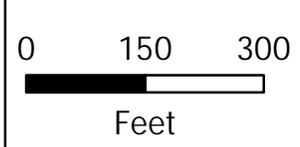


15-117PP/FP  
 Preliminary Plat/Final Plat  
 Dublin Plaza  
 Riverside Drive & W. Dublin-Granville Road





**3. BSD SRN – Bridge Park – A Block  
15-112BDP/BSP**

**Riverside Drive and SR 161  
Basic Development Plan/Site Plan**

**Determination:** The Development Plan was recommended for approval to City Council with one Waiver and six conditions.

**REQUEST 2: BASIC SITE PLAN REVIEW**

Request for recommendation of approval to City Council for a Site Plan with the following five Waivers and four conditions:

*Waivers*

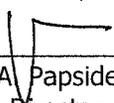
1. §153.062(O)(5)(b) – Conference Center – Ground Story Height – Maximum permitted is 16 feet. Request is for ground story height to be 25 feet.
2. §153.062(O)(5)(b) – Hotel – Building Stories – Maximum permitted is six stories. Request is for eight stories.
3. §153.062(O)(5)(b) – Hotel – Ground Story Height – Maximum permitted ground story height of 16 feet. Requested is ground story height of 20 feet.
4. §153.062(O)(5)(b) – Hotel – Story Height – Maximum permitted story height is 14 feet. Request is for 8<sup>th</sup> story to be 14 feet, 8 inches.
5. §153.062(O)(12)(a)(2) - Building Length – Parking structures are permitted a maximum length of 300 feet. Request is for a parking structure length of approximately 358.04 feet.

*Conditions*

- 1) That the applicant works with Staff to provide for a more walkable, pedestrian scale, and connected site. This includes, but is not limited to:
  - a. The modification of the proposed open spaces;
  - b. Ensuring that all doors are not impeding on pedestrian areas;
  - c. Ensuring that all pedestrian features are at the appropriate scale; and
  - d. Modifications to the proposed hotel pick-up/drop-off area.
- 2) That any parking spaces impacted by the proposed compactor be eliminated;
- 3) That the site distance issue along Longshore Street at the proposed Parking Garage exit is resolved; and
- 4) That the applicant will need Conditional Use applications approved by the Planning and Zoning Commission for the proposed parking structure and conference center.

**Determination:** The Site Plan was recommended for approval to City Council with five Waivers and four conditions.

**STAFF CERTIFICATION**

  
\_\_\_\_\_  
Vincent A. Papsidero, FAICP  
Planning Director

feet. He indicated that if Kroger were to leave this site, he would want the opportunity to offer a sign to the new tenant at up to a height of 22 feet.

Ms. Martin said the 15-foot height limit is being recommended as the applicant moves forward; however, it is appropriate for the applicant to raise the request with the Planning and Zoning Commission.

The ART discussed other businesses in the area that might have signs at a height higher than 15 feet but it was determined those signs were likely approved before the BSD Code was established and granted variances.

Jeff Tyler suggested that as cases come forward, increased height should be considered if architecturally appropriate. He said if a sign fits better in a location that is higher than 15 feet, architectural appropriateness should be discussed.

Rachel Ray inquired about the tenants on opposite ends of the strip mall. She said one sign was requested for the tenant with frontage on Frantz Road but wanted to know what was proposed for the tenant on the east side. She asked if the signs could have individual fonts and logos.

Ms. Martin clarified the anchor tenant was not permitted to have a logo, but in-line tenants will be permitted logos, or secondary image/copy cumulatively not to exceed 20% of the area of the sign.

Vince Papsidero asked if there were any further questions or concerns regarding this case. [There were none.] He confirmed the ART's recommendation of approval to the PZC for a Master Sign Plan with three conditions.

**3. BSD SRN – Bridge Park – A Block  
15-112BDP/BSP**

**Riverside Drive and SR 161  
Basic Development Plan/Site Plan**

Marie Downie said this is a request for a new eight story, 100,628-square-foot hotel, a 19,000-square-foot conference center, an office building (future phase), a 231,652-square-foot, 610 parking space garage, 0.11 acre open space, and associated site improvements on a ±3.75-acre site located at the northeast corner of the intersection of Riverside Drive and W. Dublin Granville Road. She said this is a request for review and recommendation of approval to City Council for a Basic Development Plan and Basic Site Plan under the provisions of Zoning Code Section 153.066.

Ms. Downie presented an overview of the application. She noted the proposed hotel is intended to serve as the architectural anchor for the site and is located southeast of the intersection of Banker Drive and Riverside Drive. To the south, she said it is connected by a plaza to the conference center. She said the proposed office building is located southeast of the conference center. She said the proposed parking garage is located at the southwest corner of Banker Drive and Mooney Street and will primarily serve the hotel, conference center, and future office. She said the parking garage has a small retail component located at the northwest corner of the first floor.

Ms. Downie reported the proposed project includes:

- A1 – Future Office – Corridor Building (size to be determined)
- A2 – Conference Center – Corridor Building: 19,000 square feet
- A3 – Hotel – Corridor Building: eight-story, 100,628 square feet
- A4 – Garage/Retail – Parking Structure: six-story, 231,652 square feet with 610 parking spaces
- 0.11 acres of Open Space
- 9 on-street Parking Spaces

Ms. Downie said no details have been provided for the Open Spaces.

