



**Land Use and Long
Range Planning**

5800 Shier Rings Road
Dublin, Ohio 43016-1236

phone 614.410.4600
fax 614.410.4747

www.dublinohiousa.gov

ADMINISTRATIVE REVIEW TEAM

MEETING MINUTES

DECEMBER 5, 2013

ART Members: Steve Langworthy, Planning Director; Alan Perkins, Fire Marshal; Barb Cox, Engineering Manager; Fred Hahn, Director of Parks and Open Space; Colleen Gilger, Economic Development Administrator; Laura Ball, Landscape Architect; Lieutenant Steve Farmer, Police; Jeff Tyler, Building Standards Director; and Gary Gunderman, Planning Manager.

Other Staff: Rachel Ray, Planner II; Dan Phillabuam, Senior Planner; Jennifer Rauch, Planner II; and Laurie Wright, Staff Assistant.

Applicants: Nelson Yoder, Principal, Crawford Hoying Development Partners; Russ Hunter, Crawford Hoying Development Partners; Gerry Bird, OHM Advisors; Chris Christoff; Thomas Beery, Beery Architects, Inc.; Shawn Goodwin, American Structurepoint; John Behal, Behal Sampson Dietz; and Kurt Schmitt, Property Owner (97 South Riverview Street). Joined via conference call: Jacob Kain and John Martin, Elkus Manfredi Architects.

Steve Langworthy called the meeting to order. He asked if there were any amendments to the November 21, 2013, meeting minutes. [There were none.] The minutes were accepted into the record as presented.

PRE-APPLICATION CASE REVIEW

1. Pre-Application Review (Bridge Street District) – BSC Office Residential District & BSC Commercial District – Bridge Park Mixed-Use Development – Riverside Drive and State Route 161

Dan Phillabaum said this request for non-binding review of a potential application for a mixed-use development consisting of 1,057 residential units, 151,000 square feet of office space, a 156-room hotel with an attached conference center, 42,825 square feet of retail space, and 31,275 square feet of restaurant space on approximately 25 acres located on the east side of Riverside Drive, north of State Route 161. He said this is a request for pre-application review prior to submission of an application for Basic Plan Review in accordance with Zoning Code Section 153.066(C). He stated that the purpose of the pre-application review meeting is to provide the applicant with a non-binding and informal review of the development proposal, and information on the procedures and policies of the city, including application review procedures that may be used.

Mr. Phillabaum stated that this application was presented to the Planning & Zoning Commission (PZC) on November 14, 2013, and that modifications have been made since that time to address several of the concerns raised by the Commission.

Nelson Yoder provided an overview of the case, outlining some of the development priorities of walkability, sustainability, etc. to create a more contemporary environment. He said that since

meeting with the PZC, they have made modifications such as allocating more office space and changing the height of buildings.

Jacob Kain and John Martin joined the meeting via conference call. Mr. Kain provided a "quick tour" of the primary site on the east side of the river. He discussed the following revisions to the plan presented to PZC in more detail:

- Block GH has been broken down, including a mid-block pedestrian way and the extension of Oxford Street, north of Park Avenue
- Location of three stories of office space above retail/food & beverage(Block G), on the corner of Riverside Drive and Park Avenue
- Four stories of residential above a reduced grocery footprint (Block H), with angled parking at the right-in/right-out at A Street and Riverside Drive
- A mixed-use loft building (Block X) at the corner of Park Avenue and Mooney Street
- At Mooney and B Street, a below grade (entire GH Block) plus a three-story parking structure, three stories of residential above, townhouse liner stretching three blocks along Oxford Street with varying designs and grade changes, and a modest retail space on its southwest corner
- Building heights for office space (Block D) were reduced to four stories; hotel (Block C) reduced to four stories of hotel rooms and down to 156 keys (from 195); mixed-use (Block B) north along Riverside Drive has office space on the second floor, with three stories of residential above
- Scale of residential units is less than 100 units/building and vary in size and style
- Right-in off of Riverside Drive shown onto D Street in lieu of cutting through the greenway

Mr. Yoder said the plans north of John Shields Parkway were in very early stages of development. He said they are looking at this block to the west of the Vrable skilled nursing facility as primarily office with some support retail/food & beverage. He said they were analyzing below grade parking as well as an above ground one-story parking structure along Mooney Street. He said their terms on this property with Mr. Vrable require that they preserve views from his facility to the river, so they are working with the story heights of these buildings to accommodate that.

