

RECORD OF PROCEEDINGS

Dublin City Council

Minutes of

Meeting

BARRETT BROTHERS · DAYTON, OHIO

Form 8101

August 24, 2015

Held

CALL TO ORDER

Vice Mayor Gerber called the Monday, August 24, 2015 Regular Meeting of Dublin City Council to order at 7:00 p.m. at the Dublin Municipal Building.

ROLL CALL

Members present were Vice Mayor Gerber, Ms. Chinnici-Zuercher, Mr. Lecklider, Mr. Peterson, Mr. Reiner and Ms. Salay. Mayor Keenan was absent (excused).

Staff members present were Mr. McDaniel, Ms. Crandall, Ms. Readler, Ms. Mumma, Mr. Foegler, Ms. O'Callaghan, Ms. Goss, Mr. Earman, Mr. McCollough, Chief von Eckartsberg, Ms. Burness, Mr. Hammersmith, Mr. Kridler, Mr. Shawn Smith, Mr. Langworthy, Mr. Gettman and Ms. Puranik. Mr. Franzmann of Squire Patton Boggs was also present.

PLEDGE OF ALLEGIANCE

Ms. Salay led the Pledge of Allegiance.

PROCLAMATION

Vice Mayor Gerber presented a proclamation to Mark Gannon, incoming Board Chair, Dublin Food Pantry, declaring the month of September 2015 as "Hunger Action Month" in the City of Dublin. He congratulated the Dublin Food Pantry on the amazing number of community families served each month.

Mr. Gannon thanked Council on behalf of their 500-600 community volunteers who work with the Food Pantry each year, as well as their local church partners, local restaurant and supermarket partners, and the incredibly giving Dublin community. He thanked the City for their support, and in particular, the recent partnering at the Dublin Irish Festival that brought nearly nine tons of food for the Pantry. [He distributed brochures to Council members.]

Ms. Chinnici-Zuercher added that she has recently completed her term on the Board of the Pantry and congratulated Mr. Gannon on being the new Board Chair. The Food Pantry has been located in the Dublin Community Church in Historic Dublin since the early 1970s. She thanked the church for their partnership.

SPECIAL PRESENTATIONS

Dan Sullivan, Executive Director, The Memorial Tournament introduced the Tournament staff members who have accompanied him tonight. These include Mary Peterson, Elaine Leffel, Chris Stiffler, Pat Ross, Denise McBride, Susan Hoskett, Tom Sprouse and Mike McGovern. The Tournament recently completed their 40th year in Dublin. When Jack Nicklaus established the Tournament, he had three goals in mind: honor the best in the game; provide the best possible scenario for the players, spectators and television viewing audience; and give back to the local community. They still hold these tenets true today, but recognize they need to remain competitive and continue growing. This requires a strong relationship with a sponsor, and they are completing their sixth year with Nationwide, which has been an outstanding partner for The Memorial Tournament in Dublin and across the country. They always want to remain a leader on the PGA Tour, an important aspect of representing the brand of Jack Nicklaus. It is important to appeal to players and to the viewing audience. He noted the community activities they sponsor each year:

1. The Clubhouse Kids Program throughout the Columbus area, which teaches the game of golf to young people who are invited to come to Youth Day on Wednesday of Tournament week.

RECORD OF PROCEEDINGS

Dublin City Council

Minutes of

BARRETT BROTHERS - DAYTON, OHIO

Meeting

Form 6101

August 24, 2015

Page 2 of 27

Held

2. The Bears for Children program, which raised \$150,000 for purchase of stuffed bears through Kroger and online sales.
3. The Legends Luncheon, which is supported by the City of Dublin, raised over \$1 million in one afternoon at OSU campus.
4. The Volunteer of the Year program ensures they identify an individual who represents over 3,000 volunteers that help stage the event.
5. Youth Day at the Tournament, which brought over 1,000 youth to the Tournament on Wednesday of the week.
6. The Benefit Concert, with City of Dublin support, which is now in its ninth year.
7. The Four-Miler, a new event in 2015, attracted 2,300 participants to the streets of Muirfield Village, generating \$40,000 for Nationwide Children's Hospital. They hope to improve and grow this event and will continue to work with the City on logistics.
8. The Leaderboard Breakfast had its third year, as it was initiated during The Presidents Cup.
9. Military Day continues to grow and is very successful.
10. The Patient Champions program, where patients from Nationwide Children's Hospital come to the event and interact with players and spectators.

From a quantitative standpoint, this year they had over 450 credentialed media from around the world; their broadcast went to over 200 countries and 880 million households. There were 50 hours of cable and network coverage; 30 million hours of their broadcast was consumed in the U.S. alone. This represents a considerable amount of exposure opportunity for The Memorial Tournament to showcase its brand, but also to partner with the City of Dublin and demonstrate the great community in Central Ohio.

He is aware that Scott Dring of the DCVB reported this to Council after the Tournament, but noted that the hotel usage was up 12 percent this year for the Tournament – the highest since 2010. They hope that people continue to come to the Tournament, stay in the Dublin hotels, and patronize the restaurants and retail in Dublin. The improved economic situation has resulted in more families coming to the Tournament, and more business associates, which brings more activity within the City of Dublin.

He thanked Council and the City of Dublin for all of their support, as well as the DCVB and Chamber. The relationship with the City is outstanding and grows stronger each year. The Memorial Tournament is considered a best practice scenario on the PGA Tour. They value and appreciate their relationship with the City of Dublin and look forward to continued growth of the Tournament.

Vice Mayor Gerber acknowledged all that the Tournament does for the City as well. During the broadcast, he heard "Dublin, Ohio" many, many times and he has attended most of the tournaments throughout the years. He noted that the Tournament staff works year round to stage this great Tournament in Dublin.

Jim Balthaser, Columbus Zoo and Aquarium Board President, 7679 Cook Road, Powell addressed Council regarding the upcoming Zoo levy, Issue No. 15 on the November ballot for Franklin County voters. He acknowledged the ongoing support and partnership between the City of Dublin and the Columbus Zoo. Today, the Zoo has 268 full-time and seasonal employees who live in Dublin. The Zoo is proud to have 8,109 active membership households in Dublin. Pete Fingerhut served as the Honorary Chair of the Dublin Irish Festival this year, in recognition of his longstanding work with the Dublin Convention and Visitors Bureau. The Zoo has supported the Muirfield Tournament by providing parking and facilities to support the event, and also supported the Ryder Cup a few years ago. The Zoo has partnerships with the hotels

RECORD OF PROCEEDINGS

Dublin City Council

Minutes of

BARRETT BROTHERS • DAYTON, OHIO

Meeting

Form 6101

August 24, 2015

Page 3 of 27

Held

and many of the restaurants in Dublin for visitors to the Zoo. They were honored last year to have nearly 3.4 million visitors on the grounds and/or in classrooms, and those visitors often travel through Dublin en route to the Zoo, patronizing Dublin businesses. The Zoo Board's request is that Council urge their constituencies to support Issue 15, which is a levy renewal request by the Zoo. This will maintain the existing campus, facilities, education, entertainment and community engagement with no tax increase. This is a 10-year renewal and would maintain the taxes as they are today. For each \$100,000 of home valuation in Franklin County, the cost of the levy is about \$2 per month. This \$2 per month works out to \$18 million each year of funding for the Zoo, and is approximately 25 percent of their budget. It is a moderate level of cost compared to the benefit offered to Franklin County. Beginning last year, and in recognition and appreciation for the support of the levy from Franklin County residents, the Zoo offers a lower price for Franklin County residents throughout the week. He offered to respond to any questions, and introduced the Levy Administrator, Doris Moore who is present tonight. [Campaign literature was distributed to Council.]

Vice Mayor Gerber thanked Mr. Balthaser for this information.

CITIZEN COMMENTS

Wallace Maurer, 7451 Dublin Road, Dublin stated:

1. Thanks to the City staff member who sent him two tickets for the Dublin Irish Festival. He was unable to attend and offered them to an administrator from Dublin Honda. She had not attended previously, but indicated it was one of the greatest events she had ever attended!
2. A few meetings ago, there was a high point in the meeting that was likely not recognized. It occurred when a warm and heartfelt greeting took place between himself and Scott Dring.
3. In 1975, he and his family moved to Dublin and had successively horses, ponies, a duck, a goat, and chickens. He is curious about whether there are properties in the City that are classified as rural, and if his property is indeed classified as rural.

Ms. Readler responded there are properties within the City with Rural zoning district classification, and chickens are permitted on those properties. Staff would need to check the address of his property to determine the current zoning and any restrictions in place.

Staff will follow up and contact Mr. Maurer regarding the status of the zoning of his property.

CONSENT AGENDA

Mr. Lecklider moved approval of the actions listed for the six items on the Consent Agenda.

Ms. Chinnici-Zuercher seconded the motion.

Vote on the motion: Ms. Salay, yes; Mr. Lecklider, yes; Mr. Reiner, yes; Ms. Chinnici-Zuercher, yes; Vice Mayor Gerber, yes; Mr. Peterson, yes.

- Approval of 6-15-15 Special Council Meeting Minutes
- Approval of 8-10-15 Regular Council Meeting Minutes
- Notice to Legislative Authority re. new D3 liquor permit for Matt the Miller LLC, dba Matt the Miller's Tavern, 6725 Avery Muirfield Drive
- **Ordinance 59-15 (Introduction/first reading)**
Authorizing the City Manager to Execute Necessary Conveyance Documents to Acquire a Maintenance Easement for Caplestone Lane from the Woods of Dublinshire Homeowners Association for the Ability to Perform Certain Street Maintenance. (Second reading/public hearing September 8 Council meeting)
- **Resolution 60-15 (Introduction/vote)**

RECORD OF PROCEEDINGS

Dublin City Council

Minutes of

BARRETT BROTHERS - DAYTON, OHIO

Meeting

Form 6101

August 24, 2015

Page 4 of 27

Held

Accepting the Lowest and Best Bid for the 2015 Shared Use Path Maintenance Program.

- **Resolution 61-15 (Introduction/vote)**
Accepting the Lowest and Best Bid for the Byers Building Demolition, John Shields Parkway Phase 2 and Interim COTA Park & Ride Project.

SECOND READING/PUBLIC HEARING – ORDINANCES

Ordinance 51-15

Authorizing the Provision of Certain Incentives to MBA Focus LLC to Induce it to Retain an Office and Associated Operations and Workforce within the City, and Authorizing the Execution of an Economic Development Agreement.

Mr. Gracia stated there is no additional information to report. Mr. David Hoy, Vice President of MBA Focus LLC is present to make brief comments about the company.