Ms. Downie said any Waivers that were not addressed as part of this report will be reviewed with the Final Development Plan and Final Site Plan. She noted the number of stories for the garage and conference center do not meet the Code requirements. She said Staff will need to review these further and could potentially require Waivers in the future.

Ms. Downie said approval is recommended to City Council for the Basic Development Plan with the following Waiver and six conditions:

*Waiver*

1. §153.060(C) – Corner lots occupied by a single building are required to have a front and corner side property line. Request is for the Hotel to have two front property lines and no corner side property line.

*Conditions*

- 1) That the applicant defines Banker Drive as a Front Property Line;
- 2) That Mooney Street extending from Banker Drive to W. Dublin Granville Road and Longshore Street should be identified as private drives with appropriate easements;
- 3) That the applicant revises the “Corner Property Lines” to be side yard setbacks in all appropriate locations;
- 4) That the applicant works with Engineering to finalize details and alignment of the right-in one-way access from W. Dublin Granville Road;
- 5) That the applicant works with Engineering and the Acura dealership to modify the existing access point; and
- 6) That the applicant works with Staff to provide for a more walkable, pedestrian scale, and connected site.

Ms. Downie said approval is recommended to City Council for the Site Plan with the following five Waivers and four conditions:

*Waivers*

1. §153.062(O)(5)(b) – Conference Center – Ground Story Height – Maximum permitted is 16 feet. Request is for ground story height to be 25 feet.
2. §153.062(O)(5)(b) – Hotel – Building Stories – Maximum permitted is six stories. Request is for eight stories.
3. §153.062(O)(5)(b) – Hotel – Ground Story Height – Maximum permitted ground story height of 16 feet. Requested is ground story height of 20 feet.
4. §153.062(O)(5)(b) – Hotel – Story Height – Maximum permitted story height is 14 feet. Request is for 8<sup>th</sup> story to be 14 feet, 8 inches.
5. §153.062(O)(12)(a)(2) - Building Length – Parking structures are permitted a maximum length of 300 feet. Request is for a parking structure length of approximately 358.04 feet.

*Conditions*

- 1) That the applicant works with Staff to provide for a more walkable, pedestrian scale, and connected site. This includes, but is not limited to:
  - a. The modification of the proposed open spaces;
  - b. Ensuring that all doors are not impeding on pedestrian areas;
  - c. Ensuring that all pedestrian features are at the appropriate scale; and
  - d. Modifications to the proposed hotel pick-up/drop-off area.
- 2) That any parking spaces impacted by the proposed compactor be eliminated;
- 3) That the site distance issue along Longshore Street at the proposed Parking Garage exit is resolved; and
- 4) That the applicant will need Conditional Use applications approved by the Planning and Zoning Commission for the proposed parking structure and conference center.

Russ Hunter, Crawford Hoying Development Partners, questioned the issue of the conference center as having one story. He asked how to best proceed since this will go to City Council and then on to the determined reviewing body. Ms. Downie indicated that the desired timeline has not given Staff the opportunity to discuss and review options in terms of additional stories. She said the applicant could request feedback from City Council, but would not want them to vote without Staff having a discussion first. She pointed out that the reviewing body will have the opportunity to approve any additional Waivers coming forward.

Rachel Ray asked the applicant why the conference center is only one story. Mr. Hunter replied the conference center is considered a "jewel" building and a green roof is intended. He said the conference center does not have a large footprint on the site. He said it is a challenge to construct a two-story structure for an event space without columns. He indicated that adding office space to an event space would not work very well.

Ms. Ray asked if the green roof on the conference center would be accessible. Mr. Hunter answered that the roof would not be accessible at this point but they are offering an accessible green roof at the hotel.

Jeff Tyler encouraged the applicant to exhaust all options in terms of adding a second floor to the conference center.

Teri Umbarger, Moody Nolan, said that event space added to the second floor poses a challenge as the kitchens are required to be on the first floor for delivery purposes.

Ms. Umbarger questioned the condition for a more walkable, pedestrian scale, and connected site. She asked the ART what they are looking for in terms of the areas along Riverside Drive. She indicated that the Code was not specific.

Ms. Downie said the intent of the condition is for the applicant and Staff to have in-depth discussions and provide more details in the future.

Vince Papsidero said the point is allowing for pedestrian access. He said it is important to break up a large block for connectivity. He encouraged development for the space between the event space and the office building as well as a front door on the office building that would connect to a sidewalk. Ms.

Umbarger reported that the applicant has increased the width between the conference center and the office building to 22 feet and a pedestrian path could be added.

Ms. Downie said front doors for all the buildings do not currently meet the requirement and that will need to be considered in the final Site Plan.

Ms. Umbarger questioned the condition for the applicant to define Banker Drive as a Front Property Line for the parking garage. She asked what was required besides entrances and if canopies were part of that requirement. She inquired about aesthetics since two garages face each other. She noted that people will only see Banker Drive as they walk by and that Longshore Street is more visible.

Ms. Downie noted that the setbacks and the required build zones are all the same. She reiterated that Staff wants to ensure that the area along Banker Drive is aesthetically pleasing and that the architectural details have not been provided at this point.

