

Brown St. Wickford Design Guidelines community forums November 15 and 16, 2017

11/15/2017 forum

On Stickies (no particular order):

On sheet #3 HDC for Brown St

Restaurant hours not bar hours

Make Brown Street one way with diagonal parking

People need to be educated about what Historic District Zoning means. There are a lot of incorrect assumptions about what property owners in a historic district can or cannot do

Stipulate the space is allocated for community type business – restaurants, etc. not just offices and condos

Keep what we have authentically and cooperation between business and residential – Small=Local Restaurants and year round outside attractions focused on the harbor are key. Make the water view accessible at all levels of buildings

A developer buying multiple lots and combining them for larger scaled development shouldn't be allowed to occur

Utilize Wickford's waterfront for something other than parking

Bury the utilities

Bury power – get rid of poles and wires (note the Wickford Village Post card

Attract 20 somethings and young families – they are the future consumers! What do they like? etc. outdoors, walking, brew pubs, kayaking, biking,

Wickford needs to decide if it is going to keep Wickford done for the day at 5 pm. Allow small restaurants and entertainment?

Do we want to restrict the nature of land use – e.g. no MacDonalds or Dunkin Donuts

You're doing a great job so far!

On sheet # 2 Design Guidelines (no HDC)

Would like to see a good restaurant or something useful – perhaps a music venue

Loose (no order) same hand

Mobile carts or vendors to hide parking in flood zone – Farmers Market/ Crafts/food trucks (seems to be for parking area)

Keep mixture of residential and commercial intermingling (mixed use)

Areas of sidewalk cafes

Facades to be broken up into smaller scale – not all flat along street frontage – ins and outs

New Facades to have feeling of old window and door pattern from early stores

Existing non-contributing (Rite Aid and Wilson's) buildings replaced with new buildings same width to street and no higher

Traffic calming – keep Bridge St. dog leg

Flat roofs banned – min roof slope to match average on street 6/12?

Any new construction max width to be house size facing street
Gables facing to street
Building height max to peak of Old Library – even better (to) the soffit
Provide accessibility to stores – even existing, while at same allowing the steps and old access methods to remain
Ability to walk along entire waterfront behind Brown Street would be great – bigger waterfront park
Marinas and yachting is very important to visitors and residents – keep town open to water
More green areas dotted along streets – pocket parks
Protect existing historic structures – no demolition! Must be subject to HDC type guidelines
Consider the profitable special retail experience of Wickford and enhance it
Keep residential gardens
Allow variety of architecture as long as new is good scale to existing historic architecture
Retain water views from Brown Street and allow public access to water from Brown Street along attractive parkways
Retain the existing small store buildings
10,000 square feet footprint is too big! Try 3000 or less
Limit size of new structures according to size of demolished building and size of lot
Limit square footage and footprint size for new buildings
Apply for flood mitigation methods for historic structures which don't destroy the historic character of the buildings

Marker On Large Pad:

Demolition?
Size of Building
Displacement?
National Register District Status
Uniqueness of Wickford
Variety of architecture – what about contemporary - adds to history –
Business mind on guidelines
Real development pressures
Benefits of the local historic districts
“Personal” shopping experience
What attracts people here?
What is the unique customer experience?
Community – Business partnership
Design guidelines with clear permitting structure
Dollars for sq ft?
People come to shop, stroll, look at historic structures
Take advantage of the harbor
Integration of a live-work community

11/16/2017 forum

On Stickies (no particular order):

On sheet #3 HDC for Brown Street

Big Concern – ensuring enforcement – historically town has not enforced HDC rulings if threatened
Preservation professionals in the US recommend local historic district zoning as the best way to protect, preserve, and guide the growth of historic areas. This is exactly the best solution for Brown Street
Wickford is too small for lots of development. Development on Brown should be limited to the scale compatible with the residential area.

Parking requirements are “relaxed.” Will they stay relaxed for a change in use? As (in) retail (shifting) to food service?

Voting yes to this provided the town is willing to enforce.

Needs to be enforced

If we have new guidelines overseen by the HD will the HD we have now be expanded?

Doesn't zoning control development?

We need zoning to back up HDC

On Sheet #2 Design Guidelines no HDC

Expand project area – include all areas of historic Wickford

Preventing improper demolition with proper footprint, height, design ? Example: glass steel building

#2 and #3 should be combined/work(ed) together

Vote maybe if demolition “delay” or prevention works

Add No Demolition – restrict height – restrict square footage

On Sheet #1 Do Nothing

#1 – must do something soon

Marker On Large Pad Paper

What is a local historic district?

Guide change, preserve character

Create guidelines with flexibility for personal expression – not over burdensome

HDC guidelines do not regulate color of building

Uniqueness of the many small shops

Guidelines can include recommendations to preserve its unique character

Can we prevent demolition through innovative ordinances?

Who in town government wil provide review of design guidelines?
 ? State land at corner of Hussey Bridge - Garden Club is working on?
 Timelines for items #1,2,3?
 # 2 and 3 – important to define and prevent unwarranted demolition

Tally of votes using red, blue, yellow dots

Nov 15	#1 do nothing	#2 design guidelines	#3 HDC for Brown
Red (no)	78	2	5
Blue (yes)	1	29	50
Yellow (maybe)	2	50	26

Nov 16	#1 do nothing	#2 design guidelines	#3 HDC for Brown
Red (no)	33	0	0
Blue (yes)	0	14	20
Yellow (maybe)	0	13	14

Totals two days	#1 do nothing	#2 design guidelines	#3 HDC for Brown
Red (no)	111	2	5
Blue (yes)	1	43	70
Yellow (maybe)	2	63	40