



City Commission Work Session Minutes

September 24, 2020 at 1:00 p.m.

Virtual Meeting

Present

Vice Mayor Cooper
Commissioner Sullivan
Commissioner DeCiccio
Commissioner Weaver

Also present:

Bronce Stephenson, Director of Planning and Transportation
Allison McGillis, Planner III
Sarah Walter, Transportation Manager
Mike Woodward, Kimley-Horn
Ray Waugh, LandDesign

1) Meeting Call to Order

Vice Mayor Cooper called the meeting to order at 1:03 p.m. and introduced those in attendance.

Mr. Stephenson advised that the transportation update by Mike Woodward of Kimley-Horn was not advertised on the agenda. After discussion, consensus was to add the transportation data & analysis update to the meeting agenda after the visualization modeling and massing studies presentation.

Mr. Stephenson explained that in response to the Commission discussion, the massing model was prepared at three development scales, .6 FAR, 1.5 FAR and 2.0 FAR, including garage, using established design criteria for stepbacks and setbacks.

2) OAO Discussion

a. Visualization Modeling and Massing Studies

Mr. Waugh stated the goal was to create a model that could be used as a guide and to provide an efficient way to evaluate development applications. He presented a map of the OAO District and discussed issues related to walkshed circles, connectivity, green space, civic space and shared parking. He identified Sub Areas J, A, F and D as the density study areas to show options of massing density and programming.

Mr. Waugh presented data and renderings for development in four subareas in the OAO under the different FAR scenarios and resulting buildable square footage, parking, building height and stories, setbacks, stepbacks and open space. He responded to questions and discussion followed on mixed use development and FAR including and excluding parking structures.

Due to time constraints, consensus was to postpone discussion on the transportation data and analysis. Mr. Woodward left the meeting at 1:57 p.m.

At the request of Commissioner Cooper, Mr. Waugh stated that he will update the renderings to include depth for setbacks and stepbacks.

Commissioner Cooper suggested that renderings shown to the public should match city code requirements and show how they comply. Additionally, alternative renderings that do not comply should indicate how they are non-compliant.

In depth discussion ensued on development options, turn lanes and potential traffic impact. Consensus was to defer the topic of turn lanes and easements to the transportation discussion with Kimley-Horn.

There was a brief recess from 3:13 p.m. to 3:30 p.m.

Mr. Waugh continued his presentation on development by subarea. He advised the commission to be mindful and prescriptive when deciding on the open space and civic space elements and let development react to it. He stated identifying open space is important as the city starts to organize development around civic space.

Commissioner Sullivan asked if any of the Commissioners had met with Mary Demetree of Demetree Global and asked for them to provide feedback on the meeting. Commissioner Cooper stated that she had met with Ms. Demetree and that the meeting had been productive. Commissioner Sullivan commented that he will be meeting with Ms. Demetree and Michelle Heatherly in the near future.

Commissioner DeCiccio said she feels it is incumbent on the commissioners to develop parameters and let property owners develop plans within those parameters.

Commissioner Cooper stated the parameters need to be articulated in the code.

The OAO adoption schedule was reviewed. Mr. Stephenson will contact GAI and Kimley-Horn to get new dates for their deliverables. Staff will prepare videos that will present different aspects of the overlay and will establish a link for public feedback. The next OAO work session is October 15, 2020.

The meeting was adjourned at 4:54 p.m.

Mayor Steve Leary

ATTEST:

City Clerk Rene Cranis