

Gary Gunderman asked the ART if there were any questions or comments regarding this application. [There were none.] He stated that a recommendation of approval will be forwarded to the PZC for their meeting on June 18, 2015.

**2. Verizon Wireless Rooftop Co-Location
15-044ARTW**

**5127 Post Road
Administrative Review - Wireless**

Rachel Ray said this is a request to replace 12 panel antennas; install six and replace three existing remote radio heads; remove one hybrid coax cable; and install two new coax cables for an existing wireless communications facility on the roof of an existing office building. She noted no ground modifications are proposed. She said the site is on the south side of Post Road, west of the intersection with Frantz Road. She said this is a request for review and approval of a wireless communications facility under the provisions of Chapter 99 of the Dublin Code of Ordinances.

Ms. Ray added that all the mechanicals will be hidden behind the rooftop parapets.

Ms. Ray said approval is recommended for this application for a wireless communications facility with the following condition:

- 1) That any associated cables are trimmed to fit closely to the panels.

Gary Gunderman asked the ART if there were any questions or comments regarding this application. [There were none.] He confirmed the ART's approval for this wireless communications facility with one condition.

INTRODUCTIONS

3. BSD Scioto River Neighborhood District – Bridge Park – C Block,

**Phase 2 Mass Excavation
Riverside Drive and Dale Drive
Minor Project Review**

15-048MPR

Rachel Ray said this is a request for site modifications including grading and excavation to prepare for future development east of Riverside Drive and south of the intersection with Dale Drive. She said this is a request for review and approval of a Minor Project Review in accordance with Zoning Code Section 153.066(G).

James Peltier, EMH&T, presented the site and noted the project limits as represented by dotted lines. He noted the basin previously installed with the first phase of mass excavation will be used for stormwater for this next phase, and the existing stream will be re-routed. He pointed out the construction access and where the public and private areas were delineated.

Ms. Ray confirmed the site modifications stop at the future Riverside Drive right-of-way.

Ms. Ray clarified that grading was approved by the ART in November 2014 but that area has now expanded as illustrated by Mr. Peltier.

Michael Hendershot indicated Aaron Stanford had some comments on the plans that he shared with the applicant, which basically asked for more clarification on the plans.

Mr. Peltier pointed out that the applicant is still doing work with the building pads and no sidewalks will be removed.

Ms. Ray confirmed that the requests made by Engineering are due to the separate engineering process required in order for Mr. Stanford to be able to sign off on the submittal.

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

4. BSD Sawmill Center Neighborhood District – Park and Ride
15-049MPR/CU **6801 and 6851 Village Parkway**
Minor Project Review/Conditional Use

Jennifer Rauch said this is a request for site improvements, including building demolition, and review of a temporary public park and ride. She said the site is on the west side of Village Parkway, north of the intersection with Cooperstone Drive. She said this is a request for review and approval of a Minor Project Review under the provisions of Zoning Code Section 153.065 and review and recommendation of approval to the Planning and Zoning Commission of a conditional use under the provisions of Zoning Code Sections 153.234 and 153.236.

Ms. Rauch said that two cases were being introduced today for these park and ride facilities and both are Minor Project Reviews and Conditional Use applications. She indicated that plans were provided by the applicant at the beginning of the week but have since been revised following a meeting yesterday with COTA. She said an ART determination is scheduled next week for both applications to be forwarded to the Planning and Zoning Commission for their meeting on June 11, 2015.

Ms. Rauch presented the slides reflecting the multiple phases. She said the applicant would like the Byers buildings removed from the existing site as quickly as possible. She explained that Phase 1 is a configuration of both the north and south buildings and the parking lot will be sealed and minor paint striping added. She added the focus will be on the parking lot on the front portion given the proximity of the cars to the building. She stated the demolition of the buildings is planned for Phase 2, moving the buildings to the southern portion for 16 months and 84 spaces are needed to make it work. She noted the issue of the circulation route, which comes up Riverside Drive and loads passengers on the Village Parkway side. She said when the bus returns at night the passengers alight on the other side. She indicated that one shelter is in the right-of-way and approval will come with the agreement.

