

Linda Lopez

From: Mary Ann Neumann <maryann.neumann@gmail.com>
Sent: Tuesday, December 6, 2016 1:46 PM
To: CouncilAll
Cc: Joe Chinn - Town Manager; Linda Lopez
Subject: f/u Facebook on Ross Parents Group

Dear Council,

I just posted the below copy on the Ross Parents Facebook Page. We are nearly 100 signatures strong on the petition. Either I or Sophie have spoken with nearly every person who has signed the petition. They are aware of the alternately proposed house and in fact, many have made comments to reflect this in the comment section.

Sincerely,
Mary Ann

Over the past few days there has been a lot of misinformation circulated. I myself have learned a lot in the last week and hope to shed some light. Below are the facts and I am also attaching concept plans of the park -- they are simply beautiful. I cannot urge you enough, whatever your position, to **come to the Council meeting on December 8th**. The meeting starts at 6pm and the topic of the park should come on the docket around 6:30. This is democracy in action and if you care either way, **participation is critical!**

1. Many in the town, including myself, support workforce housing. I just don't want it to be on land designated for public use. **There is an alternative suitable location for workforce housing.** In fact, there is a parcel next to the Town Hall that used to have workforce housing. It was never well maintained and finally destroyed in the flood of 2005. **This property could be rebuilt, and in fact, it could be made into a multi-unit complex and house multiple town employees** (vs. 6 Redwood is ONE 800 sq. ft. unit for ONE town employee).

2. **The parcel in question is NOT low-income housing.** The school is separate from the town and as such teachers are not currently eligible for the housing (although perhaps the council could vote to offer it to school staff if town staff declines). Before it burned, this house was not being used by any town-employees since none wanted it, but rather was being rented out to a family.

3. **There are not other suitable places for a nature-based park in Ross.** Three alternative spots have been suggested; none are feasible. They are:

a. Natalie Coffin Park. While an absolutely lovely location, this park is not walkable for 95% of Ross families and parking is extremely limited. If you come at 10/10:30am, as many parents would, one would often face a wait of 20 plus minutes to park.

b. The land next to the tennis courts is designated by the county for flood control and the county has eminent domain. The town can therefore not spend any funds on this land as at any moment they could lose the ability to control it.

c. The corner of Sir Francis Drake and Laguintas (close to the post office) is a very busy intersection. Even if fenced in, I personally would fear an escapee (as children are inclined to do) could become a fast and devastating fatality.

4. I am certain Pixie will long remain in the hearts of our community, I personally spent many hours there with my two older children. **A nature-based playground is not a “nail in the coffin” for Pixie Park.** We live in a free market and “competition” only benefits the consumer (or resident in this case)... we all know what communism did to the Soviet Union, we should not set the stage for these dynamics in our town. There is room for two parks. As a mom of 1-year-old, I would be thrilled if Alice had two parks to go to as it would further enrich her play experiences. It will be like having a French and Chinese restaurant in town. Similarly, a town can support multiple cafes. That said:

a. A nature-based park is a radically different concept from Pixie Park and provides very deferent benefits: fine motor skills, tactile & calming vs. gross motor skills from traditional playgrounds. The nature-based park will interest children 0-12, Pixie Park serves children 0-6.

b. Pixie is a PRIVATE park. Yes, anyone can join, however, parents either have to volunteer hours (which many parents simply do not have the time to do) and pay a reduced fee of \$125 or pay \$425 annually.

c. The appeal of the proposed nature-based park is the proximity to the school and downtown. The playground will provide a central meeting place for the families in our community and bring business to downtown by keeping residents downtown.

5. This will be a local park and will neither attract scores of non-residents nor drastically increase traffic. Neighboring communities have their parks and will continue to frequent them. Sure, some families might come and check the park out, just as a few trickle in to use the school’s blacktop on the weekend. I welcome people from other communities to share our resources... we share their resources too when we go to Memorial Park, etc. But the reality is, on a daily basis, most parents go to the closest park where they know they will see their friends and their children’s friends. The primary usage will be by local parents meaning parking will not be greatly exasperated. Parents can walk here and will come during late morning hours when parking is not ever an issue, or will be there during times they are already there (i.e., weekend soccer games). Additionally, perhaps since parking is already a complaint of many, there is some sort of residential parking permit solution to consider.

6. There are multiple funding options that make this park viable. First, when the town absorbed Ross Rec a few years ago, Ross Rec transferred just under \$1M to the town (I sat on the Ross Rec board that year as the President of the Ross Auxiliary). That money was to be earmarked for Ross Rec needs and a playground is a recreational need that is supported by Ross Rec and by the vast majority of young families. So in addition to the \$200K of insurance money, there could be Ross Rec funds available for use. The estimate to build the park is \$250K. By comparison, the cost of rebuilding the police and fire stations are astronomical and are not eligible to come from the Ross Rec funds. The anticipated cost of park maintenance is between \$5-10K annually or \$555-\$1111 over 9 school months. Assuming there are 25 children in the preschool, for an extra \$22-\$44 of tuition a month, the maintenance could be covered and the children would hugely benefit from an awesome outdoor play space. Talk about a win-win! Additionally the outdoor space will attract more families and currently enrolled families have indicated a willingness to pay a higher tuition for increased services. Finally, community fundraising can fill in any financial shortfalls.

Sincerely,

Mary Ann

Linda Lopez

From: Joe Chinn - Town Manager
Sent: Wednesday, December 7, 2016 6:57 AM
To: Linda Lopez
Subject: Fwd: Public Park on the Common

6 Redwood

Sent from my iPad

Begin forwarded message:

From: Kelli Fleitas <kellifleitas@gmail.com>
Date: December 7, 2016, 12:24:38 AM PST
To: towncouncil@townofross.org
Subject: Public Park on the Common

Dear Town Council,

I am a HUGE advocate of this park. When I moved to Ross I didn't know a soul in Marin. No one on my street had kids my kids ages, and walking around Ross is certainly NOT a way to meet other families.

I got into the car and went to parks and eventually met other Moms in parks and through the Ross Valley Mothers Club. I also joined Pixie Park, but at the time I joined the membership was falling, the park a little run down and I wasn't meeting other Moms, more nannies.

My community grew OUTSIDE of Ross- only a few Ross Mom's were part of the Mothers Club.

How different my first few years of Ross would've looked like- not to mention my sons Kindergarten year- had there been a public park in the Common to meet other families that live here.

With our gates and high hedges, we can't know that around the corner is another child hoping for a playmate. Or a Mom that could use the support, from someone similarly in the trenches. A trip outside, and better yet, walk to a park, can be the difference between having a good day, or a bad one. And most people know it can be a struggle just getting kids in and out of the car.

I would've given anything to have the opportunity to meet other families in Ross when my kids were babies or toddlers.

I know my son wouldn't have struggled so much his first year of K, had he had a few familiar faces to make the transition less scary. (Just ask Officer Eric, who had to help me get my son out of the car, screaming and crying, 6 months into the school year).

For all those Moms that have young kids, and so many DO that move to Ross- PLEASE, PLEASE consider creating this park. You can't begin to measure the impact on a stressed Mom, or shy child, the profound affect of having a neighborhood community.

Respectfully Yours,

Kelli Fleitas

Sent via wireless Phone

Linda Lopez

From: Joe Chinn - Town Manager
Sent: Tuesday, December 6, 2016 9:51 PM
To: Linda Lopez
Subject: FW: Nature Park Proposal

6 Redwood

From: Emily Abbott [mailto:emily@abbottproperties.net]
Sent: Tuesday, December 06, 2016 8:29 PM
To: CouncilAll <towncouncil@townofross.org>
Cc: Joe Chinn - Town Manager <jchinn@townofross.org>
Subject: Nature Park Proposal

Dear Town Council of Ross,

Thank you for the opportunity to have your listening. I, Emily Abbott love our city for its small town community feel which is why am excited for and in support of the possibility of the Nature Park in downtown Ross. My viewpoint is that this park is an investment in our City and in our downtown. I am asking for your generosity to bring this possibility into existence. As a Mother of 4 children, I believe that this park creates a wonderful opportunity for community among our residents. I have heard that there may be "concerns" that non Ross residents may use the park. My question is, should this concern stop our community from making this investment in our downtown? I personally don't think it's a bad thing if someone other than a Ross resident uses the park, but even for those with this concern, I don't know why you would really use this park unless you live in Ross or you live nearby. For Non-Ross residents, they have plenty of options for parks that exist in their own communities that are more convenient. Clearly, I am asking for your support in bringing this possibility into existence.

Thank you,

Emily Abbott

Abbott Properties, LLC

Director of Creative Design

(415) 823-2386

Live Unreasonably.

Linda Lopez

From: Joe Chinn - Town Manager
Sent: Tuesday, December 6, 2016 9:47 PM
To: Linda Lopez
Subject: FW: #6 Redwood

6 Redwood

-----Original Message-----

From: Janice Barry MD [mailto:jdbbmd@gmail.com]
Sent: Friday, December 02, 2016 6:55 PM
To: Joe Chinn - Town Manager <jchinn@townofross.org>
Subject: #6 Redwood

Dear Ross Council,

I urge you all not to consider tearing this house down. It is an asset Ross could never afford to replace! We are so fortunate to have housing available for a member of our workforce any time, and particularly at a time of emergency! The idea of tearing it down for a park of any description is poorly considered and a destructive insult to the town. Please reject this and continue to be good stewards of our town.

Thank you,
Janice D Barry, MD
225 Wellington
Ross

Sent from my iPhone

Linda Lopez

From: Joe Chinn - Town Manager
Sent: Tuesday, December 6, 2016 9:46 PM
To: Linda Lopez
Subject: FW: 6 Redwood

6 Redwood

From: Julie Kidd [mailto:julieb Kidd@gmail.com]
Sent: Friday, December 02, 2016 8:15 PM
To: Joe Chinn - Town Manager <jchinn@townofross.org>; CouncilAll <towncouncil@townofross.org>
Cc: Heidi Scoble <hscoble@townofross.org>; Connor Kidd <connorkidd@gmail.com>
Subject: 6 Redwood

Dear Town Council and Town Manager,

I have reviewed the staff report found [here](#) and would like to give voice to an alternative way forward. To date, the proposals focus only on the opportunity at 6 Redwood. Supporters are in favor of either a nature-based play ground *or* employee housing at the site. To me, this represents an opportunity to listen to the impassioned requests on both sides and to look at a bigger picture than just this specific parcel. What I read in these letters is a town that cares about *both* employee housing and a play space for young children. Unfortunately, 6 Redwood can only be one of those things. However, our town is much bigger than 6 Redwood, and this false dichotomy is creating a zero-sum, win-lose game.

Instead, I respectfully request that the Council look at the whole picture of the town - not just this one parcel - to determine whether there are options for both of these tightly held desires to bear fruit. For example, are there other sites that could be considered for employee housing? Other sites that could be considered for a more accessible public play ground for young children? Other options that can be considered to help our townspeople reach a win-win agreement?

Arguments that pit residents against each other do not serve to bring our town together in the community we all seek, regardless of one's opinion on this particular matter.

Sincerely,
Julie Kidd

Linda Lopez

From: Joe Chinn - Town Manager
Sent: Tuesday, December 6, 2016 9:46 PM
To: Linda Lopez
Subject: FW: 5 redwood and nature park

6 Redwood

From: pbkahuna1 . [mailto:pbkahuna.barry@gmail.com]
Sent: Friday, December 02, 2016 11:24 PM
To: Joe Chinn - Town Manager <jchinn@townofross.org>
Subject: 5 redwood and nature park

Dear Mr. Chinn,

I am writing you about the plans to raze the employee house and replace it with a nature park for toddlers.

Please pass along my letter to the town council.

I support nature and toddlers but feel the idea is a bad one. Removal of the house would be a loss of property for the town and a nature park for toddlers could easily be sited in Fred Allen park.

If the parents want to pay for the park that would be ok but they must agree to pay the costs including maintenance so there are no costs to town tax payers as well as no destruction of town assets.

Sincerely yours

Peter Barry MD (former mayor and council member)

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Sent from Gmail Mobile

Linda Lopez

From: Joe Chinn - Town Manager
Sent: Tuesday, December 6, 2016 9:45 PM
To: Linda Lopez
Subject: FW: 6 Redwood Avenue, Ross

6 Redwood

From: Craig [mailto:Craig_McCarty@msn.com]
Sent: Saturday, December 03, 2016 7:48 AM
To: eliz.robbins@gmail.com; khoertkorn@gmail.com; rrussell@sflaw.com; beach.kuhl@sedgwicklaw.com; elizabethb@brekhus.com
Cc: Joe Chinn - Town Manager <jchinn@townofross.org>; Heidi Scoble <hscoble@townofross.org>; mimi_mccarty@msn.com
Subject: 6 Redwood Avenue, Ross

I would encourage the Council to rebuild 6 Redwood Avenue for workforce housing as this is the highest and best use of that property. The Town is woefully deficient in providing affordable housing options for its staff as well as the staff for Ross School. In addition, the rental would provide much needed income to the Town.

The Town already has two free parks (Fredrick Allen and Natalie Coffin) as well as three playgrounds: two at Ross School and one at Pixie Park. For a town of about 2,400 people, there are few towns in the Bay Area (or the country) that are more blessed than Ross with multiple park options.

Natalie Coffin Park provides a real nature experience for the very young as well as for people of all ages. So, I am not sure why we need a man-made nature park.

However, for the supporters of the micro-park (which is what it would be), I would encourage them and the Town to look at other sites to achieve their objectives. Frederick Allen Park is way under-utilized and could easily accommodate a nature park of the proposed size. Pixie Park is also in need of updating.

So, I am in support of retaining the work force housing, but believe there are at least two good sites that could accommodate a proposed nature micro-park.

