

Development Activities Meeting Report (Version: 02/20/2026)

This report created by the Neighborhood Planner and included with staff reports to City Boards and/or Commissions.

Logistics	Stakeholders
Project Name/Address: Penn Avenue Streetscapes	Groups Represented (e.g., specific organizations, residents, employees, etc. where this is evident):
Parcel Number(s): N/A	Bloomfield Alliance
Building & Development Application (BDA) Number: N/A	Bloomfield Development Corporation Bloomfield Garfield Corporation Friendship Community Group
Meeting Location: Zoom	
Date: 04/21/2026	
Meeting Start Time: 6:30pm	
Applicant: Shiftworks	Approx. Number of Attendees: 30
Boards and/or Commissions Request(s): Public Art and Civic Design Commission	

How did the meeting inform the community about the development project?

Ex: Community engagement to-date, location and history of the site, demolition needs, building footprint and overall square footage, uses and activities (particularly on the ground floor), transportation needs and parking proposed, building materials, design, and other aesthetic elements of the project, community uses, amenities and programs.

- The applicant presented the final design for artist-integrated elements of the Penn Avenue Phase II streetscape project, including:
 - Custom tree grates designed by Atiya Jones
 - Concrete formwork benches, custom bike racks, and bus shelter wraps designed by Marlana Adele Vassar
- The project spans Penn Avenue from Evaline Street to Graham Street
- The applicant described the community engagement process, including artist listening sessions, public meetings, and design feedback collected during Unblurred events.
- The design incorporates themes of public art, pedestrian safety, and neighborhood identity, with the butterfly motif emerging from community input.
- The presentation also noted that decorative crosswalk paving was removed from the project due to safety and maintenance concerns.

Discussion

Topic / Issue	Recap
Maintenance, Responsibility & Long-term Care	<p>Maintenance, Responsibility & Long-Term Care</p> <ul style="list-style-type: none"> • Comment/Concern Raised: Multiple attendees asked about long-term maintenance, including: <ul style="list-style-type: none"> ○ Who will maintain planting beds ○ Whether a maintenance plan exists ○ Replacement of damaged or impacted plantings from Phase I • Who Raised it: Community members • Response: The applicant stated that maintenance responsibility is not fully defined within their scope and would require coordination with the City and/or property owners. A full maintenance plan was not available at the time of the meeting. • Outcome/Follow-Up Needed: Maintenance plan and responsibilities require further clarification.
Plants & Planting Design	<ul style="list-style-type: none"> • Comment/Concern Raised: Attendees asked about planting design, including: <ul style="list-style-type: none"> ○ Availability of a plant species list ○ Interest in native and pollinator-friendly plantings ○ Tree pit sizing and long-term tree growth • Who Raised it: Community members • Response: The applicant confirmed the following: <ul style="list-style-type: none"> ○ Tree grates include breakaway rings to accommodate trunk growth ○ A planting list exists but was not available during the meeting ○ Detailed soil or planting specifications were not discussed • Outcome/Follow-Up Needed: Plant list and planting approach to be shared
Site Design and Functionality Questions	<ul style="list-style-type: none"> • Comment/Concern Raised: Attendees asked for clarification on: <ul style="list-style-type: none"> ○ How specific design elements, particularly benches, would be located within the streetscape and how they relate to intersections and pedestrian bump-outs ○ How bus shelter wraps impact visibility • Who Raised it: Multiple attendees • Response: Site plan drawings were shared and the applicant walked through specific locations, explaining that: <ul style="list-style-type: none"> ○ The project includes a raised intersection design, shown in the phasing plans ○ Concrete bench elements are located at pedestrian bump-outs, not uniformly throughout the corridor

Topic / Issue	Recap
	<ul style="list-style-type: none"> ○ These benches are at intersections, including Pacific Avenue, where installations occur on three of the four corners, Atlantic Avenue, where there are two installation locations plus a bus shelter ○ The elements vary slightly in configuration by location rather than being identical at every intersection ○ The drawings shown illustrate both the overall layout of elements within intersections, the bench design with wood finish and integrated artwork ○ Clarified that previously proposed intersection artwork has been removed from the project scope. <p>The bus shelter designs are intended to maintain visibility, so riders can still see approaching buses.</p> <ul style="list-style-type: none"> ● Outcome: Clarified how design elements are distributed and vary by intersection; some design details are location-specific rather than standardized.
Public Art Concept & Neighborhood Identity	<ul style="list-style-type: none"> ● Comment/Concern Raised: One attendee questioned the selection of the butterfly theme and whether it reflects a specific local ecological, cultural, or historical context. ● Who Raised it: Community member ● Response: The applicant explained that the theme emerged from community engagement and was intended as a unifying element while allowing for diverse artistic expression rather than a single defined identity. ● Outcome: Clarification provided.
Construction Impacts	<ul style="list-style-type: none"> ● Comment/Concern Raised: A question was raised about potential disruption from installation of the artwork and whether this would result in additional construction impacts beyond the Penn Avenue Phase II project. ● Who Raised it: Bloomfield Development Corporation ● Response: All artist-designed elements would be installed concurrently with the Phase II streetscape construction, meaning that installation would be integrated into the existing construction schedule and would not require additional future disruption. ● Outcome/Follow-Up Needed: Clarified that artwork installation is coordinated with overall construction and not a separate phase.

Topic / Issue	Recap
Positive Feedback & Support	<ul style="list-style-type: none"> • Comment/Concern Raised: Multiple attendees expressed support for the project, including appreciation for: <ul style="list-style-type: none"> ○ Integration of public art ○ Community engagement process ○ Overall design quality • Who Raised it: RCO board members and others • Staff Response: The applicant acknowledged and appreciated the feedback. • Outcome: Positive reception noted.

Planner completing report: Shoshana Davidson