Heritage and Urban Form Comprehensive Plan Sub-Committee

Thursday August 18, 2016 5:00-7:00pm 230 East Main Street, Georgetown, KY 40324

AGENDA

Time	Торіс
5:00-5:00pm	Welcome
5:00-5:10pm	Turn in Cultural Resources "Homework."
5:10-5:45pm	 Corridor Rehab & Beautification Stroads Video: https://www.youtube.com/watch?v=F6jFnOnjzrk Road Diet Examples Streetscape Elements What local corridors do we want to see improved? How? Why? To what scale?
5:45-6:30pm	 Mapping Activity Cultural Resources 1991 Comp Plan Recommendations Current Issues Historic Preservation Cultural Districts Telecommunication Towers Map Activity
6:30-7:00pm	 Public Art Types of Art Places for Public Art (in general) Mapping Activity

UPCOMING DATES

1. NO MEETINGS UNTIL NOVEMBER! We'll Let you know when we start back again.

Heritage & Urban Form Sub-Committee Meeting Minutes

Date: Thursday, July 21st, 2016

In Attendance: Polly Singer Eardley, Chairman Megan Chan, staff

Kitty Dougoud Rick Hostetler
Mary Somerville, staff Cathy Mattingly
Elizabeth Sharp Keri Basham

The meeting convened in the Planning Office at 5:00 p.m.

Welcome & Introductions

Megan Chan welcomed everyone to the meeting, attendees introduced themselves. The committee reviewed the timeline and work plan for the rest of the year in regards to the Comprehensive Plan. Tonight's meeting is to focus primarily on downtowns.

Existing Regulations

Megan presented a summary of the existing land use tools and regulations in place and used by other communities. Topics discussed included:

- Future Land Use Map and Designations
- The B-3 Zone District
- Form-Based Codes (general discussion)
- Local Historic District (H-1)

Map Review

The committee looked in further detail at two maps. First, the committee reviewed a map showing the existing B-3 zone district and proposed mixed use area for the future land use map. The committee discussed the boundary lines and made suggestions for amendment of the lines and adjustment on the proposed future land use map. Second, the committee reviewed a draft set of recommendations for pedestrian infrastructure improvements in downtown Georgetown. The draft plan showed locations to extend sidewalks where to complete the network, add crosswalks, and a three-tiered system for sidewalk repair priority areas.

Notes and Follow-Up

- 1. H-1 District:
 - a. Check to see if the old Shell Station on East Main is in Historic District.
 - b. Add design standards and ARB to Cardome and Cemetery on Broadway
 - c. Contact Marty Perry of Kentucky Heritage Council for assistance with historic district amendment process
- 2. B-3 Zone District/FLU Map Mixed Use Area:
 - a. See mark-up for changes to district
 - b. Jackson & South Broadway five properties should be in B-3 zone.
 - c. Check lot on Offutt Alley and North Mulberry. Is it one lot or two?
 - d. Consider adding form-based or other performance standards to the B-3 zone district.
 - e. Clarify parking and wayfinding issues (continue coordination efforts with Tourism)

- f. Mixed use regulations to vary between CBD and other require storefronts on first floor within CBD but not required in the more residential-based areas
- g. Samples: Old Town, Alexandria, Bardstown, KY, Jimmy Nash Community,
- h. Amend Sign Ordinance plastic signs and A-frames currently detract from the character, and many temporary signs become permanent. No plastic, no neon?
- 3. Pedestrian Infrastructure:
 - a. Fund raiser for artwork on streets
 - b. Extending the street lights, north/south Broadway and east/west on Main. In residential areas, locate further apart and reduce light intensity.
- 4. Other Committees:
 - a. Roundabout at Connector Road (limited space...) Infrastructure
 - b. Composting toilets at Royal Spring Park (?)

Upcoming Meetings

The committee did not have time to discuss Stamping Ground and Sadieville's downtowns, but it was noted that separate meetings will be held in each city to discuss the proposed USB and FLU maps. The dates are as follows:

- 1. Wednesday, August 3rd at 6:00pm at Sadieville City Hall
- 2. Thursday, August 4th at 6:00pm at Stamping Ground City Hall

There was no other business and the meeting was adjourned at 7:10PM. The next committee meeting is scheduled for Thursday, August 18th at 5pm in the Planning Office.

