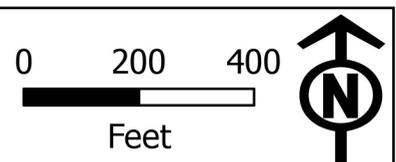


14-099 BPR-ARB
 Basic Development Plan Review
 Bridge Park West
 Dublin Road



ADMINISTRATIVE REVIEW TEAM

RECORD OF DETERMINATION

OCTOBER 16, 2014

The Administrative Review Team made the following determination at this meeting:

**2. BSC Historic Transition – Bridge Park West 94 and 100 North High Street
14-099ARB/BPR Basic Development Plan**

Proposal: A development consisting of a two-story mixed-use building, 42 condominium units in a seven-story building with associated parking (375 parking spaces) and site improvements along the east side of High Street approximately 280 feet north of the intersection of North Street.

Request: Review and approval for a Basic Development Plan under the provisions of Zoning Code Sections 153.057-153.066.

Applicants: Nelson Yoder, Crawford Hoying; and Gerry Bird, OHM Advisors

Planning Contact: Jennifer M. Rauch, AICP, Senior Planner

Contact Information: (614) 410-4690, jrauch@dublin.oh.us

DETERMINATION #1: Approval of this request for an Administrative Departure:

- 1) Midblock Pedestrianway – Section 153.060(C)(2)(a): Apartment Building, North Riverview Street extension may be exempted by reviewing body 153.063(D)(3)(d) requested due to site constraints.

DETERMINATION #2: Recommendation of approval to the Architectural Review Board for Development Plan Waivers:

- 1) Maximum Block Size – Section 153.060(C)(2)(a): Increase the maximum permitted block dimensions for the Apartment Building (increasing maximum block length from 300 feet to ±400 feet on the east and ±378 feet on the west façade; and a maximum block perimeter from 1,000 to ±1,271 feet).
- 2) Midblock Pedestrianway – Section 153.060(C)(6)(a): Waive requirement of midblock pedestrianway for a Historic Mixed-Use Building.
- 3) Building Heights – Section 153.063(D)(4)(b): Waive requirement of 2 1/2 story limit for the Apartment Building.

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

**94 and 100 North High Street
Basic Development Plan**

DETERMINATION #3: Recommendation of approval to the Architectural Review Board of this application for a Basic Development Plan with the following five conditions:

- 1) That the applicant work with the City to establish a development agreement for this project;
- 2) That the applicant address Engineering details as part of the Development Plan Review, including finalizing the drive access off of a principal frontage street;
- 3) That the applicant coordinate with the City and Washington Township Fire Department to ensure fire accessibility throughout the site as part of the Development Plan Review;
- 4) That the applicant describe the intent for the required BSD Historic Transition District gateways at the Development Plan Review, with details to be determined as part of the Site Plan Review; and
- 5) That the applicant provide an outline of the details for each open space type, including the intended uses, exact acreages required and provided, and general program, at the Development Plan Review, with determinations as part of the Site Plan Review.

RESULT: The Administrative Departure was approved, and the Development Plan Waivers and Basic Development Plan were forwarded to the Architectural Review Board with a recommendation of approval.

STAFF CERTIFICATION

Steve Langworthy, Planning Director



**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

OCTOBER 16, 2014

ART Members and Designees: Gary Gunderman, Planning Manager; Alan Perkins, Fire Marshal; Barb Cox, Engineering Manager, Colleen Gilger, Economic Development Director; and Jeff Tyler, Building Standards Director.

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

Applicants: Nelson Yoder and Matt Starr, Crawford Hoying; Mike Burmeister, OHM Advisors; James Peltier, EMH&T; and Teri Umbarger, Moody Nolan (Cases 1, 3, & 4).

Gary Gunderman called the meeting to order. He asked if there were any amendments to the October 9, 2014, meeting minutes. The minutes were accepted into the record as presented.

DETERMINATION

- 1. BSC Historic Transition – Bridge Park West 14-099ARB/BPR 94 and 100 North High Street Basic Development Plan**

Joanne Shelly 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 (375 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 under the provisions of Zoning Code Sections 153.057-153.066.

Ms. Shelly presented the site layout and noted the area that will be demolished. She stated the development proposal on a ±2.4 acre site consists of 42 units of multi-family residential, 16,650 square feet office, 11,800 square feet restaurant, and 4,200 square feet retail; 375 parking spaces (garage, private and public); 0.21 acres of open space; and associated site improvements.

She said approval of a request for an Administrative Departure is recommended:

- 1) Midblock Pedestrianway – Section 153.060(C)(2)(a): Apartment Building, North Riverview Street extension may be exempted by reviewing body 153.063(D)(3)(d) requested due to site constraints.

