CALL TO ORDER

Mayor Keenan called the Monday, September 22, 2014 Regular Meeting of Dublin City Council to order at 6:15 p.m. at the Dublin Municipal Building.

ROLL CALL

Members present were Mayor Keenan, Vice Mayor Gerber, Ms. Chinnici-Zuercher, Mr. Peterson and Ms. Salay. Mr. Reiner arrived later. Mr. Lecklider was absent (excused). Staff members present were Ms. Grigsby, Mr. Smith, Mr. McDaniel, Ms. Mumma, Mr. Foegler and Ms. Gilger.

ADJOURNMENT TO EXECUTIVE SESSION

Mayor Keenan moved to adjourn to executive session to discuss land acquisition and legal matters.
Ms. Chinnici-Zuercher seconded the motion.
Vote on the motion: Vice Mayor Gerber, yes; Ms. Chinnici-Zuercher, yes; Mr. Peterson, yes; Mayor Keenan, yes; Ms. Salay, yes.
Mr. Reiner arrived at 6:35 p.m. and joined the session in progress.

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

PLEDGE OF ALLEGIANCE

Mr. Reiner led the Pledge of Allegiance.

SPECIAL PRESENTATIONS/RECOGNITION

- Dublin Convention & Visitors Bureau

Eric Belfrage, President of the Board of the Dublin Convention and Visitors Bureau (DCVB), offered an introduction to the accomplishments achieved this past year. There was a 112% increase in social media engagement, a 27% increase in website visits and 7,800 new room nights generated in the last year. DCVB staff members have surpassed the goals set and are on track for another great year.

Mr. Dring, Executive Director of DCVB continued the update.

- The Football University camp was successful in bringing 1,500 athletes to the City. The event was so large that the investment provided by Council to secure the event was recouped 100%. This event may return to Dublin next year.
- The Australian Football Championship is slated for October 10-12, 2014 at Darree Fields. This event is free to the public. Mr. Dring thanked City staff for their help with the preparations for this event.
- Mr. Dring reviewed some statistics regarding the impact that visitors have on Dublin, noting that $15 million was spent in hotels last year in Dublin.
- He recently participated in an event for travel and tourism professionals from around the nation. The number one concern for these professionals is failing infrastructure. Due to Council's insight and vision, he is confident Dublin will be ahead of the game in infrastructure

- Special Recognition: Marsha Grigsby – 25 years of Service

Mayor Keenan stated that the City has a tradition of honoring long-tenured employees with a plaque. It is his honor to do so for a special employee this evening. Mayor Keenan called Ms. Grigsby forward and shared comments regarding her 25 years of service to the City, beginning on September 19, 1989, two years after Dublin achieved city status.

He noted that much of what has been achieved in this community is in large part due to the vision of City leaders and the financial talents of Ms. Grigsby. She helped craft many of the tax increment financing plans that enabled Council to complete many capital improvement projects, setting the course for the City to achieve the highest bond ratings available from Moody's Investors Service and Fitch Ratings. She has been a dedicated and loyal employee for 25 years. When three previous city managers left the City, City Council turned to Ms. Grigsby who served as interim city manager for several periods of time. Council was very pleased four years ago when she accepted the position of city manager. Nevertheless, it is bittersweet to know that she will be retiring in January of 2015. However, it is quite fitting that one of the projects for which she helped outline funding for all eight of its phases, Emerald Parkway, will be completed at the end of November this year. Emerald Parkway is considered to be the crown jewel of the City of Dublin's transportation network, and Ms. Grigsby always will be considered to be one of the City's true gems. He thanked Ms. Grigsby and congratulated her on 25 years of public service to the City of Dublin!

Mr. Reiner stated that Ms. Grigsby's financial knowledge, dedication and forward-thinking focus is unmatched among any employee he has ever met. He recognized Ms. Grigsby's commitment to the City and its residents.

Vice Mayor Gerber shared that he refers to Ms. Grigsby as, "a lady among ladies," who has put her stamp on the City of Dublin. He added that she will be very much missed.

Ms. Chinnici-Zuercher stated that Ms. Grigsby is always open to listening to and considering innovative and even unconventional ideas and can find creative ways to finance projects to help build the City.

Ms. Salay echoed the comments of the other Council Members and added that what strikes her is that everyone is very complimentary of Ms. Grigsby – not only for her knowledge, but her integrity.

Mr. Peterson acknowledged the steady hand with which Ms. Grigsby has "steered this ship." He stated that she will be difficult to replace.

Mayor Keenan acknowledged her ability to address Council's questions over the years and provide information, based on her experience whenever needed.

Ms. Grigsby stated that she is fortunate to have spent the last 25 years at the City of Dublin and working with so many dedicated and committed people. She thanked City Council for their kind words and stated that many other City employees are deserving of those same kind words.

CITIZEN COMMENTS

Wallace Maurer, 7451 Dublin Road continued his comments from the last meeting, expanding upon his belief that women should be in positions of power in government. The events of the last few months have prompted him to set a goal of having 51 percent women in government. Women are by nature nurturing, protective, and shielding with infinite tenderness. That is the quality that must get into government – from village to President. Men by nature are self-centered, egotistical, aggressive and competitive – except for those he is addressing tonight. Government needs the ingredients that shield, protect and shut down the guns. These ingredients are needed throughout the planet. Ms. Grigsby is an example of someone who does not seek acclaim, has done her job, and is a born manager and capable of multi-tasking. Council has already seen this kind of management work effectively in Dublin.

Julie Phelps, 6290 Post Road asked for an update on the study done regarding household sewage treatment systems in partnership with Franklin County Soil and Water Conservation District (FSWCD) and Franklin County Public Health (FCPH).
Mayor Keenan stated that Council has received a report for review.
Ms. Grigsby referred to a memo and report in the Council packet for this evening's meeting. The next step is to prepare draft policies for Council review at their October 27 meeting.
Ms. Phelps noted she is interested in the status and timeframe of any utility extensions. She plans to make improvements on her property, but will wait until the outcome of the study is determined.
Mayor Keenan asked that staff stay in contact with her about the status.

CONSENT AGENDA
Vice Mayor Gerber moved to approve the nine items on the consent agenda.
Ms. Salay seconded the motion.
Vote on the motion: Mr. Peterson, yes; Ms. Salay, yes; Mr. Reiner, yes; Vice Mayor Gerber, yes; Mayor Keenan, yes; Ms. Chinnici-Zuercher, yes.