David Hoy, Vice President, Products and Customer Support, MBA Focus LLC noted that Jack Gaynor, CEO is traveling on business this week, so he is filling in for him tonight. He provided a brief history of their company. Their business is providing software and services for MBA recruitment. Some of the great business schools in the world are their clients and use their software to power their career services centers that their students use to search for jobs. As a result of collecting information about all these great students and their resumes, they have been able to engage some of the greatest companies in the world as clients, including McKinsey Consulting, Goldman Sachs, Johnson & Johnson, Google and Amazon, which pay for access to the student databases that they provide. Beginning in 2003, they have been one of the co-founders and have been able to watch the technology evolve and their client relationships grow. During that time, they have been working out of a small office park on Wilcox Road. They now have 28 employees. Since 2005, Jack Gaynor has been the CEO, and he has been ambitiously growing the business, adding business process and structure. Recently, he garnered significant additional funding from outside investors, which enabled them to acquire a company in Austin, Texas that is a similar business in the undergraduate space, but lacks the company relationships, which they enjoy. All of those great companies have been asking them if they could make undergraduate recruiting as efficient as they have made MBA recruiting, but they have struggled being able to come up with a big pool of undergraduate students for them. They have 50,000 MBA students in their database, but that is a trivial number compared to the number of undergraduates who graduate each year. By acquiring the business in Austin, Texas -- CSO Research -- they now have a database of approximately 1.5 million undergrads, and they will quickly take their access to these candidates and try to turn into a corporate recruiting tool that they can market to companies around the world that need to hire good undergrad students. They will retain the staff in Austin and their expertise with their clients, but they envision rapid growth over the next two to three years and hope to add 25-30 new positions in Dublin over that timeframe. They are committed to the Dublin location for their business and anticipate eventually moving some of the Austin, Texas positions here, as well. All those in the management of MBA Focus are local residents. They thank City Council for their consideration.

Vice Mayor Gerber stated that Council appreciates that they plan to remain and grow in Dublin.

Public Testimony

Mr. Maurer asked:

- (1) How far does the company probe into the academic background of the students? In addition to the business administration area, do they probe for any other academic background?

RECORD OF PROCEEDINGS

Dublin City Council

Minutes of

Meeting

BARRETT BROTHERS - DAYTON, OHIO

Form 6101

August 24, 2015

Page 5 of 27

Held

Ms. Salay suggested that Mr. Maurer speak to Mr. Hoy about this question. Mr. Maurer stated that he is interested in whether they insist upon the students having a course in the humanities. His concern is with students turning into "technocrats." They need to have a sense about the value of what they do and the effects on culture, society and civilization as a whole. He would require such a course be taken by the students.

(2) What determines the salary offered to a student? He presumes the general job market is one factor. He would guess the competition between the companies hiring MBAs would be another determinant of the salary. He will ask Mr. Hoy about those figures, as he is interested in the prospects for students in the current economy.

Vice Mayor responded that he is certain MBA Focus has that information; perhaps they can meet later and talk.

Vote on the Ordinance: Ms. Chinnici-Zuercher, yes; Mr. Reiner, yes; Mr. Lecklider, yes; Mr. Peterson, yes; Vice Mayor Gerber, yes; Ms. Salay, yes.

Ordinance 52-15

Declaring the Improvement to Certain Parcels of Real Property in the City's Bridge Street District to be a Public Purpose and Exempt from Taxation; Providing for the Collection and Deposit of Service Payments and Specifying the Purposes for Which those Service Payments May be Expended; Authorizing Compensation Payments to the Dublin City School District and the Tolles Career and Technical Center; and Declaring an Emergency.

Mr. McDaniel stated that staff requests that Ordinance 52-15 be postponed to the September 8 Council meeting.

Ms. Salay moved to postpone Ordinance 52-15 to the September 8 Council meeting. Mr. Reiner seconded the motion.

Vote on the motion: Mr. Reiner, yes; Vice Mayor Gerber, yes; Mr. Peterson, yes; Ms. Salay, yes; Mr. Lecklider, yes; Ms. Chinnici-Zuercher, yes.

Ordinance 53-15

Approving a Compensation Agreement with the Franklin County Board of County Commissioners for the Bridge Park Residential Incentive District.

Ms. Mumma stated that this ordinance is in conjunction with the Residential or Incentive District TIF that was created at the August 10 Council meeting, under Ohio Revised Code Section 5709.40(c), which provides for a compensation agreement with Franklin County regarding their levies during the course of the TIF.

Ms. Salay inquired if this is for the owner-occupied properties, and not the rental properties.

Ms. Mumma responded that is correct.

Ms. Chinnici-Zuercher stated that she received an email from one of the Franklin County Commissioners thanking Council for taking this approach and giving the levies some portion of the monies they would have received otherwise.

Vote on the Ordinance: Vice Mayor Gerber, yes; Ms. Salay, yes; Ms. Chinnici-Zuercher, yes; Mr. Peterson, yes; Mr. Reiner, yes; Mr. Lecklider, yes.

Ordinance 56-15 (Amended)

Authorizing the City Manager to Execute Necessary Conveyance Documents to Acquire 4.57 Acres, more or less, in Fee Simple, which Constitutes the Entire Parcel Owned by Dale Drive Properties, LLC, Located Adjacent to and Northeast of Dale Drive, to Connect Dale and Tuller Ridge Drives and for the Construction of the new Park Avenue.

Mr. McDaniel stated that there is no change from what was provided to Council at the first reading at the August 10 meeting. Staff recommends approval.

RECORD OF PROCEEDINGS

Dublin City Council

Minutes of

BARRETT BROTHERS - DAYTON, OHIO

Meeting

Form 6101

August 24, 2015

Page 6 of 27

Held

Ms. Salay stated that at the last PZC meeting, Commissioner Brown shared that some interesting trivia. The reason that Dale Drive is thus named is that "Dale" comprises the first two letters of the first names of Dave Thomas and Len Immke.

Vote on the Ordinance: Ms. Chinnici-Zuercher, yes; Mr. Reiner, yes; Mr. Peterson, yes; Vice Mayor Gerber, yes; Ms. Salay, yes; Mr. Lecklider, yes.

Ordinance 57-15

Authorizing the City Manager to Execute Necessary Conveyance Documents to Acquire a 0.049 Acre, more or less, Temporary Easement from Property Located at 7690 Riverside Drive Owned by Brown and Erdmann, LLC, for the Construction of the Riverside Drive Shared-use Path Connection.

Mr. McDaniel stated that this relates to a shared-use path connection adjacent to Riverside Drive at Thaddeus Kosciuszko Park and Tonti Drive. There is no additional information to report since the first reading on August 10. Staff recommends approval.

Vote on the Ordinance: Mr. Lecklider, yes; Mr. Peterson, yes; Vice Mayor Gerber, yes; Ms. Chinnici-Zuercher, yes; Mr. Reiner, yes; Ms. Salay, yes.

INTRODUCTION/FIRST READING -- ORDINANCES

Ordinance 50-15

Rezoning of Approximately 49.6 Acres from R, Rural District and PLR, Planned Low Density Residential District (Ballantrae Subarea S) to PUD, Planned Unit Development District for the Potential Development of the Site with up to 45 Fee Simple Single-family Lots and 90 Detached Condominium Units with Approximately 18 Acres of Open Space on the East side of Cosgray Road and the CSX Railroad Tracks, North of Rings Road, and West of Future Churchman Road under the Provisions of Zoning Code Section 153.050 and a Preliminary Plat for 45 Fee Simple Single-family Lots, Rights-of-way, Condominium and Private Drive Reserves, and Open Space in Accordance with Chapter 152, the Subdivision Regulations. (Case #15-004Z/PDP/PP). (Second reading/public hearing September 8 Council meeting)

- Preliminary Plat

Ms. Salay introduced the ordinance.

Ms. Puranik provided the staff presentation.

- This is a rezoning of a site located east of Cosgray Road and west of future Churchman Road -- the Cosgray Road/Rings Road connector. All of the parcels to the south are within the Village of Amlin, Washington Township. The remainder of the site includes the CSX railroad tracks, which are currently active railroad tracks.
- The natural features are minimal except for one large mature tree lot in the northern portion of the site. The rest of the site is flat and is currently being farmed.
- There are two zoning classifications on the site. The northern portion is within Ballantrae Subarea A, which is Planned Low Density Residential; the remaining portion is Rural. This rezoning will combine the areas into one PUD.
- The Community Plan recommendation for the site is Mixed Residential Medium Density, which allows up to five units per acre of village residential character. This land is also part of the Southwest Area Plan, which recommends linking the site to Churchman Road to the east as well as Rings Road to the south and also speaks of protecting natural features of the site.
- The site plan has two subareas. The northern half is for 45 fee simple single-family lots served by one public street. The remaining half will have 90 detached condominium units served by private drives. Approximately 18 acres

RECORD OF PROCEEDINGS

Dublin City Council

Minutes of

BARRETT BROTHERS - DAYTON, OHIO

Meeting

Form 6101

August 24, 2015

Page 7 of 27

Held

of open space is provided. The overall density is 2.72 units per acre, less than the Community Plan recommendation.

- The open space responsibility is divided between three parties. The setback along Churchman and Cosgray roads will be maintained by a master Homeowners Association. The remaining open space within the buffer from the railroad tracks, about 100 feet, will be maintained by the City, primarily because the public shared-use path crosses through that area.
- The stormwater pond is owned and maintained by the City.
- The architectural drawings are included in the packet. The single-family houses are primarily traditional architecture with traditional elements. All homes will have a minimum of two-car garages.
- The condominium subarea is a themed neighborhood with a Carpenter Gothic farmhouse style. All condominiums will have two-car garages, as well.
- The Planning and Zoning Commission (PZC) recommend approval of the rezoning/preliminary development plan to City Council on July 9, 2015 with nine conditions, five of which have already been addressed by a revised drawing or text; four are still outstanding.
- The preliminary plat is also part of this application. PZC recommends approval with one condition.
- Staff recommends Council approval of the rezoning application at the second reading/public hearing on September 8 and recommends approval of the preliminary plat on September 8 as well.

Ms. Chinnici-Zuercher inquired how near to resolution are the other conditions that have not been met.

Ms. Puranik responded that a remaining condition is: 1) that "proximity to active railroad tracks is clearly stated in writing during the sales process and the options to install windows and exterior walls with higher STC levels than provided are explored for sound abatement prior to the final development plan." The other three remaining conditions relate to infrastructure improvements and financial contributions to off-site improvements, which will be resolved at the Final Development Plan either through the planning process or through a separate infrastructure agreement.

Mr. Lecklider inquired if Subarea B relates to the detached housing.

