

May 19, 2014

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**CALL TO ORDER**

Mayor Keenan called the Monday, May 19, 2014 Regular Meeting of Dublin City Council to order at 6:30 p.m. at the Dublin Municipal Building.

**ADJOURNMENT TO EXECUTIVE SESSION**

Mayor Keenan moved to adjourn to executive session to discuss land acquisition, legal and personnel matters (the employment of a public employee).

Ms. Chinnici-Zuercher seconded the motion.

Vote on the motion: Mr. Lecklider, yes; Mayor Keenan, yes; Ms. Salay, yes; Mr. Peterson, yes; Vice Mayor Gerber, yes; Ms. Chinnici-Zuercher, yes. (Mr. Reiner joined the session in progress.)

The meeting was reconvened at 7:00 p.m.

**ROLL CALL**

Members present were Mayor Keenan, Vice Mayor Gerber, Ms. Chinnici-Zuercher, Mr. Lecklider, Mr. Peterson, Ms. Salay and Mr. Reiner.

Staff members present were Ms. Grigsby, Mr. Smith, Ms. Readler, Mr. McDaniel, Mr. Foegler, Ms. Crandall, Ms. Mumma, Ms. O'Callaghan, Chief von Eckartsberg, Mr. Wagner, Mr. Hammersmith, Mr. Hahn, Mr. Langworthy, Ms. Puskarcik, Mr. Thurman, Ms. Rauch, Ms. Husak and Mr. Kridler.

**PLEDGE OF ALLEGIANCE**

Vice Mayor Gerber led the Pledge of Allegiance.

**SPECIAL PRESENTATIONS**

Dan Sullivan, Executive Director, The Memorial Tournament, noted he is accompanied by Heather Baxter, Director of Community Relations and Advertising for the Tournament. The Memorial Tournament is a week away, and they are in great shape from the perspective of the physical course and sales. They expect an equal if not better crowd than in past years. Their field of golfers is excellent, even without Tiger Woods participating this year, and the competition will be at the highest level. They will deliver a product for Dublin and the surrounding area that will be broadcast across the country and across the world – to 225 countries and territories, to 800 million households. They are very proud of how the City and region are positioned within the broadcast, and they look forward to being able to deliver that once again. He thanked Council for supporting the Legends Luncheon, which resulted in a distribution of over \$800,000 to Nationwide Children's Hospital and supporting the Benefit Concert on Friday evening, which raised close to \$75-100,000 for Nationwide Children's. They look forward to hosting everyone next week at The Memorial Tournament and appreciate the civic support and the service support throughout the week.

He noted that they commissioned painter Sarah DeAngelo Hout, a Columbus artist, to memorialize The Presidents Cup week. Included in her painting are depictions of the opening ceremony, the competition, the community events, and the winning team. He presented a framed print to City Council in appreciation. They look forward to a continued partnership with the City.

Mayor Keenan thanked Mr. Sullivan and Ms. Baxter. In addition, he expressed the City's condolences upon the death of former Memorial Tournament Director, John Hines.

**CITIZEN COMMENTS**

Wallace Maurer, 7451 Dublin Road:

1. Praised the City Manager for her leadership and knowledge, noting she is the "Google/Wikipedia" of Dublin, based on her State of the City address.
2. Noted he has never found Council "slacking" in any area – he reviews each of the packets thoroughly and all of the work they do. He commended Council for all

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they do for the City. He is aware that the Council member positions are not full-time jobs, yet it must be difficult to balance the Council part-time position with a full-time job elsewhere.

3. Commented that the most interesting item he found in reviewing the Council packet was the minutes of the April 8 meeting of the Community Services Advisory Commission. The report reflects the tremendous things that can happen in the City in the future. The report does suggest that there is no center for display of arts, but there are actually two locations: the Dublin Arts Center and the Abbey Theater.

## CONSENT AGENDA

(Items proposed for the Consent Agenda are acted upon by a single motion and vote of Council. However, upon request of a Council Member, any proposed consent agenda item may be removed from the consent agenda for further discussion/consideration under the regular order of business.)

There were no requests to remove items from the consent agenda.

Mayor Keenan moved approval of the actions for the eight items listed on the consent agenda.

Mr. Reiner seconded the motion.

Vote on the motion: Mr. Peterson; yes; Mayor Keenan, yes; Ms. Salay, yes; Mr. Lecklider, yes; Ms. Chinnici-Zuercher, yes; Mr. Reiner, yes; Vice Mayor Gerber, yes.

- Approval of Minutes of May 5, 2014 Regular Council meeting
- Notice to Legislative Authority of Transfer of D5 and D6 liquor permits from CGPM Managers II LLC, dba Golf Club of Dublin to New Era Golf Club GCD, Inc., dba Golf Club of Dublin, 5805 Eiterman Road, Dublin, OH 43016
- **Ordinance 40-14 (Introduction/first reading)**  
Appropriating a 0.033 Acre, More or Less, Permanent Easement; and a 0.046 Acre, More or Less, Temporary Easement from Cynthia S. Tawney, for the Property Located at 20 Longview Drive for the Construction of a Multi-Use Path as Part of the Dublin Road South Phase 3 Project. (Second reading/public hearing June 9 Council meeting)
- **Ordinance 41-14 (Introduction/first reading)**  
Appropriating a 0.026 Acre, More or Less, Permanent Easement; and a 0.031 Acre, More or Less, Temporary Easement from Roslyn Jane Turner and Laurence K. Watkins, for the Property Located at 15 Longview Drive for the Construction of a Multi-Use Path as Part of the Dublin Road South Phase 3 Project. (Second reading/public hearing June 9 Council meeting)
- **Ordinance 42-14 (Introduction/first reading)**  
Adopting the Proposed Tax Budget for Fiscal Year 2015. (Second reading/public hearing June 9 Council meeting)
- **Resolution 36-14 (Introduction/vote)**  
Accepting the Lowest/Best Bid for the 2014 Street Pole Painting Project.
- **Resolution 37-14 (Introduction/vote)**  
Accepting the Lowest/Best Bid for the 2014 Storm Structure Maintenance Project.
- **Resolution 38-14 (Introduction/vote)**  
Accepting the Lowest/Best Bid for the Avery Road Water Tank Wet Interior Repaint and Blazer Parkway Tank – Coating Repair.

