



COMMUNITY AND ECONOMIC DEVELOPMENT  
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**Downtown Working Group  
Meeting Agenda  
March 6, 2013, 9:00 AM, Suite Z**

**1. Meeting Agenda and Purpose**

- a. Agenda Review
- b. Review 2-12-13 Meeting Notes

**2. Discuss Commercial Zoning Districts Use Regulations (Martha Miller, Dyett & Bhatia)**

- a. Review draft Commercial Zones chapter use regulations
  - i. Commercial Districts purpose statements, intent: flexibility, active uses, what we want and where we want it, etc.
  - ii. Use tables
    - 1. Uses
    - 2. Permitting requirements (entitlements vs. design review requirements)
    - 3. Locational restrictions
    - 4. Size restrictions
  - iii. Give us your comments! Please provide your initial written comments, either handwritten on the draft code, or through email/word doc. by **March 27, 2013**. *Please note, we will have additional opportunity for revisions/refinements and discussion.*

**3. Main Street Implementation Plan Workshops and Stakeholder Meetings (April 2-4<sup>th</sup>) (Abe Barge, Winter & Co.)**

- a. Review draft schedule and objectives
- b. Spreading the word

**4. Review Preliminary Economic Analysis (Andy Plescia, with Winter & Co. team)**

- a. Discuss memorandum with initial findings and attached hypothetical opportunity site proformas

## **5. Next Steps/Meetings**

- a. March 13, 2013 – Staff Update to Planning and Economic Development Commission regarding Commercial Zoning Chapter and DWG Progress
- b. April 2, 3, 4<sup>th</sup> – Main Street Implementation Plan public workshops and stakeholder meetings.
  - o Downtown Working Group meeting – April 3<sup>rd</sup> 9:00 AM, **MLFPD Fire Station**

## **6. Upcoming Topics for the DWG**

- a. Results of the April public workshops and stakeholder meetings
- b. Continued discussion of building envelopes: height, mass, setbacks, stepbacks, etc. and filling the box (density/intensity)
- c. CBIZ
- d. Review of complete draft chapter