

6:30 p.m. Welcome/Call to Order
Mayor Keenan

Introduction/Overview
Marsha Grigsby, City Manager

6:35 p.m. Bridge Street District Presentation - Building Materials

- Presentation regarding appropriate primary building materials including fiber cement siding for Bridge Street District buildings

7:00 p.m. Bridge Street District Presentation – Tuller Flats

- Project Background and Current Proposal
- Relationship to BSD Public Realm, Open Space, and District Planning
- Major Development Agreement Terms
- Recommendation and requested Council Direction

8:15 p.m. Adjournment to Executive Session

- Land acquisition
- Legal matters



City of Dublin

Office of the City Manager
5200 Emerald Parkway • Dublin, OH 43017-1090
Phone: 614-410-4400 • Fax: 614-410-4490

Memo

To: Members of Dublin City Council

From: Marsha I. Grigsby, City Manager 

Date: October 3, 2014

Initiated By: Terry Foegler, Director of Strategic Initiatives/Special Projects

Re: October 6, 2014 City Council Workshop Information

Background

The City has been working with the Casto development company regarding a proposed multifamily apartment development (the Project) within the Bridge Street District (BSD) known as Tuller Flats and located on a portion of the "Thomas" property along Tuller Road. (The current proposal is for Phase 1, with potential subsequent phases on the eastern portion of the Thomas property and on the residual land located on the former Byers Chevrolet property which the City acquired earlier this year.) The Project has been the subject of two City Council work sessions on March 17, 2014 and June 2, 2014, wherein the primary focus of Council discussion was regarding concerns about the project's architecture. In addition, the Project has been twice reviewed by the Planning and Zoning Commission, most recently on July 17, 2014 for consideration and approval. Minutes from both City Council and the Planning and Zoning Commission meetings on this matter are attached.

Action Sought

All significant development projects within the Bridge Street District will likely result in a public-private partnership arrangement, ultimately formalized as a development agreement between the developer and the City. This has been understood since early stages of the City's BSD implementation assessments and was the basis for the City's BSD Cooperative Agreement with the Dublin City Schools. As such, there is an important interconnection between the primary content of a development proposal (which creates the new taxable values based upon the types and amounts of development) and the key business terms of the associated development agreement (which defines the levels of public assistance, based upon the new taxable values and other public benefits). As such, we have discussed with City Council the option of establishing a process that can effectively provide an early level, non-binding endorsement (or endorsement with modifications, or rejection) of the key components of the significant development proposals, and the associated key business terms of the proposed development agreement. Because of the rather complex nature of many of these projects, such an approach should help improve; the timeliness and predictability of the development review process and project feasibility assessment; provide broad level policy guidance to the developer, staff, and city boards and commissions; and help ensure that pre-development efforts can move forward as efficiently as possible.

The Phase 1 Tuller Flats project is at a point where such City Council direction is appropriate and requested. The developer has to date funded site control (which expires in a few months), advanced several planning and design efforts, and sought City Council, the Planning and Zoning Commission and staff input. They now seek City Council's feedback, and its non-binding action on

the currently proposed general development concept and the associated key terms of the development agreement. The City Administration has been working with the developer and now supports the framework for current development concept for the proposed project and the broad development agreement terms associated with that proposal. Therefore, the project is at a point where City Council feedback needed. This is particularly true given the fact the current proposal involves an exchange of current city-owned land with the developer (this concept having been pursued by the developer at the request of staff in order to help advance the urban design vision for this corridor previously put forth by MKSK).

Project Evolution

While the early concepts for this project were being planned by the developer, the City also began to advance its design standards and planning concepts for the street system within the BSD. The recommendation for those standards were presented to and endorsed by City Council on June 2, 2014. Among the most important streets identified within the BSD by this effort were the so called signature streets, which create the vital central east-west loop system that tie the BSD together, and these streets have among the District's highest levels of "finish". A key piece of that signature roadway system is the significant stretch of John Shields Parkway that would be implemented through the first phase of Tuller Flats. Staff requested that Darren Meyer and his MKSK team review the proposed Tuller Flats plan and advise the city and the developer on ways to help better achieve the vision for the John Shields Parkway roadway and its adjacent greenway, through the layout and design of the development plan. The developer was cooperative in these efforts and responded positively to these recommendations. Darren Meyer will be present Monday evening to describe for City Council the bases and substance of his recommendations, as they relate to the current conceptual plan for Tuller Flats.

Project Overview

Open space: The attached "Illustrative Concept Plan" for Tuller Flats depicts the concept for the currently proposed project. It continues to include the large "Village Green" located on the north side of John Shields Parkway (as was shared with City Council at its March 17, 2014 review session), and the size and location of this green have been viewed favorably by both City Council and the Planning and Zoning Commission. In addition, the plan includes the provision of land for a continuous, variable width John Shields Parkway "Greenway" along the southern edge of John Shields Parkway. Darren Meyer will present MKSK's ideas and recommendations relating to this greenway as part of his presentation on Monday evening. The open space proposed to be provided by the developer exceeds the BSD code requirements, and the proposed treatment of the "excess" open space as part of a land swap is discussed below.

Architecture: The architectural perspectives which have been previously shared with both City Council and the Planning and Zoning Commission are also attached. Subsequent to the preparation of those illustrative perspectives, City Council has amended the BSD code regarding the use of certain exterior materials, and a generalized presentation on that topic will occur as your first agenda item at the October 6 work session.

Rights-of-Way and Streets: The plan and development agreement anticipate the developer providing at no cost to the City all of the John Shields Parkway right-of-way, as well as the rights-

of-way for all interior streets on land it will be purchasing. The John Shields Parkway roadway would be designed, built and paid for by the city, and reimbursed through the TIF payments from the Tuller Flats project. The design of the improvements for this signature roadway would be consistent with the previously approved concept presented to City Council by MKSK earlier this year. The smaller public streets within the proposal are proposed to include the same granite curb being used throughout the District, the new BSD lighting fixtures, asphalt roadways that are 26 feet in width (parking one side only), concrete sidewalks and planting areas. MKSK has been engaged in helping design these roadways in a manner consistent with the previous planning and design efforts and will provide additional information at the October 6 work session.

Land Exchange: Initially, the developer had proposed a Phase 1 project located on the western portion of the Thomas property, just west of the recently acquired Byers Chevrolet site. As part of this effort the City had also initiated a preliminary look at the alignment of the proposed John Shields Parkway through the Byers site, west across the Thomas property, and then connecting to Tuller Ridge Drive (though a parcel owned by the City). At Tuller Ridge Drive the roadway would then connect with the first phase of John Shields Parkway now being built by the city as part of its agreement with the Vrable rehabilitation-long term care facility.

After the John Shields Parkway street design standards and the greenway planning concept presented by MKSK were presented to and endorsed by City Council earlier this year, we asked Darren Meyer to work with staff and review the layout of the Tuller Flats project to help ensure it was advancing the approved vision for the John Shields Parkway signature street and greenway concept. The preliminary alignment of the John Shields Parkway through the former Byers' site was adjusted to accommodate "framing" developments along both sides of the roadway. In addition, the concern arose that the reservation of the entire city owned parcel (fronting on Tuller Ridge) for roadway and park purposes would result in a major "gap" in the urban fabric framing John Shields Parkway and the greenway (critical for achieving the approved vision). MKSK suggested approaching the developer to see if there was interest and ability in continuing the development along the western edge of the city owned parcel, while preserving space for John Shields Parkway and the greenway. The developer agreed to investigate this option, and it is now included as part of the proposed development concept. The City-owned acreage that would be provided to the developer in order to better line the John Shields Parkway corridor with buildings would be traded for the additional, or excess open space provided to the city in Phase 1. MSKS will present ideas regarding the corridor.

Project Units: The proposed plan includes 420 apartments within 29 buildings, organized around a 1.9 acre village green on the north side of JSP and a series of narrower streets within an urban grid. The applicant had originally proposed a second Village Green on the south side of John Shields Parkway, a concept not supported by staff or the Planning and Zoning Commission. Some members of the Planning and Zoning Commission suggested that the developable portion of the South Village Green (the part located south of the John Shields Parkway greenway) be set aside for future mixed-use development opportunities. Both the applicant and the staff do not believe that this site represents a good candidate for commercial uses, and rather it should be developed for housing as part of this project. The applicant has explored, however, some design options to integrate some specifically designed live-work units within its buildings, and those buildings fronting John Shields Parkway at this location may be good candidates for such designs. The Planning and Zoning Commission and staff have expressed a strong desire for the developer to

incorporate more mixing of uses within its subsequent phases, especially as the project approaches Village Parkway.

Key Business Terms of the development Agreement

Based upon the current estimates of likely street costs, and the projected service payments, resulting from the 420-unit Phase 1 development of Tuller Flats, including a guaranteed level of service payments from the developer, the administration supports advancing a development agreement framework for this project. The City would:

- Design, construct and fund John Shields Parkway from Village Parkway to Tuller Ridge Drive;
- Share in the costs of the internal streets at a level currently estimated at \$2.5M (after an initial minimum commitment by the developer)

Project Benefits

The City Administration has worked closely with the developer to explore the possible implementation of this BSD project because of a number of important public benefits resulting from its development. These include:

- Providing the Right-of-Way on the Thomas property and creating the tax increment funding stream to finance the design and construction of John Shields Parkway, one of the BSD's important "signature" streets, from Village Parkway on the east, to Tuller Ridge Drive on the west. When combined with the portion of John Shields Parkway currently under construction, this signature street would have connectivity from Village Parkway on the east to the relocated Riverside Drive on the west.
- In addition to the character defining nature of this signature street, the implementation of this east-west roadway would help facilitate the timelier transition of the Tuller Road – Riverside Drive intersection to its planned right-turn-in right-turn-out only configuration.
- Providing the land for the John Shield Parkway Greenway across the Thomas property.
- Through its assignment of a purchase agreement, the developer's engagement in pursuing this project helped facilitate the City's acquisition of the former Byers Chevrolet property (needed for the John Shields Parkway extension).
- As currently proposed, the buildings along John Shield Parkway would help advance the City's vision for framing the John Shields Parkway signature street and greenway, as presented on March 17, 2014 by MKSK at the City Council Workshop.
- The anticipated level of new real property valuation resulting from this project will enhance the viability of the City's BSD Cooperative Agreement with the Dublin City Schools, for which annual payments in anticipation of future BSD TIF revenues have already begun.

Recommendation

Staff is recommending that City Council provide its non-binding endorsement and/ or expressions of general support for the key elements of the development concept for the Tuller Flats project, as presented in the materials, as well as for the major elements of the Development Agreement as outlined herein. The endorsement is sought for the basic layout of the project including the general street and building locations, the number of residential buildings and units proposed, the open space and approach for the proposed land exchange, and the general concept for the development agreement. It is understood that such a non-binding action does not replace or supersede any of the city's normal development review processes and regulations. However, since City Council must review and consider these projects in the context of the associated Development Agreement and other potential public benefits, the developer, staff and the City's boards and commissions should be directed to strongly consider City Council's expression of support as a determination by City Council that it finds the identified key elements of the proposal and its associated key development agreement terms to be generally consistent with its Vision for the Bridge Street District and the action should therefore help inform the continued review and evaluation of the project.

Dublin City Council
Work Session
Monday, March 17, 2014
Bridge Street District –Tuller Flats Project

Minutes of Meeting

Mayor Keenan called the meeting to order at 7:15 p.m. in Council Chambers.

Present:

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

Staff: Ms. Grigsby, Mr. Foegler, Ms. Mumma, Mr. McDaniel, Mr. Goodwin, Ms. Ray.

Applicant representatives: Joel Sullivan and Aaron Underhill.

• **Introduction**

Ms. Grigsby stated that as a result of Council's retreat discussion a couple of weeks ago and direction at their last Council meeting, Resolution 17-14 was drafted as an affirmation of certain projects that have been discussed in the Bridge Street Corridor. The memo for Resolution 17-14 stated that, in areas related to design and architecture and key development projects where an economic development agreement and partnership on infrastructure would be necessary, additional meetings/discussions with Council would be needed. Their purpose would be to give Council an opportunity to look at proposed development to verify that Council is supportive of the project and willing to enter into an economic development agreement. With some of those discussions, it will be possible to have preliminary discussions related to any necessary land acquisition. In regard to Casto's project on the Thomas property, Tuller Flats, staff is seeking Council's feedback/direction on some issues related to development in order to be in a position to work on an economic development agreement. At the March 10 Council meeting, Council requested this work session to review the Tuller Flats project.

Mr. Foegler stated that for all these significant projects for which an economic development agreement will be needed, it is necessary to update Council at some appropriate level as the normal development review process does not provide Council that opportunity until the final plat stage. Some process is needed to ensure that Council is sufficiently comfortable with a project in order to advance it to an economic development agreement. The Tuller Flats project has reached the point that Council review should occur, as there are a number of steps that will need to proceed quickly, if the project is to move forward.

Ms. Salay stated it is too late for this meeting, but, going forward, she would appreciate having a copy of the proposal several days in advance to review it before attempting to discuss it. The applicant is present tonight and expects Council's feedback, but Council has viewed only a few pictures before this evening.

Ms. Grigsby stated that is one of the items listed where future direction is needed, because this project was going through the City review process. The project's next PZC review was postponed to allow an opportunity for Council's feedback. Council's review of this project was scheduled quickly, and for that reason less information was provided beforehand than will be

for future meetings. The timeframe for Council's review of these projects needs to be identified.

Mr. Gerber stated that he was out of town and not present at the March 10 Council meeting. Typically, Concept Plans are not reviewed by City Council. Under the form-based Code, they go directly to Planning and Zoning Commission for review. Is the intent for Council to opine on a Concept Plan, or to discuss in general terms what Council is looking for in the area in terms of character, architecture, number of units, etc.?

Ms. Grigsby responded that this will be somewhat different because it is the first project being reviewed. That is a decision for Council -- whether Council reviews a project before or after the Concept Plan stage? What will be reviewed tonight is based upon the feedback from staff through the Administrative Review Team review and the PZC discussion of the Concept Plan. Council will review some of the architecture and the diversity related issues of the project. Staff believes the density level has already been confirmed by Council in its previous actions. These projects will have infrastructure needs that will require City partnership, so there is a need to ensure Council is comfortable with a project before moving forward.

Mr. Gerber inquired if Council's feedback tonight is binding.

Ms. Grigsby responded that Council's feedback is not binding, but it is very important in determining whether the City will move forward with an economic development agreement for this project. Council's feedback will be important to the developer as it will provide assurance that Council will be supportive of the project when the economic development agreement is brought to Council for approval.

Mr. Foegler added that Council should not view this as a formal development review process. This step is to ensure Council is comfortable with the project to the extent that the parties can proceed with negotiating an economic development agreement and move to the next level of planning. Due to the effort, time and costs, it would not be advisable for a project to move to PZC and Code review, if it is a project that gives Council concern.

Ms. Salay inquired how Council's review dovetails with the PZC review process, i.e. which comes first?

Mr. Foegler responded that an informal review on the Tuller Flats project has already been scheduled at PZC. There has been some discussion as to whether Council's review could occur after that, but staff does not have a precise recommendation for how the process should be modified. Council's feedback is needed and with some of these projects, it will be much earlier in the process than for this one. The developer would be sharing his initial plans to determine if it would make sense for him to commit to the property and engage in the review process, and for staff to bring in bond counsel and begin work on agreements. It does not bind Council whatsoever, but if it is a project that Council recognizes as one that they would not want to enter into an economic development agreement for -- that would be important information.

Mayor Keenan asked if Council will potentially need to modify the review procedures.

Mr. Foegler responded that every major project will require an economic development agreement with the City, because of infrastructure and related aspects. Now that there has been positive progress with the School District negotiations, those agreements will become

substantial and involve significant time and effort. This project review is outside the normal zoning review process. It is designed to familiarize Council with the proposed project. It could be a project for which Council may want public input. Council's review would occur much earlier in the development process.

Mr. Lecklider stated that all of Council agrees that they will need sufficient information to be able to respond to projects. It won't be in anyone's best interests for a project to proceed to a point where Council objects to the City's contribution of potentially millions of dollars. He cannot articulate exactly what level of detail he or other Council members would need, but it is important for them to be a part of the process.

