



MEETING MINUTES

Planning & Zoning Commission Architectural Review Board

Thursday, November 3, 2016

AGENDA

**1. Scioto Riverside Park, Phase 1
16-094BPR – INFORMAL REVIEW**

**Riverside Drive
Basic Plan Review**

Commission members present were: Victoria Newell, Chris Brown, Amy Salay, Cathy De Rosa, Stephen Stidhem, and Deborah Mitchell. Bob Miller was absent. Board members present were: David Rinaldi, Tom Munhall, Everett Musser, and Jane Fox. Shannon Stenberg was absent. City representatives present were: Claudia Husak, Jennifer Rauch, Vince Papsidero, Phil Hartmann, Donna Goss, Matt Earman, Shawn Krawetzki, Terry Foegler, Aaron Stanford, Mandy Bishop, Tracey Gee, and Flora Rogers.

Claudia Husak called the meeting to order at 6:30 p.m. and stated this meeting is a joint work session with the Planning and Zoning Commission and the Architectural Review Board. She said the main topic for this evening is the Scioto Riverside Park that is yet to be officially named. She said Matt Earman, the Director of Parks and Recreation, will speak about the park as well as Darren Meyer, MKSK, the City's consultant for the park and Mandy Bishop, the City's consultant for all of Bridge Street improvements. She explained the feedback gained tonight will be shared with City Council to be considered as they are reviewing the Basic Plan, which is part of the approval process within the Bridge Street Code for the park.

Administrative Business

Claudia Husak said Planning celebrated National Community Planning Month in October. She said in conjunction with the Community Relations staff the Planners have done a social media outreach this year and shared the highlights that reflect what the Planners do. She noted that Planning staff and each of the Commission members are members of the American Planning Association.



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Jennifer Rauch said this is the Basic Plan Review 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 informal review and feedback of the proposed park along the east and west sides of the Scioto River, prior to the review from the Administrative Review Team, who would make a recommendation to forward to City Council for review. She said Council will determine who the future reviewing bodies would be as this moves forward.

Darren Meyer, MKSK, said he would compress the last three years of some of the park design and development that has led us up to the adoption of the Master Plan by City Council earlier this year and the Basic Site Plan submittal being reviewed this evening.

Mr. Meyer said Riverside Park was identified as a catalytic project as well designed and maintained urban parks have a number of positive impacts on a community. He said it provides a lifestyle community that is great for attracting and retaining talent so there is an economic development component to it and there is a health and wellness component getting people active and recreating in the park. He said you have the great community building and social fabric as well, and this park will create that great core in the center of the community. He noted the private development taking shape on each side of the river. He indicated currently the center of the city is considered BriHi Square. He said the goal is as we begin to turn the community around to face the river, to create useful park space there, and develop the east side to complement the great historic core on the west side. He pointed out the framework planning process they went through from a design standpoint as well as a public engagement standpoint.

Mr. Meyer showed the progression of construction on Riverside Drive and noted the access points to the park and early connectivity to the river. He explained a lot of work went into determining the size of the park and its relation to the surrounding areas and the feasible footprints to best serve the community, anticipating how it will be programmed and used. He said they reviewed regional and national park sizes. He said they studied the relationships between the development, road, park, and river. He said all great urban parks have public street frontage. He said they studied the grade and compared the slopes to popular parks. He explained they put together a programming document of three parts: 1) community needs; 2) economic impact on parks; and 3) case studies. From the community needs standpoint, he said they reviewed the most recent parks master plan and conducted a number of community interviews including HR professionals from local companies, staff, private developers, and other stakeholders. He said they produced two rounds of community preference surveys, which influenced this process as well as goals Council had set. He said they reviewed case studies from around the world that would influence this. For parks economic impact on surrounding real estate, he said there are some nuances to that discussion. He reported features of parks that create value are natural resource based parks. He said they heard people wanted more views and access to the river for using it. He said they also studied 24 of the most recent built public urban parks and how they served park users in terms of food and drink. He concluded this was a very robust process over the past several years.

Mr. Meyer said eight major features have been identified in this park:

1. Pedestrian Bridge East Plaza
2. Pedestrian Bridge West Plaza
3. Pedestrian Bridge
4. The Green
5. Pathways & Trails
6. Indian Run Falls Trail
7. River Access & Overlook
8. John Shields Parkway Plaza

Mr. Meyer presented the East Park Layout and Materials Plan that include brick and granite pavers, granite stairs, concrete paving with an architectural finish, granite planter curb, stone veneer site wall, precast seating element, metal railing, bollards, moveable site furnishings, bicycle racks, pavilion, water feature, terrace seating, and pedestrian light pole. He also presented the potential ice skating rink and the Maintenance Room Plan to house various equipment.