Jenny Rauch said that Staff would like to see the details prior to Site Plan review.

Mr. Hunter said that the side along Longshore Street is going to be the most visible. He emphasized that it will not appear as a concrete bunker.

Mr. Hunter inquired about the phasing plan. He indicated the possibility that the office building would not be completed when the other buildings are completed.

Aaron Stanford asked if the phasing plan would be prepared for the final Site Plan. Mr. Hunter said the applicant would prefer to file everything at once, but it is possible they would not submit the office building at the same time.

Brian Quackenbush asked if the conditions would be updated since the applicant has submitted revisions. Ms. Downie answered affirmatively.

Mr. Papsidero asked if there were any further questions or concerns regarding this case. [There were none.] He confirmed the ART's recommendation of approval to City Council for a Basic Development Plan and Basic Site Plan.

#### **ADMINISTRATIVE**

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

Mr. Papsidero adjourned the meeting at 2:45 pm.

As approved by the Administrative Review Team on December 3, 2015.

Rachel Ray requested confirmation that all requests were for externally illuminated signs and if the colors requested are those that currently exist. Mr. Fraas confirmed most of the signs were white or one color.

Ms. Husak explained the ART's determination is scheduled for Tuesday, November 24<sup>th</sup> due to the holiday on Thursday. She asked the applicant if there would be a lot of updates/revisions to the MSP. Mr. Fraas asked that Staff get him the document to complete as soon as possible for him to meet the deadline.

Ms. Husak said conditions could be provided for approvals to move this forward for PZC.

Mr. Papsidero asked if there were any further questions or concerns regarding this case. [There were none.]

**3. BSD SRN – Bridge Park – A Block  
15-112BDP/BSP**

**Riverside Drive and SR 161  
Basic Development Plan/Site Plan**

Marie Downie said this is a request for a new eight story, 100,628-square-foot hotel, a 19,000-square-foot conference center, an office building (future phase), a 231,652-square-foot, 610 parking space garage, 0.11 acre open space, and associated site improvements on a ±3.75 acre site located at the northeast corner of the intersection of Riverside Drive and W. Dublin Granville Road. She said this is a request for review and recommendation of approval to City Council for a Basic Development Plan and Basic Site Plan under the provisions of Zoning Code Section 153.066.

Ms. Downie presented the site in the BSC Scioto River Neighborhood. She said the proposal includes a hotel, conference center, office, and parking garage. She reported the hotel and office uses are permitted in this zoning district, however, conditional use approval is required for conference centers and stand-alone parking structures. She indicated that the proposed hotel was the main focus at the Informal Review with City Council. She noted that there are limited details provided for the office building as a tenant has not been identified.

Ms. Downie said a number of issues have been identified as Waivers have been requested:

- Longshore Street, the one-way drive, and the extension of Mooney Street should be designated as private with appropriate access and utility easements. Ms. Downie said they will need to be renamed and will not be overtaken by the City.
- Access from Acura will need to be right-in, right-out onto the one-way access from SR 161.
- The proposed eight-story hotel has been identified as the architectural anchor for the block, however, only six stories are permitted. Furthermore, the first and eighth stories exceed the height requirements.
- The conference center is only one story and three stories are required. She said the height of the conference center is 25 feet so the number of stories may not be an issue.
- The parking garage has six stories when only five stories are permitted.
- Principal entrances are proposed along Longshore Street but Riverside Drive through SR 161 is considered the principal frontage and principal entrances are required to be off of that. The number of entrances is also an issue but that could possibly be reviewed during the Site Plan process. She said to provide additional entrances for the hotel, there is a grade issue. She recommended leaving the proposed parking garage without a front property line while the hotel has two fronts. She inquired about pedestrian access for the parking garage; the handling of the entry is unclear.
- Not enough entrances/exits have been proposed for the parking garage.
- Banker Drive should be identified as a Front Property Line.
- All doors need to be recessed a minimum of three feet from the property line.

- The rear setback has not been met for the hotel as it encroaches within the five-foot setback.
- An elevation needs to be provided of the parking garage from Banker Drive. She said Staff needs to see what is going on between the two parking garages to determine if an appropriate feel has been achieved.
- Percentages of RBZ property line coverage for all buildings needs to be provided.
- The maximum capacity for the conference center, the square footage of the office, and the number of rooms as well as the square footage of the accessory use area need to be provided to correspond to the parking calculation requirements.
- Modifications are needed to the pick-up/drop-off area for the hotel. Ms. Downie presented some example pictures that would make the area more pedestrian friendly.

Ms. Downie said the permitted façade materials for the hotel include stone, brick and glass, which has been proposed. She said a composite metal panel system is also proposed as a primary material. She said glass fiber-reinforced concrete has been proposed as a secondary material.

Ms. Downie noted the three open spaces provided between the hotel/conference center and conference center/office. She pointed out the one main open space was marked as private while the two others are public. She said as a result of Staff's review, it is recommended that a portion of the main opens space become public. She explained that pedestrians coming from the roundabout have a significant area to cross over. She said the area needs to be accessible all the way through to meet the Code walkability standards.