Ms. Rauch said the existing ground sign is non-conforming. She said the applicant may add a different panel instead of moving the sign.

Rachel Ray asked if the parking spaces will be labeled as parking for the park and ride in Phase 1.

Ms. Rauch said she anticipates some sort of fence or barrier to be installed designating the spaces that can be used for the park and ride.

Jeff Tyler inquired about access during Phase 1. Ms. Rauch said the park and ride will use both existing access points.

Michael Hendershot confirmed the shelter will be used for both phases.

Devayani Puranik asked if there was a landscaping plan. Ms. Rauch responded that would be required as part of site maintenance.

Ms. Rauch said the shelter is located on the east side of Village Parkway. Mr. Hendershot indicated that Engineering's preference is that the passengers enter and alight the buses from the west side of the street in order to avoid crossing Village Parkway. Mr. Peltier confirmed the passengers will be getting off the busses on the west side and entering the busses on the east side of the street. Ms. Rauch said alighting the busses on the west side was a safer condition and that was made clear to COTA at the meeting yesterday. She clarified it would be better if the passengers did not have to cross the street and there was a sidewalk on the west side.

Mr. Hendershot asked if the landing area had sufficient concrete and if it was ADA compliant.

Mr. Hendershot inquired about a proposed monument sign for Phase 1.

Ms. Rauch indicated the applicant could install a wayfinding type sign to direct people to the main entrance and park on either side. She said it should be clear where to park as the lot will be nicely striped.

Mr. Tyler asked if lighting and a mid-block crosswalk would be required. Ms. Rauch answered there would be a crosswalk and a sign, but it will be temporary in nature.

Alan Perkins inquired about a barricade. He said fire access was unclear and would need to see the demolition plan.

Ms. Rauch indicated that Phase 1 was scheduled for the end of July 2015 and Phase 2 would be at the beginning of November 2015.

Gary Gunderman asked the ART if there were any further questions or concerns regarding this application. [There were none.] He said the target date for ART's recommendation to the Planning and Zoning Commission is next week.

**5. BSD Scioto River Neighborhood District – Park and Ride Dale Drive
15-050MPR/CU Minor Project Review/Conditional Use**

Jennifer Rauch said this is a request for site improvements and review to permit the use of a public park and ride. She said the site is on the east side of Dale Drive, north of the intersection with West Dublin Granville Road. She said this is a request for review and approval of a Minor Project Review under the provisions of Zoning Code Section 153.065 and review and recommendation of approval to the Planning and Zoning Commission of a conditional use under the provisions of Zoning Code Sections 153.234 and 153.236. She said this is the long-term facility, whereas the previous application is for a temporary park and ride until this new facility is constructed and ready for use.

Ms. Rauch presented the site and noted the existing tree rows. She said the Stream Corridor Protection Zone was only 25 feet and would not have an impact on this site. She reported the zoning inspector had checked out the trees. She said the proposed park and ride will use an underground detention. She said a preliminary location had been identified for that general idea. She said the plans show a shelter and pad located close to the intersection. She said moving the shelter and pad further to the north to allow for stacking of two buses has been recommended. She indicated there are some challenges to this site. She said that passengers will board and alight on the same side of the street at this location. As with the other park and ride proposal, lighting and landscaping will be required.

Michael Hendershot requested additional information on the plans including that the Stream Corridor Protection Zone be clearly labeled.

Joanne Shelly inquired about the parking lot islands. She asked if there had been a Waiver requested for the widths.

Ms. Ray inquired about the shelter design. Ms. Rauch indicated the shelter would be designed the same as the others, similar to what was proposed for the Bright Road location but would obtain an elevation to illustrate.

Gary Gunderman asked the ART if there were any further questions or concerns regarding this application. [There were none.] He said the target date for ART's recommendation to the Planning and Zoning Commission is next week.

**6. BSD Commercial District – Home-2 Hotel
15-045INF**

**5000 Upper Metro Place
Informal Review**

Devayani Puranik said this is a request for construction of a new four-story hotel with 129 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 an informal review and non-binding feedback on the architectural concepts for the proposed hotel building.