**SECOND READING/PUBLIC HEARING – ORDINANCES**

**Ordinance 33-14**

**Authorizing the City Manager to Execute Necessary Conveyance Documents to Acquire 0.086 Acre, More or Less, Permanent Easement and 0.097 Acre, More or Less, Temporary Easement from Paul Null, Jr. for the Property Located at 15 Grandview Drive for the Construction of a Multi-use Path as Part of the Dublin Road South Phase 3 Project, and Declaring an Emergency.**

Ms. Grigsby stated that the City has reached agreement with this property owner, and there is a slight modification from the appraised value. The majority of this change related to the vegetation and landscaping. Staff is requesting adoption by emergency at this time.

Wallace Maurer, 7451 Dublin Road stated that there is a phrase used in this legislation of "multi-use path." Is this the term for what was previously called a bike path?

Mr. Keenan responded affirmatively.

Mr. Maurer stated that his assumption is that "multi-use" would include walking, running and bicycling. Are service and emergency vehicles allowed to use the path?

Ms. Grigsby responded they are not typically able to use the path, but there are times when there are service vehicles using the path for maintenance reasons or access.

However, that is not one of the intended purposes of the multi-use path.

Mr. Reiner moved for emergency passage.

Vice Mayor Gerber seconded the motion.

Vote on the motion: Ms. Chinnici-Zuercher, yes; Mr. Reiner, yes; Mr. Lecklider, yes; Mr. Peterson, yes; Vice Mayor Gerber, yes; Mayor Keenan, yes; Ms. Salay, yes.

Vote on the Ordinance: Mr. Lecklider, yes; Ms. Salay, yes; Mayor Keenan, yes; Vice Mayor Gerber, yes; Mr. Peterson, yes; Mr. Reiner, yes; Ms. Chinnici-Zuercher, yes.

**Ordinance 34-14**

**Appropriating a 0.045 Acre, More or Less, Permanent Easement and a 0.052 Acre, More or Less, Temporary Easement from Adam P. Johnson for the Property Located at 5851 Dublin Road for the Construction of a Multi-Use Path as Part of the Dublin Road South Phase 3 Project.**

Ms. Grigsby stated that agreement has not been reached with this property owner. Staff continues to work with him to reach agreement, but this allows the eminent domain process to continue. Staff recommends approval.

Vote on the Ordinance: Vice Mayor Gerber, yes; Mr. Reiner, yes; Ms. Salay, yes; Mr. Peterson, yes; Mr. Lecklider, yes; Mayor Keenan, yes; Ms. Chinnici-Zuercher, yes.

**Ordinance 35-14**

**Authorizing the City Manager to Accept and Receive a 0.002 Acre, More or Less, Permanent Storm Water Easement Donated by Jack M. McKitrick and Sue E. McKitrick, for the Property Located at 5945 Dublin Road for the Improvements of a Multi-use Path as Part of the Dublin Road South Phase 3 Project.**

Ms. Grigsby stated that this easement is needed to make a slight improvement to address storm water issues. Because the property owner will benefit from this improvement, they have agreed to dedicate this to the City at no cost.

Ms. Chinnici-Zuercher thanked the McKitricks for donating this to the City.

Vote on the Ordinance: Mr. Lecklider, yes; Mayor Keenan, yes; Mr. Reiner, yes; Mr. Peterson, yes; Ms. Chinnici-Zuercher, yes; Ms. Salay, yes; Vice Mayor Gerber, yes.

**Ordinance 36-14**

**Authorizing the City Manager to Accept the Dedication of 0.104 Acre, More or Less, for Fee Simple Interests for a Multi-use Path Easement, 0.096 Acre, More or Less, for Fee Simple Interests for a Multi-use Path, Drainage, and Utilities Easement, and 0.002 Acre, More or Less, for Fee Simple Interests for Sanitary**

**Sewer Easement from Dublin Senior Community DVR, LLC; and 0.10 Acre, More or Less, for Fee Simple Interests for a Multi-use Path, Drainage, and Utilities Easement, and 0.103 Acre, More or Less, for Fee Simple Interests for Sanitary Sewer Easement from Dublin Senior Community LSP, LLC, Located North of Post Road and West of Avery-Muirfield Drive, City of Dublin, County of Franklin, State of Ohio.**

Mr. Hammersmith stated these are five easements needed for construction of an assisted living center at 6480 Post Road. Two of the easements relate to relocation of a sanitary sewer that was in conflict with the location of the proposed building. There are two different parcels under the same ownership, with two separate corporate names. This necessitates separate easements. Three easements are necessary to accommodate a shared-use path to be constructed along the north side of Post Road on the frontage of the two parcels. He offered to respond to questions, noting that staff is recommending approval.

Ms. Salay asked if there is shared-use path to the east and west of this section.

Mr. Hammersmith responded there is a portion that extends along Post Road, but there are some gaps that will be filled over time.

Ms. Chinnici-Zuercher asked for the timeframe for completion of the rest of this path.

Mr. Hammersmith responded that discussion about this would take place in the Capital Improvements Plan update in conjunction with Post Road and its future. The City will resurface Post Road this summer, given the existing pavement condition, but the future of Post Road in terms of curb and gutter, ditches and extension of the shared-use path will be discussed at the CIP.

Vote on the Ordinance: Ms. Chinnici-Zuercher, yes; Mr. Reiner, yes; Mr. Peterson, yes; Vice Mayor Gerber, yes; Mayor Keenan, yes; Ms. Salay, yes; Mr. Lecklider, yes.

**Ordinance 37-14**

**Amending Section 33.67, Political Activity, of the Dublin Code of Ordinances to Expand the Scope of Permissible Political Activity for City Employees.**

Mr. Wagner offered to respond to any questions regarding this ordinance.

