



**Land Use and Long
Range Planning**

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ADMINISTRATIVE REVIEW TEAM

MEETING MINUTES

MARCH 26, 2015

ART Members and Designees: Steve Langworthy, Planning Director; Jeff Tyler, Building Standards Director; Fred Hahn, Director of Parks and Open Space; Alan Perkins, Fire Marshal; and Aaron Stanford, Civil Engineer.

Other Staff: Gary Gunderman, Planning Manager; Rachel Ray, Planner II; Jennifer Rauch, Senior Planner; Joanne Shelly, Urban Designer/Landscape Architect; Andrew Crozier, Planning Assistant; and Laurie Wright, Staff Assistant.

Applicants: Melissa Spires, and Daniel Mayer, OHM Advisors (Case 1); and Russ Hunter, Crawford Hoying Development Partners (Cases 1 & 2); and Darren Meyer, MKSK; Teri Umbarger, Moody Nolan; and Brian Quackenbush, EMH&T (Case 2).

Steve Langworthy called the meeting to order.

CASE REVIEWS

**1. BSD Commercial District – Home-2 Hotel
15-017BPR**

**5000 Upper Metro Place
Basic Development Plan/Basic Site Plan Reviews**

Devayani Puranik said this is a request for construction of a new four-story hotel with 126 suites and associated site improvements on a 2.57-acre site on the west side of Frantz Road between West Bridge Street and Upper Metro Place. She said this is a request for review and recommendation of approval to the Planning and Zoning Commission for Basic Development Plan and Basic Site Plan Reviews in accordance with Zoning Code Section 153.066(D).

Ms. Puranik presented a revised layout and described the changes, one of which was the loading/drop off area that had been relocated to the Frantz Road frontage.

Melissa Spires, OHM Advisors, said the new layout shows the building is the same but the building configuration is mirrored and flipped on Frantz Road. She said the “outdoor living room area” is now situated on Frantz Road leading directly into the lobby, instead of along US 33/Bridge Street, which satisfies the need for a real public entrance along Frantz Road. She explained that with this new configuration, 122 parking spaces are shown, which has decreased the number of spaces by seven from the original submission. She indicated the applicant will not meet the requirement of 131 parking spaces and would need to request a Waiver.

Ms. Puranik inquired about open space. As a result of the new layout, Ms. Spires said open space was lost and a fee-in-lieu of open space dedication would need to be requested.

Ms. Puranik said the architecture had been revised since the ART meeting on March 19th. Ms. Spires said the interior to the site was updated to reflect what was on the exterior of the building. She presented a hard copy of the updated elevation.

Ms. Spires presented material samples that included the cream colored fiber cement board to show that it was a warmer color than what appeared to be stark white on the previous elevations. She presented the accent color that is close to a lime green, dark bronze glass, dark brown brick, and Trenstone that is a tan colored panel the size of 6 inches by 24 inches to be used for the base of the building.

Ms. Spires presented a hard copy of the preliminary landscape plan.

Russ Hunter, Crawford Hoying Development Partners, said the new entry on the corner at Bridge Street/US 33 and Frantz Road requires a key card access. He explained that the door will be unlocked during normal business hours.

Ms. Puranik inquired about the 30-foot wide, one-way loading/drop off area, and whether the driveway needed to be quite so wide. Ms. Spires indicated that area could be slightly decreased in width. Mr. Hunter said the center island is narrow and they will consider changing the widths on both sides of the island while ensuring the radii will accommodate turns on this one-way circulation drive.

Joanne Shelly inquired about the open space. Mr. Hunter said he had asked Mr. Langworthy last week what was more important: a public entrance on Frantz Road, adding parking, or the pocket park between the buildings, and he said he heard the response to that question that the open space in this location was less important to him than the building entrance on Frantz Road. He said the applicant is short on parking and is trying to strike a balance.

Colleen Gilger asked if square footage could be taken from the area for a future office building. Mr. Hunter said that was possible but questioned if that would be enough to resolve all the parking and open space issues.

Jennifer Rauch recommended that the applicant go through the exercise to find out. She suggested that the applicant explore whether an open space could be provided somewhere on the corner. Ms. Spires clarified there is green space on the corner by the tower and around building.

Ms. Puranik reported that Planning would like to better understand the placement of four hotel rooms along the Frantz Road ground floor frontage.

Ms. Rauch said she liked the direction the application was going with this revised concept, but questioned whether the design was where it needed to be to move forward.

Fred Hahn said a perspective of the site from the sidewalk level could help address the ground floor transparency issue.

