

R-1

270

BSD-OR

BSD-OR

BSD-OR

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BSD-OR

BSD-OR

TULLER RD

BSD-OR

BSD-R

BSD-SCN

BSD-R  
SITE

BSD-SCN

BSD-P

RUSH ST

BSD-R

BROOK DR

CLARK ST  
BSD-R

BSD-R

BSD-R

BSD-SRN

TULLER RIDGE DR

TULLER RIDGE

BSD-R

DALE-TULLER

DIVISION ST

N OVAL ST

BSD-R

EGG CT

BSD-R

BSD-SRN

S OVAL ST

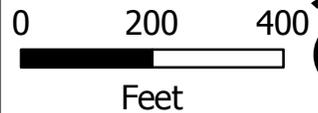
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City of Dublin

15-013PP/FP  
Preliminary Plat & Final Plat  
Tuller Flats Development  
4313 Tuller Road



**ADMINISTRATIVE REVIEW TEAM**

**RECORD OF DETERMINATION**

**MARCH 5, 2015**

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

**5. BSD Residential – Tuller Flats 4313 Tuller Road  
15-012DP-BSD/SP-BSD Development Plan/Site Plan Reviews**

Proposal: A multiple-family residential development consisting of 420 apartment units within 29 three-story apartment buildings, a community clubhouse, and associated streets and open spaces on approximately 20.44 acres south of Tuller Road, east of the intersection with Tuller Ridge Drive.

Request: Review and recommendation of approval to the Planning and Zoning Commission for this application for Development Plan and Site Plan Reviews under the provisions of Zoning Code Section 153.066(E)-(F).

Applicant: Brent Sobczak, Casto Communities.

Representative: Aaron Underhill, Underhill Yaross.

Planning Contact: Joanne Shelly, Urban Designer/Landscape Architect

Contact Information: (614) 410-4677; [jshelly@dublin.oh.us](mailto:jshelly@dublin.oh.us)

**DETERMINATION 1: Approval of seven Administrative Departures:**

1. §153.062(O)(3): Building Types, Apartment buildings – Impervious lot coverage 70% maximum - a request to accept Block F, 71% impervious coverage.
  - a. Building Type B, Building 19
  - b. Building Type C, Building 20
  - c. Building Type E, Building 17
  - d. Building Type F, Building 16
  - e. Building Type H, Building 21
  - f. Building Type J, Building 18
2. §153.062(O)(3): Building Types, Apartment Buildings – Number of street façade entrances required 1 per 75 linear feet of façade.
  - a. Building Type D, Buildings 3 & 30; 3 required, 2 provided.
  - b. Building Type E, Buildings 6, 14 & 17; 3 required, 2 provided.
3. §153.064: Open Space – 1.9 acres required, 1.84 acres provided.

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**5. BSD Residential – Tuller Flats  
15-012DP-BSD/SP-BSD**

**4313 Tuller Road  
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4. §153.062(O)(3): Building Types, Apartment Buildings – Street façade transparency - minimum 20% side elevations.
  - a. Building Type D, Buildings 3 & 30
  - b. Building Type E, Buildings 6, 14 & 17; (1st story)
  - c. Building Type H, Buildings 12, 21 & 26 (1st story)
5. §153.062(O)(3): Building Types, Apartment Buildings - Non-street façade transparency - minimum 15%, side/rear elevations.
  - a. Building Type A, Buildings 1, 4 & 23
  - b. Building Type B, Buildings 9, 11, 19, & 28 (1st story & 3rd story)
  - c. Building Type C, Buildings 5,10, 20, 22, 24, 27 (1st story & 3rd story)
  - d. Building Type G, Buildings 8, 13, &16 (1st story)
6. §153.062(O)(3): Building Types, Apartment Buildings – Primary façade materials, 80% minimum – Front Elevation (with comp. siding).
  - a. Building Type A, 74.65% (with comp. siding)
  - b. Building Type D, Buildings 3 & 30
  - c. Building Type E, Buildings 6, 14 & 17
7. §153.062(O)(3): Building Types, Apartment Buildings – Primary façade materials, 80% minimum – side/rear elevations.
  - a. Building Type D, Buildings 3 & 30
  - b. Building Type E, Buildings 6, 14 & 17

**RESULT:** The seven Administrative Departures were approved.

**DETERMINATION 2:** Recommendation of approval to the Planning and Zoning Commission of the following Waivers:

1. §§153.062(O)(3) Building types, Apartment Buildings, Street Frontage: A request for a Waiver for Block G, Building 22 due to an existing utility easement along Tuller Ridge Road at this location, including a Waiver to the min. 75% Front Property Line Coverage, Occupation of Corner, and Front and Corner Side RBZ requirements.
2. §153.062(O)(3): Building Types, Apartment Buildings, Street Frontage: A request for a Waiver for Block E, Building 11 due to an existing utility easement along Tuller Road at this location, including a Waiver to the min. 75% Front Property Line Coverage, Occupation of Corner, and Front and Corner Side RBZ requirements.

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3. §153.062(O)(3): Building types, Apartment Buildings, Blocks B, C & F, where Watson and Deardorff Streets and McCune Avenue are designated as Principal Frontage Streets:
  - a. A request for a Waiver to the Front Property Line Coverage percentage requirement for Buildings 3, 46, 8, 16 & 21;
  - b. A request for a Waiver to the required number of building entrances on the PFS, as side elevations do not have entries, for Buildings 4, 6, 8, 16 & 20;
  - c. A request to allow accessory structures along a principal frontage street where the lot is required to be occupied by a principal buildings, since the clubhouse is considered to be an accessory structure.
4. §153.062(O)(3): Minimum Finished Floor Elevation: A request for a Waiver to the 2.5-foot minimum elevation requirement, so that the ADA accessible units can meet ADA accessibility requirements for Buildings Type A, B, C, D, E, F, H & J.
5. §153.062(O)(3): Building Types, Apartment Buildings A request for a Waiver to the number of required street façade entrances, allowing none where one is required for:
  - a. Building Type A, Buildings 1, 4 & 23
  - b. Building Type B, Buildings 9, 11, 19, & 28
  - c. Building Type C, Buildings 5,10, 20, 22, 24 & 27
  - d. Building Type D, Buildings 3 & 30
  - e. Building Type E, Buildings 6, 14 & 17
  - f. Building Type F, Buildings 2, 25, & 29
  - g. Building Type G, Buildings 8, 13, & 16
6. §153.062(O)(3): Building Types, Apartment Buildings – A request for a Waiver for the corner occupancy requirement due to existing utility easements for Block G, Building 22.
7. §153.062(I)(1)(a): Building Types, Balconies, Porches, Stoops & Chimneys – A request for a Waiver to the minimum six-foot depth requirement for all buildings.
8. §153.062(O)(3): Building Types, Apartment Buildings – Minimum Occupied Space – A request for a Waiver to the minimum 20-foot depth of occupied space on ground stories facing a street for Building Types A, B, C, D, F, & J where garages occupy the rear portion of the unit.
9. §153.062(O)(3): Building Types, Apartment Buildings – Street Facing Transparency – A request for a Waiver to the minimum 20% transparency requirement for:
  - a. Building Type A, Buildings 1, 4 & 23; side elevation
  - b. Building Type B, Buildings 9, 11, 19, & 28; side elevation
  - c. Building Type C, Buildings 5,10, 20, 22, 24, 27; side elevation (3rd story)

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10. §153.062(O)(3): Building Types, Apartment Buildings – Street Facing transparency – A request for a Waiver to the minimum 20% transparency requirement for:
  - a. Building Type A, Buildings 1, 4 & 23; side elevation
  - b. Building Type B, Buildings 9, 11, 19, & 28; side elevation
  - c. Building Type C, Buildings 5,10, 20, 22, 24, 27; side elevation (3rd story)
11. §153.062(O)(3): Building Types, Apartment Buildings – A request for a Waiver to the minimum 15% non-street facing façade transparency requirement for:
  - a. Building Type A, Buildings 1, 4 & 23; rear elevation, 1st story (garage)
  - b. Building Type D, Buildings 3 & 30; rear elevation, 1st story (garage)
  - c. Building Type F, Buildings 2, 25 & 29; rear elevation (1st story) (garage)
  - d. Building Type H, Buildings 12, 21 & 26 (1st story) (garage)
  - e. Building Type J, Buildings 15 & 18; rear elevation (1st story) (garage)
12. §153.062(O)(3): Building Types, Apartment Buildings – A request for a Waiver to the minimum requirement for a vertical façade division not more than every 40 feet for the front elevation of Building Type C, Buildings 5,10, 20, 22, 24, 27.

**DETERMINATION 3:** Recommendation of approval to the Planning and Zoning Commission for this request for Development Plan Review, with one condition:

- 1) That the Infrastructure Agreement shall be fully executed prior to approval of building permits

**RESULT:** The Development Plan was forwarded to the Planning and Zoning Commission with a recommendation of approval with one condition.

**DETERMINATION 4:** Recommendation of approval to the Planning and Zoning Commission for this request for Site Plan Review, with nine conditions:

- 1) That the proposed retaining walls supporting the parking spaces for Buildings 2, 3, 22, 23, & 24 will need to be designed to carry the anticipated loads, engineered and detailed appropriately, including railings and be approved by the City Engineer prior to issuance of building permits;
- 2) That the 3.5 acres located within Block G be rezoned from BSC Public District to BSD Residential District;
- 3) That the façade material transitions be verified to meet Code as part of the building permitting process;
- 4) That the roof materials be submitted, verified to meet Code and approved as part of the building permitting process;
- 5) That the canopies at the building entrances, materials, mounting and illumination be submitted, verified to meet Code and approved as part of the building permitting process;
- 6) That the accessory structure details for the pool house & maintenance building shall be provided and approved as part of the building permitting process;

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**5. BSD Residential – Tuller Flats  
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- 7) That the applicant submit and have approved by the reviewing body a Master Sign Plan, prior to building permitting;
- 8) That the applicant submit plans clarifying stoop dimensions in relationship to the property lines and easements, prior to approval of the building permits; and
- 9) That the applicant shall provide lighting cut sheets, which demonstrate the proposed building entry, step, and wall mounted lights meet the stated requirements and limits, prior to building permitting.

**RESULT:** The Site Plan was forwarded to the Planning and Zoning Commission with a recommendation of approval with nine conditions.

**STAFF CERTIFICATION**

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Steve Langworthy, Planning Director

**5. BSD Residential - Tuller Flats  
15-012DP-BSD/SP-BSD**

**4313 Tuller Road  
Development Plan/Site Plan Reviews**

Joanne Shelly said this is a request for a multiple-family residential development consisting of 420 apartment units in 29 three-story apartment buildings, a community clubhouse, and associated streets and open spaces on approximately 20.44 acres south of Tuller Road, east of the intersection with Tuller Ridge Drive. She said this is a request for a review and recommendation of approval to the Planning and Zoning Commission for this application for Development Plan and Site Plan Reviews under the provisions of Zoning Code Section 153.066(E)-(F).

Ms. Shelly presented the existing Bridge Street District zoning map and noted that the Sycamore Ridge Park rezoning is necessary prior to approval of this application, due to the residential uses shown on the park land. .

Ms. Shelly presented a site exhibit that depicts the following site issues:

- Requirement for 20 feet of occupied space along the street;
- Principal entrance requirement along principal frontage streets;
- Stoop in T-configurations, where additional details are needed;
- Accessory structure (waste enclosure) details needed;
- Parking encroachments into the Required Building Zone;
- Vehicular access on principal frontage streets;
- Where retaining wall details are needed; and
- Where there are terminal vistas.

Ms. Shelly said possible Waivers have been identified.

Ms. Shelly showed the Street Network graphic to note reasons for a Waiver for principal frontage streets that are adjacent to the open space of Village Green North. She explained that even though these streets would not normally be classified as Principal Frontage Streets, since they have frontage on a larger open space, there is a Code requirement that states they should be treated as Principal Frontage Streets in terms of the related Code requirements.

Ms. Shelly presented a slide showing the proposed land uses to demonstrate the areas for development blocks and open space. She presented a slide showing the parking required as compared to the parking provided. She recommended that the Site Plan show the public areas and the private areas, as well as identify the ADA spaces. She said parking spaces cannot be in the required building zone and noted that 10 spaces were affected. She said the ADA spaces could be positioned in better locations to allow for more ADA spaces if they were arranged to share the maneuverability space adjacent to the ADA parking spaces.

Ms. Shelly presented an open space slide showing the comparison of open space required ( $\pm 1.9$  acres) to the open space provided (a total of  $\pm 3.51$  acres). She explained how Sycamore Park was part of a land exchange that had been approved by City Council with the development agreement for this project.

Ms. Shelly said with respect to building variety, the applicant had provided renderings to show how the buildings varied in scale, character, materials, and detailing, visible from different vantage points. She included the materials palette that showed four different schemes of materials proposed for the various buildings.

Ms. Shelly presented the proposed clubhouse elevations and said no changes had been made since the ART met last. She explained that previous plans were presented to the Planning and Zoning Commission in July, and the Commission had requested the building be taller and more in scale with the other buildings.

Ms. Shelly said the Commission had also requested to see a graphic depicting the various buildings down a street so they could better see how they differ and relate to each other. She noted on the plans several

instances where different building types are located across the street from and adjacent to one another. She showed more proposed elevation renderings of buildings from different vantage points and clarified the views from service streets.

Ms. Shelly said six actions were required of the ART for this application:

1. Approval of Administrative Departures;
2. Recommendation for the Development Plan Waiver;
3. Recommendation for the Site Plan Waivers;
4. Recommendation regarding the alternative materials, based on the review criteria of §153.02(E)(1)(c) for permitted building materials;
5. Recommendation for the Development Plan, including one condition, based on the review criteria of §153.066(E)(3) for Development Plan Review;
6. Recommendation for the Site Plan, including nine conditions, based on the review criteria of §153.066(F)(3) for Site Plan Review.

Ms. Shelly went through each of the following Administrative Departures:

- §153.062(O)(3)1: Building Types, Apartment buildings, Street Frontage: A request to allow a 10% departure from the occupation of street frontage requirements for block G, including: Front Property Line Coverage, Occupation of Corner, Front RBZ and side RBZ.
  - Building Type B, Building 11

The ART determined that this proposed Administrative Departure should more appropriately be classified as a Waiver.

- §153.062(O)(3): Building Types, Apartment buildings – Impervious lot coverage 70% maximum - a request to accept Block F, 71% impervious coverage.
  - Building Type B, Building 19
  - Building Type C, Building 20
  - Building Type E, Building 17
  - Building Type F, Building 16
  - Building Type H, Building 21
  - Building Type J, Building 18
- §153.062(O)(3): Building Types, Apartment buildings – Number of street façade entrances require 1 per 75 linear feet of façade.
  - Building Type D, Buildings 3 & 30; 3 required, 2 provided
  - Building Type E, Buildings 6, 14 & 17; 3 required, 2 provided
- §153.064 Open Space - Open Space required 1.9 acres – provided 1.84 acres.
- §153.062(O)(3): Building Types, Apartment buildings - Street façade transparency - minimum 20% - side elevation.
  - Building Type D, Buildings 3 & 30
  - Building Type E, Buildings 6, 14 & 17 (1st story)
  - Building Type H, Buildings 12, 21 & 26 (1st story)
- §153.062(O)(3): Building Types, Apartment buildings - Non-street façade transparency- minimum 15%, side/rear elevation.

- Building Type A, Buildings 1, 4 & 23
- Building Type B, Buildings 9, 11, 19, & 28 (1st story & 3rd story)
- Building Type C, Buildings 5, 10, 20, 22, 24, 27 (1st story & 3rd story)
- Building Type G, Buildings 8, 13, & 16 (1st story)
- §153.062(O)(3): Building Types, Apartment buildings – Primary façade materials, 80% minimum – Front Elevation (with comp. siding).
  - Building Type A, 74.65% (with comp. siding)
  - Building Type D, Buildings 3 & 30
  - Building Type E, Buildings 6, 14 & 17
- §153.062(O)(3): Building Types, Apartment buildings – Primary façade materials, 80% minimum – side/rear Elevation.
  - Building Type D, Buildings 3 & 30
  - Building Type E, Buildings 6, 14 & 17

Mr. Langworthy confirmed that the ART understood and found the proposed Administrative Departures to be acceptable.

Ms. Shelly explained that the following criteria must be met for consideration by the ART for approval for Waivers:

- a) Request is caused by unique site, use or other circumstances
- b) Not requested solely to reduce cost or as a matter of general convenience
- c) Request does not authorize any use or open space type not permitted in the District
- d) Request will ensure that the development is of equal or greater development quality

Ms. Shelly stated that she had grouped the proposed Waivers by type to make the discussion a little easier. She started with the following Waivers Related to Site/Code Technicalities:

- §153.062(O)(3): Building types, Apartment Buildings, Street Frontage: Request for a Waiver for Block E and Building 11, due to the curvature of Tuller Road at the northeast corner of the site.
  - Front Property Line Coverage, minimum 75%;
  - Occupation of Corner;
  - Front RBZ;

**Criteria Met.**

Ms. Shelly stated that based on §153.061(D)(1)(b), Principal Frontage Streets, Watson and Deardorff Streets and McCune Avenue are designated as Principal Frontage Streets where they are adjacent to the Square open space. She said as a result, the following Waivers are requested:

- §153.062(O)(3): Building types, Apartment Buildings Blocks B, C & F
  - Waive the Front Property Line Coverage percentage requirement for Buildings 3, 46, 8, 16 & 21;
  - Waive the required number of building entrances on the PFS, as side elevations do not have entries, for Buildings 4, 6, 8, 16 & 20;
  - Allow Accessory structures along a PFS where the lot is required to be occupied by a principal buildings, since the clubhouse is considered to be an accessory structure.