Wallace Maurer, 7451 Dublin Road noted that the memo states that the revision to Section 33.67 "will allow an employee to hold a public office as long as there is no political party affiliation indicated on the ballot for the office." Could someone provide an example of the kind of job involved?

Ms. Grigsby stated that there was an employee in the past who served on a Village Council, and this provision would allow that employee to serve in such a position.

Mr. Maurer stated that he now understands this provision.

Vote on the Ordinance: Ms. Salay, yes; Mayor Keenan, yes; Mr. Reiner, yes; Ms. Chinnici-Zuercher, yes; Vice Mayor Gerber, yes; Mr. Lecklider, yes; Mr. Peterson, yes.

**Ordinance 38-14**

**Authorizing the Provision of Certain Incentives to Everhart Financial Group Inc., dba Everhart Advisors to Induce it to Retain a Main Office and Associated Operations and Workforce within the City, and Authorizing the Execution of a Development and Real Estate Purchase Agreement.**

Mr. McDaniel stated that this ordinance supersedes Ordinance 10-14, which was approved by Council on February 10, 2014. This is an incentive proposal in the form of a land sale and a withholdings performance based incentive over a three-year period. There has been no change to the agreement since the introduction of the ordinance on May 5. Staff recommends approval. He introduced Matt Romeo, Chief Operating Officer of Everhart Advisors.

Matt Romeo, Chief Operating Officer, Everhart Advisors, 5368 Hawthornden Court, Dublin thanked the Economic Development team, who were very helpful in identifying an

alternative site when their initial development concept did not work out. They are excited to stay in Dublin, as he and Scott Everhart are both Dublin residents. They are looking forward to being in Dublin for many years to come. They appreciate all that Dublin has done for them.

Mayor Keenan stated that Council is pleased they are in Dublin and looks forward to their future growth.

Ms. Chinnici-Zuercher noted that she believes this is a much better site for the company. She asked in general terms about economic development agreements and what occurs if a company does not meet the performance commitment?

Mr. McDaniel stated that this agreement includes a land sale and a three-year incentive, based on withholding performance. If they do not meet the targets, they do not receive the incentive payment. The payments are capped at \$5,000 per year for three years.

Ms. Chinnici-Zuercher stated that the land transfer has already taken place, however.

Mr. McDaniel responded that the agreement also references that Everhart will occupy two-thirds of the space for a certain period of time. The new building value is also an asset to the City.

Wallace Maurer, 7451 Dublin Road stated that he views this against the backdrop of a huge national problem – the discrepancy between the one percent who have more money and power than the other 99 percent in the country. He wonders if he could obtain some figures from this corporation, given that Everhart advises CEOs on where to invest their monies earned. What is the range of the income of the CEOs – from lowest to highest? Is that something that can be disclosed?

Mayor Keenan responded that is not public information.

Mr. Maurer indicated he would direct his inquiry to the company officials.

Vote on the Ordinance: Mr. Reiner, yes; Mayor Keenan, yes; Mr. Peterson, yes; Ms. Chinnici-Zuercher, yes; Ms. Salay, yes; Vice Mayor Gerber, yes; Mr. Lecklider, yes.

**Ordinance 39-14**

**Petitioning the Board of County Commissioners of Union County, Ohio for a Change of Township Lines of Jerome Township for that Portion, which Now Lies within the Corporate Boundaries of the City of Dublin, and Declaring an Emergency.**

Ms. Readler stated that this ordinance allows the City to petition the Union County Commissioners for a change of the township boundaries for that portion of Tartan Ridge that is currently within Jerome Township. Agreement has been reached with both Jerome and Washington Townships through an annexation agreement previously authorized by Council. Staff is requesting adoption by emergency at this time in order to expedite the petition filing.

Vice Mayor Gerber moved for emergency adoption.

Mr. Reiner seconded the motion.

Vote on the motion: Ms. Salay, yes; Mr. Lecklider, yes; Vice Mayor Gerber, yes; Mr. Peterson, yes; Mayor Keenan, yes; Mr. Reiner, yes; Ms. Chinnici-Zuercher, yes.

Vote on the Ordinance: Mr. Reiner, yes; Mr. Lecklider, yes; Ms. Salay, yes; Vice Mayor Gerber, yes; Mr. Peterson, yes; Mayor Keenan, yes; Ms. Chinnici-Zuercher, yes.

Mayor Keenan thanked staff for all of the work on this complex issue.

**INTRODUCTION/FIRST READING – ORDINANCES**

**Ordinance 43-14**

**Adopting and Enacting a Supplement (S-35) to the Code of Ordinances for the City of Dublin, Ohio.**

Mr. Lecklider introduced the ordinance.

Mr. Smith stated that this provides the update to the Codified Ordinances, based upon the legislation passed by Council.

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Mr. Reiner moved to dispense with the public hearing.  
Vice Mayor Gerber seconded the motion.

Vote on the motion: Ms. Chinnici-Zuercher, yes; Mr. Peterson, yes; Mr. Reiner, yes; Mr. Lecklider, yes; Vice Mayor Gerber, yes; Mayor Keenan, yes; Ms. Salay, yes.

Vote on the Ordinance: Mayor Keenan, yes; Mr. Reiner, yes; Ms. Chinnici-Zuercher, yes; Mr. Peterson, yes; Mr. Lecklider, yes; Vice Mayor Gerber, yes; Ms. Salay, yes.

**Ordinance 44-14**

**Authorizing the City Manager to Execute Necessary Conveyance Documents to Acquire a 0.015 Acre, More or Less, Permanent Easement; and a 0.048 Acre, More or Less, Temporary Easement from Darrell L. Cramblit and Victoria L. Cramblit, for the Property Located at 355 South High Street for the Construction of a Multi-Use Path as Part of the Dublin Road South Phase 3 Project, and Declaring an Emergency.**

Mr. Gerber introduced the ordinance.

Ms. Grigsby stated that this legislation provides for the acquisition of the easements and right-of-way needed from this property owner for the Dublin Road South project. Previous legislation approved authorized the City to pursue eminent domain to acquire the easements and right-of-way. Since that time, the City has come to agreement with the property owner. Therefore, staff is requesting that Council dispense with the public hearing and pass the ordinance as an emergency tonight.