Mr. Meyer presented the West Plaza Materials Plan that include brick, flagstone, and limestone pavers, limestone stairs, granite planter curb, stone veneer site wall, seat wall, and pedestrian bridge handrail.

Mr. Meyer said the west side of the park is very natural resource based. He said they want to preserve as many mature trees as they can but also provide access to the river. The east side he said will become more traditional park space by relocating Riverside Drive. He said there will be a few points of focused activity, primarily at the east and west landing of the pedestrian bridge crossing to balance the quieter, natural areas.

Mr. Meyer presented renderings of the park that included a park pavilion, private development behind, the lawn area in gentle grades, and the pedestrian bridge in the background. He showed the connection to Indian Run Falls and several views of the pedestrian bridge, itself. He said the bridge is the main driver for the park and will determine the phasing/timing of park completion. He said he will want to create the plaza landings in concert with when the bridge goes in, which is the first phase.

Ms. De Rosa requested some general dates around that.

Mandy Bishop said the current CIP shows the west and east plaza and part of the green in 2017 as well as the pavilion. She said the John Shields Parkway Area 4 is programed beyond the 5-year CIP because it needs to be constructed with the John Shields Parkway Bridge, which is not currently programed for design or construction. She said the West Park build out is programmed into 2019. She said May 2019 is the intended completion date for the pedestrian bridge.

Steve Stidhem asked what the driver was for the west plaza landing, specifically where the bridge is planned to land. Mr. Meyer answered one of the chief drivers was grade and the other had to do with surrounding private development including the renovated library, Bridge Park West, and connection to Indian Run Park space, etc.

Everett Musser inquired about the connection with the river. He asked if utilizing the river was being considered for boating, canoeing, etc. Mr. Meyer answered that has been one of the comments heard through the public engagement process; there is a lot of desire for canoeing and kayaking, etc. He said they are looking for connections to both sides of the river for recreational water craft (non-motorized) to get in and out.

Chris Brown inquired about the west plaza and trail seven. He asked if it leads down to the river, to which Mr. Meyer answered affirmatively.

Mr. Brown said the beautiful, expensive, iconic pedestrian bridge is fundamental to creating this wonderful sense of place. He encouraged the designers to open up the vistas so the bridge is recognized from various places. He asked if any of the trees at the river on the steeper grades are going to be thinned out.

Mr. Meyer stated there is going to be a significant amount of thinning of understory invasive species. He said it is difficult to see the river, even in winter unless one is crossing on SR 161. He said there will need to be shade on the east bank because it will be accepting all the western sun. He agreed we want to have views to the iconic tower of the pedestrian bridge. He said the applicant will be able to make more informed decisions as some of this gets built.

Mr. Brown said he is concerned about the upper terrace on the east side and thinks it is in a terrible place. He said he is also concerned about private functions impeding the public.

Jane Fox inquired about the assessments. She asked what the top three activities are anticipated for the park's use. Mr. Meyer said based on public engagement, the river, natural features, and lunchtime concerts that are not major stage events. He said people are also looking forward to the open space/lawn areas for Frisbee throwing and such.

Matt Earman said there will likely be some programmatic events down there; it is a prime area for yoga classes, for instance. He said there is no intention of creating an event down there that competes with parking, restaurants, etc. He indicated anything we do down there should be a complement to the development there or providing for some of the things the residents might want.

Tom Munhall said there is not one place to get something to eat where you would view the river in this whole area. He indicated that anything to be done to attract people to the park is better.

Mr. Meyer said the way the residential is developing it is very food centric and there are a number of places. He said on the west side, the eateries are at the landing so you would have the best chance to eat and see the river there. He said they are still trying to figure out how one could have a coffee, lemonade, or a sandwich in the park without creating a separate commercial entity that does not really fit in the overall economic picture there.

Terry Foegler said from information shared by the developers, there will be 13 tenant spaces serving food currently and the prime spaces are the ones that front the park or the plazas on both sides.

Mr. Munhall restated that none of them have a view of the river.

Cathy De Rosa said what is nice about Central Park in New York City is that you turn a corner and there will be bench, food stand and the hot dog stands do not compete with the Cap City type restaurants. She indicated she does not see that as competition but rather as variety, family friendly, and kid friendly amenities. She said we should really consider how to manage concessions there because that is going to be fundamental to have people wanting to come back and stay. She said that will bring a vibrancy to the park.