- Approval of Minutes of 8-25-14 Regular Council meeting
- Approval of Minutes of 9-08-14 Regular Council meeting
- Notice to Legislative Authority from Ohio Division of Liquor Control re. Transfer of D5 and D6 permits from Emerald Liq One LLC to Santa Fe Two LLC, dba Rancho Alegre, 5637 Woerner Temple Road
- **Resolution 78-14 (Introduction/vote)**
  Accepting the Amounts and Rates as Determined by the Budget Commission and Authorizing the Necessary Tax Levies and Certifying Them to the County Auditor.
- **Resolution 79-14 (Introduction/vote)**
  Declaring Certain City-Owned Property as Surplus and Authorizing the City Manager to Dispose of Said Property in Accordance with Section 37.08 of the Dublin Codified Ordinances.
- **Resolution 80-14 (Introduction/vote)**
  Authorizing the City Manager to Enter into an Indefeasible Right to Use Agreement with OhioHealth Corporation to Utilize Fibers Within and Connect to DubLink Facilities.
- **Resolution 81-14 (Introduction/vote)**
  Authorizing the City Manager to Enter into an Indefeasible Right to Use Fiber Optic Agreement with Battelle Memorial Institute.
- **Resolution 83-14**
  Authorizing the City Manager to Execute a Renewal of a Parking Lease Agreement with the Dublin Community Church
- Approval of Amended Final Plat - Kerry Glen Lots 1 and 2

SECOND READING/PUBLIC HEARING – ORDINANCES
Ordinance 91-14
Authorizing the Provision of Certain Incentives to Induce a Company to Locate an Office and Associated Operations and Workforce within the City, and Authorizing the Execution of an Economic Development and Real Estate Purchase Agreement, and Declaring an Emergency.

Mr. McDaniel summarized the memo as provided to Council in the packet. Staff has continued to discuss the proposed economic development and real estate purchase agreements with Vadata, Inc. Several changes have been made to the agreements since the introduction of the legislation on September 8, but most of the changes have been minor. No changes have been made relative to any incentives proposed. Two minor changes to note are:

1. An additional reconveyance in the form of land or payment by the company is included, should certain progress not be made relative to the initial site preparation by one year from the issuance of the building permit or December 15, 2015, whichever is later, unless a reasonable extension is otherwise granted by the City; and
2. The placement of perimeter fencing and associated mounding and landscaping as referenced in the agreement.

Staff recommends passage of Ordinance 91-14 as an emergency, in order to waive the 30-day waiting period until it is effective. He offered to respond to questions.
There were no questions from Council.

Mayor Keenan invited public testimony.

Wallace Maurer, 7451 Dublin Road noted that the memo, page 1, under "Background," paragraph 2, bullet point 3, references the Nestle Quality Assurance Center. Sometime ago, he had discussion with Council about the Nestle Corporation and his understanding was that the Quality Assurance Center was for an internal monitoring of their products. His question is whether the FDA in turn monitors the judgments of the Nestle internal monitoring.
Mr. McDaniel responded that he cannot comment about how Nestle interacts with the FDA. Nestle recently celebrated the opening of their expansion to the laboratory in Dublin, which is considered their "lighthouse" quality assurance center for both North and South America.
Mr. Maurer stated that his assumption is that the FDA overarches Nestle in monitoring their center.

Vice Mayor Gerber moved for emergency passage of the legislation.
Ms. Chinnici-Zuercher seconded the motion.
Vote on the motion: Ms. Chinnici-Zuercher, yes; Mr. Reiner, yes; Mayor Keenan, yes; Mr. Peterson, yes; Ms. Salay, yes; Vice Mayor Gerber, yes.
Vote on the Ordinance: Ms. Salay, yes; Mayor Keenan, yes; Mr. Peterson, yes; Ms. Chinnici-Zuercher, yes; Mr. Reiner, yes; Vice Mayor Gerber, yes.

Ordinance 92-14
Changing the Name of a Portion of Tuller Ridge Drive to Dale Drive in the City of Dublin, Ohio.
Mr. Hammersmith noted that the memo summarizes the proposed roadway name change within the Bridge Street District. As the roadway improvements are progressing and the grid street network is emerging, it presents challenges in the District with the existing configuration of roadways and their names. Staff is proposing that the name of Tuller Ridge Drive between Tuller Road and the southern end of Tuller Ridge Drive be renamed to Dale Drive. An exhibit in the packet depicts this area. This will provide for better wayfinding and delivery of emergency services into the future. Staff recommends approval.
There were no questions.

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

Mayor Keenan moved to waive the Council Rules of Order to allow Ordinances 93-14 and 94-14 to be considered together and asked the Clerk to read the names of the property owners into the record.
Vice Mayor Gerber seconded the motion.
Vote on the motion: Mayor Keenan, yes; Mr. Reiner, yes; Mr. Peterson, yes; Ms. Chinnici-Zuercher, yes; Vice Mayor Gerber, yes; Ms. Salay, yes.

Ordinance 93-14
Authorizing the Execution of Conveyance Documents to Accept the Donation of a 0.059 Acre, More or Less, Storm Sewer Easement from Douglas H. Loynes and Julie C. Johnston, for the Property Located at 7369 Earlsford Drive to Construct and Maintain a Storm Sewer.
Ordinance 94-14
Authorizing the Execution of Conveyance Documents to Accept the Donation of a 0.059 Acre, More or Less, Storm Sewer Easement from P. Anthony DeAngelo and Amy R. DeAngelo, for the Property Located at 7361 Earlsford Drive to Construct and Maintain a Storm Sewer.
Mr. Hammersmith stated that there has been an ongoing drainage problem in the rear of these two properties (7369 and 7361 Earlsford Drive). The City has worked with the residents who are have agreed to provide easements to accommodate a storm sewer through a portion of the properties to address the drainage problem.
There were no questions.

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

INTRODUCTION/FIRST READING – ORDINANCES
Ordinance 97-14
Amending the Annual Appropriations for the Fiscal Year Ending December 31, 2014.
Vice Mayor Gerber introduced the ordinance.
Ms. Mumma stated that the majority of the legislation pertains to the Tax Increment Financing (TIF) funds, which appropriate the service payments that the City receives in these areas to pay for Capital expenditures that have been approved through either the capital program or other legislation that has been brought forward to Council. The memo outlines the additional items in the legislation.

Vice Mayor Gerber moved to dispense with the public hearing.
Ms. Chinnici-Zuercher seconded the motion.
Vote on the motion: Mr. Reiner, yes; Vice Mayor Gerber, yes; Ms. Salay, yes; Mr. Peterson, yes; Mayor Keenan, yes; Ms. Chinnici-Zuercher, yes.
Vote on the Ordinance: Ms. Salay, yes; Vice Mayor Gerber, yes; Mayor Keenan, yes; Mr. Peterson, yes; Ms. Chinnici-Zuercher, yes; Mr. Reiner, yes.

Ordinance 98-14
Authorizing the City Manager to Execute Necessary Conveyance Documents to Acquire a 0.045 Acre, More or Less, Permanent Easement and a 0.052 Acre, More or Less, Temporary Easement from Adam P. Johnson, for the Property Located at 5851 Dublin Road for the Construction of a Shared-Use Path as Part of the Dublin Road South Phase 3 Project, and Declaring an Emergency. (Request to dispense with public hearing)
Vice Mayor Gerber introduced the ordinance.
Ms. Grigsby stated that this legislation pertains to acquisitions needed for the Dublin Road South shared use path. Mr. Johnson has agreed to the appraised value on the land; there are some additions to the compensation that are based upon costs he will incur with the new septic system. Staff recommends passage by emergency. She

added that after this legislation is approved, one property remains from which the City needs easements to accommodate the project.
Vice Mayor Gerber moved to dispense with the public hearing and treat as emergency legislation.
Ms. Chinnici-Zuercher seconded the motion.
Vote on the motion: Mr. Reiner, yes; Vice Mayor Gerber, yes; Ms. Salay, yes; Mr. Peterson, yes; Mayor Keenan, yes; Ms. Chinnici-Zuercher, yes.
Vote on the Ordinance: Ms. Salay, yes; Vice Mayor Gerber, yes; Mayor Keenan, yes; Mr. Peterson, yes; Ms. Chinnici-Zuercher, yes; Mr. Reiner, yes.