- **Project Overview**

- Bridge Street District Context

Justin Goodwin stated that he would provide a general overview of the proposed Tuller Flats project and where it falls within the Bridge Street District planning that has already occurred. The applicant, Casto Communities, is present tonight, and they will provide additional illustrations for the discussion, particularly in regard to concerns about architectural variety.

- Proposal Overview

Mr. Goodwin shared a PowerPoint project overview. The area of the Bridge Street District located along Tuller Road and north of the Sycamore Ridge apartment complex is the 17-acre Thomas site involved in this proposal. The Thomas family owns property immediately to the east of this site as well. Greystone Mews is located nearby as well. This project is located within one of the smaller sub districts in the area plan and this area is called the Tuller Greenway District. This was planned as the residential core for this portion of the Bridge Street District on the east side of the river. Some key points:

- The intent is to provide critical population density to serve other commercial and mixed use areas surrounding this core area.
- A greenway system is planned through this area along what is identified as the planned John Shields Parkway connection, which will connect Riverside Drive to Sawmill Road.
- A design recommendation in the plan is the expectation for a broad variety of housing types and architectural styles to achieve the sense of place that was originally described in the Bridge Street District Vision.

Ms. Salay stated that the intent is for the new neighborhood to include varied housing types. However, the visual seems to indicate not much opportunity for that. Greystone Mews and Sycamore Ridge are already established.

Mr. Goodwin responded that is correct within this sub district.

Mr. Lecklider inquired the total acreage.

Mr. Goodwin responded that there are 17 acres included in this proposal. There are approximately another 17 acres to the east, but that includes the 10-acre Byers site. That will accommodate the John Shields Parkway extension and the greenway extension, as well.

Mr. Lecklider inquired about the total acreage that could be developed.

Mr. Goodwin responded that approximately 28 acres could be developed.

- The original Visioning Plan contemplated a wide variety of architectural concepts throughout the different districts, many more contemporary styles. One of Goody-Clancy's recommendations has been carried through the planning process, and that recognition that changing market trends and changing demographics will drive the demand for different types of housing units, proportions of rental versus ownership of the condominiums, as well as the architectural styles related to different demographics. They are targeting empty nesters and young professionals. The young professional demographic tends to expect a more contemporary architecture.
- Key elements of the Bridge Street street network come together here, including: the Emerald Parkway extension; the public infrastructure improvements of the river corridor, including the Riverside Drive realignment, roundabout at US 33 and Riverside/Bridge Street, and a pedestrian bridge; and extension of the street network to the east through the property acquired by Crawford Hoying development partners.
- Further to the east, through the Dublin Village Center site, is the Edwards apartment building that was approved last year, and portions of the street grid plan with that development included an eastern portion of the John Shields Parkway. In the center of this area, connecting John Shields Parkway, is the Thomas property and the proposed Tuller Flats development located in the center. This project will involve some significant portions of the street grid in the eastern portion of the BSC District, including John Shields Parkway from Tuller Ridge Drive through the Byers site to Village Parkway. This is the key piece of public infrastructure that would be negotiated through an economic development agreement.

Development Review Process

There have been previous reviews of this project. Those began with the pre-application review, a required step in the Bridge Street District Code. An early concept plan went to the Administrative Review Team (ART) in October-November 2013. ART provided non-binding feedback to the applicant. One of the key items of that discussion was a concern of ART that insufficient architectural variety was proposed in the initial concept. Following that was an informal review by PZC on January 9, 2014. The Commission provided non-binding feedback to the applicant. Discussion focused on the overall street and blocks frameworks; the general concept for/location of open space; overall architecture concept and variety.

Ms. Salay stated that the project changed from ART review to PZC review. Did the applicant change the project?

Mr. Goodwin stated that there were some minor adjustments to the site plan that were the result of ongoing discussions between the applicant and staff. There were some minor adjustments to the architectural concepts. Overall, the application was consistent between the ART and PZC review. A general feedback from PZC regarding the architecture was general support for the contemporary style of the architecture, but a need for additional diversity. The current status of the application in the review process is the basic development plan and basic site plan review stage. This is the first formal step of the development review process. The ART has prepared a recommendation for PZC consideration. However, that review has been postponed to allow the Council review tonight. When this proceeds to PZC, in addition to making a decision as to whether this application is sufficient to proceed to the next step, the

Commission will also determine whether the application will proceed through a Commission-level review or an ART-level review. That is associated with a change to the zoning code that Council approved at the end of 2013 that provides that additional level of review for PZC. Following the basic development and site plan review, the application would proceed to the full development and site plan review, which provides the level of detail that is typically expected in a final development plan. This project would also require preliminary and final plats to establish the rights-of-way and open spaces. That is the piece that will also come back to Council for review.

Current proposed plan

- On a 17-acre site, 30 three-story apartment buildings and a centrally-located clubhouse -- 392 total apartment units, along John Shields Parkway. He shared graphics of the proposed street network and block system. PZC discussed the potential for waivers for block size for a couple of the blocks. Block C is larger than the Code requirement to accommodate the clubhouse. Another block is longer than the maximum block size requirement, which is associated with the greenway location. This is likely appropriate in order to minimize vehicular interruptions to the greenway. The open space includes the greenway along John Shields Parkway and a series of centrally-located pocket parks in the middle of the site associated with the clubhouse location.
- The proposed architecture is for seven different building types. The buildings are generally of two forms. Three are walk-up style units similar to townhomes -- a two-level unit with a flat on top and a shared entrance. The remainder of the units is entirely flat units within three-story buildings. The buildings range from eight units per building to 20 units per building.
- The BSC District Code includes building variety requirements. The purpose of this is to create a walkable, vibrant place. Architectural variety is key to achieving that sense of place. Building designs must vary at a minimum through the use of different building materials. In addition, all buildings must vary through at least two of the following: the proportion of recesses and projections; changes to location of the entrances or windows along the façade; changes to the roof height or general roof form. He displayed a graphic of one example of two buildings showing proposed variations. The materials proposed vary from brick to stone, a cementitious siding and cementitious panel. Variations in recesses/projections and doors and windows are also indicated. The roofline is consistent. Some of the buildings meet the building variety requirement, but PZC was concerned that the overall development does not meet that requirement. Consequently, one ART recommendation to PZC was that adjustments to the architecture be incorporated. Their recommendation included several suggestions for variations.

Council Comments

Ms. Salay stated that in view of the ART's recommendation, why aren't more variations proposed?

Mr. Goodwin responded that the developer would like some general feedback first to determine if the project is headed in the right direction.

Ms. Chinnici-Zuercher stated that it would be helpful to have the Sycamore Ridge apartments and Greystone Mews photographs included in future presentations for this area. Greystone Mews is a newer development and has a lot of stone and a different feel. Sycamore Ridge is an old-fashioned type of apartment complex, which she did not believe Council wanted in this area. What are the sizes of the pocket parks? What value are they? What activities can occur in them? Are they simply green space to meet Code requirements?

Mr. Goodwin responded that the pocket parks are a little less than a quarter of an acre each. They are proposing to include sitting areas and benches within the parks, but details of those areas would be addressed in subsequent phases of the development review process.

Ms. Chinnici-Zuercher inquired about the width of the greenway. She had hoped all those would be greenspace, but she sees apartment buildings are now proposed in that location.

Mr. Goodwin responded that the width of the greenspace is approximately 20 feet and that is consistent with Code requirements.

Ms. Chinnici-Zuercher stated that a policy issue for her is that -- while she respects that waivers can be requested -- will that constitute perverting the system if waivers are granted? Is there a hierarchy of waivers? Which requirements will never be waived? These requirements address the desired core for this area. She is concerned, about the number of requests for waiver and waivers granted, based on reading minutes from those meetings. She had a vision, which perhaps she needs to re-think. However, in general terms, this seems very unattractive to her. It appears to have only internal entrances, a shared entrance. That is not what she is observing with new development. Some of these buildings seem to suggest a different kind of entrance -- or the appearance of at least the front of these should give a different feel than that of a regular apartment building with one type of entrance. She sees nothing interesting about the architecture or the materials being used.

Mr. Peterson inquired if the list of possible solutions to address the building variations requirements had been provided to the applicant, and if so, what was their response.

Mr. Goodwin responded that the list in the Powerpoint tonight was not provided to the applicant, but those are the types of suggestions staff has made to them. Staff has had some discussions with the applicant in recent days, and it does appear that there may be some approaches that the applicant believes could work with their project. From the pre-application review through the recent ART review, the applicant had not yet incorporated a number of the requirements.

Mr. Peterson said the developer's position seems to be that the City can either waive its Code requirements, or they will not proceed. Essentially, either the applicant needs to make adjustment to the architecture using those types of solutions, or the City would have to consider a waiver of its requirements.

Mr. Goodwin stated that is correct.

Mr. Peterson inquired if staff has reviewed renderings more substantive than the pictures that Council has seen.

Mr. Goodwin responded that more detailed elevations were included in the application. But this was representative of those provided.

Mr. Gerber asked what lies to the west of this project.

Mr. Goodwin responded that there is a three-building office development located at the corner of Tuller Ridge and Tuller Road.

Mr. Gerber stated that the proposed development appears to be a suburban apartment complex, common 15-20 years ago. He is disappointed, because the intent was to create an urban-style environment. How are people encouraged to walk through this area to reach the next one? What type of community is really being developed? It doesn't seem to fit the City's vision and is not aligned with his vision of urbanism. The architecture could be more creative, as well as reflect more variety. With the addition of 392 apartments, there will be a lot of apartments along Riverside Drive, particularly if Edwards Company builds their project. How many more apartments are needed in this location? He had hoped to see some additional variety of housing, more like the condominiums Council discussed at its retreat -- similar to those on Gay and Fourth Streets -- a little variety within one area. This proposal seems very sterile. There is parking for cars in the alley in back. He does not envision people being able to walk to a multi-use environment. Council discussed this issue at its retreat, PZC has looked at this proposal, and now Council is to devote more time tonight to this discussion. He does not understand the benefit of doing so.

Ms. Salay stated that was her point as well. Where is the variety to be generated, if not within these two areas? There are 28 acres in which to achieve this variety. How do these buildings relate to the street? We have envisioned a very colorful environment -- that when biking or walking along the area, there would be engagement with the street; an environment where there are a lot of people and activity. This project, however, suggests one drives in at the end of the day and disappears into the apartment. There is no interaction. She does not view this adding to the liveliness of the environment. How is that achieved?

Mr. Goodwin responded that the overall orientation of the buildings in relationship to the street in this project is in line with the BSC plan. With the BSC Code, the buildings are closer to the public sidewalk. Some of them have a raised planter adjacent to the sidewalk. The steps from the walk-up units come directly out to the sidewalk. There is a relationship between the main entrance of the building and the public realm of the sidewalk. Some of the other buildings that do not have the walk-up configuration are similarly oriented, fairly close to the sidewalk with entrances that are oriented to the public realm. In that regard, the relationship of the buildings to the street is appropriate.

Mr. Gerber acknowledged that may be true, but how can a dynamic neighborhood be created? He does not see how this plan achieves that.

Mr. Goodwin responded that one way is through architectural variety and visual interest, so that it does not appear to passersby that the same building is repeated. That has been at the core of staff's original concerns.

Ms. Chinnici-Zuercher stated that an issue with the old style of apartment complex is that, when it is necessary to walk through a corridor to reach an exit of the building, it discourages interaction with what is outside. What she had in mind was more in line with what has been developed on Gay Street in Columbus. There, it is possible to see people all the time.

Something does not feel right about the orientation of these buildings. Even with a change of architecture, there should be a sense of energy that seems to be missing.

Mr. Goodwin asked if she would prefer to have individual entrances to the units.

Ms. Chinnici-Zuercher responded that might help. However, the Flats on Vine do not have individual entrances; it is the architecture that makes them interesting. That is where the challenge exists, and staff has already identified that. Without interesting architecture, what is achieved is the mundane 1970s apartment feel.

Mr. Goodwin responded that the goal is to avoid the appearance of an apartment complex. The goal is to achieve something that feels like and is a neighborhood.

Mayor Keenan stated that Council viewed some early iteration of contemporary styles that were attractive, but the consensus of Council is that the architecture of this plan does not achieve that.

Mr. Lecklider asked if any of the similar developments in downtown Columbus referenced would have received approval in Dublin.

Mr. Goodwin responded that some would, but some would not. At least one of those buildings is a podium apartment building, and the Edwards project in Dublin was a podium building. With that type of building, the entire ground floor is vehicular parking. That does allow for greater density and different masses of building. That may be appropriate in certain portions of the Bridge Street District, but that street relationship should not be emulated everywhere. There are elements of those projects in Columbus that would be appropriate in the Bridge Street District.

Ms. Chinnici-Zuercher stated that it could be helpful to Council for staff to provide photos of apartment buildings, both acceptable and unacceptable, that Council could drive by and view. She is aware of some examples on Front Street.

Mr. Lecklider stated that there are also some projects in the Arena District and a number of infill projects in the Short North that could be photographed. The intent was to appeal to the young generation, which is primarily the target of this Bridge Street development. However, he recalls two infill projects in the area of High Street and Fourth Avenue that do not have a strong modern element, and they appeal to the younger generation in spite of the fact that they appear more traditional.

Ms. Salay asked about the possibility of balconies or outside spaces for the individual units. The renderings don't reflect these.

Mr. Goodwin responded that that the front facades of the walk-up units do not include balconies. The other building types have balconies integrated into the façade. The ground floor is a patio unit. These are somewhat hidden by the architectural form.

Mr. Gerber stated that at a recent luncheon some Council members attended, the developer of apartments on Lane Avenue stated that they had anticipated the interest of primarily young people, but many older individuals were also interested. The same may occur in Dublin.

Mr. Goodwin responded that a mix of residents is expected in Dublin as well. The early development will likely cater more to the young professional demographic, but, over time, a high demand from empty nesters is expected. That is part of what drives the need for a variety of housing styles.

Mr. Gerber stated that he lived for a period of time in the Georgetown area of D.C., which caters to a wide demographic. It is a vibrant area with a variety of housing types. He is trying to envision how something as urban and vibrant as Georgetown can be created out of what is essentially a cornfield.

Mr. Foegler stated that it is important to keep in mind is that the challenge with the Thomas property is just that – it is a cornfield in the middle of the district. That is one of the reasons the plan for this area indicated that it probably doesn't lend itself to retail and other kinds of uses. It is hidden and lacks major roads. Retail and similar activities are located on more dynamic edges, where they have a chance to be successful. The plan recommended housing and the goal was to find a housing that achieves those goals. Where this project, versus previous ones that were put forward, has made real progress is that it is built around a grid. Previous developers had indicated that this is a big cornfield and they could not make it work around a grid. Part of that is because Byers and other parties have come into play as potential acquisitions. Achieving buildings that are oriented around a grid system toward sidewalks is a major step, considering previous development proposals. The primary issue seems to be that the repetition of building styles and appearances over such a large area reinforces the project nature of this development. It feels like a project rather than a neighborhood. It will require some buildings to turn corners and other options to make this development a bit more organic and an interesting place for pedestrians. This is apartment housing. There is some condo product that will be emerging in the district in some prime locations. However, the leverage with TIFs and other development incentives the City will be using is less effective with condo models than with apartment models. However, Council's concerns about design and lack of "place" mirror staff's conditions and comments.

Mr. Gerber stated that makes sense. Looking west along John Shields Parkway, there is a health specialty building, a three-building commercial/office development, and then 33 blocks of apartments. The issue is achieving an urban feel and these apartment residents are surely not going to walk west along that road. Another question is how can this be connected to what will be located south of John Shields? How can it be pulled together to make it more dynamic? As these apartments are currently planned, they will remain separated, possibly forever from what will be located south of John Shields.