Teri Umbarger, Moody Nolan, noted that transformers are in the area of the conference center path that runs along the south side of the conference center. She indicated that the applicant does not anticipate a lot of people traversing the cross walk from the direction of the roundabout. She said the change in grade is a challenge. She said the public will need to walk by the fenced-in transformers.

Ms. Downie emphasized that Staff recommends the area be opened and Staff does not support a Waiver in that area.

James Peltier, EMH&T, said there is a 10-foot difference and that there is no way to make that area ADA accessible since it is a smaller space congested with transformers, etc.

Vince Papsidero said the challenge here is that this is a large block that needs multiple breaks.

Matt Starr, Crawford Hoying Development Partners, said this is an issue of accessibility.

Joanne Shelly said when a path is not provided to open space, it is not considered public. She added a pedestrian path is required by the Code but does not need to be ADA accessible. She said the proposal is not meeting the mid-block requirement for walkability standards.

Ms. Downie said pedestrian pathways and open spaces need to be strongly considered when developing the office area. She emphasized leaving enough open space for the office building.

Mr. Peltier said there is access between the conference center and hotel but not open space.

Ms. Downie requested the width proposed for the path as well as additional details. Ms. Shelly indicated it cannot just be a concrete path squeezed between two buildings; this path is not currently identified as public access.

Mr. Starr said the path would be used infrequently during a 24-hour period.

Russ Hunter, Crawford Hoying Development Partners, said the public can get through there, directed by specialty lighting and materials. He said the grade change allowed an opportunity for a grand staircase. He indicated it was an oversight on the applicant's part not to designate open space. He said 90% of the time it will be public open space.

Ms. Downie inquired about access points for the parking garage. Ms. Umbarger replied there is access at all four corners.

Ms. Downie inquired about the wall along Riverside Drive. She said a pedestrian scale is needed and it cannot be a blank wall but details can be provided later.

Ms. Umbarger commented on the grade elevation of Riverside Drive and how the applicant is challenged with the slope of the entire site. She said pedestrians coming off of the SR 161/Riverside Drive roundabout crosswalks will be going to the hotel and conference center together as a unit.

Mr. Papsidero asked where the tallest point of the site was. Ms. Umbarger answered the highest is the northwest corner. She noted the various heights ranging from four feet to six feet.

Mr. Papsidero said the material is Ariscraft stone used horizontally, on the retaining wall along SR 161 and Riverside Drive.

Ms. Umbarger said the applicant has introduced planting areas at the pedestrian level as well as in the enclosed space between the conference center and the office building.

Mr. Papsidero suggested the open space be landscaped like a garden.

John Woods, MKSK, said the area is sculptural and bio retention is not determined. He said traditional planting is proposed towards Riverside Drive.

Rachel Ray asked about the relationship between the buildings. She asked how the applicant envisions the office building to relate to the conference center.

Mr. Hunter said the focus of everything is on Longshore Street where there is parking. He said the office building is presented as a worst case scenario as large as it could get. He said if the size of the building was decreased, they could make a change to accommodate further public open space.

Mr. Starr indicated the building currently designated office space could have another use besides office.

Mr. Hunter said the applicant would like to get through the basic review and come back with refinements.

Miguel Gonzalez, Moody Nolan, explained the wall of the parking garage where the corner has essentially been cut off serves as an accent wall to make a good visual connection with pedestrians. He said this accent wall that hides the elevator and stairs is proposed with playful metal panels to provide depth of surface.

Mr. Hunter said this parking garage can be used by patrons of the hotel or the conference center.

Mr. Papsidero said Staff needs to see other options of elevations for the conference center.

Ms. Shelly said internal streets changed to private changes Staff's review.

Claudia Husak asked Aaron Stanford how services, such as snow removal, are provided when a public street is changed to private. Mr. Stanford replied it depends on where the snow is deposited. Ms. Shelly indicated it would be taken care of through the NCA but not as a city-wide standard.

Ms. Downie inquired about the variations of color presented for the hotel. Mr. Gonzalez said the material is a reddish-tone concrete.

Ms. Husak said the earthy orange natural color as the intent for contrast looks nice.

Mr. Hunter added since the metal panel is sleek, concrete provides a different texture but the color might not end up the rusty color proposed.

Mr. Gonzalez requested an elaboration on the drop-off area for pedestrians.

Ms. Downie said Staff wanted to see the pedestrian path continue.

Ms. Shelly said the materials in the drop-off area are flush with grade and the change of materials does not reflect the grade change. She requested a demarcation to the road between the primary drop-off area and the edge of the road as there is not enough demarcation between the street and the pedestrian paths. She suggested planters and/or street trees could be used in this area to address that issue.

Mr. Gonzalez said the area is spatially challenged and the footprint of the building is tough to wiggle that into. He said his concern was congestion at the drop-off area onto Banker Drive.

Mr. Papsidero noted the bollard pattern directs pedestrians to the door. Mr. Gonzalez indicated the applicant could choose different paver types to help differentiate the areas.

Ms. Downie asked where the hotel and conference center canopies were located. Mr. Gonzales replied over the main entries. Ms. Downie said that needed to be clearly marked on the plans.

Laura Ball expressed her concerns about the open areas not being accessible. She said they will be open for the public 90% of time, but not everyone in the hotel will be involved in the conference center activity. She suggested a completely accessible path and would rather see the area around the transformers be private. She requested more details for these areas.