Ordinance 99-14
Rezoning Approximately 120 Acres Located on the West Side of Avery Road, South of the Intersection with Rings Road at the Southern City Limits from R, Rural District to PUD, Planned Unit Development District (Avondale Woods Plan) to Facilitate the Future Development of Up to 360 Single and Multi-Family Housing Units and 37 Acres of Open Space. (Case 12-084Z/PDF/PP)
Vice Mayor Gerber introduced the ordinance.
Ms. Husak stated that the Planning and Zoning Commission reviewed this application in August and the Commission has made a recommendation of approval to City Council. City staff has been working on various applications for this area of the City for many years. This application is for 120 acres on the southern city limits. Staff has been working with Homewood on this application since approximately 2009 and the Commission has reviewed several concept plans that dealt with the layout as well as architectural components. There are two areas heavily wooded within the site. To the north is Avondale Woods and to the west is Triangle Woods. National Church Residences is closing construction on the southeast portion of the site, and Avondale Woods Boulevard will be the main access into the development. The proposed preliminary development plan is for a maximum amount of 360 units on a 120-acre site, for a total density of three units per acre. There is in total 50 acres of open space provided. The Code requires 22 acres. Thirty-seven of the acres are in public parks to be dedicated to the City. The other open spaces are within reserves and buffer areas as well as within landscaped boulevard islands. There is a clubhouse with a pool proposed, which will used by the entire neighborhood. The development has been divided into seven subareas. Ms. Husak presented slides that highlighted a few elements on each of the 7 subareas.

- Subarea A includes approximately 8 acres north of the entrance off Avondale Woods Boulevard and allows 48 units in two-family dwellings. The proposal showed 24 buildings. This subarea also includes one-acre open space in the center, which could be programmed with a community garden or other park amenities. There is a private road proposed within this development that is accessing all of the units. There is a landscape buffer on the western side to buffer this from the residential single-family units proposed.
- Subarea B includes approximately 19 acres in the southwest portion and permits 132 apartment units. There were discussion from the Planning and Zoning Commission (P & Z) regarding the adequacy of setbacks on the western and southern sides. The west setback is proposed at 100 feet against the railroad, and the south side is the Hayden Run extension and the road will be elevated over the CSX railroad. The applicant is providing buffering and setbacks of 100 feet on both of these areas.
- Subarea C is the single-family area of the subdivision in the center of the site. There are 77 single-family lots proposed and this includes a two-acre central park. There is an access point along the north that is intended to provide pedestrian access into the woods to the north. There is stubbing on the western side to provide eventual connectivity to the west.

- Subarea D is in the northeastern portion of the site, this area would include attached multifamily dwellings. This will provide in the future access to Tuttle Crossing Boulevard extended, which the applicant will have to complete. This area is intended to include 102 units, and overall the units proposed are 360, which would each be approved at the final development plan stage. The applicant is working with Engineering to provide a roundabout to allow for some traffic calming. Details are required to be provided at the final development plan stage.
- Subarea E is a large park open space area, which includes storm water management – not only for this side, but also for National Church Residences as well as the clubhouse, which is intended to be used by all the residents within Avondale Woods. The applicant indicates that this neighborhood is intended to be inclusive and provide different housing options for different types of buyers who are interested in lower maintenance or a single-family type lifestyle.
- The final two subareas are for park space – Subarea F for the Avondale Woods, which is just short of 30 acres and the Triangle Woods at 4.8 acres, which are intended to be passive areas where tree preservation is valued.

Staff recommends approval at the second reading with the 15 conditions as recommended by the Commission. The majority of the conditions have been addressed, and a couple will require further review at the final development plan stage. She offered to respond to questions, and noted that the applicant team is present.

Ms. Chinnici-Zuercher noted that there are private streets proposed in the development. Who will be responsible for maintaining those private streets?
Ms. Husak stated that the multi-family areas are proposed to have private streets. The developer would be responsible for all of the maintenance of the streets, including snow removal.
Ms. Chinnici-Zuercher asked who would maintain the private streets if the developer is no longer involved in the project.
Ms. Husak responded that the Association would then be responsible.
Ms. Chinnici-Zuercher stated she was of the understanding that the City was no longer allowing private streets, given that the taxpayers are already paying for infrastructure development in this community. This is therefore a double taxation for them and infrastructure maintenance is very costly, especially if reserves are not maintained for this purpose.
Ms. Husak responded that the applicant could speak to this. Staff did share some concerns with them regarding curb, gutter and elements typically included in a public street. The applicant has tried to accommodate that, but the intent is for the streets to be private.

Mayor Keenan invited the applicant's representative to address Council.

Chris Cline, attorney noted he is accompanied by Jim Lipnos, President of Homewood Homes and Linda Menerey, EMH & T.
Mr. Cline stated that the team had not intended to make a presentation tonight, but is present to respond to any questions from City Council.
Mr. Cline stated that the private streets did not come up at the Commission hearings. The Commission was interested in seeing that the private streets were curbed and guttered and that the same standards as municipal streets would be met. The responsibility for maintenance would be with the property owners. If the entire subarea is owned by one company in a multi-family situation, that would also function as the residents association. If, in fact, any of these were to be turned into condominiums, most likely with Subarea A, that residents association would assume the responsibility for those private roads.

Ms. Chinnici-Zuercher stated this has been an issue for several years and the City had taken the position that private streets would no longer be permitted in this community. She is disappointed that this application has come through the City's system with private streets. It is very expensive for the residents of the area to take on this responsibility.
Mayor Keenan added that many private streets are not maintained to the standards that the City desires. Numerous examples of this exist throughout the City.

Mr. Reiner stated that the care of private streets is probably a reflection of how the resident association is structured. Mr. Reiner asked where is the funding coming from for maintenance of these roads, how much is built into each unit – whether single family or apartment, and how was it broken down and analyzed to be certain that it could be maintained in the future?
Mr. Cline responded that all of the single-family homes are on the public street portions. The areas under discussion are typical multi-family portions of a development. This is not a typical multi-family project. It is fairly traditional that the internal roadways within multi-family projects are private streets and maintained by the owner of that project.

Mr. Lipnos, President, Homewood Corporation, 2700 East Dublin-Granville Road stated the intent is for Homewood to own and maintain the multi-family areas. They own 27-30 different complexes around the area, and those are funded primarily through reserves for repairs – accounts that are set up with the rent. The single-family areas are more of a master association, taking care of the clubhouse and pool. The multi-family areas are maintained by the owner of the company.

Ms. Chinnici-Zuercher asked about maintenance of the roads that are not related to the multi-family portions.
Mr. Lipnos responded those would be public streets and maintained by the City.