Ms. Rauch added the grade change could impact the view.

Jeff Tyler asked if transparency was the issue for the ground floor, or privacy for the guests, in terms of Planning's concern with the four hotel rooms along the ground floor on Frantz Road. Ms. Rauch answered that both were factors.

Mr. Tyler inquired about the percentage of primary and secondary materials. Ms. Spires replied that the primary material is fiber cement for which the applicant will need to request a Waiver. Additionally she said, there may be a Waiver needed for the ground floor transparency requirement for the side of the hotel that faces SR161.

Mr. Tyler inquired about the height of the parapet. Ms. Spires answered the parapet is six feet high, not counting the towers.

Ms. Rauch asked if at that height, if the parapet would screen all the mechanicals. Ms. Spires said the mechanicals had not been added to the rooftop plans yet but she is hoping that six feet is high enough to screen the mechanicals.

Steve Langworthy inquired about the canopy and stated a Waiver would need to be requested based on the location. He asked if the canopy architecture would coordinate with the principal structure. He asked if the design detail of the canopy columns was considered. Ms. Spires replied that the details were not defined yet.

Daniel Mayer, OHM Advisors, said the look will be contemporary with tongue and groove wood planking for the ceiling of the canopy containing flush lighting.

Ms. Puranik asked for clarification on the glass colors. Mr. Mayer said the soft tint produces a bronzing effect. Ms. Spires added the windows in the tower will be lighter. Mr. Mayer said the applicant will illustrate their intent for all the glass.

Mr. Hunter said there would be louvers on the windows, which is a Quaker product that looks like one piece.

Ms. Rauch reported that it had been determined by the Law Director that the deed restrictions could be eliminated as part of the plat rather than amending the TIF.

Ms. Puranik again asked the applicant to consider the guest rooms on Frantz Road given their impacts on the exterior building architecture and inability to meet transparency requirements.

Ms. Shelly recommended that the applicant review the BSD Code requirements for open space to possibly integrate more into their plan. Ms. Spires agreed to try and designate as much open space as they could. Ms. Rauch added the open space can be a combination of different types.

Alan Perkins said the fire access was acceptable. He asked for an auto-turn exhibit, which Ms. Spires provided. He said if the hydrant and sprinkler were the same as on the last plan then he approves. He said there needs to be room for the fire department to navigate access from Frantz Road.

Aaron Stanford inquired about the path connections of the site to the existing bike path on Frantz Road. Ms. Spires said the existing wall would be reconstructed to make the connection and more sidewalks would be added. She explained there would be openings on the rock wall to provide a few connections throughout the site.

Mr. Stanford inquired about stormwater management. Ms. Spires said engineering was working on the stormwater management plan and she would share their plan as soon as it was completed.

Mr. Tyler asked what type of construction would be used and the answer was that wood construction is proposed. He indicated the application had come a long way but asked the applicants to consider resolving more issues to eliminate more of the Waivers.

Mr. Langworthy asked the ART if there were any further questions or comments. [There were none.] He stated that the ART's recommendation to the Planning and Zoning Commission was scheduled for April 2, 2015.

2. BSD Scioto River Neighborhood District – Bridge Park – Phase 1 (C Block)

15-018 DP-BSD/SP-BSD

**Riverside Drive and Dale Drive
Development Plan/Site Plan Reviews**

Rachel Ray said this is a request for the first phase of a new mixed-use development, including four buildings containing 149 dwelling units, 98,700 square feet of office uses, 48,900 square feet of eating and drinking uses, and an 864-space parking structure on a 3.47-acre site. She said the proposal includes four new public streets and two blocks of development. She said the site is on the east side of Riverside

Drive, north of the intersection with Dale 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. Ray complimented the applicant for their efforts thus far that included the elimination of some of the Waivers and said Staff would continue to review the details of the plans as they are updated.

Ms. Ray stated there was an issue with the number of entrances for Building C4 residential elevations on Mooney Street. She noted that she had discussed with the applicant potentially allowing direct connections to the street from the at-grade resident patios. Teri Umbarger, Moody Nolan, said the applicant had concerns about the public coming onto the patios on the ground floor levels and said she did not want to introduce entrances per the privacy issue. Ms. Ray asked if gates could be considered. Ms. Umbarger stated that the applicant elected not to provide any access.

Ms. Ray said the designs proposed for the pedestrian bridges were not acceptable to Staff. She explained that this issue had been discussed previously, and the designs have not evolved in the same manner as the buildings. She said the bridges needed to be eye-catching and prohibit activity such as throwing debris or the ability for pedestrians to fall or jump.