Ms. Chinnici-Zuercher moved to dispense with the public hearing and treat as emergency legislation.

Ms. Salay seconded the motion.

Vote on the motion: Ms. Salay, yes; Mr. Lecklider, yes; Mr. Reiner, yes; Mayor Keenan, yes; Ms. Chinnici-Zuercher, yes; Vice Mayor Gerber, yes; Mr. Peterson, yes.

Vote on the Ordinance: Ms. Chinnici-Zuercher, yes; Mr. Peterson, yes; Ms. Salay, yes; Mr. Lecklider, yes; Mr. Reiner, yes; Mayor Keenan, yes; Vice Mayor Gerber, yes.

**INTRODUCTION/PUBLIC HEARING/VOTE - RESOLUTIONS**

**Resolution 39-14**

**Authorizing the City Manager to Enter into a Contribution Agreement to Compensate the City for a Portion of the City's Commitments to Jerome Township Under an Annexation Agreement Between the City of Dublin, Washington Township and Jerome Township.**

Mr. Gerber introduced the resolution.

Ms. Grigsby stated this is companion legislation to the boundary adjustment petition on tonight's agenda and is related to the annexation agreement approved by Council on May 5, 2014. This provides for a cost sharing of the \$210,000 payment to Jerome Township. The developer, The Edwards Company, under Tartan Ridge LLC has agreed to reimburse the City for 50 percent of those costs. Staff is recommending adoption.

Vote on the Resolution: Ms. Chinnici-Zuercher, yes; Ms. Salay, yes; Mr. Lecklider, yes; Mr. Reiner, yes; Mayor Keenan, yes; Vice Mayor Gerber, yes; Mr. Peterson, yes.

**OTHER**

- Update re. Proposed Tuller Flats Project

Ms. Rauch stated that the developer has requested the opportunity to present some modified design concepts for Council's review and feedback. Council reviewed the proposed project at a previous work session and expressed concerns, and the developer has a revised submission to present. Staff and the developer met briefly at the beginning of last week to look at the design concept, but no formal review has been done by staff or the Planning Commission. Should the developer decide to proceed after obtaining feedback from Council tonight, they will need to submit revised plans for a formal review process. Should a development agreement be needed, that will be forwarded to Council at a separate time. In addition, the Council work session on June 2 will include a

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presentation regarding the streetscape and how that shapes John Shields Parkway, which will have some impacts on their site plan layout.

Bill Riat, 19 Sessions Drive, Bexley stated that he is President of Casto and a partner in the firm. Casto has about 23 million square feet of retail and does mixed use, retail development and currently owns and manages 5,000 apartments in Columbus and Central Ohio. He has done work in Dublin, dating back to the late 1970s with the Asherton development, which consists of 509 units. They are very committed to the Tuller Flats project and open to working with Council and staff. When they develop projects, their intent is to own them long term. They don't flip the projects and therefore try hard to make them right. They believe they have unique architecture and have partnered with architect Joel Sullivan. He noted that Aaron Underhill would provide some history on the project.

Aaron Underhill, 8000 Walton Parkway, New Albany stated he represents Casto on this project. They want to obtain a general consensus from Council tonight that they are on the "right track" with this project, and that they have taken the feedback received at the work session into consideration in the revisions to the plan. Planning a project in the Bridge Street District is very complex, with the Code provisions that apply and the Planning Commission process. They are seeking further input from Council on what has been revised in the plans to address the concerns expressed at the work session, based on the economic component of this project. At the last review, they heard three areas of concern from Council:

- While contemporary architecture is appropriate for this area, the initial proposal went too far and incorporation of traditional architectural elements is desired. The applicant believes these concerns have been addressed with the revised plans.
- There was a lack of architectural diversity, in the view of the City. They are making strides to address that as well.
- The site plan needed to create a sense of place and a gathering area where a sense of community could be built. This is also addressed in the revisions.

They have worked for the past two months to determine if this project could work economically, and whether Council's concerns could be addressed. There is a lot of detail work that remains, but they want to balance the monies spent to date and provide something Council could react to tonight and obtain feedback.

He stated the following as he reviewed the slides:

1. The first slide demonstrates the central green of the project with a view looking westward on John Shields Parkway. This shows the perspective of a green space area that could be a gathering place and complement the greenway along John Shields Parkway. It also provides the flavor in the variation in the elevations of the buildings, the different colors and materials proposed and some of the treatments on the buildings. Mr. Sullivan can speak to these in more detail. The plan shows the clubhouse back behind the green. Staff has suggested some additional revisions to this plan to make this an even more special place. They will continue to work with staff in that regard. They view this as an active area where people can congregate and have activities, including programming of art shows, festivals, etc. They would work with the City on these ideas.
2. He shared a slide that depicts the size of the Columbus Commons, noting that the central green for Tuller Flats is very close in size to that. He also compared the space with the Dublin Coffman High School football field in terms of size.
3. The community center shown was inspired by the Barcelona Pavilion. They see this as a gathering place and will design it in a manner that allows for flexibility of uses. It can be built to accommodate a coffee shop or ice cream shop.
4. In terms of architectural styles, Council indicated that the previous submission was too contemporary and there was concern with how the units addressed the street. There were raised planters in the previous submission, but the entrances have now been brought down to the street level. Multiple entrances in and out of the buildings and a hedge treatment have been included. Along John Shields Parkway, there is an art gallery shown, and the design will allow for live/work units. This is an opportunity for a mixed-use component over time.

