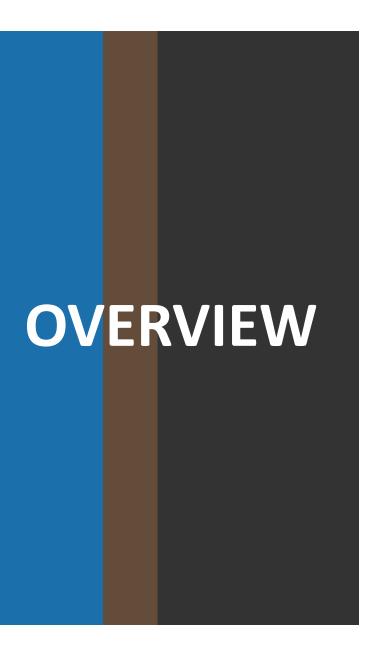


Community Character Results 5.11.23

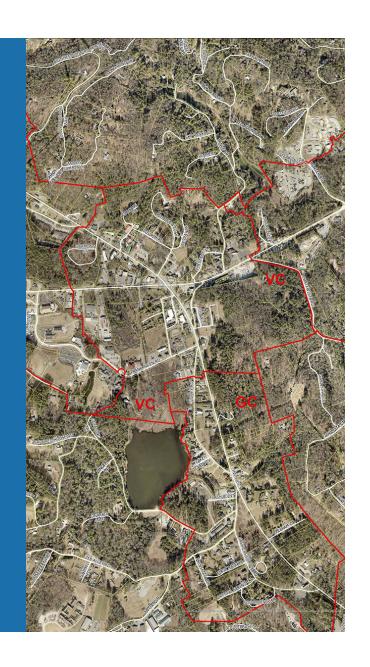


- 1 Community Character

 Defined
- 2 Exercise 1: Mapping

 Locations that illustrate community character
- 3 Exercise 2: Images
 Buildings and features
- 4 Exercise 3: Terms
 What words fit?
- 5 Character Framework
 How this will work





COMMUNITY CHARACTER

Community character is "the distinctive identity of a particular place that results from the interaction of many factors—built form, landscape, history, people and their activities."

—New Zealand Ministry for the Environment



THIS IS OUR FOCUS

Community Character is Often Based on:

- Socio-cultural characteristics
 People (attitudes, governance, demographics)
 History
- Physical characteristics

 Location
 Size (small town, village)

 Appearance (beauty, design)
- Economic characteristics
 Types of occupations
 Relative wealth

Land value

Landmarks
 Unique places and features



COMMUNITY CHARACTER FOCUS AREAS

Land Use

- Permitted
- Prohibited
- Conditional



Lotting Patterns

- Lot Size
- Lot Width
- Setbacks
- Impervious cover

Street Design

- Width
- Spacing
- Paving/Surface
- Pedestrian Network

COMMUNITY CHARACTER FOCUS AREAS

Open Space

- Amount
- Arrangement
 - Function
- Ownership



Buildings

- Size/mass
- Density
- Spacing
- Placement Uniformity
 - Orientation
 - Height
 - Façade Appearance

Site Features

- Parking
 Placement, % of Site, Surface
 - Landscaping
 Degree of Obscurity
 - Signage Size, height, illumination

OUR OBJECTIVE:

- Define the Cashiers Community Character in words and with images
- Include the words and images in the new development regulations as criteria
- Review new development for consistency against the community character criteria



EXERCISE 1: THE MAP Places of Consistency

- 1. Bucks Coffee
- 2. 107 S. Corridor
- 3. Village Green
- 4. Farmers Market
- 5. Wells Hotel



EXERCISE 1: THE MAP Places of Inconsistency

- 1. Concrete Plant
- 2. Ingles
- 3. Wilson Electric
- 4. Spinx Stations
- **5. Tiny Homes**





RECODIFY CASHIERS - COMMUNITY CHARACTER WORKSHOP 5-9-23

Exercise 2: Community Character Consistency

Please examine each image. Place a 1, 2, or 3 on the line beneath the image.

1 means the feature, building, or use depicted is **inconsistent** with your idea of Cashiers community character.

