



**Land Use and Long
Range Planning**

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ADMINISTRATIVE REVIEW TEAM

MEETING MINUTES

OCTOBER 9, 2014

ART Members and Designees: Gary Gunderman, Planning Manager; Alan Perkins, Washington Township Fire Marshal; Fred Hahn, Director of Parks and Open Space; Barb Cox, Engineering Manager, Colleen Gilger, Economic Development Director; and Ray Harpham, Commercial Plans Examiner.

Other Staff: Jennifer Rauch, Senior Planner; Joanne Shelly, Urban Designer, Landscape Architect; Marie Downie, Planner I; Andrew Crozier, Planning Assistant; and Laurie Wright, Staff Assistant.

Applicants: Russ Hunter, Crawford Hoying; Mike Burmeister and Dan Mayer, OHM Advisors.

Gary Gunderman called the meeting to order. He asked if there were any amendments to the October 2, 2014, meeting minutes. The minutes were accepted into the record as presented.

CASE REVIEW

**1. BSC Historic Transition – Bridge Park West
14-099ARB/BPR**

**94 and 100 North High Street
Basic Development and Site Plans**

Jennifer Rauch said this is a request for a development consisting of a two-story building, 42 condominium units in a seven-story building with associated parking (288 parking spaces) and site improvements along the east side of High Street approximately 280 feet north of the intersection of North Street. She said this is a request for review and approval for a Basic Development Plan and Basic Site Plan under the provisions of Zoning Code Sections 153.057-153.066.

Ms. Rauch reported Staff met with the applicant yesterday to discuss some concerns that would need to be addressed before moving forward to ARB. Mike Burmeister, OHM Advisors said everything on the list was straightforward and they were beginning to resolve issues.

Ray Harpham read from an email he had received just prior to the meeting from Jeff Tyler, who was not able to attend this ART meeting. The list consisted of the following comments:

1. Garage ventilation; commercial and residential mechanical equipment (including Range Hoods), generators; and electrical transformers will need accommodated for as part of the final design. Please begin to address the location of these and other service structures and equipment, as soon in the design process as possible.
2. Provide information and understanding concerning the transition areas of the design between the High Street buildings and the "apartment" building that faces Riverview Street.
3. The two towers appear to be detailed differently. Please provide an explanation as to why the "designs" are different or consider similar design details for both towers.
4. Provide drawings and details on the exterior material selections for all buildings incorporated in the design; the renderings that were furnished do not seem to delineate material choices.
5. Begin to think about fire separations, both horizontal and vertical, as they are addressed in the Ohio Building Code.

6. Identify how ADA accessibility will be addressed along Riverview Street; it appears that the finished floor level will require step-up access into the lower level "apartments."

Mr. Harpham inquired about the construction type of the seven story structure. Mr. Burmeister replied that metal framing is used for construction above the fifth floor. He said the first five stories are planned to be type IB with a three-hour fire rated concrete floor/ceiling as a horizontal separation above the fifth floor.

Mr. Burmeister reported his staff was addressing the items of concern from yesterday's meeting, including the two towers' separation from the High Street office buildings as well as the ventilation and utility concerns.

Gary Gunderman asked if the tower appearances were being addressed. Mr. Burmeister asked for clarification for appearance.

Jennifer Rauch said the concerns were with the appearance of the top portions of the towers.

Dan Mayer, OHM Advisors said a stair element was part of the tower on the south and the tower to the north is part of the building.

Mr. Burmeister said his staff was working on the narrative for the materials for the ARB, which includes the presentation from Jon Barnes, Bridge Street District Code, and an explanation of the transitions between the front and side elevations.

Joanne Shelly noted some outstanding issues that were not discussed at yesterday's meeting, but need to be resolved either by staff or the applicant. She said these include:

- Basic Development Plan
 - Streets
 - Riverview Street – proposed timing of a future extension and identify who is responsible for this coordination
 - Proposed right-of-way for Riverview Street and High Street – identify this on the plans
 - On-street parking – May decrease along High Street based on proposed site layout and required site distances
 - Fire access issues (will need to be resolved prior to the October 16th meeting)
 - Service access (fire, trash, mail, metering) – ART needs a better understanding of how this will be handled
- Basic Site Plan
 - Rear (Riverview) apartment building – parking on three floors but five floors of parking is requested - Needs to be included in list of Waivers
 - Street façade – provide stoop and patio information – preference of a consolidated sidewalk/paths along Riverview Street, which needs to be shown
 - High Street Front Line Property coverage (required is 80% - 75% provided) – meeting requirement is preferred over a Waiver
 - Permitted roof types – the parapet and flat roofs (for High Street façade) will require approval
 - Parking entry on Riverview Street facade – provide a man door and reflect on the revised plans
 - High Street Entries – Distance between entries exceeds Code and will need to be addressed

Mr. Burmeister explained the locations of the man doors for parking entry and locations of lobbies used for tenants and visitors. He said to expect all revised plans and narratives by October 14, 2014, for review.

Ms. Shelly concluded fire access was currently the biggest issue. Mr. Harpham said it was the extension of Riverview Street and the timing associated.

Ms. Rauch summarized the process to be expected for the coming weeks reiterating that no more revisions could be made after October 14 (noon). She said one of the biggest outstanding details was the architectural concept and reported Planning has not yet received the comments from Jon Barnes to share, but would once they become available.

Mr. Gunderman asked the ART if there were any further questions or concerns regarding this application. [There were none.]

ADMINISTRATIVE

Gary Gunderman asked if there were any additional administrative issues or other items for discussion. [There were none.] The meeting was adjourned at 2:20 pm.