



ADMINISTRATIVE REVIEW TEAM

MEETING MINUTES

JULY 23, 2015

ART Members and Designees: Gary Gunderman, Planning Manager; Jeff Tyler, Building Standards Director; Alan Perkins, Fire Marshal; Colleen Gilger, Director of Economic Development; and Aaron Stanford, Senior Civil Engineer.

Other Staff: Devayani Puranik, Planner II; Claudia Husak, Planner II; Marie Downie, Planner I; Nicki Martin, Planning Assistant; Logan Stang, Planning Assistant; and Laurie Wright, Staff Assistant.

Applicants: Nelson Yoder and Vern Hoying, Crawford Hoying Development Partners; and Melissa Spires, OHM Advisors (Cases 2 & 3).

Gary Gunderman called the meeting to order. He asked if there were any amendments to the July 1, 2015, meeting minutes. The minutes were accepted into the record as presented.

INTRODUCTIONS

1. Tuller Flats – Windows 15-065MPR

4313 Tuller Road Minor Project Review

Nicki Martin said this is a request for window material substitution from aluminum to composite for the previously approved Tuller Flats residential development, which consists of 420 units with windows of various sizes and shapes. She said this is a request for review and recommendation of approval to the Planning and Zoning Commission for a Minor Project Review under the provisions of Zoning Code Section 153.066.

Ms. Martin explained that Staff reviewed the request considering the following:

Alternative Material Factors:

- Durable materials
- Integrated color
- Better energy performance
- Factory built
- Simplified installation
- Installation details

Installation Examples:

- Successful
- High quality
- Installed in comparable climates

Ms. Martin said the alternative material is an Anderson 100 Series Window that is single hung like the approved window. She said the Anderson window is a Fibrex composite material made of 40% wood fiber and 60% thermoplastic polymer that is stronger than vinyl and comes with a 10-year warranty. She said the integrated color is dark bronze as previously approved. She indicated the window is energy efficient and meets the standards for ComCheck, National Fenestration Rating Council, and Energy Star.

Ms. Martin presented the window and installation details. She explained the window is factory built for installation and arrives to the site assembled.

Ms. Martin named Riviera, Stansbury in Muirfield Village and Sunrise Assisted Care Facility as locations within the City that are approved for the same window material.

Ms. Martin presented example project images taken at: the Parade of Homes in Delaware, Ohio; the Women's Shelter in Cincinnati, Ohio; and a historic residential home renovation in Toledo, Ohio.

Jeff Tyler asked if the architect had provided details for both siding and brick installations. He indicated that even though the window itself is acceptable, Sunrise Assisted Care Facility is not the best example due to the less than desirable installation. He emphasized that the architect on this project should provide specific installation details.

Ms. Husak indicated that the Sunrise Assisted Care Facility was approved as far back as 10 years ago and that newer and better installation processes are now available and should be considered.

Mr. Tyler emphasized that installation is critical even when the material being used is acceptable.

Gary Gunderman asked if there were any further questions or concerns regarding this application. [There were none.] He stated the ART's recommendation to the Planning and Zoning Commission is next week for the PZC meeting on August 6, 2015.

**2. Home 2 Hotel – Demolition and Mass Excavation
15-066MPR**

**5000 Upper Metro Place
Minor Project Review**

Devayani Puranik said this is a request for site modifications including grading and excavation to prepare for future development. She said this is a request for review and approval of a Minor Project Review under the provisions of Zoning Code Section 153.066.

Ms. Puranik said drawings had been submitted by the applicant and asked the ART if there were any questions as a result.

Aaron Stanford inquired about the construction entrance. Vern Hoying, Crawford Hoying Development Partners said the curb cut will stay in its current location on Upper Metro Place South to be used as the construction entrance as well as the permanent entrance for the site.

Mr. Stanford indicated he had erosion questions to submit to the applicant that will be forthcoming.

Gary Gunderman inquired about the phasing of the demolition and mass excavation.

Mr. Hoying said the application will be presented to the PZC on August 6, 2015, and the hope is to start the demolition in mid-August. He said demolition should take two to three weeks to remove the following: the building, pavement and concrete, underground utilities, trees and hedges, light pole, fire hydrant, and some existing stormwater management. He said he anticipates the mass excavation to occur shortly thereafter before the foundations can be poured.

