



State Bank
Dublin Banking Center
May 28, 2014

We are asking for various Waivers and Administrative Departures for the State Bank-Dublin Banking Center. These are summarized below.

Waivers

153.065.D3c – Site Development Standards – Landscaping & Tree Preservation

We request to eliminate the trench and the structural soils at the street trees in the tree lawn along Banker Drive because a) it would be cost prohibitive to remove and replace the existing sidewalk in order to install the trench; b) the material below the existing sidewalk is not highly compacted, so our proposed tree roots will grow freely under the existing pavement; and c) there is no need for structural soils on a greenfield site such as this since the surrounding area is primarily pervious and the existing soil is not engineered and/or compacted.

153.065.D5c2A – Site Development Standards – Landscaping & Tree Preservation

We request to eliminate structural soils in parking islands. Because these areas have never been (or not planned) to have engineered or heavily compacted soils; and whereas the required structural soils would not provide the ideal growing environment for grass and shrubs (required per code requirements) that actual soil and organic media will provide, we request that a native topsoil with leaf humus amendment to 3' depth be allowed in parking islands. As with the waiver request above, we believe that the trees will grow and flourish better in the natural, native mixture currently on the site.

In both areas, we are proposing to provide native topsoil from the site mixed with leaf humus amendment to 3' depth, which will allow a good medium of sufficient volume for tree growth. The structural soils required by the code are typically used in urban planting areas and tree wells in very narrow areas between streets, sidewalks, and buildings that are surrounded by highly compacted soils and impervious areas.

The major impediment to establishing trees in paved urban areas is the lack of an adequate volume of soil for tree root growth. Soils under urban pavement areas are highly compacted to meet load-bearing requirements and engineering standards. This often stops roots from growing, causing them to be contained within a very small useable volume of soil without adequate water, nutrients or oxygen. Subsequently, urban trees with most of their roots under pavement grow poorly and die prematurely. The existing soil under the Banker Drive sidewalk (and the new parking lots) would not

have been highly engineered or heavily compacted as in typical urban areas, so the structural fill is unnecessary.

Staff has negotiated an acceptable landscape design and specification using 3' deep beds with organic content along Banker Drive and in the parking lot, and these are shown on the site landscape plans.

153.062(N)1a4 - Building Types/Loft Building Requirements

The façade of the principal building shall be located within the RBZ. Due to existing utilities and easements along SR 161 [and the excessive cost to relocate utilities], our building is (1) one foot behind the RBZ. During the Basic Plan Review Planning Commission Meeting, Planning Commission members also requested that the building be set further back in order to accommodate future parking, patios, or other urban-type development along SR 161. We request that this waiver be approved in order to not have the added project expense to relocate utilities and to respond to the Planning Commission staff's desire for future flexibility along SR 161.

153.062 - Loft Building Requirements

153.062(N)4b1- Architectural elements or forms shall be used to divide the surface of the façade into pedestrian-scaled increments appropriate to the architectural character of the building type. We consider our façade division included on the west elevation to be an architectural element called a building step. This building step is 8" (eight inches), and per code architectural elements only need to be 3". Section 153.062(N)4.b.1 specially allows other façade divisions, as approved by ART and/or Planning Commission. We request that the 8" step is an acceptable façade division for this project, as the façade design is appropriately scaled and matches the architectural character of the building type.

153.062 (O) (4).d.4

On a loft-building type, the façade divisions should have vertical increments no greater than 40 ft. Our building ended up having one façade on the east end of the building that was 40'-8" (8" longer than code required). Our building has a regular window pattern and proportion that wraps the entire building. As it happened, in order to maintain the windows pattern and proportion across ALL facades, the east façade ended up being a little larger than code requires. We believe that a typical person will not recognize that this building façade is 8" longer than code requires and that changing it would modify the window pattern and proportion that would make the building inconsistent with the other facades (and possibly stand out and look like a mistake). We request that the 8" extra is an acceptable façade deviation for this project, as the façade design is appropriately scaled and matches the architectural character of the building type.

Administrative Departures

153.065(B)6 – Site Development Standards – Parking and Loading

According to code, driveways are limited to 22 ft. at the intersection with the adjacent street right-of-way; however, the existing conditions include 24-ft. wide driveways off of Banker Drive. We request approval based on it being cost prohibitive to replace an existing conditions.

153.065(D)5 – Site Development Standards – Landscaping & Tree Preservation

Due to the curve in Banker Drive, a majority of the parking spaces are more than 20 feet from Banker Drive, which requires us to provide 1 deciduous tree per 40 ft. and at least 5 shrubs per 25 lineal ft. installed within 5 ft. of the edge of the parking lot. Some of our parking spaces are less than 20 feet, and Code Section 153.065(D)(5)(a) requires a street wall in these areas. Per staff's recommendation and to ensure a continuous landscape treatment, the same landscape character and screening is requested along all portions of the northern parking area.

153.065 (F).9.a

Per the code decorative Wall Lighting with incandescent lights shall be limited to no more than 40 watts and decorative LED lights shall be limited to no more than 20 watts. Our fixture is a 60" fluorescent fixture that is 28 watts. Unfortunately, the code is unclear if lighting levels or energy usage are the basis of this code section. Per staff's recollection, the issue was light level. Light levels are typically not scaled by wattage (they are scaled by lumens). The 28 watt fluorescent fixture will be less bright than an LCD (or an incandescent fixture), so we request this departure to meet the lack of clarity in the code.