Ms. Puranik responded that is correct.

Mr. Lecklider inquired if patios are permitted, but not decks.

Ms. Puranik confirmed that there is the possibility to have a wooden deck near the stormwater pond.

Mr. Lecklider stated that there is a description of an HOA-maintained open space. Was there analysis at the Planning and Zoning level, given Council's recent discussions about maintenance responsibilities?

Ms. Puranik responded that those concerns can be addressed by the applicant who is present. They did run the numbers and can respond to that concern.

Paul Coppel, Schottenstein Homes co-owner, applicant stated that there will be a formal presentation and public hearing at the second reading on September 8, but with respect to the question – there are three associations and budgets for maintaining the open space have been prepared. The most expensive will be the condominium area, because it involves more amenities. That budget is in line with the budgets of other condominium projects within the City. The monthly condominium fee is expected to be approximately \$250.00, which will cover private street maintenance, snow removal, trash removal, maintenance of the exterior of the buildings, and maintenance of the open spaces. The large areas are along Churchman Road and the railroad tracks. Their intent is to make the railroad tracks "disappear" as much as possible.

Mr. Lecklider inquired if he has an estimate for the single-family area, as well.

Mr. Coppel responded that he does not, but will have that for the second reading.

RECORD OF PROCEEDINGS

Dublin City Council

Minutes of

Meeting

BARRETT BROTHERS - DAYTON, OHIO

Form 6101

August 24, 2015

Page 8 of 27

Held

Mr. Lecklider inquired if he believes it is less than the condominium fee.
Mr. Coppel responded that it is much less, under \$500/year per unit.
Mr. Lecklider inquired if there are private streets throughout Subarea B.
Mr. Coppel responded affirmatively, as is typical with condominium projects.
Mr. Lecklider inquired how that is highlighted to prospective buyers.
Mr. Coppel responded that it is addressed in the condominium documents and will include budgets for the street maintenance. The condominium fee includes maintenance of the streets, which will be built to City standards.

Mr. Lecklider stated in regard to single-family homes that there was a description of colors. Was that his suggestion or staff's suggestion? He is not necessarily opposed, but he sees that they are primarily neutral or natural colors.

Ms. Salay stated that the PZC discussed this at length. The Commission focused heavily on the architectural details. They believed that the designs worked well when all the small details were included – a significant amount of trim and other things included in the text. Without those, they were not as comfortable. The Commission reviewed this application over three meetings. She is not a supporter of all-siding houses. In this case, the water table of 24 inches is stone. Looking at all the various trim styles, this is more of a themed community than a typical neighborhood, where there are different types and styles. This is designed to be thematic and tie together the multi-family and the single-family areas.

Mr. Lecklider inquired if it was believed that neutral colors would best complement the emphasis on the architectural features and design.

Mr. Coppel stated this is a typical color palette that is used in many places with flexibility added for staff to approve additional colors, if the market demands it. The condominiums are all white, and they thought this would be a better combination. The architect for this project is George Acock, and these were his recommendations, as well.

Mr. Lecklider inquired if there is a diversity matrix for the single-family homes and detached units.

Mr. Coppel responded that there is such a matrix for the single-family homes. The condominiums are comprised of three or four units, but they are all the same – very thematic. They are proud of what they have developed. The level of detail that is in this package may be unprecedented in prior subdivisions.

Mr. Lecklider commented that he is unsure about the status of the quiet zones for railroads. He recalls reading something in the report that indicated it is status quo. He understands that it is a challenge for the developer, but it is also a challenge for Council. He certainly hopes that new residents to the community have exercised due diligence in regard to the existing railroad tracks.

Mr. Coppel responded that this fact will be made very clear to them. They do not want buyers to state that they were not told about the railroad. The horns are the main issue. The developer understands that this will not be a quiet zone in the near future. However, people typically become accustomed to such noise. The developer has committed to using some upgraded insulation and windows that will diminish the sound impact, but it will not eliminate it. The information will be included on the plat, the condominium documents and in the sale documents, which will be available to buyers before they sign contracts. The developer is in support of having a quiet zone.
Ms. Salay stated that everyone is supportive; however, it is a matter of committing the resources for that to happen. A representative from the Franklin County Engineering Office indicated that they would prefer a quiet zone, but they did not have any plans to participate financially.

Mr. Coppel clarified that the applicant has agreed to all the conditions.

RECORD OF PROCEEDINGS

Dublin City Council

Minutes of

BARRETT BROTHERS - DAYTON, OHIO

Meeting

Form 6101

August 24, 2015

Page 9 of 27

Held

Ms. Chinnici-Zuercher inquired how these homes compare to the homes the company is building in Jerome Village.

Mr. Coppel responded that Jerome Village is in Dublin School Districts; this development is in Hilliard School District. In Jerome Village, vinyl siding is permitted. These homes will have all natural products, and the architecture is completely different.

Ms. Chinnici-Zuercher inquired what is the price range for the homes.

Mr. Coppel responded that it will be in the \$350,000-\$450,000.

Ms. Chinnici-Zuercher inquired the condominium price range.

Mr. Coppel indicated it would be \$300,000-\$400,000.

Mr. Reiner complimented the architect on his work. He is always concerned about people who move into an area, such as near an airport, and then complain about the airport. He does not know how the sound can be mitigated. People usually come to the local government and what them to become involved in addressing the problem, but that will not occur with this railroad line. He appreciates the fact that an attempt is being made to insulate the houses, but he is still concerned that the buyers be made well aware of the track. He is not sure of what else can be done, short of building one of the walls that are built along freeways for noise abatement.

Mr. Coppel responded that they considered some type of a wall, but instead will accomplish this with landscaping. There is a 100-foot setback with trees of a minimum height of six feet. If there is sufficient dirt for mounding, it could be even higher. It will be planted heavily, which should make the track disappear visually. The only issue will be the horn, and that information will be included in documents that buyers will see before signing a purchase contract. Council can certainly review and approve the language.

Mr. Reiner inquired about the target market.

Mr. Coppel responded that the condominiums are targeted toward empty nesters. There is currently a very strong market for that. Epcon has done a similar product with a side-yard outdoor space; these condominiums will have a rear outdoor space. The single-family homes would be targeted toward the Ballantrae-level buyer or a little lower – similar to the buyers of the MI subdivision around the corner.

Mr. Reiner asked if the porches are large enough to be utilized, or are they simply decorative.

Mr. Coppel responded that they are real porches of six feet. There are also covered stoops, which extend only two feet. All of that detail is in the text.

Mr. Reiner asked if there will be dimensional shingles.

Mr. Coppel responded affirmatively.

Mr. Reiner stated that he has viewed M/I products where the entry sidewalk to the house is barely 30 inches. What is the dimension of these sidewalks?

Mr. Coppel responded that he can provide that information for the next meeting.

Mr. Reiner inquired if these homes will be in the Hilliard School system.

Mr. Coppel responded affirmatively.

Mr. Reiner stated that for future applications, he would like Planning staff to provide a cost analysis and economic impact. For instance, 185 units will cost \$14,000 to educate each student, or \$38,000; taxes will be approximately \$8,000. That is a net loss to the school system. He would like to have better information about cash flow coming in and out of this community with each project. With another recent rezoning, it will cost the City \$200,000 each year to maintain the common space -- \$200,000 infinitum. Council would like to know this information for each project that is proposed for this community. Is it a moneymaker or loser, and what will it cost the schools? He does not want to overburden Hilliard Schools or Dublin Schools.

Mr. Coppel responded that it is a good idea to analyze the economic impact of projects, but it is important to look at the positive side, as well. Many jobs are created by what they do and many taxes paid to the City.

RECORD OF PROCEEDINGS

Dublin City Council

Minutes of

BARRETT BROTHERS - DAYTON, OHIO

Meeting

Form 6101

August 24, 2015

Page 10 of 27

Held

Ms. Salay stated that Dublin School District has a handle on how much in taxes a home generates per \$100,000 of value. Hilliard School District, as well, knows at what price point they recover the costs. That analysis is best done by the School District. In regard to the impact on City expenses, a home will cost a certain amount for the City services that are provided – police, trash, streets, etc. That would be a cost per house, not per person.

Mr. Reiner stated that he disagrees. The School knows its cost per student, but cost occurs to the taxpayers when the land is utilized in a specific way. For each project that comes in, there are different costs associated with it. That cost is in addition to the cost of educating the students. That cost occurs for the taxpayers with the use of each parcel of land.

Ms. Salay clarified that he is requesting this analysis for each project, then, not just for residential housing projects.

Mr. Reiner responded that is correct. He wants to see the loss/gain and impact of each project. It is only fair to the Schools, as well. Council needs to be aware of this information because Planning and Zoning and Council are impacting the Schools by their zoning decisions, which impact the number of students that come into the School District.

Ms. Chinnici-Zuercher stated that information is important for planning purposes for the School District and the City of Dublin, but such information should not be considered in regard to the approval/disapproval of a project. Cities grow outward. In Dublin's Community Plan, the density for this area was five dwelling units/acre, and this project came in substantially lower than that. This is helpful in the areas he is referring to, but not so helpful to the City and the homeowners due to the additional maintenance cost for the greenspace added. There are always balances, and she cautions that the information should be used very carefully in decision-making.

Mr. Reiner stated that he appreciates the fact that this developer did not seek the maximum density; however, he still would like to know the anticipated economic impact on the taxpayers and the School system.

Vice Mayor Gerber stated that when the Community Plan is updated, that information is shared not only internally but also with the Schools. It begins the matrix of cost analysis with respect to education, road infrastructure, etc.

Ms. Salay added that when the most recent Community Plan update occurred, TischlerBise completed a thorough financial analysis of the City's land use plan if built out as expected, and it was a positive impact. Dublin City Schools has enrolled in excess of 750 new students since June, primarily from areas north of the City that are outside the City's jurisdiction but within the Dublin City School District, and from areas to the east that are also outside of the City's boundaries and control.

Mr. Reiner stated that heightens the importance of the expense versus revenue, knowing that there are areas within the Schools that are outside of the City's planning jurisdiction, as a result of the Win-Win agreement. The density of development in those areas is likely greater than what Dublin would have allowed.

Vice Mayor Gerber stated that this may be more of an issue for a workshop discussion.

Mr. Lecklider pointed out that he does not believe this should be a matter for the Planning and Zoning Commission consideration, but instead a Council matter. Vice Mayor Gerber agreed. It is not part of the criteria on which the Commission is to review and opine on applications.

There will be a second reading/public hearing of the Ordinance on September 8, 2015.