Gary Gunderman asked the ART if there were any questions or concerns regarding the Administrative Departure. [There were none.]

Ms. Shelly stated that a recommendation of approval to the Architectural Review Board is recommended for three Development Plan Waivers:

- 1) Maximum Block Size – Section 153.060(C)(2)(a): Increase the maximum permitted block dimensions for the Apartment Building (increasing maximum block length from 300 feet to ±400 feet on the east and ±378 feet on the west façade; and a maximum block perimeter from 1,000 to ±1,271 feet).
- 2) Midblock Pedestrianway – Section 153.060(C)(6)(a): Waive requirement of midblock pedestrianway for a Historic Mixed-Use Building.
- 3) Building Heights – Section 153.063(D)(4)(b): Waive requirement of 2 1/2 story limit for the Apartment Building.

Rachel Ray confirmed that all of the Waivers requested come down to topography and the size of the site.

Jennifer Rauch said the Administrative Departure is acceptable since there is a visual break on High Street.

Ms. Shelly explained the issue with two vehicular accesses off of High Street, which requires Engineering's approval that she included in the conditions for the Basic Development Plan.

Mr. Gunderman asked if there were any issues for the one Administrative Departure or any of the three Waivers. [There were none.] Mr. Gunderman confirmed the ART's approval for the Administrative Departure and ART's recommendation of approval for the Waivers.

Ms. Shelly said approval is recommended for a Basic Development Plan with the following five conditions to be forwarded to the Architectural Review Board:

- 1) That the applicant work with the City to establish a development agreement for this project;
- 2) That the applicant address Engineering details as part of the Development Plan Review, including finalizing the drive access off of a principal frontage street;
- 3) That the applicant coordinate with the City and Washington Township Fire Department to ensure fire accessibility throughout the site as part of the Development Plan Review;
- 4) That the applicant describe the intent for the required BSD Historic Transition District gateways at the Development Plan Review, with details to be determined as part of the Site Plan Review; and
- 5) That the applicant provide an outline of the details for each open space type, including the intended uses, exact acreages required and provided, and general program, at the Development Plan Review, with determinations as part of the Site Plan Review.

Mr. Gunderman asked the ART if there were any questions or concerns regarding this application for a Basic Development Plan. [There were none.] Mr. Gunderman confirmed the ART's recommendation of approval of this application for a Basic Development Review with five conditions to be forwarded to the Planning and Zoning Commission.



**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

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.

Steve Langworthy asked the ART if there were any further questions or concerns regarding this application. [There were none.] He confirmed the ART's recommendation of approval of this Development Plan Review application with seven conditions.

INTRODUCTION

2. 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 encouraged the ART to get familiar with the plans in the drop box as there is an internal meeting scheduled for Monday to review comments. She said case review of this application is scheduled for the ART meeting on October 9, and the ART recommendation is scheduled for October 16 to be forwarded to the ARB on October 22.

Ms. Rauch showed the most recent renderings of the elevations off High Street. She said the applicant has eliminated the extension of Rock Crest down toward the river. Ms. Rauch said the massing of the back has not changed, but the front elevation has been modified. She noted Staff had recommended the access into the garage be revised. She explained the residential units on the top of the building have their own separate entrance. She said there is a secondary access point at the northern portion of the front elevation to be used for the retail and office components.

Joanne Shelly explained there is a gate for the upper residential units, and from the sidewalk pedestrians can see a water feature and a "hidden" garden. She said the main garage is to the north.

Ms. Rauch said the applicant has revised the plans to break up the mass of the buildings along High Street. She noted the two towers, which the ART discussed should help make the transition from modern to traditional. Mr. Langworthy emphasized the need for transition from the front to the side. Jeff Tyler said this is the first they have seen of the towers and it appears they are being used as a gateway piece. The towers were discussed further amongst the members and Ms. Rauch said the southern tower provides access to the garage.

The entrance to the main public garage was discussed. Colleen Gilger inquired about the wide opening with no doors. Mr. Langworthy questioned if there was an awning over the entry. Ms. Shelly explained part of the building recessed with a layer of offices overhead and the garage entry positioned at street level. She added that two lanes were for ingress and one would be for egress.

Ms. Rauch said the City's architectural consultant was reviewing the proposal and hoped to have feedback by next week's meeting. Ms. Rauch noted the different uses for the different levels of the building.

Fred Hahn said Staff has cautioned the applicant about the public path planned along the north elevation, which is right outside of the resident's windows.

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

Neil Mathias asked to recuse himself on the discussion with Crawford Hoying for personal conflicts. Mr. Mathias left the room.