Mr. Foegler that a primary challenge with the Bridge Street District is that there are a finite number of places ready for development. It is unavoidable that development will occur in a piecemeal manner. This is one of the few green field sites in the entire Bridge Street District. In regard to the walkability for these residents, development is anticipated for Dublin Village Center and amenities and crossings will be developed along the river. Although this site is one of the more remote sections in this District, it is not at that great a distance apart. It cannot be energized with a mix of uses, but important connections could occur if a satisfactory project occurs on the Thomas property. These include: roadway connections, particularly the east-west connection; the park and greenway to the river, which would provide a bicycle path

to the river; the pedestrian bridge; and an appropriate level of destinations on the river and the park. Those are value-added opportunities for this project. It is no question that this site is isolated and in the middle, and the series of projects around it will only redevelop when the usual life of the current use has ended.

Mr. Reiner stated that he agrees with the other Council members on the importance of the architectural interest. Seventeen acres of this use is significant. Creative site planning is needed. As presented, the project does look similar to a typical apartment complex built a few years ago. That is not the intent of the Bridge Street Corridor, which envisioned an urban look and feel. He does not care as much about the density as the "feel" and parkability of vehicles.

Applicant Overview

Aaron Underhill, Casto Communities, thanked Council for the opportunity to hear this discussion tonight. It has been educational. At this point, they will decide whether to go back to the drawing board or not proceed further. Significant monies have been invested to this point. He pointed out the following:

- If there was not a form-based code in place, which is good and very forward-thinking, they may have designed the project differently. But the goal is to meet the Code standards and there are likely different ways to do that.
- Although they did not have a plan that met this body's approval, they did overall make their best efforts with the "bible" of regulations in place. They were down to the need of three variances. Architecture is always the major issue, and is in the eye of the beholder.
- Staff has been very open with them. For some of the suggestions provided in the PowerPoint tonight, there is probably a way to achieve those.
- However, their concerns are more with the site planning. Their plan meets a great majority of the Code requirements and they were at the point of needing only a few Code variances. Those are due to the fact that Tuller Road and John Shields present a boundary to the south, in addition to existing development on both sides. This lends itself to the need for a couple of deviations.
- The economics are very difficult without the high density, and even with that, it difficult with the grid street systems.
- Some suggestions were made tonight regarding desirable communities. However, those circumstances are quite different from Dublin. With the downtown Columbus examples, the grid street system is already in place and paid for. There are also abatements in place and the rents are higher than can be charged in the Bridge Street District. There are many things working against some of these sites economically. While not insurmountable, that is likely the reason for the types of applications the City has received to date.

Joel Sullivan, Sullivan Bruck Architects, stated that he appreciates Council's feedback, which would have been very beneficial early in the process. He noted the following:

- Their company has been in existence for some time; they designed the Flats on Vine in downtown Columbus. They also worked on a project in the Short North that was in a similar timeframe to this project.
- One of the challenges that exists with a cornfield is that it does not have the "patina" of age, and it is difficult to create that from scratch.
- They also did the Victorian Gate project in the Short North on the previous White Cross Hospital site. At that time, there was no new large development. Part of the advantage of doing such a project is that apartments generate lots of people who support future development. When they developed Victorian Gate, the rents were very competitive. The numbers did not work in the sense of making any profit for the developer, but those kinds of projects are important to initiate because they encourage future projects.
- As great as the Bridge Street corridor will be, it will be difficult economically to come in and make these projects work. He appreciates the interest in diversity. From the City's perspective, they would like to have every building different. From the developer's standpoint, in order to manage costs, they would like every building to be as simple and repetitive as possible. It is necessary to find a happy medium that works.
- It is not a case of the applicant not hearing staff's feedback and trying to accomplish that. What Council has seen tonight is an evolution; it is not their first plan. They still believe they can respond to many of the issues that were addressed and meet all the diversity criteria. However, he is not certain that would succeed in addressing all that he heard tonight – essentially, a sound dislike for what they have proposed.
- Clearly, design is in the eye of the beholder. They do have a reputation for projects looking much better built than anything that can be imagined or drawn. It is difficult to look at a site plan and understand its nuances. There is significant texture with these buildings; they do address the street; they do have entrances on the street; they do enliven and engage with the public realm.
- Their firm has a reputation for projects that resonate with the public. Their Flats on Vine project was the first podium building in Columbus. It was "thinking outside the box," but it set new records for rent downtown -- they envisioned that.
- If this project is done properly, it has the opportunity to set a high bar to help future projects. It is necessary to move past the architecture issue, but talented architects sit on the Planning Commission. The feedback received from them was positive, although there remained some diversity issues to work through.
- He is not certain where his client will stand on this project, but they certainly will not be able to develop something similar to the Gay Street Neighborhood Launch – a wonderful project of \$500,000 to \$750,000 condos in a different economic environment. Someday, the condo market may rebound, but today there is a tremendous demand for rental housing to support people who work in the community. What they are providing is very high quality. Their team spent significant effort to create something they would be proud of, but they will regroup and reanalyze to determine next steps.

Ms. Chinnici-Zuercher stated that she did indicate that she had a vision, and she needed to re-think that vision in her mind of a Gay Street area. Council is not opposed to all that has been

presented, but it is very difficult to tell by the pictures what this dynamic architecture is that he is referencing. This is Council's first view of the project, and the materials appear bland. Mr. Sullivan responded that he would pull up a rendering for a building that is currently under construction in Victorian Village, and some construction photos that will show the actual materials. Part of their challenge is helping their clients understand what they are doing at an early stage. The rendering and photographs are of Aston Terrace, which is located next to the previous Doctor's Hospital site. It is a podium building – three stories over one level of parking, in a contemporary expression of hardi panel material. There are sunshades and balconies that are recessed, over-sized windows, a significant amount of masonry, and a dark Endicott brick. Construction is not completed, but the building is 60 percent leased at rents higher than possible in the Dublin market. There is a variation in materials, which is important to avoid the look of a long monolithic building. It has a contemporary feel, but that doesn't mean they cannot add some features, such as a building that turns the corner, or variations in roof form. This design could evolve. However, the execution of exactly what they have would provide something far richer than Council's impression from these renderings. He will let their reputation in this community stand on its own, because they have done many buildings that Dublin has pointed to as some of the best architecture around.

Mr. Lecklider stated that from the little he has seen of the Aston Terrace project shown, he likes it, but Mr. Sullivan is indicating that he can't build that in Dublin.

Mr. Sullivan responded that it doesn't mesh with this site. They could do a project like this, but it is expensive to develop. It would not be possible to obtain the same rents as Aston Terrace. That project already had streets installed, a tax abatement was in place, as well as other items that helped. In addition, there was a unique developer for that project, who "pushed the limit." Fortunately, they are seeing a return on the investment they made on the design.

Mr. Lecklider inquired the size of the site.

Mr. Sullivan responded that the site is not large -- approximately an acre.

Mr. Foegler stated that the goal for tonight was to obtain a sense of direction from Council. Is there any direction Council wants to provide to the developer? Namely, that if the developer were to develop a project similar to what was provided, but that also addresses Council's specific concerns that Council could then be interested in an economic development agreement. If Council is nowhere near that point, it is something the developer needs to know and understand. Is it a salvageable project?

Mayor Keenan stated that he is confident that project could be developed and made more palatable to Council. His sense is that Council members are still grappling with the whole vision, the walkability and the urbanism with a site that is outside the more dynamic area.

Ms. Salay stated that it has always been helpful for this Council and PZC to take field trips to certain areas of interest. It gives them common denominators to discuss. She continues to have an open mind. Although she understands the discussion tonight may not appear encouraging, she is not sure that is where it should be left. Staff provided a lot of guidance and suggestions. She would like to have seen the design after those had been incorporated.

Mr. Sullivan stated that the site plan informed the architecture, because the block system as defined is very rigid. Looking at the site plan, this almost follows the Bridge Street Corridor plan exactly. There were some suggestions that they tried to do, but there are many variables and many people to be pleased in the process. Their design had to meet multiple engineering criteria, and they settled on this design. However, this design does not lend itself to breaking buildings into different lengths because the blocks define the building length. It is a very tight box in which they must design. He respects the challenge it is to write a Code, but, as has been said, it is not possible to legislate good taste. It is very difficult to create something in words that will guarantee a good solution. Dublin is having its first projects subjected to this Code, and as the projects are worked through, it will be possible to identify those requirements that are appropriate and those that are not. One requirement he would discard is the minimum balcony depth. That is not a balcony; it is an entire exterior room. It is difficult to design yet camouflage the balcony so that it does not hang off the building.

Mr. Underhill noted that they attempted to meet the Code to the greatest extent possible, because they thought that was most important. Some things are subjective, however. Going forward, is there an appetite for more deviations, if it yields a better product or design?

Mr. Reiner responded that Council has confidence in Mr. Sullivan's firm. He understands that meeting the Code requirements on a 17-acre development is a challenge. It may also have been difficult to handle the mandated green spaces.

Mr. Sullivan responded that there were alternate ideas, but they were unable to work through the engineering implications.

Ms. Chinnici-Zuercher stated he is in the unfortunate position of having the first project. Of course, Council is observing the things that they don't like about the way the Code was written – Council is not sure about the actualization of this now. So she will counteract what she said in the beginning about waivers. Maybe to get the product desired, the City will need to consider more waivers. That will inform the City about what needs to be changed with the Code so that in the future, fewer waivers would be needed and projects encouraged. That is something staff will have to work through. Council has provided feedback and he has provided good feedback, as well. Council was aware that the Bridge Street Code was much different than what has historically been done, and now is seeing a product to realize the difference.

Mr. Sullivan stated that he hopes there is a way to identify a common solution. Council is presented with its first development in a cornfield while attempting to realize a vision it has had. He could not assemble a better team to do that than the one that is now at the table. They also have the financial wherewithal to accomplish this and the history of staying with their projects. Working through these challenges could result in a good first project that will establish a high bar for future projects -- that may take some real effort. It has been beneficial for them to hear this discussion because it is helpful to understand Council's preferences. His client will need to consider the cost of meeting those expectations and if it is economically viable.

Vice Mayor Gerber stated that most of the Council members previously served on PZC, so are accustomed to looking at drawings. Why not 20 one-acre buildings? This doesn't have to be all apartment complexes. There could be some creativity with the buildings. That would add significant variety and would resolve the diversity issues. Although he is sensitive to cost considerations, this could be possible.

Mr. Sullivan responded that his client would need to evaluate that possibility. He can tell him that -- as the project is currently proposed, it is a challenge to make the numbers work economically. Added diversity also increases complexity, which also adds to the cost. That does not mean there isn't a solution. However, this is different input, and they will need to evaluate whether that direction is possible.

Mr. Gerber stated that adopting a form-based Code was a challenge for Council, as all are accustomed to planned unit development (PUDs). The bar has been raised by the form-based Code, and there is no doubt that they have already spent much time trying to comply with that Code without requiring waivers.

Mr. Peterson stated that it seems that the Bridge Street Corridor is similar to a puzzle. It is necessary to have all the pieces to achieve the vision, but each individual piece has to be reviewed in the context of how it fits into the bigger picture. Could the parkland be reconfigured in a way to incorporate it into the surrounding community? Not just that piece, but how it will interact with the pieces around it? When the Cardinal Health building was built, they included a bridge that seemed to lead nowhere. Then they built a second Cardinal building, and the bridge was recognized as a brilliant idea. In this case, is there a way to "bridge" to the surrounding areas to make this piece seem better incorporated into the big picture?

Mr. Sullivan responded that is a valid point. With one of the iterations, all of the buildings had open space facing John Shields Parkway, and that was his preference. However, they couldn't get past certain issues. Perhaps they could continue to explore that. The difficulty is meeting all the dimensional criteria established as part of the grid system. Every project is site specific, and the opportunities are a function of the specific aspects of that site. It is difficult to fit into a formula. His personal view is that sometimes, it is more important to have a good design than it is to meet a formula. However, he is not disparaging the process, as it is a monumental effort the City has taken on and is attempting to implement.

Mr. Peterson stated that similar to Ms. Chinnici-Zuercher, his opinion of the use of waivers has evolved during this conversation. This body is interested in seeing some options. Perhaps they could bring in the other configurations for this property and provide some feature to make this community interesting and integrate this site with the pieces next to it. If he were to present a better option that didn't exactly match the Code, Council would be willing to consider it.

Mr. Reiner asked if he views these as potential condominium conversion units in the future. Mr. Sullivan responded that is a possibility. The buildings that front John Shields and Tuller are townhouses on the first floor with a flat above. Although there are common entries, every unit has an attached garage. Those types of units could be converted to condos. The specifications they are using for the apartment units are condo specs – granite countertops, hardwood

floors, and many things not seen in apartments in the past. Part of that is because a large segment of the population is choosing to rent by choice; it is not an economic decision. It provides them with more flexibility than purchasing at certain phases of life. It is not so much about the ownership mechanism but the product itself.

Mr. Lecklider stated that he wants to provide an honest appraisal. Sometimes the answer is simply "no." However, taking into consideration what his colleagues have said, if he is willing and his client is willing, maybe a compromise can be reached -- perhaps through the use of some waivers. For him, however, there is a limit to the compromise that he is willing to accept. It is important to have a high bar as there is only one opportunity with this cornfield, which is part of a larger district. He means no offense to them, and he has high respect for the quality of work they do. He understands that it all boils down to economics and there is nothing wrong with that. Nor is there anything wrong with the City setting high standards. Perhaps Council will discover that the Code can't accommodate what is desired. Perhaps the City will learn a hard lesson, but he wants to make certain that Council attempts to maintain a high standard.

Vice Mayor Gerber asked if they could do computer modeling of how this is anticipated to fill over time. It will add substance based on the market. Obviously, the market will drive this development, not the government, but there are some expectations of government. This would assist interested developers in understanding the City's expectations.

Mr. Goodwin inquired if he is referring to a three-dimensional visualization or market analysis. Mr. Gerber responded that the 3D visualization would be helpful.

Mr. Goodwin responded that each of the developers is actually assembling their own three-dimensional models. All that is needed from staff is to "stitch" them together.

Mr. Gerber stated that would be beneficial to all parties.

Mr. Goodwin stated that they would work on that effort.

Summary

Mr. Foegler stated that at their retreat, Council indicated a need for some tools to better align expectations with design architecture. Staff will provide Council with some ideas in this regard. With regard to moving forward on the more significant projects which require partnership, staff will attempt to define a process that can seek and obtain the right kind of input from Council and that will also mesh with the development review processes that need to move forward. The purpose is to achieve alignment as early in the process as possible. They will share their ideas with additional input from Council, as Council gives additional thought to that, as well.

Ms. Salay stated that if staff brings something to Council early in the process, that feedback would be provided to the Planning Commission. She wants to avoid putting pressure on the Commission in view of their role.

Mr. Foegler responded that Council's feedback would be limited to the general nature of what they are supportive of with basic developments of this type -- general density parameters, and building heights, deals that would require the City to TIF-fund the public improvements, and, subject to Planning Commission conducting all of its development review, design review, site

plan layout concept, if Council is generally comfortable with the development concept at this stage. That type of feedback makes sense.

Ms. Salay stated that would be something very different from what Council did tonight which was basically critiquing architecture.

Mr. Foegler agreed. Tonight, there was a project that had moved along much further in the process.

Mayor Keenan stated that much of this discussion was really part of the PZC and ART process. Council needs to consider that, as there was some discourse regarding that.

The meeting was adjourned at 8:50 p.m.

Clerk of Council



To: Members of Dublin City Council
From: Marsha I. Grigsby, City Manager
Date: June 9, 2014
Initiated By: Terry D. Foegler, Director of Strategic Initiatives/Special Projects
Re: June 2, 2014 Bridge Street District City Council Work Session Summary

Background

A series of City Council work sessions have taken place and are planned to update Council on the various Bridge Street District (BSD) planning efforts, pending development projects and decisions related to near-term public improvements within the Bridge Street District (BSD).