Regards,

Craig McCarty
59 Poplar Avenue
PO Box 259
Ross, CA 94957

Linda Lopez

From: Joe Chinn - Town Manager
Sent: Tuesday, December 6, 2016 9:44 PM
To: Linda Lopez
Subject: FW: #6 Redwood Drive

6 Redwood

From: Judith Dawson [mailto:jonsvil@comcast.net]
Sent: Saturday, December 03, 2016 12:49 PM
To: Joe Chinn - Town Manager <jchinn@townofross.org>
Cc: Dale Sue <suejohnsondale@comcast.net>
Subject: Fwd: #6 Redwood Drive

Dear Mr. Chinn,

I strongly agree with the opinions expressed by Mrs. Sue Johnson. I have lived in Ross since birth and remember the days when Les Flowers and his wife Alma lived in that home. Mr. Flowers was the assistant to Police Chief Joe Regoni. All the children in town knew them. Mr and Mrs Flowers shared a particular fondness for my younger brother, Bob, and they would take him to their ranch on weekends when Mr. Flowers was off duty.

Sincerely,
Judith Riede Dawson
27 Redwood Drive
Ross, CA 94957

Begin forwarded message:

From: suejohnsondale@comcast.net
Subject: #6 Redwood Drive
Date: December 2, 2016 at 8:28:57 AM PST
To: jchinn@townofross.org

Dear Mr. Chinn:

My name is Sue Johnson and I live at 25 Redwood Drive, . I have heard from neighbors that the Town Council will be addressing the property at 6 Redwood Drive n an upcoming meeting. I support the renovation of the property so that it may be made available for our fire/police department. We also need affordable housing in the Town of Ross and this location would be an excellent choice for that purpose, as well as a wonderful addition for our neighborhood's safety..

I do support the repair of the damaged/ building at 6 Redwood Drive. Please feel free to forward my comments to the Town Council or any other concerned parties.

Sincerely,

Sue Johnson
25 Redwood Drive
415-461-1604

Linda Lopez

From: Joe Chinn - Town Manager
Sent: Tuesday, December 6, 2016 9:43 PM
To: Linda Lopez
Subject: FW: Housing for support staff

6 Redwood

From: Diana Hammer [mailto:dianamhammer@gmail.com]
Sent: Saturday, December 03, 2016 2:07 PM
To: CouncilAll <towncouncil@townofross.org>; Joe Chinn - Town Manager <jchinn@townofross.org>
Subject: Housing for support staff

Dear Town Council and Joe Chinn,

I am dismayed to find that the town is considering eliminating the only town-owned site where there is the capacity to build low-cost housing for those who give so much to our town and really can't afford to live here. A well loved policeman, Jim Reis, had a house which was eliminated and is now used as a storage area for town equipment. 6 redwood was previously occupied by Bob Pagett who served the town as a building inspector and was able to have his children in Ross School--Jim Reis's kids went to Ross School as well. If there were ever an emergency in our town many of those who support our town would be living very far away.

Housing is precious in this county, and to think of replacing it with a park when we have those in abundance is questionable. A park in this area seems especially redundant when we already have Pixie Park for those up to 6 years old, the fenced park in front of the school for kindergarten and younger kids as well as the entire Ross Common.

The town has the funds to rebuild the house which would pay for itself when rented. I doubt those insurance funds could be used for a park and certainly not for its maintenance. The neighbors support the rebuilding of the house--would they support a park?

Please consider the greater good of the entire town.

Sincerely,

Diana Hammer

Linda Lopez

From: Joe Chinn - Town Manager
Sent: Tuesday, December 6, 2016 9:42 PM
To: Linda Lopez
Subject: FW: Nature playground

6 Redwood

-----Original Message-----

From: Rebecca Nessel [mailto:rnessel@gmail.com]
Sent: Saturday, December 03, 2016 3:54 PM
To: Joe Chinn - Town Manager <jchinn@townofross.org>; CouncilAll <towncouncil@townofross.org>
Subject: Nature playground

Hi there,

I'm writing to you as a proud citizen of Ross and a mother with 2 young sons. I am 100% in support of turning that area adjacent to Ross commons currently occupied by the house that burned down into a nature scape park for families. Our town is filled with abundance but to me, true wealth is being able to connect with neighbors, spend time outdoors, and build community. The more space we have designed to encourage that the richer all of our lives will be. I am not concerned about parking being an issue. If that happens it will encourage many of us who can walk or ride bikes to school pick up and drop off to do so more regularly! For as wonderful a school as Ross school is I agree that the play ground is a little small considering it serves 1-8th graders not to mention all the young children in town who aren't yet in school. We should do everything we can to encourage families to congregate around Ross commons. It's the heart and soul of our town and I would love to see more families hanging out, drinking coffee from Ross cafe or Ross landing and enjoying being together. Building a house for 1 family doesn't seem to me to even come close to being a good alternative to building something we could all enjoy. Thank you for reading this and I appreciate all of your work for our great town.

Dr. Rebecca Nessel
14 upper Ames avenue
415-595-6982

Linda Lopez

From: Joe Chinn - Town Manager
Sent: Tuesday, December 6, 2016 9:42 PM
To: Linda Lopez
Subject: FW: 6 Redwood Discussion
Attachments: IMG_2078.JPG; ATT00001.txt; IMG_2079.JPG; ATT00002.txt; IMG_2080.JPG; ATT00003.txt; IMG_2082.JPG; ATT00004.txt; IMG_2083.JPG; ATT00005.txt; IMG_2085.JPG; ATT00006.txt; IMG_2086.JPG; ATT00007.txt; IMG_2087.JPG; ATT00008.txt

-----Original Message-----

From: Bill Poland [mailto:BPoland@baywestgroup.net]
Sent: Sunday, December 04, 2016 9:39 AM
To: CouncilAll <towncouncil@townofross.org>
Cc: Bill Poland <BPoland@baywestgroup.net>; Mary Poland <mary@polandfam.com>
Subject: 6 Redwood Discussion

Dear Councilmembers,

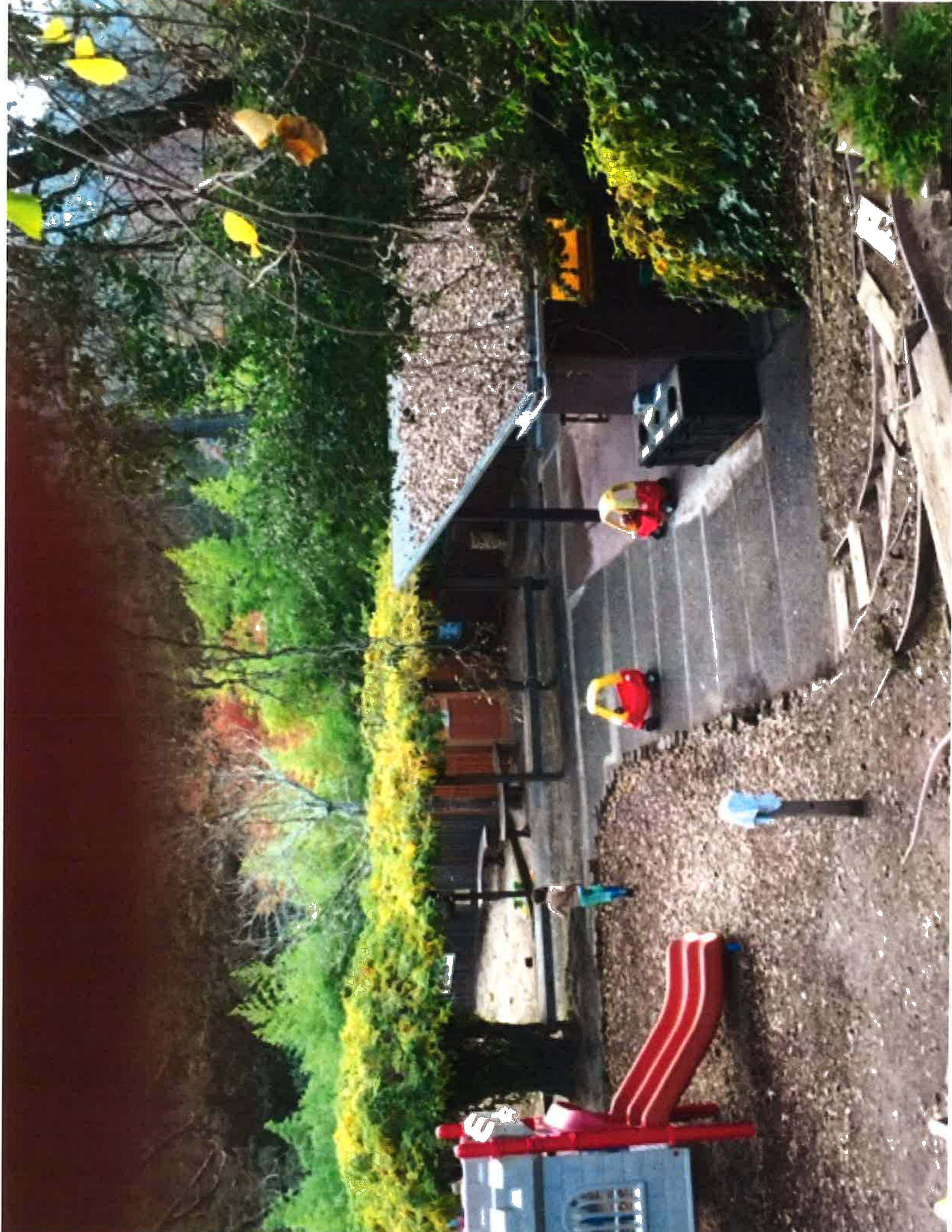
Mary and I have heard that you are going to discuss the possibility of converting this property to a preschool playground. I'm sure there are many young families that will rally around this idea. On the other hand, losing a workforce housing unit, especially for a small town like Ross, is troublesome. I certainly hope you all are talking to the city attorney and other land-use attorneys that can bring you up to speed on the state of California's mandate expressed in its Housing Element and General Plan obligations as relate to Ross. I don't think the "in law" units that are being allowed can fulfill the below market rate/workforce requirements.

It was mentioned to me that some people do not think Pixie Park is adequate and has deteriorated. I visited there on Wednesday afternoon, November 30 when it was 50°. I observed several families with seven or eight kids thoroughly enjoying their experience (see some poorly done pictures attached). In fact, Pixie Park is under the auspices of the old Ross Rec (now Ross Auxiliary). There is a planned renovation and I hope to receive some electronic renderings from the architect which I will forward to you. The whole of Marin Art and Garden Center is unifying quite successfully. The Poland's plan to contribute \$1000 to MAGC and specified that the funds go to Pixie Park.

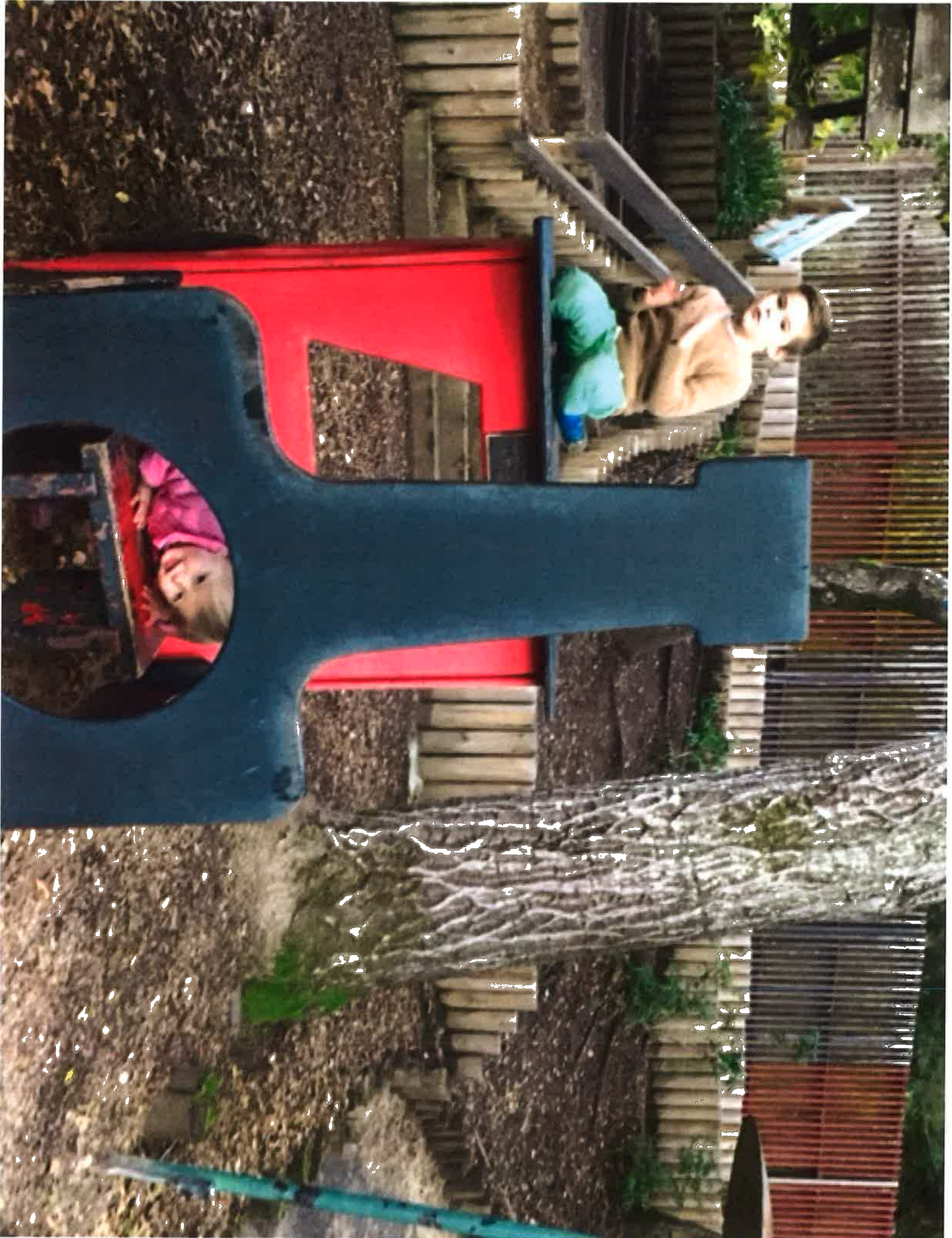
Unfortunately, I cannot attend the December 8 meeting because of a nonprofit Board commitment. All the best, Bill

