

TOWN CENTER COMMITTEE
AGENDA - 4/13/10
Interlineations in blue summarize action taken at the meeting

Open Forum

Dick Rogers noted he had prepared his own summary of the first committee meeting; Robert indicated he'd circulate with all.

Administrative

Robert indicated that Terri Phillips (a TF alternate) has offered to serve as an additional residential rep on the committee. There has been some in the residential community who have expressed support for the idea of at least one more residential rep on the committee, preferably someone outside TC. It was suggested this idea may make some sense while we still work to keep the group small to maximize productivity. Agreed that Robert, Pete, and Patty would take this off line and have a decision before next meeting.

- I. County (Heidi Merkel – 55 minutes): Police station update and overall thinking of various County stakeholders on utilization/need for North County Lot

Dave Marshall of the County (with Heidi) presented. The County has pulled together the County stakeholders to discuss needs/desires for the parcels (Library; Low-Income Housing along TCP; Supervisor's office; Parks Authority; Human Services; Budget; Public Works – which is in charge of the police station move, which includes not only the station but the extensive parking that goes with it, both police and non-police (buses etc.)). They have also brought INOVA into the process, and hired AECOM to help sort out some concepts on what might be best for the police station that minimizes impact to usefulness of the rest of the parcels. Police remain decidedly in favor of a stand-alone building, no more than two stories, with meaningful (75 foot) set backs. Current thinking is closing off Cameron Glen and moving the station closer to TCP. (Data point: bond on this project has a 10-year sunset that expires in 2016; police feel they need three years to design and build.) There was discussion about how this might disrupt a possible grid for this area that would tie in with the concept already approved for Spectrum. Final recommendation from County, which itself would be subject to public hearings, not expected for a couple of months. Library OK with being part of a mix; HHS likes their current location.

- II. Lerner (Mark Looney – 20 minutes): How, what, and why of the currently approved Spectrum concept plan

Mark presented a PowerPoint that shows the key elements of the approved concept plan. While originally designed with a north-south boulevard bisecting the lot around which would be clustered retail and open space (a design the County Staff liked), the approved design was inverted on DPZ's advice with hope that Fountain Drive will become a major north-south corridor. Retail was thus pushed outward toward Fountain (in some cases underneath parking), with residential focused inward. There would be three "public" open spaces, though the two more inward spaces are not as easily accessible as is the open space planned for near the corner of Fountain and New Dominion. Ped access would be via a series of stairs/paths/tunnels through the lot. Two east-west streets are planned, essentially across from the north and south boundaries of the Park Authority lot on the west side of Fountain. The key to this concept is making sure Fountain Drive is "animated" (DPZ's term).

- III. INOVA (Bill Keefe – 15 minutes): INOVA's current vision/thinking for its parcel

Dave Sittler and Tim Sampson presented for INOVA. They have hired CMSS to assist, the same entity that helped design the Spectrum concept. Hope is to find synergies and better integrate as a result. Very early in the process, but some big picture thinking: focus on urban design; not as dense as the core (consistent with tapering); mix of uses; looking at facilities beyond retail – rec center? Other public amenities? Similar height and FAR limits to what Spectrum has. Thinking is to find the best site for the police station and pivot off that. Important takeaway: “Unless you plan a grid you leave the owners no choice but to develop around these gerrymandered property lines.” INOVA is OK with and is encouraging a grid, and thinks it best to look at the area as a clean slate and focus less on property lines – define as a matter of good land use planning what grid makes the most sense first, and then see if that can be made to work within the confines we have. Good deal of discussion about need to keep this entire area not only vehicular but ped and bike friendly, and challenges of dealing with the 4-lane boulevards that cut up TC (especially relevant here is New Dominion).