Ms. Umbarger said the railing on the pedestrian bridges was raised 48 inches to prevent falls, which is higher than what is required by the Building Code. She said the applicant does not want to enclose the bridges as it would prevent engagement with any street activity below.

Russ Hunter, Crawford Hoying Development Partners, added they do not want glass boxes and losing the connectivity with the activity below would be the worst case scenario.

Ms. Ray emphasized that the pedestrian bridges cross the City's rights-of-way. She said 48 inches for railing height is high but not high enough. She indicated Staff had trouble envisioning how the design would relate to the open space below from a character perspective. She said elements like transformers were being screened and asked if similar design approaches could be considered for the pedestrian bridges. She stated that functionality and aesthetics were the issues here and restated that the designs have not come far enough.

Steve Langworthy asked if the applicant had information on the history of communities where debris being tossed off similar bridges was an issue. Ms. Umbarger responded she had no such information.

Mr. Hunter stated that the people that will be using the pedestrian bridges are the same people that are residents in those buildings, since they are secure and not accessible to the general public. He said residents could do just as much harm from their own balconies. He added that key cards were needed to gain access to the bridges. Ms. Ray indicated there were numerous scenarios where a person may gain access, even if they do not reside on the premises.

Ms. Umbarger said the applicant wants to keep the open air effect for the pedestrian bridges, and a chain-link fence would not be an option like they are used for overpasses.

Mr. Hunter indicated that if the bridges were screened like the transformers, they may appear acceptable when up close but in the air would look like boxes.

Ms. Ray suggested the applicant consider another type of bridge that could be artful and light. She indicated there are hundreds of examples to be found.

Claudia Husak said the pedestrian bridges would not just be seen by the users but from everyone visiting the Bridge Park development from the open space below.

Colleen Gilger asked if proposed materials were the issue for the pedestrian bridges or the design itself, from Planning's perspective. Ms. Ray answered it was the design – both functionally and aesthetically.

Joanne Shelly emphasized that the bridges will be visible to everyone in the street. She said not enough has been done on the applicant's part to review the aesthetics of the bridges. She asked if the intent was for all the bridges to be the same.

Ms. Umbarger said all the bridges would be the same as they would be iconic to Bridge Park; the applicant did not want five different types of bridges.

Jeff Tyler suggested the applicant provide images of similar bridges where they have been successful noting both the function and the location with the images. Ms. Umbarger reiterated she thought these bridges fit in with the Bridge Park appearance.

Mr. Tyler suggested that subtle changes could be made from bridge to bridge, keeping the same overall iconic structure. He asked how the bridges would be finished underneath. Ms. Umbarger explained that linear lights were proposed to be installed underneath the bridges as well as on the ceilings inside.

Since lighting was involved, Mr. Tyler suggested the applicant demonstrate both the experience during daylight as well as at night.

Ms. Shelly asked the applicant if they viewed the proposed bridges as an iconic design.

Mr. Langworthy asked if the bridges were to serve as a statement for the development.

Mr. Hunter replied in some respects the bridges would serve as an icon for the development. He said they want to have a product that is not seen in a lot of other developments. He said it is not an "in your face" type of icon as they do not want the bridges to take away anything from the buildings. He said the applicant is after clean detail but not a design that is "over the top."

Ms. Ray recommended that the applicant consider other designs for the pedestrian bridges as Staff was not supportive of the current proposal. She said without a recommendation from the ART, the applicant would be responsible for selling this design as the application moves forward to the Planning and Zoning Commission.

Ms. Ray noted that EIFS continued to be noted on the plans as a secondary material, and asked Mr. Tyler to review the quality and installation information provided by the applicant.

Ms. Umbarger explained that the EIFS material acts as a rain screen system where the water flows down through the space instead of getting held up in the insulation.

Mr. Tyler said Staff is not recommending EIFS as it is not permitted by the BSD Code.

Ms. Ray said vinyl windows had been eliminated from the proposal. She said if the applicant decides to go with fiber cement panels that similar quality and installation information needed to be provided.

Ms. Ray addressed the Waivers for garage entry widths and stacking requirements for the parking structure. She said 20 feet for stacking is required and will not fit on this site for the Longshore and Tuller Ridge entrances. She said this is important as the entrances are close to intersections. She asked if the inside of the garage entry could be modified to meet Code. She indicated this is not a pay-for-park garage now but it could become one in the future when stacking would be more of an issue. She recommended this be a condition rather than a Waiver.