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5. Council had indicated their desire for more interest in the building architecture at street corners and intersections. The revisions reflect these changes, with windows wrapping the corners and living space moved to the center of buildings.
6. Council had concerns with the architectural diversity, and so different materials and colors have been introduced in the revised plans. Different treatments of rooflines are incorporated, with changes in the height of the buildings. Staff indicated they would like to see different areas of the project have their own identity – and they will work through that moving forward. While the structure of the building is the same, they look quite different in terms of aesthetics and architecture.
7. He pointed out the Neighborhood Launch project in downtown Columbus, as Council had indicated this was a project to emulate for Dublin. While the economics of the Tuller Flats project are different from the Neighborhood Launch project, the applicant believes there are some opportunities to integrate architecturally some similar components, such as the painted brick shown.
8. The final slide includes information regarding Casto that Mr. Riat has already reviewed. Casto's plan, as Mr. Riat noted, is to have a project with long-term viability because they will be a long-term owner of it. In order to do that, they need to ensure the programming inside the units work for the market they are targeting – the young professionals and the empty nesters. These are also the target markets for the Bridge Street District. In order to do this, the unit mix on the site plan calls for 65 percent of the units to be one bedroom. This will appeal to empty nesters and older, single professionals. Sixty percent of the units have attached garages, which provide direct access to the unit and which will be attractive to empty nesters that are accustomed to and expect this feature. With the price points of the units, the rents will be higher than renting a typical home in Dublin, and they believe this will attract the kind of young professional that Dublin's economy wants to attract. The rents will be in line with what they will be willing to pay.
9. Casto has been in business for 87 years and has developed projects all around the country. Casto is located in Central Ohio. Although they haven't done a project in Dublin for quite some time, they are very excited about this project for the Bridge Street District.

He offered to respond to questions, noting that Joel Sullivan and Bill Riat are also available for questions.

Mr. Lecklider asked them to identify the location of the attached garages on the plans. Joel Sullivan, Sullivan Brock Architects, 309 S. Fourth Street, Columbus stated that the attached garages are all behind the building and are accessed from an interior court area of the buildings. The elevations shown are the street side elevations of the buildings. In the previous developed package, there were garages shown. For this submission, they did not include every view of every building – they attempted to give a flavor of the design direction. The main diagram of how the units would work has not changed. There is flexibility in a couple of the building types in terms of how garages are attached and rented. One can travel from the garage to their unit under cover – they are not detached. They followed closely the guidelines of the Bridge Street District on how to locate parking and attached garages to buildings so that they are away from the public side of the street. He does not have such plans defined as part of this package, but can provide more information.

Mr. Riat stated that the garages are actually under the building as well and are part of the building.

Mayor Keenan added that Craughwell Village has this type of layout, although they also have some detached garages.

Mr. Lecklider asked if there is on street parking in this location.

Mr. Sullivan responded affirmatively. He added that they are slightly in excess of the required parking for the project. The approach was not to over park in terms of asphalt, but to marry the parking area with the real demand.

Mr. Riat added that along the main streets, as along John Shields, there is parallel parking available.

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Mr. Reiner asked Mr. Riat if Casto still owns Asherton.

Mr. Riat responded that they are partners with Weiler and Kelley who still own Asherton. Casto does not actually have ownership at this time. Casto built the project and Weiler and Kelley bought the entire project over 20 years ago.

Mr. Reiner complimented them as the developer of Asherton, as he recalls the lengthy process involved in this apartment project. It is a really nice project and well maintained with lake features.

Mr. Riat noted that there are no vacancies in the 509 units at Asherton. For the Bridge Street District, the architecture is very different for Dublin. He is an architect by trade, but moved into the development field. Mr. Sullivan, Linda Menery of EMH&T and he work very closely together and have worked hard on this project. He is aware that staff does not prefer having the large green on John Shields Parkway, but they felt it was very important. The new plan reflects modification to this. They have reviewed the plans for John Shields Parkway and are very excited. Their project is pioneering, but will be special. They are trying to determine tonight, based on Council feedback, if they are on track. They are zoned, but need Council's input at this time.

Mr. Reiner stated that design-wise, major improvements have been made to the plans. He likes the changes to the buildings so that they have corners and wrapped around windows. The Barcelona Pavilion is an interesting concept, and the community center could be an interesting feature. Having 60 percent attached garages is commendable, and especially having them underground. The elevations of the building and the quality exterior look they are working to emulate will be good.

Mr. Riat responded that these exteriors are different – even for Dublin – but they have pushed these to the limit for these high rents for small units. They have tested this through market research. It will set a standard for the future development. Having John Shields Parkway continue all the way through – so they are not at the end of a dead end street – is really important to them.

Mr. Reiner stated that another thing they have done on the architecture that is really important is the cold verticality of the last buildings and blanching the roofs out to the left and right has made a big change.

Mr. Riat noted that many of the units on John Shields Parkway will have a storefront that will accommodate a small business or office, and will have an urban feel as much as possible in this location. It can be closed off from the apartment above or rented separately.

Mr. Reiner stated that is an important feature as well. He supports this concept of bringing in small, unique businesses into the community.

Mr. Riat responded that they are currently working on a project in Franklinton in downtown Columbus where this concept is being done on the front streets – interacting with the streets while providing a safe residential feel.

Mr. Reiner noted he is pleased that they have eliminated the barrier wall on the entry space. By eliminating this, it opens up the space.

Ms. Chinnici-Zuercher stated that she has difficulty reconciling the renderings on the various slides.

Mr. Sullivan responded that some slides show three-dimensional images. There are some different scales of buildings. The elevation included is a 12-unit building, and there is an 8-unit building made up of components of that. There are predominantly 8-unit buildings along John Shields. There are some 12-unit buildings of similar character along Tuller. They did not show every elevation, as there will be variations in collections. They have tried to demonstrate the flavor of the project and will work closely with staff to have the right components at the right locations. They heard from Council that more diversity is desired – not only in architectural character, but also in rooflines, colors, materials and textures. They are seeking feedback about whether they are headed in the right direction. The three-dimensional images are a much more real representation of what the space will feel like.

Ms. Chinnici-Zuercher stated that she finds the three-dimensional images much more attractive.

Mr. Riat noted that elevations are always stark – and one doesn't ever see this view unless they stand directly in front of a building. This more contemporary look is what appeals to

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the young professionals, and they believe that enough traditional elements are included to make it lasting.