Mr. Gunderman asked the ART if there were any further questions or concerns regarding this application. [There were none.] He said the target date for the ART's determination is next week.

DETERMINATION

3. BSD Commercial District – Home2 Hotel 15-059BSD-DP/BSD-SP

5000 Upper Metro Place Development Plan/Site Plan Reviews

Devayani Puranik said this is a request for a new four-story hotel with 129 suites and associated site improvements on a 2.57-acre site on the south side of SR 161 and 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 a Development Plan and Site Plan in accordance with Zoning Code Section 153.066.

Ms. Puranik stated the Basic Development Plan and Site Plan were approved by the PZC on May 7, 2015. She explained that a Parking Plan is part of this application and the ART's recommendation will be determined today but the Master Sign Plan portion of this application will be determined by the ART next week; all being forwarded to the PZC for their meeting on August 6, 2015.

Ms. Puranik said the Development Plan is for the following:

- Existing 2.57-acre commercial site (to be split into two lots)
- Four-story, Corridor Building
- 80,481-square-foot hotel with 129 units
- 1,900 square feet of Open Space
- 122 shared parking spaces
- Two-story, 14,000-square-foot office building (Phase II)

Ms. Puranik presented the open space being proposed. She said 1,890 square feet of open space is required and the applicant is proposing 1,900 square feet. She pointed out the two pocket plazas along Frantz Road. She said ADA access/ramps have not been provided for publicly accessible open spaces and pedestrian connections so a condition has been written for the applicant to provide those on the Plat, prior to the Council's review.

Ms. Puranik presented the Site Plan façade materials whereas the primary materials are stone, brick and glass and the trim is fiber cement board and EIFS. She said the material locations are noted on the elevations from each direction but the actual color of the materials is not represented. She presented proposed elevation renderings with a more realistic version of the materials and lighting.

Ms. Puranik presented the Parking Pan for the intended shared parking between the hotel and future office building. She noted that 135 spaces are required and the applicant has provided 122 spaces considering the overlap of hours of operation for hotel and office. She said the applicant is requesting a Parking Plan approval to reduce the number of required parking spaces. She added that a loading space is provided under the canopy, which meets the area requirement per the BSD regulations. She said Staff recommends an access easement that includes a drive aisle along the south and a portion of the curb cut. Metal/steel bicycle parking racks she said are provided for 12 bikes.

Ms. Puranik said approval is recommended to the Planning and Zoning Commission for a **Development Plan** with the following two conditions:

- 1) That the applicant reflects the Bridge Street and Frantz Road right-of-way change details and coordinates site work in this area with the interchange improvements and timing of the construction easement, prior to the building permit review; and
- 2) That the applicant investigates the requirements for ADA accessibility compliance connecting the pocket plaza along Frantz Road to the main entrance of the building, prior to the building permit review.

Ms. Puranik said approval is recommended to the Planning and Zoning Commission for a **Site Plan** with the following four conditions:

- 1) That the applicant provides public access easements for all publicly accessible open spaces and pedestrian connections on the Plat, prior to the Council review;
- 2) That the applicant modifies the limits of the drainage easement to encompass the entire stormwater treatment system that will serve the future office development on the updated Plat;
- 3) That the applicant specifies the material (glass) details for both Towers; and
- 4) That the applicant resolves the landscaping details prior to the demolition permit.

Vern Hoying, Crawford Hoying Development Partners, asked if the fourth condition was a result of the on-site meeting. Ms. Puranik confirmed.

Mr. Hoying said they agreed with the modifications but the plans need to reflect the revisions (i.e. tree species changed).

Ms. Puranik identified five **Site Plan Waivers**, four of which are recommended for approval and one for disapproval:

1. Ground Story Transparency - Corridor Building: Previously approved for 43%; new request for 38%
Approval is recommended.
2. Upper Story Transparency - Corridor Building
Approval is recommended.
3. Blank Wall - Corridor Building
Disapproval is recommended.
4. Open Space proportion
Approval is recommended.
5. SR 161 Street Trees
Approval is recommended.

