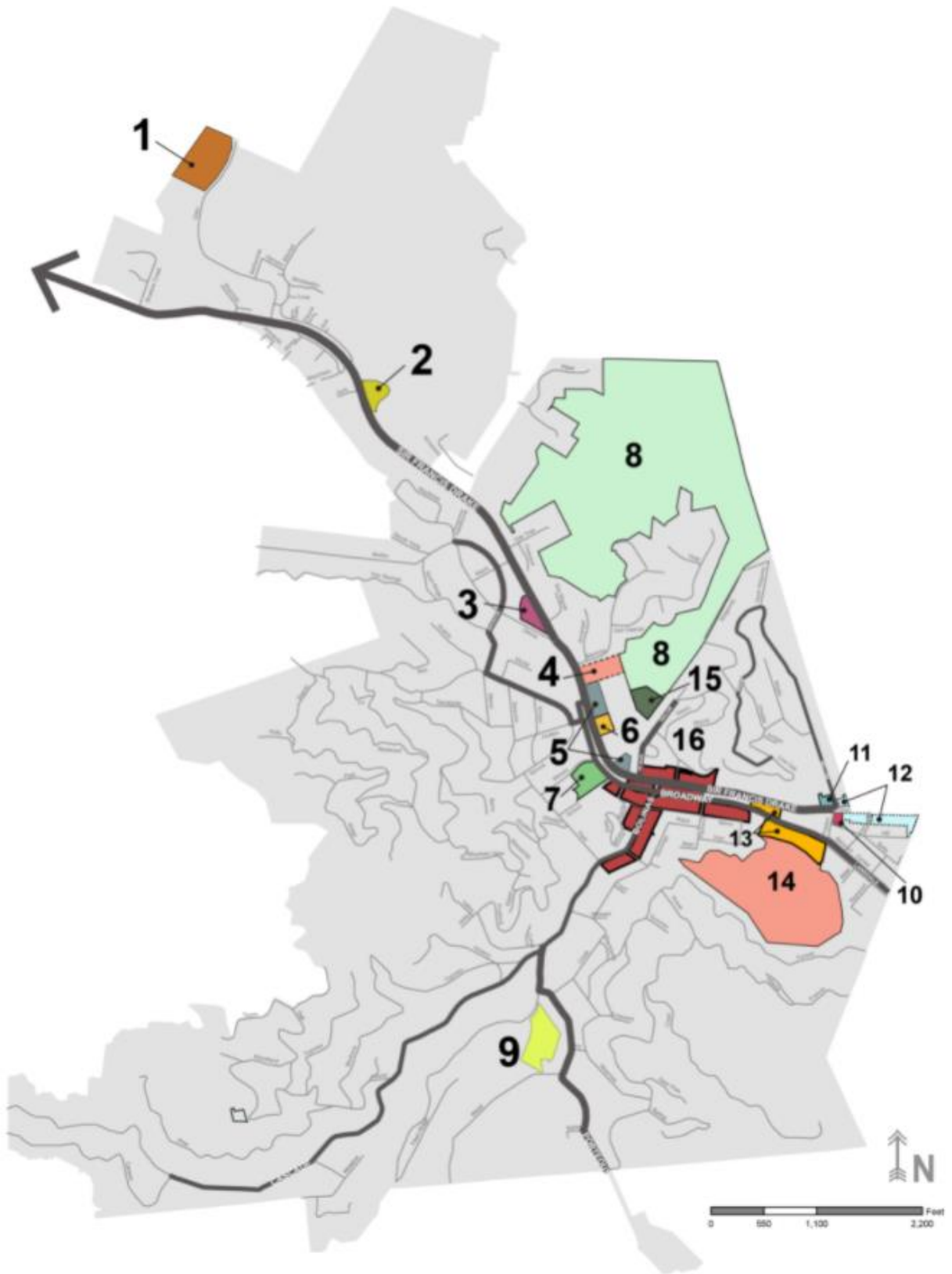
Staff and the consultants are starting to firm up preliminary determinations on housing locations and numbers, and on other issues relating to this effort (particularly the Safety Element).

Staff requests that the Planning Commission provide direction on the following:

- 1) Proposed housing sites and preliminary housing number assignments
- 2) Feedback on the public outreach and engagement
- 3) Areas for further investigation relating to the Housing and Safety Elements
- 4) Any comments pertaining to CEQA

### Attachments:

- A: Town of Fairfax Sites Inventory Map
- B: Housing Sites Table
- C: Public online comments on housing sites



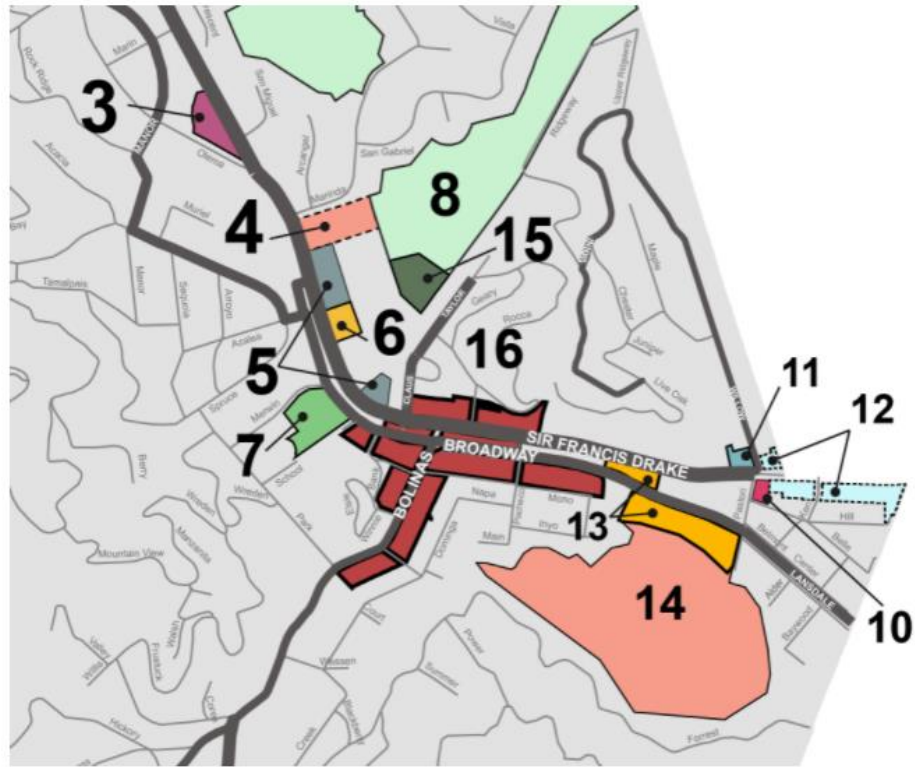
ATTACHMENT A

# TOWN OF FAIRFAX

## Sites Inventory Map

- 01 - WHITE HILL SCHOOL
- 02 - KINGDOM HALL (Portion of site)
- 03 - 10 OLEMA ROAD
- 04 - ST. RITA'S CHURCH
- 05 - WESTSIDE COMMERCIAL
- 06 - FAIRFAX MARKET
- 07 - SCHOOL STREET PLAZA
- 08 - MARINDA HEIGHTS (aka Wall Property)
- 09 - DEER PARK VILLA
- 10 - FORMER PANTHO VILLAS
- 11 - O'DONNELL'S NURSERY
- 12 - EASTSIDE COMMERCIAL
- 13 - FAIR-ANSELM SHOPPING CENTER
- 14 - TOWN AND COUNTRY
- 15 - JOLLY HILL
- 16 - CENTRAL COMMERCIAL DOWNTOWN

