

TO: Fairfax Town Council
FROM: Mimi Newton, Fairfax Open Space Committee
DATE: June 6, 2012

Opportunity for Town to Acquire Undeveloped Parcels with Access to Open Space Trails

The Open Space Committee will brief the Town Council and staff regarding the possible acquisition of land at the top of Willow Ave. (actually on Upper Ridgeway Ave., at the top of Willow) (see the attached map). Landowner Neil Reid joined two parcels on Upper Ridgeway Ave. (adjacent to 2 Upper Ridgeway Ave.), parcel numbers 001-193-07 & 001-193-09, which now constitute one parcel, totaling 16,416.0541 sq ft / 0.3769 acres.

The parcel is undeveloped and there is a trail from the street leading up to the ridge and the Hawthorne Canyon Open Space and all the connecting trails along the ridges (see attached photo of trailhead). The parcel provides access to the open space for the neighbors in this Willow Ave. neighborhood of Fairfax and is also an important wildlife corridor.

Mr. Neil Reid, the landowner, is offering the parcel to the Town of Fairfax before he puts it on the market, but only for a very limited time. According to his realtor and neighbor, Rick Holland, Mr. Reid is willing to do some financing as part of a sale. Mr. Reid also owns a third, smaller, and potentially undevelopable parcel, which is also adjacent to Hawthorne Canyon and Fairfax's "Triangle Park" above Upper Ridgeway (parcel 001-193-03, 7680.5507 sq ft / 0.1763 acres). Mr. Reid is apparently willing to throw the third parcel into the deal.

The parcels are already included in the current inventory of open space in the OS Appendix of the General Plan. They are described there as "Lots by upper Ridgeway, next to Fairfax Park, adjacent to Hawthorn Canyon open space belonging to San Anselmo."

The Open Space Committee is concerned that, should it be sold to a private entity, the parcel on Upper Ridgeway could be developed and is eager to preserve it in its undeveloped state. Because of the location on a well-developed residential street, where access to the ridges and ridge trails is extremely limited, the parcel has a value to the neighborhood in an undeveloped state that the Fairfax Open Space Committee feels is significant and warrants exploring every avenue to try to acquire the parcel.

Attachments:

Photo
Map

AGENDA ITEM # 5