Dublin City Council held a work session on June 2, 2014 to review and finalize where appropriate the streetscape design and materials for both "signature" and local streets within the Bridge Street District (BSD); review the concept for the John Shields Parkway greenway; and to assess the need to consider alternate development review approaches and differing review responsibilities and authorities within the BSD. Based upon the discussions held at that work session, Staff has summarized its understandings from that session:

1. The proposed final design approach for hardscape materials on both "signature" and local streets within the BSD was endorsed by City Council.
2. The specific recommended hardscape paving materials palette and design for the signature BSD streets will be utilized in the construction of John Shields Parkway – Phase 1. Therefore, Staff is moving forward with the presented materials and incorporating them into this first BSD roadway project scheduled to initiate this fall. The signature street material selection is as follows:
 - a. Brick walk & Driveway pavers – Endicott Clay Products Company
 - i. Dark Ironspot & Medium Ironspot #46
 - b. Granite Walk Pavers
 - i. Mt. Airy or Georgia Gray
 - c. Granite curb & bands – North Carolina Granite Company
 - i. Mt. Airy or Georgia Gray
 - d. On-Street Parking Spaces
 - i. Endicott Manganese

The recommended hardscape materials for local BSD streets will match the signature streets, with the exception of concrete walkways in lieu of brick pavers, as well as asphalt streets with brick and granite inlay details at intersections/crossing locations.

3. Also presented to City Council was a streetscape concept for streets within the Historic core portion of the BSD. The concept retained the brick pavers currently used for the sidewalks, as well as the existing light fixtures, and recommended that the City consider brick pavers for the street pavement as a future improvement. The proposed material recommendations are as follows:
 - a. Street brick – Endicott Clay Products Company
 - i. Dark Ironspot & Medium Ironspot #46
 - b. Brick Walk
 - i. Beldon Belcrest 530 (standard red/orange blend currently used)

Council also recommended that Staff look closely at issues like snow removal on brick pavers, as well as planters and other safety measures that may be implemented along Bridge Street (SR 161) sidewalks to ensure a more comfortable pedestrian experience.

4. At the time of the June 2 Work Session, the lighting fixtures for streets within the Bridge Street District (excluding Riverside Dr. and SR 161) had been narrowed to two (2) choices.
 - a. UrbanScape manufactured by Philips
 - b. Alcott manufactured by Landscape forms.

Staff noted it was continuing its review of the two products for maintenance, warranty, type of use (along roadways, within parkland, etc.), and will prepare a final recommendation on the preferred fixture type. Council requested that Staff evaluate alternatives to the design of existing Cree fixture on SR 161 and Riverside Drive.

5. Staff presented a concept for the John Shields Parkway greenway, along with key urban design principles and considerations. The relationships of the greenway to the adjacent public improvements (cycletrack, walkways, etc.) as well as to the private development framing the approx. 3,000-linear-foot greenway were discussed. Staff presented the important considerations associated with creating an experience for pedestrians, bicyclists and motorists moving along this signature street. It was noted that the careful planning and integration of buildings and open spaces would be critical to creating the type of signature street experience associated with the recommended level of public realm enhancement and investment.

Among the most critical elements discussed included the idea of an outstanding “urban edge” to help frame the Greenway and the public realm, with a recommendation that efforts be made, wherever possible, to minimize the prospects for long term “gaps” within this edge. Further, it was noted that the intersections of local streets along John Shields Parkway present important opportunities to create areas of interest, such as pedestrian seating areas and public art. Staff also recommended that the stretch of Johns Shield Parkway greenway be planned comprehensively so that park nodes and terminating views can be strategically placed along the route.

City Council reacted positively to the greenway concepts presented; therefore, Staff will continue to refine the designs and plans for City-owned portions of the greenway, and will

pursue ongoing coordination with developers as projects along the planned John Shields Parkway move forward.

6. With respect to the development review procedures for Bridge Street District projects, Council expressed the view that its relatively recent adoption of the BSD Code has not produced outcomes or issues which suggest amending the development review process or the responsibilities of the reviewing Boards and Commissions at this time and therefore affirmed:
 - The policy that the preferred zoning and development review process is the use of the Bridge Street District zoning districts and regulations, but that PUDs may continue to be an option for an applicant to request in some limited cases;
 - The Planning and Zoning Commission should continue its review of the Riverside Neighborhood District Zoning Code amendment and area rezoning separate from the discussion of other zoning policies and submit its recommendation for the proposed Neighborhood District to City Council for final action; and
 - That there should be no change in the reviewing authorities as established by the adopted Bridge Street District zoning regulations.

Follow-Ups and Next Steps

A full report outlining and depicting the streetscape materials and details will be prepared following the selection of the remaining items described in this memo.

In addition to the concepts discussed, Staff understands that City Council would like follow up regarding the following:

1. Planning and maintenance considerations for brick streets in the Historic Core;
2. Exploring pedestrian safety measures in the Historic Core, such as planters or landscaping, along the sidewalk;
3. Exploring for Council's consideration other possible decorative street lighting options (other than the City's standard Cree fixture) for 4-lane or wider roadways within the BSD.

Dublin City Council
Work Session
Monday, June 2, 2014
Bridge Street District

Minutes of Meeting

Mayor Keenan called the Monday, June 2, 2014 Study Session of Dublin City Council to order at 6:30 p.m. at the Dublin Municipal Building.

Mayor Keenan moved to adjourn to executive session to discuss land acquisition matters and personnel matters related to the compensation of an employee.

Mr. Lecklider seconded the motion.

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

The meeting was reconvened at 7:08 p.m.

Present:

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

Staff: Ms. Grigsby, Mr. Foegler, Ms. Crandall, Mr. Smith, Ms. Readler, Ms. Mumma, Mr. McDaniel, Ms. O'Callaghan, Mr. Langworthy, Mr. Hahn, Ms. Ray, Ms. Rauch, and Ms. Husak.

Consultant: Darren Meyer, MKSK, Principal

Mr. Meyer presented the following:

- **Introduction and Overview:**

The goal of this project is to create standards for streets within the Bridge Street District. City Council feedback is requested for specific items and consensus on the general direction.

- **Bridge Street District Streetscape Design Standards**

In a previous work session, discussion was held regarding the driving force to use materials that representative of the City of Dublin. It is important to ensure the use of durable materials, understand the costs and maintenance and the lifecycle of these types of materials. An example of the Arena District was brought forward, after 15 years, it has held up well. The last point was the importance of viewing streetscapes comprehensively. Maps were presented to City Council previously that break down the Bridge Street District (BSD) into types of streets. The first type was signature streets, the second district (interior) streets and the third type is historic core; meaning streets that would define the historic district as it exists.

As Mr. Meyer went through his presentation, brief discussion was held by Council Members regarding the maintenance of the grassy area on the streetscape, and the location of the cycle track. The consensus of Council was that they like the three types of streets. Ms. Chinnici-Zuercher expressed that she liked what was presented but questioned how the grass and trees will relate to the big planters that exist in the historic district now. Ms. Salay inquired as to how the walkways would be transitioned from to the historic district from the west. Options of different types of brick were discussed. Brief discussion was held regarding John Shields Parkway and the initial phase of construction.

Mr. Meyer requested City Council's feedback regarding the proposed standards for lighting for the district. Dublin currently has two standard streetlight fixtures. Considering the balance of the streets, the decision on lighting has been narrowed down to two options: Phillips-lumec urbanscape or landscape forms Alcott. Discussion was held regarding the desired effect of the lighting in the district to be different than that of other areas of the City while maintaining the safety of patrons.

- **John Shields Parkway Greenway Concepts Library Project Update**

Mr. Meyer stated that there are three principles to the John Shields Parkway greenway concept. The first is that the loop of the cycle track has incredible value for the BSD. The goal is to move people safely and comfortably to the historic core and riverfront. The green space along this area is a great asset in making movement enjoyable. The second principle is creating a public way, not a street or alley to carry vehicles, but defined for public to move along. This area will be lit for safety but not overly lit. The third principle is anchoring the experience that will draw people through the district visually. He stated that thought has been given to the best possible use for community open space. How we engage the streets, where the streets engage the park is primary entry into the green space, continuous sidewalks, cycle track and horticultural areas will bring people into the park.

Ms. Grigsby stated that the main takeaway from this presentation is that staff will move forward with the palette of materials presented tonight. Staff will bring other items back before City Council as requested.

Mr. Langworthy went through the development review process. Two things were emphasized at the onset of this process: code and regulation to create the kind of environment that was desired. It is desired to have predictability in decision making and timeliness. Developers should have clear expectations.

Ms. Chinnici-Zuercher stated she agrees with staff recommendations. Mr. Lecklider agreed. Mr. Reiner stated that all has been said already, he agrees with staff recommendations. Ms. Salay concurred. Vice Mayor Gerber stated he agreed with the comments made.

Currently, no additional work session is scheduled.

The meeting was adjourned at 8:35 p.m.

Clerk of Council



City of Dublin
 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

PLANNING AND ZONING COMMISSION

MEETING MINUTES

JULY 17, 2014

AGENDA

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| 1. | NE Quad, Subarea 3 - Wyandotte Woods Multi-Family
14-032INF | Wyandotte Woods Blvd.
Informal (Discussion) |
| 2. | Woodlands at Ballantrae
13-103INF | 5638 Cosgray Road
Informal (Discussion) |
| 3. | U-Haul
14-038CU | 6419 Old Avery Road
Conditional Use (Postponed) |
| 4. | BSD Commercial District – Shoppes at River Ridge – 4535 West Dublin-Granville Road
Coldwell Banker King Thompson
14-057MPR/MSP Minor Project Review/ Master Sign Plan Review (Postponed) | |
| 5. | BSD Residential District – Tuller Flats Residential Development
14-008BPR | 4313 Tuller Road
Waiver (Disapproved)
Basic Development Plan (Approved)
Basic Site Plan Review (Approved) |

Chris Amorose Groomes called the meeting to order at 6:30 p.m. and led the Pledge of Allegiance. Other Commission members present were Richard Taylor, Victoria Newell, Amy Kramb, John Hardt and Todd Zimmerman. City representatives present were Steve Langworthy, Gary Gunderman, Jennifer Readler, Yazan Ashrawi, Alan Perkins, Claudia Husak, Jennifer Rauch, Joanne Shelly, Devayani Puranik, Jeff Tyler, Barb Cox, Kristin Yorke, Dana McDaniel, Nikki Martin, Andrew Crozier, Logan Stang, and Laurie Wright.

Administrative Business

Motion and Vote

Mr. Taylor moved, Mr. Zimmerman seconded, to accept the documents into the record. The vote was as follows: Ms. Amorose Groomes, yes; Ms. Kramb, yes; Mr. Hardt, yes; Ms. Newell, yes; Mr. Zimmerman, yes; and Mr. Taylor, yes. (Approved 6 – 0)

Ms. Amorose Groomes said there were no cases on the consent agenda this evening and was notified moments ago that the Coldwell Banker case was postponed and the UHaul case had been postponed prior to the meeting, per the applicant’s request. The Chair determined the cases would be heard in the order of the published agenda. She briefly explained the rules and procedures of the Planning and Zoning Commission. [The minutes reflect the order of the published agenda.]

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| 1. | NE Quad, Subarea 3 - Wyandotte Woods Multi-Family
14-032INF | Wyandotte Woods Blvd.
Informal |
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Ms. Amorose Groomes introduced this application for a request for informal feedback for a 120-unit multiple-family development to be located west of Wyandotte Woods Boulevard, 1,000 feet north of the

intersection with Emerald Parkway within Subarea 3 of the Northeast Quadrant Planned Unit Development District.

Jennifer Rauch said this is an informal review for the second time through for this particular site which is located within the Wyandotte Woods Subdivision off the recently connected Wyandotte Woods Boulevard. She said the site is approximately 14 acres of undeveloped land. She said the applicant presented a site plan informally in May of this year which had one main entry drive with a secondary access to 3 four-story buildings with 40 units within each building and parking located behind the buildings. She said the intent of the proposal was to push the development as far to the south as possible to take advantage of some of the grade changes and provide a large open space buffer between this proposal and the single-family portion within Wyandotte Woods currently under construction.

Ms. Rauch said there is an existing stormwater pond located in the northeast corner of the site and the proposal includes a pool and club house in the northern open space. She said some of the comments that the Commission provided in May were related to the heights of the buildings and how the development fits within the entire existing neighborhood. She said there was discussion about covered parking and this portion of the proposal has since been removed. She said the applicant was encouraged to revise the proposed architecture to be more in line with the existing neighborhood and with additional attention to detail.

Ms. Rauch said they have revised the plans including a layout that looks similar to the previous proposal, but with larger and relocated stormwater facilities following the direction by staff to more accurately depict the needs for this development. She said the site plan also includes an area for deferred parking, should the Commission want the applicant to meet the parking now or at a later date. She said the Code requires 300 spaces for the 120 units proposed.

Ms. Rauch based on the concerns of the proposed building height some of the discussion on May by the Commissioners, the applicant has also included an option for 3-story buildings in a four-building layout. She said they would retain the single access off Wyandotte Woods Boulevard with the proposed buildings facing each other with a neighborhood type street running through the middle with parking proposed on either side. She said the parking to the north would be oriented toward the existing single-family homes and the club house will be within the trees. She said the new layout takes up more land on the property and impacts more trees. She said the applicant revised the architecture with a central building and added dormers to break up the massing of the roof, consistent gable and arch feature that is also replicated on the outdoor patio areas for each building. She said the other two building elevations show a similar rhythm and design as the central building without the main gable feature in the center. She said the materials will be brick and stone on all sides of the buildings. She said the applicant provide section drawings that show the proposed building height in context to the existing homes to the north. She said the proposed 4-story buildings exceed the text limitation on height by over 10 feet, but given the grade it takes up over the site it would be in line with the height of the single family that is adjacent to this project.

Ms. Rauch read the Discussion Questions:

- 1) Which site layout provides the best site design, including building layout, parking, and open space?
- 2) Would the Commission support a text modification to increase the building height?
- 3) Is the revised architectural concept more appropriate to the surrounding area?
- 4) Would the Commission support a lower parking ratio for this development than required by Code?
- 5) Other considerations by the Commission

Jason Kambitsis, AR Building Company, 310 Seven Fields Boulevard, Suite 350, Seven Fields, PA 16046, said they started with a staff meeting on April 3rd wanted to get any concerns and get initial feedback on

the design. He said they met with the HOA on April 15th, at the Fire Station on Hard Road and received valuable feedback. He said the following day they met again with staff to relay the information from the HOA meeting and received more feedback on the updated design. He said they met with the Planning and Zoning Commission on May 15th to informally get more information and feedback. He said when they completed the updates there was another staff review on June 19th and they returned for another HOA meeting on June 24th.

Mr. Kambitsis said the big things discussed were how can they meet the market in Dublin, how can they push the market within their building, how can they get higher rents and reach for luxury apartments with architecture and materials that were accepted and wanted in Dublin. He said they researched other development within Dublin to set a precedent of the direction they should be going in when developing their buildings, site layout and usable open space, as they all add to the community. Mr. Kambitsis said they are proposing a parking ratio of 1.75 spaces per unit and wanted to keep it less than 2.5 spaces per unit.

Mr. Kambitsis said they are showing what a development within the Code could look like and noted the changes within the Planned Unit Development for height and parking. He showed a site plan of 4 buildings with 30 units each topping out at 35 feet with 2.5 spaces per unit of parking. He said the current zoning allows 120 units.

Mr. Kambitsis said they are looking to build a high quality development that meets the density of the zoning but also meets the character, feel and wants of Dublin. He said they want to create a development that has usable open space for the residents and the entire community.

Mr. Kambitsis said the Code does not talk about design, it shows in figure 18 some sort of guidance in an elevation but those are not stated in the PUD text. He said this figure does not show where they would like to go in terms of design and everything they heard it is not the preference of anyone else they have met with. He said if they went with the Code compliance plan they would create a lot more impervious surface, would have to build 25 percent larger ponds and would take up more than 25 percent of usable open space for parking and building footprints, not to mention the additional tree removal.

Mr. Kambitsis said the benefit of going 4 stories is they will build a better building with elevators, no breezeways, more dramatic view for the residents creating a higher market as expected, invest more into the facades of the buildings to follow the wants and needs of the community, and create much more usable open space with less foot print, and take the air conditioning units and put them on the building and not on the ground. He said they feel there is a lot of an added benefit to going to 4-story buildings.

Geoff Campbell, Rothschild Doyno Collaborative, Architecture and Urban Design Firm, Pittsburgh, PA, said they have been working with AR Building Company for about 15 years on their projects throughout the nation. He said when they look at the zoning text for this PUD Subarea 3, the multi-family zoning requirements stating that the architectural style and materials will be consistent with those as indicated in figure 18, and that the colors and materials should be coordinated with the surrounding architecture.

