



ADMINISTRATIVE REVIEW TEAM

MEETING MINUTES

OCTOBER 27, 2016

ART Members and Designees: Donna Goss, Director of Development; Jeff Tyler, Building Standards Director; Colleen Gilger, Director of Economic Development; Matt Earman, Director of Parks and Recreation; Shawn Krawetzki, Landscape Architect; Aaron Stanford, Senior Civil Engineer; Mike Altomare, Fire Marshall; and Tim Hosterman, Police Sergeant.

Other Staff: Claudia Husak, Senior Planner; Lori Burchett, Planner II; Logan Stang, Planner I; Devayani Puranik, Planner II; JM Rayburn, Planner I; Nichole Martin, Planner I; Mike Kettler, Planning Technician; and Laurie Wright, Administrative Support II.

Applicants: Russ Hunter, Crawford Hoying Development Partners; and James Peltier, EMH&T (Case 1)

Claudia Husak called the meeting to order at 1:58 pm.

DETERMINATION

**1. BSD SRN – Bridge Park Avenue Extension & Block D - Mass Excavation
16-092MPR Riverside Drive, Tuller Ridge Drive and Dale Drive
Minor Project Review**

Claudia Husak said this is a request for a mass excavation plan for the Bridge Park Avenue extension at the intersection Bridge Park Avenue and Dale Drive and for Block D on the east side of Riverside Drive, north of Tuller Ridge Drive. She said this is a request for a review and approval of a Minor Project Review under the provisions of Zoning Code §153.066.

Ms. Husak reported that Staff had reviewed the revised plans whereas the applicant had addressed earlier comments.

Ms. Husak said approval is recommended for the Minor Project Review with two conditions:

- 1) That the right of entry is signed by both the City and the applicant prior to the start of construction; and
- 2) That the permit (Site-Only Permit) plans demonstrate compliance with the requirements of the Ohio EPA and Section 53.300 of the Dublin Codified Ordinances regarding erosion and sediment control.

Ms. Husak asked if there were any questions or concerns regarding this application. [There were none.] She confirmed the ART's approval of the Minor Project Review.

INTRODUCTION

2. BSD SRN – Riverside Park 16-094BPR

Riverside Drive Basic Plan Review

Claudia Husak said this is a request for the first phase of development for the City of Dublin Scioto Riverside Park, including park amenities and conceptual details based on the approved Master Plan. She said this is a request for a review and recommendation of approval to City Council for a Basic Plan Review under the provisions of Zoning Code §153.066.

Ms. Husak explained the Architectural Review Board would review the west side of the park and the Planning and Zoning Commission would review the park on the east side. She said City Council determined that since this falls under more than one jurisdiction and this is a capital improvement project that they would be the final reviewing body. She said there will be a joint session with the ARB and the PZC on November 3, 2016, to provide informal comments to Council for their meeting tentatively scheduled for November 21, 2016.

Ms. Husak presented the Master Plan for the park and stated it was approved by Council in March 2016. The Basic Plan Review she said just covers Phase 1, which includes the plaza on the west side between buildings Z1 and Z2 and includes the east plaza where the pedestrian bridge lands. She explained that paths, seating, and general plaza programming would be included. She presented Phase 1 specifically and noted the east upper and lower terraces, potential ice skating rink, lawn area, pedestrian tunnel connection, overlook, and the plaza paths on both sides.

Ms. Husak indicated that Staff asked MKSK to eliminate any architectural renderings of a possible restroom building and band shelter since it is still in the concept phase and not moving forward yet. She said it would be helpful though if they provided "bubbles" of inspirational images of what architectural style is contemplated for the facilities so Staff could gain feedback from the ARB and the PZC about general styles such as traditional or modern as a preference.

Ms. Husak presented details and close-ups of the plans and a grading plan that Staff has concerns with. She presented the pedestrian bridge landing on the east plaza where there will be a facility for Parks and Recreation to store maintenance equipment.

Matt Earman said an ice skating rink has been contemplated and a lot of options have been discussed. He said skates damaging the pavers is an issue so two restrooms might be needed. He said if it is a permanent space or a space that could be rented or a combination of the two, there are questions as to how it would all operate and how it would be staffed. He said the ice rink is in the Master Plan and on the City's website but staff is not currently recommending it.

Ms. Husak asked for input for potential programming for the west plaza and how it could be used. She inquired about the path of travel and if it would be a good area to provide public art.

Donna Goss said the idea was presented to an artist but it is yet to be determined. Ms. Husak indicated the area is calling for public art. She questions what the green half-moon areas are made out of and if they are meant to be walked on or not.

Ms. Husak presented a different perspective of the plaza landing. Shawn Krawetzki said he needs clarification on the details and materials. Aaron Stanford inquired about the grade on the back side of that wall.

Mr. Stanford asked why the parks are not separated in two applications. The ART determined that if it were two applications, if there were issues with just one side, they would most likely impact the other side as well.

Mr. Stanford indicated that the half-moon section on the west appears designed for public art. He said we could plan with that in mind and prepare ramps and crossings, and consider materials and maintenance where the public may be traversing the area. He inquired about lighting and how it might be a challenge for design when one is coming off the modern pedestrian bridge directly into the historic area. He questions if the regular Historic District brick will need to be incorporated.

Ms. Husak questioned if too much was being planned for the small space. Mr. Krawetzki said it would depend on how it all works out on the art and if benches would be involved, etc.

Ms. Husak said she was concerned with the maintenance of these little areas.

Mr. Earman said he would like to see large beautiful elements that can be moved and not permanent like what has been proposed.

Jeff Tyler indicated this could be a prime location for events to occur. He proposed that permanent elements could be too limiting. To Mr. Tyler's point, Ms. Goss said we have to consider potential programming.

Ms. Husak indicated she thought the plans had been scaled back and there are now too many unanswered questions.

ADJOURNMENT

Claudia Husak asked if there were any additional administrative issues or other items for discussion. [There were none.] She adjourned the meeting at 2:30 pm.

As approved by the Administrative Review Team on November 10, 2016.