Mr. Gonzalez said there should be a casual place to sit.

Ms. Ball suggested playing with forms due to the grade change to address the public aspect of this area.

Mr. Peltier inquired about private streets to be renamed. Mr. Stanford said there needs to be a distinction between public versus private. Mr. Peltier said he would like to keep the same street names to minimize confusion. He asked if maintenance signs could be used to mark the areas. Mr. Hunter added this is a wayfinding issue.

Mr. Stanford suggested keeping the street names very similar such as using "Longshore North" and "Longshore South".

Mr. Stanford said the geometry of access to the new one-way access at Mooney Street will need to be reviewed.

Mr. Peltier inquired about reserves for private streets – access easements. Mr. Stanford encouraged review of utility and water connections. He suggested the applicant start a dialogue now with the City of Columbus.

Mr. Stanford inquired about the parking space that appears to be compromised by the location of the dumpster. Ms. Umbarger indicated that was an error on the plans that would be corrected.

Ms. Umbarger inquired about next steps. Ms. Downie said a determination is scheduled for Tuesday, November 24<sup>th</sup>. She said the detail requested is needed by the end of the day today. She added digital records of the final draft for City Council is due by end of day Monday, November 30th.

Mr. Papsidero asked if there were any further questions or concerns regarding this case. [There were none.]

### **ADMINISTRATIVE**

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

Mr. Papsidero adjourned the meeting at 3:12 pm.

As approved by the Administrative Review Team on November 24, 2015.



**ADMINISTRATIVE REVIEW TEAM**

**RECORD OF DETERMINATION**

**OCTOBER 29, 2015**

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

**2. BSD SRN – Bridge Park East – A Block – Mass Excavation 6500 Riverside Drive  
15-104MPR Minor Project Review**

Proposal: Site modifications including grading and excavation to prepare for future development at the northeast corner of Riverside Drive and W. Dublin Granville Road.  
Request: Review and approval of a Minor Project Review under the provisions of Zoning Code Section 153.066.  
Applicant: Nelson Yoder, BPACQ, LLC.  
Planning Contact: Marie Downie, Planner; (614) 410-4679, mdownie@dublin.oh.us

**REQUEST:** Approval of this request for a Minor Project Review with four conditions:

- 1) That the permit plans demonstrates compliance with the requirements of the Ohio EPA and Section 53.300 of the Dublin Codified Ordinances regarding erosion and sediment control;
- 2) That the applicant obtains all required permits prior to beginning work, including but not limited to a Mass Excavation permit, Demolition Permit, and any other approvals from the Ohio EPA required to perform this work;
- 3) That the applicant and applicable contractors attends a preconstruction meeting with City Staff prior to beginning any earth moving work; and
- 4) That the applicant works with Engineering to address the remaining issues as outlined in this report.

**Determination:** This application was approved. This approval shall be valid for a period of two years from the date of approval in accordance with Zoning Code Section 153.066(N)(6)(b).

**STAFF CERTIFICATION**

  
\_\_\_\_\_  
Vincent A. Papsidero, FAICP  
Planning Director

**2. BSD SRN – Bridge Park East – A Block – Mass Excavation  
15-104MPR**

**6500 Riverside Drive  
Minor Project Review**

Marie Downie said this is a request for site modifications including grading and excavation to prepare for future development at the northeast corner of Riverside Drive and W. Dublin Granville Road. She said this is a request for review and approval of a Minor Project Review under the provisions of Zoning Code Section 153.066.

Ms. Downie reported that the proposal remains relatively the same as the updates have not been substantial.

Ms. Downie said approval is recommended for a Minor Project Review with four conditions:

- 1) That the permit plans demonstrates compliance with the requirements of the Ohio EPA and Section 53.300 of the Dublin Codified Ordinances regarding erosion and sediment control;
- 2) That the applicant obtains all required permits prior to beginning work, including but not limited to a Mass Excavation permit, Demolition Permit, and any other approvals from the Ohio EPA required to perform this work;
- 3) That the applicant and applicable contractors attends a preconstruction meeting with City Staff prior to beginning any earth moving work; and
- 4) That the applicant works with Engineering to address the remaining issues as outlined in this report.

Aaron Stanford explained in more detail the expectations from Engineering.

Vince Papsidero asked the ART if there were any questions or concerns regarding this case. [There were none.] He asked the applicant if he approved of the conditions listed.

Russ Hunter, Crawford Hoying Development Partners, approved of the four conditions.

Mr. Papsidero confirmed the ART approved the Minor Project Review with four conditions.

**INTRODUCTION**

**3. BSD HC – Dublin Barbershop - Windows  
15-105ARB-MPR**

**24 South High Street  
Minor Project Review**

Jennifer Rauch said this is a request for architectural modifications to the windows and shutters of an existing commercial building on the east side of S. High Street, between Bridge Street and Spring Hill. She said this is a request for review and recommendation of approval to the Architectural Review Board for a Minor Project Review under the provisions of Zoning Code Sections 153.062(H) and 153.170, and the *Historic Dublin Design Guidelines*.