RECORD OF PROCEEDINGS

Dublin City Council

Minutes of

Meeting

BARRÉTT BROTHERS - DAYTON, OHIO

Form 6101

August 24, 2015

Page 11 of 27

Held

Ordinance 58-15

Adopting and Enacting a Supplement (S-38) to the Code of Ordinances for the City of Dublin, Ohio. (Request to dispense with public hearing)

Ms. Salay introduced the ordinance.

Mr. McDaniel stated that this legislation adopts the update of Dublin Code of Ordinances including local legislation approved through June 30, 2015 and State legislation approved through April 30, 2015. Staff recommends Council dispense with the public hearing and approve the ordinance. Per the Revised Charter, the recodification is effective upon passage.

Mr. Reiner moved to dispense with the public hearing.

Ms. Salay seconded the motion.

Vote on the motion: Mr. Lecklider, yes; Ms. Salay, yes; Vice Mayor Gerber, yes; Mr. Peterson, yes; Mr. Reiner, yes; Ms. Chinnici-Zuercher, yes.

Vote on the Ordinance: Mr. Reiner, yes; Mr. Lecklider, yes; Ms. Salay, yes; Ms. Chinnici-Zuercher, yes; Mr. Peterson, yes; Vice Mayor Gerber, yes.

Ms. Chinnici-Zuercher moved to waive the Council Rules of Order to consider Ordinances 60-15 through 64-15 together.

Ms. Salay seconded the motion.

Vote on the motion: Ms. Chinnici-Zuercher, yes; Mr. Peterson, yes; Mr. Reiner, yes; Mr. Lecklider, yes; Ms. Salay, yes; Vice Mayor, yes.

Ms. Chinnici-Zuercher introduced Ordinances 60-15 through 64-15.

Ordinance 60-15

Providing for the Issuance and Sale of Bonds in the Maximum Principal Amount of \$11,000,000 for the Purpose of Paying the Costs of Expanding the City's Justice Center, and Declaring an Emergency

Ordinance 61-15

Providing for the Issuance and Sale of Bonds in the Maximum Principal Amount of \$2,500,000 for the Purpose of Paying the Costs of Improving the Municipal Sewer System, and Declaring an Emergency.

Ordinance 62-15

Providing for the Issuance and Sale of Bonds in the Maximum Principal Amount of \$11,100,000 for the Purpose of Paying the Costs of Improving the City's Vehicular Transportation System Within and Serving the Bridge Street District, and Declaring an Emergency.

Ordinance 63-15

Providing for the Issuance and Sale of Bonds in the Maximum Principal Amount of \$25,000,000 for the Purpose of Paying the Costs of Improving the City's Vehicular Transportation System Within and Serving the Bridge Street District, and Declaring an Emergency.

Ordinance 64-15

Providing for the Issuance and Sale of Bonds in the Maximum Principal Amount of \$32,000,000 for the Purpose of Paying the Costs of Providing for the Construction of Two Parking Structures within the Bridge Street District and Otherwise Improving the Related Sites, Together with all Necessary Appurtenances Thereto, All in Furtherance of Commerce and to Create Jobs and Employment Opportunities, and Declaring an Emergency.

Ms. Mumma stated that five bond ordinances are before Council this evening.

- Ordinance 60-15 will authorize the issuance of \$11 million for the Justice Center renovations. As outlined in staff's memo, that construction is already under way. At their August 8 meeting, Council authorized the first of two resolutions for a Guaranteed Maximum Price contract. The second resolution will be coming forward in September. This will be a 20-year bond issue, which is considered an obligation of the City and funded through income tax revenues.

RECORD OF PROCEEDINGS

Dublin City Council

Minutes of

BARRETT BROTHERS - DAYTON, OHIO

Meeting

Form 6101

August 24, 2015

Page 12 of 27

Held

- Ordinance 61-15 authorizes up to \$2.5 million for sanitary sewer improvements, sanitary sewer lining and manhole rehabilitation. A contract was awarded in November of last year for a portion of this project, for sewer lining, which is completed. The proceeds will go in part to reimburse the Sewer Fund for expenses already incurred as part of this project. The manhole rehabilitation will be bid out this fall, and Council will review the bids later this year. The remaining bond funds will be used for that project. This, too, will be a 20-year general obligation bond issue with the payment coming from sewer revenues.
- Ordinance 62-15 authorizes up to \$11.1 million for the improving the transportation system serving the Bridge Street District and, more specifically, the Bridge Park Development. This is part of the City's commitment with Crawford Hoying in the Bridge Park Development agreement that was approved by Council at its last meeting. These are also 20-year general obligation bonds with the payment coming from TIF revenues received in both Blocks B and C, as well as any TIF revenues that might be received on the former Cooker site. That minimum service payment is in place, should the TIF revenues not materialize.
- Ordinance 63-15 authorizes up to \$25 million for the transportation system serving the Bridge Street District. This provides the funding for the construction contract that was awarded earlier this year for the construction of the roundabout at Riverside Drive and State Route 161, the realignment of Riverside Drive, utility burial in the area, a portion of John Shields Parkway from Riverside Drive to Mooney Street, and a portion of the park development that is also covered within that contract. These proceeds will be used to reimburse the General Fund for the advance made so that the construction could begin when the contract was awarded. These also are 20-year general obligation bonds with payment coming from income tax revenues as well as service payments and any TIFs that are created throughout the Bridge Street District.
- Ordinance 64-15 authorizes up to \$32 million for the cost of constructing the two parking garages that are also part of the Bridge Park development agreement approved by Council at the last meeting. This ordinance is different because of the nature of the parking spaces and the allocation between reserved spaces and spaces available to the public. It has been determined that 50% of these bonds will be issued on a taxable basis and the other 50% issued on a non-tax basis. This does allow for some fluctuations that might occur. A conservative approach has been taken in allocating these amounts, but at no point in time during the course of the bonds being issued will the allocation ever be at a point where it is more than 50% that are reserved. These bonds are also different in that they are not general obligation bonds of the City. General obligation bonds pledge the full faith and credit, and more specifically, the taxing authority of the City. These bonds will be considered non-tax revenue, and pledge non-tax revenues. That does not mean that money raised from taxation cannot be used to pay the debt, but it is not considered a pledge of bonds.

With the roadway bond package, repayment of the bonds will come from those minimum service payment guarantees in place and/or the TIF revenues generated within Blocks B and C of the Bridge Park development and on the former Cooker site. These bonds are 30-year bonds, which is done so that it can match the revenue stream in conjunction with the TIFs that are in place.

The City and the Financing team have been working on this plan of finance for a couple of months, and they are preparing for a rating agency, which will take place Monday and Tuesday of next week. Fitch will be rating the City on just the general obligation portion. A rating is not being requested from Fitch on the non-tax revenue bonds. However, Moody Investor Services will be providing a rating on both the general obligation bonds as well as the non-tax revenue. It is important to note that the rating on the non-tax revenue bonds will be lower than the City's traditional

RECORD OF PROCEEDINGS

Dublin City Council

Minutes of

BARRETT BROTHERS - DAYTON, OHIO

Meeting

Form 6101

August 24, 2015

Page 13 of 27

Held

general obligation bonds because of the credit quality that exists when the City has the full faith and credit of the City behind it versus just non-tax revenue.

Staff requests adoption by emergency on September 8 so that the bonds can be taken to the market at the right time. Over the last two business days, there has been volatility in the market, some of which could play in the City's favor. However, staff wants to be prepared to go forward at the right time and not be in a waiting period for the ordinances to be effective. They are watching the Federal Reserve and any monetary policy changes that might be made in the month of September. Staff has been working closing with this team of professionals, including: Chris Franzmann, Squire Patton Boggs, who has been the City's bond counsel for a long period of time; and Jeff Rink and Charlie Wise, representatives of KeyBanc Capital Markets, the underwriters. The City's municipal advisors – Brad Sprague and Jim Hargrove - could not be present this evening. There will be a public meeting scheduled so that any residents of the City who want to purchase City bonds are able to do so. That meeting is tentatively scheduled for Thursday, September 10 at 2 p.m. at the Dublin Recreation Center. A notice of that meeting will be advertised.

There will be a second reading/public hearing of Ordinances 60-15 through 64-15 on September 8.

INTRODUCTION/PUBLIC HEARING/VOTE - RESOLUTIONS

Resolution 62-15

Designating the Dublin Community Improvement Corporation as an Agency of the City under Ohio Revised Code Section 1724.10 and Authorizing the Execution of an Agreement and Plan for Industrial, Commercial, Distribution and Research Development.

Mr. Lecklider introduced the resolution.

Ms. Mumma stated that in order for the City to issue non-tax revenue bonds, as just discussed, the City is required by Ohio Revised Code to have the project that will be financed through these bonds approved by the City's designated Community Improvement Corporation (CIC). The purpose of a CIC is to advance, encourage, and promote the industrial, economic, commercial and civic development of a community or area. The City had previously established a CIC, but due to inactivity and no filings with the State, that entity is no longer in existence. Legal staff determined that it is advisable to create a new CIC. This resolution would designate the Dublin CIC as an agency of the City under Ohio Revised Code Section 1724.10. Two documents are included with the legislation.

- The first is the Code of Regulations, which outlines the purpose of the CIC and discusses its powers. In particular, the purpose of the Dublin CIC is to approve the issuance of the City's non-tax revenue bonds. The powers that a CIC can have are much broader than what is proposed here, but at this time, the only need for the CIC to exist is to approve these bonds. Therefore, we have narrowed the Code of Regulations, specifically the purpose of the CIC, to be only to approve non-tax revenue bonds.
- As part of the Code, members of the CIC must be appointed. There will be five members, at least two consisting of the Mayor or other members of Council. Staff's recommendation is that the Mayor and, possibly, the Chair of the Finance Committee be appointed as the two public directors. The other three positions would be appointed by the two public directors. Staff recommends the other appointments as one additional Council member, the Assistant City Manager, and the Development Director for the City of Dublin. Should the role of the Dublin CIC change in the future, they would recommend that the CIC look at expanding the membership to business leaders in the community. Given the limited scope of the CIC to approve non-tax revenue bonds, there is no need to appoint community members.

RECORD OF PROCEEDINGS

Dublin City Council

Minutes of

Meeting

BARRETT BROTHERS - DAYTON, OHIO

Form 6101

August 24, 2015

Page 14 of 27

Held

- Also attached is an Agreement and Plan for industrial, commercial, distribution and research development, which is referred to as the Plan. This is required by the ORC in order for the Dublin CIC to approve the Plan. The CIC will be verifying that the project for which the bonds are being issued matches what the Plan calls for. The CIC will be asked to meet, review what is proposed to be financed with these non-tax revenue bonds and verify that it is in conformance with the plan in order that the City can move forward with the financing. If approved this evening, the goal is for the CIC to meet before September 8, after which the bonds can be issued.