Mr. Campbell said the Code mentions stucco and brick and shows a style that is not relevant to the comments from the Planning and Zoning Commission. He said that he would like to understand is the Code something they need to use as a standard or because it was created in the 90's they should move on and base their elevations on the comments that were heard from the Commission.

Ms. Amorose Groomes said that it is a site specific within the community. She said the piece of property that they are contemplating is in a very nice part of town that is surrounded by schools and single-family homes and they are asking for different architecture than expected in other more commercial districts of the community. She said they want to raise the bar to match the surrounding uses.

Mr. Taylor said they moved past that the last time they were here.

Mr. Campbell said he appreciates the comments. He said from the comments heard from the HOA were to increase quality, focus on materials, and on detailing. He said they heard not to use vinyl, do not stretch a one story building into a 4-story building and to look at Craughwell Village as an example of a good project that had gone through the process using a high level of details.

Mr. Campbell said the visited Craughwell Village looking at the materials, brick, stone, wood shingles, HVAC units on the roof, the mix of materials, the dormers, and the existing precedents as part of the context. He said they went back to the drawing board to adapt the amenities, the porches, and scales of building plans. He said they came up with a plan and submitted to staff and their comments were roof expanse too massive, windows needed to vertically centered and proportionately sized, need a better material relationship, and to provide more perpendicular elements to break the planes of the façade.

Mr. Campbell showed revised elevations investing more in the front façade of the buildings that will be visible from the street. He said they incorporated elements from Craughwell Village having a central gable, arched openings that accented the center, providing balconies, using a mix of stone and brick with a strong stone base. He said the roof tops will have all the HVAC systems and will be completely invisible from the front and hidden in the gable. Mr. Campbell asked if the architecture was consistent with what the Commission was expecting.

Ms. Amorose Groomes said they will hold off on their comments until they hear public comment.

Mr. Campbell said the next item they reviewed was the height and from the comments they felt there was support for 4 stories as an option because it provided more open space. He said they are going about 12.5 feet above what Code permits with the grade sloping about 12 feet.

Mr. Kambitsis said the parking has an effect on the open space and the surrounding community. He said they want to make sure that when people come and live in this community that they can park without searching for available parking. He said they had talked about going from 2.5 to 1.75 parking spaces with analysis from other communities that they built, own, and run. He said one sister community is Cranberry Community which is very similar community to Dublin. He showed examples of other communities that have similar parking ratios. He said they have never had anyone leave their community due to parking. He said just from experience the ratio of 1.75 is the best for their community but they do have the space to expand parking to 2.5 parking spaces per unit if needed.

Mr. Campbell showed the site plan and tree survey that was done in 2010 showing all the existing trees on the site and said that they are dedicated to meet the Code in tree replacement. He said they have identified 9 legacy trees that are greater than in 24 inches in diameter, the current site plan does not impact 5 of them located in the south of the site. He said the current site plan does impact trees 1, 2, 3, and 4. He said they are doing their best effort not to impact those trees by possibly moving the center building back a little to retain trees 1 and 2 on the survey. He said trees 3 and 4 will be impacted by the site plan and wondered if that is a situation that will hold this project or something that could be replaced if they are able to maintain the other 7 legacy trees.

Mr. Campbell said the HOA had concerns about the detention pond location near the stadium on the adjacent site and they propose changing the pond to a dry retention pond for a better solution. He said the northern pond is serving the single-family homes and would double in size with this development. He said they are working to understand how increase the pond while being sensitive way to maximize the open space as much as possible.

Ms. Amorose Groomes said there are a few signatures on the sign-up sheet and will begin with those and then anyone else that would like to speak to this application will have the opportunity.

Kathy Harter, Trustee at Wyandotte Woods, 7825 Holiston Court, thanked the developer for meeting with them, they have met twice and appreciate their time. She said they have been emailing neighbors to get feedback related to this development. She said the area has established a character of heavy tree coverage and foliage at the entrances of other neighborhoods and businesses. She said they were looking at all the development in downtown Columbus and noticed they are moving in the direction of using natural materials that really carries the City and would be preferred in this part of Dublin. She said this development should fit in with the surrounding community. She said the 120 units seem like a lot of units and was not sure what the name of the community will be and she wondered what impact there might be to the school district. She said they have been experiencing housing construction and the trucks coming through the development and hoped that the truck traffic utilizes the back entrance. She said the football field is light and neighbors are concerned that the field is used all year round and wondered what impact the parking lots of this project will have when lighting is complete for safety concerns.

Jerry Kosicki, 4313 Wyandotte Woods Boulevard, thanked the commission for the opportunity to speak to these plans and said getting this development is very important for the neighborhood. He said he appreciates the quality building standards, designs, and the use of natural materials, land use guidelines, and the character of the residential neighborhood. He said they understand this site was zoned for multi-family a long time ago and are very aware of the need for reasonably priced housing, current market demand for rental units, and the desire to develop this property. He said he is not opposed to any of these goals. He said he and everyone else in his neighborhood would be more comfortable if they were considering a condominium project. He said they would like to see as many trees retained as possible and this property developed in an environmentally responsible way. He said at the last meeting he criticized the plans because of covered parking solutions, inadequate off-street parking, height of the buildings, and the overall appearance of the building materials and architecture. He said the new plans are only a step ahead of the previous plan. He said the 4-story buildings are too large and would be largest buildings within the City except for North and South Terraza Court at Tartan West that he can see. He said buildings that are built to a standard that can be creditably converted to condos at a future point might be a better long term investment and fit the community. He said the proposed buildings are too tall, too massive and do not fit the neighborhood. He said the new plans do not provide any type of covered parking with garages or parking structure and was informed that renters do not care about covered parking by the developer. He said it seems that covered parking is an integral part of the proposals at Bridge Street that is targeting empty nesters and young professionals. He said he is fearful that their neighborhood will be saddled with overly large buildings that are inferior to those proposed in Bridge Street. He said this development will generate substantial traffic and this should be handled where it does not burden on the neighborhood and hopes that if traffic is sent west on Wyandotte Boulevard that traffic calming measures and enforcement will be forth coming.

Brett Page, 7638 Kelly Drive, said to his knowledge the extra height at Craughwell Village was approved because of being within a highly commercial area which does not compare to this neighborhood. He said this development is not a minor height change and he feels it should be a zoning and not a minor text change and adding 12 feet is not a minor change. He said the developer has indicated that they own the land and he does not believe that to be true and would like the ownership confirmed. He said one of the selling points of AR Building Company is that they keep the development they build and if they do not own the land how they can be sure that they will retain the property is questionable. He said if they do not own it they are just waiting to see what they can develop before the purchase the land. He said he does not think they have increased the quality of materials. He said the bottom line is that there are lighting rod issues regarding this development regarding the Code, quality, and what is appropriate for their back yards. He said developers that have not purchased the property but are waiting to see what they can potentially get prior to the purchase of the property.

Jennifer Readler said it is common to have an owner sign an application to have a representative who is pursuing zoning for feasibility.

Kim Smith, 4385 Wyandotte Woods, said this is her first meeting. She said she questioned this being a luxury apartment development with only providing 8-foot ceilings and debates over what type of quality materials are being proposed. She said if this is a project for empty nesters it will not attract them because of the lack of covered parking spots. She said some of the points that have been made are not in agreement with what is being proposed.

Ms. Amorose Groomes asked if there were anyone else that would like to speak to this application. [There were none.]

Ms. Kramb said she had sent an email requesting the height of the apartments that are near the High School.

Ms. Rauch said Subarea 3 is the site being discussed, Subareas 6A & 6B has units that are 30 feet, 6 inches to the top of the gable and Subarea 4 has a maximum height to the peak of the gable 35 feet. She said Craughwell Village has a height of 38 feet.

Mr. Taylor said this plan is a big improvement as far as the exterior. He had some concerns about the roof pitch, the dormers on the roof pitch with a hip roof at two different roof pitches and the front to back roof pitch is lower than the roof pitches on the sides and it looks like 8/12. He said he believes that the dormers are going to hurt the project and he would prefer not to see the dormers because the lower pitched roofs because you see a lot more side wall on the dormer. He said they are trying to play down the height of the building. He said he hopes when they see the detailed plans that they will see more detail of materials and more texture and building materials with brick coursing and bands and sills and headers to give the building some texture.

Mr. Taylor said the fencing hiding the HVAC units on the roofs is going to attract more attention and should be screened with a different solid material. He said the entrance at the east side should find a way to make that a right hand turn only and to work with staff to make sure it is a right turn. He said the building should be pushed more to the south and he appreciates the green space between the building and the parking. He said he is okay with building height because they are getting better architecture. He said the materials should be full dimensioned brick. He appreciated the idea to allow for future parking and initially having less parking because they are encouraging less cars. He said it is always difficult to add a building and building type that is different than the surrounding area, but this is the future of Dublin as an infill community. He said this is an appropriate use of the property and overall they have done a good job bringing the quality level up and preserving as much open space as possible and is in favor of the project.

Mr. Hardt said they have made some progress in the architecture, the elimination of the covered parking for aesthetic reasons is an improvement. He thanked the applicant for the continued communication to the neighbors and mitigating as many concerns as they can. He said he remains open to 4-story buildings because it keeps parking and buildings from the existing homes, creates more green space and tree preservation. He said the only reason he is willing to consider 4 stories on this site is because of the topography. He said 4-story buildings with elevators make better neighbors than three story buildings with breezeways. He said he would be more comfortable if this was a development text modification that was forwarded to City Council for further review. He asked what the signature material is on the building with the large centered gable.

Mr. Campbell said they are looking at a manufactured stone.

Mr. Hardt thought stone was most appropriate. He said the gable in the aerial perspective is a parapet gable that extends past the roof line and is not appropriate because it makes the façade look more massive than necessary. He asked that they change to an ordinary gable that stops below roof line at the break and freeze boards. He said the elevations have come a long way and asked for detail on the

railings on the porches and suggested they be a permanent material of vinyl or PVC or something appropriate with the trim of the building. He said the undersides of the balconies are intended to be closed.

Mr. Hardt said site details regarding emergency access in the northwest corner needs to be addressed having a dead-end into someone's back yard in not appropriate and should be wrapped into the parking lot to downplay the emergency access drive and look at pervious pavement.

Mr. Hardt said the landmark trees should be preserved and saving 7 of the 9 is a good attempt to preservation.

Mr. Hardt said the dumpsters locations should be identified and kept from the residents.

Mr. Zimmerman said he can support the project and the text modification only because of the topography of the site. He said the architecture is appropriate and agrees with the lower parking ratio with authority provided to the City to enforce the construction of additional parking if needed. He said the open space on the north side should have a playground for the community to enjoy something and provide the best buffer they can do between this development and the single-family homes in trees and plantings. He said the pool and clubhouse should also be screened.

Ms. Kramb said the height is okay with the topography and would like to see line of site drawings from the other side with topography lines. She said she does not like the four buildings and is willing to have taller three buildings and would like to see the center building moved south to preserve trees 1 and 2. She said she understands there may be two landmark trees lost and replaced on site. She said they should provide more buffers around the club house and pool area for noise control. She said she does not agree with a playground and thought this development should be kept a quiet community especially with the park across the street. She agreed with removing the dormers on the roofline to minimize the roof. She said the emergency access issue can be solved with the street being curved south into the parking lot. She said they should have wet ponds in the southeast corner and not dry detention because that corner already gets really wet.

Ms. Newell said she appreciates the improvement in the designs and would like the fine details in that building to be carried out with the character through all of the components. She said she does like the dormers. She said she is uncomfortable with the height of the building. She said this is a beautiful site with a grove of trees and they want as much green space preserved and this is the first application that has preserved the largest area of green space in a way that is much more pleasant to the surrounding residents. She said there are some unique things about the site that gives merit for going 4 stories to preserve that much more of this site. She said the wet pond is a better amenity for the neighbors and should be treated as an amenity and made a nice feature, incorporated into the site. She said the entry street with on-street parking should have permeable pavers to help with stormwater runoff and also provides an amenity for the residents and gives a residential feel. She said they should make sure there is parking for visitors and she said she is not a supporter of reducing the parking ratio, but could support if there is a plan for future parking if needed. She said the emergency access could have a structured base below turf without any pavement across and should appear as a natural entrance.

Ms. Amorose Groomes thanked the applicant for working with the residents and incorporating their comments and hoped they continue to in the future. She said the 3 versus 4 stories is a challenge because of the zoning in place but would be supportive because of the topography and open space. She said to preserve as much of the green space and be sensitive to the neighbors as much as possible. She said the benefit of the three building layout outweighs the cost of the 4-story nature of the structures. She said the building height is deferred to staff to address. She said to continue the quality of the materials in terms of windows, balcony treatments, doors and anything that can increase the quality will be appreciated. She said she supports the lower parking ratio with a plan in place for future parking if

needed. She said buildings served by elevators are a nicer building than a buildings serviced by stairs. She said Craughwell Village was an illustration that they wanted to point them to for high quality not necessarily duplicity. She said to feel some freedom to be creative even if it is not like Craughwell but equal in quality.

Ms. Amorose Groomes said that everything built on this site would be curb and gutter. She said the worst example of a dry pond in the City is near this site at Scioto High School and she is only supportive of a wet pond of a living breathing eco system and not a place for stagnant water. She said they should use permeable pavement wherever possible to down play the entrance egress to minimize the traffic to filter out to Wyandotte Woods. She said for this site saving 7 of 9 landmark trees is a good effort and she agrees that the tree replacement should be sensitively placed for the neighbors.

Ms. Amorose Groomes asked if the applicant had any questions.

Mr. Kambitsis asked if there is a comfort level to proceed to a final application.

Ms. Amorose Groomes agreed.

Mr. Kambitsis said there were several comments regarding covered parking and they are working on potentially providing garages on site. He said there is a calculation used to determine how many per unit and thought 30 or 40 garages might be estimated. He thanked the Commission for their time.

Ms. Amorose Groomes said there does not require any motions or votes for this application and moved to the next informal application.

**2. Woodlands at Ballantrae
13-103INF**

**5638 Cosgray Road
Informal**

Chair Chris Amorose Groomes introduced this application for a request for a potential rezoning of 17.7 acres to allow detached condominium units where attached units were previously approved on the west side of Marnion Drive, north of the Rings Road extension (Churchman Road).

Claudia Husak said she was filling in for Tammy Noble-Flading.. She said the application is about Subarea R, which is one of the subareas within the Ballantrae development. She presented the site and explained the City's intent to extend Rings Road which will become Churchman Road. She highlighted the site in yellow, pointing out the northern portion in Subarea R and said the southern portion has developed thus far with just two approved buildings left to be built. She presented the Final Development Plan that was approved in 2004 for the entire development. She said the applicant is proposing to change the design from attached to detached on the northern portion shown in red. She explained this area was approved based on the FDP for 21 buildings and a total of 80 condominium units that were a mix of 3 and 4-unit buildings. She presented the approved elevations and how it translates into reality where there is a lot of siding and stone used in more of a Cape Cod type of design with some large dormers and porches. She said the color scheme is generally light with most of the units containing 2-car garages.

Ms. Husak said the applicant was before the Commission in December 2013 with a proposal as shown on the screen that shows 72 detached condominium units in a layout that emulated more of a single-family arrangement with homes in the general style that Ryan Homes had been building at the Estates of Scioto on Sawmill Road. She reported there were concerns from adjacent residents within the Woodlands of Ballantrae as well as Ballantrae as a whole. She said the Commission shared many of those concerns regarding the mass, scale, and height of the buildings with the predominance of the two-story design that close to one another creating a walled up feeling with the lack of preservation of open space. She indicated there was some desire to simplify the architecture to make it more in line of what the existing Woodlands of Ballantrae architecture in terms of color and materials.

