

WORK SESSION ON WEST BROAD STREET/I-64 LAND USE STUDY
COUNTY MANAGER'S CONFERENCE ROOM

MAY 11, 2000

6:30 P.M.

Members Present: Ernest B. Vanarsdall, C.P.C., Chairman, Brookland
Debra Quesinberry, Vice Chairman, Varina
C. W. Archer, C.P.C., Fairfield
Elizabeth G. Dwyer, C.P.C., Tuckahoe
Patricia S. O'Bannon, Board of Supervisors, Tuckahoe
John R. Marlles, AICP, Secretary, Director of Planning

Others Present: Randall R. Silber, Assistant Director of Planning
Liz Via, Principal Planner
Eric Lawrence, County Planner
Jo Ann Hunter, AICP, County Planner
Mark Bittner, County Planner
Lee Householder, County Planner
Judy Thomas, Recording Secretary

Mr. Marlles - We have a quorum and we have a routine work session by Mr. Mark Bittner on the revisions that have been made to the area that was the subject of the West Broad Street Land Use Study. I am sure Mr. Bittner is going to update the Commission on the purchase of the property formerly owned by Dr. Brown. Why don't you go ahead, Mark, and get started.

Mr. Bittner - Hopefully you all have a copy of this. (Handouts are passed out). What is being passed out to you is a revised recommendation for the Land Use Plan for the West Broad Street/I-64 Land Use Study area. You have already received this information in December of last year, so I am not going to spend anytime talking about the background of it. I will simply cover the changes that have taken place to the recommended plan. To do that, I need to switch over to the GIS System.

What you see here (pointing to screen), this is actually the previously recommended plan that you saw in December of last year, and this property here at that point was designated office, but since that time Dr. Brown has sold it to the County with the intent of it becoming park land. Since it is adjacent to the existing Short Pump Park, it made more sense to us to label it on the recommended use as Short Pump Park Expansion. You will note that it is green on the recommended plan.

You will recall this area on Three Chopt Road, we were recommending relocation of Short Pump Elementary School and Short Pump Park; and having a big park here, which would be 53 acres, or so in size, we felt that it made sense to leave the school where it is.

So we had this property here on Three Chopt Road and we had to decide what we were going to do with it, and actually we already had a backup plan in place and we are recommending Retirement Residential for that property. The reason being is that we feel it is a good transitional use from the commercial and office to the north, heading down to the single family on the southern side of Three Chopt Road. One other change we made, this light green area here, we recommended athletic fields for the Pocahontas Middle School. We are not changing that recommendation in terms of use, but we have cleaned up the plan some to incorporate it all under the government (purple) for the land use designation for that area. Also, we have added the green strip here which shows the West Broad Street Overlay District which requires 35 foot streetscape buffers. The entire study area is within and subject to the West Broad Street Overlay District. That concludes my presentation on the new recommended land use plan. I'd like to point out that we have additional information here available if you want to ask questions or look closer.

We have the zoning for the property, zoning districts; we also have parcels and the various colors here represent the various owners of the property, which are also shown here. You can see what is owned by individuals, what is owned by the County, and so forth. Again, that concludes my presentation, and I'd like to open it up for any questions that you may have. I have the fancy new GIS here and hopefully that will answer some of your questions.

Mr. Marlles - Mark, just a quick question; going back to the original recommended Land Use Plan that shows the buffers. I know during the community meetings that there was a lot of interest in trails going through this property. We had talked at one point about running a little bit wider buffer along Three Chopt Road and possibly running a trail to provide more of a buffer between the neighborhood and the north side of Three Chopt, but also, possibly a trail could be located within there.

Mr. Bittner - A trail on the south side of Three Chopt Road?

Mr. Marlles - No, on the north side within that wider buffer than kind of ran along the northern side of Three Chopt.