Bill R. Poland
Bay West Group
2 Henry Adams Street
Suite 450
San Francisco, CA 94103
Phone 415-552-7700
Fax 415-552-7760
bpoland@baywestgroup.net





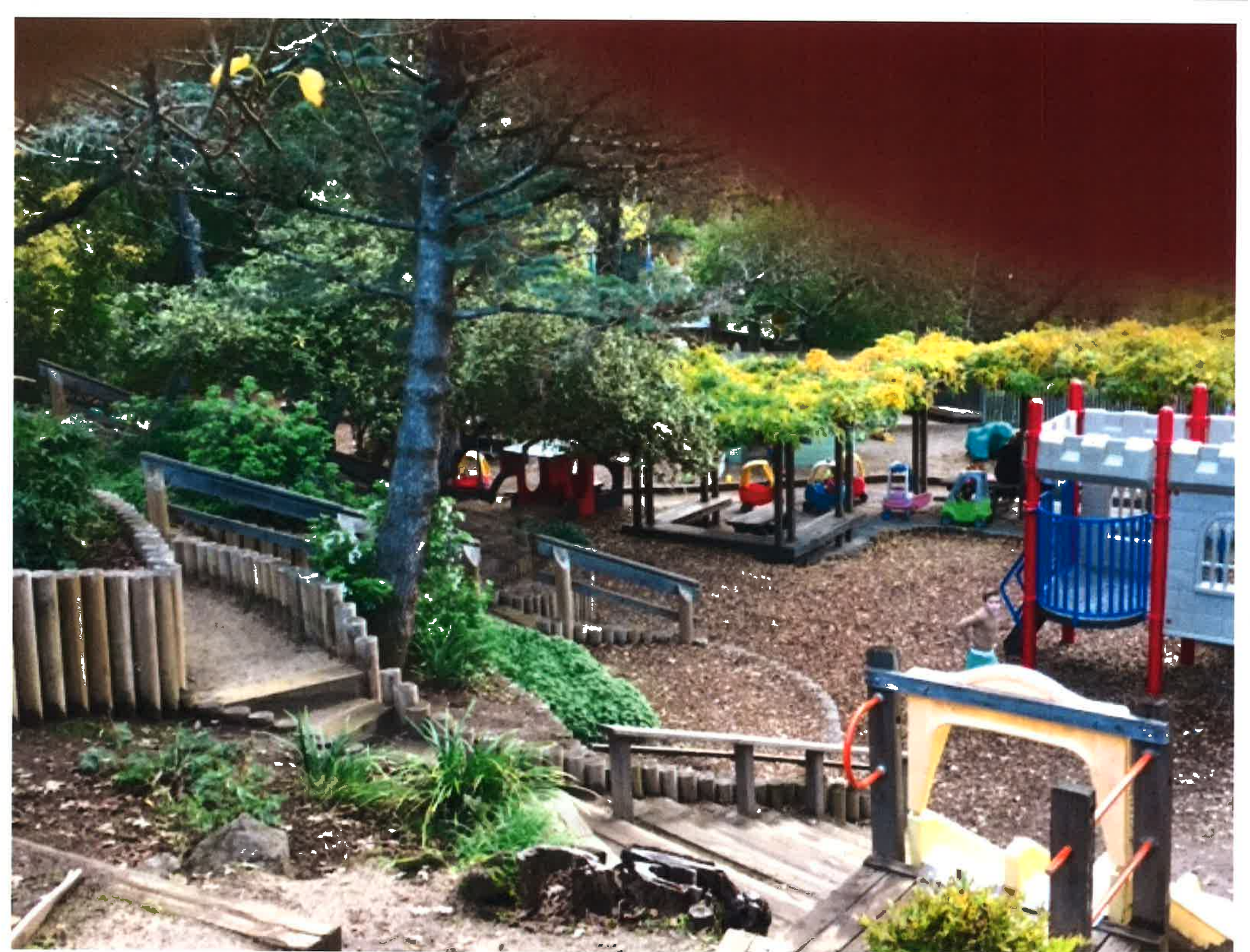












Linda Lopez

From: Joe Chinn - Town Manager
Sent: Tuesday, December 6, 2016 9:40 PM
To: Linda Lopez
Subject: FW: New park 6 Redwood

6 Redwood

From: michellkawaja@gmail.com [mailto:michellkawaja@gmail.com]
Sent: Sunday, December 04, 2016 1:41 PM
To: Joe Chinn - Town Manager <jchinn@townofross.org>
Subject: Fwd: New park 6 Redwood

Subject: New park 6 Redwood

Hello Crew,

I'm writing in response to the petition/hope for a renovated public play space next to the commons. I just visited the creepy home that's there! Yikes. This is currently attracting trouble...

I'm a believer that when inspiration hits one or more individuals, for the greater good, by all means trust it's source and support that vision! Momentum is key. God bless those warriors who trust the calling and do not resist.

This town has room for more greatness. Let's say yes to that!

I am in full support of a renovation into a quiet natural park for young citizens. A place for little ross bears, grandchildren, and all lovers of nature and play. A huge asset to our town.

-Michell Kawaja
Mother of three
Ross School
Believer in manifesting dreams

Linda Lopez

From: Joe Chinn - Town Manager
Sent: Tuesday, December 6, 2016 9:39 PM
To: Linda Lopez
Subject: FW: 6 Redwood Drive

6 Redwood

-----Original Message-----

From: Charlotte Levin [mailto:CLret@Comcast.net]
Sent: Sunday, December 04, 2016 11:45 PM
To: CouncilAll <towncouncil@townofross.org>
Cc: Joe Chinn - Town Manager <jchinn@townofross.org>
Subject: 6 Redwood Drive

Dear Mayor Haertkorn and Ross Town Council Members,

I am writing to express my concerns about the plans for a playground at 6 Redwood Drive. I believe that the best use for the property is to rebuild it and use it for affordable housing. I do not believe that the best use of the property is a playground for the following reasons:

- 1) Affordable housing in Ross is non-existent and rebuilding the house would provide an opportunity for a town employee to live in the town where he/she works, thus building on a sense of community
- 2) Increased traffic in the downtown area (Poplar Avenue and Redwood Drive) which is already at a breaking point
- 3) Availability of choices in the immediate area where playground sites already exist
- 4) Questions of insurance and liability
- 5) Responsibility for supervising, monitoring and maintaining site

Thank you for your consideration regarding my concerns.

Sincerely,

Charlotte Levin
38 Poplar Avenue
Ross, CA 94957

Linda Lopez

From: Joe Chinn - Town Manager
Sent: Tuesday, December 6, 2016 9:38 PM
To: Linda Lopez
Subject: FW: The housing site at 6 Redwood

6 Redwood item

-----Original Message-----

From: Jeanne Imai [mailto:jsdimai@yahoo.com]
Sent: Monday, December 05, 2016 7:48 AM
To: CouncilAll <towncouncil@townofross.org>
Subject: The housing site at 6 Redwood

Dear Town council and Joe Chinn,

I wanted to write to urge you to consider the use of this town owned property for low income housing, something that the town has little of and

should, when possible have as a priority for those who support the community but cannot afford to live here. It is the right thing to do, it helps to

meet state goals and would pay for itself with the rental income. Additionally, it would possibly to a house that one or more of our emergency

personnel could live in which better insures they could be more available, in the case of an emergency, than if they were living far away.

There are several parks close by. There is no need for another park.

Low income housing has an unfair negative connotation. Look at the positive examples of low income housing behind Bon Air Shopping Center

and Edgewater Place, the housing along Magnolia Ave in Larkspur. They enrich our communities with economic diversity.

Do the better thing for the community.

Sincerely,

Jeanne Imai

Linda Lopez

From: Joe Chinn - Town Manager
Sent: Tuesday, December 6, 2016 9:38 PM
To: Linda Lopez
Subject: FW: proposed playground

6 Redwood item

From: Judy Hyde [mailto:judyhyde@comcast.net]
Sent: Monday, December 05, 2016 8:07 AM
To: CouncilAll <towncouncil@townofross.org>
Subject: proposed playground

My husband and I support the position stated in the following letter to the town council submitted by Diana Hammer. We feel strongly that there are enough playgrounds for the lucky children who live in Marin, and not enough homes for people who work in the towns and need less expensive housing.

Thank you,
Judy and Tom Hyde
31 Upper Road, Ross

Dear Town Council and Joe Chinn,

I am dismayed to find that the town is considering eliminating the only town-owned site where there is the capacity to build low-cost housing for those who give so much to our town and really can't afford to live here. A well loved policeman, Jim Reis, had a house which was eliminated and is now used as a storage area for town equipment. 6 redwood was previously occupied by Bob Pagett who served the town as a building inspector and was able to have his children in Ross School--Jim Reis's kids went to Ross School as well. If there were ever an emergency in our town many of those who support our town would be living very far away.

Housing is precious in this county, and to think of replacing it with a park when we have those in abundance is questionable. A park in this area seems especially redundant when we already have Pixie Park for those up to 6 years old, the fenced park in front of the school for kindergarten and younger kids as well as the entire Ross Common.

The town has the funds to rebuild the house which would pay for itself when rented. I doubt those insurance funds could be used for a park and certainly not for its maintenance. The neighbors support the rebuilding of the house--would they support a park?

Please consider the greater good of the entire town.

Sincerely,

Diana Hammer

Linda Lopez

From: Joe Chinn - Town Manager
Sent: Tuesday, December 6, 2016 9:36 PM
To: Linda Lopez
Subject: FW: Follow-up

6 Redwood item

From: Sophie Gray [mailto:sophieemmagray@gmail.com]
Sent: Monday, December 05, 2016 11:54 AM
To: CouncilAll <towncouncil@townofross.org>
Cc: Joe Chinn - Town Manager <jchinn@townofross.org>
Subject: Follow-up

Dear Town Council,

I wanted to start off by thanking everyone for their time.

I have learned a lot in the past week and have realized that it is very important to me to understand more of the history and options for workforce housing within the town.

I thought a great stance on the whole topic was not to do either the park OR workforce housing but to try to do both since it seems clear that there are many citizens who are passionate about having both in our town. In the same spirit that people were suggesting other options for the location of the park, I would like to understand some other options for locations of workforce housing.

I looked into the matter myself just this weekend and found out that there is a parcel of land that is owned by the town right next to town hall that actually had employee housing on it, but it was sadly destroyed in the 2005 flood and then torn down.

My question now is maybe we should consider using this parcel of land for the employee housing and using 6 Redwood for the park, since the location of the employee housing isn't as critical as the location of the park (and we would be building employee housing on town owned land instead of public land that is zoned for park).

Also as another option for workforce housing - could we explore using the empty stores in downtown? They are already built and could possibly be options for more workforce housing. Just a thought...

Again, I have learned a lot in the past week, and it is very important to me that I am privy to all the facts so that I can advocate for an outcome that benefits the community as a whole.

Sincerely,

Sophie Gray

Linda Lopez

From: Joe Chinn - Town Manager
Sent: Tuesday, December 6, 2016 9:36 PM
To: Linda Lopez
Subject: FW: 6 Redwood Drive proposal

6 Redwood item

From: Edward Wynne [mailto:EWynne@wynnelawfirm.com]
Sent: Monday, December 05, 2016 3:48 PM
To: CouncilAll <towncouncil@townofross.org>
Cc: wynne30@comcast.net
Subject: 6 Redwood Drive proposal

Dear Town Council: I am writing to voice my opinion, and that of my wife, Amy, regarding the proposal to turn 6 Redwood Drive into a playground. By way of background, I am a life-long Ross resident. Indeed, I am a life-long resident of Redwood Drive where I grew up and currently reside.

We are opposed to turning 6 Redwood Drive into a playground. We strongly believe that its historical use as housing for our public employees should be maintained. As long as I can remember, a police officer and his or her family have resided at 6 Redwood Drive. Providing housing to our public employees serves as number of important purposes. First, it provides housing to public employees who typically cannot afford to live in Ross or nearby communities. As the cost of housing continues to rise, taking even one unit off of the market has a serious impact on the people who work for the Town. In the 1970's Ross was a more diverse community and the Town benefited from that diversity. Contributing to that diversity was the Ross Police Officer Sgt. Hinnenberg and his family. Sgt. Hinnenberg's wife also served the public – I believe she was a sheriff or ranger. They sent their two boys to Ross School and were completely integrated in the Ross Community. Having another family live at 6 Redwood Drive not only benefits a family that would otherwise not be able to afford to live here, but it also benefits our community by having people who are not only dedicated to the community by virtue of the fact that they would live here but also bringing in an element of diversity that otherwise would be absent. Secondly, having a public employee in the residence provides another measure of safety and security. As a resident, the employee would become very familiar with all the Ross residents and of course would be present 24-7. Thirdly, having a public employee – be it a police officer, fireman or even teacher – in the residence would mean that many less cars on the road because of the lack of a commute. Using the residence as a residence also benefits the environment because it removing commuter traffic. Likewise, installing a playground will naturally attract people who will drive to the area and park on Redwood Drive which already faces congestion, people blocking driveways, and driving too fast down a residential street.

For these reasons, we support re-building the residence and installing a public employee in the residence rather than turning it into a playground.

Thank you for your consideration,

Ed and Amy Wynne

Edward J. Wynne LLP

Wynne Law Firm
Wood Island
80 E. Sir Francis Drake Blvd., Ste. 3-G
Larkspur, CA 94939
Tel. 415-461-6400
Fax. 415-461-3900
Toll free. 1-877-352-6400
www.wynnelawfirm.com

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Thank you.

Linda Lopez

From: Joe Chinn - Town Manager
Sent: Tuesday, December 6, 2016 9:35 PM
To: Linda Lopez
Subject: FW: Petition for Park

6 Redwood email

From: Susan Bowman [mailto:susan@vanguardmarin.com]
Sent: Monday, December 05, 2016 5:22 PM
To: Joe Chinn - Town Manager <jchinn@townofross.org>
Subject: FW: Petition for Park

Dear Ross Town Council:

My name is Susan Bowman and I no longer live in Ross, but someone sent me an online petition about a park for children. I signed the petition without understanding what the specifics were. Now that I understand the situation, I no longer support the park in this location. I feel it is a bad idea to tear down workforce or affordable housing in order to build a park for youngsters particularly when there are other options in the area in the area.