Mr. Brown said hot dog stands and ice cream stands create that sense of community.

Mr. Earman said he is worried about constructing a building for concessions as that building is set where it is set. He said opportunities for mobile units would serve the needs for 'grab n go' not sit-down dining. He suggested we determine what that need is before we invest anything into it.

Jane Fox said she totally agreed. She said it would be nice to let this space evolve a little bit. She read that the biggest principles on really successful public places is that you have a triangulation of an eating space, a viewing space, and a resting space. She indicated that pergolas provide a place where people feel protected and safer and it is more intimate to draw people in, giving them a reason to go to an area.

Mr. Munhall emphasized there is not a place to sit and eat with a view of the river.

Vicki Newell said the pedestrian bridge is a long walk from one side to the other. She asked if seating will be incorporated. She said that would provide a spectacular view of the river. She said the bridge itself becomes a destination, just not the way to get across the river. Mr. Meyer said seating is not planned on the bridge but people will stop, lean on the rail and take pictures, etc.

Ms. Newell stated it is a miss if it does not include seating.

Mr. Foegler said the bridge is designed for bikes as well.

Mr. Meyer indicated seating can be found on bridges but the reason it is not used a lot from a practical standpoint is because it is a second plane for many people. He said they are very conscientious about the height of railings and when you add seating, someone is higher and safety becomes an issue.

Ms. De Rosa inquired about lighting. Mr. Meyer stated the intention is for this to be an 18-hour park in the same way Historic Dublin and the development on the east side is going to be a vibrant evening and after-hours district. He said the romance and ambiance of the park as well as the safety of using it at night are both going to be considered.

Mr. Munhall inquired about the lighting that Council voted on. Mandy Bishop explained that three lighting packages were presented. She said what is currently in the plan is up lighting on the base of the pylon, lighting in the key-hole feature, lighting the bottom of the bridge that follows the wind mane, lighting along hanger cables, and lighting along the handrails.

Mr. Meyer added lighting for the public plazas will be diffused lighting for ambiance. There will be handrails with down lighting he said and the pathways will have post op lighting, traditionally lit.

Ms. Newell suggested lower level pathway lights instead of power pole lighting for the pathways. She said studies have shown that one sees better when the surface of a path is lighted because eyes adjust to the darkness as opposed to overhead lighting and the ambiance achieved is much nicer. She said there is probably a happy mix.

Mr. Brown suggested some appendages off of the pedestrian bridge. He said we want the people from the hotel on the east side to cross the new pedestrian bridge to visit Historic Dublin and then return via the bridge on SR 161, making a loop.

Ms. Fox addressed the pavilion space and hard surface scape as well as the ice skating rink. She said there are two separate areas and neither one is very big.

Mr. Earman said in the early phases of this park, an amenity for this area to be enjoyed all twelve months was considered. He said they looked long and hard at how an ice skating rink could be incorporated into this plaza area. He indicated the rink at Coffman Park depends on the freeze of the body of water and it is closed more than it is open, typically. He said an environment like this would require some kind of refrigeration unit in order for it to be used for several months in the winter. In order to create that environment, he said the design of that patio was going to have to be fairly large and would be expensive for the refrigeration component. He said then they questioned what it would look like during the summer months. He said they reviewed both temporary and permanent options as well as the operational aspects of it. He said he was concerned about the areas surrounding it to be protected from damage caused by metal skates. He said the construction would become a seven-figure expense, added to the operation of it, as well as the maintenance costs. He said even the restrooms would need a protective coating to prevent damage caused by the skates.

Mr. Earman said after gaining more public input, they found that the rink was not a particular draw for people. He said from a logistics and cost-prohibitive perspective the ice rink has been eliminated from the plans.

Ms. De Rosa reported she has had the opportunity to visit European Christmas markets or holiday markets where they create very portable winter activities including slides, etc. She said they create that

feel and it can go on for several months of the year in these very confined spaces. She recommended making sure power sources are available.

Ms. Fox brought up the activity that happens on High Street when it is closed off. She said it is very confined but people really get excited. She indicated everyone seems to congregate around the small spring at BriHi Square. She said if we can make this park organic where it changes with the community, it will be a big hit. She asked what is planned for the plaza to get people to stay there and play.