Mr. Bittner - We haven't talked about that specifically. I think that would have been more feasible if I had had all County and school facilities along Three Chopt; however, with this plan you have Retirement Residential. There is nothing in the Plan that would preclude that.

Mr. Marlles - I think we could possibly have a sidewalk on the north side of Three Chopt, too, so new residents at the retirement facility could walk to the park, that is what I am getting to.

Mr. Bittner - Yes. I think that would be a good idea especially with the park on the side with the school.

Ms. Dwyer - Can I ask a question that has come up in my mind? As I look at this, I guess we don't own all of the section in purple. We own the County school (unintelligible)...we own part of this...is there any reason why we would prefer to have the Pocahontas School occupy space along Three Chopt as opposed to occupying space along John Rolfe Parkway?

Mr. Bittner - Right. There have been, I believe, preliminary discussions with the Liesfelds who own the property that is here, we would have to swap (pointing to map) these properties. The reason is we wanted to be able to square off both sites to create more flexibility in design and site layout. And the thing about this, this is the property the County now owns. We would be talking about swapping this land area here and here for property over here. It would create more rectangular right angle type parcels.

Mr. Silber - I think one of the other considerations is this design shows a fairly significant roadway that goes into the project that parallels Three Chopt and Broad Street to get traffic out to John Rolfe Parkway and distribute it better. That would not be feasible with Pocahontas Middle School existing there or being in that triangular area. It would allow for better design and that major roadway.

Ms. Dwyer - (Unintelligible)

Mr. Silber - That is a good question. The concept is that we tried not to have any access from the commercial property on to Three Chopt. You don't have that edge. There is only one crossover on John Rolfe Parkway and that road winds up at that crossover, so if you don't get it at that point, you'd have to take everything out....which is not the best way to do it, so we are trying to distribute the two major roads, but it does bring about a conflict in land uses whereby you are carrying some commercial uses past the school and also having the relationship between the hotel conference center and the residential - retirement site.

Ms. Dwyer - (Unintelligible)

Mr. Silber - You would be connected to Broad Street with private drives.

Mr. Bittner - Yes, in terms of a driveway entrance into whatever office complex it may become.

Ms. Dwyer - A public road would not connect with John Rolfe? What are the pros and cons of that?

Mr. Bittner - It could. The pros would be the commercial traffic, perhaps, especially someone going on the interstate from John Rolfe. He could bypass the intersection there at Wal-Mart and Target.

Ms. Dwyer - ...a major roadway.

Mr. Bittner - I don't know. If it is private you could still possibly have a median cut-through. If it is determined, if and when an office building comes onto that property, that our traffic people say you are going to have cars coming through there, we may make it a public road.

Ms. O'Bannon - (Unintelligible)

Mr. Bittner - You mean the north side of Broad? That is Brook River Drive.

Ms. O'Bannon - (Unintelligible)

Mr. Silber - That would be the first place you'd really have any access; there is a light there now, so it could be accessed at Brook Hollow Drive. There could not be any access, certainly no crossover.

Mr. Taylor - There are actually two lights there now, one at McDonalds and one further down. I would assume that that traffic light would replace it, it would just handle the north/south traffic coming out ...

Mr. Bittner - Right in front of the Brookhollow Shopping Center, located right here (pointing to screen).

Mr. Taylor - There are two of them, I believe. Isn't there one across from S and K? Then over here...

Mr. Bittner - There is one here (pointing), then one here (pointing) and...one right there (pointing to screen).

Mr. Silber - One right there (pointing).

Mr. Taylor - So that property could access John Rolfe directly and unload at that light, then he's got a middle light with that little red area, and then he's got another light further down, so there are three major opportunities to unload traffic onto West Broad Street, and that, I guess, would be adequate, but that the access road for people who would want to go south and over to Three Chopt...the traffic that would be going further down Pump Road over to...