Sincerely,

Susan Bowman

Direct: 415.710.0208
susan@vanguardmarin.com
www.thebowmangroupmarin.com
BRE#: 00905409

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To:

Dear Ross Town Council:

My name is Susan Bowman and I no longer live in Ross, but someone sent me an online petition about a park for children. I signed the petition without understanding what the specifics were. Now that I understand the situation, I no longer support the park in this location. I feel it is a bad idea to tear down workforce or affordable housing in order to build a park for youngsters particularly when there are other options in the area in the area.

Sincerely,
Susan Bowman

Linda Lopez

From: Joe Chinn - Town Manager
Sent: Tuesday, December 6, 2016 8:40 PM
To: Linda Lopez
Subject: FW: December Council meeting

6 Redwood

-----Original Message-----

From: Russell, P. Rupert [mailto:RRussell@sflaw.com]
Sent: Monday, December 05, 2016 7:52 PM
To: Joe Chinn - Town Manager <jchinn@townofross.org>
Subject: December Council meeting

Please include in 6 Redwood file.

Sent from my iPhone

Begin forwarded message:

From: Charles Goodman <charlie@charlesgoodman.com<mailto:charlie@charlesgoodman.com>>
Date: December 3, 2016 at 5:01:02 PM PST
To: "rrussell@sflaw.com<mailto:rrussell@sflaw.com>" <rrussell@sflaw.com<mailto:rrussell@sflaw.com>>
Subject: December Council meeting

Dear Rupert,

I do not believe it is in the best interest of the town to convert our only housing unit into another park. The home that is at 6 Redwood can be rented below market value and it allows us to attract better employees. It has provided necessary accommodations for many years.

I am also having trouble understanding the need for commandeering another area for Kindergarten use. The current Kindergarten Park at Lagunitas & Allen Avenue is under-utilized after school hours.

Another playground at 6 Redwood would stretch the already limited available parking in that residential area. The street in front of the proposed area is very small. The residents would have to "compete" daily to find their own parking areas. The current Park in front of the school has easy, available parking throughout the day.

I hope you would vote against losing our only housing stock in Town.

Sincerely,
Charles Goodman

Linda Lopez

From: Joe Chinn - Town Manager
Sent: Tuesday, December 6, 2016 8:38 PM
To: Linda Lopez
Subject: FW: One More Thought!

6 Redwood email

-----Original Message-----

From: Barbara Call [mailto:barbcall@sbcglobal.net]
Sent: Monday, December 05, 2016 8:00 PM
To: Kathleen Hoertkorn <khoertkorn@gmail.com>; Elizabeth Robbins <eliz.robbsins@gmail.com>; P. Rupert Russell <rrussell@sflaw.com>; Elizabeth Brekhus <elizabethb@brekhus.com>; beach.kuhl@sedgwicklaw.com; Joe Chinn - Town Manager <jchinn@townofross.org>
Subject: One More Thought!

Dear Council & Joe,

I need to share this. I go to MAGC a few times a week, but I go to appreciate the garden and I go as a "Mother" of small dogs as a safe place to walk them.

This afternoon I went to take a look as if I were the mother of a toddler. And I was blown away!

First of all, there is plenty of parking and bathrooms and paved paths for strollers.

And talk about nature play...

There is a butterfly habitat and garden.

There are many grassy areas where tots and crawlers can safely move around.

There is a gazebo for running around and playing pretend on.

There is an edible garden where toddlers can examine growing food stuff.

There are two water features. One has tadpoles in it and would be fun for littleuns. The other has a huge fountain and two mallard ducks there this time of year.

TALK ABOUT NATURE!

Then there is the Bottle House which looks like a Hansel & Gretel Cottage. And there is a little stage right next to it for pretend plays.

If it's balancing and scrambling and bushes that are desired, there are plenty of rocks and redwood platforms to walk on and many bushes. And some stairs to the Barn for climbing.

There are many paths to run along very safely without fear of cars or balls. There is another larger stage in an area with gravel for kids to throw around and dig in.

There is a huge canopy of magnolias ...a space where children of all ages can explore and engage in free, unstructured, open-ended play. Plenty of seating.

AND IT IS FREE!

I see mothers there with blankets on the ground having picnics with their children. The crawlers crawl and the toddlers explore.

AND IT IS SAFE. There are no balls or big kids or bikes or big dogs.

I don't understand how anything could be better.

Does Sophie Gray know about this place? MAGC. Has she ever been there? Where is she going to set up a picnic in the micro-park? Will there be grass there or is it dirt? Or wood chips?

When I was a young mother, I would have thanked God to have had a natural garden like this anywhere near me.

Yes, I realize it is two blocks from the center of Town, but my goodness!

Ross Commons is a very busy sports park much of the time. There are all sorts of activities going on in a rather small area.

To put a park supposedly for toddlers in an unsafe corner of the Commons is not a well conceived idea. And to demolish the Town's Workforce housing in order to make this playpen park is fiscally irresponsible.

Just thought I would tell you how wonderful MAGC is in case you haven't been there lately!

Best regards,

Barbara

Sent from my iPhone

Linda Lopez

From: Joe Chinn - Town Manager
Sent: Tuesday, December 6, 2016 7:51 PM
To: Linda Lopez
Subject: FW: (no subject)

6 Redwood item for Council

From: NicholsonHome@aol.com [mailto:NicholsonHome@aol.com]
Sent: Monday, December 05, 2016 9:42 PM
To: Joe Chinn - Town Manager <jchinn@townofross.org>
Subject: (no subject)

We understand there is a proposal to tear down the work force housing at #6 Redwood and replace it with a park where small children might play. We are OPPOSED to this proposal. When we raised small children they played at the Pixie playground at Marin Art and Garden Center. There are other areas where they could play also. It is desirable to have a member of the town staff living in town, particularly a police person.

Thank you for consideration of this message.

William J. Nicholson
Carland C. Nicholson
19 Garden Road

Linda Lopez

From: Joe Chinn - Town Manager
Sent: Tuesday, December 6, 2016 7:50 PM
To: Linda Lopez
Subject: FW: 6 Redwood Drive -- retain workforce housing; if necessary, explore other sites for a park

6 Redwood item

From: Julie McMillan [mailto:juliemcmillan@comcast.net]
Sent: Tuesday, December 06, 2016 8:35 AM
To: Katie Hoertkorn <khoertkorn@gmail.com>; Beach Kuhl <beach.kuhl@sedgwicklaw.com>; Russell, P. Rupert <RRussell@sflaw.com>; Elizabeth Brekhus <elizabethb@brekhus.com>; eliz.robbsins@gmail.com
Cc: Joe Chinn - Town Manager <jchinn@townofross.org>
Subject: 6 Redwood Drive -- retain workforce housing; if necessary, explore other sites for a park

Dear Town Council Members,

I am surprised by the high level of passion regarding the house at 6 Redwood Drive. It seems like this issue is being split along generations, but it really shouldn't be.

Taking a close look at the petition circulated by the younger parents reveals that it lacks any information about costs, benefits, etc. of keeping workforce housing, or how to pay for a park. So who wouldn't sign such a petition – after all, under their simple scenario, how could anyone ever oppose creating a natural park for young children?

However, reviewing all the information supports a very different outcome: That the workforce house should remain on the property, be repaired, and then rented to a Town worker. The recent overwhelming support for Measure K demonstrates that our community places a very high priority on our Town workers. Why would we tear down a house that could otherwise accommodate a Town worker, generate positive revenue for the Town, and avoid more parking and traffic issues on Redwood Drive, in exchange for creating a park that would cost the Town \$110-180k immediately, require \$5-10k annually for maintenance, and bring even more parking and traffic issues to Redwood Drive?

Perhaps another park for young children may be needed in our Town -- but not at 6 Redwood.

The Council could weigh forming a small exploratory committee to systematically determine if there is a real need for another park (as you know, there are already many other options within our small Town: Two playgrounds at Ross School; the entire Ross Common; Natalie Coffin Green Park; and Pixie Park at MAGC). If such a committee does find a demonstrated need, then it could survey other available places to host such a park that don't involve tearing down existing structures for Town workforce housing or worsening traffic; and finally determine how best to pay for such a park in the short term and long term.

Thank you for all the work you do for our Town, and for considering my comments.

~ Julie McMillan

35 Crest Road

juliemcmillan@comcast.net

h: 415/459-7108; c: 415/971-8819

December 4, 2016

Dear Members of the Ross Town Council,

I recently learned that the Council will be discussing what use should be made of the lot at 6 Redwood Dr. I have no strong opinion on this, but it seems to me there is a lot of play area in the Town and no housing for our Town employees.

Sincerely,
Nancy Wayne Holter

Linda Lopez

From: Joe Chinn - Town Manager
Sent: Tuesday, December 6, 2016 6:18 PM
To: Linda Lopez
Subject: FW: The Ross Commons
Attachments: Basketballs and bicycles.docx

Forwarding a 6 Redwood letter

From: LaDonna [<mailto:ldorsey66@comcast.net>]
Sent: Tuesday, December 06, 2016 1:08 PM
To: Heidi Scoble <hscoble@townofross.org>; Joe Chinn - Town Manager <jchinn@townofross.org>; 'Beach Kuhl' <beach.kuhl@sedgwicklaw.com>; 'Elizabeth Brekhus' <elizabethb@brekhus.com>; 'Elizabeth Robbins' <eliz.robbs@comcast.net>; G. Kelly Reid <kreid@bortonpetrini.com>; 'Kathleen C. Hoertkorn' <khoertkorn@gmail.com>; P. Rupert Russell <rrussell@sflaw.com>
Cc: rch01@comcast.net
Subject: The Ross Commons

Please find attached a letter from Mr. Richard Hoertkorn that he has asked be forwarded to you.

LaDonna Dorsey, Assistant to

Richard C. Hoertkorn

181 Lagunitas Road

Ross, CA 94957

Voice: 415.482.8899

Fax: 415.482.8811

Richard C. Hoertkorn accepts no liability for the content of this email, or for the consequences of any actions taken on the basis of the information provided, unless that information is subsequently confirmed in writing. If you are not the intended recipient, you should not disclose, copy, distribute or take any action in reliance on the contents of this information and you should notify the sender that you received this e-mail in error.

Basketballs and bicycles ... our suburbia in context

Ross doesn't grow physically, it simply transitions ... the vast majority of us came here with a dream of raising our children in the most ideal environment possible. We, and 4 members of the current Council, no longer have young children, for us, we simply look back wistfully at the fact that, on that score, we fulfilled our hopes and aspiration for our children. Each new generation nurtures similar dreams and expectations; all the new families who come to Ross want to shape the lives of their children as we did ours. This wave of new Ross families brings with them contemporary expectations which perhaps differ from previous generations expectations. For now, we, the past generations, are "placeholders" in our Ross, ultimately we will also surrender our places to a new generation of moms/dads and their babies. We may not go quietly, but we will surely go, Ross will transition, our values, as interpreted by the next generation's perspective may seem quaint, over time, those families will assert their values, and I expect Ross will be the better for the changes enacted. Ross should evolve, and the newer generation of moms/dads and babies deserve the same opportunities to express their ambitions for their families that we expressed for ours.

Just some comments ...

Open space isn't the same as park space. Natalie Coffin Green open space is a wonderful complement to Ross's physical heritage, as is the Marin Art and Garden Center etc., etc. But, where do families interact, learn, grow and create lifelong experiences ... **In our schools, churches, and of course, The Ross Commons.** Why the Commons? Because the Commons is convenient ... but most importantly, because it feels SAFE. Unfortunately, the bulk of the Commons existing space is utilized already, particularly when school is in session. I envision an area in the Commons where moms can bring their toddlers because it is convenient, doesn't interfere with ongoing Ross School operations, and importantly, is visually inviting. This sense of safety allows moms to simply "drop in" after "dropping off" older siblings at the Ross School, moms need not schedule "play dates" to feel safe at the Commons (as they often do at our open spaces). While our open space is highly desirable, it simply isn't viewed by mothers and toddlers, as convenient, clean and as safe as the Commons. For example, observe the social interaction at the once moribund Country Mart Shopping Center in Larkspur. The new owners understood contemporary families desire for a safe convenient place for mom and toddlers to congregate; after 60 years in business, even the Bon Air Center has recognized this desire for safe open space for families to meet and interact, finally, simply think about the "progressive" design of an Apple store ... LIGHT/GLASS ... does any mom with babies act upon her subconscious protective instincts and hesitate to enter an Apple Store? OF COURSE NOT ... why? Because it's **open, inviting**, there is full range visibility and it's clean! The joke goes that moms go into Apple stores drop off their kids on the carpet (there isn't any) and come back in two hours after shopping ... just a joke, but a point well made. Sadly, the "luddites" amongst us will lament that the expansion of the Commons will encourage hordes of "unwashed street urchins" to trample upon our existing serenity ... really ... local moms with toddlers in a small exclusive space as magnets?

Many years ago, a group of us, complained that the Ross School wasn't up to our contemporary expectations ... the older "placeholders" disagreed, if the school was good enough for their above average kids, why wasn't it good enough for ours. So to "bend the curve" we did what we believed was best for Ross and our children ... **we privately raised the funds** needed to improve **our** school to meet **our** standards ... we put our "skin in the game" we made, in modern parlance the "ultimate sacrifice" **WE USED OUR OWN MONEY!** The school was better off for our efforts, and we personally strengthened our commitment to our Town. Even better, the existing "placeholders" looked back (10 years later) and agreed to complete the improvements we started, to the Ross School ... what ever happened to the school luddites? What if our new young families coalesce around their ideas to expand, update and improve the Ross Commons and **HELP TO RAISE THE MONEY NEEDED?**

Some argue that the site in question be "employee housing" (one single unit) to be restored for use by one select employee of the Town/School. Fortunately, Ross has a history of attempting to attract an employee to this concept. I will be happy to review the seriously mixed results Ross has "enjoyed" in the past. Historically, employees are reluctant to stake their jobs AND their habitat on the "whims" of their employer, lose your job, quit your job ... and your housing disappears as well. Nationwide, company towns/housing disappeared about the time James Ross settled in the Ross Valley. The Town owns a parcel on Sir Francis Drake, an ideal space to construct a 4-plex, large enough to fulfill any ambitions to house employees as well as offering an inexpensive housing opportunity to a small number of individuals in a safe, secure, convenient location; it could even become an attractive revenue source for the Town. Is this really a serious option?

