



**Land Use and Long
Range Planning**

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ADMINISTRATIVE REVIEW TEAM

MEETING MINUTES

FEBRUARY 19, 2015

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

Other Staff: Rachel Ray, Planner II; Jenny Rauch, Senior Planner; Joanne Shelly, Urban Designer/Landscape Architect; Claudia Husak, Planner II; Devayani Puranik, Planner II; Andrew Crozier, Planning Assistant; and Laurie Wright, Staff Assistant.

Applicants: Michael Burmeister, OHM Advisors; and Russ Hunter, Crawford Hoying Development Partners (Cases 1 & 5).

Steve Langworthy called the meeting to order. He asked if there were any amendments to the February 5, 2015, meeting minutes. The minutes were accepted into the record as presented.

PRE-APPLICATION

1. BSD Commercial District – Home-2 Hotel

**5000 Upper Metro Place
Pre-Application Review**

Devayani Puranik said this is a request for construction of a new hotel and associated site improvements on the west side of Frantz Road between West Bridge Street and Upper Metro Place. She said this is a request for a non-binding and informal review prior to submission of an application for Basic Plan Review (Basic Development Plan Review and Basic Site Plan Review) in accordance with Zoning Code Section 153.066(C). She said this request will also provide the applicant with information on the procedures and policies of the City, including application review procedures that may be used.

Ms. Puranik said Home2 Hotel is a Hilton brand. She said the proposed 78,000-square-foot, four-story hotel would have 126 suites. She presented the floor plans and the proposed patio spaces on the north side of the building, at the corner of Frantz Road and West Bridge Street, and on the south side of the proposed hotel between the hotel and the future office building. She presented three different options for the elevations facing Frantz Road and West Bridge Street, showing three different tower features. She stated that the proposed materials are brick, stone, siding, and EIFS.

Jeff Tyler stated that he preferred option 2, with the clerestory windows on the tower feature. The ART and other Staff members agreed.

Mr. Tyler suggested that the ART look at other Home2 Hotel properties that have been built around the country with more interesting architectural character.

The ART members discussed the location of the tower element as a focal architectural feature; the location of the front door on the back of the building facing the parking lot; and the way the sidewalk wrapped around the building.

Ms. Puranik stated that landscaping would be provided around the perimeter of the site.

Ms. Puranik said an office building would be proposed as part of Phase 2, and between the hotel and office building would be a pocket park. She presented a conceptual design for the proposed pocket park that included landscaping, paving bands, stepping stones, art/sculpture, iron gates, benches, light poles, and the Home-2 monument sign.

Michael Burmeister, OHM Advisors, described the elevations on Frantz Road and how the existing stone wall would be incorporated. He commented that the elevations facing Frantz Road and West Bridge Street were designed so the hotel would appear to have storefronts while maintaining security and privacy. He stated the applicant used primarily brick and stone, but accent bands would consist of a secondary material (fiber cement siding). When asked what the percentages of primary and secondary materials would be, Mr. Burmeister said the calculations were not complete at this time. He said the client would like to maintain the tower feature as that is a focus on the brand.

Claudia Husak inquired about the accent bands. Mr. Burmeister said the material was more textured than metal to provide depth. He said the fiber cement comes in a variety of colors.

Jeff Tyler inquired about the proposed light fixtures shown for the pocket park and patio spaces.

Joanne Shelly cautioned the applicant that since this site is not in the Historic District, the Historic District light fixtures should not be used. She suggested with respect to the benches and art that contemporary sculptures and benches should be used.

Colleen Gilger inquired about the size of the windows, noting that they appear smaller than usual hotel room windows. Mr. Burmeister explained the windows were sized to function as units with the HVAC system vents below the windows.

Jennifer Rauch asked if the windows could be doubled, with a faux louver used to take up some of the extra space beneath the windows. Mr. Burmeister said faux grilles were being considered.

Mr. Burmeister said the elevations for the second, third, and fourth floors are consistent with the hotel's brand standards.

Steve Langworthy asked if there were any other potential Waivers that had been identified at this point.

Mr. Burmeister said potential Waivers could include the location of the front door that should be on Frantz Road rather than facing the parking lot; the front property line coverage on Frantz Road; some transparency requirements; and the requirement for open space.

Mr. Langworthy said the elevations showing the proposed architectural character did not strike him very well. He noted that may be the fault of the renderings; however, the elevations appeared monolithic and bland.

Mr. Hahn said he would like to see the hotel in context with the adjacent building and parking lot. He asked about parking for the office building. Mr. Burmeister they were exploring how the parking could be shared to make it work for both buildings.

Ms. Shelly asked about the hotel parking lot layout and questioned the vehicular circulation, which appeared awkward. Mr. Burmeister said they were looking at alternatives that would result in better site circulation.

Mr. Langworthy asked if the required open space calculations included the future office space. Mr. Burmeister confirmed the office space was not included. Russ Hunter, Crawford Hoving Development Partners, affirmed there was enough room on the site to provide the required open space.

Ms. Shelly suggested design options be explored for greater dimension and color. She said the materials are weighing down the building and suggested layers so there is a defined bottom, middle, and top to the design.