Draft Goals & Objectives

1. Preserve our built history.

- 1.1. Highlight and enhance the historic quality of Downtowns Georgetown and surrounding neighborhoods to attract businesses and support an economically viable commercial district.
- 1.2. Implement policy measures to protect historic resources and enhance the form of surrounding areas, such as downtowns, historic sites, districts and landmarks.
- 1.3. An Historical Property and District Ordinance should be adopted to support preservation efforts.
- 1.4. Incentivize preservation.
- 1.5. Monitor local property of historic importance for possible designation in the National Trust for Historic Preservation.
- 1.6. Conduct educational efforts to increase awareness of the importance of preservation efforts, processes, and available financial, design, and additional educational resources.

2. Protect and enhance the natural, historic, and cultural landscapes that give Scott County its unique identity and image.

- 2.1. Highlight the special environmental qualities of Scott County in developed and undeveloped areas.
- 2.2. Promote enhanced use of the Elkhorn Creek as a resource for recreation and tourism, and a unique attraction for development within the urban service boundary.
- 2.3. Protect the natural environmental qualities of the creeks as special habitats for plants and animals, and make them accessible for educational purposes.
- 2.4. Encourage the "greening" of Scott County by preserving trees and establishing new landscaping in urban areas.

3. Promote, support, and encourage public art.

- 3.1. Improve access to arts and cultural enrichment opportunities for all Scott County residents and visitors.
- 3.2. Include public art programs throughout the community, and especially at nodes of high activity.
- 3.3. Capitalize on our historic character and cultural heritage in public art and enrichment activities.

Draft Action Items

(for Implementation Matrix)

Policy Changes

- Adopt a revised local historic preservation district ordinance, Design Standards, and
 Architectural Review Board to ensure the historic qualities of designated areas are maintained
 and enhanced over time.
- Preservation incentives.
- Review and amend the B-3 zone district standards (see 1991 housing chapter recommendations, plus new ideas).
- Develop a comprehensive cultural resource plan that protects environmental aesthetics and the
 historic character of the rural landscape as well as man-made or built elements of our cultural
 identity. Elements should include: historic properties, landmarks, and sites, Ward Hall, Cardome,

Partnerships and Education

- Develop educational programming to increase local awareness and knowledge regarding preservation, such as: flyers, handbooks, partnership programs, "how-to" brochures, historic property tours, etc.
- Maintain a library of historic preservation and cultural conservation of interdisciplinary materials.
- Work with the Scott County Historical Society to help develop a list of preservation grants and resources necessary to acquire preservation easements.
- Designate a city staff position of redevelopment coordinator, incentives/marketing (infill specialist) Northside Christian Church, Galvin's new restaurant

Research and Studies

- Telecommunication Towers as part of the cultural resource plan and/or a separate ordinance and text amendment.
- Develop and maintain a local inventory of historic landmarks, places and districts, with
 photographs, descriptions and information on history, ownership and current conditions. Track
 structures, districts and landmarks that could become eligible for historic designation (50-year
 threshold) during the time span of this plan.

- Consider expansion of the local historic district overlay to include all properties with national register designation and/or additional local sites as identified in the cultural resources list.
- Consider form-based codes to guide new development to complement surrounding streetscape and buildings in designated areas, such as downtowns, Main Street, Broadway, major corridors, and/or commercial nodes.
- Consider expansion of the local historic district. This could include a wider area downtown, and/or could include areas already identified on the National Register of Historic Places (districts, buildings, or landmarks).
- Update cultural district list to include list of current cultural resources (natural and built).
- Establish a neighborhood inventory program to identify and document the location, size, individual characteristics, appearance and inhabitants of residential areas which will exceed the Secretary of the Interior's threshold for historic designation during the time span of this plan.
- Identify and monitor assets to include as cultural resources for protection, including:
 Elkhorn Creek, Farm fences, rock walls, parks on Elkhorn Creek, distinct
 neighborhood elements,