**Criteria Met.**

- §153.062(O)(3): Minimum Finished Floor Elevation, 2.5 feet above adjacent walk required.
  - A request to waive the elevation requirement, so that the ADA accessible units can meet ADA accessibility requirements for Buildings Type A, B, C, D, E, F, H & J.

**Criteria Met.**
- §153.062(O)(3): Building Types, Apartment buildings – No street entrances provided where 1 per 75 linear feet of façade is required along street facing façades.
  - Building Type A, Buildings 1, 4 & 23
  - Building Type B, Buildings 9, 11, 19, & 28
  - Building Type C, Buildings 5,10, 20, 22, 24 & 27
  - Building Type D, Buildings 3 & 30
  - Building Type E, Buildings 6, 14 & 17
  - Building Type F, Buildings 2, 25, & 29
  - Building Type G, Buildings 8, 13, & 16

**Criteria Met.**
- §153.062(O)(3): Building Types, Apartment buildings – Occupation of corner required, although a sanitary sewer easement restricts placement of buildings at the corner of John Shields Parkway and Tuller Ridge Drive.
  - Block G, Building 22

**Criteria Met.**
- §153.062(O)(3): 20-foot minimum occupied space required on ground stories facing a street.
  - Where garage occupies the rear portion of the unit at the ground stories of Building Types A, B, C, D, F & J

**Criteria Met.**

Ms. Shelly stated that the next set of Waivers is Waivers Related to Design:

- §153.062(C): Building types – The height of the parapets drops below the two-foot minimum in multiple locations.

Joe Sullivan, Sullivan Bruck Architects, stated that the elevations would be fixed to meet the requirement, which would be provided prior to building permitting.

Ms. Shelly confirmed this no longer required a Waiver, and would be conditioned instead.

- §153.062(C): Building types – Parapets do not wrap all corners and are not continuous along all portions of the roofline.

Mr. Sullivan stated that the elevations would be fixed to meet this requirement as well, which would be provided prior to building permitting.

Ms. Shelly confirmed this no longer required a Waiver, and would be conditioned instead.

- §153.062(E)(2): Transition of materials at an inside corner along rear elevations of A, B & C building types.

Mr. Sullivan stated that the elevations would be fixed to meet this requirement as well, which would be provided prior to building permitting.

Ms. Shelly confirmed this no longer required a Waiver, and would be conditioned instead.

- §153.062(E)(3): Roof Material – A request to waive the requirement to submit roof materials.

Mr. Sullivan stated the applicant would note the roof materials on the plans as part of the building permit submittal.

Ms. Shelly confirmed this no longer required a Waiver, and would be conditioned instead.

- §153.062(H)(3): Canopy Material – A request to waive the requirement to submit canopy materials.

Mr. Sullivan stated the applicant would provide complying canopy materials as part of the building permit submittal.

Ms. Shelly confirmed this no longer required a Waiver, and would be conditioned instead.

- §153.062(I)(1)(a): Building Types – Balconies, porches, stoops & chimneys.
  - A request to waive the minimum six-foot depth requirement for balconies.

**Criteria Met.**

- §153.062(O)(3): Building Types, Apartment buildings – Street Facing transparency- Minimum 20%.
  - Building Type A, Buildings 1, 4 & 23; side elevation
  - Building Type B, Buildings 9, 11, 19, & 28; side elevation
  - Building Type C, Buildings 5,10, 20, 22, 24, 27; side elevation (3rd story)

**Criteria Met.**

- §153.062(O)(3): Building Types, Apartment buildings - Non-street façade transparency- minimum 15%.
  - Building Type A, Buildings 1, 4 & 23; rear elevation, 1st story (garage)
  - Building Type D, Buildings 3 & 30; rear elevation, 1st story (garage)
  - Building Type F, Buildings 2, 25 & 29; rear elevation (1st story) (garage)
  - Building Type H, Buildings 12, 21 & 26 (1st story) (garage)
  - Building Type J, Buildings 15 & 18; rear elevation (1st story) (garage)

**Criteria Met.**

- §153.062(O)(3): Building Types, Apartment buildings – Vertical increments required no greater than every 40' – exceeds maximum distance for certain buildings based on scale of architectural character. Vertical façade is interrupted by the entry and canopy, but are not considered façade divisions.
  - Building Type C, Buildings 5,10, 20, 22, 24, 27; front elevation.

**Criteria Met.**

Ms. Shelly went through each of the Alternative Materials Determinations, which require approval of the Planning and Zoning Commission and a recommendation from the ART. She explained that §153.062(E)(1)(h): Façade Materials, states "*Other high quality synthetic materials may be approved as permitted primary or secondary materials by the required reviewing body with examples of successful, high quality installations in comparable climates.*"

- §153.062(E)(1): Alternative Façade Material type proposed as a Primary and Secondary material: Boral TruExterior siding/trim; and
- §153.062(H)(1): Alternative Window type: Hurd SuperSeal Windows.

Ms. Shelly stated that if the Planning and Zoning Commission *does not* approve the alternative materials as permitted primary and secondary materials, the following additional Waivers would be necessary:

- §153.062(O)(3): Building Types, Apartment buildings – Waiving the minimum primary façade material requirement of 80%.
  - Building Type A, Buildings 1, 4 & 23; front, side & rear elevations
  - Building Type B, Buildings 9, 11, 19, & 28; front & rear elevations
  - Building Type C, Buildings 5,10, 20, 22, 24, 27; rear elevation
  - Building Type E, Buildings 6, 14 & 17; front, side(s) & rear elevations
  - Building Type H, Buildings 12, 21 & 26; front, side & rear elevations

Ms. Shelly reiterated the six actions required of the ART for this application.

Steve Langworthy asked the ART to discuss each of the proposed technical Waivers. The ART members agreed that based on the site conditions, approval of the Waivers was appropriate. The ART also discussed the proposed Waivers related to design, and requested that the applicant clarify the architectural considerations included with the requested Waivers.

Mr. Langworthy confirmed the ART's approval of the following 7 Administrative Departures:

1. §153.062(O)(3): Building Types, Apartment buildings – Impervious lot coverage 70% maximum - a request to accept Block F, 71% impervious coverage.
  - a. Building Type B, Building 19
  - b. Building Type C, Building 20
  - c. Building Type E, Building 17
  - d. Building Type F, Building 16
  - e. Building Type H, Building 21
  - f. Building Type J, Building 18
2. §153.062(O)(3): Building Types, Apartment Buildings – Number of street façade entrances required 1 per 75 linear feet of façade.
  - a. Building Type D, Buildings 3 & 30; 3 required, 2 provided.
  - b. Building Type E, Buildings 6, 14 & 17; 3 required, 2 provided.
3. §153.064: Open Space – 1.9 acres required, 1.84 acres provided.
4. §153.062(O)(3): Building Types, Apartment Buildings – Street façade transparency - minimum 20% side elevations.
  - a. Building Type D, Buildings 3 & 30
  - b. Building Type E, Buildings 6, 14 & 17; (1st story)
  - c. Building Type H, Buildings 12, 21 & 26 (1st story)
5. §153.062(O)(3): Building Types, Apartment Buildings - Non-street façade transparency - minimum 15%, side/rear elevations.

- a. Building Type A, Buildings 1, 4 & 23
  - b. Building Type B, Buildings 9, 11, 19, & 28 (1st story & 3rd story)
  - c. Building Type C, Buildings 5,10, 20, 22, 24, 27 (1st story & 3rd story)
  - d. Building Type G, Buildings 8, 13, &16 (1st story)
6. §153.062(O)(3): Building Types, Apartment Buildings – Primary façade materials, 80% minimum – Front Elevation (with comp. siding).
- a. Building Type A, 74.65% (with comp. siding)
  - b. Building Type D, Buildings 3 & 30
  - c. Building Type E, Buildings 6, 14 & 17
7. §153.062(O)(3): Building Types, Apartment Buildings – Primary façade materials, 80% minimum – side/rear elevations.
- a. Building Type D, Buildings 3 & 30
  - b. Building Type E, Buildings 6, 14 & 17

Mr. Langworthy confirmed that the ART recommended approval to the Planning and Zoning Commission of the following Waivers:

1. §§153.062(O)(3) Building types, Apartment Buildings, Street Frontage: A request for a Waiver for Block G, Building 22 due to an existing utility easement along Tuller Ridge Road at this location, including a Waiver to the min. 75% Front Property Line Coverage, Occupation of Corner, and Front and Corner Side RBZ requirements.
2. §153.062(O)(3): Building Types, Apartment Buildings, Street Frontage: A request for a Waiver for Block E, Building 11 due to an existing utility easement along Tuller Road at this location, including a Waiver to the min. 75% Front Property Line Coverage, Occupation of Corner, and Front and Corner Side RBZ requirements.
3. §153.062(O)(3): Building types, Apartment Buildings, Blocks B, C & F, where Watson and Deardorff Streets and McCune Avenue are designated as Principal Frontage Streets:
  - a. A request for a Waiver to the Front Property Line Coverage percentage requirement for Buildings 3, 46, 8, 16 & 21;
  - b. A request for a Waiver to the required number of building entrances on the PFS, as side elevations do not have entries, for Buildings 4, 6, 8, 16 & 20;
  - c. A request to allow accessory structures along a principal frontage street where the lot is required to be occupied by a principal buildings, since the clubhouse is considered to be an accessory structure.
4. §153.062(O)(3): Minimum Finished Floor Elevation: A request for a Waiver to the 2.5-foot minimum elevation requirement, so that the ADA accessible units can meet ADA accessibility requirements for Buildings Type A, B, C, D, E, F, H & J.
5. §153.062(O)(3): Building Types, Apartment Buildings A request for a Waiver to the number of required street façade entrances, allowing none where one is required for:
  - a. Building Type A, Buildings 1, 4 & 23
  - b. Building Type B, Buildings 9, 11, 19, & 28
  - c. Building Type C, Buildings 5,10, 20, 22, 24 & 27
  - d. Building Type D, Buildings 3 & 30

- e. Building Type E, Buildings 6, 14 & 17
  - f. Building Type F, Buildings 2, 25, & 29
  - g. Building Type G, Buildings 8, 13, & 16
6. §153.062(O)(3): Building Types, Apartment Buildings – A request for a Waiver for the corner occupancy requirement due to existing utility easements for Block G, Building 22.
  7. §153.062(I)(1)(a): Building Types, Balconies, Porches, Stoops & Chimneys – A request for a Waiver to the minimum six-foot depth requirement for all buildings.
  8. §153.062(O)(3): Building Types, Apartment Buildings – Minimum Occupied Space – A request for a Waiver to the minimum 20-foot depth of occupied space on ground stories facing a street for Building Types A, B, C, D, F, & J where garages occupy the rear portion of the unit.
  9. §153.062(O)(3): Building Types, Apartment Buildings – Street Facing Transparency – A request for a Waiver to the minimum 20% transparency requirement for:
    - a. Building Type A, Buildings 1, 4 & 23; side elevation
    - b. Building Type B, Buildings 9, 11, 19, & 28; side elevation
    - c. Building Type C, Buildings 5,10, 20, 22, 24, 27; side elevation (3rd story)
  10. §153.062(O)(3): Building Types, Apartment Buildings – Street Facing transparency – A request for a Waiver to the minimum 20% transparency requirement for:
    - a. Building Type A, Buildings 1, 4 & 23; side elevation
    - b. Building Type B, Buildings 9, 11, 19, & 28; side elevation
    - c. Building Type C, Buildings 5,10, 20, 22, 24, 27; side elevation (3rd story)
  11. §153.062(O)(3): Building Types, Apartment Buildings – A request for a Waiver to the minimum 15% non-street facing façade transparency requirement for:
    - a. Building Type A, Buildings 1, 4 & 23; rear elevation, 1st story (garage)
    - b. Building Type D, Buildings 3 & 30; rear elevation, 1st story (garage)
    - c. Building Type F, Buildings 2, 25 & 29; rear elevation (1st story) (garage)
    - d. Building Type H, Buildings 12, 21 & 26 (1st story) (garage)
    - e. Building Type J, Buildings 15 & 18; rear elevation (1st story) (garage)
  12. §153.062(O)(3): Building Types, Apartment Buildings – A request for a Waiver to the minimum requirement for a vertical façade division not more than every 40 feet for the front elevation of Building Type C, Buildings 5,10, 20, 22, 24, 27.

Mr. Langworthy confirmed that the ART could not recommended approval to the Planning and Zoning Commission for the following alternative materials. He confirmed that the ART was at best neutral on the alternative materials, as there was not enough information provided. He stated that the applicant had not yet provided examples of successful, high quality installations in comparable climates for the reviewing body to consider.

Mr. Langworthy confirmed the ART will allow the applicant to present additional information regarding the proposed alternative materials to Jeff Tyler, Building Standards Director, prior to the Planning and Zoning Commission meeting on March 12<sup>th</sup>, 2015. He confirmed Mr. Tyler would be in attendance at the Commission meeting and would be able to comment with respect to the materials, provided the applicant supplies sufficient information for review.

Mr. Langworthy confirmed that the following additional Waiver would be necessary if the Planning and Zoning Commission does not approve the alternative materials:

13. §153.062(O)(3). Building Types, Apartment buildings – Minimum primary façade material 80%
  - f. Building Type A, Buildings 1, 4 & 23; front, side & rear elevations
  - g. Building Type B, Buildings 9, 11, 19, & 28; front & rear elevations
  - h. Building Type C, Buildings 5,10, 20, 22, 24, 27; rear elevation
  - i. Building Type E, Buildings 6, 14 & 17; front, side(s) & rear elevations
  - j. Building Type H, Buildings 12, 21 & 26; front, side & rear elevations

Mr. Langworthy confirmed that the ART recommended approval of the Development Plan to the Planning and Zoning Commission, with one condition:

- 1) That the Infrastructure Agreement shall be fully executed prior to approval of building permits.

Mr. Langworthy confirmed that the ART recommended approval of the Site Plan to the Planning and Zoning Commission, with nine conditions:

- 1) That the proposed retaining walls supporting the parking spaces for Buildings 2, 3, 22, 23, & 24 will need to be designed to carry the anticipated loads, engineered and detailed appropriately, including railings and be approved by the City Engineer prior to issuance of building permits;
- 2) That the 3.5 acres located within Block G be rezoned from BSC Public District to BSD Residential District;
- 3) That the façade material transitions be verified to meet Code as part of the building permitting process;
- 4) That the roof materials be submitted, verified to meet Code and approved as part of the building permitting process;
- 5) That the canopies at the building entrances, materials, mounting and illumination be submitted, verified to meet Code and approved as part of the building permitting process;
- 6) That the accessory structure details for the pool house & maintenance building shall be provided and approved as part of the building permitting process;
- 7) That the applicant submit and have approved by the reviewing body a Master Sign Plan, prior to building permitting;
- 8) That the applicant submit plans clarifying stoop dimensions in relationship to the property lines and easements, prior to approval of the building permits; and
- 9) That the applicant shall provide lighting cut sheets, which demonstrate the proposed building entry, step, and wall mounted lights meet the stated requirements and limits, prior to building permitting.

#### **ADMINISTRATIVE**

Mr. Langworthy asked if there were any additional administrative issues or other items for discussion. [There were none.]

Mr. Langworthy adjourned the meeting at 5:05 pm.

## **DETERMINATION**

### **2. BSD Historic Core – Green Olive Company 15-008ARB-MPR**

### **36 North High Street Minor Project Review**

Jennifer Rauch said this is a request for a 5.4-square-foot projecting sign for a new tenant in an existing building at the northeast corner of the intersection of North High Street and Wing Hill. She said this is a request for review and recommendation of approval to the Architectural Review Board for a Minor Project under the provisions of Zoning Code Sections 153.066(G) and 153.170 and the *Historic Dublin Design Guidelines*.

Ms. Rauch said the main entrance door is flanked by two large storefront windows along the front façade with a front gable centered over the door. She said the proposed projecting sign will be above the entrance, centered on the gable wall above the door and attached with a decorative metal bracket. She stated the proposed sign consists of an aluminum panel with vinyl lettering with three colors: cream for the background; dark olive green for the outer border and text; and light olive green for the secondary image.

Ms. Rauch reported that the proposed wall sign meets all of the criteria for size, location, height, and color. She said approval is recommended to be forwarded to the Architectural Review Board with no conditions.

Steve Langworthy asked the ART if there were any questions or concerns regarding this application. [There were none.] He stated that a recommendation of approval will be forwarded to the ARB for their meeting on February 25, 2015.

## **INTRODUCTIONS**

### **3. Sycamore Ridge Park Rezoning 15-011Z**

### **6720 Riverside Drive Rezoning**

Jennifer Rauch said this is a request to rezone a 3.5-acre parcel from BSC Public District to BSD Residential District. She said the site is on the east side of Tuller Ridge Drive between Tuller Road and Sycamore Ridge Boulevard. She said this is a request for review and recommendation of approval to the Planning and Zoning Commission and City Council for a standard district rezoning under the provisions of Zoning Code Section 153.234. She said this request is presented in conjunction with the Tuller Flats project, and approval is necessary to allow the residential uses shown on this parcel proposed as part of that project.

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

### **4. BSD Residential - Tuller Flats 15-012DP-SP**

### **4313 Tuller Road Development Plan/Site Plan Reviews**

Joanne Shelly said this is a request for a multiple-family residential development consisting of 420 apartment units within 29 three-story apartment buildings, a community clubhouse, and associated streets and open spaces on approximately 20.44 acres south of Tuller Road, east of the intersection with Tuller Ridge Drive. She said this is a request for review and recommendation of approval to the Planning and Zoning Commission for this application for Development Plan and Site Plan Reviews under the provisions of Zoning Code Section 153.066(E)-(F).

Ms. Shelly presented several slides of the site location. She provided an ART review summary as follows:

Planning/Engineering/Building

- Land Use
- Street Network and Access
- Street Types
- Architecture and Design Details
- Building Variety

Fire

Additional analysis of McCune Avenue

Steve Langworthy asked if the street trees on Tuller Road exist and why there were none shown on the plan for Tuller Road. Fred Hahn confirmed there were existing trees on Tuller Road.

