

**Central Park Character Area Public Meeting**  
**Central Park Community Center**  
Tuesday August 19, 2008

Central Park stakeholders have shown interest in allowing a selective number of non-residential uses as a way to facilitate the adaptive reuse of existing homes, and in standards for new multi-family/mixed-use development that is compatible with the vision of the community.

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**STAKEHOLDERS COMMENTS**

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**Proposed Uses for Adaptive Reuse of Existing Buildings**

Stakeholders reviewed a proposed list of land uses (partially modeled on the Arts, Culture and Small Business Overlay), and agreed that the following uses could be compatible with Central Park's character:

- Artist Studios/Galleries/Arts and Crafts
- Artist & Crafts and Performing Arts Instruction
- Beauty and Barber Shops
- Book Stores
- Clothing Boutique
- Coffee Shops, Bakeries
- Professional Offices
- Exercise studios (such as yoga, aerobic, dance)
- Restaurants and/or Take-out

Stakeholders also provided input for the following questions:

1. Would any/all proposed uses require a live-work component?  
**A.** Not necessary (some uses such as barbers, beauty salons require live-work)
2. Percentage of non-residential uses  
**A.** No need to limit the size of non-residential uses in existing buildings
3. Outdoor dining and outdoor display  
**A.** Permit by right – helps to encourage 'cottage industries'
4. Would detached accessory structures behind main building (granny flats, studios, storage, garages) be permitted?  
**A.** Yes – consider a maximum building footprint of 500 sf.

## **New Development**

Stakeholders were introduced to the concept of building types and had the opportunity to view photos of new development that shows how Form-Based Code standards can enhance new multi-family development, such as:

- Including porches and/or stoops at ground-level
- Building entrances facing the street
- Standards for building articulation

## **Mixed Use Development – Ground Floor Commercial**

Stakeholders stated that they want their neighborhood to have unique retail, not corporate businesses.

Stakeholders were asked:

Should new development include commercial spaces on the ground-floor in what is currently R-4 zoning?

- Because the number of uses is selected enough, some stakeholders don't mind having commercial spaces as long as the square footage is limited.