

East Street Steering Committee

January 24, 2018 Minutes

2:30-4pm Municipal Annex

Attendance included:

Committee Members	Staff
Alan Feinberg, East Frederick Rising (EFR)	Richard Griffin, Economic Development Director
Kara Norman, Downtown Frederick Partnership (DFP)	Mary Ford-Naill, Economic Development
Jason Wiley, Land Use Council	Tim Davis, Transportation Planner
Scott Brunk, FoodPro	Gabrielle Collard, Current Planning Manager
Clayton Minnick, Brick Works	Matt Davis, Comprehensive Planning Manager
Monica Pearce, 10 th Ward Distilling	Grace Bogdan, City Planner
Paul Tinney, Rockwell Brewery	
Bert Anderson, Shab Row/Everedy Square	
Ken Breen, Clagett	
Darcy Richards, NAC 11 Coordinator	
Jennifer Bird, NAC 7 Coordinator	
Cathy Canning, Resident	
Alyssa Boxhill, BPAC	

▪ Introductions

▪ East Street Corridor Small Area Plan (ESCAP) Refresher

▪ Overview of Overlay

“Absolutes” – items that are a must in the future of East Street

- No nonconforming uses
- Require planned connections
- Improve street frontages north of 5th
 - Requested to remove ‘north of 5th’ as there are areas south of 5th within the corridor that also require improvement
 - Confirmation that street frontages includes street trees and similar landscaping/greening of street
- Minimum two story buildings along East Street
- Complete Streets Policy integrated in future of East Street ROW and planned connections
- Request for landscaping to be addressed within overlay

▪ Overlay components for Consideration

- Purpose
 - Flexibility for development that meets the intent of ESCAP
 - Provide a predictable/efficient process
- Applicability

- Relation to other overlays (Historic Preservation Overlay (HPO), Carroll Creek Overlay (CCO))
- Standards
- Uses
 - Similar to Adaptive Reuse standards (Ex: Downtown Business use extends to Light Industrial)
- Form/Design Standards
 - Height minimums, setback maximums, orientation
- Incentives
 - Use allowances, what else?
- Efficient Review Process
- Landscaping/Public Art
- Parking
- Signage

Feedback from Steering Committee Members:

- Concern from industrial users that they don't feel their business has a place in the future of East Street
- Concern that future development will result in complaints about existing industrial operations (truck traffic, noise from truck loading and unloading) and conflict between truck traffic and pedestrians
- Concern that industrial businesses will be pushed out and possibility that businesses will not financially survive move
- Request for Staff to provide some examples of how other cities have addressed conflict of new development and existing industrial businesses
- Opportunity to show some "cross values" between having industrial businesses near residents
- Request for industrial businesses to send a list of concerns to Staff to discuss ways they can be addressed or mitigated through the overlay
- Would screening and landscaping improve/soften the look of industrial operations "aesthetics go a long way"
- Discussion about the future of East Street right of way, how it will look (reduction in right of way) and the need for funding to bring that forward
- Will there be an ability to do temporary solutions? (temporary bump outs/curb extensions at crosswalks, delineated sidewalks)

▪ **Monthly Meeting**

- Confirmed monthly meeting will be held on the 4th Tuesday @3:30pm of every month. Location will rotate to businesses within East Street Corridor
- Request to have goals set for each meeting to ensure we stay on point
- Request for a file share to be set up to easily share documents and ideas

See you all at the next meeting: February 27th 3:30-5pm @ Rockwell Brewery (880 N East Street Suite 201)