On a personal note, shortly after the turn of the year, as a third generation native, I will begin my 75th year here in San Anselmo/Ross I'll "celebrate" this milestone, skiing in the Rockies, distracting my subconscious from the realization that my "placeholdering" in Ross is finite, and that I too will someday be replaced by a young energetic, optimistic, progressive family, that feels as I did nearly 30 years ago, that Ross is the finest place in the world to raise the latest generation of great children ...

Let this new generation create a Ross Park in their image for their families ...

Respectfully Submitted,

Rich Hoertkorn
181 Lagunitas Road
Ross, CA

Linda Lopez

From: Joe Chinn - Town Manager
Sent: Tuesday, December 6, 2016 6:15 PM
To: Linda Lopez
Subject: FW: The 6 Redwood proposal: An unnatural fit

Email on 6 Redwood Council item

From: Mimi [mailto:mimi_mccarty@msn.com]
Sent: Tuesday, December 06, 2016 3:31 PM
To: khoertkorn@gmail.com; eliz.robbins@gmail.com; elizabethb@brekhus.com; beach.kuhl@sedgwicklaw.com; rrussell@sflaw.com
Cc: Joe Chinn - Town Manager <jchinn@townofross.org>
Subject: The 6 Redwood proposal: An unnatural fit

To Mayor Hoertkorn, Mayor Pro Tem Robbins, and Councilmembers Brekhus, Kuhl, and Russell:

I support using the full insurance money to restore the existing house at 6 Redwood Drive for much-needed affordable housing. The proposed public nature park for very young children is not the best use of this property, and it would generate traffic that would impact the quiet residential neighborhood. Additionally, ongoing maintenance costs for a man-made nature park would presumably be borne by the Town, and the source of these funds is unclear.

A more natural nature park could fit within the public 25-acre Natalie Coffin Greene Park, where the Town is restoring the historic hut. www.marinmommies.com gives parking advice (less crowded weekday mornings, which would be peak demand time for the toddlers) and describes the park as "*pleasant, with a creek, a picnic area, and bridges that kids love to run across. It's a great spot for checking out the goings-on in the creek and wading in the water.*"

However, if a designed nature park in the heart of Ross is desired by the community, a large part of Frederick Allen Park is underused. A built play area there near the adjacent parking lot would be readily accessible and bring business to downtown without impacting the residential neighborhoods.

Regards,
Mimi McCarty
59 Poplar Avenue

Linda Lopez

From: Joe Chinn - Town Manager
Sent: Tuesday, December 6, 2016 6:09 PM
To: Linda Lopez
Subject: FW: Ross Park

Forwarding email on 6 Redwood

From: Stephanie Fontaine [mailto:stephaniermellor@gmail.com]
Sent: Tuesday, December 06, 2016 5:16 PM
To: CouncilAll <towncouncil@townofross.org>
Cc: Joe Chinn - Town Manager <jchinn@townofross.org>
Subject: Ross Park

Hello,

I am writing in to show my support for the Ross town park. I grew up going to Ross School and now have my family here and know what a special place it is. The idea of having a public park and a place to take my daughter to during the weekday would be so nice!

I've noticed every town seems to have a public park but ours. I think it would be such a nice addition to the town of Ross.

Thank you so much,

Stephanie Fontaine

Stephanie Fontaine

415.847.9677 | stephaniermellor@gmail.com
beautycounter.com/stephaniefontaine

Linda Lopez

From: Joe Chinn - Town Manager
Sent: Friday, December 2, 2016 5:55 PM
To: Linda Lopez
Subject: Fwd: 6 redwood drive

Sent from my iPad

Begin forwarded message:

From: Diane Rudden <familyrudden@gmail.com>
Date: December 2, 2016, 4:20:14 PM PST
To: Joe Chinn - Town Manager <jchinn@townofross.org>, towncouncil@townofross.org, "familyrudden@gmail.com" <familyrudden@gmail.com>
Subject: 6 redwood drive

Dear Joe and Town Council,

I am writing this communication concerning the Town's property at 6 Redwood Drive.

Prior to the fire that destroyed the structure, the Town provided work force housing at this location. I feel that it should rebuild the structure and continue to provide work force housing.

Work force house is needed in the Town of Ross. The Town has already lost one work force housing source on Sir Francis Drake Boulevard and should not lose another. The insurance from the fire I believe is enough to rebuild the structure as a single family residence, suitable for use by the Town's work force.

I have heard that there is a group that would like to use this location as a playground for 2 year old's.

I worked for over two years with Ross School to get the front playground open for small children in town to use. This playground is now open when school is not in session. The

playground also has the advantage for small children of being fenced. Pixi Park is another option and is set up for small children and should be considered by families for their 2 year old's. The Town of Ross does not need another playground.

One other issue, if a playground is constructed at this location you would be asking the already over-worked public works staff to add another area to maintain. I am constantly hearing from town residents that the current areas around the post office, the park next to the post office and the commons are not being properly maintained. These staff do no need to add another area to their work load.

Diane

Diane Rudden
39 Willow Avenue

Linda Lopez

From: Joe Chinn - Town Manager
Sent: Friday, December 2, 2016 5:50 PM
To: Linda Lopez
Subject: Fwd: Future Use of 6 Redwood Drive

Sent from my iPad

Begin forwarded message:

From: Gary Scales <garrettscales@comcast.net>
Date: December 2, 2016, 3:23:59 PM PST
To: towncouncil@townofross.org
Cc: <JChinn@townofross.org>
Subject: **Future Use of 6 Redwood Drive**

Dear Council Members,

I understand you will be considering the preferred future use of the subject property and whether it should be retained as workforce housing or used for a pre-school children's park.

I believe very strongly that workforce housing is one of the most important assets the Town has in terms of attracting and retaining its employees. I only wish we on past Councils had had the foresight to create more when the opportunities were available. We simply cannot compete with most communities for qualified entry-level and journeymen positions because of the high cost of housing in the Ross Valley. Today with the increasing commuting time, it is even more of a factor. By having workforce housing we level the playing field or in many cases, have a net positive. There always has been a distinct advantage to have Town employees live in the community. As a long-time Ross resident I can remember when the Town could offer many of its employees housing opportunities. It was a significant benefit to all and in many cases, the employees with children also could take advantage of being in the Ross School District.

As residents of Ross we are blessed with ample open space and recreational areas for our children. The Town could built more, although I doubt it truly is needed. If 6 Redwood is lost as workforce housing, it can never be replaced. I sincerely hope the Council does not eliminate 6 Redwood Avenue as a much-needed and valuable aid to employee recruitment and retention.

Sincerely, Gary Scales
4 Berry Lane
(Former Council-member and 75 year Ross resident)

Linda Lopez

From: Joe Chinn - Town Manager
Sent: Wednesday, December 7, 2016 11:10 AM
To: Gregory W. Stepanicich; Heidi Scoble
Cc: Linda Lopez; Mike Armstrong - Ross Recreation Manager
Subject: Fwd: 6 Redwood Drive Late Mail Communication
Attachments: Ltr - Council- 12.7.16.pdf; ATT00001.htm

Forwarding email

Sent from my iPhone

Begin forwarded message:

From: "Russell, P. Rupert" <RRussell@sflaw.com>
Date: December 7, 2016 at 11:03:57 AM PST
To: Joe Chinn - Town Manager <jchinn@townofross.org>
Subject: 6 Redwood Drive Late Mail Communication

I assume our call relates to this letter? Best regards, Rupert

From: Chris Skelton [<mailto:cskelton@rflawllp.com>]
Sent: Wednesday, December 07, 2016 10:32 AM
To: jchinn@townofross.org
Cc: khoertkorn@gmail.com; eliz.robbsins@gmail.com; elizabethb@brekhus.com;
beach.kuhl@sedgwicklaw.com; Russell, P. Rupert; Barbara Call (barbcall@sbcglobal.net); Riley Hurd
Subject: 6 Redwood Drive Late Mail Communication

Joe,

Please find attached a letter prepared in consideration of tomorrow evening's Council hearing for 6 Redwood Drive. I appreciate your efforts in confirming its distribution to the Council (copied) as well as making copies available for public consumption at the hearing.

Sincerely,

Chris

Chris A. Skelton, Esq.
RAGGHIANI | FREITAS LLP
1101 Fifth Avenue, Suite 100, San Rafael, CA 94901
T 415.453.9433 Ext. 131 • F 415.453.8269
Email: cskelton@rflawllp.com
www.RFLawLLP.com • www.linkedin.com/in/caskelton

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Ragghianti|Freitas LLP

Attorneys at Law

1101 5th Avenue, Suite 100
San Rafael, CA 94901
telephone 415.453.9433
facsimile 415.453.8269
www.rflawllp.com

Christopher A. Skelton
cskelton@rflawllp.com

December 7, 2016

Via E-Mail Only
(jchinn@townofross.org)

Ross Town Council
Town of Ross
P.O. Box 320
Ross, CA 94957

Re: Town-owned property at 6 Redwood Drive

Dear Members of the Town Council:

Our office continues to represent the owners and occupants of 8 Redwood Drive in connection with the Town-owned property next door at 6 Redwood Drive. This letter is submitted in advance of the upcoming Council consideration of what to do with the Town-owned property at 6 Redwood Drive. For the reasons discussed below, we strongly encourage the Town to repair the house on the property and continue renting it as a single family residence for desperately needed workforce housing.

Executive Summary

1. The proposed "tot park" alternative use demands review and analysis under the California Environmental Quality Act ("CEQA") before any decision is made favoring this use over the residential use.
2. The Town's General Plan, which serves as the constitution for local planning, includes goals, policies, and programs for maintaining and preserving affordable and special needs housing just like the property at issue.
3. Preserving the housing use for the property makes far greater financial sense compared to the redevelopment of the property for a tot park.
4. Fundamentally, these two competing uses can be accomplished by rehabilitating the housing and implementing the tot park design in an alternative location.
5. The proposed property is not a suitable location for the proposed tot park.



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I. CEQA

Any decision on the project in favor of the tot park is premature until and unless appropriate environmental review is performed.

The California Environmental Quality Act defines a "project" as "[a]n activity directly undertaken by any public agency" which "may cause either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment." Public Resources Code section 21065. Page 4 of the December 8th staff report correctly acknowledges that the various impacts associated with the tot park proposal require environmental analysis pursuant to CEQA. The staff report goes on to suggest that a mitigated negative declaration would be operative document prepared for Council adoption. Unfortunately, the timing of the environmental analysis is misplaced. As has been stressed time and again by California courts, environmental analysis of a decision must be done "at the earliest possible stage." (*Bozung v. Local Agency Formation Commission of Ventura County* (1975) 13 Cal. 3d 263). Here, the Town has already illegally deferred environmental review.

California Code of Regulations ("CCR") section 15004(b) identifies that EIRs and negative declarations (or mitigated negative declarations) should be prepared as early as feasible in the planning process to enable environmental considerations to influence project program and design and yet late enough to provide meaningful information for environmental assessment. The regulations further read, "**public agencies shall not undertake actions concerning the proposed public project that would have a significant adverse effect or limit the choice of alternatives or mitigation measures, before completion of CEQA compliance.**" CCR 15004(b)(2). The public project is sufficiently detailed in design and concept, as evidenced by MIG's plan¹ depicted in Attachment 2 of the staff report, to warrant environmental review at this stage in the process. Furthermore, CEQA is meant to be an informational process comparing the impacts of alternatives. The Town has already narrowed its options for the Town-owned property from 4 to 2 without any formal analysis of impacts.

The Council's decision regarding the use of the Town owned property, as suggested in the first line of the staff report, presents a definite commitment of public resources to a defined course of action that "gives impetus to a planned or foreseeable project in a manner that forecloses alternatives or mitigation measures that would ordinarily be part of CEQA review of that public project." CCR 15004(b)(2)(B). If the Town makes such a decision on December 8, 2016, any after-the-fact CEQA review evaluating the property against other potential tot park locations will inevitably reflect the advantages of the 6 Redwood Drive property, thereby foreclosing full, fair, and objective consideration of alternative locations for the project.

¹ Did the Town commission MIG's design work on the tot park concept?



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Biological Resources:

We have submitted the 2014 Urban Forestry report evaluating the conditions of the three protected redwood trees at the property. This report clearly identifies the reasonably foreseeable significant impacts to the protected trees caused by demolition of the fence. It is reasonable to extend this expert opinion to hold that demolition of the home, grading, and other site work in the surrounding area contemplated under the tot park use with equally cause irreversible impacts to the protected redwood trees. Furthermore, the conceptual plans appear to violate the non-intrusion zone of the protected trees as defined by Title 12 of the Town Code and articulated by Urban Forestry's report.

Land use/Planning:

As part of the 2005 Housing Element, the Town amended the zoning ordinance to conditionally allow single-family residential housing on C-D zoned parcels, like the property at 6 Redwood Drive. An observer of the development pattern at the southwest portion of the Ross Commons would simply assume that 6 Redwood Drive was a continuation of the single family residential pattern on the street, and likely not a part of the Ross Common parcel. Transforming the use of this property to a tot park and implementing a high intensity use directly adjacent to a residentially zoned area (literally to the property line edge), defeats the practical concept of transitional zoning and the benefits afforded by setbacks.

Noise:

It is reasonably foreseeable that the change in use for the property from workforce housing to a tot park will result in substantial increase in noise directed into the surrounding residential neighborhood. This will be caused by increase users of the park as well as by the loss in acoustic buffer afforded by the existing green screen and residential structure that currently mitigate the already more than significant noise impacts from the Ross School.