Mayor Keenan asked if there was discussion of implementing this private street policy at the time it was discussed.
Ms. Grigsby responded that it is important to note that the private streets are in the apartment portions of the development, which is typical of any apartment complex. Anything related to the single-family portion and the roadways to the multi-family are public streets.
Mr. Keenan stated that the applicant mentioned converting to condominiums, and that is always problematic. With his own business building, there is a contribution required to a sinking fund each month to pay for repairs to parking lots, roof, etc. – all things necessary to maintain the building and surrounding infrastructure. Is there an expectation that there will be a conversion to condominiums?
Mr. Lipnos stated that while a conversion to condominiums is possible given the quality of these units, the central Ohio market does not support this conversion. Subarea A has 48 units and a fairly small roadway component. Currently, there is no market for this conversion.
Mayor Keenan noted that he has often mentioned the private roadways between the car dealers are not in good repair, yet the City has no way to enforce the replacement or maintenance. Is it possible to include a condition to ensure the roads are well maintained? People who reside in these units should expect that the infrastructure is maintained into the future.
Ms. Grigsby stated that the issue becomes one of Code enforcement. In regard to the road he mentions, staff has been working with the owner. They have made repairs, but perhaps not to meet the City's expectation. The mechanism to address this is through Code enforcement.

Ms. Salay stated that the area Mayor Keenan mentions is very heavily traveled. The issue is that the streets are not built to Dublin's standards and therefore do not last as long. Residents are then responsible for major repairs to the private streets, and many were not aware of this responsibility. If there were a future conversion of apartments to condominiums, is there a legal mechanism to ensure funding is available for the repairs? Aside from that, the City could opt not to have any private streets and the streets are all conducted to City standards.
Ms. Grigsby responded that several years, ago, the standards were modified so that the private streets must be constructed to the same standards as the public streets.
Ms. Salay asked when that modification was done.
Ms. Grisby responded that staff will check on that.
Mr. Cline stated that the packet includes an extraordinary amount of detail for this stage in the process. There are pavement cross sections for all of the private streets and they are built to the same standards as public streets. They are expected to last as long as the public streets.

Mr. Reiner stated that he wants assurance that Homewood will maintain these streets to a high standard. He is hopeful that there will never be a project with this configuration and footprint in the City again. He is disappointed to see it. A large apartment complex that was approved 20-30 years ago is now in poor condition due to lack of maintenance by the management and owners. As a taxpayer, he does not want to maintain the apartment complex private streets and wants a guarantee that the private streets will be maintained to a high standard.

Mr. Lipnos stated that their company goal is to own and maintain this development in perpetuity. They have many other complexes in central Ohio and out of the annual budget for the multi-family complexes, 10 percent is reserved for repairs. He offered his assurance, based on his history and track record that the development will be maintained.

Mr. Reiner noted there is a huge wooded portion in this development. Are there monies from Homewood to develop that with trails or walkways? There is no parking to approach it, so it is not likely to be used by the public. What is the plan for this land?

Mr. Smith suggested that, given this is a first reading, a meeting should be scheduled with Mr. Cline prior to the next hearing about the possibility of having a reserve fund in place. If they do not provide evidence of it every year to the City, they could be required to bond it.
Mayor Keenan responded that could provide some of the assurance that is desired.
Mr. Cline stated he would be glad to meet as suggested. He added that this development is a "low density oasis" in the midst of very dense Columbus development. It also lies in a suburban school district, and they are confident that the quality of this neighborhood is going to be economically maintained and desirable into the future.

Ms. Chinnici-Zuercher stated that Dublin does not control the zoning decisions of Columbus, but these decisions impact the Dublin infrastructure. It is important to make sure that Homewood meets the City standards. When staff meets with the applicant, perhaps the agreement could also address what occurs if Homewood would sell the project in terms of what needs to be conveyed to the new owner.
Mr. Smith noted that perhaps a requirement could be added to address a future conversion of apartments to condominiums.
Mayor Keenan suggested that options be brought back to Council.

Mr. Reiner asked for a response about the plans for the green space.

Mr. Cline responded that from the outset, discussions with the City contemplated City ownership of those areas, and the City has the discretion to determine what occurs on this land. His understanding is that the Dublin Parks division considers those would be passive areas in perpetuity. There is parking available on the east side of the northern Avondale Woods, and also pedestrian access from the trail in the center of the southern boundary of the park area.

There will be a second reading/public hearing at the October 13 Council meeting.

Ordinance 100-14
Rezoning Approximately 2.9 Acres, Located on the North Side of Perimeter Drive, Between the Intersections with Avery-Muirfield Drive and Hospital Drive from PUD, Planned Unit Development District (Riverside PCD North, Subarea A3) to PUD, Planned Unit Development District (Riverside PUD North, Subarea A3) to Facilitate the Development of a Coffee Shop with Drive-Thru. (Case 14-069Z/PDP/FDP)
Vice Mayor Gerber introduced the ordinance.

Ms. Husak stated that this legislation is a request for rezoning to modify the development text to allow for a coffee shop with a drive-thru in Subarea A-3 of the Riverside North PCD. This application was reviewed by the Commission in August. The site is on the north side of Perimeter Drive. City Council reviewed this a couple of years ago to allow for a shopping center within that subarea. It was previously zoned for two freestanding restaurants. Amendments to the development text were approved to allow development to occur in a single building.
The applicant has been working with Starbucks Coffee shop to secure a location for their use. Their proposal is to eliminate one of the internal private access drives to accommodate the drive-thru and stacking required for it. The applicant had previously set aside the eastern tenant space for a restaurant and included patio space at the very eastern edge, which then can be accommodated as part of the drive-thru window. The proposal includes 12 stacking spaces. The plan still meets the parking requirement within the development text. The Planning and Zoning Commission approved this application with a recommendation to Council to approve the development text that would require a conditional use for a drive-thru within the subarea. The Commission also approved a final development plan that lays out the site as shown on the plan. They also approved a conditional use for this particular drive-thru user. There was some discussion at the Commission about what kind of drive-thru would be appropriate on the site. Most of the Commissioners felt comfortable that a coffee shop would allow for different times of heavy use from the restaurants anticipated in the remainder of the shopping center.
She shared a sketch of the architecture to accommodate the drive-thru window. The style is very similar to what exists at the building today.
The Commission and staff are recommending approval of this ordinance at the second reading on October 13. She noted that Mr. Ghidotti is also present to respond to any questions.

Mr. Reiner stated that, as opposed to some other drive-thru restaurants in the area, it appears there is plenty of stacking space. He assumes that is why the entry drive was changed.
Ms. Husak responded that Code required 12 spaces are met, but if the stacking exceeds that, it will stack in front of existing parking spaces.

Ms. Chinnici-Zuercher asked for the location of the entrance road.
Ms. Husak responded that there are access points from Perimeter Drive on the eastern and western sides. On the eastern portion of the site, it would require the driver to go north and then west to enter it.

Mr. Reiner noted that there is also nice outdoor dining space accommodated as shown in the foreground.
Ms. Husak responded that for a future restaurant in the western tenant space, there is patio area. Dewey's Pizza in the center of the site did not want outdoor seating. For the coffee shop, there is area just in front of the southeast corner where patio seating is anticipated.

