

Westport Corridor Small Area Plan Advisory Group Meeting Notes

Westport Middle School
8100 Westport Road
October 28th, 2009
6:00 PM

1. Introductions

Stan Harvey of Urban Collage started the meeting with asking all in attendance to introduce themselves and who they represent. After introduction, he gave a general overview of the evening's format. Next, he provided a brief overview of the planning process up until the meeting.

2. Vision Statement

Mr. Harvey reviewed the draft vision statement and explained the version represents the summary and refinement provided at the previous advisory group meeting. He emphasized various points in the vision, including the idea of balancing amongst the land uses, character, and various small cities and neighborhoods tied together by the road corridor of Westport Road. One of the key ideas in the statement is the focus on centers. There were questions regarding areas that fall outside of the study area (like St. Matthews, etc.) and need to emphasize the idea of the many small cities and neighborhoods.

3. Urban Design & Susceptibility to Change Assessment

Soumi Basu of Urban Collage provided an overview of existing conditions and a brief urban design analysis. The presentation included various maps including street networks, open spaces and greenways, municipalities, natural features, tree canopy, building footprints, and areas susceptible to change (based on feedback from earlier public meeting, advisory group meetings, and individual stakeholder interviews).

4. Stakeholder Interview Highlights

Mr. Harvey summarized the findings from recent interviews held with various property owners and other stakeholders in the corridor. The highlights are presented in the presentation that is posted on the plan's website (see address at base of these notes).

5. Market Findings

George Chapman and Charlie Williams of Integra Realty Resources presented their findings of their retail market analysis. They explained that their work was based on the feedback gathered from the planning process so far, including the PARK exercise and other activities. A summary of the findings include:

- Market area unfulfilled commercial retail demand will require approximately 72,000 square feet of commercial space.
- There is approximately 217,000 square feet of existing commercial space along the Westport Road corridor that may be profitably redeveloped.
- There is approximately 8.6 acres of commercially zoned vacant land along the Westport Road corridor that may be developed.
- We conclude that there appears to be sufficient development and redevelopment capacity along the Westport Road corridor to support the possible magnitude of new commercial retail, service, and office demand within the market area as a whole.

The full set of data and findings are presented in the PowerPoint presentation available on the plan's website.

6. Next Steps – Charrette

Mr. Harvey explained the process that they will lead in the upcoming design workshop to be held on November 11th. He described how various exercises focused on circulation, design alternatives for centers using markers and blocks to develop concepts, and analyzing possible alternatives for Westport Road cross sections using a kit of parts to envision the road's future character.

At the conclusion of Mr. Harvey's explanation, a series of questions arose around other items important to the plan. One question regarded the role that future social services necessary to support demographics will be included.

The meeting adjourned at 8:00 PM