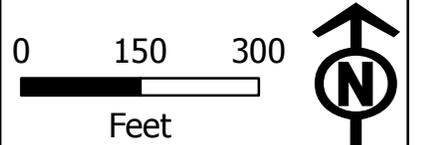


16-001DP/SP
 Development Plan/Site Plan
 Dublin Plaza
 Riverside Drive & W. Dublin-Granville Road





ADMINISTRATIVE REVIEW TEAM

RECORD OF DETERMINATION

FEBRUARY 11, 2016

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

**4. BSD SRN – Bridge Park, Block A Riverside Drive and W. Dublin-Granville Road
16-001DP-SP Development Plan/Site Plan**

Proposal: The third phase of development within Block A of the Bridge Park development, including a 107,043-square-foot hotel, 19,104-square-foot event center, a 468-space parking garage, and privately owned/maintained reserves for private drives, and 2,570 square feet of open space. The site is located at the northeast corner of the Riverside Drive and Dublin Granville Road intersection.

Request: Review and recommendation of approval to the Planning and Zoning Commission for a Development Plan and Site Plan Reviews under the provisions of Zoning Code Section 153.066(E)-(F).

Applicant: Nelson Yoder, Scioto Tuller Acquisitions.

Planning Contact: Marie Downie, Planner; (614) 410-4679, mdownie@dublin.oh.us

REQUEST 1: ADMINISTRATIVE DEPARTURES

Request for approval of five Administrative Departures:

1. §153.062(O)(5)(d)1 Building Types, Corridor Building, Façade Requirements, Street Façade Transparency, Transparency - A minimum of 30% transparency is required on upper stories along street façades; A request to permit 28% transparency on the 7th story along the north elevation (Banker Drive), 29% transparency on the 2nd and 7th stories along the east elevation on building A3.
2. §153.062(O)(5)(d)2 Building Types, Corridor Building, Façade Requirements, Non-Street Façade Transparency, Transparency - A minimum of 15% transparency is required on non-street facades; A request to permit 14% transparency on the 2nd story along the south elevation of building A3.
3. §153.062(E)(1)(a) Building Types, Materials, Façade Materials - A minimum of 80% of each building façade must be constructed of permitted primary materials; A request to permit 79% primary materials on the north elevation of building A4. These calculations are based on the approval of thin brick and metal panels as primary materials.
4. §153.062(E)(1)(a) Building Types, Material, Façade Materials - A minimum of 80% of facades shall be primary materials; A request to permit the south elevation on building A2 to be 74% primary material.
5. §153.062(E)(1)(a) Building Types, Material, Façade Materials - A maximum of 20% of facades may be secondary materials; A request for the north elevation of building A4 to consist of 21% secondary materials.

Determination: The five Administrative Departures were approved by the ART.

REQUEST 2: PARKING PLAN

Request for recommendation of approval to the Planning and Zoning Commission of a Parking Plan that allows for deviations from the Code requirements. These deviations include an excess of 128 parking spaces, and a total of 7 loading spaces located on a service street. with four conditions:

- 1) That the required number of ADA spaces be provided (1 per every 25 parking spaces must be ADA accessible);
- 2) That incorrect square footage is shown for the accessory bar use. Plans and parking calculations should be updated to include the correct square footage;
- 3) That a detailed outline of delivery times shall be submitted for Staff review to confirm that no deliveries will be made during peak pick-up/drop-off areas; and
- 4) That the locations of the proposed loading spaces will require further review and approval by Staff.

Determination: The Parking Plan with four conditions was recommended for approval to the Planning and Zoning Commission.

REQUEST 3: DEVELOPMENT PLAN

Request for recommendation of approval to the Planning and Zoning Commission for a Development Plan with three conditions:

- 1) That a mid-block pedestrianway between the event center and office be provided with the development of Lot 7;
- 2) That signs be posted indicating Mooney Way as a fire lane meeting the requirements of Dublin Fire Code Section D103.3; and
- 3) That any inconsistencies on the plans be revised and a final version be submitted for final Staff review and approval.

Determination: The Development Plan was recommended for approval to the Planning and Zoning Commission with three conditions.

