



**BOARD OF MAYOR AND COMMISSIONERS
SPECIAL CALLED WORK SESSION
CITY HALL**

October 8th, 2018

Immediately Following Special Called Meeting

MINUTES

Members Present: Jonathan Elmore, Mayor
Brian Fisher, Mayor Pro Tem
Adela Yelton, Commissioner
Lionel Laratte, Commissioner
Lisa Shortell, Commissioner

Staff Present: Patrick Bryant, City Manager
Gina Hill, City Clerk
Keri Stevens, City Planner

Item No. 1 Meeting Called to Order

Item No. 2 Adoption of Agenda
Commissioner Laratte makes a motion to adopt. Commissioner Yelton seconds. All ayes.

Item No. 3 **Placemaking Presentation**
Making places that people enjoy being in requires attention to how the development and greenspace relate to each other and activate the spaces. Downtown Development Authority Consultant David Burt will describe some of the elements of good placemaking and how they might be applied to the City-owned four acres in downtown.

Downtown Development Authority Consultant David Burt gives a presentation on placemaking. He starts with a definition of placemaking and explain why placemaking matters. There is lots of competition from surrounding areas and online shopping, he says, and points to Ponce City Market as a good example of placemaking. Mr. Burt says the area needs to be accessible, have activities, and be comfortable and sociable. He goes through these points one by one and lists questions the planners should ask themselves during this process. He displayed pictures of the right and wrong way to place make. It's really important to get a good developer, Mr. Burt said in summary.

Item No. 4 **Park Design Presentation**
Last fall, the Board of Mayor and Commissioners (BOMC) decided on Concept 9, based on public discussion, as the layout of the four

acres. The layout of the park in Concept 9 will be discussed in greater detail.

The designer of the proposed park and development of the City-owned four acres (concept 9), Sheri Locke, gave a presentation on the most important parts of her design. The mid-block promenade, terrace overlooking the park, and pathways are among key elements she says work together to make this a destination. Ms. Locke talks about how retail is struggling but it can succeed when it's part of a larger experience, such as Ponce City Market. She used some other developments as examples and offered tips for what to do and not do during this process. Commissioner Shortell says she's very interested in the idea of blending indoors with the outdoors with large open entries.

Item No. 5

Park Cost Presentation

A good greenspace will require an investment of funds that will pay untold dividends to the community for decades to come. In order to commit to building the greenspace, a range of cost figures needs to be clarified and decided. This presentation will discuss that range of costs.

DDA member Sam Collier says the idea is for three activities to run parallel: the design of the part of the four acres that will be developed, the design of the park, and the financial commitment to the park to entice developers. Mr. Collier says the DDA's attorney can come to an upcoming meeting to speak to them about financing the project and what roles the BOMC and DDA will play.

Item No. 6

Development Questions Discussed

The BOMC faces decisions on how the development will relate to downtown and the park. David Burt and City Planner Keri Stephens will lead a discussion of those questions.

David Burt says there are some questions that need to be answered before a statement of intent could be composed. The first one was what roles would the different boards have. There is discussion of the DDA taking the lead and just checking in with the BOMC and City staff. City Manager Patrick Bryant suggests that he and a member of the BOMC take part in reviewing the responses to the Request for Proposals (RFPs). That panel will then come to the rest of the BOMC with a recommendation for the Board's final decision. The next topic was whether or not the developed part of the four acres would be sold or leased. The pros and cons of each were discussed. The consensus is that selling the property is the best and easiest direction. However, the group is open to leasing if it's the right proposal. The BOMC also agrees that two to three stories is the desired height. Varied heights and rooftop uses are also desirable. When it comes to whether or not to reuse the credit union building, everyone agrees that would be optional. The Willis, Trammel Crow, the US278 redesign, and patio dining are all part of the discussion about streetscapes. The agreement reached is that the streetscape should be consistent with the other new developments along

that road. They would like seating on the sidewalks, if possible. Of the features included in concept 9, the BOMC would like all of them included. However, they are open to changes if a developer can make a good case for it. Resident Paul Dorrah requests clarification about what area will be sold and what will be maintained by the City. Candace Jones asks specifically how much property will be sold. Mr. Burt suggest having a pedestrian bridge between two buildings. The group agrees to let the developer have room for creativity in their proposal. There is discussion about architectural style and how to communicate what they want to potential developers. The consensus was "not Tudor but something that complements the surrounding buildings". Talk turns to the pros and cons of having public restrooms and where they should go. Mr. Bryant suggests not getting to specific at this point and Mayor Elmore agrees. Discussion follows about the ability to control whether or not chain stores or restaurants can be included. Mr. Burt explains that there are developers that will not lease to chains because it doesn't fit their model. The groups agrees to prescribe that the first floor be office, restaurant and retail space. They also discuss options for higher floors. In summary, they want a variety of uses that contribute to 24-hour activity. Sam Collier asks to be able to move forward with two RFQs: one for a developer and one for park design and the Board agrees.

Item No. 7 Public Comment

Candace Jones says she's still concerned about what exactly will be sold to a developer. She says calling it "the four acres" is misleading and needs to be clarified in the proposals. Dee Merriam reiterates how important food is in activating a space and that the terrace is just as important to the park as it is to the development. Mr. Dorrah asks about coordination between designers, developers and contractors. He also suggested putting together a committee to oversee the park and programming once its built. Kathy Kingsbury asked for clarification about what RFPs were being issues and what they encompassed. She also asked about the work Trammel Crow is to do on the four acres. Mayor Pro Tem Fisher says it is scheduled to be done in the spring. Commissioner Shortell discusses who would be responsible for the side streets along the four acres and says that should be clarified. Ms. Jones asks about timeline. Mr. Collier says the goal is to have RFQs ready by the November meeting. When asked if the area will remain grass for an extended period of time, Mr. Burt says it could possibly be done in phases. The Board thanks everyone in attendance.

Item No. 8 Adjournment

Mayor Pro Tem Fisher moves to adjourn. Commissioner Yelton seconds. All ayes.

APPROVED THIS 22nd DAY OF OCTOBER 2018



Jonathan Elmore, Mayor

ATTEST:



Gina Hill, City Clerk