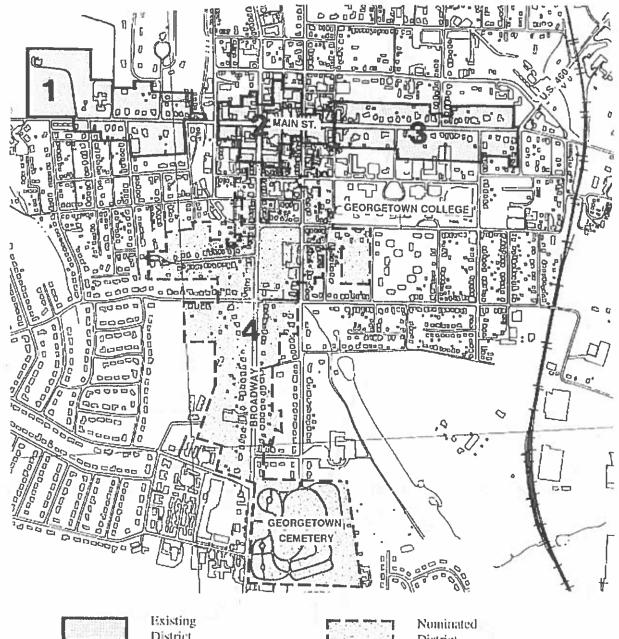
Physical Projects

- Create outdoor spaces where social activities and special events can easily happen (Community form, Heritage, Human Services, etc.)
- Adopt and pursue recommendations of Small Area Plans for the major neighborhoods and corridors surrounding Downtown Georgetown, and the North Broadway/Water Street areas.

EXISTING/PROPOSED NATIONAL REGISTER DISTRICTS, GEORGETOWN

GEORGETOWN-SCOTT COUNTY COMPREHENSIVE PLAN

MARCH 1991



District Boundaries

District **Boundaries**

- 1. West Main Street
- 2. Main Street Commercial
- 3. East Main Street

4. South Broadway Neighborhood

INFORMATION SOURCE: RENTICKY REBITAGE COUNCIL BASE MAP SOURCE PHOTOSCIENCE, INC. /PROCTOR DAVIS BAY ENGINEERS



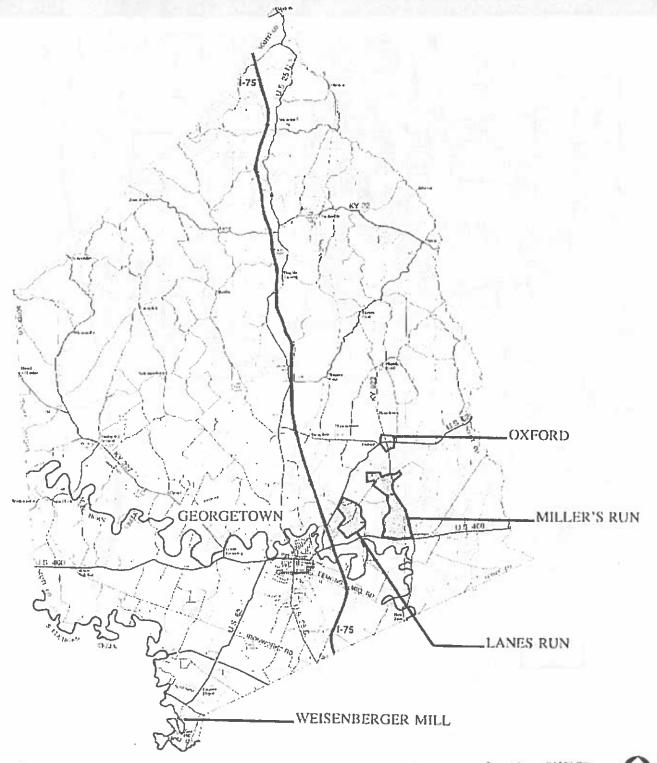


HISTORIC RESOURCE MANAGEMENT: A MAP 2

EXISTING RURAL NATIONAL REGISTER DISTRICTS

GEORGETOWN-SCOTT COUNTY COMPREHENSIVE PLAN

MARCH 1991



INFORMATION SOURCE: RENTUCKY HERITAGE COUNCE, BASE MAP SOURCE, U.S.G.S.



