

Agenda  
Town Center Sub-Committee  
September 14, 2010

- I. Administrative (5 minutes – meet again September 21 and 28; maybe October 5)
- II. **Open Forum** (15 minutes)
- III. **Open Space**
  - a. TC master planned; no standard for RCIG. Should we recommend relaxation of Urban Parks Standard?
  - b. Possible model:
    - i. Minimum 20% per parcel (derived from PDM standard)
    - ii. Must be “functional” open space to qualify
      - 1. Streets, sidewalks, and open parking not open space. Medians?
      - 2. Includes urban plazas; outdoors active recreational areas; roof top functional open space; storm water ponds; park area.
    - iii. Any landowner who contributes to creation of a central green space in TCN or Metro South given some relief from the 20% requirement?
  - c. Should TC in addition to RCIG be subject to whatever standard we adopt? If not, need to look at map and decide if additional open space needs to be designated
    - i. Prime area – expanding the existing Town Square Park
    - ii. Other locations in TC?
  - d. New requirement: no development beyond existing by-right in TCN and Metro South “unless/until there is agreement on location, size, and maintenance responsibility for the central green space.”
- IV. **Town Center District and Concept of Transitional Residential Collar or Horseshoe around Core**
  - a. Should 1:1 be extended through the Extended Urban Core? Interplay with 50 dua? If so, limit trading of residential density to within the Extended Urban Core or allow with Metro South as well?
  - b. What about the horseshoe or transitional collar surrounding the urban core – higher than 1:1? Same issue of interplay with 50 dua?
    - i. Set a minimum threshold (2:1? more?) or leave flexible with emphasis on it being “predominantly” residential?
    - ii. Nod to supporting retail
- V. **Discussion of Looney parking/housing proposal**