

Comprehensive Plan Citizen Advisory Committee (CPCAC)
Meeting Summary
April 13, 2017
James Room, City Center
4:00 p.m.

PRESENT: John Allen, III; Phil Bomersheim; Terry Cox-Joseph; John Dawson; Trip Ferguson; Jan Gray; N. Steve Groce; Jim Kelly; Christine Ledford; Joe Leming; Chris Morello; Michael Minarik; Michael Poplawski; Dawn Ramirez; Johnathan Skinner; Veronica Weymouth

ABSENT: Susan Gaston; Rodney Hopkins; Cleon Long; Diana LoVecchio; Allie Loving; Sandra Powell; Nathan Sturre; Deirdre Wells; Telly Whitfield; Beth Willis; Jeffrey Wilson; Zack Wittkamp

STAFF: Sheila McAllister, Director of Planning
Britta Ayers, Manager of Comprehensive Planning
Claudia Cotton, Manager of Current Planning
Flora Chioros, Planning Coordinator
Angela Hopkins, Senior Planner
Garrett Morgan, Senior Planner

OTHERS

PRESENT: Michael F. Carpenter, City Planning Commission

Agenda Topics

1. Call to Order

Vice Chairman Skinner called the meeting to order at 4:10 p.m.

2. Review and Approval of Meeting Summary

The CPCAC accepted and approved the March 23, 2017 meeting summary as presented.

3. Chapter 4 Updates

Ms. Ramirez provided the following changes to Chapter 4 for the CPCAC to consider.

- Page 113, Section 4.1, A Prosperous and Resilient City, first paragraph, add the following language ... "to draw a new generation of workers who can work from anywhere, we need to capitalize on what draws this pool of talent and taxpayers."
- Page 115, Section 4.1, A City That Balances Good Places and New Spaces, first paragraph, add "we make the most of our unique border on the James River."

Questions, Comments, and Recommendations

The CPCAC recommended the draft comprehensive plan include as part of its recommendation the preparation of a Blueway Map and/or Plan.

4. Preliminary Draft Comprehensive Plan

Ms. Ayers presented the following recommended changes (in red) to the draft comprehensive plan.

Chapter 5

- 5.3 PLANNING OPPORTUNITY AREAS 2040
 - Because Newport News is mostly developed, the majority of land use changes in the future will be the result of infill, redevelopment and revitalization efforts, mainly in targeted areas. Priority will be given to neighborhoods areas that have experienced disinvestment, renewing obsolete uses and, eliminating blighted areas, and maintaining and improving the identity of unique neighborhoods. These focus areas require special planning considerations that will be captured in area plans, providing additional analysis and direction to meet the needs of each target area.

- A Prosperous and Resilient City
 - **Priority d)** Collaborate with educational institutions, business leaders and employers to retain and expand existing and attract new businesses.

Identify viable strategies to attract non-traditional businesses, new economy jobs and telecommuters to Newport News, expand the broadband network and wireless connectivity, and bridge the digital divide.

- A Sustainable City
 - **Priority a)** Seize opportunities for sustainable redevelopment and infill development to meet future demand.

Identify greyfield sites suitable for redevelopment and define strategies for sustainable revitalization of these targeted areas.

- An Accessible City
 - **Priority b)** Invest in a balanced, multimodal transportation system.

Close sidewalk gaps and improve sidewalks where needed in conformance with City design standards to ensure a safe and inviting pedestrian environment.

Construct walkable and bikeable facilities separate from vehicle lanes where possible.

- A Healthy and Safe City
 - **Priority a)** Identify opportunities to expand parks and recreation facilities and programs to promote healthy lifestyles, personal enjoyment, social interaction and conservation of natural and cultural assets.

Expand program offerings, when appropriate and cost effective, through contractual relationships with private providers and vendors.
 - **Priority a)** continued...
Upgrade City athletic fields and lighting to improve user safety and promote energy savings; provide new lighting on unlit fields; and establish new fields to help address facility limitations during "off-season" use.

Evaluate opportunities for development or improvement of sports facilities to attract and encourage non-local use with associated out-of-town visitation and tourism benefits.
 - **Priority c)** Identify and pursue venues and programs that provide public access to, and enjoyment of, local waterways and water bodies, with special emphasis on the Warwick River, James River and Hampton Roads Harbor.

Explore, and pursue as appropriate, public-private contracts and relationships to expand waterfront recreation opportunities.