Population/Housing:

A fundamental goal of the Ross General Plan, which was committed to writing as part of the 1988 Housing Element, is the goal to conserve the existing quantity and quality of housing. Converting the residential use into a tot park is a direct contravention of this General Plan Goal. Furthermore, the high land value in Ross and substantial cost of construction makes the prospect of replacement workforce housing highly improbable.

Transportation/Traffic:

It is well documented in the public comments and June staff report that the surrounding neighborhood cannot accept any more parking to accommodate the proposed change in use. Despite the best of intentions about parents walking to the park with their children, as identified in the online petition and public comments in support of the park, approximately 50% of the signatories in the online petition live outside of the Town's jurisdiction. If you build it,



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they will come. The Council must evaluate and analyze the foreseeable parking and traffic impacts associated with the change in use.

For the above reasons, among others, any decision by the Council supporting the tot park is premature and fundamentally flawed due to non-compliance with CEQA.

II. General Plan

Policy 2.1 ("Sustainable Practices") of the General Plan specifically states that the Town should "[e]ncourage affordable workforce housing and a development patter that encourages people to walk. Rehabilitating the damaged residence at 6 Redwood Drive to provide workforce housing directly responds to the policies embedded in the Town's land use constitution. The double-edged sword of steep home prices is apparent as the Town sees subsequent generations priced out of the local housing market. Similarly, people who work in Ross are often forced to live far away where housing is more affordable. The General Plan also reads:

Our Vision Of Ross in Year 2025

The Town has obtained funding to provide affordable housing for teachers, Ross Town personnel and others. Some of the affordable housing units are apartments above the retail establishments.

The Town does not need to wait until 2025 to realize its self-proclaimed vision. The opportunity, and important funding, is available, and self-funded, right now.

Special Housing Needs:

In addition to overall housing needs, Ross must plan for housing to meet the special need of the local workforce, seniors, people living with disabilities, farmworkers, the homeless, people with HIV/AIDS and other illnesses, people in need of mental health care, single parent families, single persons with no children, and large households.

Since at least 1988, it has been an expressly articulated goal of the Town's General Plan, which incorporates the Housing Element, to conserve the existing quantity and quality of housing. To protect existing housing stock, the Town adopted a demolition ordinance in 1993 which required the Town Council to approve the demolition of any residence. This ordinance was amended in 1998 to specifically discourage projects that reduce the number of housing units in the Town. Since 1998, no residences have been demolished without a replacement unit being built.



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The town has been delinquent in maintaining the quality of housing at 6 Redwood, and it is in jeopardy of losing the quantity as well. This can be remedied through the Council's actions. It would be forever regretful to lose this valuable community asset.

III. Financial Consideration

The staff report identifies that the insurance coverage from the kitchen fire will cover almost all the necessary repairs to the home as well as building code upgrades. Some incidental additional costs will be necessary to update and improve the landscape conditions in preparation for re-renting the property.

In June, it was identified that the Council has the discretion to set the market rate for the property. It is curious that the staff report identifies generating only \$10,000-\$20,000 per year in income from rent, when it is reasonable for the property to rent for at least \$2,000/mo.² However, it is short-sighted to only look at the property in terms of months, or even years. This is a community asset that should endure for decades. Disregarding any increase in rent for inflation or cost of living, renting the house for \$2,000 per month results in \$600,000 in revenue to the Town over 25 years.

Beyond the obvious financial benefit from rental income, the Town may also utilize this asset as a means of attracting and retaining valuable employees. I understand that there are current Town employees that would welcome the opportunity to live within walking distance to work as well as all of the other amazing community benefits that goes along with living close to downtown in Ross.

On the other hand, the costs to change the property's use to a tot park are substantial. Beyond the lost rental income and opportunity to attract and retain skilled employees, the park is estimated at \$250,000 according to the staff report. This is a conservative figure and it is reasonable to expect that the costs to study/analyze the project, develop the plans, demolish the existing improvements, construct the new improvements, and implement mitigation measures will far exceed the anticipated costs. For example, a licensed arborist will be required to personally oversee all site work and grading in the non-intrusive zone of the redwoods trees, which encompass the entire property. This will not be cheap.

It is encouraging to see that the community is open to public fundraising for development of the tot park community asset. These types of public private partnerships are often successful and encourage a sense of ownership within the community that protects against a potential tragedy of the commons. What is curious and unexplainable is why this specific property,

² The Town may set the affordability of the property for workforce housing, which should allow for readily identifiable rental income.



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approximately 7,200 square feet in the southwestern corner of Ross Commons is the only location where the tot park can be developed. If the Council's decision is not influenced by financial consideration, as it has been suggested in some of the public comments that the park can be heavily subsidized by private funds, then I hope the Council will consider implementing this park in an alternative location as well as rehabilitating the home at 6 Redwood Drive. The two uses are not necessarily mutually exclusive!

IV. Location

6 Redwood Drive is not a suitable location for the proposed tot park. The Town's approval of the baseball diamond in close proximity to this area presents an obvious hazard to the toddlers that are expected to frequent the park. As design, there is no barricade to mitigate the obvious dangers from these potential future competing uses.

As previously identified, the tot park is designed with improvements directly adjacent to the property line, including benches for parents to catch up, a story circle, and an outdoor classroom area near the rear. These proposed uses will result in an unreasonable intensification of foot traffic and noise in an area historically defined as a single-family residence. Ross Commons is over 4 acres large, so the tot park should not push the limits of encroachment into the neighboring residential area. Alternative sites that should be diligently explored include: Pixie Park, Allen Park, and alternative locations within Ross Commons. Most promising is the northeastern corner of the Commons that measures approximately 8,000 square feet as defined by the sidewalks and walking path (the intersection of Lagunitas Road and Ross Commons).

Conclusion

It is requested that the Town Council elect to repair the house on the property at 6 Redwood Drive and continue renting it as a single-family residence for workforce housing. The tot park option is much more impactful, costs more, and requires significant environmental review as well as changes to the Town's General Plan. The option to open this area to the park would require removal of the surrounding fences and other trees, thereby damaging or killing the existing protected redwoods and defeating a defining characteristic to Ross Commons and the surrounding neighborhood.

The existing house should remain as needed housing and a profit center for the Town. Thank you.

Very Truly Yours,

A handwritten signature in black ink, appearing to read 'Chris Skelton'.

Christopher A. Skelton

Linda Lopez

From: Joe Chinn - Town Manager
Sent: Wednesday, December 7, 2016 8:08 PM
To: Linda Lopez
Subject: FW: Ross Playground

6 Redwood

-----Original Message-----

From: elizabeth.breitner@yahoo.com [mailto:elizabeth.breitner@yahoo.com]
Sent: Wednesday, December 07, 2016 8:05 PM
To: CouncilAll <towncouncil@townofross.org>
Subject: Ross Playground

Hi,

I wanted to reach out to you all on behalf of our family in support of building a playground here in Ross. Not only will it enrich the lives of so many children here, it will also strengthen our sense of community by bringing more families together. It will also help to rejuvenate our "downtown" by attracting local families as a place to congregate. We are active members of Pixie and will continue to be going forward, but feel this new park will fill a very large need in our town for those who are not members (including grandparents, etc who have family come to visit but no local park to go to) and as a beneficial alternative for our children's growth.

Thank you for your consideration and we hope you will vote in favor.

Best,
Liz

Elizabeth Breitner
917-647-6951

Linda Lopez

From: Joe Chinn - Town Manager
Sent: Wednesday, December 7, 2016 7:30 PM
To: Linda Lopez
Subject: FW: #6 Redwood Avenue

6 Redwood

-----Original Message-----

From: Buchanan Carla [mailto:csbma@earthlink.net]
Sent: Wednesday, December 07, 2016 7:12 PM
To: CouncilAll <towncouncil@townofross.org>
Subject: #6 Redwood Avenue

Dear Council:

I am unable to attend tomorrow night's Council meeting so am sending this email concerning the question of what will be done with #6 Redwood Avenue. As I understand the issue, it has been suggested that the house be torn down and replaced with a "tot park." Such a plan appears counterproductive as the house has served Ross and its workforce very well over the years, providing housing for Town employees that would otherwise simply not exist. Further, as there is apparently insurance money with which to renovate the damaged house, there would remain, even financially, a net gain for the Town, given that #6 Redwood Ave. generates an income through the below market rent that it commands. I would think that most Marin municipalities would consider work force housing a huge asset; it's hard to understand why Ross would let such an asset be lost.

As the grandmother of two beloved "tots" with whom I spend a great deal of time, I'm hard pressed to understand why another tot park would be so desirable as there seem to be plenty of park areas in the near vicinity of Ross, San Anselmo and Fairfax where little ones can safely play..

Thank you for your consideration.

Sincerely,

Carla Buchanan

Linda Lopez

From: Joe Chinn - Town Manager
Sent: Wednesday, December 7, 2016 7:17 PM
To: Linda Lopez
Subject: FW: In support of keeping the Redwood Dr. house

6 Redwood

From: elika rosenbaum [mailto:elika.rosenbaum@gmail.com]
Sent: Wednesday, December 07, 2016 12:13 PM
To: CouncilAll <towncouncil@townofross.org>
Subject: In support of keeping the Redwood Dr. house

Dear Honorable Mayor and Members of the Council,

I strongly support keeping the Redwood Drive house owned by the Town of Ross as a residence that can be used by a Town of Ross, Public Safety or school employee.

We do not need the additional park space and affordable housing is difficult to come by in this area. Having a Town Employee reside nearby is a significant benefit to the Town in many regards.

I hope you will support keeping this house as a residence.

Sincerely,

Elika Rosenbaum
elika.rosenbaum@gmail.com

Linda Lopez

From: Joe Chinn - Town Manager
Sent: Wednesday, December 7, 2016 7:05 PM
To: Linda Lopez
Subject: FW: Redwood Dr Workforce House

6 Redwood

From: tony rose [mailto:trose41@earthlink.net]
Sent: Wednesday, December 07, 2016 3:20 PM
To: CouncilAll <towncouncil@townofross.org>
Subject: Redwood Dr Workforce House

Prior to removing the Redwood Dr. Workforce House, pls carefully consider the advantages of having an in town residence for town employees.

Linda Lopez

From: Joe Chinn - Town Manager
Sent: Wednesday, December 7, 2016 7:02 PM
To: Linda Lopez
Subject: FW: Tot Park

6 Redwood

From: Nancy MacPhee [mailto:yonana1@comcast.net]
Sent: Wednesday, December 07, 2016 5:18 PM
To: CouncilAll <towncouncil@townofross.org>
Subject: Tot Park

It seems to me that there are plenty of playground situations for the children in Ross without taking down a house to build a new one, especially for tots! This house could be repaired and put to use for other reasons that would benefit the whole town.

Thank You ,
Nancy MacPhee
Yonana1@comcast.net

Linda Lopez

From: Joe Chinn - Town Manager
Sent: Wednesday, December 7, 2016 7:01 PM
To: Linda Lopez
Subject: FW: Nature park

6 Redwood

-----Original Message-----

From: Sarah Fey Kruttschnitt [mailto:sarahkruttschnitt@gmail.com]
Sent: Wednesday, December 07, 2016 5:41 PM
To: Joe Chinn - Town Manager <jchinn@townofross.org>
Subject: Nature park

Hi Joe,

I wanted to voice my support of the nature park. I think it would be an amazing addition to our beautiful town and would help revitalize our downtown area. We really could use a place for younger kids to play and even elementary kids would appreciate this concept after school (and they aren't allowed on the Ross School playground until 3:15) and on weekends. I am sorry that I can not attend tonight's meeting. It is a tough night for families with young children to attend.

Thank you for your consideration,
Sarah Kruttschnitt

Sent from my iPhone

Linda Lopez

From: Joe Chinn - Town Manager
Sent: Thursday, December 8, 2016 9:18 AM
To: Linda Lopez
Subject: FW: 6 Redwood Drive - Letter from Pixie Park Executive Board Members
Attachments: Pixie Letter 6 Redwood Dr.pdf; Pixie Attachment A (6 Redwood Dr).pdf

6 Redwood

From: Holly Tate [mailto:hollyjtate@gmail.com]
Sent: Wednesday, December 07, 2016 8:48 PM
To: Joe Chinn - Town Manager <jchinn@townofross.org>
Subject: 6 Redwood Drive - Letter from Pixie Park Executive Board Members

Dear Mr. Chinn:

I am writing in my capacity as President of Pixie Parents, Inc. (the 501(c)(3) that runs Pixie Park, located in the Marin Art & Garden Center). Please find attached a letter containing information about Pixie Park that may be relevant to the Town Council's discussion of the parcel at 6 Redwood Drive.

Would you please share this letter with the Mayor and members of the Town Council?

Also, please let me know if you or they have any questions.

Thank you.

Best,
Holly Tate,
President, Pixie Parents, Inc.

December 7, 2016

Dear Town of Ross Mayor and Councilmembers,

The discussion of the Town-owned property at 6 Redwood Drive was brought to our attention because Pixie Park has been mentioned in many comments received on this Agenda Item for your December 8th Town Council Meeting. In response, members of the Pixie Park Executive Board of Directors and Masterplan Committee would like to offer the following information to the Ross Town Council to clarify what Pixie Park is and our current renovation plans. We hope this will help inform your discussion. We believe a thorough community input process will bring to light the best decision for the community, and we are supportive of what the town, through its public process, decides to do with the parcel in question.

Pixie Park Overview

Founded in 1952, Pixie Park is a volunteer-run, 501(c)(3) non-profit cooperative playground for children kindergarten-age and under (pre-first graders) located in the Marin Art and Garden Center. The park was created by a group of Marin County mothers, because at that time, there was no playground for children under 6 years old in Marin County (Robert Royston, project correspondence). The Park is open to anyone who wants to join. Members can choose from various membership types, which vary in cost based on the volunteer hours committed (ranging from no hours to ten hours). Operational expenses, lease of the land, and maintenance needs are paid for by membership dues and member volunteer hours. No municipal tax dollars go to Pixie Park.

