



City Commission Work Session Minutes

January 14, 2021 at 1:00 p.m.

Virtual

Present

Vice-Mayor Carolyn Cooper (Arrived at 1:12 p.m.)
Commissioner Marty Sullivan
Commissioner Sheila DeCiccio
Commissioner Todd Weaver (Arrived at 1:11 p.m.)

City Manager Randy Knight
City Clerk Rene Cranis

Absent

Mayor Steven Leary

Also Present

Planner Allison McGillis
Director of Planning and Transportation Bronce Stephenson
David Lamm, Lamm & Company
Bryan Canin, Canin Associates

1) Call to Order

The meeting was called to order at 1:03 p.m.

2) Discussion Item(s)

Orange Avenue Overlay Discussion

Mrs. McGillis stated this is an open discussion with Mr. Lamm and Mr. Canin.

Mr. Lamm explained that he has conducted an economic analysis for different parcels along Orange Avenue including Progress Point to understand what a developer or private sector might view as a worthy investment.

Commissioner DeCiccio stated that the city's intent is to maintain ownership of Progress Point with a long lease. She reviewed previously discussed preferences for Progress Point and vision for the development.

Mr. Canin said he feels Orange Avenue should be a gateway to the city. He reviewed the characteristics of the corridor and stated that the priority should be protecting and enhancing the existing businesses.

Commissioner Weaver arrived at 1:11 p.m.

Commissioner Cooper arrived via phone at 1:12 p.m.

The following points were raised and discussed:

- Walkability of Orange Avenue with parallel parking and café seating shielding pedestrians from cars.
- Building height, setbacks, third story stepback, build-to lines.
- Closing Holt between Orange and Capen to make a pedestrian walkway with some mixed-use development connecting Orange Avenue, Holt Avenue and the large Holler property on Fairbanks.
- Complexion and uses that would attract people to the corridor.
- Scenarios and ideas for activating Progress Point and existing businesses.
- Protecting the charm, scale and characteristics of the corridor and existing small businesses.
- Opportunities and challenges of mixed-use investments.
- Variables for economic viability and land value.
- Public surface parking vs. parking garages.
- Scope and type of development of larger parcels.

Commissioner Weaver left the meeting at 2:32.

Commissioner Cooper said she feels the commission needs to view this from a form-based code.

Commissioner DeCiccio said she feels the Commission needs to determine the charm and scale and needs for the area and also to finish the amendments to send to the state.

Commissioner Cooper thanked Mr. Canin and Mr. Lamm and stated that after the Commission has their conversation relative to character, they will need help with getting the specifications for FAR, density units per acre into the comp plan.

Commissioner Sullivan commented on the balance between character and economics which needs to be considered when looking at the future vision of the area.

Mrs. McGillis reviewed the schedule for the upcoming meetings:

- Virtual work session January 28th
- Virtual Public Forum February 16th on Land Design
- February 18 on Transportation

3) Adjournment

The meeting adjourned at 2:06 p.m.

Mayor Steve Leary

ATTEST:

City Clerk Rene Cranis