Mr. Langworthy presented a Home-2 Hotel building in Florence, South Carolina as an example that demonstrates stronger character.

Mr. Burmeister said there were limited color options in the color palette, given the limited principal material palette.

Mr. Tyler suggested changing the window openings and adding more protrusion if the colors could not be changed.

Mr. Burmeister said he would explore ways to increase the window size and break up the mass between the windows.

Ms. Puranik suggested using a different color brick.

Mr. Hunter asked Mr. Burmeister to push the design envelope.

Mr. Langworthy noted the prominence of this intersection at Frantz Road and West Bridge Street, and asked if the tower feature was enough to draw attention to this building.

Mr. Tyler said the tower is not really an entry tower, since the main entry, as proposed, is on the back of the building.

Mr. Burmeister said they would look at changing the design of the top of the tower.

Rachel Ray inquired about the ground floor uses. She pointed out there are guest rooms at the corner of the building on the ground floor at the Frantz Road/ West Bridge Street intersection, but the fitness area was pushed back to the entrance area closer to the parking lot. She said the outside corner should allow for more activity and guest rooms would not be appropriate.

Mr. Langworthy said there needs to be a reason for guests to use the public patio.

Mr. Burmeister said the floor plan design was a result of operations; the need for demarcation between public and private areas.

Ms. Rauch pointed out that there are deed restrictions that the City enforces. She said there are a lot of limitations, but the deed changes could happen concurrently per her earlier discussion with Jennifer Readler. She said deed restrictions require City Council approval if they are to be modified.

Aaron Stanford inquired about the width of the driveway and if all of the stormwater issues had been addressed. Mr. Burmeister said stormwater was taken care of, and they were looking at the driveway width as part of their modifications to the parking lot circulation.

Mr. Langworthy asked the ART if there were any further questions or concerns regarding this application. [There were none.] He stated that additional review would commence following the submission of an application for Basic Plan Review.

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 5th.

**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

153.066(F) and (J). She said Staff was still going through the final details of this project, although much of it is consistent with the previous iterations reviewed by the ART.

Fred Hahn asked whether the property line had been adjusted along the north side of the project site.

Michael Burmeister, OHM Advisors, said adjustments had been made to the property line on the north side of the site.

Ms. Rauch said there have been a lot of discussions at ARB regarding architectural character and she presented the latest elevations. She said options at the corner were discussed at the ARB Informal discussion in December.

Mr. Burmeister noted that since those meetings, the far right tower had increased in height.

Ms. Rauch said this case can be reviewed for the next two weeks before an ART determination is scheduled on March 12, 2015, to be forwarded to the ARB for their meeting on March 25, 2015.

Mr. Burmeister said the rear entry garage below was changed for sound/noise control.

Russ Hunter, Crawford Hoying Development Partners, said the public lounge did not belong to anyone and the details had been cleaned up.

The ART discussed the triangular open space plaza at the conceptual pedestrian bridge landing point, although the size of the space and the building to the south are still unknown.

Mr. Hunter said he is relying on MKSK as their consultant for the City to tell them how big the plaza has to be, and they will design an appropriately sized building.

Steve Langworthy suggested showing just the footprint of the building to illustrate its conceptual size.

Jeff Tyler said the "imaginary line" delineating the edge of the property with respect to the public patio area at the pedestrian bridge landing, and the private patio space has to be determined by the time this application reaches Building Standards for building permitting.

Mr. Langworthy said open space can only go so far to the east and the limits are somewhat established. He said the question is how far off of the public space it should go. Mr. Burmeister said the plaza area coverage has been determined.

Mr. Hunter said it comes down to what the City wants in that space and the bridge landing location is still in question.

Mr. Langworthy suggested that when the City had recently met with David Dixon with Stantec (formerly Goody Clancy), he had noted the importance of an appropriately designed and sized space, since there needs to be a balance between how the plaza is used and how it would look when it is not in active use.

Mr. Langworthy also recalled Mr. Dixon's comments about architecture, and how to make the building appear less monolithic and more scaled down. He said that Mr. Dixon had suggested selecting different types of upper story windows for the different portions of the North High Street elevation, where the building is made to look like different buildings. He said even though the buildings are different, the windows look too much the same. Mr. Langworthy explained that Mr. Dixon had emphasized that the nature of the windows should be changed as the nature of the building changed as if to appear that the buildings had been built over time moving down the street.

Aaron Stanford inquired about the grading on the triangle shaped open space at the bottom of the site, as there are a lot of grade changes. He asked about the floodway and floodplain determination status.

Mr. Burmeister said there have been no updates since the last meeting.

Mr. Langworthy inquired about the status of the North Riverview extension, and whether it would be a park road or a public road.

Mr. Hahn said that had not yet been determined, but he anticipated that it would be a convenience road providing access, but not used for as a primary route for transportation.

Mr. Langworthy asked the ART if there were any further questions or concerns with regard to this application. [There were none.] He stated that a recommendation on this request was scheduled for March 12, 2015, to be forwarded to the Architectural Review Board for their meeting on March 25, 2015.

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 4:10 pm.

As approved by the Administrative Review Team on February 26, 2015.