3. Bridge Park West – Mixed-Use Redevelopment Project – 94 & 100 North High Street

Jennifer Rauch took the opportunity to recap and discuss the Special Meeting held on August 13, 2014, for a walking tour of the Bridge Park West Mixed-Use redevelopment project site within the Historic District. She said she had a couple of slides and the applicant is present to provide a brief overview of what was seen and the applicant's takeaways from the tour.

Ms. Rauch said architectural concepts such as height, massing, site considerations, and how it all fits together will be discussed. She will also highlight the next steps.

Ms. Rauch said the applicant provided informal plans to the Board in May and received feedback related to the proposed architecture and site. She said members of staff meet with the applicant on a weekly basis, who are preparing for a Basic Plan Review submission. She said the site visit was beneficial to see this proposal in context of the existing character of the site.

Gerry Bird, OHM Advisors, 101 North Mill Street, Suite 200, Gahanna, Ohio, said they spent about an hour walking the site, starting in the lower zone where the 100 building is visible and then the 94 building. He said this footprint is smaller than the outer boundaries of both of those buildings as shown on the exhibit. He said the tour went through the 94 building and up the bridge across the rock outcrop and then onward to the High Street area, looking at the context of it down High Street.

Mr. Bird said several modifications have been made since the initial plans were reviewed in May. He said they have removed one floor of the building from a height standpoint. He explained the building is seven stories maximum and they are about 10 foot, eight inches floor to floor, and to provide further context, an office building is about 13 feet, 4 inches. He said the applicant is envisioning the building on High Street would have a scale similar to the scale of other buildings on High Street to maintain that rhythm. He said a drone was flown up the river corridor to show the impact of the building. He pointed out that even at 50 feet above the bridge level, the building is comparable to the buildings at Bridge and High Streets.

Mr. Bird said initially they broke up the building into three pieces and connected them with glass that would reflect the sky and plantings in front. He noted the views that would be seen while driving by this building and explained that some of the concepts have been continued. He referred to a slide that showed the site plan and the significant changes the applicant has made along High Street. He pointed out the connections to a parking deck wrapped by two buildings that served five units. Mr. Bird said their goal was to update the Board this evening but also to have a dialogue and gain feedback. He concluded that the applicant's façade design keeps the same character that exists in Dublin but for the rest of the building, the architecture transitions from historic to a more contemporary approach while being honest through material use and scale.

Robert Schisler asked about the access. Ms. Rauch said as part of the review with Engineering, the Code allows engineering to approve access on principle frontage streets.

Mr. Schisler asked under this design, if that drive aisle was for the whole parking garage other than the five spaces up above. Mr. Bird said there is still access down below, on the backside, and envisioned that the lower floors would use that lower access. He said the High Street access would largely serve the commercial space on High Street and probably one floor or so of residential.

Mr. Schisler asked about the massing and if the buildings would drop at the roofline to follow the grade, which Mr. Bird confirmed.

Mr. Bird explained they have broken it horizontally with the garage entrance along with another gap that lines up nicely with the green space.

Mr. Schisler thought it would be a lot better for massing if it followed the grade with different heights or rooflines. Mr. Bird said breaking the building into pieces allows that to happen.

Thomas Munhall said he did not go on the tour. He asked if anyone had any new thoughts or comments for the view from the east.

Mr. Dyas asked how many Waivers the applicant might request. Mr. Bird responded they would need a Waiver for building height.

Ms. Rauch said the Waivers do not change much from the original version because the same site parameters are in place for the block length and width.

Mr. Schisler said based on Code, access on High Street is not permitted. Ms. Rauch said there is not an opportunity to set up a block to the north part to provide access because of the topography and the proximity to the creek.

Mr. Schisler said he likes the character, now that the applicant has broken up the building more and is addressing the corner. He is concerned about the character transition from High Street, along the south elevation where it meets the North Riverview Street side. He said he is less concerned about the elevation on High Street and more concerned about how it fits with the drastic character change to the back. He said architecture can change from one style to another, but they need to look like they belong there. He suggested whether the design is historic or modern, it needs to look like it all belongs on the block.

Mr. Munhall suggested the view from Rock Crest is a very important elevation. He explained that after the presentation given by a consultant, Jonathan Barnes, he expressed to him that as representatives of Dublin, if they did something modern on High Street, it would not be well received. He said he understood the consultant's point but if building in 2014, it should be representative of 2014 but also represent the local architecture at the time. He said he believes it would be too risky to go modern on the High Street side.

Mr. Schisler said what the applicant is showing could be classified as modern, but it is contextual. He said it will not be built to totally negate the historical aspects. He said the transition is important because that will transition into the library and other development projects. He said right now the design seems like a front and a back and not a cohesive set of buildings.