Ms. Ray asked for clarification on where the entry gates for the parking garages would be located with relation to the stacking spaces. Brian Quackenbush, EMH&T, asked for clarification on this Code requirement. Ms. Ray said there needed to be two vehicle stacking lengths at least 20 feet in length between the street and the entry gate. She said the way Code is written the stacking could potentially block the sidewalk. Mr. Quackenbush said he will review the entrances and adjust the gates as necessary. Ms. Ray recommended this be a condition.

Ms. Ray inquired about the Parking Plan's revised calculations. Ms. Umbarger said the calculations were based on restaurant use only, which have the highest parking requirements instead of considering a combination of retail and restaurant use in the calculations.

Ms. Ray inquired about open space as a gateway feature and streetscape element.

Darren Meyer, MKSK, presented several hard copy ideas as they were being discussed with the ART. He presented a graphic showing the 12-foot clear area and how they line up along the intersecting paths of travel along Bridge Park Avenue and Riverside Drive. He explained that the right-of-way meets at right angles but that is not how people move. He said a more natural flow for pedestrians would be to cut the corners so he presented curved corners and where the planters could possibly start or end. Signature intersections were discussed and how emphasis could be made to promote the importance of those intersections with the use of plantings, monumental stairs that accommodate seating and the possibility for use of boulders, granite, or art pieces/sculptures. The "corners" and business frontage need to service the buildings but be a public feature. The idea of how the corners should relate across Bridge Park Avenue was discussed. Mr. Meyer suggested that the intersections provide an opportunity to tell a story and provide a lot of visual appeal.

Ms. Shelly suggested the use of other elements, such as sculpture and presented an example of an eye-catching curved, wooden bench; we do not have to be limited to boulders and granite.

Mr. Meyer asked what would define an area for a visitor. He suggested a brick intersection, lush streetscape, pedestrian bridges, and great five-story urban architecture. He said there needed to be a balance for scale to not overload the public realm, but not be too small either.

Mr. Hahn said curving the corners helped the design. Ms. Shelly said no matter who owns the right-of-way line, the entire area feels like quasi-public space up to the face of the building. Mr. Meyer said areas on B block to the south across Bridge Park Avenue would require less features than on this side of the intersection. He suggested the blocks complement each other rather than match.

Ms. Ray inquired about the single tree conceptually shown between the boulders in the proposed design at the corner of Building C2 and asked if art could be placed there instead of one lonely tree. She asked if the landscape could be lowered to allow more "breathing room." Mr. Meyer said art can be placed on granite or within the landscape. He said a tree adds value and pointed out the corner is facing west and would become hot in the summer so shade would be desired and it would break up the scale. Mr. Langworthy asked what kind of tree would be planted there. Mr. Meyer said the limbs would not begin until at a higher level to promote views. Mr. Hahn was not supportive of the single tree approach.

Ms. Shelly suggested there could be a pop of color to draw the eye to the area and presented examples.

Mr. Meyer said he would move forward with his plans to open up the corner, refining the details to create a presence.

Ms. Shelly inquired about outside restaurant seating and stated that the seating area would only be used four months of the year, or five months at most. She asked the applicant how that space would be

treated during winter and the rainy seasons when not in use. If fence lines or planters were used to delineate this space, she asked if they would be temporary or permanent fixtures.

Mr. Meyer said the worst-case scenario would be a wobbly fence around stacked chairs and tables. He said planters could contain seasonal displays.

Mr. Hunter said they would not want stacked furniture but could not conceive how the seating areas could completely go away during the off season. He agreed to prepare a plan showing possible tenants to occupy the tenant and patio spaces along Riverside Drive and Bridge Park Avenue to show the ART what uses are adjacent to each other and anticipated for those areas. He said every tenant will come to the ART asking to create their own unique space so what he would present would just be a baseline estimate. Ms. Ray stated that the PZC has indicated concern about tenants requesting enclosures that would take away walkable space for pedestrians and cyclists.

Mr. Hunter said even if he illustrated "worst case scenarios," there would still be breathing room for pedestrians. He said the tenant occupied line would not be continuous but interrupted by the variety of tenants.

Mr. Meyer concluded by asking the ART if he was moving in the right direction with his designs.

Mr. Langworthy said there is not a lot of space to work with.

Mr. Meyer said he thought presenting the pedestrian view at street level would provide a better context within the architecture and the parks.

Ms. Ray reiterated that the ART is supportive of the general direction of the discussion.

Mr. Langworthy asked the ART if there were any further questions or comments. [There were none.] He stated that the ART's recommendation to the Planning and Zoning Commission meeting on April 9, 2015, was scheduled for April 2, 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 3:20 pm.