Ms. Husak said the applicant's revised proposal addresses some of the comments by the Commission and adjacent residents. Most significantly, she said the applicant is changing the type of unit proposed with a more ranch or 1.5-story, empty-nester geared design with first floor master bedrooms. She reported there was a reduction of units to 64, which created a little more open space. She said there are some areas where units are clustered more and have been staggered to create open views into the golf course and allow for landscaping. She explained the central road and pond already exist on the site which was planned for the attached units. She said the applicant has provided an elevation as an example of architectural design intent for the units to which they are requesting feedback. She said the applicant would also like comments on the variety number of units to the types of units being proposed.

Ms. Husak read allowed the Discussion Questions:

- 1) Does the redesign of the site appropriately respond to the Commission's comments?
- 2) is the proposed architecture appropriate for Ballantrae Golf Community?
- 3) Do the proposed elevations effectively create an architectural theme for the Woodlands of Ballantrae?
- 4) Other comments from the Commission?

Ms. Amorose Groomes invited the applicant to speak.

Randall Woodings, Kontogiannis Associates - Architects & Planners, Columbus, Ohio, said in December when Ryan Homes came in and initiated some discussions on this site they were marketing this project to families. He said after listening to comments from neighbors and staff they asked for guidance. He told them to listen to the Commission comments, meet with the neighbors and homeowner's groups, which they have done. He indicated they decided to go back to a lifestyle community that will market to seniors and empty-nesters. He said they have considered more open space with more open views. He said they are at 64 units and are asking for feedback to see if they are headed in the right direction. He said the architecture that Ryan had proposed, they are no longer using any of that plan. He said 1-story to 1.5 stories is being considered with no more than three bedrooms in any of the units and all will include first floor master bedrooms. He said they have decided to theme it to look a little bit more like the neighbors in terms of stone, siding, and detailing. He indicated they are fine with one color or if two are used, they will be very close in hue. In closing, he said he wanted feedback on the revised plans.

Patrick O'Brien, 5646 Marmion Drive, said he is exactly across the street from one of the units. He said the existing building on the south side of Marmion Drive had available guest parking to the south of it. He said across from that are proposed labeled units 29, 30, 31, and 32 but there is no guest parking all along that strip. He indicated it is obvious that if you are visiting one of the new units, the only parking you can see is what is associated with the pre-existing units. He is requesting guest parking for units 29 – 32. He said Ryan has been particularly good in working with the residents. He said the resident's number one objective was to get to the genuine empty-nester lifestyle situation to be compatible with what exists. He said they appreciate that change. He said they have a valuation concern as the pre-existing run 1900 - 2500 square feet and the new units will be smaller. He said if the price per square foot were going to be the same, then the new units would be coming out in the low \$250's, which would be a large detriment to all the current owners. After speaking with Ryan, he was told they were getting closer to \$170 as an entry price. He said public price will state more like \$300, which the current residents would be happy with. He thanked the Commission for protecting their interests as Ballantrae residents.

Scott Hendrick, 5737 Ballantrae Circle, right across the pond. He said he had been a resident of Dublin for 17 years and works in Marysville. He said his first main concern is while there may have been several meetings on this, he lives right across the pond and stands to be very affected and this is the first time he learned of this effort and feels fairly unprepared to process this and discuss it with the Commission. He asked if there has been enough notification around. He reported they moved to this property about

five years ago, when the plans were to have approximately 21 buildings; and 64 units sounds really crowded and will not look like the other condominiums and is concerned with the overall appearance and is asking if that is going to impact their property value. He indicated when he viewed this project online, he was concerned about the landscaping and hopes they will see high standards. He said he did not fully understand what the siding would look like as most of their homes have stucco material. He asked the Commission to consider the characteristics and make sure they are consistent with the surrounding area. He referred to the map that showed the area behind the units where there appears to be a lot of green space, right on the golf course and again asked the Commission to consider how that should look and be maintained.

Ms. Amorose Groomes questioned the timing of the notice requirements.

Ms. Husak said this area was notified people within 150 feet of the development for this type of application. She said she needs to review the lists to verify whether Mr. Hendricks falls within the buffer. She said this is an informal so before there is a shovel in the ground, it would come to the Commission and again, people would be notified. She said it might be helpful if this gentleman could leave his address on the sign in sheet and staff will add him to the list for the future.

Ms. Amorose Groomes said in light of having ponds and golf courses in the back, maybe the notification area should be expanded.

Ms. Husak said the HOA is also usually notified.

Ms. Amorose Groomes emphasized the need for increasing the zone for notification when a golf course is involved; at least touching the adjacent property owners on the opposite side of the golf course. She said the good news is, it is an informal review and they are not making any decisions tonight.

Laura Nelson, 6948 Ballantrae Loop, and said it was located just a little bit down the street from this development. She said Ballantrae Place comes around and turns into Ballantrae Loop and where they all live on the circles termed the estates, is supposed to be the most exclusive portion of the neighborhood. She said the houses are larger and cost more. She said they were like the tenth family to move in, almost 12 years ago. She said this project is a huge concern as all of the neighborhoods are unique and have their own pocket park or little park that is shared with the neighbors. She said she did not attend the annual meeting and has never received or heard anything about it except through a neighbor that invited me to come tonight and said nobody around her knows this is going on.

Ms. Amorose Groomes clarified the area the applicant resides.

Ms. Nelson said she was concerned with the character they are proposing with no special parks or green space which makes them concerned about how their property values will be impacted and what it will do on the community as a whole. She thought this was unusual for lots on a golf course. She emphasized how she would love if the notification was expanded outside of that 150-foot mark because that only impacts a few people.

Patrick Henthorne, 6655 Baronscourt Loop, said is really on the other side of the subdivision. He attested to the meetings that have been going on and is current president of the Master Association. He said it was brought up at the annual meeting and trying to figure out ways to share communication. He said it was great that this was an informal process and recognized the progress since December. He indicated the residents had an expectation that the development would continue to be condominiums as originally planned and if a plan was changed, the application as presented today is much more in line with the original development text, targeting the empty-nesters. He indicated they are pleased that the fourth bedroom option had been removed and decreasing the size of the majority of the units to 1.5 stories. He

stated there is a lot of information available on the web. He commended the applicants for the progress and looks forward to the feedback from the Commission.

Ms. Amorose Groomes requested the proposed discussion questions be posted:

- 1) Does the redesign of the site appropriately respond to the Commission's comments?
- 2) Is the proposed architecture appropriate for Ballantrae Golf Community?
- 3) Do the proposed elevations effectively create an architectural theme for the Woodlands of Ballantrae?
- 4) Other comments from the Commission?

Amy Kramb said her concerns from last time of the architecture and the 2-story has been addressed; she did not want to see the Estates of Scioto here. She indicated the new design will attract the empty-nesters. She said she was still concerned with the proximity of the buildings to each other and the property lines; they appear to go right to the setback lines. She inquired about the possibility of patios. She said she was generally ok with the layout because it is very similar to the original layout and asked if the old approved plan included in their packet next time. She stated she was concerned there is not enough extra parking and really is no parking for the units on the south end. She wants to make sure there is enough circulation for sidewalks as there appears to be some on exterior but nothing on the interior, especially around the pond. There is no way to access that as open space. She wants a variety with at least three different styles and prefers multiple colors, not a whole row of the same thing. She felt like this was going in the right direction.

Todd Zimmerman said he likes the layout but questioned the two court areas and asked if the fire department had been approached about the access.

Ms. Husak said Alan Perkins is in a lot of their meetings and is even present tonight. She said they are comfortable with the details provided at this point but more geometry will come into play at the next stage. He recognized the tight pattern.

Mr. Zimmerman said the architecture was appropriate because it is similar to the Woodlands of Ballantrae in terms of colors, stone patterns, and such. He noted the half-moon window on the rear elevation on the three-season room is very dated but transoms are fine. He said the setbacks established in this development should be in pretty close to the same setbacks since day one.

Ms. Husak confirmed that was correct and not changes were proposed.

Mr. Zimmerman commented on the lack of parking for guests and understood the resident's comments across the street from units 32 – 29. He asked if it was a public street.

Ms. Husak said Marmion is a public street.

Mr. Zimmerman asked if people could technically park on that street.

Ms. Husak said just being a public street does not necessarily allow for that and would need to know more of the width.

John Hardt said he was not here for the December meeting. He said it appears to have come a long way and appreciates the progress the applicant has made and attempts to stay engaged with the residents. He stated the architecture seems appropriate for Ballantrae in general and likes the fairly nice detail around the windows and hopes the details survive and not lost in translation. He said he was grateful to see an overall reduction in units but parking is inadequate. He stated he was hesitant and uncomfortable in changing the development pattern of the subarea after the fact. He said other developers have come in and he tends to not be supportive and when they come back with this, it is possible the applicant may

not get his support on that basis alone. He said he is sensitive to the expectations of the neighbors as they have bought their properties in here and not sure he is comfortable "hitting the reset button" this far into the development of Ballantrae.

Richard Taylor said this was an improvement over what they saw the last time. He said he likes these but details need to be worked out. He said there are a couple of areas that are somewhat clustered and asked if more could be created to concentrate more green space. He said his biggest concern about this proposal was the environment and space between these units and hopes that this is addressed in some detail as they go along. He suggested reducing the number of units on the site or creating shared driveways that cut down on the number of curb cuts. He said he agreed with Mr. Zimmerman's comments about some of the details being "dated", especially for the facades facing the golf course. He inquired about the chimney tops and requested not to see the typical metal chimney termination for metal fireplaces. He pointed out some windows and stone walls that do not show a header and the shutters do not match the height of the window opening.

Victoria Newell said she appreciated the reduction in unit count but is concerned with a lot of the properties appearing to be right on the setbacks and agreed with Ms. Kramb that the possibility of patios needs to be addressed. She said she was comfortable with the simplicity and the color palette because it is consistent with the previous development that was started here. She said she was equally concerned with changing mid-stream but recognizes the applicant is trying to respond to the previous development. She said the structures have the potential to have a really nice cottage feel and encouraged the applicant to pay careful attention to the details of the building.

Ms. Amorose Groomes expressed her concerns about guest parking and is looking forward to seeing the details on the driveways to accommodate two cars. She said she was most uncomfortable with the back to backs and the tightness of streets and would like to see some more creativity. She said they are not to the level of landscaping details yet but will look for great execution of landscaping. She said it may be appropriate to do a wing wall to kind of screen the entries. She said the architecture does seem appropriate for Ballantrae but details to be worked out. She liked the simple and narrow color palettes for residential units of this proximity; easier on the eye when they blend together.

Ms. Amorose Groomes asked the applicant to take a few moments to decide if they had any further questions for the Commission.

Mr. Woodings asked if less curb cuts are desirable.

Mr. Zimmerman asked if curb cuts were eliminated is the car stacking ability cut to which Mr. Woodings said no as there would still be two cars and two car stacking.

Ms. Amorose Groomes said for close proximity like this, a strong case could be made for shared driveways.

Ms. Amorose Groomes said there is to be no vote or action this evening. She asked the neighbors that were not notified to leave their information with Ms. Husak before they leave to understand where the gaps are in our notification system.

**3. U-Haul
14-038CU**

**6419 Old Avery Road
Conditional Use (Postponed)**

This application was postponed at the request of the applicant prior to the meeting.

**4. BSD Commercial District – Shoppes at River Ridge – 4535 West Dublin-Granville Road
Coldwell Banker King Thompson
14-057MPR/MSP Minor Project Review/ Master Sign Plan Review (Postponed)**

This application was postponed at the request of the applicant prior to the meeting.

**5. BSD Residential District – Tuller Flats Residential Development 4313 Tuller Road
14-008BPR Basic Development Plan/Basic Site Plan Review**

Chair Chris Amorose Groomes introduced this application for a request for a multiple-family residential development consisting of 386 apartment units within 25 three-story apartment buildings, a community clubhouse, and associated streets and open spaces on approximately 21.2 acres on the south side of Tuller Road, east of the intersection with Tuller Ridge Drive.

Ms. Amorose Groomes swore in anyone intending on addressing the Commission in regards to this application.

Jennifer Rauch said before she starts with her portion of the presentation, she asked Darren Meyer with MKSK to give context regarding the Greenway Concept with his group. She said this was presented to City Council and received support for the John Shields Parkway concept. She thought it would be beneficial to have the Commission see a quick overview of that concept and how this proposal could potentially fit into that concept.

Darren Meyer said over the past several months, concurrent with the studies the Casto team has been doing on Tuller properties, MKSK was asked by the City to prepare some recommendations for the character of the streets within the Bridge Street District (BSD). He said the product of that study is as each of the pieces of the street grid are brought online to accompany private development the goal is to ensure the design and detailing of those works toward a greater vision for the public realm within a district.

Mr. Meyer said John Shields Parkway is a significant frontage road for the Tuller properties and is unique because of the greenway and its implications. He presented slides that showed John Shields Parkway and the location of the Tuller Flat proposal. He noted the future connection to both the east and west side of the Scioto River at the build out of the District. He said it was a well-conceived feature of the BSD to capture all areas of the District and bring them into the heart of Dublin. He said how that is done is part of the study. He highlighted the walking shed circles on the map to show a 10-minute walk equals ½ mile. He explained the loop from John Shields Parkway, Shawnee Falls Drive, Rock Cress, Park Avenue, and Village Parkway is the area they want to focus to create a comfortable, safe and memorable walk for pedestrians or cyclists along that route.

Mr. Meyer said they looked at four principles to provide a framework, for both the private and public realm. He said the architecture used in this study is not reflective of any development scheme and is solely used for the purposes to demonstrate principles of the greenway and the corridor. He said the first principle is framing the edges. He said in an urban setting, frontage on green space and on streets is fundamental. He said existing development bordering a lot of edges of these potential redevelopment properties needs to be worked in. He said the second principle is creating a public way. He said the setback from the street itself creates the green and for it not to feel like a large front yard for the units, it is important to have a public way, clearly designated. He said the third principle was anchoring the experience, because John Shields Parkway is long, variety needs to be incorporated to provide places to pause and rest. He said the fourth principle was how to engage the street and open spaces to accommodate pedestrians and cyclists.

Mr. Meyer indicated the feedback from Council was presented to the Casto team. He stated with the context of the principles he reviewed, revisions to the site plans are well integrated into the corridor. He said the loop allows for a significant stretch of John Shields Parkway to be addressed and make a great first step forward for the BSD.

Ms. Rauch presented the Casto proposal that has been reviewed by the ART and their recommendations and conditions are included in the Planning Report. She said the revised proposal, incorporates an additional 3.5 acres of Sycamore Ridge Park.

Ms. Rauch reviewed what was shown as part of the initial informal review by the Planning Commission and highlighted the changes. She said John Shields Parkway was located further south than the current proposal and how future development could be incorporated as part of future phases, including the greenway concept along John Shields Parkway. She reported staff had concerns about the connectivity of streets.

Ms. Rauch said the revised proposal shows more detail and the linear greenway concept along John Shields Parkway and how the more western portion is included. She said John Shields Parkway had been altered to frame the street. She said the proposal incorporates the division of residential core and future phases can ensure a mix of uses, especially as they move east and with the redevelopment of Dublin Village Center. She indicated this significantly revised proposal also shows how the development fits in overall Bridge Street Corridor and with the overall greenway concept. She stated it pays attention to details; shows a wider variety of architecture, incorporates trees, and deals with parking throughout site. She reported the proposal includes: 386 units in 25 buildings, pool clubhouse, variable width greenway along John Shields Parkway, two larger open spaces (Village Green North and Village Green South), a dog park that was relocated to the southern portion, and additional street connections to continue the street grid. She said parking for the buildings is incorporated under the building, on the surface, and on the street.

Ms. Rauch stated the ART's main comments during review were the continuation of the grid, lots and blocks, and block size and access. She said Block G exceeds the Code maximum block length (± 800 feet) along John Shields Parkway for which the applicant has requested a Waiver. She reported the ART is recommending disapproval of the Waiver request and recommends an additional street connection between Buildings C and D be provided with the Development Plan Review submittal. She noted the streetscapes along McCune Avenue to be modified from a yield street to a neighborhood street to permit on-street parking on both sides. She said the ART's biggest discussion related to the open spaces. She said the Code for this application requires 1.8 acres of open space and the applicant is providing 4.7 acres that includes the variable width of the greenway in addition to the large open spaces. She said they asked the applicant to investigate whether additional development could be accommodated given the large scale that does not fit into the urban context. She said the applicant has indicated a desire for a significant open space as an amenity for their residents. She noted the other adjacent green spaces in that area of the proximity of the proposal of 12 acres on Riverside Drive and Scioto Park.

