

Community Appearance Commission, Historic Preservation Commission & Town Council
Downtown Design Workshop

Tuesday, March 20, 2018; 6:00 p.m.

- 1. Call to Order – Mayor Brantz**
- 2. Introductions**
- 3. History/Review Summary**

The Community Appearance Commission (CAC) was by Council in July 2010 to work on Community Appearance Standards. In August 2010, the CAC recommended separate downtown design standards. The CAC met with Council in October 2016 and presented the idea of creating two areas, a “Historic Core” and an “Interface Area” which would contain different design guidelines. In summary, the Historic Core, would aim to preserve the historic nature (building design & built environment) of the area and the Interface Area would be similar but would allow more contemporary features and materials to compliment the Historic Core. The end result of this product would require an UDO text amendment and a Zoning Map Amendment in order to implement the changes.

The Historic Preservation Commission (HPC) was authorized by Council in July 2015 to undertake a historic survey of the Municipal Service District (MSD), downtown, and some additional properties outside of the MSD. According to HPC Chair Eric Plaag, the survey is close to being completed. HPC Chair Plaag has indicated there may be enough evidence to create a local Historic District. The Historic District would require a Zoning Map Amendment and for the Historic Preservation Commission to act in a quasi-judicial manner in accordance with adopted rules of procedure and would require the HPC to review development plans in accordance with the adopted Design Guidelines to implement these changes. Additionally, funding, and a permitting process/program would also be required to be implemented.

In December 2017, the CAC, HPC and Town Council met to discuss next steps. During this meeting, it was agreed for the CAC to consider an additional district, currently known as the “Warehouse District” which will serve as a transition area along Howard Street between the Historic Core and Interface Area. As agreed upon at this meeting, the HPC Chair and the CAC Chair met with Staff and drafted suggested boundaries which will be presented at tonight’s meeting.

- 4. Presentation of current proposed regulations for the Historic Core/Interface Area**
- 5. Presentation of New Map/Discussion of Warehouse District**
- 6. Update from HPC Chair**
- 7. Next Steps**
 - a. Timeline(s)
 - b. Scale & Massing
 - c. Zoning Map Amendment (rezoning or overlay)
- 8. Other Matters**
- 9. Adjournment**