Ms. Salay stated that she was one of the two dissenting votes at the Commission regarding this application. She was initially not as negative, but upon reflection she began looking at other drive-thrus for comparison. For the Wendy's at Tuttle Crossing, there are cars in the drive-thru wrapped around the building twice. Starbucks is very popular, and Dublin has not had good experience with drive-thrus in this area and in the community. If this center had included a drive-thru at the outset, the Commission and Council would not have approved it. Instead, at this point, the building has been constructed and is very attractive with four-sided architecture, and the plan was for two restaurants on either end with patio space. There is another building nearby that was built by the same applicant and subsequently sold. On the end of that building is a bank, sold to a local bank who now is paying rent on it. There is an empty drive-thru in this location, as the details cannot be worked out to allow for its use. Yet now is another request for a drive-thru. She does not believe this will improve the area.

Mayor Keenan stated that his understanding is that the stacking at the restaurants across the street will be addressed when the roundabout is built. Further, the developer promised that this stacking situation would be resolved. He did speak with Mr. Ghidotti, who indicated that a large percentage of the traffic for Starbucks – 60 percent – occurs during the morning hours between 7-9. The other factor is that the other two businesses in this center do not have a 7-9 a.m. rush period. This has persuaded him to look more favorably on this stacking situation.
Ms. Salay stated this is a good point, but a drive-thru was not anticipated in this location. The City had expected to have two restaurants and a bank at the end of the other building.
Mayor Keenan asked if language is in place to address what would occur if Starbucks moved out of the location.
Ms. Husak responded that the Planning & Zoning Commission essentially tied this conditional use to a coffee shop. Therefore, if another business -- other than a coffee shop -- wanted to take over the space, they would be required to return to the Commission for another approval. If the coffee shop closed, the site would have to be restored to its pre-drive thru condition.

Ms. Chinnici-Zuercher stated that drive-thrus are always a challenge in terms of stacking, and drive-thrus were not part of the original rezoning application. During the rush periods, stacking at drive-thrus is problematic for traffic management. The only factor that is a positive for this application is that the other food businesses in the center are not open during the busy time for Starbucks. However, that could change if Starbucks moves into the lunch market in the future. She cautioned that a plan is needed to address stacking problems, should they occur in the future as a result of other changes to these businesses.
Ms. Husak responded that Mr. Ghidotti had provided information in the packet about three Starbucks locations within the Greater Columbus area. A couple are located in much larger traffic volume areas. In the 7-9 morning rush, at the Lewis Center Starbucks, there were 160 total customers going to Starbucks, including drive-thru and inside. Even if they all visited via the drive-thru, that would translate to two per minute. For McDonald's and Wendy's, they stack about 12 cars on site. Once they have over 12 cars in line, they stack into drive aisles that are used by other businesses

in the area. For the Starbucks proposal, it would take a lot of cars in line to stack outside of this site.
Ms. Chinnici-Zuercher stated that it remains problematic if cars are stacked into the aisles for other businesses. She recently viewed this in the area at rush hour, and it was impossible for the cars to move through the traffic. The restaurants do not take responsibility for helping with traffic management in these situations.

Mayor Keenan noted that he visits Tim Horton's at Perimeter most days, and there is seldom stacking. They move customers through very quickly. He believes the coffee shops, like Starbucks, are generally serving coffee and not complicated food orders. The timeframe is therefore much different than a fast-food provider.

Ms. Salay stated she is not certain she agrees. The Starbucks customers often wait for drink orders, too, based on her experience. She does not believe this drive-thru will be any different from the other ones that exist in the City. She anticipates this will be very successful and traffic issues will result, impacting the potential for this building. Her reference point earlier was to the Wendy's at Tuttle Crossing – a stand-along restaurant without a Tim Horton's. The stacking numbers were very high. She understands that Starbucks would like to be in the lunch and food business in the future.

Ms. Chinnici-Zuercher asked about the decision to locate the drive thru at this end versus the opposite end.
Paul Ghidotti, 6840 McNeil Drive, stated that the drive thru was placed at this end because drivers must be next to the drive-thru window – and not passengers. He pointed out that even though this is a 228-square-foot expansion to the building, and previously a patio was in this location that could have accommodated outdoor seating, they tried to persuade Dewey's to use this location. Dewey's did not desire outdoor seating, however, and wanted to locate in the middle of the building. They listened carefully to the comments by the Commission about traffic stacking at nearby drive-thru restaurants. He then did some research, visiting these sites to view the operations of the drive-thru. He created a diagram that compares their site at Code-required 12 cars with the other drive-thru restaurants. They agreed to the limitation about coffee shop use because the morning time is when a drive-thru for a coffee shop would be used. In terms of lunchtime, Starbucks does not have a kitchen, so this would consist of heating items made offsite. There is not adequate square footage to have a large lunch offering. Twenty-one cars can be stacked on the site before it overflows onto the private drive; 21 cars at Tim Horton's or McDonald's would result in the cars being in the traffic light rotation. Dewey's Pizza and Northing Bundt Cakes are very excited to have a Starbucks in this location. He also spoke with Presidents of the Homeowners Association for Indian Run Meadows and Lowell Trace, who indicated they are supportive as well. They are willing to restrict the use to a coffee shop, as most of Starbucks business is in the morning relative to use of the drive-thru.

Mr. Reiner noted that perhaps the employees could be required to park in the front area, which would block off the potential of cars pulling in and out of that area.
Mr. Ghidotti noted they have 14-15 more parking spaces than required by Code, but they are agreeable to such an additional condition.
Mayor Keenan requested that a copy of the diagram shared by Mr. Ghidotti be provided to Council for the next hearing.

There will be a second reading/public hearing at the October 13 Council meeting.

INTRODUCTION/PUBLIC HEARING/VOTE - RESOLUTIONS
Resolution 82-14
In Support of Mid-Ohio Regional Planning Commission Attributable Funding and Ohio Public Works Commission Applications.
Vice Mayor Gerber introduced the resolution.
Ms. Willis stated that this resolution is in support of applications staff has submitted to Mid-Ohio Regional Planning Commission (MORPC) for both Attributable Funds as well as the Ohio Public Works Commission for the Tuttle Crossing Boulevard extension project. Staff recommends approval of Resolution 82-14 in support of these two applications. This would bring regional level funds to Dublin in support of construction of this project. She offered to respond to questions.

Ms. Salay noted she that residents have had questions and the development on the south side of Tuttle Crossing Boulevard as it goes westward from Wilcox. She requested that Planning provide a memo on this topic. She is aware that the City purchased some land in this area. She also is aware that there are several potential development projects pending in the Columbus portion.
Ms. Grigsby responded that there was a memo in the last packet regarding some of this development activity in the area. Is she interested in additional information regarding the land the City owns that is on the south side of the extension?
Ms. Salay clarified she is interested in anticipated development and what has been approved in the Columbus portion of the area.