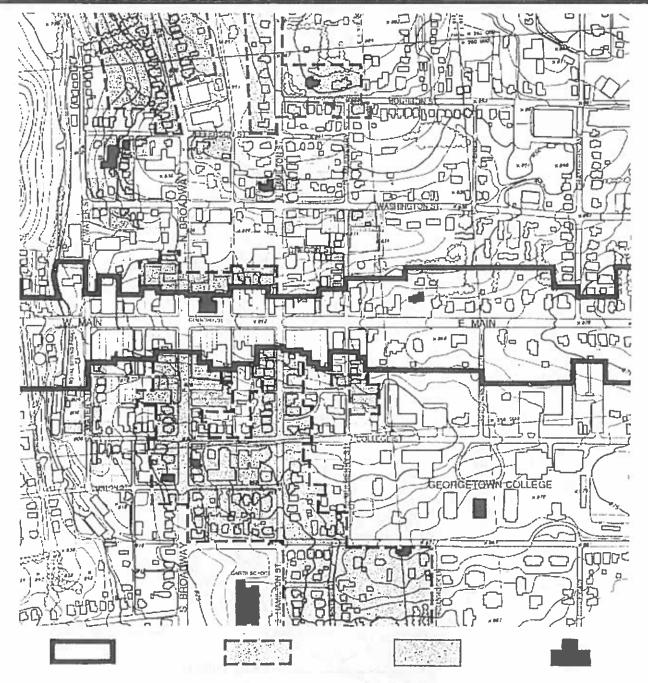


HISTORIC RESOurce Management 🛕 Map 8

LOCAL HISTORIC DISTRICTS AND HISTORIC PLANNING AREAS

GEORGETOWN-SCOTT COUNTY COMPREHENSIVE PLAN

MARCH 1991



Current H-1 Zone (approx. -- all properties fronting Main Street) Historic Planning Areas (Potential H-1 Districts) Potential Individual H-1 Property Existing Sites on the National Register

HASE MAP BOURCE: PHOTOSCIENCE, INC./PROCTOR DAVIS RAY ENGINEERS



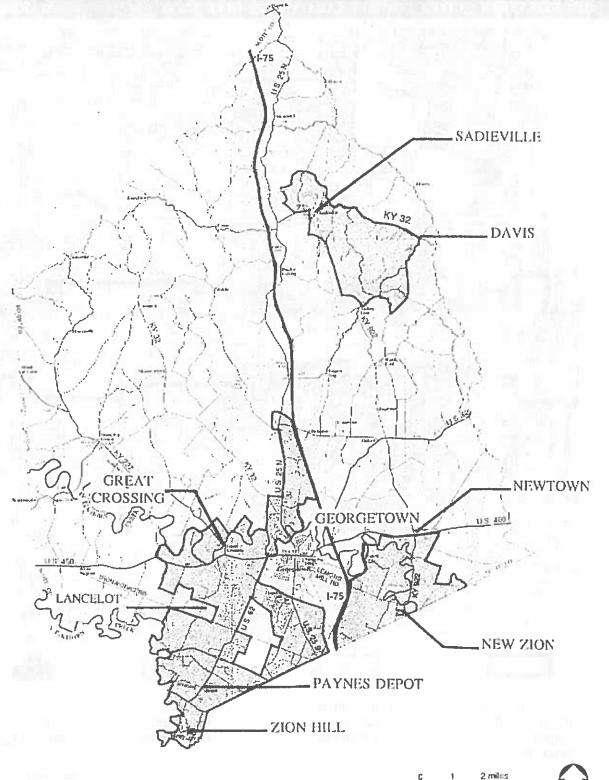


ITSTORIC RESOURCE MANAGEMENT A MAP 4

PROPOSED RURAL HISTORIC PLANNING AREAS

GEORGETOWN-SCOTT COUNTY COMPREHENSIVE PLAN

MARCH 1991



HASE MAP SOURCE: U.S.G.S.

