



ADMINISTRATIVE REVIEW TEAM

MEETING MINUTES

JUNE 9, 2016

ART Members and Designees: Jennifer Rauch, Planning Manager; Donna Goss, Director of Development; Colleen Gilger, Director of Economic Development; Matt Earman, Director of Parks and Recreation; Aaron Stanford, Senior Civil Engineer; Mike Altomare, Fire Marshall; and Ray Harpham, Commercial Plans Examiner.

Other Staff: Logan Stang, Planner I; Nichole Martin, Planner I; JM Rayburn, Planner I; Tammy Noble, Senior Planner; and Laurie Wright, Administrative Support II.

Applicants: Russ Hunter, Crawford Hoying Development Partners; Miguel Gonzalez, Moody Nolan; John Woods, MKSK; James Peltier, EMH&T; and David Keyser, DKB Architects (Cases 2 & 3).

Jenny Rauch called the meeting to order at 2:02 pm. She asked if there were any amendments to the June 2, 2016, meeting minutes. The minutes were accepted into the record as presented.

DETERMINATION

- 1. BSD SCN – Dublin Village Center – Billiard’s Plus – Sign 6685 Dublin Center Drive
16-040MPR Minor Project Review**

Katie Dodaro said this is a request for the installation of a new wall mounted sign for an existing tenant space in the Dublin Village Center approximately 1400 feet west of the intersection of Dublin Center Drive and Sawmill Road. She said the request is for a review and approval for a Minor Project Review under the provisions of Zoning Code §153.065(H) and §153.066.

Ms. Dodaro said the applicant was not present. She presented the proposed wall sign to be installed above the storefront entrance on the front façade that consists of illuminated channel letters in turquoise and black colors. She said the 48.4-square-foot sign meets the Code for number, size, and color.

Ms. Dodaro said approval is recommended for a Minor Project Review with no conditions.

Jenny Rauch asked if there were any further questions or concerns regarding this application. [There were none.] She confirmed the ART’s approval of the Minor Project Review.

INTRODUCTIONS

- 2. BSD SRN – Bridge Park, G Block Mooney Street
16-038BPR Basic Plan Review**

Nichole Martin said this is a request for a mixed-use development, including two buildings containing 179 residential dwelling units, approximately 12,000-square-feet of office use, 11,000-square-feet of retail use, and a parking structure. She said this is a request for an informal review and feedback of a Basic Plan Review prior to a review by City Council under the provisions of Zoning Code §153.066.

Ms. Martin presented an aerial view of the sight. She explained the development history for Blocks A, B, C, G, & H that spanned 2015 and 2016 and that blocks A, B, & C are currently under construction. She presented a site plan for all the blocks to provide context, highlighting G block. She said this proposal is for two buildings both with four-sided architecture: building G1 is a mixed-use building on the south end of the block and building G2/G3 is a parking structure fully wrapped by residential units. She said the site is

located in a critical location and acts as an integral transition between distinctive mixed-use buildings in the blocks to the south and the residential buildings in development to the north and east. She presented 0.33 acres of open space where 0.84 acres are required and explained that the mid-block crossing aligns with the plaza on block C to connect the two open spaces. She also noted the two open spaces off of Dale Drive. During the review and approval of previous blocks, she said the applicant was able to count the Scioto Riverside Park as part of the required open space; G Block is located more than the permitted 660 feet away from the park and the proposal will likely require a Waiver to the distance an open space can be located from a primary entrance.

Ms. Martin presented the elevation for building G1 that consists of 72,000 square feet with six stories. She explained the first floor is for retail use, the second floor for office use, and the rest is for residential use. She added the residential is a mix of unit types including efficiencies and one, two, and three bedroom units as noted on the floor plans. On the fourth floor, she said there is a private pedestrian bridge that connects to building G2/G3 for access to the parking garage. She said the facades are created with three different colors of brick and glass and two different metal panels with subtle façade articulations as well as private residential balconies.

Ms. Martin presented the elevation for building G2/G3 that is five stories of a total of 300,000 square feet that includes 406 structured parking spaces. She stated the parking garage is wrapped on all four sides with residential units of varying sizes with micro units, efficiencies, and one and two bedroom units. She said the west elevation has front doors along Mooney Street and the south elevation has transitional private space including an amenity space for residents and a lobby adjacent to the open space. On the second story she added there is residential access to two public pocket plazas located along Dale Drive. The presentation of building G2/G3 depicts two different colors of brick primarily present on the lower stories of the building she said and fiber cement siding, fiber cement panels, and metal panels are introduced on the upper stories. She noted red fiber cement panels are depicted where the façade is inset for residential balconies and the parking garage entrance. She presented the floor plans for the ground floor and the second floor to show how the building is affected by the significant grade change noting the unexcavated areas of the ground floor. She said the parking is primarily intended for residents living in building G1 and G2/G3 and employees and visitors to building G1. However, she said parking will be publicly accessible for visitors. She explained that vehicular garage access is provided in one location off Mooney Street. She said in the first floor, there are three pedestrian entrances/exits to the garage; one on Tuller Ridge Drive, one on Mooney Street, and one on the public plaza. On the second story, she said there is a fourth pedestrian entrance/exit to a pocket plaza located on Dale Drive. She reiterated that there is a pedestrian walk on level 4 that connects building G2/G3 to G1 to provide residents off-street access from the garage to their home. She said the western elevation along Mooney Street is the only location where six individual residential units have access to a public street, not through a common entrance; the individual units have entrances oriented to the side and are masked by brick-clad planters.

