



**LIFESTYLE COMMERCIAL CENTER (LCC)  
A SUBCOMMITTEE OF THE LAND DEVELOPMENT REGULATION ADVISORY BOARD (LDRAB)**

**MINUTES OF THE JUNE 9, 2009 SUBCOMMITTEE MEETING**

**Prepared by Timothy Sanford**

Third Meeting of the LCC Subcommittee began at 3:11 pm

**A. Attendance**

LDRAB Members: Jose Jaramillo, Vice Chair

Industry: Jeff Brophy, Scott Mosolf, Dodi Glas

County Staff: Jon MacGillis, Maryann Kwok, Jan Wiegand, Tim Sanford, Monica Cantor,

**B. Call to order**

Jon MacGillis called the meeting to order. The LCC meeting started at 3:11pm.

**C. DISCUSSION**

Jon MacGillis started the LCC Subcommittee by recapping what was discussed during the prior meeting. Jon stated that the LCC will be a planned development as opposed to a TMD.

Maryann Kwok spoke on encouraging horizontal and vertical integration and felt that it would be beneficial if the applicants had a choice with their method of integration. Maryann wanted an effective transition and easing of uses in the exterior of the LCC as a measure to mitigate any potential impact on the surrounding developments.

Monica Cantor spoke on an email from Planning in which she felt that they were strongly encouraging horizontal integration, but leaving vertical integration as an option for the applicant.<sup>1</sup>

Jon MacGillis spoke about creating a definition for live/work units. Jon also said how there needs to be a transition from use to use within an LCC and how an LCC needs to be clearly distinguished between an MXP, MUPD.

Dodi Glas spoke on interconnectivity, both vehicular and pedestrian and how this should be incorporated into the new language.

Jon MacGillis stated that the LCC language needs to be clearly written so that there is not a problem with interpretation.

Dodi Glas mentioned that there needs to be a strong relation between the LCC and the surrounding area. Interconnectivity and pedestrian-oriented designs should be major aspects of LCCs.

Monica Cantor stated she saw an interesting development that had pockets of parking areas with vegetation in between each area. She felt that this type of design is innovative and encourages pedestrians to walk more.

Jon MacGillis stated how he wanted to give DRO more latitude with regards to LCCs. He suggested that all applicants attend a pre-application meeting where Zoning would have certain parameters and it would be up to the applicant to work within the parameters.

Monica Cantor made a comment that the language would be more flexible and less strict code-oriented. Monica spoke that there should be less variances and the flexibility would likely take place during the pre-application meeting and DRO.

The next meeting will convene on June 16, 2009.

The meeting adjourned at 4:10pm.