Sub Area Map:





Site #	Site Address	Zoning Designation (Current)	Minimum Density Allowed (units/ acre)	Parcel Size (Gross Acres)	Existing Use/ Vacancy	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Minimum Capacity
<b>1</b>	<b>White Hill School (portion)</b>			<b>5.00</b>						<b>50</b>
	101 Glen Dr	PD	10.0	5.00	Residential-Vacant Land	no			50	50
<b>2</b>	<b>Kingdom Hall</b>			<b>1.30</b>						<b>15</b>
	2600 Sir Francis Drake Blvd	UR-7	12.0	1.30	Exempt (Full Or Partial)	no			15	15
<b>3</b>	<b>10 Olema</b>			<b>1.11</b>						<b>22</b>
	2170 Sir Francis Drake Blvd	PDD	20.0	1.11	Commercial (General)	yes	22			22
<b>4</b>	<b>St. Rita's Church</b>			<b>1.78</b>						<b>40</b>
	100 Marinda Dr	PDD	20.0	0.80	Commercial (General)	no	18			18
		PDD	20.0	0.98		no	22			22
<b>5</b>	<b>Westside Commercial</b>			<b>1.81</b>						<b>30</b>
	2090 Sir Francis Drake Blvd	CH	20.0	0.17	Commercial (General)	yes	3			3
	2096 Sir Francis Drake Blvd		20.0	0.18		yes	3			3
			20.0	0.41		no	8			8
	2000 Sir Francis Drake Blvd		20.0	0.51		yes	10			10
	2086 Sir Francis Drake Blvd		20.0	0.19		yes	3			3
	2082 Sir Francis Drake Blvd		CH	20.0		0.19	Commercial (General)	yes	3	
<b>6</b>	<b>Fairfax Market (portion)</b>			<b>0.62</b>						<b>18</b>
	2040 Sir Francis Drake Blvd	CH	30.0	0.62	Commercial (General)	yes	18			18
<b>7</b>	<b>School Street Plaza</b>			<b>1.92</b>						<b>96</b>
	6 School St	PDD	50.0	1.92	Exempt (Full Or Partial)	yes	96			96
<b>8</b>	<b>Marinda Heights</b>			<b>100.50</b>						<b>20</b>
	Not yet addressed	UR-10	0.1	100.50	Vacant	yes		10	10	20
<b>9</b>	<b>Deer Park Villa</b>			<b>3.57</b>						<b>28</b>
	367 Bolinas Rd	CL	8.0	3.57	Commercial (General)	no			28	28
<b>10</b>	<b>Pancho Villa</b>			<b>0.26</b>						<b>9</b>
	1625 Sir Francis Drake Blvd	RD-5.5-7	38.0	0.26	Commercial (General)	yes	9			9
<b>11</b>	<b>O'Donnell's Nursery</b>			<b>0.37</b>						<b>9</b>
	1700 Sir Francis Drake Blvd	CH	27.0	0.37	Commercial (General)	no	9			9
<b>12</b>	<b>Eastside Commercial</b>			<b>2.05</b>						<b>26</b>
	1585 Sir Francis Drake Blvd	CH	20.0	0.10	Commercial (General)	yes	2			2
	1573 Sir Francis Drake Blvd	CH	20.0	0.20		yes	4			4
	1583 Sir Francis Drake Blvd	CH	20.0	0.08		yes	1			1
	1581 Sir Francis Drake Blvd	CH	20.0	0.25		yes	5			5
	1599 Sir Francis Drake Blvd	CH	20.0	0.21		yes	4			4
	1591 Sir Francis Drake Blvd	CH	20.0	0.09		yes	1			1
	1607 Sir Francis Drake Blvd	CH	20.0	0.11		yes	2			2
	1613 Sir Francis Drake Blvd	CH	0.0	0.09	Duplex (2 Units, Any Combination)	yes	0			0
	1621 Sir Francis Drake Blvd	CH	20.0	0.06	Commercial (General)	yes	1			1
	2 Willow Ave	CH	0.0	0.06	Duplex (2 Units, Any Combination)	no	0			0
	12 Willow Ave	RD-5.5-7	0.0	0.12	Single Family Residential	no	0			0
	1569 Sir Francis Drake Blvd	RD-5.5-7	0.0	0.26		yes	0			0
	1589 Sir Francis Drake Blvd	CH	20.0	0.05	Commercial (General)	yes	1			1
	1601 Sir Francis Drake Blvd	CH	20.0	0.23		yes	4			4
	1615 Sir Francis Drake Blvd	CH	0.0	0.06	Multifamily Residential 3 Units	yes	0			0
	1620 Sir Francis Drake Blvd	CH	20.0	0.08	Commercial (General)	no	1			1
<b>13</b>	<b>Fair-Anselm Shopping Center</b>			<b>3.27</b>						<b>65</b>
	760 Center Blvd	CH	20.0	0.57	Commercial (General)	yes	11			11
	711 Center Blvd	CH	20.0	2.70		yes	54			54
<b>14</b>	<b>Town &amp; Country</b>			<b>25.16</b>						<b>100</b>
		CR	4.0	11.75	Commercial (General)	no			47	47
	40 Pastori Ave	CR	4.0	13.41		no			53	53
<b>15</b>	<b>Jolly Hill</b>			<b>1.55</b>						<b>0</b>
		RS-7.5	0.0	1.55		no			0	0
<b>16</b>	<b>Central Commercial Downtown</b>			<b>10.30</b>						<b>131</b>
	69 Bolinas Rd	CC	20.0	0.07	Commercial (General)	no	1			1
	29 Broadway Blvd	CC	20.0	0.13		no	2			2
	9 Broadway Blvd	CC	20.0	0.48		no	9			9
	17 Broadway Blvd	CC	20.0	0.18		no	3			3
	19 Broadway Blvd	CC	20.0	0.22	Sbe - Special Assessments	no	4			4
		CC	20.0	0.01		no	0			0
	23 Broadway Blvd	CC	20.0	0.08	Commercial (General)	no	1			1
	25 Broadway Blvd	CC	20.0	0.10		no	2			2
		CC	20.0	0.12	Vacant	no	2			2
	33 Broadway Blvd	CC	20.0	0.06		no	1			1
	35 Broadway Blvd	CC	20.0	0.04		no	0			0
	1 Bolinas Rd	CC	20.0	0.17		no	3			3