Vice Mayor Gerber asked if there is a specific timeframe for utilization of the funds, should the City be successful in obtaining grant funds.
Ms. Grigsby stated that construction cannot begin until July of 2018.
Ms. Willis stated that there are two separate applications. For the Attributable Funds, it is likely the City would not be eligible for funding before state fiscal year 2019, which would be July 1, 2018. It is dependent upon how other projects are ranked and how these funds are allocated to that point. For OPWC, the purpose of submitting this year is to see how this project ranks competitively with other projects in the region.
Ms. Grigsby added that typically, projects must be initiated no later than certain timeframes established, but those can be extended.
Vice Mayor Gerber that this is three years out, and things do change. If the roadway would change somewhat, it would not affect the funding, correct?
Ms. Willis responded that is correct.

Mr. Reiner noted the high densities in the planned future development in the Columbus area around Tuttle Crossing extension. Was some of this area designated conservation design?
Ms. Salay responded that there was a lot of discussion, but that never was implemented for any portion of the southwest area of Dublin.
Council members agreed that is their recollection.

Mayor Keenan noted that he would abstain from the vote due to his position as Chair of the Ohio Public Works Commission.

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

OTHER
- Update re. OhioHealth - Bruce Hagen, Regional Executive and President, Dublin Methodist Hospital and Grady Memorial Hospital

Mr. McDaniel noted that Resolution 80-14 was approved under the consent agenda. It related to access to fiberoptics. Several discussions were held with Ohio Health, and Mr. Hagen offered to provide an update on their activities.

Mr. Hagen shared a PowerPoint Presentation, telling the story of the Ohio Health presence in Dublin and providing statistics on their growth in Dublin over the past six years, particularly in employee numbers and Dublin resident numbers. The total salary of the associates working in Dublin has gone from $35 to $80 million. In terms of facility expansions, in 2006 Ohio Health had 70,000 square feet in Dublin. Currently, they have 570,000 square feet. The hospital and health center combine for about 360,000 of that number; the other Ohio Health locations in Dublin comprise another 200,000 square feet. He commented on the great partnership between the City and Ohio Health. At Dublin Methodist, they provided $16.6 million of charity care in the current fiscal year. He commented on a number of their successful programs. They are now the sixth largest employer in the City of Dublin and 2,000 babies will be born at Dublin Methodist this year. They have consistently ranked by Truven Health Analytics as among the 100 Top Hospitals in the country. There are 14 criteria evaluated for this, based on publicly available data through Centers for Medicare and Medicaid. Dublin Methodist has been eligible for and has been on this list for the past three years. Ohio Health had five hospitals in the Top 100 list. They have a great development board, and Mr. McDaniel has been active with that. The community has been very supportive of their development activities as well. They recently received a gift of $250,000 from an anonymous donor for a cath lab and LabCorp provided a $7,500 gift for community education activities. He provided information about the many other recognitions that Ohio Health has received.

For Dublin Methodist, their maternity unit has been expanded; they have added operating rooms and will soon have a total of eight; they have moved into robotic surgery for urology and gynecology. They have added radiation oncology. They are involved in the stroke network and electronic ICU for the system. In the next 12-24 months, they will build out the fourth floor west tower, providing another 20 beds.

They have a longstanding relationship with Ohio University College of Medicine. With OU having located their family medicine program to the Dublin community in close proximity to Dublin Methodist, they will become a teaching hospital, adding another dimension to the facility. The teaching will take place in primary care specialties. OU recruits from Ohio and the doctors tend to remain in Ohio.

He thanked Council for allowing him to share their story tonight.

Mr. Reiner stated that he is pleased that Dr. Miley has moved to Dublin Methodist Hospital.

Ms. Chinnici-Zuercher stated that when the hospital first opened, she felt Dublin was truly a full service community. She did not envision the incredible medical corridor that has now developed due to Ohio Health's presence in Dublin. It is exciting to hear of the partnerships announced between Ohio University, Dublin Methodist and the Cleveland Clinic. Congratulations to all!

Mayor Keenan commented on the importance of having these reliable emergency and medical services in the community. His family utilized the hospital in a very serious family health situation several years ago. The outcome was very good because of the attention and excellent care received.

- Preliminary Plat - Bridge Park East

Ms. Husak stated that this is a request for review and approval of a Preliminary Plat for seven blocks on approximately 30.9 acres of land, coinciding with seven developable lots with new public rights-of-way to establish the street network, block layout and dimensions for a portion of the BSD Scioto River Corridor. Council recently approved a Code amendment to establish the neighborhood district within the Bridge Street

District. Ms. Husak noted that additional internal access will be provided as a part of this plat from private drives and dedicated reserve areas. The plat also includes the vacation of the east/west segment of Dale Drive as well as the realignment of portions of existing right-of-way. She reviewed a slide depicting the plat and the boundaries of the land; how this area fits within the Scioto River Neighborhood District, shown in orange; and a graphic depicting the major road networks incorporated within that portion of the development. At the end of the pedestrian bridge landing is a shopping corridor.

The Planning and Zoning Commission (P & Z) reviewed and approved the Basic Development Plan for all of the blocks listed on the slide, essentially approved the cohesiveness of the framework of the future mixed-use development proposed by Crawford Hoying; evaluated whether it set the tone for the public realm; and provided the preliminary analysis for the placemaking foundations of this neighborhood district. The Basic Development Plan review is one of several steps in the detailed project review of this proposal.

Simultaneous to that, the Commission reviewed the preliminary plat, which sets up the initial steps for public roadways as well as private roadways within the development. The Commission recommended approval of the preliminary plat to Council.

Ms. Husak stated the upcoming steps for the Bridge Park development as proposed by Crawford Hoying are development plans reviews, which are in phases. Currently, internal review is being conducted of phase one. Staff expects that a final plat for phase one will also be included for review at Planning and Zoning Commission and subsequently at City Council. This is followed by Basic Site Plan reviews. Staff is currently reviewing one of those for blocks B and C. Staff is expecting those Basic Site Plan reviews as well as final site plan reviews to occur in a block by block phasing.

Ms. Husak presented an overview of the plat, which includes the grid street network set aside from the Bridge Street Code. It includes seven development blocks, three new public streets – Mooney Street, Tuller Ridge Drive, and a street yet to be named. It was reviewed by the Commission as Broadstone Avenue. The applicant is proposing to name it Bridge Park Avenue. Staff has some hesitation about naming a street after a development in this manner. Another name contemplated was Park Avenue. The applicant and staff are seeking Council feedback.

The future mixed-use shopping corridor extends from Riverside Drive to the east and is the first section of Bridge Park Avenue. The preliminary plat is part of that development as well. The public streets are in green. The yellow streets are the reserves, which are essentially private streets within the development that are built above parking garages. They are built to public standards and there will not be any difference in the feel of those streets. Because of their location on top of parking garages, staff has decided they should not be dedicated as public streets.

Ms. Salay stated that there was discussion earlier tonight about maintenance of private streets, both long term and day-to-day. She asked her to describe how those responsibilities will be handled.
Ms. Husak responded that she will provide those details at the next hearing. These are located in City-owned reserves and there is some partnership in terms of maintenance. In addition, they are being constructed like public streets.