Ms. Chinnici-Zuercher responded that she does not have an issue with this different look for the District. There was not an expectation of a purely traditional look in the architecture for the Bridge Street District.

Mr. Sullivan stated they have done lots of work in downtown Columbus, such as the Flats on Vine. They are currently doing the Aston Village project in Victorian Village. It has the highest rents on a rent per square foot basis of any location downtown. Those projects are being rented by the exact market segment that Dublin is pursuing. They believe they have a good understanding of that market. These projects have oversized windows. In the current Tuller Flats plan, they have changed the garden unit plan so that the living spaces are always on the corner. The three-dimensional perspectives show these features.

Ms. Chinnici-Zuercher stated that everyone wants light in the living space, so this is very positive. However, she noted that the layout of the site is somewhat boring. She appreciates the green space added, and wishes it was larger. However, the layout does not reflect interest to her. Are they suggesting that the interest comes from the diversity of the buildings?

Mr. Sullivan responded that it is difficult to convey a concept of this scale in a drawing. In the Bridge Street District vision, the buildings are to be pulled up to the street; it is urban; there is a significant investment in the quality of the streetscape; and it is difficult in the early stages to convey the concept in the computer images. Their buildings are always better in execution than anything represented at this stage of a project. They have been doing such projects for 30 years and have several projects in Dublin. The perspective renderings convey an essence of the feel they are trying to create, and they will work through details as the project is developed.

Ms. Salay stated that the applicant indicated that the Planning division was not very pleased with the green area, as presented. She likes it, as it will break up the streetscape and will serve as a public park. She likes the size of it and believes it does not detract from the urban feel. She asked about the materials of the buildings – are these all brick? Are the different colors siding?

Mr. Sullivan responded they will be brick and siding. Some of the brick would be standard brick and some painted brick. The siding would be of hardiplank. They did move to a higher percentage of masonry with this submittal.

Ms. Salay indicated she likes the painted brick, as the City supports having natural materials. She was in the Short North and German Village recently, where nearly everything is either stone or brick. The painted brick adds color diversity. She encourages more masonry versus less. She is not clear about how the garages are located on the project.

Mr. Riat responded that there is a motor court and the garage is under the three-story building. There will be access directly to the unit in the back.

Mr. Sullivan added that there is access to a common circulation. If not attached, one can get to the garage from a common circulation and then into the unit.

The townhouse building would have direct access.

Mr. Peterson asked how many units are included in the project.

Mr. Riat responded there are 390 at this point.

Mr. Peterson asked about the typical rent for these units.

Mr. Riat responded they are approximately \$1,000 up to \$1,500. This translates to about \$1.30 per square foot, which is higher than the suburban rents currently in place in the area of \$1.00-\$1.10 per square foot. Some of the best units in downtown Columbus are \$1.60 per square foot per month.

Mr. Peterson asked about the square footage of the units.

Mr. Riat responded they range from 600 square feet to 1,200 square feet. These will have finishes similar to upscale condominiums.

Ms. Salay asked about the ceiling heights.

Mr. Riat responded they are 9 feet on the first and second floors, and 10 feet on the third floor.

Vice Mayor Gerber asked about the total acreage of the project.

Mr. Riat responded there are 17 acres presently, and there is a potential future portion on the Thomas farm.

Vice Mayor Gerber stated that a lot of progress has been made. He agrees with Ms. Salay that he would like to see more diversity of building materials with respect to natural materials – brick, stone. All other issues have already been discussed. He would like to review demographic studies, as he is not completely convinced these will be attractive to young professionals. He believes these will appeal to empty nesters.

Mr. Riat acknowledged that there have been quite a few empty nesters in this product type, as most apartments do not have the finishes needed to attract empty nesters.

Vice Mayor Gerber stated that he believes they are moving in the right direction and he assumes they will continue to work with staff and the Planning Commission.

Mr. Lecklider stated that Asherton was mentioned and, while he agrees the landscaping and setbacks are outstanding, the physical structures are really in need of maintenance and will require a major investment. He understands that Casto is not affiliated with it at this point. Mention was also made of the Flats on Vine, and it does fit well in that location. However, if Casto wanted to build that product in Dublin, he would not be interested, but is aware they have no plans to do so. There was a very limited memo from staff, as they had little information to work with in terms of what was conveyed to Council. He agrees with staff in regard to architecture that some progress has been made. Staff indicates with respect to the green space that the frontage on John Shields has a suburban feel to it; the separate clubhouse and pool are other distinctly suburban features. Based on what he sees, he agrees. He agrees with Ms. Chinnici-Zuercher that the site layout is not interesting. He understands there are limitations with the street grid, etc. but he has reservations with the proposal. The applicant has indicated that he is not in a position to provide detail, yet he wants to review the detail. To the extent the applicant chooses to go forward, he reserves the right of not supporting this plan at the next step; he does not have a high level of confidence that what will ultimately be presented will be satisfactory to him. He does not want to mislead the applicant with respect to his support of the project going forward.

Mr. Riat responded that he appreciates his comments. Much of what is seen in this plan fits the zoning in place – the way the buildings line up, the way the streets go through, etc. Casto is anxious to work with staff further, but much of this plan relates to the way it is zoned, how it is planned, and the densities. While the layout may look boring, the nicest streets in the country appear the same on a site plan – because all that is visible is building lines. It is a matter of everyone understanding what they are trying to do – that it is good for the applicant and for Dublin – and this is challenging. They do disagree on certain things, such as the green and how that can be done. They look forward to continuing to work on this.

Mayor Keenan commented that they are making progress and are headed in the right direction. He agrees with much of what has been said tonight – particularly the comments of Ms. Salay and Ms. Chinnici-Zuercher.

**STAFF COMMENTS**

Ms. Grigsby:

1. Commented in regard to the June 2 work session for Bridge Street that the focus will be on the streetscapes and follow-up to previous discussion, including materials and the finishes. She asked if Council wants to have the work session and the remaining work sessions live streamed. Live streaming was done for the Crawford Hoying project, given its magnitude. Ms. Chinnici-Zuercher stated that live streaming the work sessions would help to educate the public about this different type of development for Dublin.