Site #	Site Address	Zoning Designation (Current)	Minimum Density Allowed (units/ acre)	Parcel Size (Gross Acres)	Existing Use/ Vacancy	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Minimum Capacity
	28 Bolinas Rd	CC	20.0	0.09	Commercial (General)	no	1			1
	20 Bolinas Rd	CC	20.0	0.06		no	1			1
	14 Bolinas Rd	CC	20.0	0.06		no	1			1
	45 Broadway Blvd	CC	20.0	0.10		no	2			2
	77 Broadway Blvd	CC	20.0	0.14		no	2			2
	69 Broadway Blvd	CC	20.0	0.14		no	2			2
	61 Broadway Blvd	CC	20.0	0.06		no	1			1
	65 Broadway Blvd	CC	20.0	0.09		no	1			1
	55 Broadway Blvd	CC	20.0	0.03		no	0			0
	57 Broadway Blvd	CC	20.0	0.04		no	0			0
		CC	20.0	0.08		no	1			1
		CC	20.0	0.07	Exempt (Full Or Partial)	no	1			1
	52 Bolinas Rd	CC	20.0	0.14	Commercial (General)	no	2			2
	42 Bolinas Rd	CC	20.0	0.14		no	2			2
	64 Bolinas Rd	CC	20.0	0.12		no	2			2
	54 Bolinas Rd	CC	20.0	0.14		no	2			2
	101 Bolinas Rd	CC	20.0	0.17		no	3			3
	95 Bolinas Rd	CC	20.0	0.51		no	10			10
	63 Bolinas Rd	CC	20.0	0.09		no	1			1
	59 Bolinas Rd	CC	20.0	0.08		no	1			1
	51 Bolinas Rd	CC	20.0	0.15		no	3			3
	47 Bolinas Rd	CC	0.0	0.07	Duplex (2 Units, Any Combination)	no	0			0
	31 Bolinas Rd	CC	20.0	0.34	Commercial (General)	no	6			6
	29 Bolinas Rd	CC	20.0	0.08		no	1			1
	32 Rocca Dr	CC	0.0	0.36	Single Family Residential	no	0			0
		CC	20.0	0.41		no	8			8
		CC	20.0	0.17		no	3			3
	1810 Sir Francis Drake Blvd	CC	20.0	0.33	Commercial (General)	no	6			6
	1820 Sir Francis Drake Blvd	CC	20.0	0.07	Commercial (General)	no	1			1
	1822 Sir Francis Drake Blvd	CC	0.0	0.05	Multifamily 5 units	no	0			0
	1824 Sir Francis Drake Blvd	CC	20.0	0.07	Commercial (General)	no	1			1
	1826 Sir Francis Drake Blvd	CC	20.0	0.12		no	2			2
	10 Taylor Dr	CC	0.0	0.03	Single Family Residential	no	0			0
	1902 Sir Francis Drake Blvd	CC	20.0	0.27	Commercial (General)	no	5			5
	1942 Sir Francis Drake Blvd	CC	20.0	0.38		no	7			7
	1930 Sir Francis Drake Blvd	CC	20.0	0.13		no	2			2
	1916 Sir Francis Drake Blvd	CC	20.0	0.14		no	2			2
		CC	20.0	0.40	Exempt (Full Or Partial)	no	8			8
	1914 Sir Francis Drake Blvd	CC	20.0	0.07	Commercial (General)	no	1			1
	125 Mono Ave	CC	0.0	0.13	Duplex (2 Units, Any Combination)	no	0			0
	137 Mono Ave	CC	0.0	0.20	Single Family Residential	no	0			0
	107 Bolinas Rd	CC	20.0	0.13	Commercial (General)	no	2			2
	4 Sherman Ave	CC	0.0	0.11	Single Family Residential	no	0			0
	131 Bolinas Rd	CC	0.0	0.13	Duplex (2 Units, Any Combination)	no	0			0
	135 Bolinas Rd	CC	20.0	0.15	Commercial (General)	no	3			3
	119 Bolinas Rd	CC	20.0	0.14		no	2			2
	141 Bolinas Rd	CC	0.0	0.07	Single Family Residential	no	0			0
	145 Bolinas Rd	CC	0.0	0.09		no	0			0
	107 Mono Ave	CC	0.0	0.17		no	0			0
	9 Pacheco Ave	CC	0.0	0.18	Duplex (2 Units, Any Combination)	no	0			0
	131 Mono Ave	CC	0.0	0.14	Single Family Residential	no	0			0
	127 Mono Ave	CC	0.0	0.13		no	0			0
	111 Mono Ave	CC	0.0	0.10		no	0			0
	115 Mono Ave	CC	0.0	0.10		no	0			0
	117 Mono Ave	CC	20.0	0.06	Commercial (General)	no	1			1
	121 Mono Ave	CC	0.0	0.18	Duplex (2 Units, Any Combination)	no	0			0
	2094 Sir Francis Drake Blvd	CH	20.0	0.17	Commercial-Vacant Land	yes	3			3
<b>Grand Total</b>							<b>446</b>	<b>10</b>	<b>203</b>	<b>662</b>
<b>RHNA</b>							<b>235</b>	<b>71</b>	<b>184</b>	<b>490</b>

**Comments collected from both the Fairfax Housing Simulator and Fairfaxspeaks.com website.**

**1 - White Hill School - 101 Glen Drive – 16 did not select housing units for this site, 23 said yes with an average of 57 units suggested**

**Simulator Comments:**

- Use this real estate to expand the school
- clustered housing, modest multi-family units.
- No additional housing, use this area for additional schools. It is reasonable to expect more students will need schools if 490 housing units are added to the town. This area can also be used to accommodate Ross Valley Charter/St. Ritas school, which I propose me used for housing instead of a school. See other comments.
- Happy I bicycle past there and see that it is open space that could accommodate housing.
- Happy Teacher housing would be a fantastic earmark to ensure housing is provided by a population in need.

