

# STAKEHOLDER COMMITTEE

## BRIDGE STREET DISTRICT CODE UPDATE AND DESIGN GUIDELINES

### Meeting Notes

March 12, 2019

Attendees: Don Elliot, Terry George, Russ Hunter, Dan Ferdelman, Chris Amorose Groomes, Miguel Gonzalez, Roger Ansel, Rob Bailey, Bill Wilson, Mike Brehm

Staff: Jenny Rauch, Claudia Husak, Logan Stang, Chase Ridge, Thad Boggs

The meeting began at 8:05 am.

The following summarizes the key topics discussed at the meeting:

- Reviewed Bridge Street District Map and area governed by the Code.
- Introduced the modifications to the Historic District removal from BSD and timing for those amendments.
- Reviewed each of the Code Sections on the meeting agenda.

#### Review comments:

- Reincorporate portions of the original code language regarding how existing uses (non-conforming) are regulated.
- Scope and intent needs to continue to enforce the vision of vibrancy within the District.
- Areas for loading, Uber/Lyft, valet, etc. need to be more clearly defined. Discussed limiting these area/uses to non-Principal Frontage Streets, with the use of one-way streets, and/or lower levels of the parking garages. A variety of options should be provided (note that some solutions may be best addressed operationally and not through the code).
- Discussed concerns about inward-oriented living communities, such as senior living communities, which prefer to have resident amenities available through internal lobbies and without the need to use a sidewalk for access. These types of developments remove the vitality and energy from the street, which does not align with the intent of the Bridge Street District. The discussion did not discourage senior living (or any age issue), rather a desire to ensure the regulations require activities to be street-oriented rather than the primary access gained from inside a building or complex. Alternatives to accomplish this include: limiting building size, requiring ground story activity, and/or requiring uses to be open to public and accessible via the street (not internal to the building).
- Add Artisan Production and Small Batch Alcohol as a permitted use within the Scioto River Neighborhood District.
- Revise Food Truck regulations to be permitted within residential areas with hour duration limitations (e.g. 6 hours max/month), and add "T" to residential and public zoning districts.
- Discussion of vehicle charging station provisions given the future of technology and the visual impact these create. There was desire to see examples of the aesthetic and locational controls on



electric vehicle charging points (in order to avoid unsightly designs/advertising/in-your-face locations, etc.).

- Discussion of the possibility of allowing very small lot single-family detached residential in the district (note that current code only allows single family in two of the historic sub-districts). Discussed the idea that single-family detached may not be consistent with the original intent in the BSD Plan or the intent statements for specific neighborhoods. However, given the large amount of land in BSD and the need for housing diversity, it is something that could be considered, potentially as a size-limited use (based on acreage or number of lots).
- Modify the streets section to clarify that in addition to allowing realignments for engineering considerations, alignments can be altered to avoid overburdening a single property owner, providing that the equivalent through connectivity can be provided through the realignment.

The meeting concluded at 9:40 am.

