



**Downtown Working Group
Meeting Agenda
January 28, 2013**

1. Review 12-20-12 Meeting Notes and Working Group Purpose

Downtown Working Group Purpose: *Develop recommendations for commercial zoning, land use, transportation and physical development standards and programs that can successfully implement the accepted concept for the Downtown Core and adjacent commercial areas.*

2. Review Downtown Concept for Main Street Subareas and Proposed Commercial Zones

- a) Downtown Concept: key components
- b) Planning Commission input and direction
- c) Draft ZCU subzones, purpose, and boundaries

3. Review and Discuss April 2012 “Commercial Zoning Districts Critique Summary Report” by Dyett & Bhatia (provided in binder at last meeting)

- a) Key recommendations
- b) Discuss commercial zoning land uses
 - a) Achieving the uses we want in the places we want them
 - b) Mixed-use principles
 - c) Thresholds and parameters/level of review
 - Location-based (e.g. primary vs. secondary retail streets)
 - Size-based
 - Performance-based and other criteria
- d) Discussion Questions

4. Discuss Floor Area Ratio (FAR) Concepts and Framework

5. Testing Current Draft Zoning Standards (Dyett & Bhatia)

- a) Review methodology
- b) Review development models
- c) Discuss recommendations
- d) Next Steps

6. Next Meetings

- a) Downtown Working Group, February 12, 1:00 PM, Town/County Conf.
- b) Planning and Economic Development Commission Workshop, February 12th, 5:00 PM, Suite Z.