Ms. Rauch presented the previously proposed architecture as well as the revised. She noted the architecture is more contemporary with parapet flat roofs. She said the ART encouraged the applicant to look at this single-story building as a key amenity and making it more in line with the architecture of the rest of the development.

Ms. Rauch said four motions are required:

Motion #1: Development Plan Waiver that the ART is recommending disapproval~

- 1) Maximum Block length (Block 'G') – Code Section 153.060(C)(2)(a) – To increase the maximum permitted block length for Block 'G' from 500 feet to ± 800 feet.

Motion #2: Basic Development Plan that the ART has recommended approval with six conditions:

- 1) That the street section for McCune Avenue be revised to a typical section for a Neighborhood Street acceptable to Engineering;
- 2) That an additional street connection within Block 'G' between Buildings 'C' and 'D' be incorporated as part of the Development Plan Review submittal to continue the street network (if the Waiver is disapproved);
- 3) That a mid-block pedestrianway will be required (if the Waiver is disapproved) within Block 'G', as the proposed block exceeds the 400-foot requirement;
- 4) That Buildings 24 - 26 should be moved as far south as possible to maximize the width of the proposed greenway and to at least meet the minimum Code requirement for greenway width to provide continuity of the greenway from the west and the east;
- 5) That the applicant investigate whether additional development could be incorporated and the scale of Village Green North be sized to be more in character with the desired urban environment; and
- 6) That the applicant addresses Engineering's comments referenced in the attached memo, as applicable to the Development Plan Review.

Motion #3: Basic Site Plan that the ART has recommended approval with four conditions:

- 1) That the 3.5 acres located within Block 'G' be rezoned from BSC Public District to BSC Residential District;
- 2) That the proposed greenway fronting Buildings 24 - 26 be increased to meet at least the minimum dimension of 30 feet for a greenway;
- 3) That the plans be revised to incorporate stormwater management system details and calculations that meet the Stormwater Design Manual; and
- 4) That the applicant addresses Engineering's comments as attached to this report.

Motion #4: The required reviewing body for the Site Plan Review.

Ms. Amorose Groomes invited the applicant to come forward.

Aaron Underhill, 8000 Walton Parkway, Suite 260, New Albany, Ohio, said he was very pleased to present a revised plan. He said the staff report was well done to provide the Commission with the background but thought there were a few things worth going through. He introduced Linda Menerey, planner, and Joe Sullivan, architect, and representatives from Casto.

Mr. Underhill said they received positive responses from the Commission at the Informal Review in January. He said City Council had a strategic planning meeting during that same timeframe that included a big economic component for projects in BSD. He said Council was shown the architecture at the time and provided an overview to gain a greater understanding of the proposal. He said the site is zoned and Council would not normally see the proposal other than at the economic development agreement stage. He said clearly, Council did not like the architecture and sought redesign but generally they were supportive of the proposal. He said they worked with staff on the architecture and Darren Meyer at MKSK for the greenway. He indicated as a result, they have a much better plan.

Mr. Underhill said there was a varied width greenway that was presented to City Council on a high level. He said they tried to create the edge to greenway that Mr. Meyer spoke of, on what was previous parkland and what the parcels the City owns. He said their large green is an important amenity and will provide a break for edge and an opportunity for activity to serve this community as well as the larger community. He said they do not want to put buildings where a large green space is planned as it would then not feel like a public space. He said bringing the clubhouse into the green space area would also not feel like a civic use and would be the wrong thing to do. He said those changes would require an additional road and create difficulty with connectivity. He said they agreed to continue to accommodate the dog park. He showed a perspective of the parkland area and provided a flavor of the buildings. He

said Joe Sullivan can speak to the architecture in greater detail if there are questions. He said to make the architecture more diverse they have added more brick and some is painted. He said he heard loud and clear from Council that traditional architecture needed to be balanced with contemporary and Mr. Sullivan wrapped the windows around corners to create more interest at the intersections. He said there are other opportunities for mixed-use in future phases and adjacent properties. He reported Mr. Sullivan ran work units down John Shields Parkway. He said staff wants more stories to the clubhouse but his group likes the single-story to create diversity and could in the future present opportunities for a coffee shop or ice cream shop.

Ms. Amorose Groomes invited the general public to speak with respect to this case. [There were none.] She invited Commission comments.

Richard Taylor had a question for Darren Meyer. He said he was right on target with the principles on John Shields Parkway but there is nothing active going on in the greenway. He said this is essentially, 100 percent residential. He said his understanding of how these parks and greenways are actually activated is there has to be reasons for people to be moving to them or through them at different times of the day for different reasons. He said the target market they hope to attract is not going to be here during the day. He said the "eyes on the street" does not apply. He sees people on the greenway after work or the weekends but not during the day. He does not see this as a destination or a place where activity is going to happen. He noted the largest successful urban spaces, going right to the top of the list, is Bryant Park in New York City. He said it works because people are passing through that area for a variety of reasons because there is always something going on. He asked what he is missing.

Mr. Meyer said Mr. Taylor's observations were correct. He asked him to compare this to Riverside Park; they are two totally different characters. He said Riverside Park has the basic criteria for success that has to be active. He said parks in residential areas are a blend of active and passive and a park that is empty is not a great benefit to the neighborhood. He said given the density of residential space there is the potential to have anchors at either end, not knowing how Dublin Village Center is being redeveloped. He confirmed Mr. Taylor is not off base with his observations; the character of this green will be more passive but not a detriment to the neighborhood.

Mr. Underhill said the green spaces proposed are not to suggest the area needs to stay passive, and Casto knows additional work needs to be done with the programming. He said they plan on swapping this with the City and hopes they will have an influence and hopes it would be an active environment.

Mr. Taylor said hope is great but there are things you need to make it that way. He said putting climbing walls and swingsets in there does not make it an active environment. He understands he has been the one harping on mixed-use and there are a number of reasons for that. He said a big green open space is nice but is not connected and he cannot anticipate how it might be used and does not see the public using it. He said everyone that passes by will not be passing through it.

Mr. Underhill said he understands there are more steps in this process and wants the opportunity to present more details. He said so far, they were trying to nail down the basics.

Mr. Taylor said he respects Mr. Meyer's efforts.

John Hardt had question for Mr. Meyer. He said tonight was the first he had heard the term "variable width" greenway and asked what the minimum width is of the greenway intended and how far the buildings have to go to achieve that. Ms. Rauch answered 30 feet is the minimum per Code.

Mr. Meyer said they reviewed alternatives for the three buildings at the southwest corner of the proposal. He said this is an interesting jigsaw puzzle to fit new development within existing development. He said

this is a tough area and having some edge versus missing teeth helps support the goal of the greenway concept along John Shields Parkway.

Mr. Hardt questioned the buildings are 30 feet from what and how far do the buildings have to be moved to get them where we want them to be.

Linda Menerey, EMH&T, 5500 New Albany Road, New Albany, explained as they do not have an exact dimension there and on the south side, part of the bike path comes out of the right-of-way there. She said they estimate having 25 feet off the back of the bike path to the face of the building, then the building with a little apron on the back of it, and a drive-aisle, and estimates approximately 15 feet to the property line to play in there. She said an aerial photo shows evergreens and street trees along the Sycamore Ridge development. She said there is room but there is no an exact number at this point.

Ms. Amorose Groomes suggested starting with the Development Plan.

Mr. Taylor recognized the improvements and said he liked the buildings on the outside and likes them better. He said he appreciates the overall arrangement of "Lego pieces" on the site are more organized. He said mixed-use is important and should be considered. He said the areas that are 100 percent residential that will include three neighborhoods and is going to be difficult to call that walkable. He used the example of a resident in one area needing to go to the store with underground parking for a gallon of milk is not going to walk or bike there due to the long distance, that person is going to drive a car. He said until it is on paper, to codify and vote on it does not mean much. He has trouble liking the direction this has begun to go. He said he is okay with a primary residential area but there is always the sprinkling of the other stuff in there. He said he is not a fan of the dog park and would not like a bedroom window looking out on to one. He believes this should be reserved for something in the future. He said if the Village Green North is for the public, it needs to be clearly designated. He said he cannot support the three orphan buildings 24 - 26 and not allowing a road through there. He concluded there has been a lot of progress made but he is not ready to support this proposal tonight.

Mr. Hardt complimented the applicant on the architecture and appreciated the variety of living units, because it is a critical element. He began his comments on the Site Plan and noted the two blocks that are the best part of the whole project. He said having residential streets fronted with residential buildings with the parking tucked behind them with just a couple of access points is exactly what he envisioned for the BSC and said the density is phenomenal in that location. He said he struggles with rest of the site. He said the Village Green North of three acres of green space is a donut hole and the last thing they need for a walkable neighborhood. He said small pocket parks are preferred for short respite because large green spaces are being created down the street. He said Village Green South is ideal for some relief, someday to incorporate some other uses. He understands mixed-use is not required and not viable today but would like some indication of how mixed-use could be accommodated in the future. He stated he had a tremendous amount of trouble with those three orphan buildings at the far west.

Mr. Hardt said when the Bridge Street Corridor was first being discussed there were a couple of big ideas; one being the creation of Riverside Park along with a goal to have Bridge Street Corridor be part of a string of pearls through the City. He said the greenway and the connections across the river, and the connections through Indian Run and future connections to the OCLC site, were discussed regarding the connectivity through the City all the way to Glacier Ridge Metro Park. He said he cannot support this Site Plan with those three orphan buildings in that location. He said he loves the architecture but there are issues with the Site Plan.

Todd Zimmerman said he liked the Village Green North and if we lose it, build on it, it cannot be taken back. He said with the mass of people this area is going to attract, it would be nice to have a village green and compared it loosely to Central Park in New York City. He said if that is your only green, it needs a concept for a place to go, whether it be basketball courts, tennis courts, etc. He said he was

intrigued by the architecture, it pulls you and he likes that as he is walking along, having something really neat to look at. He concluded he wanted the parks to stay.

Amy Kramb said she liked the architecture and for the most part, likes the site layout north of John Shields Parkway and does not like anything south of John Shields Parkway. She said buildings 24, 25, and 26 should be removed and hold that space for "something" later to shield those existing buildings. She wants mixed-use on the south side of John Shields Parkway instead of all residential. She said she really likes Village Green North and envisions it like the oval on campus. She said the clubhouse needs to be two to three stories tall and an opportunity to have a coffee shop, restaurant, or bar on the bottom floor and exercise on the second floor. She believes the applicant is failing in criteria in building and open space citing and BSD mixed-use.

Victoria Newell said she appreciated how hard the applicant is working on this project and wants to see it go forward. She said she liked the mix of more traditional elements along with a contemporary building and liked Village Green North and the layout of buildings around it. She said she struggles with Village Green South. She believes each Commissioner has their own vision of the Bridge Street Corridor and it is a little different for all of them.

Ms. Newell described a visit she had with her daughter in Michigan when she took her to Birmingham. She recognized a lot of elements in Birmingham that is being envisioned for mixed-use in BSD and described a specific event and time spent on a very active village green.

Ms. Newell said she struggles with buildings 24, 25, and 26 and not sure she is a fan of open village green space, agreeing with Ms. Kramb that it needs a building there. She said she was a huge dog lover with three large dogs of her own but does not visit dog parks because they not done very well. She said if a great dog park could be incorporated, she still is not sure this is the right location.

Ms. Amorose Groomes thanked the applicant for their persistence, efforts, and response to the Commission comments. She said she agreed with Mr. Taylor that this is a very large residential block with nothing to do, and nowhere to go within that block unless you are visiting someone else's residence. She does not see many people walking from this area down to the pedestrian bridge that may be manageable for the walk there but not be able to walk back due to the steep hill. She said the development is too large and at nearly 400 units is too many to feel walkable and urban. She said you could check the box on dense but not on walkable or urban.

Ms. Amorose Groomes said if it were just to the north of John Shields Parkway, she might be able to support this application as she does not like south of John Shields Parkway. She understands the difficulty with what already exists. She said the Commission talks a lot about the problems they create and then try to solve them. She suggested maybe taking a step back. She said it is far too many units; there is no mixed use; and nothing to get mixed-use east of here. She said the residential component could get a whole lot bigger and at some point they have to say they will hold true to their vision of walkable urbanism. She said when there is this many units by the same person with maybe three different floor plans, she believes it would attract a lot of the same people when a mixture of people is what they want to make the neighborhoods feel more balanced. She said nothing has been done to capture any of the trips of the individuals that will live in this area. She said the number of jobs they have talked about in the District in Crawford Hoying was 30,000 square feet for commercial space, which is not much. She said everything she has read, they need to capture trips and there needs to be balance to these districts. She said if everyone needs to get into their car to go to everything they need to do, they do not work. She said there is nothing to do here in a short walk and there are no assurances there are going to be anything within a short walk, but instead created gridlock. She said with this many apartment units we are a Polaris in the making.

Ms. Amorose Groomes summarized her comments and stated we need to hold true to our lots and blocks and not grant a Waiver, the street system is consistent with the BSD network map, there is no walkable urbanism, buildings and open spaces are appropriately sited north of John Shields Parkway but not south, and consistency with Bridge Street District Community Plan, vision principles and other documents have not been met. She concluded there are at least three of the review criteria that have not been met. She quoted from the vision statement "creating places that embody Dublin's commitment to the community extending the historic area's urban design quality in terms of buildings, framing, tree-lined streets and a sense of variety, and design that honors human scale in its details and articulation." She said an apartment complex on this scale is not on a human scale any longer. She said this scale is unsuitable for human scale because it requires you to depend on your car to do most anything that you might want to do such as getting a cup of coffee, visiting a drycleaner or sandwich shop. She said she cannot support this application on this basis.

Steve Langworthy said the two major things he heard with respect to the Basic Site Plan, were the locations of the three buildings to west and the overall size of the Village Greens.

Ms. Amorose Groomes thought it was not just the three buildings. Ms. Kramb asked for clarification of the Site Plan that refers to where the buildings and where the streets and blocks are located. Mr. Langworthy answered the Basic Development Plan talks about the lots and blocks, which includes the Waiver that is recommended as disapproval. He said the Basic Site Plan addressed the buildings and spaces.

Ms. Kramb said several of the Commissioners were not happy with the building and spaces for anything south of John Shields Parkway. Mr. Langworthy asked if they mean no buildings at all. Ms. Kramb said they were not happy with the way the buildings are located on the south side. Ms. Kramb said she was fairly comfortable with everything north but not comfortable with almost anything to the south and three of them agree.

Mr. Langworthy said the Waiver request for the block was in front of the Commission and said staff was asking for an intervening grid. He said if that were disapproved, the lot would be put in place regardless of the building design around it. He said once that street was put in place, that lot/block would be approvable in the Development Plan, especially if the Commission is okay with the overall street design, street layout, block layout, and not the buildings.

Ms. Amorose Groomes said they cannot be comfortable with the street design if they do not know the frame for the streetscape, given the dimensions we are locked into by the existing apartments that this is abutting.

Ms. Kramb stated she could not approve a Waiver at this point. She did not want to require a street at this point because they do not know for sure what would go in that location.

Ms. Amorose Groomes said a block has to make sense. Ms. Kramb said she might approve a Waiver for a longer block if she knew what was going to be built. She did not want to approve it based on what the applicant was showing.

Ms. Amorose Groomes said for the sake of clarity, it is not just buildings 24, 25, & 26; for her it is 20, 21, 22, 23, 24, 25, 26, and the Village Green South.

Mr. Langworthy said they would get to that; he just wanted to get to the overall street layout.

Mr. Taylor said he could approve the streets as they are laid out but not approve the Waiver. Ms. Kramb said she was okay with the streets and disapproval of the Waiver.

Ms. Kramb said as far as the conditions she does not agree with number two because they do not know what they are going to do with buildings C and D. She said likewise, the pedestrian crossing, because they do not know what they are going to do with those buildings. She said for condition four she does not want the buildings there to begin with, let alone move them back. She said conditions 2, 3, and 4 to her would not apply at all.