Mr. Munhall said landscaping will play a part on that southwest transition part, which is a high exposure area of the building.

Mr. Bird said the northwest corner is important as you go southbound, but with the tree cover, you are only going to see the edge. Mr. Munhall said that would be a lower exposure. Mr. Bird said it is not any less important. Mr. Bird said this feedback was very helpful to guide them so they could tailor their plans to what the Board thinks is appropriate.

Mr. Schisler said he was not opposed to the transitions, but it all still has to look like it belongs in the same neighborhood. He said currently the proposal looks like it could be downtown Columbus.

Mr. Bird said he wanted this dialogue. He said pitched roofs are an important characteristic of Historic Dublin no matter what it is made of or how it is articulated. He said breaking the building along North High Street into smaller pieces fits the scale of High Street. He said the tool kit consists of brick, stone,

fiber cement siding, and glass. He asked if you have detail on the front, should some scale element go around integrating the elevations.

Mr. Munhall said he thinks the traditional front elevation and modern rear elevation works, using similar materials.

Mr. Munhall asked the Board members if they had any issues with the front becoming more modern or historic/traditional in nature.

Mr. Schisler proposed international style but he just wants this project done well. He said to use more traditional material in the architectural design but the architectural design does not have to look historic.

Mr. Dyas said he likes the direction this proposal is going. He said he is most concerned about the southeast corner, how to transition the two sides, and is interested in seeing the applicant's south elevation. He indicated he liked the broken up elevation along High Street.

David Rinaldi agreed the direction is fine and appreciates the design is being broken up. He said he appreciated the walking tour to see it from the pedestrian scale. He agreed that using traditional materials like brick or stone and wrapping it around to use it in a more modern way is very key. He said he is interested in seeing site plans and elevation numbers rather than seeing what it is at 50 feet above the bridge.

Mr. Bird said this discussion was helpful and the applicant will come back with refinements and pointed out some ideas and further directions they are considering. He said they plan to follow the City's streetscape model. Mr. Bird summarized what he heard the Board say this evening.

Mr. Schisler said the difficult part is that they want to see the back of all those parts and not just parking garages. Mr. Bird said the beauty of this proposal is that you do not see the garages.

Ms. Rauch said the next steps will be to continue to work through refinements to get a Basic Plan Review, which is a scaled concept level drawing with Code review and Waivers outlined.

Mr. Schisler said he assumed the Fire Marshal is fine with the proposal thus far. Mr. Langworthy said the Fire Marshal has the opportunity to provide input through the ART meetings.

Mr. Schisler adjourned the meeting at 7:30 p.m.

As approved by the Architectural Review Board on _____, 2014.



ADMINISTRATIVE REVIEW TEAM

Land Use and Long
Range Planning

MEETING MINUTES

JULY 3, 2014

5800 Shier Rings Road

Dublin, Ohio 43016-1236

ART Members and Designees: Steve Langworthy, Planning Director; Gary Gunderman, Planning Manager; Dave Marshall, Review Services Analyst; Fred Hahn, Director of Parks and Open Space; Laura Ball, Landscape Architect; Aaron Stanford, Civil Engineer; Jeff Tyler, Building Standards Director; and Colleen Gilger, Economic Development Director.

Other Staff: Rachel Ray, Planner II; Jennifer Rauch, Senior Planner; Claudia Husak, Planner II; Joanne Shelly, Urban Designer/Landscape Architect; Devayani Puranik, Planner II; Marie Downie, Planner I; Jonathan Staker, Planning Assistant; Nicki Martin, Planning Assistant; Brad Conway, Residential Plans Examiner; and Laurie Wright, Staff Assistant.

Applicants: Russ Hunter, Crawford Hoying Development Partners; Brian Quackenbush, EMH&T; Jay Boone, Moody Nolan; Mike Bermeister, OHM Advisors (Case 1); Linda Menerey, EMH&T (Cases 4 & 6); Aaron Underhill, Underhill Yaross LLC (Case 4); David Blair, Ford and Associates Architects; Kevin McCauley, Stavroff Interests (Case 5); and Jim Muckle, Vrable Healthcare (Case 6).

Steve Langworthy called the meeting to order. He asked if there were any amendments to the June 26, 2014, meeting minutes. He confirmed that ART members had sent their modifications to Ms. Wright prior to the meeting. The minutes were accepted into the record as amended.

PRE-APPLICATION REVIEW

1. Bridge Park Mixed-Use Development

Riverside Drive and State Route 161 Pre-Application Review

Bridge Park West (94 & 100 North High Street)

Jennifer Rauch explained that the applicant had requested late the previous day to include the Bridge Park West project in the Historic District as part of the Pre-Application Review, as they are nearing completion of the application materials for the west side of the river.