Ms. Shelly made note of a few numbers represented on the land use graphic. Mr. Hahn questioned the public access easement referenced on the larger open space, and asked whether the developer planned to maintain ownership of the land or if it would be dedicated to the City. Ms. Shelly said she would clarify.

Ms. Shelly noted the 'parking provided' numbers and said the 'total parking' number appeared to be fairly high at ± 549 parking spaces.

Ms. Shelly compared the required open space numbers to that of the proposed open space to be provided and shared a graphic that put those areas into context.

Ms. Shelly presented a street network graphic, which showed the through streets, the alleys, and the parking.

Mr. Langworthy said specific ideas for how alleys operate had been determined and asked that Ms. Shelly define the operations.

Ms. Shelly presented a BSD street types graphic and said the streets have been modified to fit the character of the neighborhood streets. She explained that the slide illustrated the existing and potential routes for Corridor Connector Streets, District Connector Streets, and Neighborhood Streets.

Ms. Shelly said she anticipated the PZC discussion points to be as follows:

- Development Context
- Street Network
- Greenway Concept
- Architecture
- Building Variety
- Parking

Jennifer Rauch said she will need to explain open space and the development agreement as well as the inclusion of buildings along the south side of the John Shields Parkway greenway. She said building materials will be another discussion.

Mr. Hahn asked about the greenway and its relation to the sidewalks.

Ms. Shelly showed the materials palette and the slides that show the location of the different styles of buildings; some are similar in character. She said all the ironwork is proposed to be bronze powder coated. She presented the proposed elevations in pairs to demonstrate how some buildings are similar but might be a different length. She stated a good example was the comparison of Buildings A & B.

The ART suggested that Ms. Shelly work with the applicant to create an exhibit that illustrates the view of multiple buildings as seen from the street to provide a better visual of the style and variety of the architecture.

Ms. Shelly presented elevations of the proposed clubhouse, using brick and wood siding. The ART suggested that an exhibit be provided in color to depict a better representation of the clubhouse as opposed to the black and white exhibit.

Mr. Langworthy inquired about any potential site Waivers.

Ms. Shelly said there may be an issue with the extent of Building #1 in the RBZ and pervious vs impervious surfaces will need to be investigated.

For potential building Waivers, Ms. Shelly discussed the proposed building materials including Boral siding as a potential primary material that she explained was composed of recycled fly ash.

Jeff Tyler said he had some concerns with the material, and would like some more information.

Ms. Rauch suggested that more information be provided about this product including input from those that have actually worked with the product.

Ms. Shelly stated that the proposed windows could be another topic of discussion, either as a Waiver or an approved alternative material. She noted that the applicant is proposing to use Hurd vinyl windows.

The consensus of the ART was that this product would require a presentation from the applicant to show how this is a durable vinyl window product that has the quality Dublin expects in order to be considered as a building material for the Bridge Street District.

Mr. Tyler said installation specifics must be included with each window to ensure proper installation.

Ms. Shelly indicated that first floor elevations could be an issue as accessible units must meet ADA Codes. She said she was also concerned about transparency for some of the first floor and garage elevations as these building may also require a Waiver.

Aaron Stanford inquired about phasing. Ms. Rauch said a phasing diagram has been requested by Staff.

The future of Hobbs Landing extension was briefly discussed by the ART, as the responsible party to build it has not yet been determined.

Mr. Langworthy asked about dumpsters to which Ms. Shelly said she would need to investigate.

Mr. Langworthy asked the ART if there were any further questions or concerns regarding this application. [There were none.] He stated that the ART was scheduled to make a recommendation to the Planning and Zoning Commission on this request on Thursday, March 5<sup>th</sup>.

**5. BSC Historic Transition - Bridge Park West  
15-014ARB-SP**

**94-100 North High Street  
Site Plan Review**

Jennifer Rauch said this is a request for a two and a half story mixed-use commercial development and 42 condominium units in a seven-story building with associated parking and site improvements. She said the site is on the east side of North High Street approximately 280 feet north of the intersection with North Street. She said this is a request for review and recommendation of approval to the Architectural Review Board for this application for Site Plan Review under the provisions of Zoning Code Sections



**PLANNING AND ZONING COMMISSION**

**RECORD OF ACTION**

**JULY 17, 2014**

The Planning and Zoning Commission took the following action at this meeting:

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

Proposal: 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 intersection with Tuller Ridge Drive.

Request: Review and recommendation of approval to the Planning and Zoning Commission for a Basic Plan Review application under the provisions of Zoning Code Section 153.066(D) for a Basic Development Plan and Basic Site Plan.

Applicant: Casto

Representative: Aaron Underhill, Underhill Yaross LLC

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

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

**MOTION #1:** Mr. Taylor moved, 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.

**VOTE:** 6 – 0.

**RESULT:** The Waiver was disapproved.

**RECORDED VOTES:**

Chris Amorose Groomes	Yes
Richard Taylor	Yes
Amy Kramb	Yes
John Hardt	Yes
Victoria Newell	Yes
Todd Zimmerman	Yes
Amy Salay	Absent

**MOTION #2:** Mr. Taylor moved, Mr. Zimmerman seconded, to recommend **approval** of this application for Basic Development Plan with the following three conditions:

- 1) That the street section for McCune Avenue be revised to a typical section for a Neighborhood Street acceptable to Engineering;

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

- 2) The applicant work with staff regarding the building and open space layout to reflect the Commission’s discussion;
- 3) That the applicant addresses Engineering’s comments referenced in the attached memo, as applicable to the Development Plan Review.

\* Mr. Underhill agreed to the above three conditions.

**VOTE:** 5 – 1.

**RESULT:** The application for Basic Development Plan with two conditions was **approved**.

**RECORDED VOTES:**

Chris Amorose Groomes	Yes
Richard Taylor	Yes
Amy Kramb	Yes
John Hardt	No
Victoria Newell	Yes
Todd Zimmerman	Yes
Amy Salay	Absent

**MOTION #3:** Mr. Taylor moved, Mr. Zimmerman seconded, to **approve** the Basic Site Plan with three conditions:

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

\* Mr. Underhill agreed to the above three conditions.

**VOTE:** 4 – 2.

**RESULT:** The Basic Site Plan was approved.

**RECORDED VOTES:**

Chris Amorose Groomes	No
Richard Taylor	Yes
Amy Kramb	Yes
John Hardt	No
Victoria Newell	Yes
Todd Zimmerman	Yes
Amy Salay	Absent

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

**MOTION #4:** Mr. Taylor moved, Ms. Kramb seconded, to require the Planning and Zoning Commission to be the Required Reviewing Body for the Site Plan and Development Plan Review.

**VOTE:** 6 – 0.

**RESULT:** The Planning and Zoning Commission will be the Required Reviewing Body.

**RECORDED VOTES:**

Chris Amorose Groomes	Yes
Richard Taylor	Yes
Amy Kramb	Yes
John Hardt	Yes
Victoria Newell	Yes
Todd Zimmerman	Yes
Amy Salay	Absent

**STAFF CERTIFICATION**

  
\_\_\_\_\_  
Jennifer M. Rauch, AICP, Senior Planner

**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 ( $\pm 800$  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  $\pm 800$  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 Krumb 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. Krumb 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.



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**ADMINISTRATIVE REVIEW TEAM**

**RECORD OF DETERMINATION**

**JULY 3, 2014**

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

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

**Proposal:** 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 located on the south side of Tuller Road, east of intersection with Tuller Ridge Drive.

**Request:** Review and recommendation of approval to the Planning and Zoning Commission for a Basic Plan Review application under the provisions of Zoning Code Section 153.066(D) for a Basic Development Plan and Basic Site Plan.

**Applicant:** Casto

**Representative:** Aaron Underhill, Underhill Yaross LLC

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

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

**DETERMINATION #1:** Recommendation of disapproval to the Planning and Zoning Commission for the request for 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.

**DETERMINATION #2:** Recommendation of approval to the Planning and Zoning Commission for this application for Basic Plan Review (Development Plan Review) with the following 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 - 25 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.

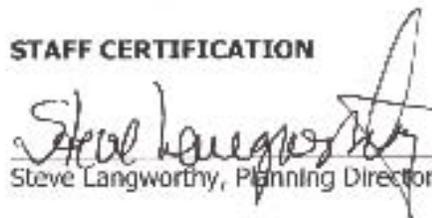
**4. BSC Residential District – Tuller Flats Residential Development 4313 Tuller Road  
14-008BPR Basic Development Plan/Basic Site Plan Review**

**DETERMINATION #3:** Recommendation of approval to the Planning and Zoning Commission for this application for Basic Plan Review (Site Plan Review) with the following 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 - 25 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.

**RESULTS:** The Development Plan Waiver is forwarded to the Planning and Zoning Commission with a recommendation of disapproval, and the Basic Development Plan and Basic Site Plan applications are forwarded to the Planning and Zoning Commission with recommendations of approval.

**STAFF CERTIFICATION**

  
Steve Langworthy, Planning Director

Steve Langworthy asked the ART if there were any questions or concerns regarding this application. [There were none.] He confirmed the ART's approval of this application for Minor Project Review with one condition.

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

Jennifer Rauch said this is a request for a multiple-family residential development with 386 apartment units in 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. She said this is a request for review and recommendation of approval to the Planning and Zoning Commission under the provisions of Zoning Code Section 153.066(D) for a Basic Development Plan and Basic Site Plan.

Ms. Rauch said this proposal provides more density and less detail than the previous submission of this application, and as part of the Basic Development Plan, includes the proposed street network, block framework, and street types. She said the project will involve the dedication of John Shields Parkway and additional public streets, and dedication for open space and the adjacent greenway, which requires review and approval of Preliminary and Final Plans by the Planning and Zoning Commission and City Council. She indicated the continuation of the street network south of John Shields Parkway with the connections of Watson and Deardorff Streets and Hobbs Landing West. She explained that as the plan moves forward toward a Development Plan, the applicant will need to investigate how shared access with the properties to the south could be ensured for connectivity through the development. She stated that 3.5 acres of the site at the southern end are currently zoned BSC Public District that will need to be rezoned to BSC Residential District to accommodate the proposed residential development if the Basic Plan is approved with this land included.

Steve Langworthy said the City had requested that the applicant provide a concept for development on the adjacent site to the east that is intended to include mixed-use elements to complement the proposed development and other residential uses in the vicinity and Planning has encouraged the applicant to continue exploring the potential for mixed-use components at this more economically-viable location. He added that providing commercial and service destinations for residents within a comfortable walking distance to the Tuller Flats neighborhood would be a desirable amenity consistent with the plan for the Bridge Street District.

Ms. Rauch said the applicant has made minor revisions to the overall site plan. She stated that Planning is generally satisfied with the proposed street network and overall contemporary architectural style emphasizing geometric forms, with parapet roofs emulating a flat roof appearance. She indicated the applicant has provided a more varied architectural palette with the revised submission.

Ms. Rauch said this proposal has been modified from the previous submission and incorporates a variable-width greenway along the south side of John Shields Parkway and includes a significant open space area (Village Green North) in the middle of a planned, dense urban environment. She pointed out that Parks and Open Space, as well as other members of the ART, have expressed significant concerns with the size and scale of Village Green North and its potential programming. She reported the ART has stated that it is oversized and out of scale, and requested that the applicant consider adding more buildings to this area, which would be a discussion item for the Commission.

Ms. Rauch said the proposal also includes a large park on the south side of John Shields Parkway across from Village Green North, and the existing tree row is proposed to be preserved and incorporated into the design of the greenway.

She explained that additional development to create an urban edge along the greenway in the area that is currently City-owned parkland (which was originally planned for a dog park) requires the relocation of the proposed dog park to Village Green South and the reallocation of the existing parkland and accommodation of additional development will be included as part of City Council's review and approval of a subsequent development agreement.

She said that the ART is recommending that Buildings 24 – 26 shown on the City's park land be moved as far south as possible to provide a better transition to the 80-foot wide greenway to the west of the development and the 80-foot section in front of Buildings 22 – 23. She suggested that Buildings 22-23 be moved to the east and Village Green South farther east. She noted that Ms. Cox had expressed concerns with the curb cuts shown.

Ms. Rauch reported Block 'G' exceeds the maximum block size at ±800 feet along John Shields Parkway for which the applicant has requested a Waiver. She concluded the ART is recommending disapproval of the Waiver request and recommends an additional street connection between Blocks 'C' and 'D' be provided with the Development Plan submittal.

Ms. Rauch said the ART recommends **approval** to the Planning and Zoning Commission for the request for **Basic Development Plan Review** 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.

Ms. Rauch said the ART recommends **approval** to the Planning and Zoning Commission for the request for **Basic Site Plan Review** 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.

Ms. Rauch said the ART recommends the Planning and Zoning Commission consider **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.

Steve Langworthy asked the applicant if they would like to comment.

Aaron Underhill, Underhill Yaross LLC, referred to the concept shown on the land to the east of the site and said this was a long-term vision. He said he was concerned from a cost standpoint about having to provide an additional road connection if the Waiver is disapproved, but they may be able to accommodate it. He stated the applicant prefers that the Waiver be approved to avoid having to build the additional roadway connection through the greenway.

Steve Langworthy stated more roads are better for traffic distribution, and that providing the right-of-way for the future road but not building it immediately could be an alternative.

Mr. Langworthy asked the applicant if he was agreeable to the six conditions as part of the Basic Development Plan Review. Mr. Underhill responded the applicant accepted the conditions.

Mr. Underhill said he would like to discuss with the Planning and Zoning Commission the suggestion to add more buildings in Village Green North because the applicant disagrees with the request. He said the applicant feels strongly about the size of the open space.

Linda Menerey, EMH&T, said for McCune Avenue, she believes they could bring that section of street in front of the clubhouse up to size. She said they would add more detail to the diagram and agreed that the applicant is not inclined to add buildings to Village Green North.

Mr. Langworthy asked the applicant if he was agreeable to the four conditions as part of the Basic Site Plan Review. Mr. Underhill responded he was fine with all four of those conditions.

Mr. Langworthy confirmed the ART's disapproval of the requested Waiver for block size.

Mr. Langworthy asked the ART if there were any additional questions or concerns regarding this application. [There were none.] He confirmed ART's recommendation to the Planning and Zoning Commission for this application for Basic Development Plan, Basic Site Plan, and Waiver Review. He said the application was scheduled for the Commission's meeting agenda for July 17, 2014.

## **INTRODUCTIONS**

5. **BSC Sawmill Center Neighborhood District – Dublin Village Center**  
**Partial Demolition** **6700 Village Parkway**  
**14-064MPR** **Minor Project Review**

Rachel Ray said this is a request for demolition and removal of approximately 68,920 square feet of an existing 126,410-square-foot commercial building and associated site improvements at the Dublin Village Center shopping center, west of Sawmill Road and Dublin Center Drive, east of Village Parkway, south of Tuller Road, and north of the existing movie theater. She said this is a request for review and approval of a Minor Project Review in accordance with Zoning Code Sections 153.065(H) and 153.066(G).

Rachel Ray said the sign would be sent to the City's graphic design consultant, Studio Graphique, prior to the ART determination.

Steve Langworthy asked the ART if there were any questions or concerns regarding this application. [There were none.] He stated that a determination on this request was scheduled for next week's ART meeting.

## **CASE REVIEW**

### **7. BSC Residential District – Tuller Flats Residential Development 4313 Tuller Road 14-008BPR Basic Development Plan/Basic Site Plan Review**

Jennifer Rauch said this is a request for a multiple-family residential development with 386 apartment units in 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. She said this is a request for review and recommendation of approval to the Planning and Zoning Commission for a Basic Plan Review application under the provisions of Zoning Code Section 153.066(D) for a Basic Development Plan and Basic Site Plan.

Ms. Rauch said this plan was introduced to the ART at their meeting on June 19, 2014. She stated that Brent Sobczak, Casto; Joe Sullivan, Sullivan Bruck Architects; Kolby Turnock, Casto; and Linda Menerey, EMH&T, were present to discuss further revisions.

Ms. Rauch presented plans showing the new layout, and explained that the plans had been scaled down from the preliminary review. She said when adjacent parcels are developed Tuller Flats will become linked to the rest of the Bridge Street District through an interconnected grid street system providing options for vehicular, pedestrian and bicycle transportation that will integrate adjacent retail and office development. She said the extension of John Shields Parkway will run through the development along with a greenway, with a significant central open space that leads to the community clubhouse with amenities. She indicated the residential buildings are three stories high with multiple exterior building elevations and interior building configurations with a range of floor plans for both single and two-level units with attached garages as an option. She said that parking exceeds the minimum requirement.

Ms. Rauch reminded the applicant that the three buildings fronting John Shields Parkway (building types A & C) to the west of "Village Green South" needed to be moved farther south to meet the minimum 30-foot greenway dimensional requirement. She stated they are exceeding the maximum 500-foot block requirement in certain portions of the site, and will need another street connection. She referenced the buildings shown on the City's park land and indicated that the land may have been dedicated as part of the open space requirements for Sycamore Ridge, but the City needs to conduct further research on this.

Ms. Rauch said City Council's initial feedback on the building's architecture was generally positive. She asked the applicant to provide a list of materials being considered by next week's meeting. She asked if the section of McCune Avenue in front of the clubhouse could be changed to allow for parking on both sides of the street like Dearborn Street and Watson Street.

Steve Langworthy said this would keep the streets uniform.

Ms. Rauch said the water service and streets will be resolved as part of the Development Agreement. She said the buildings to the east of the Village Greens have not yet been determined.

Fred Hahn suggested that they be labeled for potential mixed-use, if that is what the applicant is considering.

Gary Gunderman asked about the expectations for the road pattern. Ms. Rauch said there will be future connections through to the south. Mr. Langworthy said the original buildings were on the property line. Mr. Gunderman noted that the north and south road would not be possible until the offices were removed. Ms. Rauch referenced the Thoroughfare Plan.