**Website responses (How do you feel about this site being selected?)**

- Happy Challenge will be flooding at front of property and access across creek. Does not appear this property would be developed by school district and as long as they maintain their other properties they still have flexibility to increase capacity. This site will need bridges installed over creek area and some improvements to prevent future flooding which could benefit the school also. The residents would need to avoid peak drop-off and pick-up times at the school. Would be great for one or two bedroom units, or small units.
- Happy Teachers and workers need housing. SCHOOL TRAFFIC SHOULD BE ADDRESSED because it is part of the problem. Kids need to carpool, bus, bike, etc. to school instead of having mommy or daddy pick up each child.
- Happy
- Neutral Site is removed from the town center and could mean more vehicle traffic congestion and VMT. Teacher housing doesn't need to be near a school -- assuming those in these units aren't WH teachers.
- Neutral This site is so far removed from town and if it is already zoned for housing, then there is no net new. Housing walking distance to transit would be better (the teachers living here are just going to end up driving to their schools).
- Neutral It is designated as a potential site for flood mitigation. It could also be an alternative field space if White Hill is ever utilized for the needed flood protections in downtown.
- Unhappy The traffic is already impossible in this area
- Very Unhappy "My largest concern about ALL of the sites is the fact that getting in and out of our Valley---the entire Ross Valley for that matter--- is that we have one main artery and Center Blvd. that are already at over MAX. In the event of a fire or earthquake WHO gets to leave the area? It would be next to impossible first to get to the main artery, and to escape or exit safely without another main artery with really good access. I am an old girl and lived in Fairfax since 1955. There was a movement at one time (before Sir Francis Drake was made into two lanes in each direction) to extend Freitas Parkway from Terra Linda and at least take the West Marin traffic off of Sir Francis Drake through our towns that make a parking lot out of it on weekends

and evenings. That would not solve the problem of getting everyone off of the hillsides ( in the event of a fire or other disaster) without tremendous roadwork, putting a limit on the number of cars, adding some form of electric transit and parking lots, and bicycle paths that were NOT in traffic zones. We already have restricted and dangerous road access for residents and emergency vehicles. If we are to increase housing in our already congested neighborhoods how are we going to reduce household vehicle numbers per unit. As it is now one household generally has multiple vehicles and drivers.

- 
- Look at some of the examples in recent wildfire behavior that was in the urban-forested lands, particularly Paradise, the Dixie fire, and so many others where people lost their lives or were seriously at risk while attempting to flee fast moving wildfires which are more likely to occur with each passing year.
- I am in full support of increasing affordable and accessible housing in our area but not at the cost of safety and more roadway congestion. How do we address these concerns? We need to have a big picture and long range plan for the inevitable increased dangers from climate change and its effect on our drought and micro burst weather phenomena. Egress is critical to that planning.
- Can we make new housing non-vehicular? How do we encourage existing residents to reduce vehicular use in our communities? Adding more housing on our hillsides is a planned future disaster. We had better think long and hard about the steps we take in the next 10 years.
- 
- Very Unhappy will contribute to disastrous gridlock in event of emergency. Do not want less open space around middle school kids who need as much calm and quiet as possible plus sports space.
- Very Unhappy Teachers should be paid a decent salary, instead of trying to bribe them with housing. It's not fair to the teachers, if they lose their housing when switching jobs. If it was general housing I would only support it if you could build a road over the hill to Northgate. My main concern with any new developments is traffic, especially during a fire. We would all be dead stuck in traffic trying to get out of town. So send the message to the state roads dept and tell them that the roads infrastructure needs to be improved to accommodate the number of residents prior to increasing the number of residents trying to escape a potential fire.
- Very Unhappy It's open and beautiful now. Housing will destroy

**2 - Portion of Kingdom Hall - 2600 Sir Francis Drake Blvd - 15 did not select housing units for this site, 24 said yes with an average of 20 units suggested**

**Simulator Comments:**

- Use as a potential school or community site
- clustered multifamily housing units
- Use this site for additional schools or community-oriented facilities.

**Website responses (How do you feel about this site being selected?)**

- Happy
- Happy Great site close to town and transportation.

- Happy Under-utilized site
- Neutral Site is removed from the town center.
- Neutral Not in a very walkable or transit friendly location.
- Neutral Seems like an odd option to list if the owner isn't interested in changing this land.
- Very Happy As indicated, this area seems incredibly underutilized, as I hardly ever see cars in the parking lot. It is also along SFD, so evacuation/egress concerns are not problematic. Also, public transportation is readily available along SFD, so is inclusive to folks who might not own a vehicle. Yes yes yes!
- Very Happy This would be an ideal site to develop.
- Very Happy Good spot for this use.
- Very Happy We need housing for those who work in our communities. NIMBY people do not understand the horrible long commutes service people have.
- Very Unhappy make emergency evacuations much much worse.

**3 - 10 Olema Road - 2170 Sir Francis Drake Blvd – 7 did not select housing units for this site, 32 said yes with an average of 19 units suggested**

**Simulator Comments:**

- eco village housing units, parking clustered.
- Use the spoil from earthwork at Fong Family Hill site near Fairfax Market to fill in floodplain area to the extent environmental regulations permit. It is more climate friendly to move earth a few hundred feet than all the way to a landfill. This is an excellent site for an eco-village style site, like Monolithic IO domes.
- I think this site can house many more units than 24.
- Historic Home should be preserved.

**Website responses (How do you feel about this site being selected?)**

- Happy
- Happy The historic building should be required to be restored by developer of the site.
- Happy Along the SFD corridor.
- Happy Good infill location near the library and bus stop and existing neighborhood
- Happy We need housing for those who work in our communities. NIMBY people do not understand the horrible long commutes service people have. Turn the historical buildings into housing!
- Happy Under-utilized site with good pedestrian and cycle access to downtown and buses.
- Neutral We would like to see the historic home preserved, but maybe some added units could be installed. No more than two stories, but ideally small units with some parking. (At least one parking spot per unit- as we don't believe that the public transportation system really supports no vehicle at all....)
- Very Happy great infill site near amenities and transit
- Very Happy Great location, but design needs to specifically account for flooding. Also, it seems a bit ridiculous that a random older building is dictated as historic and would take priority over affordable housing.
- Very Happy Great location for infill housing.

- Very Unhappy make evacuations much worse and have to remove redwoods!
- Very Unhappy It seems like there are better alternatives that do not have creek setback issues, historic structures issues.
- Very Unhappy Would create heavier traffic flow into a now relatively quiet neighborhood plus increase traffic congestion on Sir Francis Drake.

**4 - St. Rita's Church - 100 Marinda Dr - 21 did not select housing units for this site, 18 said yes with an average of 46 units suggested**

**Simulator Comments:**

- Preserve this beautiful church, relocate the school, build where the school site is.
- multi-family housing units
- This church building should remain, or converted as some former fire stations, Masonic Temples, and others have been into a large residence, brewery, new Town Hall, or some other fantastic project seen on Dwell Magazine. It is really the school that is the primo property. The school is within 1/4 mile of transit, the church is actually slightly outside the 1/4-mile walking distance. The church is right on the visual corridor, the school is hidden from the visual corridor it's really hard to tell its even there without the signs and the AM/PM traffic. The school site is large enough for another Bennett House project. This housing unit allocation is meant for the school grounds, not the church grounds.
- But, there you go, the Town purchases the property from the Archdiocese, makes the church the new Town Hall, distribute the church grounds the Town's own way and the housing could then be classified as PUBLIC HOUSING. The existing Town Hall and even the Community Center could have a makeover, dealing with the culvert and establishing a facility for the un-housed community as a Housing First program. I'll speak for myself, but I think you'd have not problem conjuring up volunteers!
- Historic Buildings should be preserved.