REQUEST 4: SITE PLAN WAIVERS

Request for approval to the Planning and Zoning Commission for 34 Site Plan Waivers:

1. §153.062(B)(3)(e) – Accessory Structures – 5-foot setback required; 0-foot setback with encroachment onto Lot 5 requested.

2. §153.062(D)(1)(a)2 – Parapet Roof Height – Parapet roofs with a height between 2 ft. and 6 ft. required; 10-inch parapet over the pre-function area/restroom on building A2, 7.45 ft. – 8.75 ft. parapet over the rooftop mechanical equipment on building A2, and a 9 ft. parapet on building A3 requested.
3. §153.062(E)(1) – Façade Materials – stone, brick and glass permitted primary materials and glass fiber reinforced gypsum, wood siding, fiber cement siding metal and exterior architectural metal panels and cladding permitted secondary materials; aluminum composite metal panels proposed as a primary material for the block, thin brick and ultra-high performance concrete proposed as secondary materials for the block, and concrete panels proposed as secondary material for building A4.
4. §153.062(O)(5)(a)1 – Front Property Line Coverage – minimum of 75% front property line coverage; front property line coverage for one story for building A2 proposed, 51.62% front property line coverage for building A3 along Banker Drive proposed.
5. §153.062(O)(5)(a)1 – Building Types, Corridor Buildings, Building Siting, Street Frontage, Occupation of Corner - Occupation of corner is required; a private patio to meet the corner occupation requirement at the corner of Riverside Drive and Banker Drive for building A3 requested.
6. §153.062(O)(5)(a)2 – Building Types, Corridor Buildings, Buildable Area, Rear Yard Setback – Rear Yard Setback, 5 ft.; A request to allow building A2 and A3 to have the following rear yard setbacks:
 - Building A2: 0 ft. rear yard setback
 - Building A3: 2.89 ft. building rear yard setback and encroachment of vehicular canopy.
7. §153.062(O)(5)(a)2 – Building Types, Corridor Buildings, Building Siting, Buildable Area, Semi-Pervious Lot Coverage – Lots are permitted 80% Impervious Coverage. Once the 80% is reached, an additional 10% of Semi-Pervious Lot Coverage is permitted; request to allow building A2 to have an additional 27% of Semi-Pervious lot coverage.
8. §153.062(O)(5)(b) – Building Types, Corridor Buildings, Height, Minimum Building Height Minimum of 3 stories;
 - Building A2: A request to permit one story.
 - Building A3: A request to permit one story along Longshore Loop.
9. §153.062(O)(5)(d)1 – Building Types, Corridor Building, Façade Requirements, Street Façade Transparency, Ground Story Street Facing Transparency – A minimum of 60% transparency is required on ground story street facing façades;
 - Building A2: A request to permit 15% transparency along the west elevation (Riverside Drive), and 26% transparency along the east elevation (Longshore Loop).
 - Building A3: A request to permit 52% transparency along the west elevation (Riverside Drive), 48% transparency along the north elevation (Banker Drive) and 31% transparency along the east elevation (Longshore Loop).
10. §153.062(O)(5)(d)1 – Building Types, Corridor Building, Façade Requirements, Street Façade Transparency, Transparency – A minimum of 30% transparency is required on upper stories along street façades; A request to permit 13% transparency on the 8th story along the east elevation (Longshore Loop) on building A3.