Mr. Yoder requested feedback from the Administrative Review Team.

Steve Langworthy suggested that comments directed to the applicant within each members particular area of expertise at a high level and that might impact the plan or with respect to potential stumbling blocks that might need to be addressed.

Steve Farmer, Lieutenant of the Police Dept., said he needs to review street lighting, traffic flow, the implications of one-way streets, and on-street parking along Riverside Drive. He will review other communities to compare and asked the developers to suggest 'like' communities.

Fred Hahn requested clarification of story height for several of the buildings, which Mr. Kain provided over the phone.

Mr. Yoder said with the story height reductions and with little to no surface parking lots on site, they are being mindful to preserve view sheds.

Jeff Tyler expressed his concern with the engagement of the street at the hotel, conference center, and office buildings at the roundabout. He liked the introduction of loft space that could be converted to office space suggesting that more is advisable on Park Avenue and future development planning in general.

Mr. Kain said they had a considerable amount of space between the buildings and the right-of-way in this area, and they were studying a series of terraces that could step down and bridge the height difference along the edge. He agreed that loft space north of Park Avenue could be incorporated into the plan.

Alan Perkins liked the connectivity and street network but needed to review further.

Colleen Gilger was happy to see more office use in the mix and believes it will lease very quickly.

Barb Cox said she needs to review the new roadway connections and curb cut spacing along with new water lines to be installed and stormwater management. She said as the design of the roundabout and right-of-way needs are becoming clearer in this area, there may be opportunities to decrease the amount depicted. She said this might change some of the thinking with respect to the hotel conference center, and nearby office building. She also inquired about pocket park locations in residential areas and suggested that these areas be considered for non-traditional stormwater management opportunities.

Mr. Tyler reiterated that design practices should be sustainable.

Mr. Yoder assured him they will make the plan as sustainable as possible.

Mr. Langworthy added that the Planning & Zoning Commission also expressed concerns with more effectively engaging the street on the south end. He said it felt like a fairly substantial wall at Riverside & SR 161 and inquired how that would be addressed.

Mr. Yoder thought the wall would be reduced from what had previously been depicted and suggested that an enlargement of this area should be drawn to depict how the slope interrelates to the sidewalk and building.

Mr. Langworthy said the Commission also suggested that the shopping activity block be continued, or be allowed to continue in the future, to the east a bit farther. He understood that grades are an issue for commercial uses on the ground floor in this area but that it was a recommendation that will need to be addressed or explained, as well as the Commission's desire for buildings that are adaptable to a variety of uses over time.

Mr. Phillabaum said that due to the complexity of the proposal and the amount of grade change across the site section views from east to west should be created through several blocks be created to better depict how buildings relate to streets, and how parking is concealed and accessed.

Mr. Yoder suggested that a focal point could be included in the greenway at the terminus of Oxford Street, which could help activate the park and draw people across the street from the offices being studied on the north side of John Shields Parkway.

Mr. Phillabaum said he thought the changes to the plan were positive and began to address many of the Planning Commissions as well as staff comments. He thanked everyone for their useful feedback to Crawford Hoying. He said consolidated comments from the Administrative Review Team will be forwarded to the applicant within 10 days of the December 5th Pre-Application Review, which is December 13.

INTRODUCTIONS

2. 13-117BP – BSC Historic Core – Dublin Riverview Mixed Use – North Riverview Street

Jennifer Rauch said this is a request for a Basic Plan Review to construct two mixed-use buildings with retail, restaurant, office, and 27 residential units with a lower level, one-story parking platform located along North Riverview Street at the intersection with Blacksmith Lane. She said this Basic Plan Review is proposed in accordance with Zoning Code Section 153.057-153.066.

Ms. Rauch gave an overview of the project and outlined the initial waivers identified for the project including: a building type not permitted within the zoning district, less parking than required, and less open space than required.