It was the consensus of Council to have the work sessions live streamed.

2. Noted that the issue of the development review and approval process for Bridge

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Street was raised at the last work session as well as at the Planning Commission meeting – specifically, the questions related to having a PUD process versus Bridge Street zoning process. Is Council interested in having such discussion about the pros and cons of the different processes at the next work session? Vice Mayor Gerber stated that his understanding is that the Commission was to vet that issue. He prefers to have the Commission continue that discussion and bring recommendations to Council.

Ms. Chinnici-Zuercher stated that she does not agree, as any consideration of using a PUD process is a huge departure from what has already been approved by Council for the Bridge Street District review process. As Council is the final approval body, Council should educate themselves and make a decision on this matter.

Mr. Lecklider agreed with Ms. Chinnici-Zuercher.

Ms. Grigsby stated that staff can schedule 20 minutes on the June 2 work session for this discussion with Council.

Vice Mayor Gerber stated that this discussion will require much more time.

Ms. Chinnici-Zuercher responded that this discussion is more important than the streetscape-related matters. A larger portion of time can be devoted to this more important discussion.

Ms. Grigsby stated that the philosophical discussion regarding PUDs and the Bridge Street District development process is critical, given that staff has relied upon Council's previous direction. Staff wants to ensure that Council's previous direction has not changed.

Mayor Keenan agreed that a broader discussion is needed and that it can be included on the agenda for the June 2 work session.

Ms. Salay asked if Council will receive a staff report on this matter. The Planning Commission was interested in having a written document from staff with the pros and cons of the two processes. This issue arose in conjunction with the Bridge Park development and rezoning that area into a Bridge Street Neighborhood. There are a number of Bridge Street Neighborhood districts that were established as part of the Bridge Street District. However, the Planning Commission suggested that a PUD could be done for Bridge Park so that it could be tailored to what Crawford Hoying wants to do – versus having a need for many waivers.

Mayor Keenan asked staff if a report could be prepared and distributed prior to the June 2 work session.

Ms. Grigsby responded that the staff report will be provided in advance of the June 2 session.

3. In regard to the demolition of the house that previously was occupied by Events Administration, there have been utility shutoff issues resulting in delay to the demolition. Staff will keep the neighborhood apprised of the demolition schedule.
4. A memo was provided in the packet regarding the Emerald 8 landscape mound and shared use path. Based on discussions related to the rezoning scheduled May 1 at P&Z -- the rezoning of the commercial side of the Holder property, it makes sense to move the bikepath connection to the western edge of Jenmar, connecting with the master plan location of the bikepath from the Holder-Wright Earthworks Park to Emerald Parkway. Previously, discussion took place with the residents at the February 5 public meeting regarding Emerald 8. They were shown the cut-through on Grandee Cliffs for the path and they had agreed with this. More recent discussions with the residents related to the rezoning, and the fact that this alternate connection makes sense. Not having the break in the landscape mound may also increase the effectiveness of the mound in blocking noise from the freeway. Staff believes it makes sense to have the path connection at the western edge of Jenmar versus midway in the landscape mound.

Vice Mayor Gerber asked for confirmation that this is consistent with the recent conversations with the residents about this project.

Ms. Grigsby responded affirmatively. She noted that there has been recent discussion about changes to project plans. Given the rezoning application referenced and the bikepath master plan, it makes sense to make this change to the connection, and the residents are supportive as well.

Mr. Peterson stated that he and Vice Mayor Gerber met with the neighbors on site to discuss these matters and they are pleased with this change.

Mr. Peterson moved to adopt the change to connect the path at the western end of Jenmar Court versus through the mound.

Vice Mayor Gerber seconded the motion.

Vote on the motion: Mr. Reiner, yes; Mr. Lecklider, yes; Mr. Peterson, yes; Ms. Salay, yes; Vice Mayor Gerber, yes; Ms. Chinnici-Zuercher, yes; Mayor Keenan, yes.

5. In regard to the adult family home matter, she asked Mr. Smith to provide an update.

Mr. Smith stated that, in the interest of informing the public about the status of this matter, the staff research is continuing. Staff has contacted and retained an expert to assist with the dispersal issue. This individual will be in Dublin on May 29 and arrangements will be made for him to work with staff and seek input from the residents. An e-mail will be sent tomorrow to all of the residents whose e-mail addresses are on file with the City to update them.

**COUNCIL COMMITTEE REPORTS/COUNCIL ROUNDTABLE**

Mr. Peterson stated that improved signage is needed at Darree Fields to identify the numbers of the ball fields. It is confusing to visitors attending tournaments. Directional signage to the specific field numbers would be very helpful.

Mr. Hahn noted that staff will address this matter.

Ms. Salay:

1. Noted that a loyal fan of City Council, Avery Stinchfield is celebrating his 22<sup>nd</sup> birthday today. Happy Birthday to Avery who is celebrating with family and friends but will certainly watch this broadcast!
2. Commented that she is pleased that Council will discuss the neighborhood rezoning versus PUD at the June 2 workshop and that the work sessions on the Bridge Street District will be live streamed. This will enable the Planning and Zoning Commissioners to hear this discussion at a convenient time for them versus attending all of the work sessions.
3. Noted that Planning and Zoning Commission discussed the fact that the Architectural Review Board is charged with reviewing the Bridge Park West development. Some of the Commissioners stated that a bigger picture review is needed for site plans, and the ARB typically reviews finer details of buildings. The Commission asked Council to consider whether it would be advisable to involve the Commission in site plan reviews. The intent was to have a streamlined process for applicants in the Bridge Street District. Perhaps ARB members could receive additional training to prepare them for their responsibilities with the Bridge Street District reviews. What they are charged with in the Bridge Street District is very different from their charge within the Historic District.

Mr. Gerber stated that he has brought up this concern for several years in terms of the form-based Code. Effectively, the ARB has been given veto power. Council did provide in the Code that if the developer does not agree with the decision of the ARB, they can appeal to Council.

