

East Street Steering Committee

February 27, 2018 Minutes

3:30-5pm Rockwell Brewery

Attendance included:

Committee Members	Staff
Alan Feinberg, East Frederick Rising (EFR)	Richard Griffin, Economic Development Director
Robert Robey, East Frederick Rising (EFR)	Mary Ford-Naill, Economic Development
Julia Ferguson, East Frederick Rising (EFR)	Joe Adkins, Planning Director
Kara Norman, Downtown Frederick Partnership (DFP)	Gabrielle Collard, Current Planning Manager
Jason Wiley, Land Use Council	Matt Davis, Comprehensive Planning Manager
Denise Jacoby, Frederick County Building Industry	Grace Bogdan, City Planner
Clayton Minnick, Brick Works	
Paul Tinney, Rockwell Brewery	
Bert Anderson, Shab Row/Everedy Square	
Dave Staz, Dairy Maid Dairy	
Chris Smariga, Harris Smariga	
Brian Morris, Matan	
Darcy Richards, NAC 11 Coordinator	
Jennifer Bird, NAC 7 Coordinator	
Cathy Canning, Resident	
Kevin Sellner, Resident	
Andrew Pease, Resident	
Patrice Gallagher, Resident	
Alyssa Boxhill, BPAC	

▪ Introductions

▪ Thanks to Rockwell Brewery for hosting.

- Paul Tinney gave a brief overview of the Brewery's history

▪ Discussion of place

Places in the Corridor that people like

- Wisner Street, European like setting, smaller residential street
- Improvements near train station with Monocacy Canning and visitor center, feels walkable and accessible as pedestrian or vehicle, but going north towards the parking lot and undeveloped lot feels less safe
- Sidewalks too skinny by Post Office
- North of 5th where sidewalks are missing is not a safe area
- Third Street Park great outdoor space

▪ Overview of Design Elements - massing

- Should massing vary throughout corridor?
- Yes, as the existing development varies throughout the corridor, perhaps refine boundaries of segments that were defined in the ESCAP (Brickworks, Downtown, North of 5th? – to be determined)

▪ **Overview of Design Elements - setbacks**

- Open to the idea of maximums however it was noted that flexibility may be necessary and this should range throughout the corridor similar to massing
- Is there an ability to require a trade off for other buildings that would be pushed back to create public plaza or something similar?

▪ **Overview of Design Elements – minimum heights**

- Again, heights should range throughout the corridor with massing and setbacks
- Perhaps look at ways to improve architectural style of one story buildings in areas that two stories would be preferable (based on future use of building) to achieve character that exists in corridor (ex: Bradenburg Electric)

▪ **Overview of Design Elements – setbacks**

- There were mixed feelings of how setbacks would benefit the corridor, if anything, it should range with the massing, setbacks, and height.
- Request to staff to provide local examples/photos of setbacks

▪ **Overview of Design Elements – fenestration**

- Positive feedback on requiring fenestration at least on the first floor of buildings
- Need for flexibility of types of fenestration, not limit to doors/windows but other architectural elements
- Request to consider roofline treatment
- Request to consider how existing uses on East Street could comply with this if uses wouldn't necessarily work with windows

▪ **Overview of Design Elements – modulation**

- Positive feedback as well, should consider the use of other elements and materials, perhaps even street furniture and pocket parks
- Request to staff to find examples of modulation in residential or office development, not retail

▪ **Other feedback**

- Request to staff to bring concepts of massing at a lower scale
- Request to get an understanding of where building is happening now and how this would apply to existing development
- More photo examples

▪ **Next Meeting**

- March 27th @ 3:30pm – location TBD, any businesses that would like to host please contact Matt or Grace
- Topics:
 - Uses
 - Incentives
 - Review process