11. §153.062(O)(5)(d)2 – Building Types, Corridor Building, Façade Requirements, Non-Street Façade Transparency, Transparency – A minimum of 15% transparency required on non-street facades;
 - Building A2: A request to permit 11% transparency along the south elevation.
 - Building A3: A request to permit 4% transparency on the 8th story along the south elevation.
12. §153.062(O)(5)(d)1-2 – Building Types, Corridor Building, Façade Requirements, Blank Wall Limitations – Blank walls are prohibited on both street facing and non-street facing facades;
 - Building A2: A request to permit a blank wall on the southern portion of the west elevation and the middle portion of the south elevation.
 - Building A3: A request to permit blank walls on the west elevation of the 8th story, north elevation of the 2nd – 7th stories, south elevation on the 1st – 8th stories and the east elevation on the 3rd – 8th stories.
13. §153.062(O)(5)(d)3 – Building Types, Corridor Building, Façade Requirements, Building Entrance, Principal Entrance Location –The Principal Entrance is required along a Primary Street Façade;
 - Building A2: A request to permit the principal entrance to be located along Longshore Loop.
 - Building A3: A request to permit the principal entrance to be located along Longshore Loop.
14. §153.062(O)(5)(d)3 – Building Types, Corridor Building, Façade Requirements, Building Entrance, Street Facades: Number of Entrances – Street Façade Entrances are required once every 75 feet;
 - Building A2: A request to permit one entrance located along Longshore Loop while three are required.
 - Building A3: A request to permit 1 entrance along the west elevation while 3 are required, 1 entrance along the north elevation while 2 are required, and 2 entrances along the east elevation while 3 are required.
15. §153.062(O)(5)(d)4 – Building Types, Corridor Building, Façade Requirements, Façade Divisions, Vertical Increments –Vertical Increments are required every 45 feet;
 - Building A2: A request to allow the following vertical increments:
 - South Elevation: ±73 ft., ±90 ft.
 - East Elevation: ±55 ft., ±78 ft.
 - North Elevation: ±98 ft., ±113 ft.
 - Building A3: A request to allow no vertical increments.
16. §153.062(O)(5)(d)4 – Building Types, Corridor Building, Façade Requirements, Façade Divisions, Horizontal Façade Divisions – Horizontal Façade Divisions are required on buildings 3 stories and taller, within 3 ft. of the top of the ground story & required at any building step-back; A request to permit Building A3 a partial (non-continuous) horizontal façade division along the north, south and west elevations and no divisions at the step-back along the east elevation.
17. §153.062(E)(1)(a) – Building Types, Material, Façade Materials – A minimum of 80% of facades shall be primary materials;
 - Building A2: A request to allow the following percentages of primary materials:
 - West Elevation: 59%/*96%
 - North Elevation: 66%/*93%
 - East Elevation: 54%/*96%
 - South Elevation: 74%/*97%
 - Building A3: A request to allow the following percentages of primary materials:
 - West Elevation: 64%/*88%

- North Elevation: 41%/*80%
 - East Elevation: 31%/*86%
 - South Elevation: 22%/*46%
- *Including ACM as Primary Material*

18. §153.062(E)(1)(a) – Building Types, Material, Façade Materials – A maximum of 20% of facades may be secondary materials; A request for the south elevation of building A3 to consist of 54% secondary materials.
19. §153.062(O)(5)(d)6 – Building Type, Corridor Building, Façade Requirements, Roof Types, Permitted Types – Permitted roof types include parapet, pitched and flat; A request to permit a shed roof on building A2.
20. §153.062(O)(12)(a)1 – Building Type, Parking Structure, Building Siting, Street Frontage, ROW Encroachment – ROW encroachments are not permitted; A request to allow the canopy along the retail portion of building A4 to encroach over the Banker Drive ROW.
21. §153.062(O)(12)(a)2 – Building Type, Parking Structure, Building Siting, Buildable Area, Rear Yard Setback–Rear yard setback, 5ft; A request to allow the rear yard setback for building A4 to vary from 0-4.33 ft. along Longshore Loop.
22. §153.062(O)(12)(a)2 – Building Type, Parking Structure, Building Siting, Buildable Area, Impervious Coverage – Lots are permitted 80% Impervious Coverage; A request to allow building A4 to have 95% impervious coverage.
23. §153.062(O)(12)(d)3 – Building Type, Parking Structure, Façade Requirements, Building Entrance, Street Facades: Number of Entrances – Street Façade Entrances are required once every 75 feet; A request to permit building A4 1 entrance along the north elevation while 4 are required, 1 entrance along the east elevation while 3 are required, 0 entrances along the south elevation while 3 are required and 2 along the west elevation while 3 are required.
24. §153.062(O)(12)(d)4 – Building Type, Parking Structure, Façade Requirements, Façade Divisions, Vertical Increments – Vertical Increments are required every 30ft.; A request to allow vertical increments at 35.39ft apart along the east elevation and 39.27ft apart along the west elevation of building A4.
25. §153.062(O)(12)(d)5 – Building Type, Parking Structure, Façade Requirements, Façade Materials, Permitted Primary Materials – Permitted primary materials include brick, stone and glass; A request to permit thin brick and metal panels as primary materials for building A4.
26. §153.062(E)(1)(a) – Building Types, Materials, Façade Materials Minimum of 80% primary façade materials; – A request to allow the following percentages of primary materials on building A4:
 - North Elevation: 24%/*79%
 - South Elevation: 13%/*71%
 - West Elevation: 21%/*97%
 - East Elevation: 16%/*92%

