



**ADMINISTRATIVE REVIEW TEAM**

**RECORD OF DETERMINATION**

**JULY 30, 2015**

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

**1. Tuller Flats – Windows 4313 Tuller Road  
15-065MPR Minor Project Review**

Proposal: 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.

Request: Review and recommendation of approval to the Planning and Zoning Commission for a Minor Project Review under the provisions of Zoning Code Section 153.062 and 153.066.

Applicant: Brent Sobczak, Casto Communities.

Planning Contact: Joanne Shelly, AICP, RLA, LEED BDF+C, Urban Designer/  
Landscape Architect; (614) 410-4677, jshelly@dublin.oh.us

**REQUEST:** Recommendation of approval to the Planning and Zoning Commission of this request for Minor Project Review with no conditions.

**Determination:** This application was forwarded to the Planning and Zoning Commission with a recommendation of approval.

**STAFF CERTIFICATION**

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Steve Langworthy, Planning Director

## DETERMINATIONS

### 2. Tuller Flats – Windows 15-065MPR

### 4313 Tuller Road Minor Project Review

Joanne Shelly 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 Sections 153.062 and 153.066.

Ms. Shelly said the request in material change will be heard by the ART as Minor Project Review with a recommendation to the Planning and Zoning Commission for final approval.

Ms. Shelly 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. Shelly 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 owner-to-owner 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. She explained that window performance is based on glazing and frame, but the frame is only being considered for this discussion.

Ms. Shelly presented the window and installation details, which included the depth and shadow lines. She explained the window is factory built for installation and arrives to the site assembled.

Ms. Shelly presented four example project images taken at: a historic structure - the Quilt Foundry, Buttergilt building, Maumee, OH 43537; a Parade of Homes residence, 1419 Kearney Way, Delaware, OH 43015; a women's shelter, Anna Louise Inn, 2401 Reading Road, Cincinnati, OH 45202; and an apartment building, 412 Loft Apartments, Minneapolis, MN.

Ms. Shelly named Riviera, Stansbury in Muirfield Village and Sunrise Assisted Care Facility as locations within the City that are approved for the same window material. Mr. Sullivan said Sunrise Assisted Care Facility is near completion.

Steve Langworthy asked if window specifications were provided in the development text for any of these projects. Ms. Shelly said Sunrise Assisted Care Facility did not address it. Devayani Puranik said Riviera did include window specifications in their development text that included composite materials.

Mr. Langworthy said those projects were accepted in the past presumed as a high quality, when all other high quality materials were being used. He reiterated that both Sunrise and Riviera have been approved.

Mr. Sullivan said there are \$600,000 homes in Stansbury with this product and the expectation is of quality. Ms. Puranik asked Mr. Sullivan if he had used this product in any of his projects. Mr. Sullivan replied he had not only because they were not aware that this product was available; if they had been aware, they would have used this product as it meets aesthetic and performance characteristics.

Mr. Langworthy asked to discuss the installation aspect.

Mr. Sullivan said he had used Crystal windows for projects in the \$500,000 price point and the result was acceptable. He mentioned that with the Crystal windows there was not a lot of support from the manufacturer, a lot of field assembly was required and a glazing installer was needed. He said the proposed Anderson windows will affect installation since it is delivered to the site fully factory assembled and organized as sequence. He said this makes it smoother for the contractor. He indicated that windows have to meet the threshold requirements as well as aesthetics with the balance of perceived quality materials used in the project. He added that aluminum windows have an advantage over vinyl windows with larger window openings because aluminum is stronger.

Mr. Sullivan clarified that there will be many deliveries of the windows, keeping in sequence of construction. He said Anderson is a well-respected company and have a long history that is advantageous.

Mr. Sullivan said he likes the integral finish, the lines are desirable, and it has a smooth flat profile where vinyl has a slanted profile. He said it has a U factor of 0.3, which is 35% more than the product that what was approved. He emphasized the efficiency of installation and how it will last better in the long-term.

Mr. Sullivan said the drawback to wood windows is the limitations of keeping its high quality in the long-term. He indicated there are million dollar homes with wood windows that now all have to be replaced. He said whenever the wood finish is breached, moisture seeps in and deteriorates the window. He said the change in technology emulates the aesthetics of wood, but has the performance of aluminum clad or composite materials that are very strong. He said these windows would not look different than aluminum, but would perform better. He said this composite material itself has been around 20 years and he is comfortable using it.

Mr. Langworthy indicated that this information needs to be presented to the Commission, which shows the need to keep up with product changes. He said if this alternative material gets thoroughly vetted by the Commission it will be easy to approve similar products in the future.

Ms. Shelly said approval is recommended to the Planning and Zoning Commission for this Minor Project Review with no conditions.

Jeff Tyler indicated Mr. Sullivan is the right person to explain the merits of this product to the Commission to consider alternative materials.

Steve Langworthy asked if there were any further questions or concerns regarding this application. [There were none.] He confirmed the ART's recommendation to the Planning and Zoning Commission for their meeting on August 6, 2015.



## 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.