Ms. Puranik identified an **Administrative Departure**:

1. Upper Story Transparency:
North Elevation (3rd and 4th floors)
East Elevation (3rd and 4th floors)
West Elevation (2nd, 3rd, and 4th floors)

Ms. Puranik said approval is recommended for a **Parking Plan** with one condition based on the different timings of the main uses and BSD intent of shared parking:

- 1) Expand the limits of the access easement to a minimum to encompass the entire curb cut and the entire drive isle that leads to the parking areas.

Gary Gunderman asked the ART if they could recall how the Commission felt about fiber cement materials at the last PZC. Ms. Puranik said all the materials were approved including the fiber cement as a secondary material with a limited percentage to be used.

Mr. Gunderman asked if there were any issues related to any of the five actions as presented. [There were none.]

Mr. Gunderman confirmed the ART's recommendation of approval to the Planning and Zoning Commission for the Development Plan with two conditions.

Mr. Gunderman confirmed the ART's recommendation of approval to the Planning and Zoning Commission for Site Plan Waivers #1, 2, 4, and 5 and disapproval for Waiver #3.

Mr. Gunderman inquired about the Administrative Departure. Melissa Spires, OHM Advisors said changes had been made to transparency but the amount was still 27% instead of 30%.

Mr. Gunderman confirmed the ART's approval of the Administrative Departure.

Mr. Gunderman confirmed the ART's approval of the Parking Plan with one condition.

Mr. Gunderman confirmed the ART's recommendation for approval to the Planning and Zoning Commission for the Site Plan with four conditions.

Ms. Puranik asked to discuss the Master Sign Plan as it was scheduled for the ART's recommendation next week. She presented the locations of the signs proposed. She said the applicant is proposing two wall-mounted signs on the south (type 'A') and west (type 'B') facades, one projecting sign on the east façade (type 'C'), and two ground signs at the access point on Upper Metro Place and on the corner of West Bridge Street and Frantz Road (type 'D').

Ms. Puranik said wall sign 'A' on the south side is the larger of the two wall signs and exceeds the height requirement. She explained it needs to be located within the first story as permitted by building type. She said the second wall sign 'B' on the west side can be at the proposed height but is required to be one color, serving as a building identification sign. She reported the projecting sign 'C' on Frantz Road meets Code and the two ground signs, type 'D' also meet Code. She said there are a total of five signs for a two-acre site and having two ground signs is redundant.

Ms. Puranik recommended that the ground sign along Upper Metro Place should be reduced in size to be considered a directional sign.

Nelson Yoder, Crawford Hoying Development Partners, asked if the directional sign can include the name of the hotel but without the logo. He agreed it would provide clarity for drivers to make the turn.

Mr. Gunderman inquired about signs specific to the Bridge Street District and if these are permitted under those guidelines. Ms. Puranik said she would check the requirements for directional signs in the BSD. Mr. Nelson agreed to downplay the directional signs and recognizes that the applicant also has to preserve space for the future office building (Phase II). He concluded an entry sign to allow for both makes sense.

Mr. Hoying asked if the wall sign on the south elevation was lowered if it would solve the blank wall issue. Ms. Spires asked if the sign could be placed on the brick panel. Ms. Puranik said she would review the requirements to see if that would be a solution. Mr. Yoder said they would coordinate the position of the sign with the landscaping to ensure visibility.

Mr. Gunderman inquired about the color proposed for this sign. Ms. Spires answered that the signs include black, white and the corporate color of green, which would be placed against the darkest shade of brick.

Mr. Yoder thought this solution could take care of the only Waiver that the ART disapproved by the time the applicant presented to the Commission.

Mr. Gunderman said if the applicant comes back next week with the revised sign proposal then that would be included in the report to the Commission.

Ms. Spires inquired about sign colors. Ms. Puranik reiterated that only one color is permitted on sign type 'B'.

Ms. Spires asked what would happen if the brand dictates they cannot remove the color. Ms. Puranik responded it would need to be included in the Master Sign Plan to request approval.

Mr. Gunderman confirmed with Ms. Puranik that there were no further items for discussion on this application. He thanked the applicant and stated that the ART's recommendation for the Master Sign Plan would be determined next week and the Planning and Zoning Commission would review this application in its entirety at their meeting on Thursday, August 6, 2015.

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 2:40 pm.