**Including Thin Brick and ACM as Primary Materials*

27. §153.062(E)(1)(a) – Building Types, Material, Façade Materials – A maximum of 20% of facades may be secondary materials; A request for following percentage of secondary materials on building A4:
- North Elevation: 76%/*21%
 - South Elevation: 87%/*29%
 - West Elevation: 79%/*3%
 - East Elevation: 84%/*8%
- *Including Thin Brick and ACM as Primary Materials*
28. §153.062(O)(12)(b)6 – Building Type, Parking Structure, Façade Requirements, Roof Type, Tower – Towers are permitted on facades only at terminal vistas, corners at two PFS, and/or adjacent to an open space type; A request to permit towers on building A4 at the SE corner of Longshore Loop and Mooney Way and at Longshore Loop at the terminal vista across from the proposed private open space for.
29. §153.062(D)(4) – Building Type, Roof Type Requirements, Towers – One tower is permitted per building. A request to permit two towers on building A4. – Maximum height of towers may not exceed the height of one additional upper story and the width should not exceed the height. A request to permit the following tower dimensions on building A4:
- SE tower: 15.75ft high, 27.57ft wide
 - West tower: ±17.70ft high and 39.27ft wide
30. §153.064(F)(2) – Open Space Types, Refer to Table 153.064-A. – Pocket Parks are required to be between .10- and .50-acre; A request to permit the proposed pocket park located at the SW corner of Banker Drive and Longshore Loop to be .06-acre.
31. §153.065(B)(5)(a)1 – Site Development Standards, Parking and Loading, Parking Structure Design, Entrance/Exit Lanes. – Parking structures are required an exit lane for every 200 parking spaces; A request to permit 2 exit lanes, while 3 are required.
32. §153.065(B)(5)(c)3 – Site Development Standards, Parking and Loading, Parking Structure Design, Interior Circulation. –A minimum ceiling clearance height of 12ft is required where parking structures have frontage; A request to permit a ceiling clearance of 9ft along Banker Drive.
33. §153.065(E)(1)(b) – 4 Site Development Standards, Fencing, Walls and Screening, Fence and Wall Height and Opacity. – Retaining walls extending above grade are limited in height to 4ft or be more than 50% opaque; A request to permit retaining walls along Riverside Drive/SR 161 varying in height up to 7ft with one.
34. §153.065(E)(3)(b)2 – Site Development Standards, Fencing, Walls and Screening, Rooftop Mounted Mechanical Equipment. – All roof mounted mechanical units are required to be screened to the full height of the proposed unit; A request to permit the parapet height on Building A3 (36 inches) to be less than the height of the proposed Utility and Exhaust Fans (46 inches and ±63 inches).

Determination: The Site Plan Waivers were recommended for approval to the Planning and Zoning Commission as part of the Site Plan Review.

REQUEST 5: SITE PLAN REVIEW

Request for a recommendation of approval to the Planning and Zoning Commission for a Site Plan Review with 18 conditions:

- 1) That any inconsistencies on the plans be revised and a final version be submitted for final Staff review and approval;
- 2) That conditional Use applications be approved by the Planning and Zoning Commission for the proposed parking structure and event center;
- 3) That patio and outdoor dining details be reviewed and approved by Staff. Any modifications to the site or building will require Minor Project Review prior to installation;
- 4) That a Master Sign Plan be submitted for separate review and approval;
- 5) That additional details be reviewed and approved as part of the building permit and Master Sign Plan regarding the building entrances on building A4 including but not limited to illumination and mounting details of the canopy;
- 6) That any additional required open space be provided with the development of Lot 7;
- 7) That a comprehensive Parking Plan be submitted indicating opportunities for shared parking;
- 8) That details of the proposed bicycle racks be provided for Staff review and approval;
- 9) That a detailed outline of delivery times and passenger pick-up/drop-off be submitted for Staff review and approval;
- 10) That the retaining walls along Riverside Drive/SR 161 be softened with plant materials as outlined in this report;
- 11) That the applicant continue to work with Staff to improve the percentage of pervious hardscape in the open spaces;
- 12) That a revised Photometric Plan should be resubmitted with Building Permits;
- 13) That the applicant verify whether cameras will monitor pedestrian activity from a remote location, or if other security measures will be take, at building permitting;
- 14) That the applicant provide a more detailed description of the exterior cladding materials in the areas identified as exceeding the blank wall limitations to verify that these materials provide adequate visual interest and are architecturally appropriate to the proposed building design;
- 15) That the applicant provide additional information regarding the use of irrigation systems for Staff approval;
- 16) That a final landscape plan shall be reviewed and approved by the City Forester and the Director of Parks and Open Space prior to permit approval;
- 17) That the FDC/hydrant locations be approved by the Fire Marshall prior to permitting; and
- 18) That the applicant work with Staff to provide increased access to the open space along Banker Drive.

Determination: The Site Plan was recommended for approval to the Planning and Zoning Commission with 18 conditions.

STAFF CERTIFICATION

Jeffrey S. Tyler, AIA, LEED AP BD+C
Director of Building Standards/Chief Building Official

DRAFT

Ms. Martin said a recommendation to the Planning and Zoning Commission for approval is recommended for the Master Sign Plan to permit for a consistent sign package of an appropriate design and scale of the Bridge Park development, and the approved shopping corridor along Bridge Park Avenue and Riverside Drive, with two conditions:

- 1) That the MSP be updated to reflect that a Leasing Window Covering is a sign type not requiring a permit; and
- 2) That the applicant corrects all page references and provide the revised approved MSP to Planning, prior to sign permitting.

Jeff Tyler 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 Planning and Zoning Commission of the Master Sign Plan for their meeting on February 18, 2016.

**4. BSD SCN – Bridge Park, Block A Riverside Drive and W. Dublin-Granville Road
16-001DP-SP Development Plan/Site Plan**

Marie Downie said this is a request for the third phase of development within Block A of the Bridge Park development, including a 107,043-square-foot hotel, 19,104-square-foot event center, a 468-space parking garage, privately owned/maintained reserves for private drives, and 2,570 square feet of open space. She said the site is located at the northeast corner of the Riverside Drive and Dublin-Granville Road intersection. She said this is a request for review and recommendation of approval to the Planning and Zoning Commission for Development Plan, Site Plan, and Waiver Reviews under the provisions of Zoning Code Section 153.066(E)-(F).

Ms. Downie discussed the Development Plan request with three conditions:

- 1) That a mid-block pedestrianway between the event center and office be provided with the development of Lot 7;
- 2) That signs be posted indicating Mooney Way as a fire lane meeting the requirements of Dublin Fire Code Section D103.3; and
- 3) That any inconsistencies on the plans be revised and a final version be submitted for final Staff review and approval.

Jeff Tyler asked if there were any questions or concerns of the Development Plan conditions. [There were none.] Ms. Downie said a recommendation of approval of the Development Plan to the Planning and Zoning Commission with the three conditions above is recommended.

Ms. Downie discussed the 18 conditions for the Site Plan Review:

- 1) That any inconsistencies on the plans be revised and a final version be submitted for final Staff review and approval;
- 2) That Conditional Use applications be approved by the Planning and Zoning Commission for the proposed parking structure and event center;
- 3) That patio and outdoor dining details be reviewed and approved by Staff. Any modifications to the site or building will require Minor Project Review prior to installation;