Mike Bermeister, OHM Advisors, presented the Basic Development Plan application materials. He explained that as part of the submittal, they had provided a narrative that outlines how the proposal meets each element of the Bridge Street District zoning regulations, and where Waivers would be necessary. He said the project exceeds the block size requirement, street frontage, and building height.

Mr. Bermeister said with respect to the lots and blocks requirements, he pointed out the proposed parcel reconfiguration and that they end up with a block size of approximately 498 feet, where a maximum of 300 feet is required. He said the Waiver ties into the block configuration for a pedestrian pathway and the building is separated to the back of the condominiums so while it is an open view they do not have an actual pedestrianway. He said vehicular access to the parking garage below on High Street requires a Waiver as well.

Mr. Bermeister commented that in terms of the Street Type requirements of the Code, they meet all the requirements with the exception of High Street access. He noted the parking count, which currently exceeds all requirements.

Mr. Bermeister stated that the applicant had also begun to review the Building Type requirements. He said there were elements of the Historic Mixed-Use building type, with a Podium Apartment Building on the back and a parking structure as part of that, which exceeds the requirements. He presented various perspective renderings and at the request of ART members, agreed to clarify some of the views to ensure that the actual scale, massing, and appearance of the building viewed from different angles and viewpoints would be easier to understand.

Mr. Bermeister said the future location of Rock Cress Parkway is shown at the south end of the project site, north of North Street. He said the buildings in this area, adjacent to the Oscar's restaurant, were not part of the project but the renderings serve as a placeholder for a future building. He presented section views of the project to demonstrate the back of the building's limited visibility from High Street due to the change in grade.

Colleen Gilger said there are elevations for the front sides and the back views for the buildings but asked about the back side view. Mr. Bermeister said it was not included in the package and is being developed. He said they are also developing the landscape plan along High Street to incorporate benches and other streetscape details, as well as internal vistas and gateways.

Russ Hunter, Crawford Hoying Development Partners, asked if the concept plan should be included in the Development Plan submittal. Ms. Rauch said to include that in the Basic Site Plan application submittal.

Ms. Rauch inquired about the scale of the drawings. Mr. Bermeister said it should be 1 inch equals 100 feet, but he would make sure to provide a scale on the plans.

Rachel Ray commented on the property lines and other details that should be shown on the plans, and that the aerial photo should be eliminated, since it makes the proposal difficult to read.

Mr. Bermeister said he would provide black and white graphics instead of aerial views.

Ms. Rauch commented that the Architectural Review Board would be very interested in seeing the details of how the "historic" and traditional portion of the building transitions to the more contemporary portion, as this was a significant topic of their discussion when reviewed informally in May.

Steve Langworthy said he was concerned with the proposal, overall. He said the plans show the historical aspect on High Street but when you turn the corner, the architectural character changes abruptly. He emphasized the need to see a transition. Mr. Bermeister said they were continuing to work on the revised renderings.

Jeff Tyler said he agreed with Ms. Gilger for needing to see the perspective of views from other buildings. He emphasized the need to sell this project and suggested more drawings are needed to convince the ART and the ARB that this is the right architecture for this area.

Mr. Langworthy inquired about the garage doors with access off the High Street entrance. Mr. Bermeister said the idea was to downplay the visibility of that access point.

Mr. Hunter said he had trouble with how the parking would work. He said they have more parking than they need and want to use it, making it easier to get the public in.

Mr. Tyler pointed out that there appears to be multiple perspectives and two to three different rendering styles using several different programs, which did not result in a flattering appearance of the building. He indicated the main perspective did not show detail like the others, and articulation along this side of the street is important.

Ms. Rauch said there is no curb cut shown where Mr. Bermeister had referenced the intersection with the future Rock Cress Parkway.

Mr. Langworthy stated he was concerned about the pocket park shown on the slope toward the back of the building.

Fred Hahn said it could be nice and a very interesting space, or worthless given the slopes. He said as the project comes forward, staff will need to see a great deal of detail about this space.

Aaron Stanford asked if there was any potential to include a valet area along North High Street. Mr. Bermeister answered that valet service through the carriage doors was being considered. Mr. Stanford asked who would use the garage doors on High Street. Mr. Bermeister said from retail, public areas, restaurants, and apartments. He said the applicant wants to make excess parking available to the visitors to the Historic District.

Mr. Hahn asked about parking counts, loading zones, and restricted or designated parking. Mr. Bermeister said they need three primary loading zone spaces and restricted parking for deliveries and fire trucks on High Street.