Dan Phillabaum told the applicant about modifications needed to meet the requirements and requested more detailed analysis for North Riverview to include a possible turnaround at the south end. He said overall, this area should be designed to promote a pedestrian friendly area. He said the pedestrian bridge landing at grade needs flexibility. He said the City is currently undertaking an analysis for North Street at the pedestrian bridge.

Gerry Bird, OHM Advisors said Blacksmith Lane is a couple of feet below and raising North Street up to five feet would be beneficial to allow for building entry flexibility.

Mr. Phillabaum said this is just the introduction to the case and additional analysis will be necessary at future ART meetings. He said a time extension or special meeting may need to be requested in order to accommodate the Architectural Review Board's meeting schedule and the required timing of 28 days for a determination.

Mr. Bird described the character he envisioned for public plaza space along the project's Bridge Street frontage.

Steve Langworthy asked the ART members for initial thoughts.

Fred Hahn commented that although the Bridge Street right-of-way should feel like a well-designed public space and extension of the sidewalk, the right-of-way could not count toward the open space requirement.

Jeff Tyler said the architectural design needs to be considered given the concepts proposed on the east side of the river. He said contextual design is important and this is an opportunity to do something unique, out of the box. He strongly suggested moving away from what he described as 1990s architecture. He suggested a combination of both old and new architectural elements and paying special attention to facades, making them more contemporary. He said this is the first building visible from the Bridge Street bridge and from across the river.

Colleen Gilger confirmed that the Architectural Review Board will review this project.

Mr. Tyler said cues should be taken from historic architecture, but it should not be replicated. He said traditional architectural principles should be used to enhance the design but take a different perspective.

Ms. Gilger said that based on the number of calls that Economic Development receives from prospective office users, there is not enough office space in the Historic District for smaller businesses with a floorplate of about 10,000 square feet, in a walkable environment, with loft-like interior design. She liked the office element of the proposal, and said she would like to see more.

Alan Perkins said that the site plan generally looks acceptable and he would review further.

Barb Cox expressed concerns over water, electric, trash, and stormwater and how they will be integrated into the site design. She confirmed with Mr. Bird that the right-of-way lines are consistent with the City's survey data.

Mr. Langworthy said feedback from the public at one of the Joint Work Sessions related to the height of the buildings on Bridge Street. He suggested the applicant meet with the South Riverview Street neighborhood as they have voiced a lot of concerns about this project.

Mr. Langworthy asked the ART to be prepared to make comments about the proposal including the proposed Waivers. He said Thursday, December 26, 2013 is the target Administrative Review Team recommendation to the Architectural Review Board.

3. 13-118MPR – BSC Commercial District – Red Rooster Quilt Shop – Building Expansion – 48 Corbins Mill Drive

Rachel Ray said this request for a 1,258-square-foot building addition to an Existing Structure for an existing retail use, located to the east side of Corbins Mill Drive approximately 200 feet south of the intersection with West Bridge Street. She said this Minor Project Review application is proposed in accordance with Zoning Code Section 153.066(G).

Ms. Ray said the applicant was not present. She said the applicant proposed demolishing part of the building and constructing an addition to the north side of the existing structure. She said the applicant is not required to provide additional parking since the existing parking lot has sufficient parking spaces under the new Bridge Street District Code requirements. She said the applicant is proposing to remove a drive aisle and a sidewalk that leads up to the drive aisle. Ms. Ray said the addition is encroaching on a sanitary sewer easement, but this had been discussed with Engineering and they could be ok with it through an easement encroachment agreement with the City.

Barb Cox said the sewer service is provided for only a few properties and since the building will not be constructed over the sewer line itself, it does not present an issue.

Ms. Ray said the proposed addition includes fiber cement siding and faux shutters with no windows on the north elevation, although there are windows on all other elevations. She said a

determination is scheduled for next week's ART meeting unless issues are raised requiring revised plans and a time extension.

Steve Langworthy asked if the ART members had any additional concerns to discuss.

Dan Phillabaum confirmed with Mr. Tyler that the false windows on the north elevation were necessary due to fire separation requirements of the Building Code.