Ms. Rauch presented the site, noting it is on the National Register. She explained the existing windows replaced the original windows. She said the proposal includes replacement of the two lower level windows and the upper level set on the front elevation, and the window on the lower level on the south elevation. She said the existing aluminum and vinyl windows are proposed to be replaced with vinyl windows and the window panes will be divided differently than the existing windows. She said the

Nov

October 26, 2015

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assist with moving expenses. Based on the company's payroll projections, it is estimated that the City will net approximately \$103,540 in income tax withholding revenue over the seven-year term of the agreement.

Staff is recommending approval of the ordinance at the November 2 Council meeting.

Ms. Chinnici-Zuercher asked where in Stonehenge will this new building be located.

Ms. Ray stated they have not identified the exact location. There are a few existing building pads still to be constructed along Stonehenge Parkway. More information will be available by the next reading.

Mayor Keenan added for the benefit of the audience that these jobs are what create the income tax revenue that enables the City to be able to build bikepaths, swimming pools, and other amenities that residents enjoy. These are important economic development incentives provided to companies.

There will be a second reading/public hearing at the November 2 Council meeting.

#### **Ordinance 80-15**

#### **Authorizing the Provision of Certain Incentives to XPO Intermodal Solutions, Inc. Induce it to Retain and Expand an Office and Its Affiliated Entities, Associated Operations and Workforce within the City, and Authorizing the Execution of an Economic Development Agreement.**

Vice Mayor Gerber introduced the ordinance.

Mr. Garcia stated that staff has been in continued discussions over the last 18 months with XPO Intermodal Solutions otherwise known as XPO Logistics, which was purchased by Pacer in April of 2014. This project results in the retention and expansion of the 380 employees at that facility. There has been competition for this project by North Carolina and some other Central Ohio communities.

The proposal is for a five-year, ten percent performance incentive on withholdings collected through 2020, with a cap, and a requirement that the company execute a lease through at least 2022.

Mr. Lecklider commented this is a great company and an important one to keep.

Ms. Salay clarified for the audience that when the City offers incentives, they are always performance based. If the company does not perform, they do not receive the incentive.

Mr. Gracia stated that is correct, and the incentive is also tied to a lease that is at least two to three years longer than the incentive itself.

Mayor Keenan noted there are claw back provisions included as well.

Mr. Gracia clarified that because the incentive is performance based, it is 100 percent or zero.

Mr. Lecklider noted that the City will net \$2 million over the term of the agreement, which is what fuels the economic engine that enables the City to provide services and amenities.

There will be a second reading/public hearing at the November 2 Council meeting.

#### **OTHER**

- Bridge Park A Block Hotel – Informal review and feedback

Mr. McDaniel stated that Crawford Hoying has requesting an informal review in order to obtain non-binding feedback from Council on the development concept, architecture, building height and materials for a proposed Hotel in Block A of the Bridge Park development. The developer is seeking this informal review prior to a Basic Plan application, which will require Council review per the development agreement. The proposal is in its very early stages and has not been reviewed in depth by the Administrative Review Team. Planner Marie Downie and Urban Design/Landscape Architect Joanne Shelly will present this application.

Ms. Downie provided an overview of the project, which is located at Riverside Drive and 161. She noted that Block C has gone through the approval process, as has Block B. Block A is now in the informal review stage, and they are required to submit a formal application following this with the detailed proposal. She noted the steps in the process,

as highlighted on the slide in red. The applicant is requesting informal review of the hotel portion of the site tonight. She provided other locator details of the surrounding area. The proposed site plan is included in the submission, including some public plazas around the hotel, and two elevations were provided to Council for review tonight. The applicant has a presentation to make, and staff is available to respond to any questions related to the process.

#### Applicant Presentation

Russ Hunter, Design Director, Crawford Hoving, 555 Metro Place N., Dublin, stated that the image shown tonight is nearly two years old. Although created at the beginning of this project, much of the original design remains. The most significant change is that the parking is no longer located underground. Less expensive, above-ground parking structures have replaced it. A similar change was made in Block A.

A strong architectural theme has been established for this project. However, because the hotel will be a tall building located on a hill and visible for quite a distance, it must be special. Although remaining true to the Bridge Park brand, it must be something "set apart." The Planning and Zoning Commission has indicated that they could "push the boundaries" a bit in order to make this building unique. The purpose for this review is to ensure that Council is comfortable with the concept before proceeding significantly in that direction.

[He shared the most recent site plan.] Even with the addition of an above-ground parking structure, the other components remain, including a hotel, conference center and signature office tower, within essentially the same footprint. The primary changes made are:

- Longshore Street, a north-south connector through the development, parallel to Riverside Drive, now goes through; and
- The conference center and the hotel have been separated, and are now stand-alone entities. A public plaza between the two buildings can serve as an event space, when needed.

Although the goal is to complete all the buildings on this site at the same time, that is less certain for the office tower. Because they don't yet know who will be utilizing that facility, they don't yet know how that building will look. The timeline on the conference center is much shorter than that for the hotel. The reason they are pursuing the informal review for the hotel is that, although it takes the longest time to design, it will inform much of the design of the other two buildings.

Curt Moody, Moody-Nolan Architects, 300 Spruce Street, Columbus, stated that what they have tried to do over the past months is to take into consideration what they have heard in previous reviews of the other blocks.

