

STAKEHOLDER COMMITTEE

BRIDGE STREET DISTRICT CODE UPDATE AND DESIGN GUIDELINES

Meeting Notes

April 23, 2019

Attendees: Dan Ferdelman, Jane Fox, Rob Bailey, Bill Wilson, Terry George, Roger Ansel, Russ Hunter, John Woods, Mike Brehm, Miguel Gonzalez and Chris Amorose Grooms.
Staff: Vince Papsidero, Jenny Rauch, Thad Boggs, Logan Stang, Chase Ridge
Consultant: Don Elliott, 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 streets, building types, neighborhood standards, open spaces, site development guidelines, and signs.
- Intent statements are to be added throughout the Guidelines.
- The Building Types standards are to be significantly summarized, focusing on the intent and qualitative results and not the detailed specifications.

Review Comments:

- Add Intent language at the beginning of all sections in the guidelines, and add graphics and illustrations.
- Clarify the design intent of the curb bump-out standards and provide illustration. Ensure standards allow for multiple modes of transit, especially biking.
- Cross-reference greenway guidelines within the Code (e.g. 8.3.g). Add illustrations and language to address the intent of the greenway guidelines (e.g. buildings facing Rock Cress with Indian Run open space to the north of the street, incorporating the cycletrack). Correlate to the Street Network Map and the Open Space section of the guidelines. Note viewsheds and notable landmarks.
- Add references regarding the public realm to all relevant sections of the guidelines, as well as a broader reference in 3. Placemaking.
- Simplify Building Type language to ensure quality design and elements relate to the surrounding character, as it relates to building type details. Include more guidance on desire for variety within blocks and with respect to adjacent properties. Provide illustrations and photos that demonstrate the desired character. Extend this approach to all sub-sections of Building Types.
- Relocate 6.1 Shopping Corridors from Building Types to Neighborhood Standards.
- Add language in 6.6 Materials that speaks to the context upon which a building material is selected (e.g. location, building architecture, installation, color combinations, depth and patterns, etc.).



- Encourage creativity in the design of gateways, while compatible with the Dublin brand (e.g. dry laid stone walls, landscaping, etc.). Differentiate between gateways on private vs. public property.
- Verified the standards related to the separation between residential uses is appropriate.
- Discussed the addition of West Bridge Transition District, as directed by City Council. Eliminate language in 7.2 BSD Commercial Neighborhood District that already speaks to this geography.
- Highlighted the additional neighborhood standards provided in the guidelines.
- Emphasize working with natural landscape and topography in locating and designing open spaces. Encourage flexibility when selecting an open space type. Revise interior landscape standards to emphasize canopy trees in order to create shade.
- Emphasize that the size of tree islands should respond to the type of tree (e.g. canopy) to ensure growth and health. Modify the guidelines to create “rooms” of landscaping in the parking lot to allow sharing soil volumes and provide greater shade of parking lot. Revise guidelines to focus on adequate soil volumes and desire for tree canopy more than tree island dimensional specifications. Ensure intent addresses the desired outcome in Code and guidelines.
- Modify the Code (or guidelines) to address clear trunk height (seven feet).
- Revise the foundation planting text to emphasize intent to soften the hard edges of building bases against the RBZ and other hardscape where that is needed.
- Relocate 9.2.f Roof-Mounted Mechanical Equipment to Building Types (replace with a cross reference). Screening material requirements should be modified. Eliminate live material requirement from roof-mounted equipment. Eliminate subsections a) and c) from Parapets. Reword b) into a performance measure and add an illustration.
- Add guidance allowing flexibility in fence/wall height when responding to grade changes.
- Add underground storage of trash as an optional approach.
- Remove public art language.
- Address sandwich board sign design (quality, materials, colors, consistency with the associated architecture, etc.) and modify the code to permit them throughout the BSD.
- Ground sign language should allow for creativity (not 10.7.b language regarding compatibility or 10.13.a.1).

The meeting ended at 10:00 am.