Ms. Ray stated that Thursday, December 12, 2013 is the target Administrative Review Team determination for this case.

DETERMINATIONS

4. 13-107MPR – BSC Sawmill Center Neighborhood District – Christoff Retail Center – 6465 Sawmill Road

Rachel Ray said that since the case manager, Justin Goodwin, was not present she would present this application and request for determination on his behalf. She said this is a request for review and approval of a new 3,064-square-foot Commercial Center Building and associated site improvements at 6465 Sawmill Road within the BSC Sawmill Center Neighborhood District. She said the site is on the west side of Sawmill Road approximately 450 feet north of West Dublin-Granville Road. She said this Minor Project Review application is proposed in accordance with Zoning Code Section 153.065(G).

Ms. Ray said the applicant, Chris Christoff, was present along with Tom Beery and Shawn Goodwin. She said that she would make her presentation brief and highlight items noted specifically in the report to be addressed with the building permit. She explained that the applicant had addressed the architectural comments provided by the City's architectural consultant. She noted that the applicant will need to modify the color of the pavers and furnishings, bench location, and landscape bed materials in the pocket plaza to address the considerations explained in the ART report. She said the bike parking would need to be shown more clearly on the building permit, and the applicant should continue to pursue the cross-access agreement with the property owner to the south. She said the applicant would also need to address the stormwater management configuration in the parking lot island with an angled rock channel as recommended by Engineering.

Barb Cox said Engineering's recommendation will give the tree in the island a better chance of survival and that using structural soil around the islands can be addressed at building permitting.

Ms. Ray said an additional street tree needs to be incorporated into the street frontage. She also commented that there were outstanding exterior lighting issues that could be addressed at building permitting. She said all other issues that had previously been raised had been addressed and approval with seven conditions was recommended.

Shawn Goodwin inquired about Engineering's comment specific to parking lot slopes.

Ms. Cox and Mr. Goodwin briefly discussed the concerns with steepness in the drive aisle and potential options to minimize the sloping.

Mr. Langworthy asked the ART if there were any additional questions or concerns. [There were none.] He confirmed that the applicant had a chance to review all conditions and that they were satisfied as written. He concluded that the Administrative Review Team approves this Minor Project Review application under the provision of Chapter 99 of the Dublin Code of Ordinances with seven conditions:

1. That minor technical corrections, adjustments or clarifications as described in this report be made to plans prior to building permit submittal;
2. That an additional street tree be provided within the tree lawn or on the site, subject to approval by the City Forester;
3. That the applicant continue to pursue an agreement to establish a common access easement for the shared access drive;
4. That grading is adjusted for the parking spaces along the shared access drive as described in this report, subject to Engineering approval;
5. That adjustments be made to the pocket plaza specifications as described in this report, including the color of pavers and furnishings, bench location, and landscaping materials be adjusted, subject to Parks and Open Space approval;
6. That a public access easement for the pocket plaza be recorded prior to building occupancy; and
7. That adjustments be made to landscaping and design details of the central parking lot island as described in this report, subject to approval by Planning, Parks, and Engineering.

5. 13-113MPR-ARB – BSC Historic Residential – Schmitt Residence – 97 South Riverview Street

Jennifer Rauch said this is a request for a Minor Project Review for the construction of a new single-family dwelling at the northwest corner of the intersection of South Riverview Street and Pinney Hill. She said this case was introduced two weeks ago and the applicant has made revisions based on the ART's comments. She said the Architectural Review Board approved the demolition of the existing home on the property and the applicant has returned to the Administrative Review Team with a proposal to construct a new house. Ms. Rauch said this is a request for review and approval of a Minor Project in accordance with Zoning Code Sections 153.063(B) and 153.170.

Ms. Rauch said Todd Parker, one of the City's architectural consultants, has reviewed this case and his recommendations were provided to the ART members and to the applicant. She explained during the Administrative Review Team's case review it was identified the driveway needed to be located three feet from the side yard setback along the northern property line. She said the applicant has modified the plans to meet this requirement. She said the applicant is maintaining a lot coverage of 52 percent, which Planning is requesting be reduced to 50 percent to meet the Code requirement. She said the applicant has incorporated the addition of a greenhouse on the roof deck along with a generator into the plan submission. She said the applicant has also reflected the tree removal on the plans. Ms. Rauch said the proposed recommendation is approval with the one condition to reduce the lot coverage.