Ms. Salay responded that ARB is an advisory body, and any negative recommendation of ARB would be reviewed by Council who has the final determination.

Mr. Gerber stated that his understanding is that such appeals are discretionary for Council.

Ms. Salay summarized that this may be another topic for discussion. Whatever bodies assigned to the reviews will need to be prepared to do so.

Ms. Grigsby stated that staff will have information prepared on this topic for the June 2 work session as well.

4. Reported that Planning Commission requested, and she believes it would be helpful as well, that they receive the documents related to Bridge Street District as they come in versus a few days in advance of their review. As projects evolve, the Commission would like to be prepared with questions. If this is not possible, they would need more time to review the packet than what is allowed at this time.

Ms. Grigsby responded that it would make more sense to provide additional review time for the Commission versus providing multiple versions of the same submission, which

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would be confusing. Staff can review the option of timing and providing more time for review on the larger projects.

Ms. Salay stated that would be appreciated on their part.

5. Asked about the neon and neon-like signs that are appearing throughout the City. It is her understanding that a business had a neon-like sign, which is prohibited by Code. When the case was heard at Mayor's Court, the Magistrate determined that the law is unenforceable as written and that the definition of neon and neon-like signage needs to be clarified. Is her recollection correct on this? (Mr. Smith confirmed that it is correct.) There are now neon signs in many business windows and these are not consistent with the community's expectations. Could Code amendments be drafted that would satisfy the magistrate so that neon and neon-like signs would be prohibited? This discussion came up at the Planning Commission meeting.

Mr. Smith stated this can be done. Staff is already working on these amendments.

6. Noted that there are temporary real estate signs in place throughout the City for leasing available office building space. Some of these signs have been in place for years. When the buildings are completely occupied, does the City ask them to remove the signs? Some buildings have multiple, large real estate signs and it detracts from the aesthetics of the office parks. These signs are in essence advertisements for the real estate companies more than for space available in the office buildings.

Ms. Grigsby responded that there is enforcement done and there is a permitting process that is followed. The City has received complaints from those who have to renew their sign permits. Staff can provide an update on the process and how it is carried out each year.

Ms. Salay stated that she would be interested in reviewing this, in light of the abundance of such signs throughout the community.

Mayor Keenan suggested that perhaps the location of the signs could be shown on a GIS map of the City, as this would demonstrate how many are in place.

Ms. Grigsby stated that staff will determine if this is feasible to produce quickly.

Ms. Salay also asked for information about what period of time the same signs have been in place.

Ms. Chinnici-Zuercher:

1. Noted there was a memo in the packet from Mr. Hahn regarding the request for maintenance relief from the Cramer's Crossing Condominium Association. Staff is recommending denial of this request. Is there action needed from Council?

Ms. Grigsby stated that this item was scheduled under "Other" on the agenda, but late this afternoon, the representatives of the Association indicated they would not be present. Staff felt the matter should be deferred until the representatives can be present.

Ms. Chinnici-Zuercher stated that there are many homeowner associations throughout the City that have responsibilities for maintenance. These fees are not unreasonable for the responsibilities assigned to the Association. It is important not to set a precedent by treating this Association any different than another in the community.

Mayor Keenan stated that staff is recommending denial, but felt it was important to allow the Association the opportunity to present their request to Council.

Ms. Grigsby added that staff receives many phone calls with similar requests. Once the Associations understand that staff will recommend denial of their request, most choose not to pursue it further. This Association wants to pursue the request at the Council level.

Ms. Chinnici-Zuercher responded that the City has already approved a previous request to assume some maintenance responsibilities for Cramer's Crossing, so they probably believe they will receive approval again.

Ms. Grigsby clarified that what was approved previously related to this Association was for the chemicals to treat the ponds, which are shared by the homeowners and condominium associations. They had also requested the City take over other maintenance responsibilities, but this was denied. Staff's recommendation at this time regarding the current request is to deny it. Staff can notify the applicant if there is any further direction regarding this matter.

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Mayor Keenan noted he agrees with staff's recommendation, but wants to give the Association the opportunity to present their case to Council.

Mr. Lecklider stated that:

1. On May 8, he attended the Police Memorial Service. Vice Mayor Gerber offered remarks on behalf of City Council. The service was very nice and he is proud that the City does this each year. A resident in attendance indicated that they attend each year in appreciation of the services provided by the Police officers.
2. He attended the Nationwide Children's Hospital Benefit Concert on Friday, May 16. He had the opportunity to meet the band, as others have done in past years. The lead singer mentioned the City of Dublin no less than seven times in the performance, which was very nice.
3. He also attended the Miracle League Community Awareness Day on Saturday morning. The weather was not favorable, resulting in cancellation of the game. The Miracle League did express their appreciation of the City's support and for the storage garage that was added to the south of the existing shelter. They are most grateful for Council's continued support and staff's work on the facilities.

Mr. Reiner:

1. Complimented the Dublin Recreation Center for continuing to have the equipment available in working order to meet the needs of the patrons.
2. Noted that someone asked him about the lack of connection from the Dublin Arts Center to Emerald Parkway. This would be a small gap to fill, but it would be welcome to pedestrians and bicyclists.
3. Stated that he is pleased with the Police Chief's report that indicates that crime is diminishing across the board on thefts from vehicles and burglaries in Dublin.

Vice Mayor Gerber:

1. Reported that the Administrative Committee will meet on Wednesday, May 21 at 6 p.m. and Monday, June 2 at 6 p.m. to interview candidates for the Personnel Board of Review. All Council members are invited to attend.
2. Noted that the Committee will meet on Tuesday, June 24 to review the Charter, and all members are welcome.
3. Stated that a letter was received tonight regarding a resignation from the Planning and Zoning Commission. The Committee will need to address this matter as well.
4. Stated that the annual Board and Commission recognition dinner was held on May 14 and it was a fantastic event. The Dublin Singers performed and it was most enjoyable. He thanked the Clerk for coordinating this event.

**ADJOURNMENT**

The meeting was adjourned at 8:40 p.m.

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Mayor – Presiding Officer

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Clerk of Council