Jennifer Rauch inquired about the open space. Russ Hunter, Crawford Hoying Development Partners, said the physical open spaces are all different. Mr. Hunter added that there is an additional garage access off of Dale Drive for a total of two access points.

Ray Harpham asked about accessibility to the open spaces, which Mr. Hunter pointed out.

Mr. Hunter said in order to address the past architectural comments they brought sketches to show the on-going progress, noting the change in building materials. He said they broke down the scale by adding more soldier courses of brick and designed it not as contemporary.

Miguel Gonzales, Moody Nolan, explained how the design ties into what has been done before but added articulation of masses on the corner. He explained there are standing seams and banding of metal panel detail for windows for modulation of the façade. He said building G2 is a transitional building more in common with what has been designed previously. He said they are proposing a metal tile in place of the

fiber cement. Mr. Hunter added this material was used on the public library branch and it reflects what is around it, like the sky or could be adjacent buildings.

Matt Earman inquired about the renderings as they appear to show a plain concrete walk. Mr. Hunter assured him that was not to be the case as the Bridge Park section of pavement would continue around there.

Mr. Harpham inquired about exits.

Aaron Stanford noted the principal frontage streets and said there might need to be additional access to the garage.

Ms. Rauch asked if there were any further questions or concerns. [There were none.]

**3. BSD SRN – Bridge Park, H Block
16-039BPR**

**Bridge Park Avenue and Mooney Street
Basic Plan Review**

Nichole Martin said this is a request for a residential condominium development consisting of approximately 75 townhome units with parking below each unit. She said the site is surrounded by John Shields Parkway to the north, Dale Drive to the east, Mooney Street to the west, and Tuller Ridge Drive to the south. She said this is a request for an informal review and feedback of a Basic Plan Review prior to a review by City Council under the provisions of Zoning Code §153.066.

Ms. Martin presented an aerial view of the 5.02-acre site. She referred to the development history for Blocks A, B, C, G, & H in the Planning Report that spanned 2015 and 2016 and noted blocks A, B, & C are currently under construction. She presented a site plan for all the blocks to provide context, highlighting block H. She said this proposal includes six single-family attached residential buildings and one new street to be added (Larimer Street) to connect Dale Drive to Mooney Street. She explained the buildings are situated in three pairs and the buildings are labeled H1, H2, and H3. The six buildings she said are configured and sited to create a public facing façade for the street frontage and each pair of buildings is split in the north/south direction. She pointed out that the buildings include ground floor parking access through an interior auto court with multi-level units surrounding. She presented the open space and noted that 0.34 acres are required and 0.45 acres are provided. Buildings H1 and H2 she said are separated by a private open "green space" that provides pedestrian access to the units fronting this green and building H3 fronts the public Greenway along John Shields Parkway to the north. She said a swimming pool is proposed in the open space between buildings H1 and H2 but it is not currently permitted by the Code. She said the parking proposed is for a total of 153 parking spaces including one- or two-car garages that contain bicycle parking and on-street parking.

Ms. Martin presented an illustration of building H3 as an example for garage access through the auto court with a permeable paver system. She said Staff is concerned about maneuverability and accessibility for some of the unit's garages as the plan view appears to be tight.

Ms. Martin presented renderings of the elevations proposed for Mooney Street and Tuller Ridge to show the contemporary architectural style emphasizing geometric forms with various roof heights, balconies, railings, sun shades, and front stoops. She said the proposed building materials are glass, brick, wood, and cement fiber to create architectural interest. She stated the permitted primary materials will consist of two colors of brick used in a way to break down the massing of the facades into a pedestrian scale; secondary materials create building variety and diversity.

Ray Harpham asked if there was access to any of the roofs. Russ Hunter, Crawford Hoying Development Partners, answered the larger residential units have access.

Jenny Rauch inquired about private open space. Mr. Hunter replied that the primary access to the open space is on Mooney Street and they are considering using the landscaping to prevent the public from entering the open space.

Mr. Harpham inquired about the pool and the stairs in that open space and if it is wheelchair accessible. Ms. Martin said the applicant had revised the design of the stairs. Mr. Hunter added the pool area and the associated building are at grade level with Dale Drive, otherwise it is quite a grade change for the remainder of the site.

Ms. Rauch noted that a pool is not permitted in the BSD. Mr. Hunter admitted he did not know that until just prior to the meeting and asked if a Code Amendment might be requested.

Aaron Stanford inquired about trash pick-up. Mr. Hunter said the trash management would be provided by a private service. He explained that each unit will have a trash can and a small truck will come around and collect each unit's trash and then carry it to one location to empty it into a garbage truck so there will not be a need for garbage trucks to be in the auto courts. He added there is space in the private garages to store the trash cans.

Mr. Harpham asked if all the balconies face the street and if there were any decks proposed. David Keyser, DKB Architects, said they are looking at doing Juliet balconies that face the auto courts for some of the units and that all the rooftop terraces will face the street or open space.

Ms. Rauch asked if there were any further questions or concerns. [There were none.] She said that the applications for Blocks G & H were scheduled to be heard by the PZC this evening as additional Informal Reviews.

ADMINISTRATIVE

Jenny Rauch asked if there were any additional administrative issues or other items for discussion. [There were none.] She adjourned the meeting at 2:40 pm.