**Website responses** (How do you feel about this site being selected?)

- Neutral I like the concept of adding housing here, or housing with commercial uses, but it doesn't seem realistic to have a 5-year plan for housing here unless the church has plans to leave. Though, maybe some sort of highly supportive housing could be collocated?
- Neutral The two buildings on Sir Francis Drake should be classified as historic and should not be allowed to be altered.
- Unhappy While I'd like to support housing here, if the church has no intention of leaving, then there is no benefit to assuming these units would ever get constructed.
- Unhappy Not sure how St. Rita's feels about this. It's an active community space.
- Unhappy It's already a very scary intersection, and hard to access the church and the little strip mall beside it (nail salon, vet, thrift store)
- Very Unhappy "What are you thinking? It's a church! I have 4 generations that have been a part of that church. My husband and 5 siblings went to school there. I was married there. All family members have deep roots there.
- HANDS OFF.! What's next Grace Cathedral?????"
- Very Unhappy

- Very Unhappy With Ross Valley Charter School residing behind St. Rita's church, the parking available in the parking lot is often not enough for parents coming to pick up or drop off children as it is. The traffic light in front of St. Rita's, with the crosswalk to the library, is often a traffic nightmare during school drop off and pickup as is. Adding residents to this area feels like a disastrous traffic overflow.
- Very Unhappy Historic Buildings are more important than housing here. Cannot imagine that Catholic Church would sell the property anyway. Wouldn't support many units here even if that were to happen as the parking is important to the school. Would be better to open more space to the school than housing.
- Very Unhappy In use by great school. Dumb spot that would increase gridlock in emergency not to mention strain on thin resources like water, sewer, etc.
- Very Unhappy My main concern with any new developments is traffic, especially during a fire. We would all be dead stuck in traffic trying to get out of town. So send the message to the state roads dept and tell them that the roads infrastructure needs to be improved to accommodate the number of residents prior to increasing the number of residents trying to escape a potential fire.

**5 - Westside commercial - 14 did not select housing units for this site, 25 said yes with an average of 29 units suggested**

**Simulator Comments:**

- apt. condos, no autos.
- Westside commercial does not include the Fairfax Market properties, but does include Ernst Automotive, the strip mall and Fong Family Hill. As mentioned, the spoil from leveling the hill could be used locally for floodplain fill, contour grading the adjoining sites or even a raw building material for eco-friendly construction such as cob, strawbale cottages. I envision this area to be an overlay zone allowing cottage courts which are 100% affordable.

**Website responses** (How do you feel about this site being selected?)

- Happy
- Happy If there were a way to maintain the commercial spaces downstairs, I can imagine housing above them- or if the commercial businesses were relocated it could be apartments (2 stories max.)
- Happy I'd be more enthusiastic if it was a mixed-use development and not limited to just housing
- Happy "This feels like a great spot for infill housing"
- Not great for adding cars to a busy SFD but doable"
- Unhappy "Not into resolving ""geologic challenges""...don't like it. Use land that has none.
- Very Happy I think these are excellent sites for higher-density housing or higher-density housing with commercial functions. However, I think these sites need to be developed thoughtfully and in context with the Fairfax Market site. IMHO, west side commercial sites, Fairfax Market, and Split Rock should all be sites that eventually get redeveloped as more

pedestrian-oriented housing and mixed use. The Bike Museum should also be considered as a part of these sites for redevelopment.

- Very Happy These sites should be developed as mixed use. There is opportunity to bring more life to SFD in this location by adding storefronts below housing and mandating parking in the rear if needed.
- Very Happy This site should be maximized for housing with some limited locations for ground floor retail (maybe at the old gas station. The Bike Museum should also be added to this site. Overall, the planning should consider how this ultimately relates to the potential for housing on the Fairfax Market site.
- Very Happy Multipurpose development with residential over Commercial could offer lots of advantages. Good access to amenities.
- Very Unhappy
- 

**6 - Fairfax Market - 2040 Sir Francis Drake Blvd - 13 did not select housing units for this site, 26 said yes with an average of 30 units suggested**

**Simulator Comments:**

- Multi-family housing units, minimal cars.
- I see a concentration of affordable only overly housing here, to complement Fong Family Hill and the other housing along SFD north side. I have suggested a parking structure across SFD, the top level accessed from SFD, the bottom level accessed from Broadway to minimize the need of parking on this site itself, so the entire area can be landscaped and courtyards. I see that the parking lot adjoining Split Rock is not a candidate - all the more reason to demonstrate Fairfax affordable housing does not always have to have half a site covered with parking lots or the first floor to be a parking lot. Limited commercial retail shops could be on a small portion of the ground floor, along with at least one public bathroom.

**Website responses** (How do you feel about this site being selected?)

- Happy Good access to amenities, and I have never seen the parking lot full so some can surely be built on.
- Very Happy Great site to be redeveloped as pedestrian-oriented housing and mixed use. The actual Fairfax Market building should be included in this redevelopment site -- ground floor supermarket with housing above and structured parking in the rear. The Faletti market on Oak in SF does this.
- Very Happy This site is underutilized and should be developed with mixed use buildings. The buildings should be oriented near SFD with commercial use on the ground floor, housing above and parking behind.
- Very Happy Maximize housing here and include the actual structure of the market in the footprint. It should be a ground floor grocery store with housing above...like the Falettis Market in SF
- Very Happy great spot!
- Very Unhappy



- What does this mean.....The parking lot is somewhat under-utilized but portions would still be preserved for a shared parking arrangement.
- I park next to the dirt mound when I shop and there are always cars parked around me...
- So I don't understand the above statement somewhat underutilized...cars don't need to be crammed in like the San Rafael Trader Joe's parking lot.
- And it's not easy to pull in and out there. More cars would be unbearable."
- Very Unhappy Can't imagine why this parking lot would be considered. As long as the market is there, they need all of the parking. Would dislike the idea of units built above the whole parking lot (it would feel too out of character with the town.)
- Very Unhappy
- Very Unhappy Leave parking alone

**7 - School Street Plaza - 6-12 School Street Dr - 7 did not select housing units for this site, 32 said yes with an average of 93 units suggested**

**Simulator Comments:**

- Density bonuses.
- clustered multi-family units.. problem with program.... less than 60
- I'm going to go with 70-80 units here. As much as I'd like to see maximum density bonuses build up, I know that the owner is fond of the 80-unit proposal he submitted several years ago. I'd very much like to see this being affordable, but the owner is very hesitant to allow the deed restriction.