Outlined in red is the shopping corridor that is listed in the neighborhood district as one of the areas where there is expectation of high use by pedestrians. The preliminary plat review criteria are all part of the Subdivision Regulations. They essentially speak to the contents of the plat, is the information correct, are all the site

conditions listed, is the correct amount of right-of-way dedicated and in this case also vacated. This plat includes reserves with private drives; grading and utility information; preliminary open space information; tree survey; and street sections. The street section for the private drives is shown, including 11-foot travel lanes, 8-foot parallel parking spaces on both sides of the street, and walkways and planting zones within those areas. For Mooney Street and Tuller Ridge Drive, shown in yellow, a 65-foot right-of-way is provided with two 11-foot travels lanes, 8 feet of parallel parking on both sides, a carriage walk allowing for door swing for people exiting vehicles; sidewalk area where street trees are accommodated; and 6-foot sidewalks, all incorporated within the right-of-way.
Bridge Park Avenue changes somewhat in character, depending on whether one is in the shopping corridor area or more to the east. The street section as approved by the Commission shows two or three 11 foot travel lanes, depending on whether or not there is a turning lane incorporated; eight foot parallel parking spaces on both sides; the carriage walk of three feet; a five foot planter area; a five foot cycle track; and a six foot sidewalk. All are incorporated within the right-of-way. For the portion near Riverside Drive, that equates to about 87 feet of right-of-way area.

Mr. Reiner stated that the memo shows the original section with an 87-foot right-of-way at the top; underneath is a revised section of Bridge Park Avenue at 80-foot right-of-way. In that, the cycle track is eliminated. He asked for clarification.
Ms. Husak stated that she plans to have the applicant address that at the end of her presentation.
Vice Mayor Gerber asked if this change is the applicant's suggestion or staff's suggestion.
Ms. Husak responded that there was discussion at the Commission about what all can be incorporated within the right-of-way in terms of pedestrian activity, in terms of the need for adequate space within the right-of-way and outside of the right-of-way for amenities such as patios, walking areas. The Commission wanted to ensure that bicycles and pedestrians can navigate safely through that area and that there is a sufficient walkway also provided. Since the Commission meeting in early August, staff has been working with the applicant to determine ways to accommodate the requests of the Commission, while also making sure that this vibrant urban space is created as envisioned in the District – specifically within the shopping corridor areas. The applicant and staff are seeking feedback on whether or not the 80 foot right-of-way would accommodate all of the requests of the Commission while meeting the objectives of the Bridge Street Code.

Mr. Reiner stated that the original intent was to make this a bicycle-friendly community, with a crossing on the pedestrian bridge. The cycle track is on just one side of the roadway, correct?
Ms. Husak responded that the street section approved by the Commission includes the cycle track on both sides of the road – a five-foot cycle track in the 87-foot right-of-way section. The 80-foot section also accommodates bikes within the right-of-way -- either in the street and also within the sidewalk area. There will be a delineated paver section where bikes could be located. The thought was that the serious cyclist who wants to travel through the District is not likely going to ride their bicycle in the areas with heavy pedestrian activity.

Ms. Chinnici-Zuercher asked for clarification. One indicates "Original Section Bridge Park Avenue 87' right-of-way." At the bottom, what is shown removes seven feet.
Ms. Husak explained that in the original 87-foot section, there was a three-foot carriage walk on both sides of the on street parking areas. Instead of providing trees within raised planter areas, the applicant was able to put trees in paver areas, which are flush with the sidewalk. There would then be tree grades that allows people to open car doors to exit, without a designated area for that to happen. In addition, a

raised curb could have been a potential hazard in terms of people tripping. It is now all at the same grade level.
Ms. Chinnici-Zuercher stated that makes sense to her. Regarding the cycle track sidewalk on the top one, it is now combined to be called "brick sidewalk" and went from 11 feet to 10 feet.
Ms. Husak stated that this is due to the removal of the raised planter and the tree now being flush with the grade. There is now a total of a 12-foot area and the concept is that the area could be shared with bikes. Most likely, people will bike there, park the bike and then walk.
Ms. Chinnici-Zuercher commented that the seating area for restaurants looks to be expanded in the revised drawing.
Ms. Husak stated that is correct, and this allows for people to dine and sit outside of the right-of-way.

Vice Mayor Gerber asked for clarification. Is the original version what Planning Commission reviewed and approved, and the revisions are being proposed by the applicant tonight?
Ms. Husak responded that is correct.

Ms. Salay confirmed that the Commission has not reviewed the revised plat. Staff, the applicant and the Commission had different concerns about where all the activity would be located and how enough space would be available for restaurants, pedestrians, cyclists, cycle track, etc. What she believes has now happened is that a better alternative has been offered for door swings as well as adequate room for those dining. This is for the major street that leads down to the pedestrian bridge, and is anticipated to be a very busy area.

Mayor Keenan asked if the Commission had input on this, given the revisions proposed in response to their suggestions.
Ms. Salay responded affirmatively. The Commission has not viewed this version, but it is reflective of the applicant's efforts to address the Commission's concerns.

Vice Mayor Gerber stated that he is trying to clarify the process. He understands that the Commission reviewed the preliminary plat, but it is of concern to him that unless there was a condition by the Commission to continue to work on this plat, he is confused about why the Commission did not review this first.
Ms. Salay responded that she believes this is the evolution of a project and reflective of an applicant who is working very hard to move through the City's process. Staff did indicate tonight that they are seeking feedback on a number of items, as well as the name of the road.

Ms. Husak stated that there were conditions that the Commission included for the Basic Development Plan that went forward. One of those was that the modifications to the street section described in this report are incorporated as part of the development plan review. The report included information about the Commission discussion, which led to those revisions. The condition at the Commission level should have been revised to reference the discussion at the Commission. That condition essentially needs to be addressed through the development plan and the final plat. The applicant is waiting to make modifications to this development plan based on Council's input regarding the preliminary plat. They will then model their development plan and final plat on that.

Mr. Reiner stated to him, the cycle track is an important aspect, as it provides circulation around the space and down and back to the river. He would suggest the raised bed is lowered, as in the revised plat, picking up some more feet and allowing a cycle path to come back into existence. This also provides some more space for the

outdoor pedestrian zone. The original intent was to accommodate bicycles to travel in this pedestrian and bicycle friendly area. He does not want this cycle track deleted without the Commission reviewing it.
A compromise to facilitate this is to drop the raised bed, pick up the extra footage. reinstitute the cycle track and also provide additional footage for the pedestrian zone.
Ms. Husak clarified that the cycle track is not removed; there remains the ability to accommodate cyclists, essentially on a portion of the brick sidewalk. The applicant will provide delineation indicating two portions to this walk, one which a cyclist would likely use if they use the shared-use path.
Mr. Reiner stated he looked at the Gay and Fifth development in downtown Columbus with the raised beds. It is very attractive. But he would be willing to make a change as he has suggested to pick up some more pedestrian zone and ensure a cycle zone is accommodated. The change from 87 to 80 feet is significant in terms of accommodating all the users.
Ms. Salay stated that what is lost in footage for door swing and dedicated bicycle areas is a gain for outdoor eating space. There will still be delineation on the pavement to handle the pedestrian and cyclists sharing the space.

Ms. Chinnici-Zuercher suggested that she recommends to the applicant that, in light of this description, and although she understands why they removed the cycle track and sidewalk language, since it will serve that purpose it should be reinstated in some way with the words. As shown, it appears it has been removed and bicycling is a major foundation of the District.