- Knowing that they are creating a community and neighborhood, they made an effort to ensure that there is a relationship between all the buildings. No building stands alone as an element unto itself; the buildings relate and work with each other. However, the hotel building will be special for a number of reasons.
- They had an opportunity to speak with Marriott at their headquarters in Washington, D.C. to discuss future Marriott facilities. This is not the typical Marriott building – it is a Marriott AC, a higher brand. With those facilities, Marriott expects the architect to challenge and come up with an expression that resonates with a higher-level hotel brand. That is what they have been working toward.
- They have tried to take advantage of the hotel's perch above the river, looking back into nature. They have used a serpentine approach, creating a brow on the end of the building with an iconic statement to the street presence. The floor plan is very open. The bar and breakfast area along the west façade opens to patio areas. The plan flows very well, yet is very compact for cost and functional relationship issues.
- On the top level, instead of creating a mechanical penthouse, they have created a useable space on the roof. They were able to take advantage of the best view of the river in this region from a rooftop entertainment area. The area, with a bar and

many excellent views, will be partially covered for rain days; have a planted area – a “green roof” atmosphere; have a glass rail will be in place.

Discussion considered the building transitions and views. The grade of that area will require ramps and stairs from the different levels.

#### Council Discussion

Mr. Peterson stated that Mr. Moody indicated that slight adjustments are often made to a basic building plan. Has this specific building ever been built elsewhere?

Mr. Moody indicated that it has not. Marriott takes this approach for certain brands. With the Springhill brand, they provide a basic plan for the architect to work from according to the number of hotel rooms. There is some ability to create another amenity, but in general, one is held to the basic plan. In this case, Marriott is looking for a higher level design than their standard units.

Mr. Hunter added that is one of the reasons they have worked so hard to secure this particular brand at this site. They want the building to be special, and with this brand, the architect has the latitude to create a design that fits with the neighborhood.

Mr. Peterson inquired what the number of rooms and price range for this hotel.

Mr. Hunter responded that there will be 150 rooms, approximately \$150-160 per night.

Mr. Peterson commented that he initially thought the design was interesting, but the elevations contained in the packet were of concern. However, the revised renderings presented tonight have changed his mind. These elevations enhance the serpentine feature and the glass element, and he is more excited about the revised building.

Ms. Chinnici-Zuercher stated that she likes the concepts for the elevations and the outdoor seating on the roof level. She recommends that the rendering that gives the context of the surrounding buildings and road system be shown. It demonstrates that the hotel fits into the area very well. It will be a centerpiece for our community and that area.

Vice Mayor Gerber stated that he has learned that AC Marriott is the top of their line. They are placing their AC brand in exciting areas around the country. Marriott has a high standard regarding the location of this brand, which is typically housed within an urban environment with energy. It speaks volumes to the Bridge Park development that Marriott has selected this location for the AC brand. Other areas in which they have located have been more established. It demonstrates Marriott's confidence in this location. He believes the design is attractive and enticing – to those who stay at the hotel or visit the hotel. The applicant has captured the essence of the energy desired for this area.

Mr. Lecklider inquired about the justification for the height. He believes a waiver will be required in order to build this, if it is ultimately approved. Why does this building need to be eight stories in height?

Mr. Moody responded that it is because of the rooftop bar. With the street that now runs through the plan, they needed to be compact on the building form. Originally, an L-shaped building was intended. However, it did not work well with an attempt for a mix of rooms. Recognizing that this is not the typical hotel, the design needed to be sharpened. The road through the plan compressed the site in such a way as to indicate a rectangular building, but they did not believe that was the appropriate design for that location. That type of building exists on other blocks. The curve on the site is already in place, so they simply took advantage of it and augmented it to reverse the serpentine look. They wanted to make the rooftop a desired destination, and the rooftop bar is an amenity for this level hotel that would not be seen with a different brand. That is the reason for the eighth floor.

Mayor Keenan supported Ms. Chinnici-Zuercher's comment about the need to show the context of this building with the surrounding buildings. This building is eight stories; the adjacent building is six stories. This cannot be done in a vacuum. There will be significant public input, and the height issue will definitely be discussed.

Mr. Lecklider stated that he is not expressing support or opposition. He supports the general concept. However, the community has been sensitive regarding building heights, and this height has not previously existed in this block or other blocks. Whether that

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concern will prove to be an issue as this moves forward or whether the public's consciousness is evolving about development in this area it yet to be seen. He asked the applicant to explain how an eight-story building is in context with the five and six-story buildings around it, and the conference center at a lower height -- how will all this fit together?

Mr. Moody responded that in the overall development, they remain true to the core values of the Bridge Park master plan. This is a dynamic urban center. In comparing the heights of these buildings, this building is not a full eight stories. Due to the individual heights of the floors, 10.5 feet not 12 feet, this building would be considered six stories in most cities.

Mr. Hunter stated that a great example is the C-2 office building. It is five stories, but the individual floors are much taller, which is typical for office buildings. In comparison, the eight-story hotel building is only about 10 feet taller than the five-story office building down the street. The aggregate building heights along Riverside Drive will flow nicely.

Mr. Lecklider noted that in this illustration, the proposed building looks more than 10 feet higher than the building to the north.

Mr. Hunter responded that it is about 25 feet taller than the building immediately adjacent, but the next building is taller. That is what he means by the ebb and flow of the building heights.