- 4) That a Master Sign Plan be submitted for separate review and approval;
- 5) That additional details be reviewed and approved as part of the building permit and Master Sign Plan regarding the building entrances on building A4 including but not limited to illumination and mounting details of the canopy;
- 6) That any additional required open space be provided with the development of Lot 7;
- 7) That a comprehensive Parking Plan be submitted indicating opportunities for shared parking;
- 8) That details of the proposed bicycle racks be provided for Staff review and approval;
- 9) That a detailed outline of delivery times and passenger pick-up/drop-off be submitted for Staff review and approval;
- 10) That the retaining walls along Riverside Drive/SR 161 be softened with plant materials as outlined in this report;
- 11) That the applicant continue to work with Staff to improve the percentage of pervious hardscape in the open spaces;
- 12) That a revised Photometric Plan should be resubmitted with Building Permits;
- 13) That the applicant verify whether cameras will monitor pedestrian activity from a remote location, or if other security measures will be take, at building permitting;
- 14) That the applicant provide a more detailed description of the exterior cladding materials in the areas identified as exceeding the blank wall limitations to verify that these materials provide adequate visual interest and are architecturally appropriate to the proposed building design;
- 15) That the applicant provide additional information regarding the use of irrigation systems for Staff approval;
- 16) That a final landscape plan shall be reviewed and approved by the City Forester and the Director of Parks and Open Space prior to permit approval;
- 17) That the FDC/hydrant locations be approved by the Fire Marshall prior to permitting; and
- 18) That the applicant work with Staff to provide increased access to the open space along Banker Drive.

Ms. Downie asked if there were any questions on the conditions listed above.

Matt Earman inquired about condition #11. He asked if there was a target percentage for pervious hardscape. Ms. Downie replied that Engineering has approved the stormwater management plan, but asked that we ensure the maximum percentage possible is achieved.

Mr. Tyler asked if some of the conditions should be more specific, specifically condition #10 and the deadline for completion. Ms. Downie indicated the issues can be completed prior to building permitting. Mr. Tyler confirmed this list is really for the benefit of Staff review to which Ms. Downie affirmed.

Mr. Tyler asked if there were any further questions or concerns of the Site Plan conditions. [There were none.] Ms. Downie said a recommendation of approval to the Planning and Zoning Commission of the Site Plan with the 18 conditions is recommended.

Ms. Downie discussed the Parking Plan with four conditions:

- 1) That the required number of ADA spaces be provided (1 per every 25 parking spaces must be ADA accessible);
- 2) That incorrect square footage is shown for the accessory bar use. Plans and parking calculations should be updated to include the correct square footage;
- 3) That a detailed outline of delivery times shall be submitted for Staff review to confirm that no deliveries will be made during peak pick-up/drop-off areas; and
- 4) That the locations of the proposed loading spaces will require further review and approval by Staff.

Ms. Downie indicated that the proposal is over parked as the Office Building is not included in this proposal but the excess parking will be able to be used to meet parking requirements of Lot 7 when it is developed.

Mr. Tyler requested that the number of required ADA spaces in condition #1 be revised to refer to Chapter 11 of the Ohio Building Code. Condition 1 was revised to state:

- 1) The required number of ADA spaces be provided (As per Chapter 11 of the Ohio Building Code, current edition).

Mr. Tyler asked if there were any questions or concerns of the Parking Plan conditions. [There were none.] Ms. Downie said approval is recommended to the Planning and Zoning Commission for a Parking Plan with four conditions that allows for deviations from the Code requirements. These deviations include an excess of 128 parking spaces, and a total of 7 loading spaces located on a service street.

Ms. Downie discussed the Administrative Departures requested. She said the report indicates six administrative departures, but has removed the first as it is covered within a proposed waiver:

1. §153.062(O)(5)(d)1 Building Types, Corridor Building, Façade Requirements, Street Façade Transparency, Transparency - A minimum of 30% transparency is required on upper stories along street façades; A request to permit 28% transparency on the 7th story along the north elevation (Banker Drive), 29% transparency on the 2nd and 7th stories along the east elevation on building A3.
2. §153.062(O)(5)(d)2 Building Types, Corridor Building, Façade Requirements, Non-Street Façade Transparency, Transparency - A minimum of 15% transparency is required on non-street facades; A request to permit 14% transparency on the 2nd story along the south elevation of building A3.
3. §153.062(E)(1)(a) Building Types, Materials, Façade Materials - A minimum of 80% of each building façade must be constructed of permitted primary materials; A request to permit 79% primary materials on the north elevation of building A4. These calculations are based on the approval of thin brick and metal panels as primary materials.
4. §153.062(E)(1)(a) Building Types, Material, Façade Materials - A minimum of 80% of facades shall be primary materials; A request to permit the south elevation on building A2 to be 74% primary material.