Barb Cox said she was not sure how additional breaks in the greenway would be received for the additional street connections to the south.

Mr. Langworthy explained that this was the Basic Plan Review, and the ART should be prepared to provide high level comments on the plans.

Linda Menerey, EMH&T, confirmed they were close to the 30-foot minimum greenway dimension on the western portion of the site.

Mr. Hahn asked if the stoops and steps up to the units on the south side of the greenway will clear the 30-foot greenway.

Joe Sullivan, Sullivan Bruck Architects, said currently they are shown as going straight out but they could consider side access steps. He said they want to push out as far as they can to get the buildings on the street some continuity.

Mr. Langworthy said he recognized the importance of the urban edge that these three buildings provide; however, Planning was not sure that this was the best location for those buildings. He referred to the large central green on the north side of John Shields Parkway and stated that Planning would prefer that the buildings frame this space instead.

Mr. Sullivan said the applicant preferred the buildings where they are currently shown.

Mr. Hahn said Staff asked the applicant to study the options for the buildings framing the greenway. Mr. Sullivan agreed with the interpretation. He said the space is better as long as some green space is connected to other green space.

Mr. Hahn suggested that the applicant provide examples of potential uses for the Village Green North as the ART was struggling with such a large area that seems almost too big. He asked, in a developed setting, what the vision was for a square of that size and how it would be used.

Mr. Sullivan responded that they did not know yet but understood that it should not look like left over space. He said the linear aspect of John Shields Parkway is a significant space, and compared it to his impression of Columbus Commons. He said it needs to be programmed but sees it as a public space so it is not specific for the development.

Mr. Hahn said Goodale Park was a very cool, relatively large space and right now, this is just shown as a green square.

Mr. Sullivan said given the opportunity, buildings will frame that space.

Joanne Shelly suggested that no ponds be incorporated as the river is a few blocks away along with a 12-acre park. She was concerned that they are struggling to create a place for them and not the public by

having an open lawn. She asked if they would prefer to have four more buildings on that site, because from an economic standpoint, it would create more revenue for the applicant.

Kolby Turnock, Casto, said certainly that was a consideration, but this plan was intended to respond to the feedback they had received from the Commission and City Council. He said the applicant heard a desire for a large central green.

Mr. Hahn said he had heard that too, but the Bridge Street District was about more density. He said it was important to make sure that the open space was not planned on a suburban model instead of an urban model. He suggested massing the open space could be a selling point.

Mr. Turnock said he did not disagree.

Mr. Langworthy asked the ART if there were any additional questions or concerns regarding this application. [There were none.] He stated that a recommendation to the Planning and Zoning Commission for this request was scheduled for next week's ART meeting.

#### **ADMINISTRATIVE**

Gary Gunderman (chairing the meeting on behalf of Steve Langworthy) asked if there were any additional administrative issues or other items for discussion. [There were none.] The meeting was adjourned at 3:30 pm.

Steve Langworthy confirmed the ART's disapproval of this Minor Project Review and said the determination would be conveyed to the applicant.

## INTRODUCTIONS

### **2. BSC Residential District – Tuller Flats Residential Development 4313 Tuller Road 14-008BPR Basic Development Plan/Basic Site Plan Review**

Jennifer Rauch said this is a request for a multiple-family residential development with 386 apartment units in 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. She said this is a request for review and recommendation of approval to the Planning and Zoning Commission for a Basic Plan Review application under the provisions of Zoning Code Section 153.066(D) for a Basic Development Plan and Basic Site Plan.

Ms. Rauch explained this was a resubmittal and a number of changes have been made since the original proposal. She said the applicant had presented revised plans and architecture to City Council, and recent modifications had been made to the alignment with John Shields Parkway in coordination with the streetscape and greenway planning for this roadway. She said the applicant was asked by the City's consultants to consider incorporating the City park land north of Sycamore Ridge as part of the extension of John Shields Parkway and the greenway. She indicated this is one of the first projects for this area and it sets up the framework for the street network and greenway, making an important connection between Riverside Drive and Village Parkway.

Ms. Rauch said Sycamore Park was originally planned as a future dog park, and the applicant has modified their plans to show larger central open spaces north and south of John Shields Parkway. She stated that the dog park was designated in the space on the south side of the John Shields Parkway greenway, and development is shown on the City's parkland. She explained this would be accomplished through a land swap as part of the project's development agreement. She explained that the 392 units in the original proposal have been reduced to 386 units; the 30 buildings proposed were reduced to 26. She said the applicant has provided a street grid with the lots and blocks required by Code.

Ms. Rauch said three Waivers have preliminarily been identified to: 1) increase the 500-foot block length requirement; 2) create partial blocks; and 3) exceed the setbacks for the Required Building Zone for buildings along John Shields Parkway.

Ms. Rauch presented several different building types and elevations that were presented to City Council.

Joe Sullivan, Sullivan Bruck Architects, said they tried to address the desire for placemaking with this site. He said this was an opportunity to treat the development plan in a broader sense as it impacts surrounding areas today and in the future. He noted the central green space is more significant than the previous proposal, and public streets surround the green. He said the applicant is still exploring how to address the water tap issue that had been discussed previously related to Columbus' prohibition of private water lines crossing public streets, and the potential to make them private streets with public access and design standards.

Mr. Sullivan indicated the buildings along John Shields Parkway had been greatly enhanced; they adjusted how the units are put together in each building, and rearranged the building footprints on the blocks to carefully consider the perception of the buildings from the pedestrian's viewpoint. He said units on McCune Avenue, which runs east and west, west of the center green, were tight areas so the rear garages were replaced with a unit that increased the number of buildings from 20 to 21. He said they have restricted public access to private courts. He stated that with the increased architectural diversity, Casto hopes this meets the spirit of the requirements.

Mr. Sullivan explained that the elevations shown represent concept plans. He said they backed off on the detail included in the submittal, and the colors and materials have not been finalized. He said there will definitely be a variety of building designs to respond to the desire for diversity and architectural interest. He pointed out that the perspective renderings were based on the previous site plans, but they provide a sense of the intended character with a three-dimensional feel. He stated they will refine the graphics as the project moves forward.

Steve Langworthy said this is an introduction, so he is looking for comments from the ART members with a broader focus at this time. He stated that a General Staff meeting is planned for next Tuesday, at which point there will probably be more comments to provide. He asked if there were any questions.

Mr. Sullivan pointed out that they had included in the application materials a conceptual plan with a potential extension of this project and the roads to the east. He said some buildings shown on the street are purely imaginary to make the street grid make sense. He explained that the future projects to the east could include mixed-use elements with retail components. He stated that what is important is the street grid, and the plan is not intended to be a representation of the buildings.

Barb Cox reiterated that the applicant is working out the water tap issues with Engineering.

Jeff Tyler said he understood this was a conceptual design but warned the applicants to ensure that the sides of the buildings that turn street corners are appropriately designed and detailed. He did not want to see a nice front façade alone, without the side façade appearing finished when it is perpendicular to the street.

Mr. Sullivan said they have reorganized the internal plans to have living quarters on the ends/corners of buildings to address both corners.

Mr. Tyler inquired about the design and programming of the open spaces. Brent Sobczak, Casto, said it had not yet been determined. He said they would like suggestions from Parks and Open Space.

Mr. Sullivan said they will move the dog park to the south side of John Shields Parkway, south of the larger central green, and the significant trees on John Shields Parkway will be part of the park from day one so the area will not feel too new.

Mr. Sullivan said the buildings will be brick and the bedrooms on the sides will have smaller windows. He emphasized that the design for the ends will not be a secondary consideration.

Mr. Langworthy instructed staff to prepare for next Tuesday's General Staff meeting and to review the Basic Plan from a broader perspective.

Ms. Cox confirmed that this application goes back to the Planning and Zoning Commission and Ms. Rauch said July 17 is the target date for PZC.

Mr. Reiner moved to dispense with the public hearing.

Vice Mayor Gerber seconded the motion.

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

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

**Ordinance 44-14**

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

Mr. Gerber introduced the ordinance.

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

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

Ms. Salay seconded the motion.

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

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

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

**Resolution 39-14**

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

Mr. Gerber introduced the resolution.

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

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

**OTHER**

- Update re. Proposed Tuller Flats Project

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

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

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

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

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

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

He stated the following as he reviewed the slides:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

The townhouse building would have direct access.

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

Mr. Riat responded there are 390 at this point.

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

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

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

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

Ms. Salay asked about the ceiling heights.

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

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

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

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

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

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

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

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

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

**STAFF COMMENTS**

Ms. Grigsby:

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

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

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

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

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

Mr. Lecklider agreed with Ms. Chinnici-Zuercher.

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

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

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

Ms. Grigsby stated that the philosophical discussion regarding PUDs and the Bridge Street District development process is critical, given that staff has relied upon Council's previous direction. Staff wants to ensure that Council's previous direction has not changed. Mayor Keenan agreed that a broader discussion is needed and that it can be included on the agenda for the June 2 work session.

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

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

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

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

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

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

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

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

Vice Mayor Gerber seconded the motion.

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

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

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

**COUNCIL COMMITTEE REPORTS/COUNCIL ROUNDTABLE**

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

Mr. Hahn noted that staff will address this matter.

Ms. Salay:

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

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

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

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

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

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

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

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



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**ADMINISTRATIVE REVIEW TEAM**

**RECORD OF DETERMINATION**

**FEBRUARY 13, 2014**

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

**2. Tuller Road Flats  
14-008BPR**

**4313 Tuller Road**

**Basic Development Plan Review/Basic Site Plan Review**

**Proposal:** To review a multiple-family residential development consisting of 392 apartment units within 30 three-story apartment buildings, a clubhouse/community center, and associated streets and open spaces on approximately 17 acres on the south side of Tuller Road, approximately 700 feet east of Tuller Ridge Drive.

**Request:** Review and recommendation of approval to the Planning and Zoning Commission for a Basic Plan Review application under the provisions of Zoning Code Section 153.066(D) for a Basic Development Plan and Basic Site Plan.

**Applicant:** Casto; represented by Aaron Underhill, Underhill Law Office, LLC.

**Planning Contact:** Justin Goodwin, AICP, Planner II

**Contact Information:** (614) 410-4677; jgoodwin@dublin.oh.us

**DETERMINATION #1:** Recommendation of approval of this application for Basic Development Plan Review to the Planning and Zoning Commission with the following four conditions:

- 1) That the street section for McCune Avenue be revised to a typical section for a neighborhood street acceptable to Engineering;
- 2) That a mid-block pedestrianway connection be provided to the south property line of Block 'G';
- 3) That development of buildings in Phase II be contingent on the construction of the Hobbs Landing Drive extension between John Shields Parkway and Tuller Road; and
- 4) That the applicant addresses Engineering's comments referenced in the attached memo, as applicable to the Development Plan Review.

**DETERMINATION #2:** Recommendation of approval of this application for Basic Site Plan Review to the Planning and Zoning Commission with the following 10 conditions:

- 1) That the following details be presented with the Site Plan Review:
  - a. Architecture, landscaping, and other site development details noted in this report;
  - b. Detailed installation specifications for façade materials and material transitions, including material samples and section panels, be provided to ensure high-quality and durable construction, and addressing specific items as described in this report;
  - c. The applicant provide examples of successful, high quality installations (local or in a comparable climate) of the proposed fiber cement cladding panel;
  - d. That additional color palettes for façade materials be incorporated; and
  - e. That a Master Sign Plan be provided.

- 2) That the following building locations be altered as follows:
  - a. 10-unit buildings in the center of the site be reoriented with front façades in the RBZ and main entrances facing the street with direct sidewalk connections, to the maximum extent practicable;
  - b. That buildings fronting John Shields Parkway and Tuller Road be oriented at a consistent setback within the RBZ with direct front walk connections to the public sidewalk;
- 3) That main entrance canopies be designed to provide adequate protection from the elements and to reinforce the visual prominence of the entrance;
- 4) That transparency requirements be calculated for each story, and that transparency requirements and blank wall limitations be met for each individual story;
- 5) That terminal vista elements be provided as described in this report;
- 6) That building elevations be revised to meet the building variety requirements of Code Section 153.062(K), or that a Waiver request be submitted at the Site Plan Review;
- 7) That the RBZ for buildings 16-21 be shown along the south edge of the greenway;
- 8) That bicycle parking be provided in more prominent, publicly accessible locations, such as open spaces and within the street furnishings zone;
- 9) That the plans be revised to incorporate a de-centralized stormwater management system to the maximum extent practicable, as described in this report; and
- 10) That the applicant addresses Engineering's comments as attached to this report.

**DETERMINATION #3:** Recommendation of approval to the Planning and Zoning Commission of the following two Development Plan Waivers:

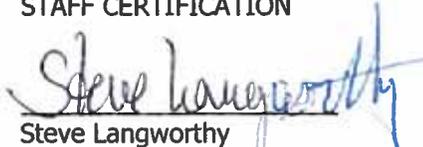
- 1) Maximum Block Size (Block 'C') – Code Section 153.060(C)(2)(a) – To increase the maximum permitted block dimensions for Block 'C' (increasing maximum block length from 500 feet to ±580 feet and maximum block perimeter from 1,750 feet to ±2,015).
- 2) Maximum Block Size (Block 'G') – Code Section 153.060(C)(2)(a) – To increase the maximum permitted block length for Block 'G' from 500 feet to ±665 feet.

**DETERMINATION #4:** Recommendation of approval to the Planning and Zoning Commission for the request for the following Site Plan Waiver:

Window Proportions – Code Section 153.062(H)(1)(f) – To allow windows on street-facing façades of Apartment building types to be horizontally proportioned, where architecturally appropriate to the design of the building.

**RESULT:** This application was forwarded to the Planning and Zoning Commission with recommendations of approval.

STAFF CERTIFICATION

  
 Steve Langworthy  
 Director of Land Use and  
 Long Range Planning

Mr. Goodwin said there were no conditions.

Mr. Langworthy asked if the Administrative Review Team members had any further comments regarding this proposal. [There were none.] He confirmed the Administrative Review Team's approval of this application.

## **2. 14-008BPR – BSC Residential District – Tuller Road Flats Residential Development – 4313 Tuller Road Road**

Justin Goodwin said this is a request for a multiple-family residential development consisting of 392 apartment units within 30 three-story apartment buildings, a clubhouse/community center, and associated streets and open spaces on approximately 17 acres on the south side of Tuller Road, approximately 700 feet east of Tuller Ridge Drive. He said this is a request for review and recommendation of approval to the Planning and Zoning Commission for a Basic Plan Review application under the provisions of Zoning Code Section 153.066(D) for a Basic Development Plan and Basic Site Plan.

Mr. Goodwin said the Basic Development Plan includes the proposed street network, block framework and street types. He said the Basic Site Plan includes the proposed use, building types, open space arrangement and site development details. He explained that the extension of John Shields Parkway from Tuller Ridge Drive to Village Parkway will also be included as part of this development.

Mr. Goodwin referenced the proposed block layout, and pointed out where private streets with public easements were planned. He said that public access easements may not be feasible with the City of Columbus' requirement against allowing private water lines to cross public streets. He noted that in the report he stated that the question of who would own the streets had not yet been determined. He said that the City will continue to work with the applicant to find an acceptable approach prior to the next step in the process.

Mr. Goodwin said he recommended last week and has since discussed further with the applicant the re-orientation of the centrally-located buildings on the site adjacent to the pocket parks, which the applicant is already addressing. He said the buildings will be re-oriented with their main entrances facing the street and adjacent pocket park dimensions adjusted accordingly. He said the applicant was exploring stormwater alternatives, as well.

Mr. Goodwin stated that some of the elements for specific building variety requirements that require building designs that vary from adjacent buildings have still not been met. He recommended this be addressed and met with a condition; if not, a Waiver will need to be requested at the next step of the process.

Mr. Goodwin explained that adjacent buildings are required to vary by materials, at a minimum, and in addition, the adjacent buildings must vary by at least two of the following: the proportion of recesses and projections, location of the entrances and window placement, and/or roof design including roof type, plan, or material. He said with respect to the building relationships of building types A & B, the recess/projections are varied but the window placements and entrances are in the same locations. He said the same is true for the

relationship of buildings C & G and the relationship of buildings D & E. He further noted that there are no roof variations between the buildings.

Mr. Goodwin provided a summary of the interior building orientation, alley system, building variety, vehicular circulation, and green space. He said since public street rights-of-way are yet to be defined for this project, both sanitary and stormwater locations will warrant further study.

Mr. Goodwin stated that Building Standards has requested more information to have a thorough understanding of installation specifications for façade materials, including material samples and section panels to ensure high-quality and durable construction. He said the construction mock-ups of exterior material installations will be reviewed to confirm necessary quality construction conditions.

Mr. Goodwin reported that additional analysis of the revised McCune Avenue street section, building access zones and fire hydrant locations will be necessary to ensure adequate fire service to buildings in this portion of the site, to be conducted as part of the Site Plan Review.

Mr. Goodwin asked Joe Sullivan about the parapets wrapping on some of the buildings as they do not appear to meet the requirement of parapets wrapping all four sides.

Joe Sullivan described his approach to three-dimensional design of the buildings, and how the flat roof plane is sloped to allow water to drain into gutters at the back of the building. He explained the functionality of the returns, the gutters to extend with downspouts, and the parapets to hide the air conditioner units. He said his four-foot returns give it more substance than a thin veneer. Mr. Sullivan said it was his opinion that the design meets the intent of the Code requirement.

Mr. Goodwin recommended they continue to work on the parapets with the Site Plan Review, but as currently shown, a Waiver would be required.