Vice Mayor Gerber asked if staff is requesting that the third Council member be selected this evening.

Ms. Mumma responded affirmatively.

Mr. McDaniel suggested that another Council Committee Chair could be selected, tying the appointment to a position, not a name.

Ms. Chinnici-Zuercher stated that the information indicates that these are permanent members. In light of the fact that the Mayor and Finance Chair changes, is the CIC appointment not tied to an individual but the position?

Mr. McDaniel responded that it is tied to the position.

Ms. Chinnici-Zuercher noted that for her to attend, the meeting would need to be prior to September 8, because she will be out of the country the following day.

Mr. Reiner stated that he is the Chair of the Community Development Committee and is willing to serve.

Vice Mayor Gerber indicated that appointing the chair of that committee would make sense.

The consensus of Council was to appoint the Chair of the Community Development Committee as the third Council position on the CIC.

Public Testimony

Mr. Maurer stated that in reading the document, his impression was that the powers of this Committee ranged from minimal to a concentration of immense power. He found two definitions of the CIC powers. One is that the CIC is limited to approving the issuance of non-tax revenue bonds. The other comes from an in-house document, which defines the responsibilities of the Dublin CIC as "to encourage and promote the industrial,

commercial, distribution and research development of the City that includes creating and preserving jobs; improving the welfare of the people of the City and the State; and maintaining, improving and increasing the tax valuation of property within the City." The latter definition is much more than simply approving the issuance of non-tax revenue bonds.

Ms. Mumma stated that the agreement and plan is more broad. The powers of this group are limited in the Code of Regulations and the Purpose of the Corporation. The purpose of the CIC stipulates that it is limited to reviewing projects to be financed by the issuance of bonds under Section 165 of Ohio Revised Code. The plan has a very broad view of the various powers that a CIC can have, but the Code itself that pertains to this group narrows the focus.

Mr. Maurer stated it ventures into including or being composed exclusively of community members, which could "get out of hand," as they could have private ideas as to what they could do with their powers. However, this committee will be made up of people from within City governance.

Vice Mayor Gerber stated that it would take an action of City Council to include a person from the community at large on this committee.

Ms. Mumma confirmed that is correct. It is stipulated that two of the Board of Directors shall be either the Mayor, members of Council or any other appointed or elected officers of the City. Therefore, there could not be a situation in which all are

RECORD OF PROCEEDINGS

Dublin City Council

Minutes of

BARRETT BROTHERS - DAYTON, OHIO

Meeting

Form 6101

August 24, 2015

Page 15 of 27

Held

community members because at least two of them must be members of City Council or members of some other City Board.

Mr. Maurer responded that there was an allusion to the fact that a committee such as this elsewhere has been composed of community members. However, it is clear that is not the intent here.

Ms. Mumma responded that it is not at this point in time.

Vice Mayor Gerber moved to approve the Resolution with recommended members as staff has outlined, and the additional member as the Chair of the Community Development Committee.

Mr. Lecklider seconded the motion.

Vote on the Resolution: Ms. Salay, yes; Mr. Lecklider, yes; Mr. Reiner, yes; Ms. Chinnici-Zuercher, yes; Vice Mayor Gerber, yes; Mr. Peterson, yes.

OTHER

• Art in Public Places Site Selection

Mr. Gettman stated that Mr. Guion, Dublin Arts Council Executive Director, is also present tonight. Based on Council feedback, City staff and Dublin Arts Council (DAC) staff met to discuss additional potential locations for the next Art in Public Places project. The report provided to Council contains a number of potential locations, all of which can be considered excellent sites for public art. The two sites recommended by DAC and City staff are Thaddeus Kosciuszko Park or the South Fork Indian Run greenway.

Thaddeus Kosciuszko Park

- Highly accessible, idyllic setting in the open space next to the pond
- Benches and hiking paths
- Highly visible from Riverside Drive -- a major thoroughfare
- Ample, adjacent parking
- Fred Hahn bench from which to admire the artwork
- Bikepath on Hard Road that connects with Emerald 8 bikepath
- Historically significant site
- Trees within the natural space to the rear

South Fork Indian Run greenway

- Long greenspace with path connecting Red Trabue, Indian Run Meadows, Coffman Park, Dublin Rec Center
- Multiple entry points
- Good location for either individual art piece or art with multiple components, such as "Out of Bounds," that could be placed along the length of the pathway
- High visibility for a different audience – active park users
- A large footprint through the center of Dublin

Ms. Chinnici-Zuercher stated in regard to the Thaddeus Kosciuszko Park that the proposed location for the artwork is at the corner, visible to drivers.

Mr. Gettman responded that rather than placing the artwork deeper in the park, this is envisioned in the open space on the corner, visible from Riverside Drive but closer to the pond in that more relaxed space.

Ms. Chinnici-Zuercher stated that she has a concern with the South Fork Indian Run greenway site. Recently, she visited all of the public art sites, and the art was very visible to drivers. It appears that the criteria may have changed. Visibility by passing drivers no longer seems to be one of the primary criteria.

Mr. Gettman responded that when they compiled the desirable criteria, it was with the understanding that no site would meet all the criteria. A discovery site would be different from one at a major intersection.

Ms. Chinnici-Zuercher stated that the public art in Coffman Park is different. Some can be seen by driving through the park, but it is necessary to walk around to view some of the other pieces.

RECORD OF PROCEEDINGS

Dublin City Council

Minutes of

Meeting

BARRETT BROTHERS - DAYTON, OHIO

Form 6101

August 24, 2015

Page 16 of 27

Held

Mr. Gettman responded that they believe there is high visibility with the two recommended sites, but in different ways. One would have high visibility to motorists on Riverside Drive; the other would have high visibility to users of the South Fork Indian Run greenway path.

Ms. Salay stated that is likely the most popular path in the City; it is populated at all times of the day. She likes the idea of "walkable artwork." She agrees with Ms. Chinnici-Zuercher in terms of the visibility. She likes the idea of something located at the corner of Emerald Parkway and Riverside Drive, but the idea of having multiple pieces of art along the path – walkable art that can be appreciated at a slower pace is a great concept that has not been done much except in Coffman Park.

Ms. Chinnici-Zuercher responded that she agrees, but is that what will be done? If there will be one piece of art in all of the South Fork Indian Run greenway, that is not achieving what is suggested.

Mr. Gettman responded that would a matter of how the artist interprets the opportunity and envisions art in these specific spaces. If there were a proposal for one individual art piece in South Fork Indian Run greenway, such as in Red Trabue, and has high visibility to users of that park, that could an interesting proposal. They would definitely suggest to artists that the City would like to see proposals that have artwork comprised of multiple components, if that is the selected site.

Mr. Reiner stated that he noticed that Upper Arlington placed some of the public art recently given to them in the four points intersection by the Library. It provided visibility to motorists but for pedestrians, as well. If the intent is to make a statement as a city, it is better to place the art where people will see it, remember it, and be aware the City is investing in public art. They should also be able to walk to it and examine it more closely. He likes the Thaddeus Kosciuszko Park location better than the park path. Although a "revelation" of multiple pieces of the art would be enjoyable to those passing through, if it will be one piece, he would prefer to place it where the public can better appreciate it and acquire the impression that Dublin reflects its arts community.

Mr. Peterson stated that he likes the Thaddeus Kosciuszko Park site, as well, because it can be enjoyed by drivers and pedestrians. What is the process followed to identify the artist and what will be placed there as the art? Approximately a year ago, he recalls Ms. Salay shared a website that showed some interesting artwork that would attract someone to go and view it. How is that type of imagination captured?

Mr. Guion, Dublin Arts Council Executive Director, stated that they work with Americans for the Arts and the public art network and send out a call for proposals based on the site selected, the criteria and parameters of the site, environment and location. After the national call for artists' proposals, the artists come and make a site visit, and a jury makes a decision on the finalists. It is a \$150,000 commission and additional costs to realize the project.

Ms. Chinnici-Zuercher inquired what they anticipate the additional costs above the commission of the art to be. In the past, that has been an issue.

Mr. Guion responded that the agreement includes that number; it was calculated, but he does not recall the exact number.

Mr. Gettman indicated that \$25,000 was scheduled in the Operating Budget to run the call for proposals and to have an invited list of participants to submit proposals.

Ms. Chinnici-Zuercher stated that Council can therefore be assured that whatever the ultimate selection is, the artwork developed will be limited to \$150,000.

Ms. Salay stated that the total cost would be \$175,000.

Mr. Gettman responded that staff would work with the selected artist on the budget to make sure that their numbers are accurate.

RECORD OF PROCEEDINGS

Dublin City Council

Minutes of

BARRETT BROTHERS - DAYTON, OHIO

Meeting

Form 6101

August 24, 2015

Page 17 of 27

Held

Ms. Chinnici-Zuercher stated that earlier in the public art efforts, the City failed to consider the ongoing maintenance of the art piece. That factor is very important in the ultimate decision as to what kind of product will ultimately be chosen.

Mr. Gettman responded that it will be requested that all the proposals include a maintenance component to ensure that whatever is selected, the City can afford to maintain.

Ms. Chinnici-Zuercher stated that she recalls when "The Field of Corn" required restoration, it had to be restored by the artist. Is that true of all the public art – is it necessary to pay for the artist to return to do the work?

Mr. Gettman responded that it is not necessary. He believes one of the reasons he was brought on staff was his expertise in performing day-to-day maintenance, following the conservator's plan. Occasionally, it is necessary to bring in the conservators or the original artists for very special maintenance. One example would be "The Watchhouse" restoration, which was included in the CIP budget. That work exceeds what was expected when that piece was commissioned.

Mr. Gerber stated that it seems it would be part of a contract that the City will maintain the art piece and the artist will not, necessarily, be invited back to assist.

Mr. Gettman stated that there is another example with the recently completed mural with ADAMH. The agreement with them was for a seven-year maintenance plan, renewable in one-year increments. The thought was that if there were a graffiti situation or some sort of damage, they could touch it up.

Mr. Gerber inquired if Council reviews the contracts before they are executed.

Mr. McDaniel responded that he does not recall. Initially, there were no contracts, then, later, when he was responsible for them, they were brought to Council. The contracts evolved over the years.

Ms. Salay asked if Council reviews only those contracts over a certain amount, although receives updates regarding them.

Ms. Crandall responded that these contracts fall under the professional services agreements, which Council does not review.

Mr. Gerber stated that Council could, however, request to review them.

Mr. McDaniel stated that Council could ask to see the contract framework. They follow a standard form at this point.