Mr. Silber - I think there are plenty opportunities to access Broad Street and as it has been pointed out, if there is some type of traffic volume that wants to go down John Rolfe, coming out of the site, they'd have to get on at Broad Street...we have an access road (unintelligible) and at a crossover you'd make a left, and...

Ms. O'Bannon - So, what you are saying is there would be some type of entrance to the hotel and conference center onto Broad Street. It would be like a private entrance. The access road could only then be used for trucks or something...(unintelligible).

Mr. Silber - I think one thing we have to keep in mind is that the road is really conceptual here. What we are trying to say is that we believe there could be an access and crossover to John Rolfe, a mixture of land use here, primarily office, that would have frontage and create that image on Broad Street that we are looking for. I think we don't want this to be so specific that we are trying to dictate where that point would be or what this actual road is going to look like. The consultants who designed this thought there should be some type of parallel system to Broad Street to carry traffic to John Rolfe Parkway. How that is all designed will be worked out later, but it is going to involve several property owners and it is going to involve the vacation of Three Chopt Lane, the Old Three Chopt Road alignment. There is a lot to be put together, and some developer would have to put all of this together in a logical design. I think this is representative of a land use pattern to create a separation of frontage on Broad Street for commercial offices and to the south for residential uses, and some type of provision for an access road.

Ms. O'Bannon - What about having multi-family residential on the north side of...well, not have it all office, part of it being mixed use?

Mr. Taylor - That just came up for zoning in this area and the people, the residents, are quite specific on that to what they want with that school. The last time Dr. Brown tried to put in a commercial segment, they were adamant on certain types of land use that they really were very opposed. And that would be...

Ms. O'Bannon - ...apartment complex.

Mr. Taylor - If you had an apartment complex, I would say that would be OK, but if it were a nice campus business commercial area, I think that would be fine, too. Like something along...(unintelligible) A track that follows an office park would be a higher and larger chunk of land. Well, one of the conversations we had with the developers, the problem is even a larger chunk of land as opposed to breaking it up into smaller pieces...a large tract of land for an office...higher quality office developer.

Ms. O'Bannon - (Unintelligible)

Mr. Taylor - I had another question. Each side of this green area is environmental protection area, that is wetlands, as I think we discussed previously. There are some ponds in there, and looking at the shape of this here, it goes into a ... along Three Chopt Road. That area would be a wonderful, wonderful recreational area for a park as well as an environmental protection area. I think when we studied this at the school, at Short Pump Elementary, I mentioned that. Is there any possibility whatsoever of picking up that parcel that would be on the south side between multi-family residential and the green area, and designating that entire area for Henrico parks? That little parcel there, the green parcel, and make it some kind of...

Mr. Bittner - Actually right now that is a paper subdivision. It was subdivided in the 60s, I believe.

Mr. Taylor - If you put development in there I think it might be difficult, but it might be a property to trade off somewhere in there with County property to make that into a park, but that particular area there would be used by the apartments that are by Barrington, by Winthrop Place, and by Church Run.

Ms. O'Bannon - (Unintelligible) You have it all in one piece...but it seems to me that you might attach that to the hotel conference center and they would maintain it and/or the residential (unintelligible).

Mr. Taylor - Right. It could a nice sort of trail area.

Ms. O'Bannon - You mean retirement residential? They want to use that. You might want to increase the density and the amenities.

Mr. Taylor - That's right, because all of that area is down in the developed area, the residential developed area, and if we could do that, it would be of use to all of the people that are there now, as well as the people that are in the retirement.

Ms. O'Bannon - (Unintelligible)

Mr. Bittner - You have. We are going to have a brand new park here of about 53 acres in size and Parks and Recreation realizes that when that was done they are going to make it a part of the process, to determine what facilities that we want in this area.

Ms. O'Bannon - With a girls softball field, I want to point that out.

Mr. Mariles - Ms. O'Bannon, if those field are relocated, we have a shot at it.

