

George Mason/Mary Ellen Henderson Campus Joint Process Planning Committee

MINUTES

MARCH 20, 2014

7:30AM

CITY HALL – OAK ROOM

IN ATTENDANCE	
	David Tarter, Mayor (DT) David Snyder, Vice Mayor (DS) Susan Kearney, School Board Chair (SK) John Lawrence, School Board Member (JL) Ruth Rodgers, Planning Commission Chair (RR) Michael Novotny, EDA (MN) Wyatt Shields, City Manager (WS) Toni Jones, Superintendent of Schools (TJ)
OTHERS PARTICIPATING	Jim Snyder, Development Services (JS) Bob Wulff, Director, GMU Center for Real Estate Entrepreneurship and MS in Real Estate Development
DOCUMENTS/ RESOURCES	

Agenda

4A:	Bob Wulff, Discussion
4B:	Talking points for League of Women Voter's Forum
4C:	Project deliverable / flowchart

Discussion and Recommendations (By Speaker)

Agenda	Speaker	
4A	DT	Welcome guest Bob Wulff, Director of Center for Real Estate Development at George Mason University
		<p>Summary of comments (not a transcript)</p> <ul style="list-style-type: none"> This will be long planning process – due to interaction with at least three other jurisdictions – WMATA in particular.(what are they going to do, when) To create a transit-oriented parcel, all of the parts need to be “assembled” and this is a very long process. Five years or more. There are other options other than “T-O-D”, (transit-oriented development) including strip retail (although specifically mentioned it can be different from the common perception of “strip retail”). Hire one traffic engineer with WMATA and Fairfax to develop the street grid, which could make or break the project. Typical T-O-D may take form of vertical mixed use development (retail, office and residential above, one hotel) The typical problem with “town center” and no residential is no one will be at town center at 5pm. Where people want to be – Home, Work and a third place. Fitness, coffee, bar, restaurants, communal gathering. Don't create that with “office” space without residential. Discussion about options with, without, residential component. A TOD changes the community profile. Some speculation about increasing population by 20%. 10 acres is a viable private sector TOD development piece but accessibility and traffic flow are essential. Hire an advisor – firm with broad range of planning and development experience. Brokerage firms may not be most attractive “advisor”. RFP may be unattractive to developers. An “RFQ” might bring a number of good firms to table. Does not recommend a commercial developer who builds office buildings to build the school. Find good school people to build school and good planner to develop. Don't fear density. Don't spend a lot of time of “specifics” but can have a master plan...just don't spend too much on it. RFQ after we have a sense of what other sites will do and adjacent property futures. Have to have an “inside” City staffer who will lead this, even if that “person” is a dedicated consultant.
4B		DT and JL will be speaking at League of Women Voter's on Sunday 3/23.
		Talking points distributed.
	SK	We all understand the uniqueness and importance of the opportunity and the City and Schools have the right people at the table. This is a long-term project. Be patient.
	MN	Concerns that public will believe we are at the point of RFI and throwing project out there now. We are not at

		that point.
	WS	When we do get to RFI how prescriptive will we be? We should resolve this (how prescriptive) soon. In any case the RFI/RFQ comes in the "land use" stage which is still far off and occurs after the visioning stage.
4C	SK	Update joint City/School Board budget group on 3/20/2104 and perhaps seek extending beyond April 1, 2014.
	WS	Proposes that the "product" of this group is a work flowchart, one page, with text/explanation to match.
	MN	Will this group receive additional guest/speakers?
	WS	The second assumption test may be school consultant, particularly to assess acreage required.
	SK	Discussion of future steering committee recommendation. Initial recommendation is 2 SB, 2 CC, 1 EDA, 1 PC.
	MN	The group needs to turn some attention to the flowchart and review the proposed final product, line-by-line.

Action Items (Proposed)

Item	Assigned to:	Delivery
Determine expertise needed by committee and estimate of costs	Staff	
Make recommendation for staff support (outside of experts/consultants) for both short term (life of this committee) and long-term (life of project).	Staff	
Provide survey of site to include adjoining property descriptions, easements, owners.	Staff	
Locate and provide copy of WMATA deed and special exception	NA	
Application to MWCOG and ULJ Washington	Jim Snyder	Feb 14, 2014
Meeting Notice Requirements	City and School Staff	ASAP / Ongoing
Develop Charter for a Steering Committee	City Council/School Board	April 1, 2014
Set up a meeting with Supervisor Foust, (Contact)	JL/Staff	Feb 27, 2014
Set up a meeting with WMATA (Contact)	Staff	Feb 27, 2014
Contact VDOT Urban Affairs	Staff	
Communication Plan to city groups	Staff	
Reach out to League of Women Voters – opportunity to join March panel	RR	ASAP

 Task Completed  In Progress

Action Items (Discussed not assigned)

Item	Assigned to:	Delivery
Develop report on debt capacity and options other than PPEA.		