Mr. Gerber stated that he recalls that a few years ago, Council did review and provide feedback on a master agreement when it was being developed.

Ms. Readler responded that is correct. Staff worked on a model agreement to be used for these situations, based on many lessons learned from previous situations. Because these are professional services agreements, however, unless it is something unusual, it would not typically be brought to Council for review.

Mr. Gerber requested that a copy of that model be placed in Council's next meeting packet. If Council members have additional questions, the topic can be discussed at that point.

Mr. Lecklider stated that all of the sites had appeal for different reasons, distinct in their own way. The appeal of the Kosciuszko Park is that it is accessible to pedestrians. There are many opportunities for placement of the public art piece, which he does not believe should always be dictated by high visibility, or drive-by art. There is some value to experiencing art other than through the windshield. However, the Kosciuszko site meets the criteria in terms of high visibility and it is also accessible. It is a great park that is probably under-utilized.

Mr. Gerber stated that, unfortunately, there is a budget established to live within. It is nice to have art where it is visible by vehicle or bicycle, but it would be nice to have public art within the parks for pedestrian enjoyment. Going forward, he would recommend that opportunities be found to do both.

Ms. Chinnici-Zuercher moved to approve The Thaddeus Kosciuszko Park site for the next public art piece.

RECORD OF PROCEEDINGS

Dublin City Council

Minutes of

BARRETT BROTHERS - DAYTON, OHIO

Meeting

Form 6101

August 24, 2015

Page 18 of 27

Held

Ms. Salay seconded the motion.

Vote on the motion: Ms. Salay, yes; Mr. Peterson, yes; Vice Mayor Gerber, yes; Mr. Reiner, yes; Mr. Lecklider, yes; Ms. Chinnici-Zuercher, yes.

Ms. Salay inquired when the process would begin, the call for artists and installation of the artwork. Is there a timeline?

Mr. Gettman responded that the calls for artists could be done almost immediately and identification of a number of desirable artists made before the end of this calendar year. Although the installation time will depend on the materials and the scale of the selected art, the intent is for installation in 2016.

- **Home2 Hotel Review**

Mr. McDaniel stated that Council's policy for the Bridge Street District is that Council would review any projects that will involve a development agreement and then determine next steps in terms of the reviewing body for referral. In this case, staff began working with Home2 Hotel regarding the site located in Upper Metro at the corner of Frantz Road and SR161, commonly referred to as the previous Cooker Restaurant site, next to Embassy Suites. This application initiated the typical Planning and Zoning Commission (PZC) review process, but that site was then absorbed into part of the Crawford Hoying development agreement relative to Bridge Park. As a result, this project now is brought to Council for review, although it has been reviewed by the Planning and Zoning Commission. Based on Council's feedback tonight, the application will return to PZC and then come back to Council for final review.

Mr. Gerber stated that Council is not conducting a preliminary development plan review. This is more of an informal review where the applicant and staff are seeking Council input.

Ms. Readler responded that is correct.

Mr. Gerber asked Ms. Salay to share information about the PZC review of the project to date.

Ms. Salay stated that staff will provide that complete report. When PZC saw this application for the first time, the applicant was requesting approval of hardiplank panels for the entire exterior. The PZC was not in favor of that and requested more traditional materials. The applicant returned with stone and a thin brick rather than a full-depth brick, but it is trimmed well so it is not apparent that it is thin brick. There is a dark charcoal and cream color palette, with addition of stone. At one point, the plans included a bright apple green element in the architecture on the outside of the building as opposed to within the tower. The Commission interpreted that element to be signage, as their corporate colors are black, white and bright green. The applicant then moved the element inside the tower. In the black and white rendering, the bright apple green element is clear. In some of the other renderings, it is downplayed. Hopefully, the applicant has brought some material boards.

Mr. Gerber stated that he recalls the hospital review several years ago in which samples of the brick color were displayed.

Ms. Salay stated that typically, the Commission would see material boards. However, they have never seen material boards, any of the red brick – the more traditional look. Initially, there were some flashes of stone and red brick onscreen or in a staff report. The applicant indicated that their team considered it too heavy of a look, so they went with the black and white, which coincidentally is their corporate colors. PZC indicated that work needs to be done on the submissions. There were mixed views of the green element within the tower. The Commission has had a lot of discussion on this application; she will rely upon staff to report about this.

Ms. Puranik stated that she has a brief review of the proposal, and the applicant also has a presentation and a response to the PZC comments. Staff has not had an

RECORD OF PROCEEDINGS

Dublin City Council

Minutes of

BARRETT BROTHERS - DAYTON, OHIO

Meeting

Form 6101

August 24, 2015

Page 19 of 27

Held

opportunity to view the applicant's updated video, but tonight, there will be an opportunity for feedback on the new concepts.

Mr. Gerber inquired if the focus tonight will be on the aesthetics.

Ms. Puranik responded that is the intent. The Commission had comments regarding street trees and landscaping treatment for the building, so the applicant has some updated concepts for that. The site is a 2.57-acre site southwest of the Frantz Road and SR161 intersection. It is currently zoned Bridge Street District-Commercial (BSD-C). The Embassy Suites site shares the western property line. The current entrance to the site is from Upper Metro Place. Frantz Road is the principal frontage street per the Bridge Street District zoning code. SR161 west of Frantz Road is a limited access highway, so there are limitations as to what can occur within that right-of-way.

Background:

Basic Plan Review, which includes the Basic Development Plan and Site Plan, was conducted and approved by PZC on May 7. The Basic Plan is for conceptual approval of the site – where the building is sited, how the parking will work, the rear of the building and setbacks.

Informal Review. Per the applicant's request, the Commission conducted an Informal Review of the architecture on June 11. Comments focused on improving the architecture for the signature building at this key location. The Commission discussed simplification of the proposed articulation and expressed a preference for use of some of the traditional materials and colors that are permitted in the BSD Code.

Final Plan Review. The Commission conducted the Final Plan Review on August 6. The Commission supported the site composition and the connection with Frantz Road, having open, public spaces along Frantz Road. The Commission had many comments regarding the architecture, specifically the green color within the tower. The applicant has agreed to a condition to tone that color down if it is too harsh.

Commission Comments. The Commission supported activation of Frantz Road with patio spaces and pocket plazas, but they suggested modifying the proposed landscaping and street trees to ensure better visibility from the street. The Commission preferred to open up the view of the first floor of the building, but having taller trees to cover the site. Many comments were about the fact that the building looked very brand-specific. [She showed slides with drawings of the proposed building]. The proposal is for a four-story Corridor Building, which would be an 80,481-square-foot hotel with 129 units; 1,900 square feet of open space within two pocket plazas – one to the north by the intersection, one near the main entrance next to the patio spaces; and 122 shared parking spaces. A two-story, 14,000-square-foot office building is proposed as Phase II of the project and is not included with this review.

Mr. Peterson inquired where the tower is located.

Ms. Puranik responded that it is at the corner of Frantz Road and SR161.

Ms. Salay inquired if the sidewalk leads to the tower.

Ms. Puranik showed a rendering of the tower with the green color within it.

Mr. Gerber inquired if the space is glass, the wall inside is painted apple green, and if it is illuminated with lights during the evening.

Ms. Puranik stated that is correct.

Mr. Lecklider inquired if there is a purple color involved, as well.

Ms. Puranik responded that it is the sky reflected in the rendering. These renderings have been improved substantially from the first ones. The stone was introduced at the base, which is also carried around to the SR161 elevations. There is a lot of landscaping along SR161 and street trees along Frantz Road. [She showed slides of elevations]

Mr. Lecklider inquired if these are the latest iterations.

Ms. Puranik responded affirmatively. They were reviewed at the August 6 PZC meeting.

RECORD OF PROCEEDINGS

Dublin City Council

Minutes of

BARRETT BROTHERS - DAYTON, OHIO

Meeting

Form 6101

August 24, 2015

Page 20 of 27

Held

Mr. Peterson inquired if these are the latest iterations, what is the large stack of drawings that were provided to Council for this meeting.

Ms. Puranik responded that those are the revisions the applicant wants to address tonight.

Ms. Salay stated that is because PZC was not completely satisfied with some of the components. The applicant has revised drawings that he wants Council to review tonight. Council's feedback will then be shared with PZC.

Nelson Yoder, Crawford Hoying Development Partners, 555 Metro Place, applicant, stated that they are proposing the redevelopment of this existing site. His history in Dublin goes back almost four years, and he has seen Cooker, Stoney River and Salvi's come and go on this site. They are excited to propose another venture for this site, something that will hopefully be successful long-term. That has driven their design planning from the outset. About a year ago, discussions began with Hilton. Hilton has conducted their own internal competitive brand audit, competitive analysis, and Hilton has approved this project. He mentions this fact because it is difficult in this economy to secure any hotel on a site. They were very pleased to have Hilton -- one of the top hotel providers in the country -- extend that offer to them after a very long process. Hilton is very interested in the look of the hotel, but they asked Crawford Hoying to handle the City review process and arrive at a project that is acceptable to the City as well as to Hilton.

The plan has been revised significantly over the last few months and they are now very pleased with the modern, final design. They have seen the internal struggle that accompanies the concept of creating of a new corridor within the City. Bridge Street Corridor is described as being contemporary, more cutting edge, with unique architecture creating a different look in Dublin. At times, that look is somewhat difficult to rectify with the more traditional architecture that surrounds it. This is a site at the gateway into the Bridge Street District. They took this in a more contemporary direction, after ongoing discussions with PZC and staff. The version present tonight is much improved and is a great interpretation of modern architecture at that site. However, there were clearly some differing opinions on Planning Commission about moving in a contemporary or traditional direction. They are seeking Council's input at this point and are happy to be accommodating with the design. They have presented a few different options, but want Council's input -- whether to take this into a traditional or contemporary direction.

In regard to why thin brick was selected for this project, it is seen in the more contemporary version of the plan. Thick brick is nearly impossible to use to create this look. Moreover, thin brick has been used in Dublin in many applications, including current applications installed by the same installers and from the same material suppliers for cultured stone on many houses and structures throughout Dublin. It has been received favorably throughout Dublin because of the type of look and feel created. In this case, they are creating the look of the ledge stone -- a cultured stone applied by the same installers that installed the ceramic tile at IGS Energy. It will stand the test of time. Using thin brick allowed the applicant to respond to the call from PZC to use more traditional materials. At the outset, they were using hardiplank with fiber cement siding to create the look, but they were pushed toward more traditional material.