Mr. Taylor - But, back to my point, as I look at that site, and the Liesfeld people own that, is it reasonable to.....and maybe approach him and say, "Would you be able to swap that for some other land?"

Mr. Bittner - Which parcel?

Mr. Taylor - That corner there.

Mr. Bittner - I don't think Liesfeld owns this part right here.

Mr. Taylor - (Unintelligible)

Mr. Marlls - Maybe what we can do, since you brought up the idea of a park, we certainly could check with Parks and Recreation to see if they have an interest...certainly it is a part of the negotiation that goes on either with the hotel and conference center that is proposed (unintelligible). There is an opportune time to negotiate and to look at the resources, trails or whatever for recreational use. We can certainly investigate it with Parks and Recreation to see if they have an interest. They did say that (unintelligible) and I'm not certain how much money is left in that pot.

Mr. Silber - I think if we do show it as a park most of that green in the floodplain, we may be predetermining the destiny of that, and they can come back and say, "We want you to pay us for the floodplain."

Mr. Taylor - That is kind of what I am saying. It kind of is there in the RPA and there is not much we can do with it. It would be (unintelligible) residential area in a retirement community tucked in that corner (unintelligible).

Mr. Silber - I think John has a good point and we can touch base with Recreation and Parks. I'd like to find out about the ability of that space to support some recreational aspects. They might just be passive trails and open space.

Mr. Vanarsdall - They have already looked into it, most likely?

Mr. Silber - They may have looked into it.

Mr. Bittner - The next step would be to schedule a public hearing for the Planning Commission. The staff is prepared to go forward with that next month if the Commission is prepared. Then, of course, we would do the same Work Session and public hearing for the Board.

Mr. Vanarsdall - Do you want to set that tonight? (Unintelligible).

Mr. Silber - You might want to set it for the 15th of June and start the hearing at 7:00 and the zoning cases could be at 7:30 p.m. or however you want to do it.

Mr. Archer - That is the zoning meeting, isn't it?

Mr. Silber - How many cases do we have then?

Mr. Bittner - Six o'clock would make it a little bit tough for people to get home and...

Mr. Taylor - Could we maybe have one session on the evening agenda?

Mr. Marlles - We could start the meeting at 6:30 p.m. and have a public hearing and start around 7:00 p.m.

Ms. Via - You do have a small case load.

Mr. Bittner - Do you want to start at 6:30 p.m. and have a public hearing for this at 7:00 p.m.?

Mr. Vanarsdall - We need a motion to set the meeting for the 15th.

Mr. Taylor - I move we start the meeting at 6:30 p.m. on June 15, 2000, at 6:30 p.m. for the Land Use.

Mr. Marlles - The meeting will start at 6:30 p.m. and the public hearing on the West Broad Street Land Use Study will start around 7:00 p.m. Is that what I understood?

Ms. Via - Why can't we do the Land Use at 6:30 p.m.?

Mr. Marlles - I think his intent was in trying to get the citizens out,6:30 p.m. (Unintelligible).

Ms. Dwyer - I move we put this on the agenda for June 15.

Mr. Taylor - Second.

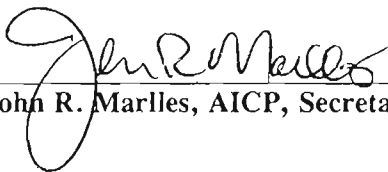
Mr. Vanarsdall - We have a motion made and seconded. All in favor say aye. All opposed say no.

The motion passes.

Ms. Dwyer - I would just like everybody to know that I am going to miss the meeting in July. I will be out of town because my stepson is having a baby, so I am a grandmother.

Ms. O'Bannon - I won't be able to attend either, but I am going to send down a letter, because someone sent out notices that it was going to be May 24. There is a case on the agenda, Gaskins Center (unintelligible). They put Monday, May 24th, and I am going to send out a letter (unintelligible).

Due to no further business to discuss, the meeting adjourned.



John R. Marles, AICP, Secretary

