East Street Steering Committee
January 24, 2018 Minutes
2:30-4pm Municipal Annex

Attendance included:

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