Landscaping was reviewed very closely by PZC, making sure the building looked good. There are many existing trees -- in excess of 30 -- that have matured and comprise a canopy at that corner. After PZC discussion, they suggested the concept of moving the existing trees with a large spade to a new location on the site. This would create a nice rhythm on Frantz Road and SR161, and the 30-foot plus tall trees would be in place along both frontages of the building when the hotel opened. Some of this is reflected in the packet materials.

RECORD OF PROCEEDINGS

Dublin City Council

Minutes of

Meeting

BARRETT BROTHERS - DAYTON, OHIO

Form 6101

August 24, 2015

Page 21 of 27

Held

Gary Sebach, OHM Advisors, 101 Mill Street, Gahanna stated the following:

- Shared a map of the site and adjacent properties
- In terms of brick and stone, the first design included lots of brick and stone and was fairly heavy. It was their belief, and shared by the ART, that the desire was for something more contemporary, more fresh, and so that first design was not brought forward.

Ms. Salay asked if that first rendering is available to share tonight.

Ms. Puranik responded that staff can provide that in an e-mail.

- They were asked to pull the building up to the corner, and locate the parking behind it, creating a sense of engagement along Frantz Road.
- The purple in some of the images was intended to reflect the sunset in the model.
- Since the last review, they have changed light-colored brick elements to be a bit more dynamic, and have changed where glass is located and how they brought the stone at the base and broke the buildings vertically in multiple places with some stone for texture.
- They believe they have a series of colors/palette that work well together.
- They were trying to balance the idea of "brand." At PZC, they indicated that a different green can be used, and it can be repainted if the City is not satisfied with the appearance. They are willing to work with staff and PZC to make sure the green color is not too bright.
- As Frantz Road is the public focused street, they have included as much glass and as much activity along this frontage – outdoor living area, fire pit, playing up the outdoor plaza and connectivity.
- The 30 existing trees were going to be removed to accommodate the new building. After research, they believe a tree spade can be used to relocate those large trees on the site – perhaps about 20 of them, with 10-12 along SR161 and the rest along Frantz Road. In addition, there are existing trees along Frantz Road that will remain. At the last ART meeting, they were reminded there is an electric utility easement between the building and the property line along SR161, so some of those trees may not be replanted in that location.
- The challenge is maintaining the traditional look of Dublin, while making it fresh and contemporary.
- There was a secondary beacon at the main entrance where the canopy is now located. That beacon has been removed.
- They believe the signage will be pulled in order to allow time to work on the entire package. The Commission had indicated that the sign on the northeast façade was too large and too high. They felt it was important, as this is the approach from the ramp and visibility is needed.
- Home 2 brand is a fairly new product from Hilton. He shared their brand guide for the appearance of this hotel, including a beacon that glows at night.
- A revised landscape plan is included, that reflects saving of trees as much as possible.
- The Home2 sign has been reduced about 20 percent in size from what was shown to the Commission. This is the view from Frantz Road and SR161.
- They are proposing that the smaller, understory trees not be included.
- They have tried to lighten the brick color to be more representative of what they are proposing, and the samples are here tonight.
- They also lightened the brown on the tower.
- In the packet, there are many iterations with and without trees.
- They have also provided a more traditional red brick rendering for Council's review. It would still be a contemporary style building, and some contrast is needed.
- They also showed an all red brick rendering as an option.
- Another option is removing all the floating boxes, which give the more contemporary look and feel, and going with a more traditional punched

RECORD OF PROCEEDINGS

Dublin City Council

Minutes of

Meeting

BARRETT BROTHERS - DAYTON, OHIO

Form 6101

August 24, 2015

Page 22 of 27

Held

window, stone base, brick middle, with cornice at the top. The tower element would remain, but it would be simplified.
He offered to respond to questions.

Vice Mayor Gerber asked for clarification about the materials they are proposing. Mr. Sebach responded that at the last PZC meeting, the proposal included that cultured stone, that brown brick and this cream-colored brick. Vice Mayor Gerber asked which rendering depicts these. (Mr. Sebach indicated the iteration that depicts these.) Vice Mayor Gerber noted that this tones down the contrast from prior iterations. Mr. Sebach responded it is the same brick, but the rendering has been lightened to be more representative of that brick.

Ms. Salay stated that in some earlier versions, the brick appears very dark – almost black. It is now more of a dark grey tone.

Vice Mayor Gerber stated that in looking at OCLC and Metro office buildings, there are lots of contemporary characteristics. He appreciates the applicant's quest to find something more in the contemporary arena. He also noted that OCLC and Metro have color combinations that are of various tones versus great contrast. Have they considered using more of one shade versus more stark contrasting shades? Mr. Sebach responded they have done so. However, if the shades are too close in value, they lose the visual dissonance of the contrast. Vice Mayor Gerber stated that it should still be possible to use various shades of one tone and still maintain the integrity they are seeking.

Mr. Reiner stated that he does not have objections to the renderings as revised. However, there seem to be vertical elements without cornices that would provide a more finished look. This is the missing top element. Without a cornice, these elements appear as elevator chutes. Wrapping the building with cornices would tie the entire building together as well. He likes what they are doing with the contrasts.

Ms. Salay asked if he envisions the cornices with a brick material or EIFS. Mr. Reiner stated he is speaking of the top of the building. Mr. Sebach stated that the cornice on the main part of the building is in the EIFS detail. Mr. Reiner suggested taking that up, wrapping it, tying the building together. The Embassy Suites reflects finished top detail. Mr. Sebach stated that the prior version had the same cornice all around, but they felt it needed to be broken up. They could look at some type of cornice on top.

Ms. Chinnici-Zuercher asked where the proposed office building will be on the site. Mr. Sebach pointed this out on the site plan. Ms. Chinnici-Zuercher asked what exists on the office building site at this time. Mr. Sebach responded that it is greenspace and parking lot. Ms. Chinnici-Zuercher asked about the design for the office building. Mr. Sebach indicated that will be a separate application. Ms. Chinnici-Zuercher stated that she is interested in having something different and distinct from the Metro office area, as this is a highly visible corner. She does not believe it needs to be all brick similar to other buildings nearby. She cannot discern from the renderings how much greenspace will be included on the plan. Mr. Sebach responded that the Bridge Street Code requires public plazas and pocket parks, so the focus was on plaza space at the corner and near the main entrance. They are only about 10 feet from the property line along SR161. They are working with staff on the relocation of the trees in this area, as ODOT has to approve this. All

RECORD OF PROCEEDINGS

Dublin City Council

Minutes of

BARRETT BROTHERS - DAYTON, OHIO

Meeting

Form 6101

August 24, 2015

Page 23 of 27

Held

of the landscaping in front of the building along SR161 is being reviewed by staff and ODOT.

Ms. Chinnici-Zuercher asked how much of the existing greenspace along SR161 will be eliminated with this project.

Mr. Sebach responded that the front of their building is within 5-10 feet of the existing building along SR161.

Ms. Chinnici-Zuercher agreed with Mr. Reiner that the vertical elements do appear as elevator shafts. Whatever can be done to make this appear more finished at the top would be good. In terms of the green paint, is the problem that it will be as bright as shown in the rendering?

Mr. Sebach responded that as a white light shines on the green paint, it will fade out a bit. They would like to introduce that color inside, similar to what is done with Cardinal Health and the red color pop visible in the evening.

Ms. Salay stated that the Commission was split on support of that bright element. However, they eventually agreed it was clever to introduce the green, since the green element was removed from the outside of the building. The applicant's representative stated they wanted the bright, brand green – and if it was not acceptable, they would repaint it another color. This seemed to be a good option.

Ms. Chinnici-Zuercher stated that until the building is constructed and lit, it will not be viewed. So at what point will the applicant repaint it if it is not well received?

Mr. Yoder responded that it is just paint and can be done very quickly. It can be painted during construction, prior to the hotel opening, seek feedback from the City, and if they desire a change, it can be done.

Ms. Chinnici-Zuercher stated that she appreciates this offer. However, people may object at the outset and later like the green!

Vice Mayor Gerber recalled a PZC case with Kroger Center on Sawmill. There was debate about the color of the signage and its appearance at night. A company was able to demonstrate the colors and how they would project at night for the Commission to review. Perhaps this could be considered.

Mr. Yoder stated they would be happy to do that, if desired, and can work with their lighting supplier on this simulation. If that is the direction, they will certainly pursue it. Vice Mayor Gerber suggested that this offer be shared with PZC, as they are initially reviewing this application.

Mr. Lecklider stated he supports the glass in the tower. However, to him it is an issue of signage – a brand color. MAG is an example of a development that has abused this, and approving this brand color would bring other requests. He is not opposed to injecting color into this glass tower, but would envision this in a location more central to the Bridge Street District. He believes this location is a gateway, and therefore approaches this more conservatively. He acknowledges that he is a traditionalist, architecturally speaking.

Mr. Yoder stated that he is somewhat surprised, given the color interjected is green! Vice Mayor Gerber stated that there is a fine line between something nice looking from an architectural standpoint, and signage. He does not want this to result in other issues going forward in terms of signage.

Mr. Reiner stated that this is clever – taking this off the building, placing it on the recessed wall and adding glass on the outside. It is a clever way to identify the building. He is not opposed to this, and willing to try this. The building is attractive as proposed.

Ms. Chinnici-Zuercher asked if this design is becoming a new prototype for this hotel brand, given the many changes through the review process to date.

RECORD OF PROCEEDINGS

Dublin City Council

Minutes of

BARRETT BROTHERS - DAYTON, OHIO

Meeting

Form 6101

August 24, 2015

Page 24 of 27

Held

Mr. Yoder responded it is definitely a different "take" on the prototype. Mr. Sebach added that he shared the company's prototype, noting that many buildings have been adapted to local zoning.

Ms. Chinnici-Zuercher stated that they are therefore willing to make these adjustments, and do not believe it impacts their brand identity.

Mr. Yoder stated that the company focus is on the inside of the building, but it was important to address the external portion because of its important location in Dublin.

Vice Mayor Gerber stated that he mentioned 122 parking spaces will be shared. He assumes that will be a sharing between the hotel and the proposed office building in Phase 2. Will parking spaces be lost due to the way this building is configured? Will there be adequate parking for guests and visitors?

Mr. Sebach responded affirmatively. At the outset, they considered the most ideal parking situation. In this current version, it is seven less than what would be ideal parking numbers. The ULI shared parking calculations for these two uses indicate it fits within their recommendations.

Vice Mayor Gerber summarized that the building is pushed back to accommodate the "café scapes" on the edges, and along SR161 will be mounding and trees, if ODOT agrees.

Ms. Salay asked the applicant to show the alternate palette in the various renderings.

Mr. Lecklider asked if the Embassy Suites hotel has grills in their windows.

Mr. Sebach stated that, based on the photo, it does not.