David Rinaldi said seeing the river has been discussed but how many times can one touch the river. He said it would be challenging on the east side with the steep grades but having access to the river is important.

Mr. Meyer said the views of the river are still going to be somewhat limited, which is largely a function of the existing grade. He said they are still reviewing ways to allow people access to skip rocks, or fish off the banks, or put in a kayak or canoe.

Mr. Brown said he cannot stress it enough that the river vistas are important as well as access to the river. He emphasized this is why this is all taking place there.

Mr. Brown addressed the talking points from the Planning Report. He said he likes the architecture of the pavilion but hates the location. He said it fits in well with the modern side of the river, likes the organic stone walls to provide structure, and likes the shape of the terrace and it is dynamic and relates to the curvilinear form of the bridge. Addressing sustainability, he said he does not care where materials come from as long as they last a long time; he said what is inevitably green is providing a great life cycle out of a material. He stated the seating amenities are well thought out and engages the river and creates a sense of place. He said the last thing he wants to see happen is for the businesses in Historic Dublin to dry up; he would prefer to change the location of the landing on the west side. He said it is important to get people circulating around.

Mr. Meyer said he believes this loop could achieve that goal.

Mr. Earman said the plan is capitalizing on natural features. Per public input, he said people were most interested in rock climbing. He made it clear that the water feature is not a spray pad, it is a place for people to enjoy the white noise of the running water.

Deborah Mitchell asked if pets would be allowed. Mr. Earman said there is no dog park but pets are permitted in all the public parks so long as the leash laws are followed, pets are allowed.

Ms. Fox suggested cliff-side seating for migrating bird watching to which Mr. Meyer agreed. She also suggested seating by the river's edge. She emphasized that natural stone should be used and not artificial stone.

Ms. De Rosa concluded the plans for the park are fantastic.

Jennifer Rauch asked how others felt about the architecture as only one member had commented so far.

Ms. Newell said she always envisioned the east side would take on a more open appearance and the west side of the river would be far more naturalized with the character of Historic Dublin preserved. She said she would like the structure to reach more into the plaza and become more integrated instead of so rectangular and box-like.

Ms. Fox said she has not seen a picture of the pavilion outside of the website. She agreed it should be moved one way or the other to give a little more open space. She said she wanted to ensure the restrooms are not the focal point. She concluded she liked the design.

Ms. Mitchell said she loves the design; it is really great.

Mr. Rinaldi inquired about the architectural view from the west side looking back to the east side where there is a maintenance garage. Mr. Meyer said he hopes to incorporate the stone for that opening. Mr. Earman said there will not be an aluminum garage door.

Mr. Stidhem said the flat roof for the pavilion would be a great place for solar panels and for electricity to be stored that could provide electricity to the lighting or to outlets. Mr. Meyer said the top of that roof is going to be highly visible from a lot of the surrounding buildings and upper floors.

Mr. Munhall indicated he is not a big fan of the architecture. He said it looks more modern than anything built on the other side. Mr. Meyer said it is a contemporary arrangement but the materials selected are warmer. Ms. Fox suggesting unearthing some of the old stone foundations.

Mr. Brown inquired about the programming for the pavilion. Mr. Meyer said they are continuing to refine that discussion. He said it is a comfort facility and also an open air shelter that provides shade and comfort. He said the seating can be moved in/out.

Mr. Earman said they are considering an outdoor fireplace. Several members liked the idea of a fireplace.

Mr. Brown said he liked all the glass but it needs to be kept pristine and glass does not allow then for hidden storage.

Mr. Stidhem said we are expecting a lot of walking across Riverside Drive and it is a pretty high-speed area. He asked if there was anything in the park that was going to address that. Mr. Meyer answered a lot of pedestrian traffic promotes traffic calming.

Ms. Bishop said currently the speed on Riverside Drive is 40 mph but once the improvement is built, they can go back and seek a speed reduction of 35 mph; that will happen as early as January 2017, weather permitting.

Ms. Fox said she loves the idea of the fire pit but is concerned that unless the pavilion has daily activity she does not know why she would go there. She encouraged the applicant to find something that creates energy in there.

Mr. Earman said this could be a location for afternoon music concerts.

Mr. Brown said he would invite street performers. He concluded he loves this plan. He said without the pavilion, he would give it a grade of A+.

Claudia Husak said she distributed the tentative PZC meeting dates for next year, which will be voted on at the next meeting.

Ms. Husak adjourned the meeting at 8:18 pm.

As approved by the Planning and Zoning Commission on December 1, 2016.