Mr. Langworthy asked if there was any strong desire to provide metered spaces on High Street. Mr. Hunter said he did not know. Mr. Langworthy said metered parking would not just be for this section but could be needed District-wide for both the east and west sides of the river. Mr. Hunter said the garages will likely have some fee associated with them and on-street parking available for up to 20 spaces.

Mr. Stanford asked how they propose to handle trash for two restaurants at opposite ends of the building, as he was looking for a corridor with a trash compactor. He said he was accustomed to seeing trash rooms on each floor for condominium complexes.

Ms. Rauch said the change requests discussed today were not expected by Monday following the holiday weekend but the changes will be required for the full submission. Mr. Bermeister promised to get the changes and comments in the revised plans to be submitted.

Joanne Shelly said she appreciated the effort the applicant made by reading the Code. She said the graphic read pretty well but she was not seeing section lines anywhere and said the sections appear very overwhelming and massive.

Ms. Rauch said she would appreciate a scale comparison of the new compared to the existing as viewed from High Street.

Mr. Langworthy expressed he was not sure this was the whole issue; he has concerns about the river side as well.

Mr. Bermeister promised to create additional views that include pedestrian views from the street to better tell the story.

Ms. Shelly illustrated that the view from the east side of the river to the west side at the pedestrian level will show primarily trees and not the building.

Mr. Langworthy asked if there were any further comments or questions. [There were none.] He thanked the applicant for their presentation.



**Land Use and Long
Range Planning**
5800 Shier Rings Road
Dublin, Ohio 43016-1236

Phone 614.410.4600
fax 614.410.4747
www.dublinohio.us

ARCHITECTURAL REVIEW BOARD

BOARD ORDER

MAY 21, 2014

The Architectural Review Board took the following action at this meeting:

2. Bridge Park West – Crawford Hoying – 94 & 100 North High Street

Proposal: A request for informal review and feedback for a mixed-use redevelopment project in the Historic District in preparation for upcoming application submissions.

Request: Informal review and feedback

Applicant: Nelson Yoder, Crawford Hoying Development Partners

Planning Contact: Jennifer M. Rauch, AICP, Senior Planner

Contact Information: (614) 410-4690; jrauch@dublin.oh.us

RESULT: The Board was provided a brief presentation by Crawford Hoying and OHM Advisors and conducted an informal discussion regarding the future Bridge Park West project. The Board viewed the limited number of images they received at the meeting and no formal review or comments were provided by Planning prior to the meeting, given no formal application has been submitted for the project.

The applicant provided images showing the proposed design concept for the Bridge Park West portion, including the proposed site layout and architectural drawings shown previously at the City Council worksession on May 12, 2014. The Board was generally supportive of the redevelopment of the area, but expressed significant concerns about the character, mass and scale of the proposed buildings within the context of the Historic District, particularly along the Scioto River side.

The Board expressed concerns about the reduced building setback with the scale and height of the proposed 7-story buildings along the Scioto River and the future park area. There was significant discussion regarding the proposed building heights and the Code permitted maximums for the specific building types permitted in Historic Transition. Additional site section studies were requested showing the height of the proposed buildings in relation to the buildings and elevations along North High Street to the Bridge Street intersection, as they exist today or could be approved in the future.

The Board requested additional information regarding the view from the future pedestrian bridge, the existing 161 vehicular bridge, and adjacent development. They also asked for additional information regarding the proximity to the floodplain along the eastern portion of the proposal. The Board was supportive of the proposed architectural design along the North High Street elevation, but had concerns about the smaller, more modern elements connecting the buildings, proposed architectural design concept and use of materials along the Scioto River elevation and the lack of historic design cues incorporated to ensure it fits within the District. The Board was supportive of the parking garage concept understanding the continue parking concerns within the District and wanted to ensure adequate parking is provided for users of this building and others within the District.

Overall, the Board wanted to ensure the project, as it moves forward fits within the context of the Historic District and with the desired character of the area.

STAFF CERTIFICATION



Jennifer M. Rauch, AICP, Senior Planner

ARCHITECTURAL REVIEW BOARD

MEETING MINUTES

MAY 21, 2014

AGENDA

- 1. BSC Historic Core District – Architectural and Sign Modifications 113 South High Street
14-043ARB-MPR Minor Project Review
(Postponed)**
- 2. Informal Presentation: Bridge Park West – Crawford Hoying –
(Presentation Only) 94 & 100 North High Street**

Robert Schisler called the meeting to order at 6:33 p.m. and led the Pledge of Allegiance. Other Board members present were Robert Dyas, Neil Mathias, David Rinaldi, and Thomas Munhall. City representatives were Steve Langworthy, Jennifer Rauch, and Flora Rogers.

Mr. Schisler said elections of officers will be conducted at the end of the meeting.