Mr. Lecklider stated he is struggling with the color of the brick on the Home2 Hotel. For him, the Embassy Suites sets the standard in this area. He understands it is a different product, and he acknowledged this proposal has come a long way since its introduction. However, he would expect this hotel line to be offered in an area like Tuttle Crossing and not at a gateway location in Dublin. On the other hand, he likes the Frantz Road elevation with plazas and outdoor areas. He does not like the grills in the windows, which are likely part of the heating and cooling systems.

Mr. Lecklider stated that the concept of a hotel at this corner is a good one, but it will be in place for decades. The window HVAC units do not seem appropriate as a feature for a gateway location. He does not support a west facing wall sign. Perhaps there is a logo that could be used instead. All of this comes back to the product and the line of hotel in this gateway location.

Mr. Yoder stated that having a contemporary Hilton hotel in this location that is geared toward the younger professional types in the Bridge Street District seems a good concept. The splash of playful color at the intersection is good, as it projects what everyone wants Bridge Street District to be. Attaching a Hilton brand hotel to this corner is a good thing, and much better than another restaurant. The proposed architecture includes long lasting materials of the highest quality. He noted that they also are concerned about the window type. They did not bring the type of window material to this meeting that was shared with PZC. They will bring that to the next meeting, as it reflects the highest quality. In this case, what is below the unit is all part of the aluminum framing system, all aluminum components that are built to last. All of this ties into longevity and is a great use for this existing site. Over time, many of the surrounding sites will be redeveloped like the Kroger plaza. This will begin the momentum. For those concerned about contemporary architecture, there will be 30-foot tall trees in front of the building.

Mr. Lecklider appreciated these comments. But the reality is, this is an extended stay product. His question is if that is what Council would choose as a gateway structure to the Bridge Street District.

Mr. Yoder responded that Hilton has selected this product for this market and for this site.

RECORD OF PROCEEDINGS

Dublin City Council

Minutes of

BARRETT BROTHERS - DAYTON, OHIO

Meeting

Form 6101

August 24, 2015

Page 25 of 27

Held

Mr. Peterson stated he likes the architecture appearance from SR161/Frantz Road. He likes the glass tower and the walkable area along Frantz Road with shops and plazas. In terms of entering the City on SR161, however, there is nothing special on that side of the building, which ignores the opportunity to introduce people to this concept as they arrive in Dublin. As a non-architect, he does not have suggestions. He agrees with Mr. Reiner about finishing off the elements with a cornice. He likes the more modern architecture, but he favors traditional materials. These materials stand the test of time. Some of the other materials proposed appear very institutional – like Riverside Hospital – and are outdated. Traditional materials like red brick stand the test of time. He likes the interaction between the modern architecture and the traditional materials. He suggests changes be made to the SR161 side to make it more interesting. The nicest features are all along the Frantz Road frontage.

Ms. Salay stated that she likes the contrast, but likes the red brick and stone. This will make a very contemporary building blend in better. She likes the tower element and is willing to try the green as proposed. Mr. Reiner's idea of finishing the top is interesting, but she is not certain that should be done with EIFS. Perhaps a brick detail could be used but would like to see a rendering of these options. She appreciates all of the work that has gone into this application. In regard to the grills, Heartland of Dublin is a brand new building with the same element.

Ms. Chinnici-Zuercher agreed with Ms. Salay that the contemporary design can be pulled off with the red brick. Looking in the area – even if the Kroger plaza will ultimately be redeveloped – it seems this would help to integrate the new building into the area and the City. She agrees that the SR161 building frontage is not interesting and appears as an educational institution. Some work should be done on that frontage.

Ms. Salay asked about the SR161 side of the rendering. Is the landscaping shown what is actually being proposed, or will there be more plant material used?

Mr. Sebach responded this landscaping is the original submission and is not reflective of what is being proposed at this time. The stonewall was eliminated, which will allow more plantings. In front of the building, a serpentine is used to soften the landscape and the trees are added. Along Frantz Road, some more softening has been done, eliminating some walls and adding slope. Generally, there is more landscape material and less stonewall.

Ms. Salay asked if the stonewall will be completely eliminated along the SR161 frontage, or will some portions remain?

Mr. Sebach responded some portion will remain, allowing a blending of softer landscaping.

Mr. Lecklider stated that he agrees with Mr. Peterson and Ms. Salay with respect to their comments about exterior materials and red brick for the reasons stated.

Mr. Reiner commented about moving the large trees. He hopes that they engage a horticulturalist who thins the trees as moved to compensate for the loss of roots in relation to the caliper of the tree. That may help the trees to survive the move. He likes the charcoal and finds it interesting, but in going along with his colleagues, he would support the red brick in this elevation with some white element.

Ms. Salay clarified that there is contrast with two different shades of red brick.

Mr. Reiner stated he is willing to support this. The Embassy Suites building as shown in the slide is capped out and unified in some fashion. It would be important to devise a way to finish the tops of the building.

Vice Mayor Gerber supports Mr. Reiner's suggestion about the cornice on top of the building. He will take a "wait and see" approach with respect to the glass and lighting behind it with the green paint. With respect to the brick and color of it, in looking at

RECORD OF PROCEEDINGS

Dublin City Council

Minutes of

BARRETT BROTHERS - DAYTON, OHIO

Meeting

Form 6101

August 24, 2015

Page 26 of 27

Held

the area, the building that doesn't fit is the Embassy Suites. But he is willing to go along with everyone, if red brick is the preference of the majority. He understands what the goal is with red brick, but is not certain about whether it will weather the test of time as opposed to other palettes. PZC will be reviewing this as well. He thanked Mr. Yoder and Mr. Sebach for their presentations. He commented that this is a gateway location, so it needs to be something the City can be proud of.

STAFF COMMENTS

There were no comments from staff.

COUNCIL COMMITTEE REPORTS

Vice Mayor Gerber, Chair, Administrative Committee reminded everyone of the interviews of applicants for ARB. The interviews are scheduled for Tuesday, September 22 beginning at 6 p.m.

Mr. Reiner, Chair, Community Development Committee noted that the Committee met this evening to review four grant applications for the Beautify your Neighborhood program. They were recommended for approval by Council, and will be scheduled on the September 8 Council agenda.

Mr. Reiner, liaison to Dublin Arts Council commented that Council has provided direction tonight regarding the next Art in Public Places site. He thanked everyone for their participation and support.

Mr. Peterson, liaison to Dublin Board of Education noted that a meeting is scheduled on Thursday afternoon and he will report at the next meeting.

Ms. Chinnici-Zuercher, MORPC representative reported that COTA had their annual luncheon last week. Following the luncheon, the Charlotte, NC Chamber of Commerce CEO was the keynote speaker. The topic was a comprehensive transportation system that Charlotte has implemented in their area. The CEO attended a roundtable session afterward at MORPC that she attended. There were some significant differences between Charlotte and the system in Franklin County. Charlotte is located in Mecklenberg County and the county is comprised 95 percent by the City of Charlotte, with only a very few suburban communities. Therefore, they were able to make decisions due to the large geographic component for which they are responsible. Charlotte has light rail, and due to its success, it is being expanded many more miles. They are working on the funding aspect, as they had a 1/2 percent sales tax in place to pay for the original system. What was presented was very progressive, and she would like to see Franklin County have a planning process that would include progressive thinking about the holistic needs of the communities. With the federal government not providing transportation funding to states, the projects will be more difficult to undertake. Therefore, the question is whether Dublin should consider an internal transit plan to be implemented over the next 10-20 years. She believes this plan would have merit.

Mr. McDaniel agreed, noting that the proposed operating budget includes a transit study next year.

Mr. Lecklider, NW Innovation Corridor representative noted that they met on Friday, August 14. There is nothing major to announce at this time.

COUNCIL ROUNDTABLE

Ms. Salay noted that after considering the Home2 Hotel and the signage proposed, Planning Commission will be considering Bridge Street District signage guidelines. The Home2 Hotel had five or more signs, and that number and the proposed materials are permitted in the District. If Council has concerns about this – what is reasonable,

RECORD OF PROCEEDINGS

Dublin City Council

Minutes of

Meeting

BARRETT BROTHERS - DAYTON, OHIO

Form 6101

August 24, 2015

Page 27 of 27

Held

what does the City want to regulate, how to balance the desire for contemporary versus traditional signage – there may be some further study warranted. Vice Mayor Gerber suggested it may make sense to have PZC review this as a workshop project.

Ms. Salay stated that the Commission is looking at the signage holistically for the Bridge Street District. This topic is scheduled at the next PZC meeting. She wanted Council to be cognizant of this going forward.

Ms. Chinnici-Zuercher asked about the Bridge Street District east of Riverside Drive and its signage regulations.

Ms. Salay recalled it previously had different signage regulations when it was a Corridor Development District.

Ms. Chinnici-Zuercher stated that there are several new signs that are quite different, but she understands these are now permitted.

Ms. Salay responded all of these signs are permitted in the Bridge Street District Code. The Commission is now looking at a wider variety of signage, such as would be proposed in an area like Bridge Park. There was previous discussion at a joint meeting of Council and PZC a few years ago about what signage could be considered in the District.

Mr. Lecklider asked for clarification. The PZC will be reviewing the signage requirements for the Bridge Street District and will then make recommendation to Council?

Ms. Salay responded that is her understanding. The package prepared for PZC indicates "Bridge Street District signage guidelines."

Vice Mayor Gerber stated that Council can certainly make this the expectation.

Ms. Puranik stated that the Bridge Street District Zoning Code has Code requirements. What is proposed now are the guidelines. These are intended to provide policy guidelines to clarify the Code requirements.

Ms. Salay asked if staff will have the PZC review these and then bring them to Council.

Ms. Puranik stated that is her understanding.

Ms. Readler commented that it is clear that Council wants to review this matter as well.

Mr. Reiner stated that he presumes most of the signage guidelines will be vetted through the Commission. The Commission members are familiar with the Code and its application. He does not view this as a major issue.

Vice Mayor Gerber reported that on Friday, he and Mr. McDaniel traveled to the Pentagon to join Cardinal Health that received the Employer Support of the Guard and Reserve Freedom Award from the Secretary of the Department of Defense. All of the activities and support that Cardinal Health has demonstrated for the Guard and reservists were recognized with this high honor. He was proud to be present to participate in this ceremony. As the country relies more and more on civilian military personnel, it is good to see corporate citizens supporting these men and women in uniform.

Mr. McDaniel stated that out of 2,900 companies across the country, 15 companies, including Cardinal Health were selected to receive this important award.

ADJOURNMENT

The meeting was adjourned at 10:10 p.m.

Vice Mayor – Presiding Officer

Clerk of Council