Mr. Reiner suggested that if three feet are picked up on either side of the door swing, and that space is added back into the pedestrian or cycle part of it, it would solve the space issues.
Ms. Chinnici-Zuercher responded that it is not removed; it is now in the dining portion space.

Mr. Peterson stated that he shares some of Vice Mayor Gerber's concerns. He would like to have input from the Commission on these revisions. He agrees with Mr. Reiner that the cycle track should be reinstated; he supports the broader outdoor area for seating and dining. However, he does not believe he is qualified to weigh in on all of this, based on the drawings presented. He would prefer that the Commission would have had the opportunity to review these details.
Ms. Grigsby stated that most of the changes made were based on the feedback in the Commission review process. Many staff meetings followed that review, and many options were considered for dividing the space to accommodate all of the needs – outdoor dining, cycle track, pedestrians. The cycle track and sidewalk will now be accommodated in the same area, and there will be a demarcation – perhaps granite or other material-- that indicates the bike area versus the pedestrian area. When bikes are in the area, there will be more space available to all users. The Commission will review the final development plan.
Vice Mayor Gerber reiterated that he does not understand how this process unfolded. Does the Bridge Street Code allow for modifications by Council without recommendation by the Commission?
Ms. Grigsby responded that in other preliminary plat processes outside of Bridge Street, they are typically done as consent agenda items. In many cases in the past, Council would make changes to the preliminary plat. Legally, she believes it is allowable for Council to make these changes under the Zoning Code as well as the Bridge Street portion of the Code.
Ms. Readler confirmed that the plat process was not altered with the Bridge Street Code. The Commission makes recommendations to Council, and Council has the latitude to vary from those recommendations.
Vice Mayor Gerber asked for confirmation that Council will review the final plat.

Ms. Readler responded affirmatively.

Ms. Chinnici-Zuercher noted she is excited that this is taking shape. She asked about the timeframe for the final development plan.
Ms. Husak stated that a special meeting of the Planning and Zoning Commission is scheduled for October 21, 2014 to review Phase I of the development plan and the basic site plan for the first two blocks immediately adjacent to the section under discussion tonight.
Ms. Chinnici-Zuercher stated she supports the name "Bridge Park Avenue" for the street name.

Wallace Maurer, 7451 Dublin Road withdrew his request to speak. He will review the basics of the project online.

Nelson Yoder and Russ Hunter, Crawford Hoying Development Partners, 555 Metro Place North addressed Council.
Mr. Yoder noted that Mr. Hunter has been the Design Director for Crawford Hoying for 18 months. Mr. Yoder noted that he worked with Mr. Hunter for 8 years at a large architectural firm in Columbus. His experience includes Easton Town Center, Greene Town Center, and other master planning.
Mr. Hunter shared a presentation regarding the work he has done for this project, working through a higher level of detail with staff in response to the Commission's comments. Bridge Park is a mixed-use development, but at its core it will be a dining destination. The goal is for a first-class pedestrian experience in an urban environment. They looked at comparables throughout the Columbus area, including the height of buildings and street envelopes. He shared his findings with Council by displaying a number of pictures Council illustrating a variety of patio eating areas around the Columbus area to illustrate the range in sizes. He summarized that they believe what is proposed is a better solution for all of the reasons already outlined.

Council members thanked them for their input.

Mr. Reiner moved to approve the preliminary plat as submitted.
Ms. Salay seconded the motion.
Vice Mayor Gerber asked for clarification. Does "as submitted" mean what was submitted to Council over the weekend, or what was presented tonight?
Ms. Husak stated that the motion should reflect that the revised sections of the preliminary plat as presented tonight are being approved.
Ms. Chinnici-Zuercher moved approval of the preliminary plat for Bridge Park East with the revised design as presented this evening.
Mr. Peterson seconded the motion.
Vote on the motion: Mr. Reiner, yes; Vice Mayor Gerber, yes; Ms. Salay, yes; Mr. Peterson, yes; Mayor Keenan, yes; Ms. Chinnici-Zuercher, yes.
Vice Mayor Gerber noted his objection to the process.
Mayor Keenan stated that Council has worked hard to keep the process moving, and this advances the project forward.
Mr. Reiner noted his support is based on the inclusion of the cycle stripe.

Ms. Salay added that she supports the name "Bridge Park Avenue."

- Adoption of 2015 Council Regular Meeting schedule

Ms. Chinnici-Zuercher moved approval of the proposed schedule.
Mayor Keenan suggested that a revision be made to the scheduled date of the first meeting of the 2015. It is proposed as Monday, January 12 – the date of the National

Championship Game. Even if Ohio State is not in this game, it may be a conflict for many. He asked for suggested options from staff.
Ms. Grigsby responded that Monday, January 5 would be another option.
Vice Mayor Gerber indicated he prefers this date versus changing the meeting date to Tuesday, January 13.
Mayor Keenan noted that, unfortunately, he will be out of town on January 5 but that is not problematic.
Ms. Chinnici-Zuercher moved approval of the proposed schedule, with the revision of the January meeting from January 12 to January 5.
Mr. Peterson seconded the motion.
Vote on the motion: Vice Mayor Gerber, yes; Mr. Reiner, yes; Ms. Salay, yes; Mr. Peterson, yes; Mayor Keenan, yes; Ms. Chinnici-Zuercher, yes.

STAFF COMMENTS

There were no staff comments.

COUNCIL COMMITTEE REPORTS

Ms. Salay, Council representative to the Planning and Zoning Commission reported that a meeting was held last Thursday regarding materials, based on the cementitious siding discussion. The Commission concurred with Council's decision to limit this material to 20 percent. Many photographs were shown of cementitious siding and a good presentation was made regarding materials.
Ms. Grigsby asked if the presentation should be shared with Council at their October 6 Bridge Street work session.
Ms. Salay agreed that this information would be helpful and the presentation should be shared with Council at that work session.

Ms. Chinnici-Zuercher, City representative to the Mid-Ohio Regional Planning Commission reported that she learned at the recent MORPC Board meeting that the new air quality brochures are now available. There were no air quality alert days this year.

COUNCIL ROUNDTABLE

Ms. Chinnici-Zuercher:

- Noted that the June 10 CSAC minutes were included in the packet, but it would have been helpful to have had them earlier.
- Commented regarding the rock salt procurement memo and asked if the demand is dictating the increased cost.

Ms. O'Callaghan responded that the issue is related to production, based upon the demand from last year.

- Noted that she would like businesses within the Historic Dublin to receive a reminder that the public parking spaces are not to be used by their employees. The public parking spaces are intended for use by the patrons of the District.

Ms. Grigsby stated that she would ensure this is communicated to them.

Mr. Reiner commented that two solutions are being explored for the Grounds of Remembrance maintenance issues, and staff will report back on this.

Mayor Keenan:

- Attended the dedication for the new Nestle Quality Assurance expansion of a Microbiology Lab. He stated it was a very nice event and well attended, including guests from Sweden and Australia.

ADJOURNMENT

The meeting was adjourned at 9:47 p.m.

Mayor – Presiding Officer

Acting Clerk of Council