

### NEXT STEPS

This Master Plan Report is intended to be a visioning document that establishes goals and next steps toward implementation.

Beyond the short and long term recommendations included here, there are other future and ongoing efforts that will be critical to maintaining and expanding the success of Downtown Sundance.

Projects may be developed based on demand and priorities, but also on available funding and associated grant requirements.

### FINANCING, GRANT AND PARTNERSHIP OPPORTUNITIES

Follow grant specific guidelines for types of projects, required elements and approval processes. Potential options include:

- Main Street Grants
- Community Development Block Grants
  - Economic Development
  - Water/Wastewater or Public Works Facilities
  - Tourism Development
- Rehabilitation Tax Incentives
  - For buildings placed in service before 1936
- Historic Preservation Tax Incentives
- New Market Tax Credits
- Kresge Foundation Challenge Grants
  - Focused on nonprofit infrastructure – libraries, hospitals, schools, museums, community centers, etc.
- Rural Economic Development Loan and Grants
- Hope VI Main Street Program
- Rural Energy for America Program Grants

### DESIGN REVIEW COMMITTEE

A Design Review Committee should be established to review proposed projects within the Downtown and ensure they are building on the intent of the Downtown Master Plan.

### MARKETING & PROMOTION

Branding, promotion and marketing efforts should be coordinated across multiple groups such as the City of Sundance, Chamber of Commerce, Crook County, etc. to maximize benefits of each groups reach and present a cohesive message.

### ZONING & LAND USE

Current zoning and land use policies should be reviewed and amended for their ability to support the intent of the Downtown Master Plan vision. A “Form Based Code” may be appropriate.

### FUTURE STUDIES

Development of a **comprehensive signage and wayfinding program** is recommended

As a façade enhancement program is developed, more **detailed design guidelines** may be required to allow equitable review of proposed designs.

**Detailed building evaluations** will need to be completed for any building wanting to undergo façade enhancements. A review of structural integrity is a critical component to determine what improvements are possible.

## POTENTIAL PROJECT AREAS OF FOCUS

- Acquisition
- ADA Compliance
- Demolition
- Energy Efficiency
- Façade Improvements
  - Repair or installation of exterior masonry and siding materials
  - Repair or installation of awnings, windows, doors, or other architectural details
  - Repair or installation of gutters or downspouts
  - Repair or replacement of exterior building lighting
  - Repair or construction of entry ways
  - Cleaning, preparation, and painting exterior walls and trim
  - Removal of barriers to access for people with disabilities
  - Removal, replacement, of building signs
  - Other improvements as approved
- Public Facilities
- Relocation
- Street Improvements
- Sidewalk Improvements
- Parking Improvements
- Storm Sewer or Water System Improvements

## RECOMMENDED DESIGN REVIEW PROCESS

1. Applicant to submit “Application for Downtown Improvements” to City of Sundance (see appendix).
2. Applicant schedules a “Concept Design Review Meeting” with the City of Sundance/Design Review Committee to discuss proposed improvements. Meeting shall discuss intended funding sources, project budget, and timeline for completion of improvements. Any intended grant applications shall also be reviewed and discussed.
3. City of Sundance/Design Review Committee to provide letter of recommendation of approval or suggested modifications to the project.
4. Applicant to participate in public hearings, Planning Commission, City Council, meetings, etc as required by other local codes. City of Sundance/Design Review Committee to present their recommendations for approval or suggested modifications at required public hearings. Planning Commission, City Council, etc., to provide their recommendation for approval or suggested modifications to applicant.
5. Applicant to appeal recommended modifications or resubmit application for approval with revised proposed design.
6. City of Sundance/Design Review Committee approves project compliance with Downtown Master Plan.
7. Applicant to complete additional applications for required permits, grants, etc., needed for project completion.