Ms. Puranik reported the Basic Development and Basic Site Plans were approved by the Planning and Zoning Commission on May 7, 2015, but they had a lot of comments on the architecture; the Commission was not supportive of the proposed materials.

Melissa Spires, OHM Advisors, said the applicant has replaced the fiber cement panel material with thin brick as a result of the PZC comments. She said they have kept the character of the building but are now using more traditional materials. She explained the beige fiber cement panels previously proposed for the façade have been replaced with a cream color brick veneer and the darker fiber cement bands at the top are replaced with a dark colored brick veneer. She presented sample material boards, which also included the stone that will be used at the base of the hotel. She said EIFS will be used as a cornice at the top of the building. She explained that the previously proposed dark fiber cement panels for the tower are also replaced with a cultured stone veneer. She concluded that a lot of comments were expressed at the PZC and asked the ART if the applicant was now headed in the right direction.

Gary Gunderman asked if any comments have been made by the PZC about thin brick.

Rachel Ray asked if the thin brick veneer will appear as regular brick and if any regular brick would be used. Ms. Spires said the thin brick would be used from the second story on up, which is all of the brick proposed on the building.

Devayani Puranik asked if the band at the top would be metal. Ms. Spires responded it could be EIFS.

Ms. Puranik inquired about the stone base color. Ms. Spires answered the color is grayish.

Jeff Tyler inquired about the windows and how the thin brick would be detailed. He said if they are not detailed appropriately, that is where the brick veneer can look too thin or flimsy. Ms. Spires said the windows will be set back in the elevations, and the brick veneer is designed to return so that it looks like full depth brick.

Rachel Ray asked if seams would be visible. Ms. Spires described the brick veneer stating it was a brick product that would not be in the form of panels that could have seams but would appear just like bricks with mortar.

Vern Hoying, Crawford Hoying Development Partners, said they do not like the look of the brick panels.

Ms. Spires said the building will appear as if it is made entirely of traditional brick. Mr. Hoying added the pattern of stone for the tower will be an ashier color.

Mr. Gunderman asked if that would lighten up the appearance of the tower. Ms. Spires said the tower would not appear as dark as before.

Joanne Shelly asked if trim panels would be used for the dark band at the bottom and the top. Ms. Spires answered affirmatively.

Ms. Shelly asked if the Home 2 logo presented today was different from the original. Ms. Spires said the ART was presented with a name/logo that was just text but the PZC was shown the actual logo.

Ms. Shelly inquired about the size of the sign as it appeared to be squished into the space. Ms. Spires explained the logo was just randomly placed on there and not representative of the true size.

Ms. Puranik said there is still the issue of the blank wall as it appears larger on the graphic but will need to meet the Code requirements. Ms. Spires agreed that the width of the blank wall would not be an issue.

Ms. Puranik referred to the elevation renderings and suggested the applicant add landscaping and lighten the shadows, as those details will help the PZC visualize the proposal as it will actually appear. She suggested at least one angle with added detail was needed.

Ms. Shelly asked if more attractive bike racks could be selected and represented rather than the "wave" version. Ms. Spires said alternative bike racks would be selected; these were just placeholders.

Mr. Hoying affirmed that an elevation or two could be rendered as the ART has requested.

Ms. Spires again asked if the applicant was heading in the right direction.

Mr. Gunderman said he is uncertain how the PZC will react to this proposal.

Mr. Tyler said he did not attend the May 7 PZC meeting and therefore could not comment on how this proposal will or will not address the Commission's concerns. He indicated that if the plans were detailed correctly, he could be supportive.

Gary Gunderman asked the ART if there were any further questions or comments regarding this application. [There were none.] He affirmed that since this is an Informal Review, no determination is expected of the ART and will be forwarded directly to the Planning and Zoning Commission for their Informal Review.

ADMINISTRATIVE

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

Mr. Gunderman adjourned the meeting at 2:47 pm.