

# STAKEHOLDER COMMITTEE

## BRIDGE STREET DISTRICT CODE UPDATE AND DESIGN GUIDELINES

### Meeting Notes

April 9, 2019

Attendees: Dan Ferdelman, Roger Ansel, Terry George, Bill Wilson, Rob Bailey, Jane Fox, Mike Brehm, Russ Hunter, Chris Amorose Groomes, and Vicki Newell.  
Staff: Vince Papsidero, Jenny Rauch, Thad Boggs, Claudia Husak  
Consultant: Don Elliot, Clarion

The meeting began at 8:05 am.

The following summarizes the key topics discussed at the meeting:

- Reviewed the proposed design guidelines focusing on users guide, vision, principles of walkable urbanism, and lots and blocks.
- Detailed comments provided for lots and blocks and streets.

Review Comments:

- Add text and illustrations that discusses the importance of pedestrian pathways that are a combination of sidewalk, mid-block pedestrian ways, and crosswalks.
- Building upon section 3 Principles of Walkable Urbanism, combine that text with a larger discussion regarding placemaking. Utilize the Placemaking & Resiliency section of the Frisco, Texas comprehensive plan. Consider moving material from other sections (e.g. 5.2 Principles of Creating Great Streets).
- Expand section 4.3 Mid-Block Pedestrianways to address 24/7 accessibility, preference for these spaces to be between buildings, but supporting arcades/paseos as an alternative, while discouraging interior building corridors, especially where they might otherwise be closed to public access.
- Provide additional detail in section 5.2 Principles of Creating Great Streets, regardless of its location in the guidelines, while ensuring not to duplicate details in other sections.
- Emphasize sensitivity to natural and cultural features when planning the street network. Use stream crossings as opportunities for placemaking. Limit crossings of Indian Run and its branches.
- Incorporate Nelson Nygard streetscape design standards, as appropriate.
- Eliminate Appendix A, Materials Specifications, and meet separately with Engineering to review the current specs relative to actual performance. Add text that addresses durability and appearance performance standards for right-of-way materials specifications, working with Engineering.
- Clearer landscaping standards should be incorporated into the guidelines, indicating that one major set of streets in a development (e.g. east-west) are heavily landscaped, while the other



set (e.g. north-south) are not. Use Bridge Park as the example. Incorporate illustrations from the original MKSK streetscape guidelines into the text, as appropriate.

- Provide clarity among the various street classification typologies, especially as it relates to landscaping requirements, while ensuring a degree of flexibility to address site specific requirements. Review the design specification for tree wells and soil specifications.
- Ensure right-of-way and sidewalk areas are wide enough to accommodate the range of activities, while maintaining the appropriate scale for pedestrians.
- Consider a separate code provision requiring a Certificate of Zoning Plan Approval for street furnishings that are not otherwise reviewed and approved under the BSD Code. Include provisions outlining the required durability of furnishings to ensure the aesthetic requirements are met.
- Add language requiring crosswalks at all intersections, unless otherwise approved by Engineering.
- Delete section 5.9 Public Art.
- Expand section 5.10 Transit Facilities or Amenities to address the incorporation of ride share facilities into the public right-of-way.
- Section 5.10 and the remaining sections under Streets will be reviewed at the next committee meeting on April 23, along with the balance of the design guidelines.

The meeting ended at 10:00 am.