### **Basic Development Plan**

Mr. Goodwin summarized the ART recommendation of approval to the Planning and Zoning Commission for the request for Basic Development Plan Review with four conditions:

1. That the street section for McCune Avenue be revised to a typical section for a neighborhood street acceptable to Engineering;
2. That a mid-block pedestrianway connection be provided to the south property line of Block 'G';
3. That development of buildings in Phase II be contingent on the construction of the Hobbs Landing Drive extension between John Shields Parkway and Tuller Road.
4. That the applicant addresses Engineering's comments referenced in the attached memo, as applicable to the Development Plan Review.

Mr. Langworthy asked Barb Cox to speak to her comments made in the memo presented from Engineering and about her meeting with the City of Columbus.

Barb Cox explained that the City of Dublin has a water service agreement with the City of Columbus where they provide water and do maintenance on the lines, which requires the City of Dublin to follow the rules of the City of Columbus. She said the City of Columbus has an administrative policy that states that private water lines cannot cross public rights-of-way, due to long-term maintenance and serviceability of both the streets and the water service to the private development.

Ms. Cox further explained master water meters, the complexity of lines tapping into those meters, and how fees were procured.

Jeff Tyler noted that all the buildings would need sprinkler service.

Ms. Cox added that a fire tap, sewer, and water were all tied together as a loop. She said both the City of Dublin and the City of Columbus charge for water.

Aaron Underhill, representing the applicant, said they were open to suggestions. He said these types of issues will need to be addressed over and over as the Bridge Street District is developed, given the expense associated with tap fees and a desire for a walkable block system.

Kolby Turnock, Casto, reiterated the need for suggested solutions for multiple taps. Fred Hahn said it would not be a Dublin decision.

Bryan Quackenbush said he could provide an analysis which shows that the cost could be upwards of \$2 million for Columbus sewer and water fees.

Mr. Langworthy said that the City was leaning toward requiring public rights-of-way, in lieu of public-access easements. He said that he appreciated the applicant's willingness to work through a solution to this issue.

Mr. Langworthy invited comments and questions from the ART members.

Alan Perkins said he was waiting on additional analysis of the revised McCune Avenue street section, building access zones and fire hydrant locations to ensure adequate fire service to buildings in this portion of the site, which will be part of the Site Plan Review. He said everything else was fine.

Mr. Goodwin reported the application had included a list of requested Waivers, although Planning had determined that some of the Waivers were not necessary, such as block access configuration.

Mr. Langworthy asked the applicant if he understood and agreed to the four conditions for approval of the Development Plan. Mr. Underhill said he understood and agreed to the conditions. Mr. Langworthy confirmed the approval of the Development Plan to move forward to the Planning and Zoning Commission with the four conditions noted in the report.

Mr. Goodwin summarized the ART's recommendation of approval to the Planning and Zoning Commission for the request for Basic Site Plan Review with the following 11 conditions:

- 1) That the following details be presented with the Site Plan Review:
  - a. Architecture, landscaping, and other site development details noted in this report;
  - b. Detailed installation specifications for façade materials and material transitions, including material samples and section panels, be provided to ensure high-quality and durable construction, and addressing specific items as described in this report;
  - c. The applicant provide examples of successful, high quality installations (local or in a comparable climate) of the proposed fiber cement cladding panel;
  - d. That additional color palettes for façade materials be incorporated; and
  - e. That a Master Sign Plan be provided.
- 2) That the following building locations be altered as follows:
  - a. 10-unit buildings in the center of the site be reoriented with front façades in the RBZ and main entrances facing the street with direct sidewalk connections, to the maximum extent practicable;
  - b. That buildings fronting John Shields Parkway and Tuller Road be oriented at a consistent setback within the RBZ with direct front walk connections to the public sidewalk;
- 3) That main entrance canopies be designed to provide adequate protection from the elements and to reinforce the visual prominence of the entrance;
- 4) That transparency requirements be calculated for each story, and that transparency requirements and blank wall limitations be met for each individual story;
- 5) That terminal vista elements be provided as described in this report;
- 6) That building elevations be revised to meet the building variety requirements of Code Section 153.062(K), or that a Waiver request be submitted at the Site Plan Review;
- 7) That the applicant incorporate design details to achieve the goals of the minimum finished floor elevation requirement, as described in this report;
- 8) That the RBZ for buildings 16-21 be shown along the south edge of the greenway;
- 9) That bicycle parking be provided in more prominent, publicly accessible locations, such as open spaces and within the street furnishings zone;
- 10) That the plans be revised to incorporate a de-centralized stormwater management system to the maximum extent practicable, as described in this report; and
- 11) That the applicant addresses Engineering's comments as attached to this report.

Linda Menerey requested clarification on the four conditions under the Basic Development Plan. She was concerned that the midblock pedestrianway connection could be a challenge. Mr. Goodwin clarified that it was acceptable for the connection not to be precisely located in the center of the block and offered to work through this with the applicant as the project moves forward.

Mr. Underhill asked if there should be time periods noted in some of the conditions. Mr. Goodwin said that would be worked out on next step.

Mr. Quackenbush asked about condition #7, and asked if it could be modified to address the difficulty with meeting the 2.5-foot elevation requirement while maintaining ADA accessibility.

Mr. Goodwin explained that he had discussed this issue with Mr. Sullivan, and agreed to work with the applicant at the Site Plan Review to work to achieve the intent of the requirement, which is to provide an adequate separation between the building's public and private spaces and to provide a base to the building.

Rachel Ray suggested that the condition be modified to state "to the maximum extent practical."

Ray Harpham said he was concerned with "to the maximum extent practical" because it relies on a determination on what that maximum extent is.

Mr. Langworthy suggested omitting this condition altogether. The ART agreed to omit #7.

Mr. Turnock asked if there was a preferred style for bike racks. Mr. Goodwin said the inverted U is becoming a typical type, but no specific standard has been determined by the City. Laura Ball said diversity of types is acceptable, as long as they have two points of contact for the bike frame.

Mr. Underhill stated he was generally okay with the changes discussed. He inquired about the Commission's view on commercial uses.

Mr. Goodwin said the conceptual plan shows the potential for commercial and service destinations as part of a future phase of development along Village Parkway. He said this would be within an approximate five-minute walking radius of the proposed neighborhood.

Mr. Langworthy said he understood that commercial uses worked better when they are concentrated in an area with other commercial uses, yet still accessible by pedestrians and bicyclists. He said he had invited Terry Foegler, Director of Strategic Initiatives and Special Projects, to attend the Commission meeting on February 20 to speak to this issue further.

Mr. Langworthy asked members for any final comments regarding this proposal. [Hearing none.] Mr. Langworthy said the ART recommends approval to the PZC for the request for Basic Site Plan Review with 10 conditions (including the elimination of condition #7).

### **Development Plan Waivers**

Mr. Goodwin summarized the ART recommendation of approval to the Planning and Zoning Commission for the request for the following two Development Plan Waivers:

- 1) Maximum Block Size (Block 'C') – Code Section 153.060(C)(2)(a) – To increase the maximum permitted block dimensions for Block 'C' (increasing maximum block length from 500 feet to  $\pm 580$  feet and maximum block perimeter from 1,750 feet to  $\pm 2,015$ ).
- 2) Maximum Block Size (Block 'G') – Code Section 153.060(C)(2)(a) – To increase the maximum permitted block length for Block 'G' from 500 feet to  $\pm 665$  feet.

Mr. Langworthy asked members for any final comments regarding these two Waivers. [There were none.] Mr. Langworthy said the ART recommends approval to the Planning and Zoning Commission for the two Development Plan Waivers.

### **Site Plan Waiver**

Mr. Goodwin summarized the ART recommendation of approval to the Planning and Zoning Commission for the request for the following Site Plan Waiver:

Window Proportions – Code Section 153.062(H)(1)(f) – To allow windows on street-facing façades of Apartment building types to be horizontally proportioned, where architecturally appropriate to the design of the building.

Mr. Langworthy asked members for any final comments regarding the proposed Site Plan Waiver. [There were none.] Mr. Langworthy said the ART recommends approval to the Planning and Zoning Commission for the Site Plan Waiver.

Mr. Langworthy confirmed the Administrative Review Team's recommendation of approval of this application, to be reviewed by the Planning and Zoning Commission on February 20, 2014.

### **ADMINISTRATIVE**

The meeting was adjourned at 3:10 pm.



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**ADMINISTRATIVE REVIEW TEAM**

**MEETING MINUTES**

**FEBRUARY 6, 2014**

**CASE REVIEW**

**4. 14-008BPR – BSC Residential District – Tuller Road Flats Residential Development – 4313 Tuller Road Road**

Justin Goodwin said this is a request for a multiple-family residential development consisting of 392 apartment units within 30 three-story apartment buildings, a clubhouse/community center, and associated streets and open spaces on approximately 17 acres on the south side of Tuller Road, approximately 700 feet east of Tuller Road Ridge Drive. He said this is a request for review and recommendation of approval to the Planning and Zoning Commission for a Basic Plan Review application under the provisions of Zoning Code Section 153.066(D) for a Basic Development Plan and Basic Site Plan.

Mr. Goodwin said that a meeting yesterday to discuss this project was canceled due to the weather. He said with respect to potential revisions to the plans, Planning would be more comfortable discussing any revisions before they are presented to the Commission. He said because that requires additional time to review, and there is limited time before this moves forward to the Commission on February 20<sup>th</sup>, he recommended moving forward with the plans as submitted and noting where there are issues to be addressed at the Development Plan and Site Plan Reviews.

Mr. Goodwin said the whole purpose of the Basic Plan was to vet preliminary site and architectural issues, and the Informal Review may have confused the process a little. He said the Basic Plan is reviewed at a higher level, and all the detail provided by the applicant would normally be saved for the next step in the process, such as some of the renderings and floor plans.

Mr. Goodwin said staff had discussed the general site layout, which is similar to the initial proposal, and were generally supportive. He said the site circulation works. However, he noted the interior of the site where buildings surround pocket parks at McCune Avenue and Deardorff Street near the clubhouse. Mr. Goodwin suggested that the character would be improved if the buildings faced the streets instead of the open spaces. He said with the main entrance on the green space, the buildings do not front the street. He said that overall, the layout can still work, but recommended shifting the building orientation so the main entrances faced the streets and the sides of the buildings faced the green space. He said that this rotation could possibly provide space for more units.

Mr. Goodwin said the drive aisles and private drives with linear medians and 22-foot drive aisles are an opportunity for a more efficient layout. He said that narrowing the drive aisles and widening the medians opens up options for stormwater management other than underground

storage. He said by re-orienting some of the buildings so the fronts are along McCune Avenue, it may allow for better interior circulation around the center median, with additional space for stormwater management while still providing direct garage access.

Asked by Kolby Turnock if they would still meet the public space requirement, Mr. Goodwin responded yes. Mr. Goodwin said using other spaces for stormwater management would be more efficient and views of the green space could then be seen from balconies, serving as an additional amenity for residents. He encouraged the applicant to consider these options. Mr. Goodwin said the concept would be a little different on the west side of the clubhouse but still an option to consider.

Mr. Goodwin began to address the architectural variety. He said Moody Nolan was serving as the City's architectural consultant for this project, and any outstanding issues could be discussed as well at next week's meeting with Moody Nolan.

Mr. Goodwin said staff was not comfortable with what was proposed for the sidewalk section and planting zone on McCune Ave and presented the preferred yield street section, with parking on one or both sides. He said the purpose of the Yield Street is to slow traffic.

Steve Langworthy said an adequate sidewalk width was desired.

Mr. Turnock asked if EMH&T had this exhibit. Barb Cox said she would send it to them.

Alan Perkins said he approved of the concept in terms of overall fire access, but wanted to review the curb radii.

Mr. Goodwin suggested avoiding the internal alley for fire access. Mr. Turnock agreed. Mr. Langworthy asked if the fire access would be more likely to occur on the north/south roads.

Mr. Perkins said the fire department would need to get access to McCune Avenue and would need further information about phasing with the Hobbes Landing connection.

Mr. Goodwin said there would be a more detailed discussion with Moody Nolan next week on architectural diversity. He noted the building variety requirements in the Code. He explained that adjacent buildings are required to vary by materials, at a minimum, and in addition, the adjacent buildings must vary by at least two of the following: the proportion of recesses and projections, window and entrance placement, and/or roof design. He said upon reviewing the building relationships of building types A & B, the recess/projections are varied but the window placements and entrances are in the same locations. He said the same is true for the relationship of C & G and the relationship of D & E. He further noted that there are no roof variations.

Joe Sullivan said circumstances and solutions should be rational and not arbitrary to meet the letter of the Code requirements. He asked how this specific request for variety can be integrated into the design and still make the project cost effective.

Mr. Turnock asked for clarification on the Code language. Mr. Goodwin read from the Code.

Mr. Turnock said changing the window and door locations would be very costly. Mr. Sullivan said the designs were relative to liveability. He said that it was easier to relocate small windows as part of a traditional design in lieu of the oversized windows used for this contemporary style. He explained that changing the exterior may conflict with functionality on the inside.

Mr. Turnock concluded that they would need to create five to seven whole new building types out of two to three building types.

Mr. Turnock agreed to review the plans and asked what if Moody Nolan did not agree with the changes. Mr. Goodwin said the applicant should note if there were practical limitations in meeting the requirements. He said the Code includes architectural criteria to base opinions and put parameters on, which can lead to conditions. He explained to the applicant that if they are not prepared to agree with the conditions, there would need to be Waivers requested of the Commission.

Mr. Sullivan asked what it means to go through this exercise. Mr. Goodwin said they may not get an answer at PZC on February 20, 2014.

Ms. Cox touched on water service and the geometry for on-street parallel parking spaces. Mr. Turnock said EMH&T noted it on earlier versions but Ms. Cox said it needed to be done differently. She said the four parking spaces on the short segments of street adjacent to John Shields Parkway and Tuller Road may not be safe or necessary.

Ms. Cox remarked there was no allowance for any bicycle parking shown along public streets and John Shields Parkway will have a cycle track on it. Mr. Goodwin agreed that some bicycle parking should be provided along the greenway and the pocket parks, in addition to some in front of the apartment buildings for visitor access.

Ms. Cox said the pedestrian path in front of the units that face Tuller Road was redundant and recommended connecting to the existing path. Mr. Goodwin said a few of the units fronting Tuller Road & John Shields Parkway had staggered setbacks, which was not necessary. He said a consistent setback is better. Mr. Sullivan said varying materials would provide better separation of the walkways. Ms. Cox said sidewalk material impacts costs.

Mr. Goodwin noted that the applicant is deferring a sign package until later, and that may require a potential master sign plan. Mr. Turnock said the signs would be consistent with an urban environment.

Ms. Cox asked for clarification on how the utilities would connect. She said the plans indicate that both sanitary and storm sewer lines would be located within the greenway along John Shields Parkway. She said this warrants further study as this could limit the usefulness of the greenway. She said the downstream capacity of the existing sanitary sewer will need to be studied and reviewed by the City.

Mr. Goodwin inquired about underground detention. He said that the underground detention should be removed from the greenway and better integrated elsewhere on the site.

Ms. Cox said she was surprised to find the site generally drains east to west and falls about 17 feet in elevation. She said additional information will need to be verified to allow proposed

grades for John Shields Parkway to work with the needed extensions of this roadway to the east and west of the site. She encouraged the use of a decentralized stormwater management system using other methods and only employing underground detention to supplement them.

Mr. Turnock said he would continue to review, but permeable pavers were costly and difficult to maintain. Mr. Langworthy noted that the intent was to use a combination of management strategies.

Ms. Cox said a preliminary Stormwater Management calculations were not included in said the project will have to meet both stormwater quantity and quality standards. She said she will review the infrastructure but asked if irrigation was proposed at all in the project. Mr. Turnock said they probably would not include irrigation due to logistics.

Mr. Tyler offered gray water as an option for landscaping. Ms. Cox suggested placing a liner up against the building in the garden area of the walk up type buildings to allow the planters in front of the building to be used for stormwater management. Mr. Goodwin said this type of management strategy was being done elsewhere.

Mr. Turnock said if it's not done correctly, there will be drainage problems for the building.

Mr. Tyler asked if there was rock in the area to which Ms. Cox responded probably not as this site is at the top of the hill from Riverside Drive.

Ms. Cox asked about water and sewer service to the maintenance building in the southwest corner of the site. Mr. Turnock answered there was water but may or may not have restrooms. Ms. Cox asked what vehicles would be accessing the maintenance building and that the applicant should verify the turning radii into the area of the maintenance building

Mr. Goodwin requested an updated on the water line issue with the private streets.

Mr. Turnock said the intent was to get all the water lines in for John Shields Parkway. Mr. Goodwin said it was not attached to the development and would require a platting process, which would be another step for the applicant to go through that may include a joint applicant.

Mr. Perkins reiterated that he planned to evaluate the curb radii. He said in his preliminary review, he was concerned about the clubhouse needing a sprinkler system. He said the fire hydrant was in close proximity. He said overall, he was satisfied with the layout.

Mr. Turnock asked about preferred street sign designs. Mr. Goodwin said for public streets, they will need to use signs and lighting that make sense for the City to maintain.

Laura Ball said her comments echoed the utility issues that Ms. Cox raised about the utilities in the greenway, and concerns with the underground detention in the greenway.

Mr. Langworthy asked Mr. Hahn if he made progress on the greenway design. Mr. Hahn said they were working on it.

Mr. Goodwin reiterated that site details are intended to be reviewed as part of the next round with Development Plan and Site Plan Review, but they would like to see a pedestrian

connection through all the blocks. He asked the applicant to consider possible future pedestrian connections with Sycamore Ridge to the south.

Ms. Cox asked if a pedestrian connection was being done at the south end of Watson Street. Mr. Turnock offered to show a possible connection for the future.

Mr. Langworthy asked if there were any further comments regarding this application. [There were none]. He concluded that staff would meet with the applicant again on Tuesday and the ART would make a determination next Thursday.