John Behal, Behal Sampson Dietz Architects, said the request was possible; however, the additional two percent lot coverage should not create that much of an impact and should be considered for approval. He said Pinney Hill has a much wider right-of-way than South Riverview Street, making the lot coverage much less if the additional right-of-way was taken into consideration. He said in the context of the neighborhood, which is fairly densely spaced, he has achieved a very "green" view like those properties to the south.

Mr. Behal asked the Administrative Review Team to consider the reason for this request because much of the paved area is behind the building, which contributes to lot coverage that is not visible from Pinney Hill and South Riverview. He said ironically, if they reoriented the garage so that it faces Pinney Hill, it would solve the lot coverage issue but it would not be as attractive, aesthetically. He said that permeable surfaces are allowed to be considered in other Bridge Street District zoning districts, but are not taken into consideration here. Mr. Behal said if the semi-permeable pavers are taken into account, they would be under the lot coverage requirement.

Fred Hahn confirmed the large green area within the right-of-way along Pinney Hill could not be counted as part of the overall lot size.

Barb Cox confirmed the patio was included in the lot coverage calculation.

Steve Langworthy asked if an Administrative Departure or Waiver was necessary to approve the increased lot coverage. Ms. Rauch said it does not need either, since the Neighborhood District standards of the Zoning Code permit the ARB to approve increases to lot coverage.

Mr. Langworthy asked each ART member for their comments.

Jeff Tyler said he thought the applicant's request for increased lot coverage is reasonable. Ms. Cox expressed concern about grading near the lot line and wanted to ensure the applicant was aware of how the site will be graded for the house and not disturb drainage on the adjacent site.

Mr. Behal said they had two methods: raise the northeast corner of the driveway to let it drain to the southwest, or put a drain in the driveway that ties into the drainage system.

Ms. Cox requested detailed plans with the building permit set that adequately address these concerns and agreed the lot coverage should be decreased to meet Code.

Mr. Langworthy asked for any remaining comments and asked if anyone had any strong feelings about the proposed condition.

Mr. Hahn said the condition should remain and allow ARB to make the determination next Wednesday based on the rationale provided by the applicant.

Kurt Schmitt expressed his concern with the potential weight that the ART's recommendation would carry with the ARB and asked the ART to reconsider the lot coverage requirement.

Ms. Rauch said the two percent lot coverage equates to approximately 300-square feet.

Mr. Tyler said he was not opposed to the lot coverage based on how the proposed design and site layout. He agreed the impervious areas would be hidden well and preferred the layout of the garage as oriented away from Pinney Hill.

Mr. Behal asked the ART to consider the green space provided along South Riverview Street. He reiterated that the paved area is located in a confined space. Mr. Behal said the green space provides relief and is consistent with the look of this neighborhood. He said they are being penalized when they could have proposed a less well-designed house.

Mr. Hahn said this objective standard should be upheld by the ART and the ARB should weigh in on the specific details and how it relates to the District.

Mr. Langworthy said the ART has a more objective role, while the ARB can make more subjective determinations based on appropriate considerations.

Ms. Cox contends the lot coverage requirement should be adhered to but would give some credit for the paver patio. She explained the ART needs to be consistent and the ARB should make the determination whether it is appropriate to deviate from the Code. She agreed with the condition as written.

Mr. Langworthy agreed the condition should be maintained to meet the 50 percent lot coverage requirement but could see a compromise on the permeable pavers. He said the applicant should be allowed to present the argument to the ARB.

Mr. Langworthy confirmed that the Administrative Review Team recommends approval of the request to the Architectural Review Board with one condition:

1. The applicant revise the site plan to meet lot coverage requirements of 50 percent, as required by Code.

ADMINISTRATIVE

Mr. Langworthy asked if there were any further items of discussion. [There were none.]
The meeting was adjourned at 3:55 pm.