



MINUTES
FAIRFAX OPEN SPACE COMMITTEE
Women's Club
46 Park Road, Fairfax
Saturday, June 15, 2013, 11:00 AM
Mimi Newton - Chair
Susan Adams Jacob Feickert
Mia Andler Ruth Horn
Michael Ardito Jack Judkins - Co Chair
Ted Bright Nancy Rogers

Member Attendees: Mimi Newton, Susan Adams, Michael Ardito, Jacob Feickert, and Ruth Horn.

Item: Presentation by Martin Dunkerton, "Wall Property." Mimi Newton introduced Martin Dunkerton who had submitted a request to present his vision of the "Wall Property" to the Open Space Committee.

Martin Dunkerton presented his "Vision of the Wall Property." His vision involves his acquisition of all or a portion of the entire parcel, which is approximately 95+ acres. His vision includes:

Use: He described a division of the property into two areas and that at most, would include a maximum of two residences on the entire parcel. He proposed dividing the parcel in a manner in which he would own approximately 50% of the entire parcel upon which he would develop one residence (Parcel One). He envisioned the Town's preservation of the remaining area of 45 acres (Parcel Two). If the Town would not purchase the 45-acre parcel "outright," he would consider acquiring it, with the Town agreeing to purchase Parcel Two in 15 years; he would retain the right to build a second home if the Town failed to pay off the loan within that period.

He also presented a rendering of an ecodome that would sit at or near the top of the Wall property for community uses, such as weddings.

Mr. Dunkerton did not specify how he would assure that a maximum of two residences would be built on the entire parcel, such as by a filing for a lot split with a development limit on Parcel Two.

Cost: He proposed that the Town purchase the 45-acre Parcel Two "outright." As noted above, if the Town would not acquire Parcel Two outright, he would consider purchasing the entire parcel himself, with a 15-year "loan" for the Town to acquire Parcel Two. In that scenario, he would want a financial structure assuring that whatever resulted on Parcel Two would not jeopardize his use or ownership of Parcel One in the future.

Funding: He would pay for the property with cash from the sale of a residential parcel in Venice, California. He stated he is unable to obtain a mortgage to purchase the Wall Property.

Other Vision Components in the Vicinity of, but not Connected to, the "Wall Property:" He presented a rendering of his development of the "old" Sir Francis Drake Boulevard Good Earth store building into a film studio and the conversion of the concrete parking area behind the adjacent parcel (at which a local business is located, The Garage) into a garden café.

Respectfully submitted for approval,

Susan Adams