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**ADMINISTRATIVE REVIEW TEAM**

**MEETING MINUTES**

**JANUARY 30, 2014**

**2. 14-008BPR – BSC Residential District – Tuller Flats Residential Development  
– 4313 Tuller Road**

Justin Goodwin said this is a request for a multiple-family residential development consisting of 392 apartment units within 30 three-story apartment buildings, a clubhouse/community center, and associated streets and open spaces on approximately 17 acres on the south side of Tuller Road, approximately 700 feet east of Tuller Ridge Drive. He said this is a request for review and recommendation of approval to the Planning and Zoning Commission for a Basic Plan Review application under the provisions of Zoning Code Section 153.066(D) for a Basic Development Plan and Basic Site Plan.

Mr. Goodwin said he sent an email to the ART earlier in the day attaching the application materials. He said this application came in for Pre-Application Review in November 2013, where comments were provided to the applicant and they had responded with revisions. He said the applicant had planned to file for Basic Plan Review in the beginning of January, but because this project is likely to involve a development agreement between the City and the applicant for the construction of significant public improvements, the City suggested that it be reviewed informally by the Planning and Zoning Commission first before initiating the formal review process. He said the Commission reviewed this proposal informally on January 9, 2014. He said there was much discussion and a number of specific recommendations, but there appeared to be general support of the conceptual plan. He said the minutes from that meeting are being transcribed and hoped to have a draft soon.

Mr. Goodwin said there was some discussion of alternative site layouts; however, not all the Commissioners necessarily agreed on an alternative layout. He said they suggested more architectural diversity but left it open to the applicant to address that issue as the application proceeded rather than providing specific architectural recommendations. He said the ART had focused on architectural variety with the Pre-Application review and this remains a concern. He said there was discussion about whether mixed uses should be included in all Bridge Street District applications. He said this 17-acre site within the BSC Residential District does allow for some mixed uses; however, it does not require them. He said the applicant reviewed the Commission's comments and made some adjustments to the plan and site layout. He said Engineering and Planning had some concerns with the site layout, which was very similar to the plan reviewed by the Commission at the informal review.

Mr. Goodwin said the proposal includes a segment of John Shields Parkway that would ultimately extend from Riverside Drive to Sawmill Road. He referred to the internal

neighborhood street system with a clubhouse in the center of site. He said the proposal includes 33 residential buildings as shown in the architectural renderings with a contemporary architectural style. He presented a larger area plan with this site and the proposed greenway. He said the graphic shows the proposed street system, including the streets that would be publicly dedicated and the streets that would remain private with public access easements to address the private water line issue. He said that the City of Columbus would not allow private water lines to cross public rights-of-way, which made the block system with public streets problematic. He said Engineering planned to continue discussions with the City of Columbus on this issue, and hoped that it can be resolved. He said ideally, these would be public streets.

Aaron Underhill said the tap fees associated with each new line on each block are approximately \$225,000 each, which is prohibitively expensive.

Mr. Goodwin said they will make sure that Columbus and Dublin are on the same page with respect to a resolution. He said the utility plans have one item of concern related to stormwater and how it will be handled since the applicant intends to use a large amount of pervious pavement and provide an alternative stormwater management plan. He said the use of pervious pavement is a standard within the on-street parking spaces in the Bridge Street District and they are looking to find other means to deal with stormwater, potentially even integrating the stormwater management with the planter boxes in front of the buildings.

Brian Quackenbush, EMH&T, said pervious pavement can be challenging to work with during construction. He said they are working with Casto, the contractor, and the maintenance company to ensure long-term maintenance and are working through the options with the team.

Linda Menerey, EMH&T, said Joe Sullivan, Sullivan Bruck Architects, could not attend, so she described the modifications to the architecture including buildings with two versions of brick.

Mr. Goodwin said the proposed pocket parks did not meet the Code requirements, referring to a table that noted those which did. He said the buildings that have pocket parks in front of them on McCune Avenue are set back off of the secondary street away from the required building zone. He said the streets need to have as much of an architectural edge as possible. He asked the applicant to consider options of keeping the same number of units but relocating some of them and to consider overall open space planning for the greenway, possibly incorporating a dog park immediately west of the property.

Ms. Menerey noted the changes that had been made and discussed more options for buildings fronting John Shields Parkway.

Mr. Goodwin said a lot more can be done. He said he appreciated that the applicant added more surface parking following the Commission's remarks on providing visitor parking. He asked the applicant to focus on the tree line and sidewalk system. He said brick sidewalks are not appropriate for public streets; they should be concrete.

Mr. Goodwin noted the different materials presented for the various building types and the raised wall in front of the 12-unit building. He asked if stormwater could be integrated in this area. Mr. Quackenbush answered that would be difficult because it would put the stormwater right next to the building. Mr. Langworthy asked how far the planters protruded. Ms. Menerey responded that they were approximately 10 feet wide.

Mr. Goodwin said he liked the additional building materials proposed for the clubhouse. He emphasized the City's concern with overall architectural diversity. He said that individually, these were nice buildings with contemporary architecture, but over 30 buildings with very similar designs and forms are too repetitive.

Mr. Underhill asked about next steps. Mr. Goodwin explained that after meeting Code they would go before the Commission for Basic Plan Review, and then the Commission would determine whether the next step would involve final determination by the ART or by the Commission. Claudia Husak said the applicant should assume the Commission will have the final say. Mr. Langworthy agreed, since this is one of the first and largest projects proposed for the Bridge Street District.

Mr. Goodwin reiterated that this case would be reviewed by the Commission on February 20, 2014. He said in the coming weeks, the ART would continue to review the proposal, and staff would communicate with the applicant to confirm timing and address some of the issues that had been raised. He said the ART would make a recommendation to the Commission on February 13, 2014, and the report would be prepared February 14<sup>th</sup> for the meeting on the 20<sup>th</sup>.

Kolby Turnock, Casto, said he was concerned about the process and asked what would happen if there was a long list of conditions, and how the Commission was likely to view a project with a long list of conditions.

Mr. Langworthy said that if all of the detail requirements are met or met with conditions, and the Commission still requests further changes beyond what Code requires, staff can point that out in the meeting. He noted that the Code does not permit either the ART or the Commission to change any item that meets Code.

Mr. Goodwin said additional details would be expected with the next submittal for Development Plan and Site Plan Reviews.

Mr. Underhill asked if the Commission would be informed of all the efforts made by the applicant to address the Commission's comments. He said he was concerned with how this case would be presented, particularly with respect to the site layout.

Mr. Langworthy noted the alternate layout included with the submission and asked which site layout the applicant preferred. Ms. Menerey said there were pros and cons to both plans.

Mr. Goodwin said the overall concept for the revised site layout had some merit but technical issues on function. Mr. Underhill said they made an effort and will continue to work with staff on the Economic Development side.

Ms. Menerey said they would provide a better orientation and color rendering to reflect the rhythm of the streets and building diversity.

Mr. Goodwin reported that the plan was sent today to Moody Nolan, the City's architectural consultant for this project, to provide a review. Ms. Menerey asked if Joe Sullivan should engage directly with Moody Nolan or go through staff to discuss architectural comments. Mr. Goodwin said the applicant should coordinate with City staff, but if Joe would like to meet with Moody Nolan to discuss specifics, perhaps a meeting could be arranged.

Ms. Cox said she had to leave the meeting and said she had no further comments until she had a chance to review the plans.

Mr. Langworthy invited comments from the other ART members.

Mr. Hahn inquired about building #16, which was the southwestern-most building that was cut off from the rest of the development by the western north/south street. Ms. Menerey agreed that it was "lonely," but the applicant wanted to keep the building.

Ray Harpham stated he liked the site plan, but was concerned about the lack of architectural diversity. He explained that "diversity" had to do more with form than just changing building materials.

Mr. Goodwin thanked the applicant and said staff would continue to work through the issues raised.

Mr. Langworthy asked if there were additional comments from the ART. [There were none.]

## PLANNING AND ZONING COMMISSION

### MEETING MINUTES

JANUARY 9, 2014

#### 1. Tuller Flats Residential Development 13-1211NF

**Informal**

Ms. Amorose Groomes said the following application is for informal review and non-binding feedback for a multi-family residential development consisting of 392 apartment units within 30 three-story apartment buildings, a clubhouse/community center, and associated streets and open spaces on approximately 17 acres. The site is located on the south side of Tuller Road, approximately 700 feet east of Tuller Ridge Drive and is zoned Bridge Street Corridor Residential District.

Justin Goodwin presented this application and said the project began the development review process with a pre-application review with the Administrative Review Team in November, which is the first step of the development review process as laid out in the Bridge Street District Zoning Regulations. He said the applicant has also proposed some preliminary terms of a potential development agreement with the City of Dublin that is necessary to complete some significant public infrastructure improvements that would be associated with this project. He said City Council has expressed a desire that for cases that include a potential development agreement, applications come to the Planning Commission as an informal review before beginning the formal development review process. He said the applicant has responded to a number of the comments that the ART provided to the original set of plans and has prepared this informal review application for the Commission's review.

Mr. Goodwin said the site is 17 acres located south of Tuller Road and north of the Sycamore Ridge Apartment complex. He said there are office buildings immediately to the west and to the north across Tuller Road and the Byers Auto site is located immediately to the east and Greystone Mews is very close to the southeast. He said the existing Sycamore Ridge Park which is currently undeveloped is immediately to the west.

Mr. Goodwin showed the Bridge Street District Area Plan and said this site is within the Character Area called the Tuller Greenway District. He said the plan shows the street network and general block framework planned for this entire area of the Bridge Street District. He said the key components of the plan include a greenway along the planned John Shields Parkway, that will extend from Riverside Drive to Village Parkway and a cycletrack that will create a loop system throughout this portion of the Bridge Street District connecting to the planned pedestrian bridge and across the vehicular bridge of John Shields Parkway in the future.

Mr. Goodwin said some of the design recommendations for the Tuller Greenway District include the creation of new neighborhoods with a variety of housing types, a new greenway and streets that link to existing and future neighborhoods, and open spaces like court yards and pocket parks that are integrated with residential building designs.

Mr. Goodwin said the site is zoned in the BSC Residential District, immediately to the east the land is zoned BSC Sawmill Center Neighborhood District, land to the north of Tuller Road is zoned Office Residential District and the Sycamore Ridge Park is in the Public District. He said the Bridge Street District street network map shows that the general framework of planned streets in the area and the street and block requirements of the Code will result in the new street system. He noted that the planned John Shields Parkway is a principal frontage street which results in a number of street frontage requirements

related to placement of buildings and vehicular access points. He said Tuller Road is also a principal frontage street.

Mr. Goodwin said the applicant has provided an area context plan that shows the proposed site on the 17 acres in relationship to the surrounding development and shows the street network map with some modifications to accommodate the proposal itself. He said it also shows to the west the Vnable skilled nursing facility and the first section of John Shields Parkway and will be constructed with that development.

Mr. Goodwin said it shows the conceptual Bridge Park Mixed Use Development that Crawford Hoying brought to the Commission as an informal review recently. He said the intent is to provide an understanding of how this development will fit with the existing and the future planned developments.

Mr. Goodwin said the proposed conceptual plan is for 392 residential units in 30 3-story apartment buildings with a club house located in the center of the site, with approximately 2 acres of open space provided as a 60 foot wide greenway along John Shields Parkway, consistent with the Community Plan, and multiple pocket parks primarily in the center of the site. He said there is a combination of public and private streets and parking provided in a combination of garages integrated with the apartment buildings, off-street surface parking areas and on-street parking.

Mr. Goodwin said the applicant is potentially interested in additional development on the land immediately to the east of this site with additional residential/multi-family apartment units, which is not the focus of this informal review.

Mr. Goodwin said as part of the development agreement being considered between the developer and the City of Dublin, the applicant is proposing a TIF agreement to construct a larger portion of John Shields Parkway than what would just be associated with this site, extending from Tuller Ridge Drive from the west to the Village Parkway to the east, which will be dedicated as public right-of-way. He said the plan also shows a street connection to Hobbs Landing Drive in the Greystone Mews development and discussions have occurred with M/I Homes to complete that connection. He said the plan shows the eventual extension of Hobbs Landing Drive northward to Tuller Road and would provide the eastern frontage for one of the proposed development blocks, however, that particular piece of roadway is not proposed as part of this immediate 17 acres and would be considered a future phase. He said this would create a temporary condition in which two buildings would not immediately have street frontage, but would have access from other portions of the site.

Mr. Goodwin said the internal neighborhood streets are proposed as public access easements rather than public rights-of-way; however the applicant proposes that these be constructed entirely to public street standards consistent with street sections engineering is developing for streets within the Bridge Street District. He said the reason for this approach is because the City of Columbus has a requirement that prohibits private water lines from crossing a public right-of-way. He said the private water line could cross what is essentially built as a public street, but remains private with a public access easement. He said this is a policy decision that City Council will have to make. He said the concept is currently being reviewed by a number of staff and variety of departments to understand the overall implications that this approach would have. He said Planning is still analyzing the Code requirements but it may be necessary to have some technical waivers to accommodate that configuration. He said one of the discussion questions that was included in the report is whether potential Waivers are acceptable to accommodate private streets with public easements if the streets are designed and constructed to public standards.

Mr. Goodwin said the applicant has provided conceptual street sections showing a typical section for each of the roadway types. He said the section for John Shields Parkway and is consistent with the typical section that the City has developed, including two travel lanes, two parallel parking lanes with permeable pavers, a carriage walk to provide access for passengers leaving cars and a cycle track located just behind the carriage walk at the same grade as the side walk behind the curb. He said there will be a five

foot tree planter area that will not necessarily be a tree lawn but there would be sidewalk connections moving through this between the parking lane and a six foot sidewalk. He said there is a 65 foot public access easement for the two north south streets proposed, aside from it being a public access easement this section is also consistent with a typical section that the City has developed for a typical neighborhood street in the Bridge Street District, and the only difference from the John Shields Parkway section is that this does not include a cycle track because it is a lower volume local street.

Mr. Goodwin said there is also a proposed east-west street in two separate segments separated by the proposed clubhouse. He said the original version of the plans that the ART reviewed did not include an east-west street and the ART recommended that one be included as a means to meet the block size requirements and improve connectivity. He said the applicant has responded with a site plan that has incorporated this street. He said Planning and Engineering had suggested this street be designed as a yield street because this is expected to be such a low volume, localized street. He said a yield street would have a narrower pavement section, with parking on both sides, very slow speeds, as often found in older residential neighborhoods, and when drivers approach from one way or the other, one has to decide to yield to the other to pass. He said this is not quite shown in the plan. He said it is two typical travel lanes and a parallel parking lane on one side of the street, with a 7.5 foot sidewalk with a tree grate. He said he noted in the report that Planning and Engineering still wanted to do some analysis of this proposed street section because it is not a typical street section that has been developed by the City and they are still working out how a typical yield street would be developed as well. However, they do have some concerns with the width of the sidewalk and the planting area and is something they want to work more with the applicant on.

Mr. Goodwin said another discussion point is whether the proposed street network provides an appropriate balance of pedestrian, bicycle and vehicular mobility throughout the site. He said the applicant has provided a proposed block plan showing the required building zone for the apartment building types of 5 to 20 feet from the right-of-way. He said the building setbacks vary with some at the right-of-way and some at the rear of the RBZ. He said mid-block pedestrian ways are provided throughout all of the blocks. He said the blocks along the west and south edges of the site are partial blocks, and the full block would actually be built with the extension of streets and adjacent re-development and this is a condition expected to happen at various locations in the Bridge Street District.

Mr. Goodwin said blocks D and E on the east edge of the site do comply with the block length and size requirements of the Code, however these blocks have a temporary condition in which there would not actually be street frontage if that street was built with a future phase. He said Block C in the center of the site is partially bisected by McCune Avenue, which is divided by the clubhouse. He said the clubhouse would create a terminal vista at a proposed "T" intersection. That configuration would result in some potential waivers to be considered as this application moves forward, one to block length along the proposed Deardorff Street exceeding the 500 foot block length and the overall perimeter of the block exceeds 1,750 foot perimeter. He said Block G on the south side of the site would also be a potential waiver to the maximum block to minimize vehicular interruptions to the greenway. He said the Bridge Street Code does include a number of exemptions to block size requirements including if there is an existing open space that wouldn't be desirable to break up with a street and that Planning has discussed potentially considering a future amendment to the Code that might include an exemption for planned open spaces such as a greenway corridor. He said another discussion question is whether potential Waivers to block size requirements are appropriate based on the proposed street system, greenway configuration, and clubhouse location.

Mr. Goodwin said the applicant has provided a conceptual open space plan that shows the greenway along John Shields Parkway that amounts to 1.2 acres and four pocket parks in a quad configuration in the center of the site associated with the clubhouse, each approximately .25 acre each. He said the minimum open space requirement for the 392 units is 1.8 acres and this plan meets the requirement. He said there a couple of smaller spaces shown as pocket parks but they do not meet the minimum

dimension and size requirements. He said another discussion question is whether the proposed open space plan provides for an appropriate distribution of publicly accessible open spaces.

Mr. Goodwin said the applicant has also provided conceptual architectural renderings for the proposed buildings. He noted the Commission's packet includes artistic renderings of the architecture and the open space throughout the development. He said there are 8-unit, 10-unit, 12-unit and 20-unit buildings and there are essentially two types of building configurations. He said the 10 and 20-unit buildings are designed with an at-grade shared entrance to the building and integrated balconies. He said the 8 and 12-unit buildings are designed with a walk up configuration to the entrance and an integrated masonry wall and planter area along the front façade. He said the architecture is modern emphasizing geometric forms. He said one of the major discussion points at the pre-application review with ART was a concern that there was not sufficient architectural diversity being proposed with the original proposal. He said the applicant has responded with an additional building model with a variation on the theme and the packet includes rendering of more versions showing some variations in materials and color. He said one of the discussion questions is whether the proposal illustrates an appropriate level of architectural diversity for a new residential neighborhood in the Bridge Street District.