**Website responses** (How do you feel about this site being selected?)

- Happy Can see the potential for housing here. Only concern is about current tenants and how they might be accommodated. Also, always thought this would be a better location for the town hall, police/fire departments to get them out of the flood zone. Maybe relocate town hall and build apartments over parking where they currently are.
- Happy Seems like a great use of this space. I'd give it a very happy if it was able to be done while maintaining the vibe there and the mixed use quality of live work spaces.
- Happy Main concern is traffic, that's potentially an extra 100 plus cars going through downtown everyday
- Neutral Seems to be fully used and congested at times. Adding a few more units may work, but not many.
- Neutral "Not great but not horrible
- Could be done well
- Would require some change to the site to allow cars to enter from side road "
- Neutral Tenants who are already there need to be able to stay!
- Very Happy This is a great housing site because it is walkable and bikeable to downtown and transit and other amenities. The buildings on this site are really crappy though -- it should be torn down and wholly redeveloped into a coherent mixed income housing project that has frontage on Broadway and Merwin to activate the street a bit more. Maybe the rear portions near the ball field and creek could be more deliberately planned as open space to preserve the existing public path.

- Very Happy This is a great site for housing. A housing only project will displace valuable commercial tenants and a proposed project should be mandated to include new commercial to replace what is there now.
- Very Happy The buildings on this site are in terrible condition. The entire site should be redeveloped with new housing that has a better relationship to Broadway, the creek and the ball field. It is a great, walkable location that aligns housing with transportation and GHG goals.
- Very Happy Will eliminate existing illegal residential use and some of the illegitimate "businesses" that are an attempt to cover their actual use as residences on this property.
- Very Unhappy How would you fit that many units there? And does it include parking? The town has been taking away parking for a while and they need to work on infrastructure first to make sure the roads and parking will support a ton of new houses, who will one day be fleeing from a fire together with the rest of us

**8 - Marinda Heights (aka Wall Property) - 22 did not select housing units for this site, 17 said yes with an average of 18 units suggested**

**Simulator Comments:**

- Require inclusionary housing or surcharges
- absolutely no more housing here!!!! safety issues.
- This developer already has a lot invested for luxury housing up here. Okay, add a \$1,000,000 in affordable housing mitigation fees to each one. They would still get built, and we could have the inclusionary grant funding we to keep people in affordable Fairfax housing. As Michael McIntosh suggested, big homes are going to get built, but only if affordable housing can also be built in our community.

**Website responses (How do you feel about this site being selected?)**

- Neutral I would like to see this property purchased and set aside for open space, undeveloped.
- Neutral Doesn't really solve our issues with regards to housing. Would prefer it to stay as open space or clustered with open space deeded.
- Unhappy Would rather see this maintained to serve as a fire break.
- Unhappy This project should be purchased by the town and made perpetual public park property. If this site is listed, the number of units should not be allowed to increase over what has been recently proposed.
- Unhappy Don't really consider this to be a viable solution for this problem. People don't want much built here in general and it is mostly hillside property.
- Unhappy build housing in downtown, not sprawled sites.
- Unhappy Building on greenfield sites should be avoided until brownfield redevelopment options are exhausted. Does not seem to be an efficient land use (low number of possible units for its area)
- Very Unhappy "Absolutely not! There are ridge tops that can't be developed up on this property. I live on the street I know how much water comes off that hill. We know how hard it is to get out of the driveway now.
- The lights would absolutely disrupt the wild life up there.
- Did you think about how many cars that would add to the environment .. And exiting onto SFD.

- Building on this property is like building on Mt. Tamalpais for our town."
- Very Unhappy No no no. This doesn't sound like affordable housing

**9 - Deer Park Villa - 367 Bolinas Rd - 20 did not select housing units for this site, 19 said yes with an average of 33 units suggested**

**Simulator Comments:**

- eco housing multi-family units clustered.
- Leave this gem alone.

**Website responses** (How do you feel about this site being selected?)

- Happy Good location. Should be better used.
- Happy Traffic constraints aside, good use of space
- Neutral Adding density in this area seems challenging given deer park's narrow streets and one-way in/on on Bolinas. Though, maybe a good site for a couple single family houses
- Neutral Feel it is a historic site for Fairfax but can see that maybe some housing could be built to replace the onsite current housing to provide some additional units without overly impacting the site. Transportation is more of an issue, but there is plenty of onsite parking.
- Neutral Maybe a good location for single family houses, but too isolated in a fire zone.
- Unhappy This would be a good site if not for it creating a more dangerous exiting strategy on Bolinas Road in an emergency event.
- Unhappy This site is the furthest from public transportation and schools, and also far from in town shopping amenities. Thus it would have the greatest impact on traffic since the residents would rely on motor vehicle transportation for many basic needs.
- Unhappy That would just make me sad to see it go and I shudder to think about the battles from all the neighbors.
- Unhappy Bolinas road will need to be widened toward the center of town. Parklets will need to be removed.
- Very Unhappy Iconic family heritage land..
- Very Unhappy "Too many housing already located here
- No public transit
- Too close to wild lands

**10 - Former Pancho Villas - 1625 Sir Francis Drake Blvd - 14 did not select housing units for this site, 25 said yes with an average of 8 units suggested**

**Simulator Comments:**

- multi-family units, no cars
- There will be a fair amount of pressure to keep this development 2 floors or less. As it is so close to transit, AB1763 density bonuses can apply to minimize parking requirements. I think this site is ideal to be included in the affordable housing overlay district and also be allowed to have residential uses on the ground floor.

**Website responses** (How do you feel about this site being selected?)

- Happy Improving this would make a better gateway into town, but it is such a busy intersection -- maybe better for commercial uses or commercial with some upstairs apartments or commercial on SFD and housing on Belle
- Happy Sir Francis Drake is so busy. Maybe part of the site could be reserved for some commercial to provide a buffer to the housing.
- Happy Seems very reasonable site for housing
- Neutral If housing was built here I wouldn't feel strongly one way or another if no more than two stories.
- Unhappy This is a town gateway site that would better serve the town with commercial or public uses.
- Very Happy What an incredible location for the residents to be able to walk across the street to the Good Earth! Curious about parking - perhaps these units could multiple stories with parking garage under them?
- Very Happy Great idea!
- Very Happy Perfect property and location for small housing project.
- Very Unhappy Try to pull out onto SFD now. It's crazy.. And people are working from home ???

**11 - O'Donnell's Nursery - 1700 Sir Francis Drake Blvd - 15 did not select housing units for this site, 24 said yes with an average of 13 units suggested**

**Comments:**

- multi-family units, no automobiles
- Ditto Pancho Villa here. Bigger site, easier to blend in height so more units.

**Website responses** (How do you feel about this site being selected?)

- Happy Could make a better gateway into town and give Mr ODonnell some retirement savings.
- Happy Great opportunity to improve the entrance to Willow with housing next to transit.
- Neutral If the owner is open to putting a few units onsite and would still be able to maintain the business, I am not opposed.
- Unhappy Love this nursery- I'd be sad to see it go, but it is a good spot.
- Unhappy I'd be sad to see it go, but it is a good spot, once you deal with the traffic complications.
- Very Unhappy So where do we buy plants without a proper nursery? Fairfax lumber is not a real nursery. Do we have to drive to San Rafael and Kentfield to find a nursery?
- Very Unhappy This is a town gateway site that would better serve the town with commercial or public uses.

