

BOARD OF DIRECTORS

LONG TERM PLANNING COMMITTEE

**Tuesday, September 1, 2015
District Office 1819 Trousdale**

Minutes

1. **Call to Order** – Chair Lawrence Cappel, PhD at 1700
Present: Lawrence Cappel, PhD., Sarki Sarkasian, Wade Aubry, MD., Dan Quigg.
Presenter: Prakash Pinto, Pinto & Partners,
Other: Dennis Zell, Esq., Ashley McDevitt, and Paul Wright
2. **Approval of Minutes from June 2, 2015-** There was not a quorum present. Deferred until next meeting.

[Mark Johnson arrived at 5:05]

3. **Peninsula Wellness Community: Prakash Pinto, Pinto and Partners,** reviewed the following:
 - A. The PWC Vision Summary
 - B. Proposed site plan and land uses as of April 2015
 - C. Massing and MPHS flight path impact
 - D. An alternative plan to incorporate Gatepath onto site
 - E. Traffic and transportation study results
 - F. Open space, green space and utilization of roof areas
 - G. Schedule for next three months (Phase III)

There was a robust discussion among the committee about the planned usage for the outside open space. It was noted that in order to get residents to utilize the open space, it will be necessary to have special programming or cart vendors. Otherwise, the space will go unutilized. It was also suggested that the District might consider hiring a full time project manager to manage this project.

4. **The Trousdale – Project Status: Chair Cappel** reported the bids from the sub-contractors came in exceedingly high; almost 60% over budget. The project team has done its due diligence relative to value engineering and development options. The Board is considering two different options of how to move the project forward. Two tracks under consideration are:
 1. Put the project out for public re-bidding (lessen the pre-qualification criteria)
 2. Establish a non-profit Development Corporation to develop the project under a 501c (3).

There was robust discussion among the committee about The Trousdale. It was noted that the original estimate could just be wrong due to rising construction costs and limited availability of contractors and that some design changes could lower the cost. It was suggested to pursue corporate philanthropic avenues. It was also noted that the letter sent out to neighbors regarding

the status of The Trousdale was good and transparent and that the District should consider buying a nicer fence for around the vacant property at 1600 Trousdale.

Chair Cappel thanked the committee for their input and feedback.

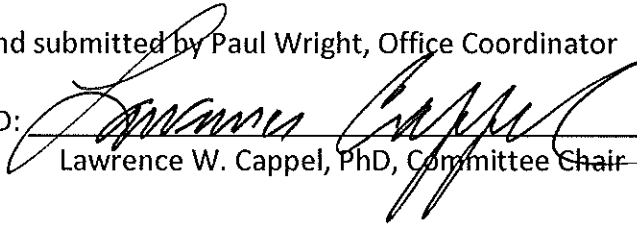
5. Other

- A. Apple Tree Dental Open House is scheduled for Thursday, October 22nd at 4pm. Tours of the new facility will be available.

Adjournment: The meeting was adjourned at 1815 hours.

Written and submitted by Paul Wright, Office Coordinator

APPROVED:



Lawrence W. Cappel, PhD, Committee Chair