Mr. Goodwin said the proposed clubhouse is a one story building at a terminal vista at the "T" intersection. He said the terminal vista requirements do require more verticality than what is proposed and Planning would consider this to likely be a civic building type might also consider it an accessory structure to the larger development. He said if it were considered a civic building type there are a couple of requirements that may require waivers for building height and a building setback from the right-of-way. He said one of the discussion questions is whether potential Waivers to Civic Building Type requirements appropriate? He said more analysis is needed to determine how this building should be considered.

Aaron Underhill, Attorney, 8000 Walton Parkway, Suite 270, New Albany, said he is representing Casto. He said there are a number of issues to deal with along with economic development issues that they are working through with the City Administration in trying to get John Shields Parkway built and some conceptual drawings showing what could happen on the Byers site and on a piece of property under common ownership with the property being discussed tonight.

Mr. Underhill said they are looking for feedback from the Commission on the site plan and architecture. He said they have some contractual deadlines that are upcoming and have been working with staff for about four months to get the site plan and the architecture that they have made a lot of progress with and are meeting most of the standards of the Bridge Street Code. He said they have reached a well thought out plan. He said they are expected to come forward with a number of deviations driven by the location of Tuller Road that is not moving, the recommended location of John Shields Parkway which is incorporated into their plan along with the greenway. He said they have worked to meet the requirements of the Code with only limited exceptions. He said they have accomplished a number of recommendations of the Bridge Street Vision Plan including the gridded street pattern, the extension of John Shields Parkway and the construction of that with the City's assistance, the greenway corridor that extends from the river to Dublin Village Center, and are creating an upscale project that once Dublin Village Center redevelops will be located near a mix of uses that will be attractive to the people that will live here. He said one of the deviations they have requested is to have some of the streets within the network to be private streets with a public easement because the City of Columbus will not allow water lines to cross public streets without a serious cost of fees and taps costing 225,000 to 250,000 to install and if added with the gridded street system it adds up and harms the economic viability of the project. He said they are going to build the streets to public specifications, but will and the public will have full use of the streets as they would if they were public and platted. He said there is justification for deviation.

Joe Sullivan, Sullivan Bruck Architects, said he appreciates the opportunity to talk about this project. He said it is consistent with the Dublin vision for the Bridge Street Corridor and they want to design housing that has an appropriate density and creates a sense of place with buildings fronting the streets and will be very attractive to the preferred market of young professionals. He said they were trying to come up with a concept that is very clean and contemporary, with high quality materials, including brick and hardie panels and siding with very clean details. He said the panels will have metal edges. He said they have two diagrammatic type buildings, with buildings with on grade access that are 100 percent accessible. He said they took the two major streets Tuller and John Shields where they are going to have the most traffic and came up with building diagrams where they didn't have any living right at the street levels for those segments.

Mr. Sullivan said there is a two story building with a half flight of stairs on the outside of the building which is like a brown stone walkup with an intermediate landing and then walk up a half flight to the first level of units. He said the main living is one floor above grade. He said they are technically a two bedroom unit but function as a one bedroom den unit with a built up planted area and has more of what is called foundation windows and doesn't feel as exposed to the public street. He said unit lives like a one unit flat and has a supplemental den in the lower level. He said from the stairway they have access to a garage behind. He said there are two units on each side of the stairway stacked with each having a garage. He said this is an attractive module of a building type that will respond very effectively to having a flat with an attached garage. He said this building type has 100 percent attached garage. He said the other building types have back to back units, a stairway interior and access the units from the interior stairway with garages at the first level on the rear. He said for this building type 60 percent of the units have access to a garage.

Mr. Sullivan said the clubhouse does meet the requirement for a story and a half at 16.5 feet to the roof level of the building being a tall space being inspired by the Barcelona Pavilion with a very contemporary feel and is a signature of the center of the space.

Ms. Amorose Groomes asked if there was anyone from the general public that would like to speak to this application. [There were none.]

Ms. Amorose Groomes said there are discussion questions to be answered with several items to talk about with this application.

Ms. Newell asked about the tap fees and provisions with the private streets, how the streets would be maintained. She asked if they were told the streets had to be public streets what is the solution for them to build the property, and asked if they always have to have an additional tap fee.

Mr. Goodwin said according to the City of Columbus that is their requirement.

Ms. Newell asked if they did make a recommendation that they be private streets, how they would get maintained in the future.

Mr. Goodwin said it would be done through a maintenance agreement as part of a development agreement and that is something that they have discussed but still have to work out terms with the applicant.

Ms. Newell asked if the maintenance agreement was going to have the City maintaining the streets or that the owner will maintain the streets at public standards.

Mr. Goodwin said it has not yet been determined.

Ms. Newell said she really liked the presentation and the design of the building and the entry description and the way it is staged is creative and answers one of the things they are looking for in the Bridge Street Corridor with new development that is not the same thing that they have seen and appreciates the creativity. She said she likes the contemporary designs of the buildings but wondered whether it was too much of the same thing in the same area and doesn't know yet how she feels about that. She said she has a reservation as they move forward with the different buildings, that the first buildings constructed will have a tendency to set the architectural style for everything that comes down the road and is concerned at the mass of things and that there is a lot of repetitiveness to the elements within the building. She said she doesn't know if that is a bad thing, but is expressing something to consider as the development moves forward. She said the proposed streets did provide appropriate pedestrian and vehicle mobility and likes the profile that is coming down John Shields Parkway and how that street profile has progressed. She said she is okay with the potential waivers for the block size and knew that they looked at that once before and when she looked at the overall development and what is around it so she thought that the waivers were appropriate and didn't envision that every block that they are going to have is always going to fit within the grid. She thought having some variety between them is appropriate and was also appropriate to keep the connection with the greenway and is okay with the clubhouse at the "T" intersection. She said she liked the building and didn't think that it would overpower the greenspace and hoped that the greenspace would always have a very public feel to it. She said that even though it is a clubhouse and it would have the pool behind she wouldn't want other public that is not necessarily living in these properties to feel as though they were not invited to the greenspace. She said it is really important that every public space truly feel like they belong to the public and that is also going to create that traffic pattern from one area to another. She said they would stroll through this area if they felt comfortable walking down the streets and into the park and felt like it was a park that is an amenity to the community not just to the residents of the property here.

Ms. Newell said she would not call this a civic building because it is not a government building.

Mr. Budde said he was trying to recall the other project in this area and the number of units that was proposed. He said this is more units but is more in keeping with what they are trying to do with the vision of the Bridge Street Corridor Plan and really likes the project. He said while the other project was massive and did not do the blocks and streets as envisioned, this project does it almost 100 percent and agrees waivers would be appropriate and meets what is trying to be accomplished. He said his answer to all six feedback questions is yes.

Mr. Fishman said he worries about density and is concerned about parking and assumes that not all the residents are going to be single occupants and will be most likely couples.

Mr. Sullivan said the statistics are off the charts that this is a young professionals market with single occupancy. He said there may be some couples within this project but it will be a very small percentage and the project is weighted toward one bedrooms. He said they cannot impose the standard sized family with 2.5 kids to every housing type and he doesn't think that will be the case. He said there will be parking on the street and that is what they want to create an urban feel.

Ms. Amorose Groomes asked for the breakdown of units.

Mr. Sullivan said the one building type of 8 and 12 unit buildings are technically a 50/50 mix of one's and two's, but all the two's are really one bedroom dens, so they can arguably say 100 percent of them are one bedrooms. He said in the other building types they are roughly 25 percent two bedrooms. He said that shows them how heavily weighted it is to one bedroom types.

Mr. Goodwin said the on street parking is something they want to see used, if the on street parallel lanes are not used they have a potential impact of increased speeds because they have functionally wider

lanes, so they want to see some use of on street parking, but they applicant is also providing surface parking lots within the site as well.

Mr. Fishman said he worries about the density and asked if staff had the pictures that he requested.

Mr. Goodwin said they had spoken earlier in the day and Mr. Fishman suggested that Mr. Taylor might have some pictures, but they were unable to connect.

Mr. Taylor said he was out of the office and did not get the message.

Mr. Fishman said there is a similar development in Chicago and he is worried that like in Chicago parking will be a nightmare and had concerns about the architecture. He asked about sustainability and young professionals that would be able to walk to work and thought that would not be the case in Dublin.

Mr. Sullivan said they have a significant amount of young professionals that live downtown and commute to the suburbs and they want to live urban and they are creating an opportunity for those people to live in this community in an urban setting.

Mr. Fishman said because of the density the amount of cars that worries him and the waivers he cannot comment on because it is not worked out yet. He said this is not downtown and they need open space and less density. He asked about the quality of finishes on the inside of the buildings.

Mr. Sullivan said it will be condo specs.

Mr. Fishman said he thought it does meet the Bridge Street Corridor vision but he is worried about sustainability, parking and density.

Ms. Krumb asked if John Shields was wiping out the existing tree line.

Mr. Goodwin said a portion of the existing tree line is being incorporated into the greenway and some of it will be impacted by the location of the buildings but the plans show masses of trees being preserved and incorporated into the greenway.

Ms. Krumb said she still does not understand the purpose of the greenway.

Mr. Goodwin said it is for bike and pedestrian connection with a variety of different types of spaces. He said Parks and Open Space is working on a conceptual framework for different activity nodes and more naturalized areas throughout the entire length of this greenway.

Mr. Krumb asked if it would be more like a multiuse path.

Mr. Goodwin said it would likely include a multiuse path going through the greenway in addition to the cycle track along John Shields to provide an alternative, more recreational route.

Ms. Krumb asked if the undergrowth will be cleared if some of the trees are preserved.

Mr. Goodwin said a lot of analysis still needs to be done and the applicant will need to complete a tree survey, but the undergrowth would typically be cleared out and more formalized.

Ms. Krumb said the buildings to the south of the greenway seem to be drastically separated from the rest of the area and maybe the plans for the park will help.

Mr. Goodwin said the Code does anticipate this type of situation in some cases and they would like to treat open spaces like this like a street, so the building has to front the open space in the same way with a pedestrian walkway along the edge of the open space so it is still public realm in the same way the street is public realm. He agreed it is a very different look and feel then what would be with the building up to the street.

Ms. Kramb asked if the road that runs behind the buildings is considered an alley.

Mr. Goodwin said it would function like an alley or private drive.

Ms. Kramb said it does have a connection to the east but does not connect to the existing neighborhood to the south, but for the most part she thought they were connecting appropriately. She said she would like to see more information on the greenway. She said she is fine with the waiver to get around the legal language for the water taps as long as the city standards are maintained. She said the waiver for the block size is a tough one because they have a blank slate to work with. She said 580 feet is not a big difference and gets the argument of making the club house a focal point of the street. She said she thinks there is enough open space as long as they do not fence it off. She said she likes the architecture but does not want to see thirty buildings with the same architecture. She said she understands the use of other materials, but the overall footprint, height and massing is very similar and she would like to see more detail and variation.

Ms. Kramb said they needed to add diversity in the buildings. She said the clubhouse is not a civic building and she is fine with the building type but the height needs to be more appropriate to the surrounding buildings. She said she did some quick math on the parking with 444 parking spots in the whole development with 392 units seems really low and she is concerned where guests will park. She said she would like to have an explanation of how they are going to support guests, the occasional events at the club house and various parking situations.

Ms. Amorose Groomes asked how many parking spaces will there be total.

Mr. Goodwin said to meet the minimum parking requirement it would be 460 spaces and they are providing 466 spaces throughout the entire site including on street.

Mr. Underhill said the tone and the vision of the Code is to encourage pedestrian activity and to come in with a big parking lot would be a mistake and they will look to see if there is more opportunity to provide more public on street parking.

Mr. Hardt said when this packet landed on his porch he thought it was a pleasant surprise and this goes a long way toward achieving what they were trying to get when the Bridge Street Corridor was conceived and put together. He said it is not perfect and still there is work to do, but it definitely is on the right track. He said he does not have a problem with the parking or density because they spent two years looking at examples of dense urban environments such as Boston and Arlington Virginia and saying that is what they want and finds it disconcerting that now that it is in front of them they might chicken out. He said this is what the Bridge Street Corridor was conceived to bring and he thought they have to hold the course and let it play out.

Mr. Hardt said the street network is fine, the potential waivers for the public streets if determined by Engineering and Legal that it is the best way to do them he is okay because at the end of the day the public is not going to know or care what legal documents say who owns the street as long as it is done properly. He said the block sizes are being determined by what is there and Tuller Road is built and John Shields Parkway has to be there, so the block size is the block size and the whole point of waivers was for exactly situations like this. He said the open space is okay, and he agrees with Ms. Newell's comments and doesn't see the clubhouse as a civic building. He said in his mind a civic building is a publicly

assessable building that provides public services, which this is not it. He said he would like to see the building have some kind of architectural feature where the street terminates but it doesn't have to be a tower or something taller, just visually interesting. He said McCune Avenue is too humble of a street to have a tower at the end of it and thought the Code meant that for major public spaces. He said he likes the contemporary architecture and that they are getting creative design and different styles of living units and that they are getting away from fake old and instead look like buildings of their time. He said he is concerned with potential that it looks a little too much like an apartment complex and not enough like a neighborhood and that can be addressed with a little bit of variety, with options of different brick colors and maybe the answer is all the options, but he is concerned a little bit about the diversity.

Mr. Hardt said a couple big picture issues are the road sections and he is frustrated that there was a developer at the east of John Shields that said they didn't want cycletracks in front of their businesses because they thought it would be detrimental and there is another developer beginning the process at the west end proposing a street section and now a developer in the middle proposing a street section.

Mr. Goodwin said the applicant is proposing what staff told them they needed for John Shields Parkway.

Mr. Hardt said that was good and that Engineering and Planning needed to decide what John Shields Parkway should be from end to end and have it be the end of the discussion.

Mr. Hardt said hopefully someday there will be redevelopment at Dublin Village Center with and there is also a proposal for the west end down by the river that will have some commercial, but there will be a whole bunch of residential in the middle and no compelling reason to walk between the two of them unless you happen to live there. He said he would love a proposal like this to include some provisions for future commercial components such as the option along John Shields Parkway of squeezing in a coffee shop or mixed use.

Mr. Taylor said when he saw they were going to have a 392 unit apartment complex he imagined the worst and what was in the packet was far better than that and generally speaking he likes where they are headed with this project. He said he likes the architecture of the buildings but has concerns with variety. He said they need to stay where they are with style and form and thought buildings should represent their actual period styles. He said the packet was a great example of how interesting a hand rendering can be and how boring a CAD drawing can be. He said there is a lot of texture in all of the elements except for the large hardie panels and was concerned they go from a fine texture to a large scale texture very quickly and wondered if there is some way to get a finer grain to avoid such stark contrast.

Mr. Taylor said he enjoyed what was said about the layout of the buildings and appreciates how passionate Mr. Sullivan talks about the design. He said he thanked whoever was responsible for the context plan. He said the architecture of the buildings is great. He said he is not sure the arrangement of the buildings is defining the neighborhood correctly. He said they need to take a look at what a neighborhood needs to be and thinks the greenway is odd and doesn't work, and it would be better if they rotated the interior greenspace 90 degrees clockwise and pushed it down to John Shields Parkway they would accomplish a lot of good things. He said they would make the park publicly accessible and give the clubhouse a more prominent position. He said that would tie them together. He suggested they should design some buildings to have an option of future retail space such as general store or barbershop etc. serving a very large number of residents.

Mr. Taylor said the parking should be designed for just not quite enough parking and the idea is they want young couples to own one car and not two and if they work close by its all the better. He said that to deal with parking on the street the City may need a parking authority or metering along the streets.

Mr. Taylor said if they rotate the center of the development around they can deal with McCune Avenue and it would not be a dead end any more. He said they might be meeting the requirements of the Bridge Street District, but just technically, but are not meeting the real spirit of it or the planning goals. He said parts are good, but it is still an isolated development and what is really going to work is when they connect everything together. He said they need to find a way to open it up to the street somehow, with its own identity but with the open space on the public side. He also asked where air conditioners were going to be located.

Mr. Sullivan said they will be on the roof and he is not a fan of ground mounted or PTAC units for a lot of reasons. He said for areas of high density those do not contribute to the quality of the public space.

Ms. Amorose Groomes said she has two buckets of thoughts and one is about the district as a whole and what the consultants have told them and all the documents they have produced to date. She said it was an extensive and exhaustive process and they came back with a series of reports and page 19 of the Bridge Street Corridor Study says there is market opportunity for approximately 1500 housing units over the next 5 to 7 years, and they could be absorbed at a rate 223 per year. She said the vision report for the Tuller Greenway District talks about residential units at about 1,250 square feet and having the capacity for 550 of them in the Tuller/Greenway district. She said it is a sizable district and although she is not a land use or urban planner, they paid a lot of money to hire the consultants and this is the information they provided.

Mr. Goodwin said that staff still owes the Commission a summary of the more recent information about how much development has been planned for.

Ms. Amorose Groomes said she asked some Council members if their thinking of the district was different and the answer across the board was no and there is a project before them with 392 units on 17 acres and they just heard a case that had 360 units on a 120 acres and they cut them off of development until the proper infrastructure was built. She said she is not a transportation authority, but wonders how they originally felt like the maximum of this roadway connectivity pattern could support 1,500 units district-wide in all 8 districts of the Bridge Street Corridor, how they can now come to terms with nearly 800 units on 44 acres. She said they have of the 1,500 units that the consultants said was available within the district and they do not have a square inch of commercial or other services and she will not support any application until those questions were answered. She said she would like to see traffic studies and knows that people complain on a daily basis of the intersection of Tuller Road and Riverside Drive. She said there is one way east and west out of this place and it is State Route 161, and there is essentially one way north and south and that is Riverside Drive. She said they can put in a grid network system but when it dead-ends at the river and sawmill road and I-270 and along 161 it is not going to work.

Ms. Amorose Groomes said until that problem has been solved she will not support any application of this magnitude. She said it is not a reflection of the application and the parking is far more creative and done exceedingly better but is not all that different than sycamore ridge. She said there is a bunch of apartment complexes, with greenspace in the middle, and paths, but it is really not urban because it is not mixed use.