Pixie Park currently has 145 member-families, from 12 different towns in Marin. Thirty-nine families are residents of Ross. Membership is capped at 400 families. Interested families can visit the park every second Saturday of the month from 10:30am to noon, and members can bring non-member guests to play at the park. Special programs are offered for members, such as Socials and a Halloween Parade. Other programs are offered for the entire Ross Valley community, such as the Spring Fair and the Holiday Bake Sale and Party.

Pixie Park Renovation Plans

Given Pixie Park's long history, major improvements are needed. We have a design plan (Attachment A) for the park that has been two years in the making. The Ross Auxiliary has come forward as one of the first donors. The fundraising campaign is expected to commence in early 2017. Construction is scheduled for Spring 2017, depending on the success of our fundraising.

The park improvements are planned in phases:

- Phase 1 focuses on improving the eroding hillside with paths, stairs and retaining walls, providing new play elements on the hillside, removing and upgrading failed paved surfaces and failed wooden pole retaining walls, and improving stormwater drainage.
- Phase 2 would remodel the existing pavilion and existing non-ADA accessible bathroom. Currently the Pavilion is closed to member use due to its aged condition.
- Phase 3 looks at replacing aged play structures, providing additional seating, and repairing fencing and retaining walls.

Sincerely,

Holly Tate, President (Ross)
Susan Flandermeyer, Vice-President (San Anselmo)
Jackie Reinhart, Secretary (Ross)
Pollie Robbins, Past President and Events/Fundraising Director (San Anselmo)
Annabelle Reber, Masterplan Director (San Anselmo)
Holly Selvig, Masterplan Committee Member (San Anselmo)
Matthew Fulvio, Masterplan Committee Member (San Rafael)

PHASE 1
 IMPROVE ERODING HILLSIDE WITH
 PATHS, STAIRS AND RETAINING
 WALLS. PROVIDE NEW PLAY
 ELEMENTS ON HILLSIDE.
 THROUGHOUT PARK. REMOVE
 AND UPGRADE EXISTING FAILED
 PAVING SURFACES AND WOODEN
 POLE RETAINING WALLS. IMPROVE
 STORMWATER DRAINAGE.



PHASE 2
 REMODEL PAVILION TO PROVIDE A
 NEW, ADA ACCESSIBLE BATHROOM
 WITH DIAPER CHANGING TABLE.
 REPAIR AND MODERNIZE
 ELECTRICITY. REPLACE EXISTING
 SINGLE PANE WINDOWS WITH
 ENERGY EFFICIENT TEMPERED
 WINDOWS. REMOVE AND UPGRADE
 ADJACENT PAVING AND FENCING.

PHASE 3
 REPLACE EXISTING TODDLER
 SWINGS AND POTENTIALLY OTHER
 PLAY STRUCTURES WITH NEW.
 PROVIDE ADDITIONAL SEATING.
 REPAIR OR REPLACE FAILING
 FENCING AND RETAINING WALLS AT
 THE BIRTHDAY PARTY AREA.



NORTH
 SCALE: 1" = 20'-0"

PIXIE PARK IMPROVEMENTS
 at the MARIN ART AND GARDEN CENTER
 30 Sir Francis Drake Blvd | Ross, CA

PHASING PLAN
 NOVEMBER 18, 2016 | updated DECEMBER 7, 2017

Linda Lopez

From: Joe Chinn - Town Manager
Sent: Thursday, December 8, 2016 9:19 AM
To: Linda Lopez
Subject: FW: Puzzled

6 Redwood

-----Original Message-----

From: Diana Hammer [mailto:dianamhammer@gmail.com]
Sent: Thursday, December 08, 2016 8:24 AM
To: CouncilAll <towncouncil@townofross.org>; Joe Chinn - Town Manager <jchinn@townofross.org>
Subject: Puzzled

Dear Town Council Members,

I've now read through the information written by those proposing the nature based toddler park and have a couple of questions. At present, the town cannot afford to maintain its own landscaping; how can the town afford to pay \$250k for a new park and the maintenance of it? Where will the town get the money to build new workforce housing on SFD?-- I thought it had already been determined there are not the funds to do that.

Perhaps I have misunderstood the town budget?

Diana Hammer

Linda Lopez

From: Joe Chinn - Town Manager
Sent: Thursday, December 8, 2016 9:19 AM
To: Linda Lopez
Subject: FW: Ross Playground

6 Redwood

-----Original Message-----

From: Rachel Greenspon [mailto:rachel.greenspon@gmail.com]
Sent: Wednesday, December 07, 2016 8:47 PM
To: CouncilAll <towncouncil@townofross.org>
Subject: Ross Playground

To Whom It May Concern:

I'm writing to voice my concern for the proposed natural playground in Ross.

While we do have Pixie Park it would be wonderful to have another option that is more centrally located, more convenient and open to the public. The addition of the park would be such a meaningful addition to our town and only further enrich the togetherness of our community. As several others have already voiced, I believe its use would be exponentially more beneficial than housing for one family.

As the mother of young children I hope to see the park approved!

Thank you,
Rachel Greenspon (and family)

Sent from my iPhone

Joe Chinn - Town Manager

From: Mary Ann Neumann <maryann.neumann@gmail.com>
Sent: Thursday, December 08, 2016 3:37 PM
To: Joe Chinn - Town Manager; CouncilAll
Cc: Linda Lopez
Subject: petition update
Attachments: petition update.pdf; ATT00001.htm

Dear Council,

Attached please find the updated petition. We currently have 108 signatures and 23 comments that are very revealing of the passion and support for this park. In 9 days, we have gathered an incredible amount of signatures. These families are clear on the issues as there have been numerous Facebook postings and the 4 residents who developed the petition, have spoken with nearly all of the signees and fielded numerous questions.

The petition had more signature, however, to make sure all signatures were legitimate properly represented the signee and level of support, I have:

1. Removed all non-residents from the list (there were several Kentfield families with children at the Ross School and two former residents).
2. Deleted any mistaken duplicates.
3. Removed one former resident who rescinded support (Susan Bowman).

What is notable is:

1. Jennifer Siebel Newsom's signature on the petition as she grew up in town and has a very esteemed opinion and is clearly dedicating her life to serving the public.
2. When you account for/eliminate duplicate household signatures (i.e. meaning two signatures from a married couple), we have 94 households in favor. That is substantial. I have read all of the correspondence from all the opposition and followed the same procedures, they represent 30 households combined. **That is a more than 3-to-1 ratio in favor of creating a park.**
3. While the majority of signature represent young families in Ross, please note the number of established residents that have signed the petition.

Best,
Mary Ann Neumann



This petition has collected
108 signatures
using the online tools at iPetitions.com

Printed on 2016-12-08

Build a playground on Ross Common

About this petition

In 2015, a town-owned house that sits on the Common burned down (the house was initially used as subsidized employee housing, then as a rental unit when no employees wanted to live there). The Town Council is reviewing a proposal on December 8th to put a nature-based park at this location. We think a nature-based park would prove a commendable and valuable addition to our town for the following reasons:

1. First and foremost, the land in question is designated as part of the Ross Common, meaning this parcel is supposed to be a park for public use and should be used for the common good.
2. Ross School playgrounds are closed during school hours. Therefore, there is no public playground available for young children during peak play hours.
3. Even when the Ross School playgrounds are open, they are not suitable or safe for younger children (under 5 years of age).
4. A nature-based playground is a radically different concept than the conventional school playgrounds or Pixie Park. Natural playgrounds are amazingly beneficial on numerous levels: they encourage creativity, decrease toxic exposure, are calming, and best of all, the research shows that in such environments "children more than doubled the time they spent playing." [Here is a link to the article.](#) Another study by the University of Tennessee in 2007 supports these findings about nature based playgrounds: "Natural Play helps [children] score higher on tests for concentration and self-discipline, helps them experience more diverse play, and helps them exhibit less aggressive behavior, and become healthier. And — they're perfect outdoor classrooms! "
5. Ross is only town in Marin without a public playground. Adding a nature-based park should increase our town's appeal and ability to attract families with young children thereby increasing home values.
6. The proposed park will benefit the Ross Preschool by providing ample space for enrolled children, thereby making school more desirable and competitive.
7. The park could provide an outdoor classroom setting for the Ross Elementary School.
8. The park will serve as a sorely needed place for younger siblings to play while waiting during school pick-up, soccer matches, etc. It will also be an ideal setting for children to have impromptu play dates after school (especially for Kindergartners).
9. Foot traffic to the park can increase revenue for local shops as parents will likely grab a cup of coffee before heading to the park or will stop for lunch or a snack before heading home.
10. Peak hours for the park will be morning, as most young children are out in the morning and home for an afternoon nap, which should reduce parking issues.

We sincerely hope that you will lend support to what we feel would be an invaluable asset to the children, parents, schools and businesses in our town. To support this cause:

- Forward a link to this petition.
- Sign the petition and leave a comment if desired.
- Email the Council directly at towncouncil@townofross.org and tell them why you support a nature-based park.
- Best of all, please (please!) come to the Town Council meet on December 8th at 6pm! We can't stress enough how impactful your attendance and voice will be.

I have been struck over and over with the level of community involvement in Ross, it is easy to list the many tangible ways your efforts have improved our community. Here is yet one more opportunity to make a positive impact on our town. Thank you in advance for your time and efforts.

Warmly and with gratitude,

Mary Ann Neumann, Adriana Cox, Sophie Gray & Mindy Nowak

Signatures

1. Name: Kim Hodges on 2016-11-29 07:14:49
Street Address: 48 Loma Linda Ave., Ross, CA 94957
Comments: This would be great!

2. Name: Stephanie Lamarre on 2016-11-29 07:29:34
Street Address: 11 Woodside Way, Ross, CA 94957
Comments: Great idea!

3. Name: Stephanie Smith on 2016-11-29 11:16:10
Street Address: 7 Circle Drive
Comments:

4. Name: Rachel Greenspon on 2016-11-29 15:44:04
Street Address: 2 Garden Road
Comments:

5. Name: Michell kawaja on 2016-11-29 15:53:32
Street Address: 188 Lagunitas rd
Comments: I'm in full support

6. Name: Elizabeth Breitner on 2016-11-29 16:57:44
Street Address: 80 Laurel Grove Ave, Ross CA
Comments:

7. Name: Julie McGuire on 2016-11-29 17:01:34
Street Address: 68 Bridge Road Ross, CA 94957
Comments:

8. Name: Lisa zampa on 2016-11-29 17:04:31
Street Address: 11 Wellington avenue ross
Comments:

9. Name: Sheri Ericksen on 2016-11-29 17:15:15
Street Address: 325 Palm Ave
Comments:

10. Name: Niki Webster on 2016-11-29 17:21:32
Street Address: 15 Brookwood Lane
Comments: Super proposal

11. Name: Mary Ann Neumann on 2016-11-29 17:28:21
Street Address: 33 Winship Ave.

Comments:

-
12. Name: Liz Nogueiro on 2016-11-29 17:31:36
Street Address: 5 Locust Ross
Comments:
-
13. Name: Jennifer Malcoun on 2016-11-29 17:35:59
Street Address: 44 Chestnut Ave
Comments:
-
14. Name: Tim Wood on 2016-11-29 17:40:17
Street Address: 42 Frenhill Avenue, Ross
Comments:
-
15. Name: Trent Nutting on 2016-11-29 17:41:10
Street Address: PO Box 775
Comments:
-
16. Name: Elise Lamarre on 2016-11-29 18:00:11
Street Address: PO Box 1302
Comments:
-
17. Name: Danielle Walker on 2016-11-29 18:14:20
Street Address: PO box 58
Comments:
-
18. Name: Kristin Klein on 2016-11-29 18:20:29
Street Address: Box 1532
Comments:
-
19. Name: Cris Roskelley on 2016-11-29 18:34:29
Street Address: PO Box 701
Comments:
-
20. Name: PaulMacomber on 2016-11-29 18:38:29
Street Address: 12 Garden Road
Comments:
-
21. Name: Elizabeth Abrahamson on 2016-11-29 19:28:47
Street Address: 11 Pine Court, Kentfield
Comments:
-
22. Name: Meghan Adelman on 2016-11-29 19:34:53
Street Address: 1 Crest Rd

Comments:

23. Name: Rebecca Nessel on 2016-11-29 19:37:13
Street Address: 14 upper Ames
Comments: I 100% agree we need more playgrounds and this area is perfect! I especially love the idea of using it for the school kids. I love the idea of a nature based playground. The current playground is rather meek for the entire 1st-8th grade. This would add so much to our town.

24. Name: Carrie Weinstein on 2016-11-29 19:40:29
Street Address: 11 Makin Grade
Comments:

25. Name: Wendy Huck on 2016-11-29 20:26:04
Street Address: 147 Lagunitas Road
Comments: I think this is a brilliant plan that will benefit the local community.

26. Name: Melanic Deitch on 2016-11-29 21:02:51
Street Address: 189 Lagunitas Road
Comments:

27. Name: Sarah Swain on 2016-11-29 21:24:23
Street Address: 45 Redwood Drive
Comments:

28. Name: Megan Calhoun on 2016-11-29 22:05:30
Street Address: 220 Wellington Ave
Comments:

29. Name: Meghan Forman on 2016-11-29 23:21:40
Street Address: PO Box 1679, ross, ca 94957
Comments:

30. Name: Stephanie Roeder on 2016-11-30 00:56:20
Street Address: 15 Fernhill Ave Ross, Ca. 94957
Comments:

31. Name: Casey Georgeson on 2016-11-30 01:10:21
Street Address: 2 Fallen Leaf Ave
Comments: Amazing idea! Thank you so much for spearheading this.

32. Name: Betsy and Martin Rosen on 2016-11-30 01:40:34
Street Address: 115 Lagunitas Road
Comments: Sounds like a good idea!