Mayor Keenan stated that there was initially objection to the buildings at Bridge and High for this same reason, but after it was built, it did not appear to be out of scale and there has been very little criticism of it.

Mr. Moody noted that they designed the Hilton across from the Convention Center in downtown Columbus. They learned that in order to maximize the room nights, it is necessary to provide amenities that will create other social outlets. He does not believe there is anything existing within this region similar to the proposed rooftop in this hotel. If a corporate retreat is held in the nearby conference center, those attending will likely go to the rooftop amenity after their meeting. In creating a destination like this, they are creating synergy that will permeate the entire development. As a team, they are looking for opportunities that will enhance not only one particular element, but enhance the overall development and the ability of the hotel to be successful. This hotel is not the standard brand that might be placed next to a university; it is a destination hotel.

Mr. Reiner stated that the second level of many hotels is often the conference center, but that is not necessary with this hotel, as the conference center will be next door. The curvilinear design is very clever, interesting and unusual. It is exciting that an AC hotel is being attracted to this area. He likes the fluidity of the design. The engineering aspect of this design is very complicated, but that adds to the drama of the overall elevation of the building. The rooftop garden is fantastic. He noted that in Monaco, developments are required to finish their roofs. That has been accomplished with this project, which will add to the overall appearance of the community. It will be an exciting space for people to visit in the evenings and look out over the river. He believes they did a great job in hiding the mechanicals of the building in this way.

Ms. Salay stated that she echoes others' comments, particularly those of Mr. Peterson about the revised elevations. The elevations provided in the packet did not do this concept justice. The glass on the end elevation is very exciting. Has the applicant worked with or had conversations with the Dublin Convention and Visitors Bureau, given the discussion over time about the need for a conference center.

Mr. Hunter responded that they have talked with the Bureau. They are just now getting into those details. The next step will be to fine-tune the details on the conference center. Those details will be in the site plan submission.

Ms. Salay stated that she is interested in having the City staff and the DCVB staff involved in that discussion.

Mayor Keenan stated that the east elevation is where people will be loading/unloading. How much space is available for this? Some hotels, especially in more urban settings, have difficulty stacking vehicles. Will it be difficult to access the parking or garage area, or will the hotel be valet parking only?

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Mr. Hunter stated that at this point, the thought is that a continuous stacking lane will run from the conference center to the hotel. This is necessary to accommodate the number of vehicles on site for an event occurring at the conference center. Valet parking will be used as well.

Mayor Keenan invited public testimony.

Wallace Maurer, 7451 Dublin Road, Dublin stated that juxtaposed to the exciting description of the building, what he has to say is miniscule. Everyone has heard about a litigated case in which the case hinges upon a punctuation mark, such as a comma or a semi-colon. He has spent four years at the University explaining that, but the issue still crops up, as in some of the materials related to this item. He will provide that information to the Clerk after the meeting.

Mayor Keenan inquired if the applicant has received the desired feedback from Council. The applicant responded affirmatively.

### STAFF COMMENTS

#### Mr. McDaniel:

1. Commented that City employee, Charlotte Mathers passed away yesterday. She was a 17-year employee of the City of Dublin in the Income Tax division. The City honors her and appreciates her service to the citizens of Dublin. She was a great inspiration to everyone during her long illness, and it is important to pay public tribute to her. Staff will notify Council regarding the funeral arrangements.
2. Noted that the COTA park and ride facility will be temporarily relocated to the previous Byers site. This is a temporary arrangement while a permanent site is being constructed. Its existing location will be terminated on Friday, November 6 and the temporary location will open on the former Byers site on Monday, November 9.

Mayor Keenan inquired how the public is being notified.

Mr. McDaniel responded that COTA is communicating that to its riders, and the City will share the news through e-News and the City website.

3. The draft agenda for the Fall Neighborhood Association Leadership meeting was distributed tonight on the dais. The meeting will be held on Wednesday, October 28 from 6:30-8:00 p.m. at the Dublin Community Recreation Center. If Council members believe any other items should be included in the agenda, he asked that they let him know.
4. Reported that last week, Dublin hosted the Institute for Intelligent Communities event, involving 50 participants from a cross section of municipalities around Ohio, county and state officials, colleges and universities. At the end of the day, a global announcement was made regarding the Smart 21 communities. It was an honor to host this event at the Ohio University campus in Dublin and for Dublin to be center stage on that global announcement, which named communities in Europe, North America, South America and Asia in the Smart 21.

Mayor Keenan suggested that the Neighborhood Association Leadership meeting might be a good opportunity to update the neighborhoods about the correction of the drainage issues for the Wellington Reserve development along Brand Road. Are those issues addressed?

Mr. McDaniel responded that he would check on the status.

### COUNCIL COMMITTEE REPORTS

- Planning and Zoning

Ms. Salay, Council liaison stated that after a very busy summer, the Commission had only one meeting in October, but will be back in session on November 5.

- Dublin Arts Council

Mr. Reiner, Council liaison stated he hopes citizens take the opportunity to see the exhibit "Hate is not the Answer" at the DAC. It offers a rare opportunity to see someone who has endured two of the most difficult regimes in the 20<sup>th</sup> century – Fascism and Communism,