Ms. Amorose Groomes said they are getting so far out of balance and they have to be encouraging and creating applications that come in with some form of balance where there are services and other things that can happen here. She said she has been reading in the paper lately of people wanting to leave Polaris because of the traffic problems and they have a similar situation.

Ms. Amorose Groomes said she wants them to enter into this with firm convictions that they are not creating those kinds of scenarios and when they bring in applications that are so far out of balance that they have all the residential units and nothing commercial with it, it will create problems with them and

she believes every application that comes before this commission in this district should be mixed use in and of itself. She said otherwise they will be out of balance.

Ms. Amorose Groomes asked if there were more questions.

Mr. Sullivan said no.



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**ADMINISTRATIVE REVIEW TEAM**

**MEETING MINUTES**

**NOVEMBER 7, 2013**

**ART Members:** Steve Langworthy, Planning Director; Alan Perkins, Fire Marshal; Ray Harpham, Commercial Plans Examiner; Barb Cox, Engineering Manager; Fred Hahn, Director of Parks and Open Space; and Gary Gunderman, Planning Manager.

**Other Staff:** Rachel Ray, Planner II; Dan Phillabaum, Senior Planner; Justin Goodwin, Planner II; Flora Rogers, Administrative Assistant; and Laurie Wright, Staff Assistant.

**Applicants:** Linda Menerey, EMH&T; Brian Quackenbush, EMH&T; Kolby Turnock, Casto; and Brent Sobczak, Casto.

Steve Langworthy called the meeting to order. He asked if there were any amendments to the October 31, 2013, meeting minutes. [There were none.] The minutes were accepted into the record as presented.

**CASE REVIEW**

**1. Pre-Application Review (Bridge Street District) – BSC Residential District & BSC Sawmill Center Neighborhood District – Casto Residential Development – Tuller Road & John Shields Parkway**

Justin Goodwin said this is a request for non-binding review of a potential application for a 384-unit residential development and associated site improvements on a 17-acre parcel. He said the proposal includes new public street connections including the extension of John Shields Parkway and an associated greenway connection. He said the site is located on the south side of Tuller Road between Tuller Ridge Drive and Village Parkway. He explained that this is a request for pre-application review prior to submission of an application for Basic Plan Review in accordance with Zoning Code Section 153.066(C).

Mr. Goodwin explained that this request was introduced at last week's ART meeting and that this is still considered Pre-Application Review. He indicated that after meeting last week, staff had met to discuss the proposal and had identified a few areas of concern based on the preliminary analysis:

- *Architecture.* Mr. Goodwin stated that, based on the architectural renderings, there is not enough variety or diversity across the site. He said 29 buildings across with the same or very similar architecture could feel very monotonous and suggested character transitions be incorporated to provide variety. He noted suggested solutions, such as varying the roof forms using various styles and elements to help break up the mass of the buildings.

- *Breezeway Design.* Mr. Goodwin said that the breezeway design is a concern because it does not meet the intent of the principal entrance design requirements of the Code. He stated that an actual enclosed building entrance was preferred.

Ray Harpham stated that if the breezeways were intended to avoid the need to install sprinklers in the building, they may need to have them anyway given the number of units and the size of the buildings.

Mr. Goodwin continued with additional feedback on the proposal:

- *Street Network & Block Layout.* Mr. Goodwin said that the mid-block pedestrianway shown mid-way through the north/south blocks was good, but the length of these blocks exceed the maximum length per Code and would require a Waiver from the Planning and Zoning Commission. He said Planning and Engineering would like to see another neighborhood street running east/west through the site to break down the size of the blocks further. He said that the street could be a yield street and would provide street frontage for those buildings currently located interior to the blocks. He noted that the south block containing the greenway also exceeded the maximum block length, which would also require a Waiver, but there was a benefit to reducing the number of vehicular interruptions to the greenway.
- *Access.* Mr. Goodwin pointed out the proximity of the proposed alley access points with street intersections. He noted that a few on-street parking spaces would likely need to be eliminated. He suggested that different building footprints, such as an "L" shaped building, could help provide additional space between the intersections and driveway access points.
- *Open Spaces.* Mr. Goodwin said the addition of a new street would affect the amount of open space provided, but could allow for the interior courtyards to now have street frontage, which could allow those open spaces to count toward the requirement. Mr. Goodwin referred to the greenway shown along John Shields Parkway and commented on the proposed dimensions. He said that the dedicated greenway area was shown with an 80-foot width, measured up to the face of the buildings fronting on the greenway. He said that some private space should be preserved between the building fronts and the greenway, which would likely mean the greenway width would need to be reduced.

He said that reconfiguring the pocket parks would add diversity and variety. Mr. Goodwin noted the suggestion from last week's meeting about adding a pocket park in front of the clubhouse as a place to gather. He commented that additional thought needed to be given to the design of the greenway, since it should seamlessly connect to the portions to the east and west of the site. He noted that the City still needs to develop concepts for the character and landscape design details of the greenway.

Linda Menerey, EMH&T, stated there is flexibility for the open space configuration. She requested direction for the design of the greenway.

Fred Hahn asked about the character of the buildings and the overall landscape design intent. He said he was not satisfied with the greenway design currently shown on the plans, and the greenway should feel consistent.

Mr. Goodwin commented further:

- *Yield Street Design.* He said that the neighborhood street would have a 51-foot right-of-way, and that Planning and Engineering would provide typical section details.
- *John Shields Parkway.* Mr. Goodwin stated that adjustments were needed to the alignment of John Shields Parkway to the east of the site as it passes through the Byers property to the intersection with Village Parkway.

Ms. Menerey said the internal street reconfiguration would likely result in a loss of units. She asked how the greenway would be configured to the east, and how or whether units should be placed on the south side of the greenway in this area.

Mr. Goodwin referenced the Hobbes Landing street connection to Greystone Mews to the south, and said that it may need to shift slightly to be shown correctly.

Ms. Menerey asked about MI's involvement, and who was designing the Hobbes Landing connection.

Mr. Goodwin stated that the street connection related to the overall street phasing within the 17-acre site, as well as for fire access. He asked if Hobbes Landing was part of the next phase. He said that when the Basic Plan is brought forward to the Planning and Zoning Commission, they will need as much context as possible to understand how the phasing is anticipated. He added that the Commission will also be required to review any proposed Waivers, including to the proposed block sizes if necessary, and that the Waivers should not be viewed as guaranteed or necessarily supported by the ART at this time.

Ms. Menerey said she was concerned with the potential for very tight turning radii if the blocks were broken down further, which would complicate fire access.

Alan Perkins said the fire trucks were not likely to require alley access, and the block layout should provide adequate fire access to the buildings.

Barb Cox pointed out that it will depend on how the buildings are laid out.

Mr. Goodwin concluded that at this point, staff's preliminary feedback had been covered. He asked the applicants if they had any questions about the initial comments.

Ms. Menerey said that the project architect, Joe Sullivan, was unable to attend, but he had already begun to rethink the larger buildings. She thought there may be concerns with adding doors to the breezeway buildings, but they would look into the comments related to the buildings.

Steve Langworthy said the project feels very suburban at this stage, mainly because of the number of buildings shown of the same architectural character. He stated that variation among the blocks will be critical, and the lack of diversity is a problem.

Mr. Goodwin clarified that it is not necessarily the contemporary design of the buildings that is concerning, but the sameness of all buildings.

Mr. Langworthy suggested creating small neighborhoods and a different feel for each one.

Ms. Menerey asked if the desire for diversity also needed to be reflected in the pocket parks.

Mr. Goodwin said if they were linked together as pedestrianway concept, a more coordinated design may be appropriate, but if they are split up, he suggested that they differ from one another.

Mr. Hahn agreed that symmetry appeared to be a theme in the current plans.

Kolby Turnock, Casto, asked for clarification for providing diversity within the blocks.

Mr. Goodwin suggested that the desire was for a unique character for each street, as perceived by pedestrians at the street-level, as opposed to opposite sides of one block having the same character.

Mr. Langworthy asked each ART member to provide initial feedback on the proposal.

Mr. Perkins said he liked the street network, but more detail would be necessary as the project advances. He said the number of buildings would require close attention to hydrant placement and spacing. He would also need more information about the street phasing.

Mr. Harpham commented that three levels of flats would likely require fire suppression, but he would check the Building Code. He added that each unit may also require an independent means of egress.

Mr. Turnock stated he would have Joe Sullivan research these Building Code comments further.

Mr. Goodwin referenced the minimum finished floor elevation requirement, which states that units were required to have their first floors a minimum of two and a half feet above the sidewalk, with entrances to common spaces being the exception. He stated that a reconfigured site plan could afford opportunities to provide the accessible units in appropriate locations to reinforce the objective of maximizing privacy from the street level.

Ms. Menerey asked whether buildings could have frontage on an open space, and how that would affect the building's required building zone.

Mr. Goodwin clarified that buildings can front an open space.

Mr. Harpham suggested alternative roof forms be used to help break up the building massing. He said that contemporary architecture was not the problem but variations on the theme were necessary.

Mr. Goodwin recommended that they consider including some more traditional styles or design elements in addition to the contemporary style.

Mr. Turnock stated that Casto has a variety of building types to choose from.

Mr. Hahn said he is concerned with the character of the John Shields Parkway greenway and

how it will be phased. He said some additional thought internally needed to be given to the greenway.

Ms. Cox commented on the alignment of John Shields Parkway to the east, which Mr. Goodwin had referenced earlier. She said that cycletracks would be needed on John Shields Parkway, and EMH&T has the dimensional requirements for these. She said that for the 65-foot right-of-way streets, more detail on the parallel parking spaces and intersection design would need to be considered. She asked the applicants to begin thinking through stormwater management, trash collection, and water lines once the streets are laid out.

Brian Quackenbush, EMH&T, said that they had begun looking at pervious pavement in the parallel parking spaces, and linking stone layers beneath the parking and open spaces. He said they were also looking at options to provide a StormTech layer instead of stone. He said there was no good outlet for stormwater, and a stormwater line extension was probably necessary with John Shields Parkway.

Ms. Cox noted the storm sewer on Tuller.

Mr. Quackenbush stated that his biggest concern is water. He said that Columbus has not allowed private water lines to cross under public streets. He said that this presents serious issues with master metering, and alternatively, requiring separate tap fees would be very expensive.

Mr. Turnock asked about the possibility of providing the streets within public access easements, designed to public street standards, and not actually dedicating the right-of-way.

Mr. Goodwin stated that this approach was not ideal.

Mr. Quackenbush said he is meeting with Columbus next week to discuss this issue further.

Mr. Langworthy reiterated that altering the architectural character of the buildings and adding streets will help improve the plan. He asked if there were any further questions or comments.

Mr. Goodwin reiterated the next steps in the process and said he will provide a written summary of these comments next week.

Mr. Langworthy asked if there were any further comments regarding this application. [There were none]. He thanked the applicant.

## **2. 13-107MPR – BSC Sawmill Center Neighborhood District – Christoff Retail Center – 6465 Sawmill Road**

Mr. Goodwin said the applicant is not here today; they will be resubmitting plans. He said the new target determination will be November 21, 2013.

### **ADMINISTRATIVE**

Mr. Langworthy asked if there were any further items of discussion. [There were none.]  
The meeting was adjourned.



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**ADMINISTRATIVE REVIEW TEAM**

**MEETING MINUTES**

**OCTOBER 31, 2013**

**ART Members:** Steve Langworthy, Planning Director; Alan Perkins, Fire Marshal; Ray Harpham, Commercial Plans Examiner; Barb Cox, Engineering Manager; Fred Hahn, Director of Parks and Open Space; and Dave Marshall, Review Services Analyst.

**Other Staff:** Rachel Ray, Planner II; Dan Phillabaum, Senior Planner; Justin Goodwin, Planner II; Jordan Fromm, Planning Assistant; Flora Rogers, Administrative Assistant; and Laurie Wright, Staff Assistant.

**Applicants:** Thomas Beery, Thomas Beery Architects Inc.; Chris Christoff; Jackie Trucco, Ivy Bridal Studio; Steve Moore, Moore Signs; Linda Menerey, EMH&T; Kolby Turnock, Casto; and Joe Sullivan, Sullivan Bruck Architects.

Steve Langworthy called the meeting to order. He asked if there were any amendments to the October 24, 2013, meeting minutes. [There were none.] The minutes were accepted into the record as presented.

**PRE-APPLICATION CASE REVIEW**

**1. Pre-Application Review (Bridge Street District) – BSC Residential District & BSC Sawmill Center Neighborhood District – Casto Residential Development – Tuller Road & John Shields Parkway**

Justin Goodwin said this is a request for non-binding review of a potential application for a 384-unit residential development and associated site improvements on a 17-acre parcel. He said the proposal includes new public street connections including the extension of John Shields Parkway and an associated greenway connection. He said the site is located on the south side of Tuller Road between Tuller Ridge Drive and Village Parkway. He explained that this is a request for pre-application review prior to submission of an application for Basic Plan Review in accordance with Zoning Code Section 153.066(C).

Mr. Goodwin explained that the purpose of the pre-application review meeting is to provide the applicant with a non-binding and informal review of the development proposal, including application review procedures. He noted that the proposal contains a hierarchy of streets that is composed of public connector streets and neighborhood streets, which are generally consistent with the street network shown in the Bridge Street District plans. He noted that on and off-street parking is included in this proposal.

Linda Menerey, EMH&T, described the open spaces included in the proposal, including pocket parks and courtyards. She said the applicant understood that the courtyards without frontage on a public street will not qualify as meeting the open space requirements.

Ms. Menerey provided an overview of the proposed street network. She said she would like further direction on connecting the eastern-most north/south street through the Greystone Mews neighborhood to the south, but since that road would happen on the adjacent property to the east, it is not part of this future application.

Mr. Langworthy asked about the proposed block dimensions, and if any of the blocks were expected to exceed the maximum block dimensions.

Mr. Goodwin noted that some of the north/south block lengths may exceed the 500-foot maximum, but the overall maximum perimeter block length would not be exceeded.

Ms. Menerey provided an overview of the greenway connection.

Mr. Goodwin noted that further discussion on the greenway connection and its design would be necessary before the project proceeds.

Joe Sullivan, Sullivan Bruck Architects, described the proposed apartment building types, which were planned in three different configurations containing eight, twelve, or twenty units each. He explained that the proposed building materials included brick, HardiePanel, and siding. He pointed out that garages will be accessible from private alleys, while the front of the buildings along the principal streets will include elevated living spaces above the street on the first level. He said that retaining walls were shown around the front of the buildings to provide an accent on the front façade and help separate the public and private spaces. Mr. Sullivan stated that the architectural theme involved a modern, geometric composition of forms, and colors can be used to differentiate the buildings. He said that cementitious siding will be used in a contemporary manner.

Mr. Sullivan provided a detailed overview of the proposed unit configurations. He stated that townhouses were expected to be approximately 1,200 square feet, and flats would be around 800 square feet. He described the proposed "breezeway" configuration of the buildings, where units were accessed from a common stairway that was not fully enclosed.

Mr. Langworthy confirmed with Mr. Sullivan that the outside doors would be secured.

Mr. Langworthy asked if the proposed windows are recessed into the siding material.

Mr. Sullivan stated that there are a variety of window designs that establish a shadow line to accentuate the geometric theme, and that many of these designs incorporate a recessed window element.

Mr. Goodwin asked how long the 20-unit buildings were anticipated to be.

Ms. Menerey confirmed they will be approximately 150 feet long.

Mr. Goodwin asked if there are entrances along the street façade, and noted that a breezeway may not be enough to meet the building entrance requirements of the Code.

Mr. Sullivan said that the design is conceptual and adjustments could be made following the ART's feedback.

Mr. Goodwin noted that the long blocks are approximately 580 feet in length, and the Bridge Street Code allows for a maximum of 500 feet. He observed that this similar situation occurred with the Edwards development proposal earlier this year, and that the proposed block length had been approved by the Planning and Zoning Commission through approval of a Waiver.

Ms. Menerey noted that a few of the pocket parks shown in the proposal are just under the tenth of an acre requirement, but agreed that there may be other areas on the site where the requirement could be provided.

Ms. Menerey asked if hanging bike storage could count towards the bike parking requirement.

Mr. Goodwin agreed that hanging bike storage could potentially count, as long as other publicly accessible bike parking facilities were provided throughout the site.

Mr. Langworthy said there may be concerns with the lack of a strong terminal vista at the end of the north-south streets within the development, and more vertical elements to meet this code requirement may be necessary.

Mr. Goodwin said that there are architectural and building variety requirements in the code, and that the applicant should develop a palette of building options that meet these code requirements.

Mr. Goodwin reiterated that this Pre-Application Review was an introduction, and the applicant planned to return to next week's Administrative Review Team meeting for further discussion. He said that following next week's ART meeting, written comments would be provided to the applicant within 10 days.

Mr. Langworthy asked each ART member to provide initial feedback on the proposal.

Alan Perkins noted potential concerns with fire access until the phasing of the connection to Hobbes Landing and Greystone Mews was implemented. He stated that the furthest south east-west alley may have width and maneuverability issues.

Barb Cox suggested altering the parking layouts and noted they would need to provide handicap parking in the parallel spaces. She was also concerned with how John Shields Parkway would connect. She mentioned that Engineering would like to see decentralized stormwater management systems as much as possible. Ms. Cox suggested that the applicant consider providing a small pocket park in front of the clubhouse to serve as a gathering space and help meet the open space requirements.

Mr. Sullivan said they would consider the modifications to the pocket parks, and agreed to look at the on-street parking.

Ms. Menerey stated that she would be prepared to discuss Stormwater at the next Administrative Review Team meeting.

Mr. Langworthy asked if there were any further comments regarding this application. [There were none]. He thanked the applicant and stated that this project would be on next week's meeting agenda.