Motion and Vote

Neil Mathias moved, Robert Dyas seconded, to accept the documents into the record. The vote was as follows: Mr. Schisler, yes; Mr. Rinaldi, yes; Mr. Munhall, yes; Mr. Dyas, yes; and Mr. Mathias, yes. (Approved 5 – 0)

Motion and Vote

David Rinaldi moved, Thomas Munhall seconded, to accept the April 23, 2014, meeting minutes as presented. The vote was as follows: Mr. Mathias, yes; Mr. Dyas, yes; Mr. Schisler, yes; Mr. Munhall, yes; and Mr. Rinaldi, yes. (Approved 5 – 0)

Mr. Schisler explained the rules and procedures of the Architectural Review Board and swore in the applicants that were going to address the board.

- 1. BSC Historic Core District – Architectural and Sign Modifications 113 South High Street
14-043ARB-MPR Minor Project Review**

Jennifer Rauch said this application was postponed prior to the meeting to allow the applicant additional time to work through some details.

- 2. Informal Presentation: Bridge Park West – Crawford Hoying
94 & 100 North High Street**

Jennifer Rauch said Crawford Hoying has requested to give a presentation regarding the future Bridge Park West project, which is the portion of the larger Bridge Park project proposed within the Historic District. She said the informal presentation is a portion of the more detailed presentation provided to City Council. She stated the applicant wanted to ensure the Architectural Review Board had an opportunity to be introduced to the proposal prior to a formal submission and provide initial feedback. She said the materials provided to the Board this evening are for reference during the presentation.

Gary Sebach, OHM Advisors, 101 Mill Street, Gahanna, introduced the project Crawford Hoying has been working on for a year and half and stated OHM joined the project 6 months ago. He said the applicant has been working with Elkus Manfredi to develop the plan.

Mr. Sebach provided images showing the proposed design concept for the Bridge Park West portion, including the proposed site layout and architectural drawings shown previously at the City Council work session. He said the site is located on North High Street and designed to engage the street with buildings that are contextual and provide continuity along the street at the same time addressing the grade change to the rear along the river. He said the proposed building has 7 stories on the river side at the tallest and 2 stories along High Street.

Mr. Sebach said there continues to be adjustments to the site plan to ensure the building is located appropriately. He said the main mixed-use building along High Street is proposed with retail and restaurant on the lower level with office on the upper level and an at-grade entrance to parking with parking descending down the hill from the inside. He said the building will screen the parking from the street. He said on the rear of the building there are two wings of the building that are split to provide a view out across the river and help break down the massing of the building.

Mr. Sebach said they want to be contextual and not literal in historic character but have the right scale, massing, and proportions to ensure continuity along the street. He said they want to ensure the streetscape is correct and pedestrian in scale. He said from a massing standpoint they feel this is the right character as it is the last section of High Street before the Indian Run. He said the proposal is intended to create rhythm and scale along the street. He said they intent to use natural materials of brick and stone.

Mr. Sebach said the garage doors will look like carriage doors for an old fire station with a large garage opening. He said the middle portions of the building along High Street are similar to the Shoppes at River Ridge development and introduce glass elements allow the buildings to be connected but visually look like independent buildings. He said their challenge has been how to transition from the front to the back. He said the buildings are separated from each other and at the street level there is a fourth floor level that comes across the back of the building and lines up with High Street. He said they wanted an architectural style that was transitional between the more traditional elements and a more modern or contemporary design.

Mr. Sebach said they are looking at using different color bricks and using stone at the entrance to the garage for a more modern textured character. He said the upper portion steps back above the four-story portion an additional two stories on the left and three stories on the right and then it steps back again with a smaller footprint for the penthouse. He said they are stepping the building back in scale and using glass on upper levels to provide spectacular views.

Mr. Dyas said the rear elevation along the river is located in an area that floods a portion of the year and asked how they were going to manage this impact. Mr. Sebach said they are aware of the flooding issues and they are working with EMH&T to get above the flood level.

Mr. Munhall said on Building "Z" the view is from the west and asked if the rear of building will be seen above the High Street elevation. Mr. Sebach said they will be able to hide the higher portions of the rear building because of the angle of site.

Mr. Mathias asked for additional site section studies showing the height of the proposed buildings in relation to the buildings and elevations along North High Street down to the Bridge Street intersection.

Mr. Munhall confirmed there will be street trees along High Street.

Mr. Mathias said he would like to see how they plan to coordinate the design of the two different building characters, with the High Street building historic in design and the rear building more modern along the river.