**12 - Eastside Commercial - 14 did not select housing units for this site, 25 said yes with an average of 16 units suggested**

**Simulator Comments:**

I can really only see one site along this area, that is the car wash. I think a courtyard apartment might fit, again utilizing density bonuses, affordable overlay and minimum parking because its so close to transit. I

think offering the developer some type of additional bonus if emergency evacuation vehicles are garaged there may be a good idea. And not just with this site. Special needs housing usually has a fleet of paratransit, which is also addressed in AB1763, and this site, as well as School St, O'Donnell's may be suitable candidates for this bonus with an incentive for the fleet to have excessive capacity to evacuate other residents, too.

**Website responses** (How do you feel about this site being selected?)

- Happy Good walkable location, but development should be accompanied by a streetscape improvement to widen the sidewalks. Also, it may be nice to reserve some space in the zoning for small scale neighborhood commercial so this side of town has a corner store or other retail for quick stops.
- Happy This area needs better sidewalks to support making it a walkable corridor. Maybe allow for ground floor retail so that the neighborhood could have a corner market that doesn't require them to go all the way to town -- this could reduce car trips
- Happy I like the idea of a redo of housing above some retail in this area
- Neutral "
- This area could be appropriate for apartments if no higher than two stories."
- Neutral Lots of missing details on how this could happen.
- Very Unhappy This area should be developed with public and commercial uses

**13 - Fair-Anselm Shopping Center Site - 701-760 Sir Francis Drake Site - 13 did not select housing units for this site, 26 said yes with an average of 58 units suggested**

**Simulator Comments:**

- Multi-family units, business street level. no autos.
- I cannot envision a housing project here without it being "five floors", so based on what I know about the building and its owners, that is what I'll plug in. Again, additional incentive to garage and evacuation transit fleet.
- The height restrictions in the Fair-Anselm site should be raised (not as an exception in response to requests vis a vis state-mandated density bonuses) to accommodate additional units.

**Website responses** (How do you feel about this site being selected?)

- Neutral This area needs to continue with a commercial zone. If this site can be mandated as mixed use, I would be in favor of it.
- Unhappy Unless there is a way to add apartments over the existing businesses, I can't see adding housing in these areas. The parking space is too critical and covered parking is out of character for the town.
- Unhappy "Too many units. Where would they park? Please don't take away our parking. And please don't make it any more than 2 stories,
- My main concern with any new development is traffic, especially during a fire. We would all be dead stuck in traffic trying to get out of town. So send the message to the state roads dept and tell them that the roads infrastructure needs to be improved to accommodate the number of residents prior to increasing the number of residents trying to escape a potential fire. "

- Very Happy This seems like an easy win if it is flat, has good access, and developers are interested. Maximize the # of units! Consider including the post office site and incorporating a replacement post office.
- Very Happy This seems like an easy win for actually achieving new housing, if a developer is interested and the site is well located. Good opportunity to better connect the Good Earth with downtown Fairfax with a more pleasant uses along the street.
- Very Happy This area seems like a great spot to start getting our numbers up! Needs more detail. Also- parking lot...couldn't we add more above the parking lot with parking below buildings at Drake Blvd. level?

**14 - Town and Country - 40 Pastori Ave - 6 did not select housing units for this site, 33 said yes with an average of 250 units suggested**

**Simulator Comments:**

- eco housing clusters, no autos. community garden patch
- This number is only to make the simulator more workable, actual number is zero. I do not think housing at this site will be expanded this time around, either. The actual location of the housing units listed here: Existing ADUs which are added by way of legalizing them by having a in-town housing official ferret them out, by controlling and occupancy tax on AirBnB and listing applicable AirBnB JADU as housing units toward this RHNA cycle. New home construction scattered around town we could anticipate based on past interest. Adding sites as in the comments About 80 units total.
- So long as this remains in private hands, further consideration of this site is a waste of time.

**Website responses (How do you feel about this site being selected?)**

- Happy Good location. This land should serve more people.
- Happy This site has great historical cultural value to the Town of Fairfax. Development should be allowed with the condition that the developer restore existing buildings and adjacent land to become public uses.
- Happy Something needs to happen here. It has the potential to be a model project for flood issues, housing issues, public recreation issues and urban wildlife. Needs a thoughtful, caring development plan for me to be "very happy" about it. But the numbers look promising.
- Neutral I can see that it might be possible to add housing here if they are smaller units. There would obviously need to be better bridges to the site. I would like to see much of the open field preserved, and maybe it could become a public park along with the housing added. Really, after all of these years I have little hope for anything meaningful to happen here so housing may be the best option after all, especially if it is affordable and available to local residents/seniors. I would like to see as much of the historic part of the property preserved as possible, but maybe some of it is too far gone at this point to really save it unless the current owner can make some money to reinvest in these parts of the property.
- Neutral It is a wildlife refuge currently, also great memories as a resort open to the public.
- Neutral If you widened Center Ave I might feel more positive.
- Unhappy this one has the lower impact on gridlock in event of emergency.

- Very Happy The historic anti-development sentiment is why we are in a housing crisis. If this site can be developed safely and without impacting the health of the creek, then it should be included. It is walkable to downtown and amenities, including transit, and the owner seems interested in finding a development partner. I'd love to see the historic site, but as is, it's behind a locked gate. Would be great to have connections to Pastori and Pacheco and walking paths/stairs up to Forrest.
- Very Happy As stated, this feels like THE golden ticket in Fairfax's Affordable Housing conundrum. This is a premier location for a tiny home village. They could even be tiny homes on wheels and have a lottery for folks to be able to build/bring their tiny home into the village. I sure hope this finally gets utilized to its potential.
- Very Happy Assuming it can be developed to avoid impacts to the creek, this site seems like the best chance to provide realistic housing site options. It is walkable to transit and downtown, so housing here would help with climate transportation goals. The only way to address housing affordability and access is to allow more housing at all levels, including on central sites like these.
- Very Happy As described this is the premier location for development as long as distance from the 100 year floodplain is accounted for. I think the city should be pursuing this property as the number one option for additional housing. The size, flatness, and location close to town are ideal for infill. Also, not being directly on Sir Francis Drake is a positive thing I think because the street is busy, noisy, and unpleasant.
- Very Happy It's time! It's time!
- Very Happy This site has long been known to rent substandard dwellings and could better serve as an affordable living, and elderly dwelling site all within walking distance to downtown businesses and services.

## 15 - Jolly Hill – there was only an option to say yes to this site via comment

### Simulator Comments:

- Leave as open space
- I think we could have multi-family units along the base of the hill.
- Jolly Hill is an important open space, do not develop.