Ms. Amorose Groomes said the direction of the Commission was they are not in favor of approving a Waiver tonight but that would not preclude them from approving a Waiver in the future if they were compelled to do so.

Ms. Kramb confirmed with the Basic Development Plan, they are not approving location of buildings. Ms. Amorose Groomes clarified that they are not approving anything past the curb. Mr. Langworthy said the only reason building numbers were shown was to provide a frame of reference of approximately where the buildings might go.

Mr. Hardt asked if they were talking about the Basic Site Plan or the Basic Development Plan. Ms. Kramb said the Development Plan is the streets. Mr. Hardt said for the Basic Site Plan, one of the criteria is that the buildings and open spaces are appropriately sited and buildings are included in that. He said that is where his discomfort elevates.

Mr. Langworthy said in order to know the siting of the buildings we have to know where the streets are and what we are saying is that if the Waiver was not approved, the Basic Development Plan could be approved.

Ms. Kramb asked if they were alluding to the fact that they are allowed to put a building there. Mr. Langworthy said no, that does not commit the Commission to approving a building there. He said the Basic Site Plan actually does not commit you either, it only gives an indication and that the Final Site Plan would do that. He said all this is saying is there is a street there, and then at a future time, if the buildings were located they would have to be appropriately located with respect to that street. Ms. Kramb then questioned the open space. She said there is a question of the size, and then again on the south side, she does not want that open space.

Ms. Readler said that would be reviewed as part of the Development Plan. Mr. Langworthy said that already meets the block size requirement. Ms. Kramb confirmed the block size is ok whether it is empty or has a building on it, we are not approving and Mr. Langworthy concurred.

Victoria Newell said she was perfectly fine with the Village Green North but asked if there was a condition in there to resize it. She said she is only uncomfortable with Village Green South. Ms. Kramb said if the block is there it does not matter if there is a building there or not so they could remove condition number five. Ms. Newell said, if you felt the need to make it conditional with regards to the size of the Village Green North, if several of us were uncomfortable with Village Green South, would not that be listed as a condition? The reply was yes.

Mr. Underhill said they will drop their Waiver request so objectively they are meeting the Code. He said the buildings on the south side of John Shields Parkway on the City's current parkland, is where the term dog park came from. He said the existing park was designated as a dog park by the City, but Casto does not care if it is a dog park. He said if they want to designate the Village Green South as future commercial, Casto would do that if the City is on board. He said putting the units on the City's piece was not their idea and came about through discussions with the City's consultant. He asked if there was another solution, they are open to it. He said from an economical view, they need to have a critical mass of units to help pay for the infrastructure. He said if some of the units needed to move into the Village Green North in order to get them the number of units they needed they are certainly willing to

investigate that. He indicated they needed a way home tonight so they can continue working on the proposal.

Mr. Taylor asked Mr. Underhill, if they walked out of here without the Waiver, and with the street locations as they are shown, and nothing else is guaranteed, is that enough for you to move ahead.

Kolby Turnock, Casto, 250 City Center Drive, Columbus, Ohio, said it is great if they can get somewhere on the streets but the fear they have for the overall development, is that they are not going to get past the mixed-use issue. He said it is not a requirement in their zoning and they do not intend to do it on this site. He said they believe they have achieved a lot and provided a product that will help integrate some of that. He said there is a lot of opportunity on the other areas along John Shields Parkway to introduce mixed use. He said they have gone through all these reviews, worked with the consultants, done what the City has asked them to do, come with a plan that has addressed some of the Commission's issues, and now they are hearing a series of new issues to address. He said Casto would like to have it clearly spelled out what this Commission is disapproving.

Mr. Taylor asked Mr. Turnock what he heard that was new tonight. Mr. Turnock replied the green space was one topic because the last time the proposal was before the Commission, green space was a focal point and Casto was told by the Commission they did not like the little pocket parks. Ms. Amorose Groomes interjected the Commission was very supportive. Ms. Krumb said three or four people said they loved your work with the green space.

Mr. Turnock asked the Commission again to clearly say what they are disapproving and why. He stated there are certainly issues they are still willing to work on. He contends it is a great plan and it is only going to get better.

Mr. Taylor indicated the Commission has consistently said they are not asking you to build retail, but to identify a place where it could happen. He said the applicant is clearly okay with putting in a dog park here, if we change the words to future commercial, would that be considered. Mr. Turnock said that is what they want to make clear. He said that was a City-driven initiative. Mr. Turnock said he would have to ask the City if they were willing to waive a future dog park in exchange for future commercial. He said if they said yes, the applicant would be ok with it.

Mr. Taylor said for now to move forward, he would disapprove the Waiver, vote for street layout as proposed, and the dog park gets re-labeled for future commercial and there could be a condition on that. He said he did not think the applicant had issues beyond what happens with those three orphan buildings.

Mr. Underhill asked for clarification on the number of the buildings. Mr. Taylor said he did not have a problem with the number of buildings but rather not having the street connection and squeezing of the greenway. Mr. Underhill said they agreed to drop the Waiver. Mr. Taylor said someone on the Commission said when you come back before the Commission you could request a new Waiver based on our new design.

Mr. Underhill said he wanted to get back to the Commission with more details. He said they have been at this for 10 months now, spent a lot of money, they have a contract they have extended and extended and need to show progress in order to keep moving with it and if they could get something tonight they would work with, they will continue working on this project. He said the question is how to get there.

Joe Sullivan, Sullivan Brock Architects, 309 South Fourth Street, Columbus, Ohio, said this has been a really difficult process. He said he appreciates the feedback but feels like they are designing to a very broad number of clients because they are getting input from many directions. He said a very significant

number of hours have been spent trying to get to something they believe could be wonderful for Dublin so they hope it does not get derailed on what he considers to be minor issues in the big picture.

Mr. Sullivan said they can try to plan from a philosophical standpoint of turning this current suburban site to urban but ultimately the marketplace makes all the decisions. He contends this development is clearly organized in an urban context. He commended the Commission and the City with the Bridge Street District vision but said we have to walk before we can run. He said the solution today is not what it can be in the future and that is why Village Green North is important as it is more civic in nature. He said he could see a farmer's market in that space. He said they can invigorate that park but not today until we get the residents there. He asked the Commission not to turn this down because it does not work economically today. He said they cannot ignore existing conditions. He said he heard from Council that it has to be about a "sense of place". He said if this does not happen, in his opinion, it puts the whole Bridge Street Corridor in jeopardy. He indicated they can make some adjustments and establish some conditions.

Ms. Readler stated the applicant has requested a short recess. Ms. Amorose Groomes resumed the meeting.

Mr. Underhill said the applicant is trying to get their hands around the process. He said if they drop the Waiver request they would like to get a little more with Basic Site Plan, even if they are broad conditions they can work with. He said they would designate the proposed dog park for future commercial. He said Casto does retail well all over the country so if there is a market for it, they will do it.

Mr. Taylor said with that parcel being empty, it is possible, and that is all the Commission is asking.

Mr. Underhill addressed the buildings as you go west on the City's land, (24 – 26) will be considered to be moved. He said the applicant needs to keep the density relatively the same for economic reasons. He said if they have a general consensus and can make a good faith effort to put those as a broad condition. He said they are pretty adamant the Village Green should stay the way it is.

Mr. Taylor said he lost the thread on the Waiver. Mr. Underhill confirmed they do not need the Waiver. Ms. Husak said since it is part of the application, they still need a vote on the Waiver where everyone agrees the vote is disapproval and Ms. Readler agreed that a submittal requires a decision. Mr. Hardt asked if disapproving the Waiver now prevents them from approving the same Waiver at a later date. Ms. Husak answered that would not be the case.

Mr. Underhill said they were ready to work on conditions.

Ms. Rauch read through the revisions to the conditions and confirmed the Commission would need to vote on the Development Plan Waiver, the Basic Development Plan, the Basic Site Plan, and the required reviewing body.

Several of the members questioned exactly what each motion and vote would entail and requested clarification on the process.

Motion and Vote

Mr. Taylor made the motion, Ms. Kramb seconded, to recommend disapproval of the following Development Plan Waiver:

- 1) Maximum Block length (Block 'G') – Code Section 153.060(C)(2)(a) – To increase the maximum permitted block length for Block 'G' from 500 feet to ±800 feet.

The vote was as follows: Mr. Hardt, yes; Ms. Newell, yes; Mr. Zimmerman, yes; Ms. Amorose Groomes, yes; Ms. Kramb, yes; and Mr. Taylor, yes. (Approved 6 – 0)

Motion and Vote

Mr. Taylor made the motion, Mr. Zimmerman seconded, to recommend approval of the Basic Development Plan with three conditions:

- 1) The street section for McCune Avenue be revised to a typical section for a Neighborhood Street acceptable to Engineering;
- 2) The applicant work with staff regarding the building and open space layout to reflect the Commission's discussion;
- 3) The applicant addresses Engineering's comments referenced in the attached memo, as applicable to the Development Plan Review.

Ms. Amorose Groomes asked the applicant if they agreed to the two conditions. Mr. Underhill agreed. The vote was as follows: Ms. Kramb, yes; Mr. Hardt, no; Ms. Amorose Groomes, yes; Ms. Newell, yes; Mr. Zimmerman, yes; and Mr. Taylor, yes. (Approved 5 – 1)

Motion and Vote

Mr. Taylor made the motion, Mr. Zimmerman seconded, to recommend approval of the Basic Site Plan with three conditions:

- 1) The plans be revised to incorporate stormwater management system details and calculation that meet the Stormwater Design Manual;
- 2) The applicant addresses Engineering's comments as attached to this report; and
- 3) The applicant work with staff regarding building and open space layout to reflect the Commission's discussion.

Ms. Amorose Groomes asked the applicant if they agreed to the three conditions as written. Mr. Underhill agreed. The vote was as follows: Ms. Amorose Groomes, no; Ms. Kramb, yes; Ms. Newell, yes; Mr. Hardt, no; Mr. Zimmerman, yes; and Mr. Taylor, yes. (Approved 4 – 2)

Motion and Vote

Mr. Taylor made the motion, Ms. Kramb seconded, to require the Planning and Zoning Commission to be the Required Reviewing Body for the Development Plan and Site Plan Review. The vote was as follows: Mr. Hardt, yes; Mr. Zimmerman, yes; Ms. Amorose Groomes, yes; Ms. Newell, yes; Ms. Kramb, yes; and Mr. Taylor, yes. (Approved 6 – 0)

Ms. Amorose Groomes said there was some unfinished business that the minutes from June 5, 2014, needed to be approved. After the edits were discussed, she approved the minutes as amended. There was no formal motion and vote.

Communications

Ms. Amorose Groomes asked if there were any communications to be relayed and discussed. [There were none.]

Commission Roundtable Discussion

Ms. Amorose Groomes asked if there were any roundtable issues to be discussed. [There were none.] The meeting was adjourned at 11:18 p.m.

As approved by the Planning and Zoning Commission on August 21, 2014.



PAUL W. KENNEY

Tuller Flats
Birdseye View of
Village Green
Casto Communities



V.1
Birdseye View of Village Green
2014.01.24

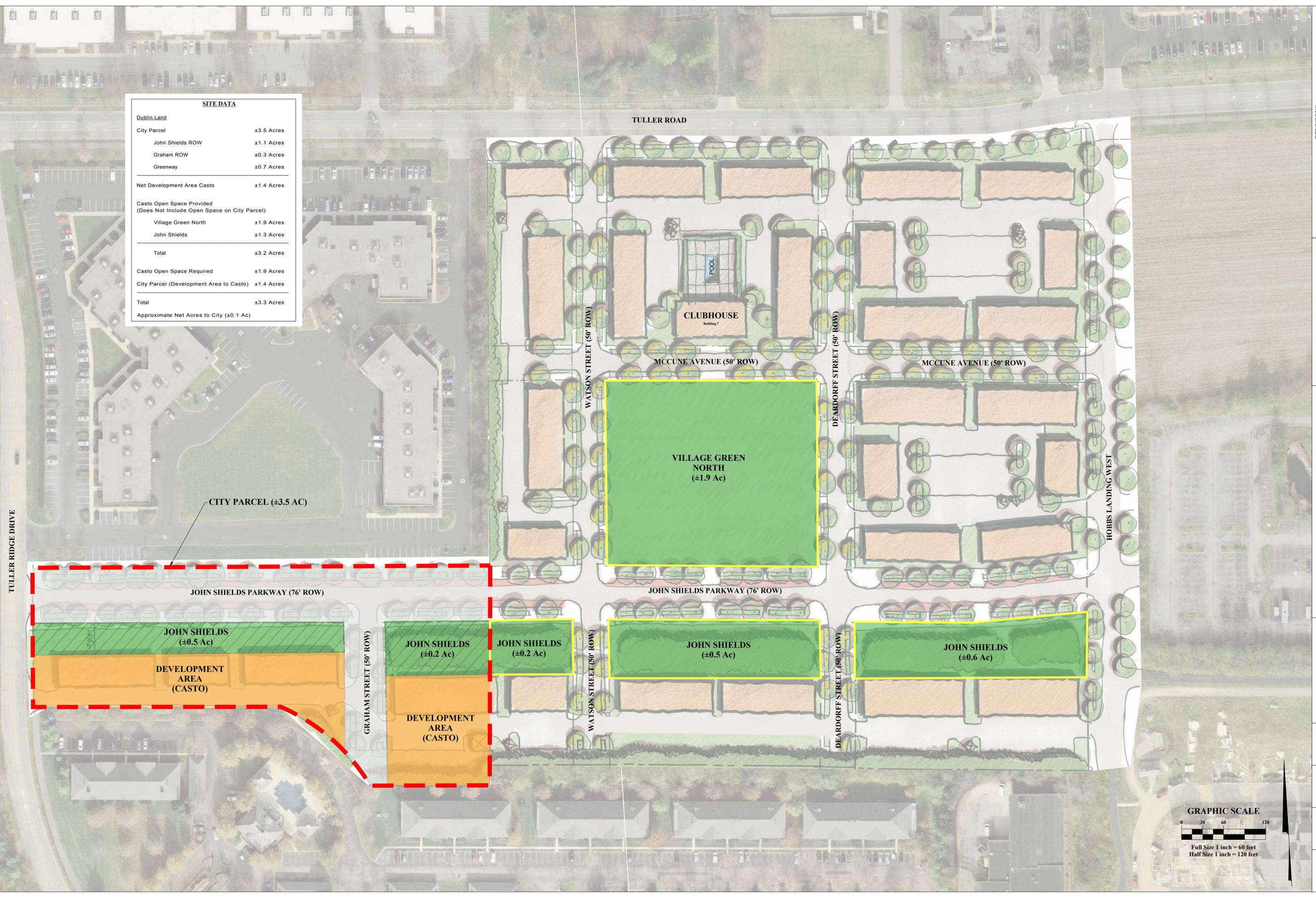


Tuller Flats
View at
John Shields Parkway
Casto Communities



V.2
View at John Shields Parkway
2014.01.24

SITE DATA	
Dublin Land	
City Parcel	±3.5 Acres
John Shields ROW	±1.1 Acres
Graham ROW	±0.3 Acres
Greenway	±0.7 Acres
Net Development Area Casto	
	±1.4 Acres
Casto Open Space Provided (Does Not Include Open Space on City Parcel)	
Village Green North	±1.9 Acres
John Shields	±1.3 Acres
Total	±3.2 Acres
Casto Open Space Required	
	±1.9 Acres
City Parcel (Development Area to Casto)	±1.4 Acres
Total	±3.3 Acres
Approximate Net Acres to City (±0.1 Ac)	



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MARK	DATE	DESCRIPTION

CASTO

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
BASIC SITE PLAN
FOR
TULLER FLATS
CITY PARCEL

EMH
Evans, McSherry, Henderson & Irwin, Inc.
5500 New Albany Road, Columbus, OH 43254
Phone: 614.775.4500 Toll Free: 888.775.3468
emhinc.com

DATE
October 3, 2014

SCALE
Full Size: 1" = 50'
Half Size: 1" = 120'

JOB NO.
20131546

SHEET
SP-2