Nelson Yoder, Crawford Hoying Development Partners, said the building that sits on the existing site is a five-story commercial building and has a typical clear floor space between each floor space between twelve and thirteen feet. He said this makes the existing building is only slightly shorter than the tallest point of the proposed building. He said the building as proposed sits above the floodplain by over two feet. He said the buildings sits within the shadow of and on the existing parking lot. He said they are dropping the building down couple of feet to take advantage of the height and ensure the base is stable before going vertical.

Mr. Schisler said the decreased setbacks with the proposed building heights and the Code permitted maximums for the specific building types permitted in Historic Transition was an issue for him. He expressed significant concerns about the character, mass, and scale of the proposed buildings within the context of the Historic District, particularly along the Scioto River side.

Mr. Rinaldi said the proposal was a big departure from the existing character within the Historic District. He said similar roof forms, scale, and materials need to be incorporated.

Mr. Munhall asked if they would be able to push the building back and build up the site outside of the flood plain.

Mr. Yoder said the City owns the park land that surrounds this site, moving the buildings back towards the river would encroach into City parkland. He said the Code to permits 5 stories and in some instances additional 2 or 3 stories if the building is stepped back. He said over the course of the last year they have adjusted the proposal to 41 condominiums, pulled the buildings apart, broken the scale down and stepped the buildings to provide a more transitional building.

Mr. Schisler said the proposal needs to meet the Code regarding height to meet the intent and create the character and scale desired for the District.

Mr. Munhall said he would like to see a plan showing how this proposal might tie into the North Riverview proposal.

Mr. Schisler said from High Street the proposal will be nearly invisible, but from the proposed pedestrian bridge a user will see the seven stories. He said he would like to see a drawing of the view from the future pedestrian bridge, the existing SR161 vehicular bridge, and adjacent development.

Mr. Yoder said they have looked at how to connect the project to High Street. He said the best spacing of the proposed building is based on input from the consultants to not compete with the Library site or with the extension of future Rock Crest street connection. He said entering the parking garage at grade and circulating through the parking garage to come out at the river level works well. He said the proposed building location was sited to allow for a future jewel building at the landing of the future pedestrian bridge with a smaller scale, providing a transition to future development to the south. He said they have to look at this project on its own merits and to ensure the proposed development makes sense in context with any future development to the south. He said the proposed site plan has been adjusted and adapted to meet what happens with the pedestrian bridge or the parcels to the south. He said a big part of these adjustments are based on the site lines and height of the buildings and how do they tie into the other elevations in the District.

Mr. Schisler expressed concerns over the height along the river and the proposed building design along the river elevation will not feel part of the character of the Historic Dublin.

Mr. Rinaldi said the setbacks and the materials changes will not perceive a 7-story building within the grade changes.

Mr. Munhall said the landscaping on the terrace between the two buildings will help with the scale, as well as a change of materials. He said a big part of the project is providing additional parking garage for the District.

Mr. Yoder said they are continuing to work with the City about how the extra parking provided will be handled. He said there is a tremendous expense to create the parking garage and it needs to be an asset to the community but work financially for the developer. He said they need to build it with adequate parking for the tenants as well as people who are using the surrounding businesses.

Mr. Munhall asked for the parking numbers. Mr. Yoder said there are 4 floors of parking with approximately 270 spaces. He said the condo parking is dedicated parking, but the remaining spaces would be open and available.

Mr. Schisler said the Code requires parking per condo unit at two spaces and 3 per 1,000 square feet of commercial space. Mr. Yoder said they are required to have approximately 100 spaces and they have 270.

Mr. Mathias said it is hard to tell how the two different buildings are designed to fit together. He expressed concerns about how a modern design fits within the character of the Historic District. He said the rear view of the 4-story building out of place with the cool glass structure on the top. He said he does not get a sense of the materials, texture or the feel of the building. He said he would like to see more historic character elements integrated into the design giving a sense of history and a feeling that it has been restored.

Mr. Schisler thanked the applicant for the presentation. Mr. Sebach said he appreciated the comments and they will be back with more information. Mr. Mathias said they are excited to see what they come up with.

Communications

Ms. Rauch said City Council is having another work session is on June 2nd related to the streetscape elements, including the materials proposed for the various streets within the Bridge Street District. She said the work session will be live streamed and everyone is encouraged to be there.

Motion and Vote

Neil Mathias moved, Thomas Munhall seconded, to re-appoint Robert Schisler as Chair and Robert Dyas as Vice-Chair for the 2014-2015 Architectural Review Board. The vote was as follows: Mr. Rinaldi, yes; Mr. Munhall, yes; Mr. Schisler, yes; Mr. Dyas, yes; and Mr. Mathias, yes. (Approved 5 – 0)

Mr. Schisler adjourned the meeting at 7:41 p.m.

As approved by the Architectural Review Board on June 25, 2014.