2 means the feature, building, or use depicted is **somewhat** consistent with your idea of Cashiers community character.

3 means the feature, building or use depicted is very consistent with your idea of community character.

Leave the line blank if you are not sure.

Try not to assign a number value based on the quality of the image, or personal feelings. Objectively, is the image consistent with your idea of community character? How consistent? 1, 2, or 3?

Sheet 1: Shopping Centers

















EXERCISE 2: THE IMAGES

Work with your table to rank how well each image fits with current community character





Shopping Centers - Rusticks

Buildings Most Consistent with Community Character





Buildings Most Consistent with Community Character

Commercial Buildings – Old Cashiers Village





Commercial Buildings – Wells Hotel

EXERCISE 2: THE IMAGES

Buildings Most Consistent with Community Character





Commercial Buildings – Bucks Coffee

EXERCISE 2: THE IMAGES

Buildings Most Consistent with Community Character





Commercial Buildings – Cornucopia

EXERCISE 2: THE IMAGES

Buildings Most Consistent with Community Character





Commercial Buildings – Fiddlehead Designs

EXERCISE 2: THE IMAGES

Buildings Most Consistent with Community Character





Buildings Most Consistent with Community Character

Institutional Buildings – Cashiers Area Chamber





Institutional Buildings – Farmers Market

Buildings Most Consistent with Community Character





Institutional Buildings – Village Green

Buildings Most Consistent with Community Character





Signage - Creekside

Buildings Most Consistent with Community Character





Shopping Center - Ingles

Buildings Not Consistent with Community Character





Residential Uses - Slabtown

Buildings Not Consistent with Community Character





Industrial Uses – Bazar Barn

Buildings Not Consistent with Community Character





Industrial Uses – Dirtworks

Buildings Not Consistent with Community Character







Buildings Not Consistent with Community Character



Signs



RECODIFY CASHIERS - COMMUNITY CHARACTER WORKSHOP 5-9-23

Exercise 3: Describing Community Character
Please examine the following random words or phrases. These words are often used as the basis for definitions of community character. Please circle the ones that you think apply to Cashiers and cross out the ones that you think don't apply to Cashiers. You can take a poll of your table if there is disagreement about a particular word and record the votes for or against. There is space on the second sheet for you to write any additional terms or phrases that you think should be included in our list.

Sheet 1 Terms

ARTIFICIAL	COMMUNITY FOR RESIDENTS	ECLECTIC	GREAT VIEWS
ATTRACTIVE	CONFUSING	EXCLUSIVE	HARD TO WALK AROUND
BUSY	CROWDED	EXPENSIVE	НОМЕ
CHARMING	DEEPLY-ROOTED HERITAGE	FABRICATED	LOST
COLORLESS	DISCONNECTED	FULL-SERVICE	MEDIOCRE
COMMERCIAL CHARACTER	EASY TO NAVIGATE	GLAMPING	MEETS DAILY NEEDS

EXERCISE 3: The Words

Work with your table to select the words that best describe current community character



- Community for residents
- Great Views
- Attractive
- Expensive
- Home
- Deeply Rooted Heritage
- Place for visitors
- Respectful of nature
- Place for kids

- Resort
- Natural setting
- Quiet
- Small town
- Village
- Plateau
- Small buildings
- Unique

EXERCISE 3: The Words

Words that best describe current community character



- Artificial
- Busy
- Fabricated
- Lost
- Colorless
- Full Service
- Mediocre

- Commercial Character
- Glamping
- Uninviting
- Uniform
- Pass-through on way to elsewhere
- Ugly

EXERCISE 3: The Words

Words that are inconsistent with community character



Green Market Input

We have not had enough time to process that data



NEXT STEPS...

EXAMPLE FRAMEWORK STATEMENT:

Non-residential buildings and buildings in non-residential areas do not maintain uniform spacing, orientation to the street, or setbacks from one another on adjacent lots.



Collate all the data

- Incorporate historical precedent (Zachary-Taylor House, others)
- Add refinements from tonight
- Recognize aspirations
- Prepare the framework statements describing community character

