



Design Guidelines Oversight Ad-Hoc Committee Meeting #5

Work Session

Phase 2 (Former Pool Property)

Wednesday, October 1, 2008

I. Review of Draft Design Guidelines – Former Pool Site

The committee discussed the draft design guidelines for the former pool site and noted the following:

Edits to be completed for final draft

- Add a clarification in the Urban Design Concept (pages 6-9) indicating the shape and orientation of the building are flexible, and should consider maximizing views to downtown.
- Add a clarification to the Urban Design Concept – Public Art (page 13) indicating there will be an expectation of the development incorporating public art in the range of 1-2 percent of the total project cost.
- Replace the bike rack image on page 15 with a more dynamic bike rack design.
- BWR will complete and insert final edits to the site plan and building elevation concepts on pages 7 and 9.

Other discussion comments

- The Committee had extensive discussion related to site access and internal circulation needs. It was recognized that an increase in development intensity on the site will create challenges for access given the close proximity of intersections in the area. A frontage road along Roe Blvd would likely reduce the green space, but might be the best solution for access to the site by creating a new intersection on Roe Blvd north of 48th Street that could serve both the high-rise site as well as new access for the business park area north of the Public Works facility. The Committee acknowledged that a traffic study would need to be conducted to determine the most appropriate points of access, possible new street intersections on Roe Blvd, and the potential to close Roe Pkwy through the city owned property. (Future City Action Item)
- Several Committee members indicated the Public Works facility as currently developed would be a visual detraction from any upscale development proposed on the site. It was suggested if the facility remains in its current location, the City might consider incorporating it as part of the pool site redevelopment with an innovative design that would enclose the facility – such as placing it underneath a parking deck or creating a permanent park / green space above. (Future City Action Item)

II. Implementation and Next Steps (both project areas)

The Committee discussed the list of implementation steps needed for both project areas. After discussion, consensus of the committee was for the following:

- BWR will finalize the draft guidelines for the Pool Site based on the committee's comments and hold a community open house on October 29, 2008. A post card invitation will be mailed by the City to residences and businesses in the near vicinity.
- The revised draft guidelines will be provided to the Planning Commission and Chris Handzel will provide the Commissioners with an overview and update at the next meeting.
- BWR will prepare a summary of comments and any significant issues identified at the October 29th Open House. If no major issues arise, the design guidelines will be finalized for both project areas.
- The design guidelines for both project areas will be scheduled for the November 17th City Council agenda for acceptance.
- The Committee recommended preparing an Overlay District for both project areas to be adopted into Chapter 16, which would include appropriate elements of the design guidelines. The overlay districts would address issues such as permitted and prohibited land uses, setbacks, build-to lines, signage, and other development standards that need to be addressed to accommodate the type of development envisioned on both sites.
- The Committee recommended both cloverleaf parcels be included in an Overlay District for the Johnson Drive corridor. The development standards for the cloverleaf parcels would need to be prepared as part of the Overlay District, and could reference appropriate elements of the Johnson Drive Design Guidelines.
- BWR will prepare a "Statement of Recommendation" for the Committee members to review, including a recommendation from the Oversight Committee to initiate the optional work element in the Agreement with BWR for the preparation of regulatory updates to Chapter 16 of the City Zoning Ordinance (preparation of Overlay Districts). The "Statement of Recommendation" will be forwarded to the City Council with the design guidelines to be considered on November 17th.
- BWR will prepare a draft scope and fee estimate for the regulatory updates work element, which will be forwarded for consideration by the City Council.