### Website responses (How do you feel about this site being selected?)

- Happy Seems like a good spot adjacent to downtown. Needs more detail.
- Unhappy Can't really see developing this hillside for the few units that could be added.
- Unhappy Bad traffic area already. Very scary.
- Very Unhappy Walk down SFD and admire the beauty of the Hill.
- Very Unhappy This site is too prominent within the Town landscape. This site is far too valuable in the psyche of The Town and should NOT be developed.
- Neutral Only support housing here that can be added without changing the historic character of the town. Maybe there are upstairs units that are businesses that could become residential? There are a few buildings that might support a second story that don't currently have one (1830 SF Drake Blvd used to have a second story but it burnt down.) There are some historic buildings (in terms of Fairfax historic) that I would want to be assured would not be torn down. Is there a

way to identify second story only additions and not make the whole property available to tear down? Parking is also the main issue here though. It is already tough to find parking, and I often shop out of town for this reason. I mainly only support the eating establishments anyway, as most of the other shops are not selling the kind of things I need to buy at this stage in my life.

- Unhappy All of this zone should be required to maintain commercial or public uses at the ground floor.
- Unhappy "Let's stay away from downtown changes"

## **16 - Central Commercial - 10 did not select housing units for this site, 29 said yes with an average of 21 units suggested**

### **Simulator Comments:**

- Look, there has been no new construction since housing element zero, I doubt this housing element will change that
- upstairs apartments and condos, no autos.
- I'm going to focus on the recently burned-out dry cleaners' site here. Transit corridor bonuses, very least parking, affordable overlay. Next door to a two-story building with some nice trees. This is the only CC site I would acknowledge. Note, not a single new structure has been built in the core districts since the first housing element - we finally have our first chance - lets make it count!
- The height restrictions in Central Commercial should be raised (not as an exception in response to requests vis a vis state-mandated density bonuses) to accommodate additional units. A mere 24 units for this enormous parcel is obviously insufficient, especially given that all of these units, due to close proximity to public transport, could be built with minimal need for additional parking.
- It's already cramped and I don't think we can get enough houses to justify disruption to town and flow"

### **Website responses (How do you feel about this site being selected?)**

- Very Happy I'd like to see more housing options like apartments over ground floor retail in 3-5 story buildings -- it allows for more of a car-free existence in Marin and Downtown Fairfax is one of the few that offer enough amenity options for someone to live car free. It seems like you could get more than 30 units downtown, especially if the Bank of America, Rino Gas, Fairfax Inn, Sorella, French Laundry, and 85 Bolinas building could be redeveloped. Would be great if the houses on Mono could add ADUs or four-plexes that have frontages along Center Street to make a more cohesive streetscape between the movie theater and Fair-Anselm. Consider including the Waystation site in case the restaurant fails. Bolinas needs wider sidewalks though -- remove the on-street parking on Bolinas.
- Very Happy Absolutely every commercial space in town, if they have an upstairs not being utilized, ought to be required to have their space be upgraded (with costs subsidized by town or state affordable housing unit funds) to be eligible to be an affordable housing site.
- Very Happy Downtown should allow 3-5 story buildings with ground floor retail and apartments above. 30 units seems very low -- Sorella, 85 Bolinas, the Bank of America, the



laundry mat, the Rino Gas, the dry cleaner, and the Fairfax Inn all seem like great opportunities to redevelop as higher-quality buildings with ground floor commercial with housing above. It would be interesting to see ADUs with stoops along Center between Pacheco and the Post Office as a way to link Downtown with the Fair Anselm. Include the Waystation parcel.

- Very Happy Do it! It will be great.
- Very Happy Yes! It's time! Downtown has so many "For Lease" buildings anyway
- Very Unhappy Lack of parking, already congested with cars

**Accessory Dwelling Units across town - 13 did not select housing units for this site, 26 said yes with an average of 141 units**

**Simulator Comments:**

- Most ADU sites do not have safe fire access, I think it would not be wise to rely too much on new ADUs
- Future ADU/JADU should only be permitted in neighborhoods with more than one way out. California Fire Code Appendix D should be adopted by Town Council independent of the Safety Element, which eliminates any further units being added to one way out neighborhoods. SB9 would have an affordable housing check and balance this way. 50 moderate ADU is a reasonable number for the remaining neighborhoods which have more than one existing way out.
- ADUs, unless permitted only within walkable range of public transport, are only going to increase traffic and parking issues. They should not play a significant role in this plan.

**Website responses** (How do you feel about this site being selected?)

- Happy "Sure but how does that help"
- Happy ADUs should form a portion of the plan and could provide a useful number, but private individuals shouldn't be relied upon to make up for the affordable housing shortfall.
- Neutral "Seems like a good option to have in the tool box, but it doesn't seem like we'd get many added units given the topography and cost of construction. Though, for some major whole-house remodels it could make sense to require ADUs with certain exceptions.
- We need more constrained density immediately around Bolinas/Broadway in order to justify more high-capacity transit options that support the town."
- Neutral These are out there, and there are probably hundreds that could be legalized to meet the quota. Not sure how to get them legalized though as people are so unclear as to what might be required of them, what added fees they might have to pay, how to add a new one, etc. Maybe there can be incentives to legalize them by making them 'fee free' if the rental amount makes them meet the 'low income' criteria.
- Neutral "I like the concept, but I don't think people doing ADU's are doing them for housing...they're making them home offices, extra bedrooms and the like. This is a great idea with a limited ability to solve the issues at hand. It can come at the expense of fire/water/egress issues as well in some neighborhoods. It should be a tool in our tool kit, but it does not solve our issues on housing. The numbers of 100+ seem inflated given what I am seeing from ADU creation within the design/construction field.

- Very Happy I think we all know, there are countless properties with illegal ADUs throughout Fairfax. Bringing these above board and waiving all the fees, being sure to promote this amnesty to the public with a banner in town, etc. would address SO many of our housing unit needs!
- Very Unhappy This is crazy . You must think about evacuation during fires, privacy of neighbors. Structures shading neighbors vegetable gardens. Mass parking on the street. Water , water, water.

**Enter your own via comment -**

**Simulator Comments:**

- Please ignore all the additional housing units listed for Town and Country, I am only adding there so I can equitably balance and reach 490.
- "001-181-01 :200 BROADWAY  
001-104-15:  
001-150-36 :2398 SIR FRANCIS DRAKE BLVD (Fairfax Community Church)  
174-051-22 :2501 SIR FRANCIS DRAKE BLVD  
174-051-19 :2535 SIR FRANCIS DRAKE BLVD  
174-051-17 :2575 SIR FRANCIS DRAKE BLVD"
- There are a few ways additional units I credited to Town and Country could be realized. The current B of A building, downtown, affordable overly, transit bonuses. Maybe 24 more units. Adding about the maximum cap to St Rita school using density bonuses to add another partial floor, 30 more units.
- Adding a floor to selected other sites on this list, such as School St, or making a portion of the property special needs 30 units. I think the minimum unit size needs to be 450 square feet and a representative mix of 1-2-3-4-bedroom units cannot be ignored and should be written into the overlay requirements. There are low-income families, not just individuals, so even though RHNA does not differentiate between 1 and 4 bedroom - they all count the same - our society does, so please, allow for the additional square footage units with more than one-bedroom units will need.