-
33. Name: Dana Lee on 2016-11-30 01:51:40
Street Address: PO Box 1414, Ross, CA
Comments:
-
34. Name: Sarah Kruttschnitt on 2016-11-30 04:07:17
Street Address: 12 Norwood Ave
Comments:
-
35. Name: Zack Georgeson on 2016-11-30 04:30:09
Street Address: PO Box 714, Ross, CA 94957
Comments:
-
36. Name: Courtney de Balmann on 2016-11-30 04:30:28
Street Address: 400 upper toyon dr, Ross, Ca 94904
Comments:
-
37. Name: Sophie Gray on 2016-11-30 05:20:43
Street Address: 8 north rd, Ross CA
Comments:
-
38. Name: Matt Nemer on 2016-11-30 05:34:10
Street Address: 16 Ross Common
Comments:
-
39. Name: Monica Nelson on 2016-11-30 05:36:10
Street Address: PO Box 562, Ross, CA 94957
Comments:
-
40. Name: James Gray on 2016-11-30 05:58:53
Street Address: 8 North Rd., Ross
Comments:
-
41. Name: Allison Abta on 2016-11-30 07:40:03
Street Address: 10 Southwood Ave
Comments:
-
42. Name: Tucky Pogue on 2016-11-30 15:40:28
Street Address: 256 poplar drive, kentfield
Comments: I think it's a wonderful idea and much needed. It would be an appropriate place for younger children to play on weekends and during school hours and a good use of that property.
-
43. Name: Paige Meuse on 2016-11-30 16:19:07

Street Address: 7 North Rd
Comments:

44. Name: Laura Rees on 2016-11-30 16:48:35
Street Address: 12 Brookwood Lane, Ross
Comments:

45. Name: Adriana Cox on 2016-11-30 19:58:03
Street Address: PO Box 1372 Ross, CA 94957
Comments:

46. Name: erin mozaffarian on 2016-11-30 20:18:58
Street Address: 32 Fernhill Ave. #13, Ross, CA 94957
Comments:

47. Name: Jordan kahn on 2016-11-30 20:40:09
Street Address: 183 Lagunitas rd ross ca 94957
Comments:

48. Name: Mika Street on 2016-11-30 21:03:53
Street Address: 109 Bolinas Avenue
Comments:

49. Name: Daniel Gluck on 2016-11-30 21:13:53
Street Address: 109 bolinas ave
Comments:

50. Name: Stephanie Fontaine on 2016-11-30 23:20:58
Street Address: 1 East Road, Ross CA 94957
Comments:

51. Name: Katelin Mezzetta on 2016-12-01 01:08:01
Street Address: 2 Upper Road
Comments: I am very in favor and think this would enhance community spirit!

52. Name: Sarah Nutting on 2016-12-01 01:40:50
Street Address: 1 Sir Francis Drake Blvd
Comments:

53. Name: Mouna Ghilotti on 2016-12-01 01:51:54
Street Address: 34 Poplar Ave.,
Comments:

54. Name: Libby Tracy on 2016-12-01 03:35:46

Street Address: 33 Bolinas Ave
Comments: What a wonderful idea!

55. Name: Shirley Collenette on 2016-12-01 03:49:03
Street Address: 48 W. Nicasio Rd
Comments:

56. Name: Michael Cox on 2016-12-01 04:09:46
Street Address: 57 Sir Francis Drake Blvd
Comments:

57. Name: Jennifer Siebel Newsom on 2016-12-01 06:27:25
Street Address: 11 Rock Rd
Comments:

58. Name: Randi kelly on 2016-12-01 06:31:06
Street Address: 121 winding way
Comments:

59. Name: Dan Kalafatas on 2016-12-01 15:38:47
Street Address: PO Box 33, Ross, CA 94957
Comments:

60. Name: Sarah Petrilla on 2016-12-01 15:49:40
Street Address: 45 Wellington Avenue
Comments:

61. Name: Josefa Buckingham on 2016-12-01 20:24:40
Street Address: P. O. Box 1773
Comments:

62. Name: Michael kahn on 2016-12-01 21:35:35
Street Address: 183 Lagunitas road Ross ca 94957
Comments:

63. Name: Blythe Smith on 2016-12-01 21:38:55
Street Address: 83 Shady Lane
Comments:

64. Name: Diana Werner on 2016-12-01 21:44:45
Street Address: 2 Hillgirt Drive
Comments:

65. Name: Emily Abbott on 2016-12-01 22:12:45

Street Address: 11 West Road Ross, CA 94957

Comments: YES!! Lets do this we need something like this in Ross.

66. Name: Sarah Atwood on 2016-12-01 22:12:59
Street Address: 266 Poplar Drive
Comments:

67. Name: Matthew Abbott on 2016-12-01 22:17:08
Street Address: 11 West Road Ross, CA 94957
Comments:

68. Name: Mark Malcoun on 2016-12-01 22:24:50
Street Address: 44 Chestnut Avenue
Comments:

69. Name: Meredith Ioring on 2016-12-02 00:03:00
Street Address: 41 upper rd
Comments:

70. Name: Melinda Nowak on 2016-12-02 05:03:34
Street Address: 28 Loma Linda Ave
Comments: This would be a fantastic addition to Ross!

71. Name: Andrea Ahern on 2016-12-02 05:35:08
Street Address: 115 Marina Drive
Comments: I believe that every Town should have a public playground .

72. Name: Elizabeth Gorek on 2016-12-02 06:43:16
Street Address: P.O. Box 365
Comments: I think the town needs a gathering place. Great idea!

73. Name: Chris Neumann on 2016-12-02 06:45:03
Street Address: 33 Winship
Comments:

74. Name: Erin Earls on 2016-12-02 07:33:47
Street Address: 8 Garden Rd.
Comments:

75. Name: Maren Bannon on 2016-12-02 16:38:37
Street Address: 112 Winding Way, Ross
Comments:

76. Name: Emily Adams Slingerland on 2016-12-02 16:53:03

Street Address: 94 laurel grove ave

Comments:

77. Name: Tracy McLaughlin on 2016-12-02 17:05:12
Street Address: P.O. Box 1625, Ross, CA. 94957
Comments:

78. Name: Sasha Macomber on 2016-12-02 17:06:59
Street Address: 12 Garden Road
Comments: I strongly support this initiative.

79. Name: Cameron Breitner on 2016-12-02 19:06:46
Street Address: 80 Laurel Grove Ave Ross CA 94957
Comments:

80. Name: Cristina Scarborough on 2016-12-03 01:21:36
Street Address: 6 Chestnut Ave
Comments:

81. Name: Chad Meuse on 2016-12-03 19:56:14
Street Address: 7 North Rd.
Comments:

82. Name: Kelli Fleitas on 2016-12-03 20:09:45
Street Address: PO Box 641 Ross CA 94957
Comments:

83. Name: John Scarborough on 2016-12-04 16:19:19
Street Address: 6 Chestnut Ave Ross CA 94957
Comments:

84. Name: Kimberly Bakker on 2016-12-05 17:58:37
Street Address: 6 Snalet Lane
Comments:

85. Name: Lisa Fenton on 2016-12-05 19:26:02
Street Address: 30 Wellington avenue Ross CA 94957
Comments:

86. Name: Jennifer Nathanson on 2016-12-05 19:26:14
Street Address: 8 Pomeroy Rd, Ross
Comments:

87. Name: Linsey Perlov on 2016-12-05 23:33:02

Street Address: 37 Allen Avenue
Comments:

88. Name: Patrick Quigney on 2016-12-06 15:59:44
Street Address: 50 WELLINGTON AVE
Comments: We are in favor of and fully support a playground in the area being considered. While we think workforce housing is important we do not believe it should be on this land.

89. Name: Rafael Ignacio Aguirre-Sacasa on 2016-12-06 16:56:59
Street Address: 4 Fallen Leaf Avenue
Comments: This is public land that should be used for the good of all, especially the kids in Ross. It's ridiculous that we don't have our own park..

90. Name: Erin on 2016-12-06 18:15:58
Street Address: 4 Fallen Leaf Ave, Ross, CA 94957
Comments:

91. Name: Alex Earls on 2016-12-06 22:03:58
Street Address: 8 Garden Road Ross, CA 94957
Comments:

92. Name: Jeff Alpert on 2016-12-07 06:23:24
Street Address: 30 Baywood Ave Ross CA 94957
Comments: Great addition to the Ross Common and School grounds

93. Name: Caroline Shlain on 2016-12-07 06:58:31
Street Address: 10 Norwood Ave
Comments:

94. Name: Gil Fleitas on 2016-12-07 07:49:01
Street Address: 86 Glenwood Ross
Comments: My wife and I support this project and wished it had existed when our children were small. Please support the building of this park and put resources toward what we value most- our children.

95. Name: Jordan shlain on 2016-12-07 07:56:19
Street Address: 10 Norwood ave
Comments:

96. Name: Erik Pavelka on 2016-12-07 14:52:08
Street Address: 15 El Camino Bueno, #116
Comments:

97. Name: billie buck on 2016-12-07 15:05:28
Street Address: po box 161
Comments:
-
98. Name: Eliza on 2016-12-07 15:16:55
Street Address: 15 makin grade
Comments:
-
99. Name: Victoria Eichleay on 2016-12-07 17:12:14
Street Address: PO Box 1775, 12 Walters Rd.
Comments:
-
100. Name: Lisa Leigh on 2016-12-07 22:03:52
Street Address: 11 Pine Court, Kentfield CA 94904
Comments: We would love to see a playground here! We think it would bring the entire town together as a community even more
-
101. Name: Allison Sutherland on 2016-12-07 22:15:48
Street Address: 35 winship ave
Comments:
-
102. Name: Mike Werner on 2016-12-07 22:28:08
Street Address: 2 Hillgirt drive
Comments:
-
103. Name: Shana Lourdeaux on 2016-12-08 01:09:47
Street Address: 12 Baywood Ave, Ross
Comments:
-
104. Name: Sally Newson on 2016-12-08 02:10:12
Street Address: 63 Sir Francis Drake, Ross
Comments:
-
105. Name: Kristin Robillard on 2016-12-08 03:39:08
Street Address: 4 Chestnut Ave
Comments:
-
106. Name: Colin Greenspon on 2016-12-08 06:40:00
Street Address: 2 Garden Road
Comments:
-
107. Name: Raphael de Balmann on 2016-12-08 17:38:51
Street Address: 400 Upper Toyon
Comments:

108. Name: jd lumpkin on 2016-12-08 21:47:02
Street Address: PO Box 175, ross
Comments:

Linda Lopez

From: Joe Chinn - Town Manager
Sent: Thursday, December 8, 2016 4:07 PM
To: Linda Lopez
Subject: FW: Support for The Nature Park Initiative

6 Redwood

From: Cristina Scarborough [mailto:cristina.scarborough@yahoo.com]
Sent: Thursday, December 08, 2016 2:53 PM
To: Joe Chinn - Town Manager <jchinn@townofross.org>; CouncilAll <towncouncil@townofross.org>
Subject: Support for The Nature Park Initiative

I am writing this letter to express my support and excitement for the Nature Park Initiative. I think this proposal is very appealing on many levels.

Having a public park for the community is something I have always felt our lovely town of Ross was missing from the day I moved here. When we started house hunting to make the move from San Francisco to Marin, we desired many of the things that the city had to offer, including proximity to restaurants, shops and public parks for the entire family to enjoy. We love not having to get in our car and drive to these destinations, but to be able to walk and support our community and local businesses. I'll admit that when we started looking in Ross, I found it odd that it was the only town that did not have a public park for the children. We have been told that we can not be on Ross Common and the school grounds during school hours and the Pixie Park Membership is not for everyone. Yes it's true that I am a mother of two young children that would directly benefit from this, but I know that it would benefit many young families who occupy nearly half of the town. For those that do not have young children, perhaps they have grandchildren or friends that would love to enjoy the park when they are visiting. I do believe there would be a piece of enjoyment for everyone that would come of this. I also think it is important to note that many young families are choosing to move to Ross and this Park creates a commodity for prospective homebuyers and could help resale value of property. This land is public and therefore I strongly feel the space should be put to use as just that, a public space for the community to enjoy.

I also think that going back to the support of our small businesses is something to not be overlooked. I think that having a place for people to gather, picnic, have an occasional birthday party, would be a wonderful revenue stream for our merchants here in town. I know many folks in town that were born and raised here who are now choosing to raise families of their own here. It is interesting to hear how the town has changed over time. It seems that our little downtown of Ross was once more vibrant and small businesses thrived. We now see so much vacancy which is disheartening and unfortunate.

What I love most about living in the town of Ross is that we have a very unique and supportive community. We all come together on so many levels over so many different issues and at the end of the day I feel like the support we offer one another makes this town feel like an extension of family for us. COMMUNITY is the heart of Ross. This is something that warms my heart and makes me proud to say that I am a Resident of Ross.

Thank you for taking the time to listen to our opinion on this initiative.

Warm Regards,

Cristina and John Scarborough

Linda Lopez

From: Kathleen Hoertkorn <khoertkorn@gmail.com>
Sent: Thursday, December 8, 2016 2:52 PM
To: Joe Chinn - Town Manager; Linda Lopez
Subject: Fwd: Nature-Based Playground On Ross Common

Kathleen Hoertkorn
khoertkorn@gmail.com
415.407.3390, cell
415.453.2647, home

Begin forwarded message:

From: Alex Earls <earls@gryphoninvestors.com>
Subject: Nature-Based Playground On Ross Common
Date: December 8, 2016 at 2:49:41 PM PST
To: "towncouncil@townofross.org" <towncouncil@townofross.org>
Cc: Erin Wermuth Earls <wermuth@gmail.com>
Resent-From: <towncouncil@townofross.org>

Dear Ross Council,

My wife and I recently bought a house in Ross and we are so excited to be part of the community with our two young boys (3 years old and 21 months) and our daughter who is due in February. I write to you to express our strong support – including financial support if necessary – to create a nature-based playground for our children and for the many other children in the community. There are innumerable benefits to children of playgrounds and being outdoors and it seems like the current availability of a plot of land in the Ross Common makes this a great time to do the right thing for our children and community. We appreciate your consideration and please know that among our friends in the community there is strong support for a playground and it will be utilized extensively if it is created.

Please feel free to call me (415-297-3617) and my wife (917-817-2191) to discuss our thoughts further.

Best regards,

Alex & Erin Earls

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