



SPECIAL MEETING MINUTES

Planning & Zoning Commission

Thursday, October 5, 2023

CALL TO ORDER

The special meeting was called to order at 5:30 p.m. at the southeast corner of John Shields Parkway and Dale Drive.

ROLL CALL

Commission members present: Rebecca Call, Mark Supelak, Kim Way, Lance Schneier, Jamey Chinnock, Kathy Harter

Commission members absent: Warren Fishman

Staff members present: Jennifer Rauch, Thaddeus Boggs, Bassem Bitar, Rati Singh Zachary Hounshell

Others present: Chris Amorose Groomes, Council member; Daniel Phillabaum, Landplan Studios; Mark Ford, Ford & Associates Architects; Diane Cartolano

The special meeting consisted of a walking tour of various development sites within the Bridge Street District to view a variety of uses, development types, design details, building materials, and site arrangements.

PROCEEDINGS

- **Tuller Flats – John Shields Parkway – Comments:**
 - Concern about parapet detailing
 - Building wrap exposed at parapet returns
 - Poor termination at cap – no cornice or other detailing; just metal wall cap
 - Preference for the bracketed projecting cornice
 - Materials/Colors – blue Hardi panel/light brick combination disliked by some
 - Foundation Planting/Landscaping – trees planted on building side of sidewalk, leaving little space for them to reach mature size
 - Lack of direct access from the public sidewalk to building entrances
- **John Shields Parkway Greenway – Comments:**
 - Needs more trees – possibly tree replacements from other projects could be planted here

- Needs more definition of space – too empty
- Define long term plan/programming of space
- **Towns on the Parkway – John Shields Parkway – Comments:**
 - Concern about porch detailing
 - Balusters on top of porch too short
 - Column and architrave out of proportion
 - Shutters out of proportion
 - Too much architectural diversity
- **Block D (bounded by John Shields Pkwy, Riverside Dr, Tuller Ridge Dr, and Mooney St) – Comments:**
 - Building D3 (bounded by John Shields, Longshore, Larimer and Mooney)
 - Balcony detailing bleeding onto exterior finish below
 - Balcony undersides should be finished (wood planks)
 - Building D4/D5 (bounded by Larimer, Longshore, Tuller Ridge and Mooney)
 - Wood siding already weathering; will likely require frequent maintenance/replacement
 - Building D2 (bounded by John Shields, Riverside, and Longshore)
Terminal vista with architecture/pocket plaza well done
- **Block C (bounded by Tuller Ridge Dr, Riverside Dr, Bridge Park Ave, and Mooney St) – Comments:**
 - Not enough sidewalk width along Longshore Street
- **Block B (bounded by Bridge Park Ave, Riverside Dr, Banker Dr, and Mooney St) – Comments:**
 - Creative signage/silo near the intersection of Bridge Park Drive and Longshore Street adds interest
 - Discussion about the streetscape modifications created by Valentina’s, including the width of the public sidewalk along Riverside Drive
 - Public artwork on column by Valentina’s is nice, but there could have been more ambitious
 - Pocket plazas not well programmed/about service areas of businesses rather than dining or seating areas
 - Terminal vista towards the river could have been better thought out
 - Interesting rough-hewn foundation block at Building B1 (northwest corner of Banker Drive and Longshore Street) – transitions to smooth block on upper portions of the elevation with marble-like veining
- **Block A (bounded by Banker Dr, Riverside Dr/W Dublin Granville Rd, and Mooney St) – Comments:**
 - Concern about the parking structure exterior design – least successful in the district
- **Block G (bounded by Tuller Ridge Dr, Mooney St, Bridge Park Ave, and Dale Dr) – Comments:**

- Office/Mixed-Use Building (south side of block)
 - Very white overall – not clear if that was fully understood at the time of approval (white brick and metal panels)
- Parking Structure (middle of block)
 - Good design – window frames in opening are an effective treatment
- Apartment Building (north side of block)
 - Good exterior materials
 - Should have incorporated a common or public space at the corner (as opposed to an apartment unit) due to the high visibility – would make a good co-working space
- **Block H (bounded by Larimer St, Mooney St, Tuller Ridge Dr, and Dale Dr) – Comments:**
 - Uppermost story (roof access) of townhomes creates awkward massing

ADJOURNMENT

The meeting was adjourned at 7:30 p.m.



Chair, Planning and Zoning Commission



Assistant Clerk of Council