

**MINUTES
BREVARD STREET AREA STAKEHOLDER GROUP
6-25-09**

Stakeholders In Attendance:

John Townsend	Fred Klein III	Andy Zoutewelle	Scott Mingonet
Jud Little	David Pitser	Craig Harmon	

Staff In Attendance:

Debra Campbell, Planning Director	Sandra Montgomery, Planning Department	Jaya Dhindaw, Planning Department
Tim Manes, Planning Department	Karen Chavis, Planning Department	Geen Khoo, Engineering and Property Management

I. *Welcome*

Debra Campbell, the Planning Director welcomed everyone to the meeting, which began at 6:10 p.m. The stakeholders and staff introduced themselves. Ms. Campbell provided background on the *Brevard Street Land Use and Urban Design Plan* adopted in 2008.

II. *Purpose, Process and Timeline*

Jaya Dhindaw explained the purpose of the meeting, the process, and timeline for adoption.

III. *Brevard Street Land Use and Urban Design Plan Overview*

Jaya Dhindaw reviewed the goals of the *Brevard Street Land Use and Urban Design Plan* and highlighted some of the means to achieve those goals, as recommended in the Plan.

IV. *Preliminary Modifications to the Zoning Ordinance*

Sandra Montgomery reviewed the preliminary modifications suggested by staff to modify the UMUD regulations to implement the full vision of the Plan.

V. *Discussion of Proposed Changes*

The following concerns and questions were raised by the stakeholders:

Brevard Street

- What are the Brevard Street cross-section dimensions?
 - *Staff will provide information on the Brevard Street cross-section dimensions and illustrations at the next meeting.*
- If the Brevard street façade is to be composed of 100% retail activities, would a lobby count as retail?
- Is there a taking of property to achieve the Brevard Street curvature?
- Is the vision for full-blown development along Brevard realistic? How much time will it take to achieve, given there are existing buildings there now?

- What are the impacts on existing development?
 - *Staff will provide illustrations of existing buildings in the Brevard Street Area with proposed changes for new buildings overlaid to illustrate the impacts and what the streetscape might look like.*
 - *Staff will provide photographs of actual parcels (ground conditions, buildings) for the entire Brevard Area, and an aerial map of the entire area.*

Urban Open Space:

- Are the UMUD urban open space regulations too stringent, given the proposed requirements for first floor retail?
- Could other urban open space and amenities uptown offset the need for meeting the urban open space requirement in this area?
- Urban open space is great for office workers, but it doesn't bring people to a high-energy, retail area.
- Urban open space needs to be behind the setback.
- The requirement might cause development to push the building further back on the site.
- Can all or part of the setback count toward the open space? Outdoor dining?
 - *Staff will provide examples of Brevard Street existing lots that could be redeveloped and show how the urban open space would be provided for new buildings. One ex: 2 large parking lots, 750,000 sq. ft each.*
- Can balconies, porches and rooftops count towards urban open space?

Setback:

- Has a study been done of the setbacks that addresses how it limits square footage?
- Is outdoor dining permitted in the 22' setback?
- What is permitted to occur in the setback?
- Is the dining area too far from the curb to create a vibrant, pedestrian environment?
- Should the dining area be adjacent to the building vs. near the curb?
 - *Staff will provide illustrations of what the 22' zone will look like.*

Parking:

- A maximum parking standard for residential may be a hindrance to development. Is it too stringent?
 - *Staff will review the maximum parking requirements.*
- Has the County prepared an air quality analysis for parking decks, based on the number of spaces?
- If the market dictates the parking required, why is it being regulated?

VI. *Wrap Up and Next Steps*

Ms. Campbell summarized the information staff will bring back to the group at the next meeting. The meeting on July 7th will be changed to a later date, to allow staff the needed time to compile the requested information. The future date and time will be e-mailed and sent by regular mail to the stakeholders, including the entire mailing list.