Evaluate use of previous City Farm property in accommodating public waterfront access and use.

Chapter 6

- 6.2 **AREA PLANS**, PLAN AMENDMENTS AND UPDATES
 - **6.2.1 Area Plans**
 - The comprehensive plan provides the broad framework which guides land use, development, and redevelopment in Newport News. There are some areas of the city, however, that require additional analysis and more detailed direction regarding urban form and design, economic development, public services, community facilities, health and safety, transportation, and/or education and workforce development. Area plans will be developed with input from residents, business owners, property owners, civic groups, and other identified stakeholders in the targeted areas.

A general planning process for area plans will be developed prior to any action to initiate any such plan. At a minimum, area plans will include:

- an inventory and assessment of existing conditions,
- evaluation of market and socioeconomic conditions contributing to the current conditions,
- assessment of existing and future land use designations,
- vision and goals for the area,
- recommendations for action, and
- an implementation plan.

Questions, Comments, and Recommendations

Mr. Morello asked for clarification with the language in Section 5.3 regarding the words focus area and target area.

Ms. Ayers stated they mean the same thing; however, staff will change the word "focus area" to "target area" to eliminate any confusion by the reader.

Ms. Ramirez recommended that the plan should include a separate map showing the Planning Opportunity Areas.

Mr. Leming recommended adding "undeveloped land" as another unique characteristic to the revised language in Section 5.3.

Ms. Ayers recommended revising the language in the narrative to reflect what will be adopted through the JLEUS process regarding bike and pedestrian facilities.

Dr. Dawson recommended revising the language of Priority a (A Healthy and Safe City) to include "family" so that it reads "...social and family interaction..." In addition, CHKD Pediatrics Facility should be mentioned.

Mr. Poplawski recommended eliminating the second semi colon in Priority a (A Healthy and Safe City) and revise the priority into two sentences.

The CPCAC recommended to eliminate "...non-local use with associated..." from Priority a (A Healthy and Safe City).

Page 125, eliminate the word "imitated" from the last bullet.

Page 130, Section 5.3 Planning Opportunity Areas 2040, Hilton-Rivermont, provide definition of Google architecture.

Page 149, provide definition of ABCD.

Ms. Weymouth recommended that the link of the video to Reimagine Downtown be

provided in the comprehensive plan. Ms. Ayers stated that the staff would email the link to CPCAC members.

The CPCAC through consensus agreed and directed staff to complete all edits and release the draft plan to the public for comment. Ms. Ayers stated staff will schedule public meetings to be held in the northern, central and southern portion of the city. All members were encouraged to attend at least one if not all of the public meetings.

6. Old/New Business

Ms. Ayers addressed two items that were brought to the CPCAC at prior meetings.

- 17305 Warwick Boulevard
The CPCAC received an email from Mr. Trant who is representing the owners of 17305 Warwick Boulevard trying to assist them in looking at land use options for the property.

As previously discussed with them, the property is located within a residential area. It is a small site. Converting it to commercial use would impact the adjacent residents.

Staff believes that this property needs to be part of the larger discussion on the future of Lee Hall, which we have identified as a Planning Opportunity Area and the focus of an area plan. If Mr. Trant wants to pursue this action, he will have the opportunity to present his case at the Planning Commission and City Council public hearings.

- City Farm
Ms. Ayers stated that staff understands the passion associated with City Farm and the desire to take immediate action on the land use designation and future character of the property. However, City Council has asked staff to look into options for working with them and the greater community to study the site in more detail. Staff is working on responding to that directive.

Ms. Ayers continued that the archaeological investigation will take up to 18 months to complete. Therefore, staff recommends the "Under Study" designation is appropriate given the circumstances. Once the studies are completed, we can take action through the plan amendment process. We do not have to wait until the next comprehensive plan update.

Mr. Poplawski suggested the following language change to Section 5.3, Riverview section regarding City Farm, "While the Committee notes that there is substantial public support for developing the former correctional facility as a park, they also acknowledge there is some interest in considering alternative uses. This area is designated as a Planning Opportunity Area to allow the city and

community to reassess the site and evaluate potential use opportunities”.

After discussion, the CPCAC through majority vote agreed to keep the “Under Study” designation for the City Farm property on the future land use map in conjunction with the recommended language change regarding City Farm in Section 5.3 on page 126.

7. Adjournment

The meeting adjourned at 6:15 pm.