5. §153.062(E)(1)(a) Building Types, Material, Façade Materials - A maximum of 20% of facades may be secondary materials; A request for the north elevation of building A4 to consist of 21% secondary materials.

Mr. Tyler asked if there were any questions or concerns regarding the five Administrative Departures. [There were none.] He confirmed the ART's approval of the five Administrative Departures.

Ms. Downie explained each of the 34 Site Plan Waivers whereas Staff is recommending approval to the Planning and Zoning Commission for 32 of the 34 Site Plan Waivers and 2 were recommended for disapproval (#25 and #26).

1. §153.062(B)(3)(e) – Accessory Structures – 5-foot setback required; 0-foot setback with encroachment onto Lot 5 requested.
2. §153.062(D)(1)(a)2 – Parapet Roof Height – Parapet roofs with a height between 2 ft. and 6 ft. required; 10-inch parapet over the pre-function area/restroom on building A2, 7.45 ft. – 8.75 ft. parapet over the rooftop mechanical equipment on building A2, and a 9 ft. parapet on building A3 requested.
3. §153.062(E)(1) – Façade Materials – stone, brick and glass permitted primary materials and glass fiber reinforced gypsum, wood siding, fiber cement siding metal and exterior architectural metal panels and cladding permitted secondary materials; aluminum composite metal panels proposed as a primary material for the block, thin brick and ultra-high performance concrete proposed as secondary materials for the block, and concrete panels proposed as secondary material for building A4.
4. §153.062(O)(5)(a)1 – Front Property Line Coverage – minimum of 75% front property line coverage; front property line coverage for one story for building A2 proposed, 51.62% front property line coverage for building A3 along Banker Drive proposed.
5. §153.062(O)(5)(a)1 – Building Types, Corridor Buildings, Building Siting, Street Frontage, Occupation of Corner - Occupation of corner is required; a private patio to meet the corner occupation requirement at the corner of Riverside Drive and Banker Drive for building A3 requested.
6. §153.062(O)(5)(a)2 – Building Types, Corridor Buildings, Buildable Area, Rear Yard Setback – Rear Yard Setback, 5 ft.; A request to allow building A2 and A3 to have the following rear yard setbacks:
 - Building A2: 0 ft. rear yard setback
 - Building A3: 2.89 ft. building rear yard setback and encroachment of vehicular canopy.
7. §153.062(O)(5)(a)2 – Building Types, Corridor Buildings, Building Siting, Buildable Area, Semi-Pervious Lot Coverage – Lots are permitted 80% Impervious Coverage. Once the 80% is reached, an additional 10% of Semi-Pervious Lot Coverage is permitted; request to allow building A2 to have an additional 27% of Semi-Pervious lot coverage.
8. §153.062(O)(5)(b) – Building Types, Corridor Buildings, Height, Minimum Building Height Minimum of 3 stories;
 - Building A2: A request to permit one story.
 - Building A3: A request to permit one story along Longshore Loop.

9. §153.062(O)(5)(d)1 – Building Types, Corridor Building, Façade Requirements, Street Façade Transparency, Ground Story Street Facing Transparency – A minimum of 60% transparency is required on ground story street facing façades;
 - Building A2: A request to permit 15% transparency along the west elevation (Riverside Drive), and 26% transparency along the east elevation (Longshore Loop).
 - Building A3: A request to permit 52% transparency along the west elevation (Riverside Drive), 48% transparency along the north elevation (Banker Drive) and 31% transparency along the east elevation (Longshore Loop).
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 - Building A2: A request to permit 11% transparency along the south elevation.
 - Building A3: A request to permit 4% transparency on the 8th story along the south elevation.
12. §153.062(O)(5)(d)1-2 – Building Types, Corridor Building, Façade Requirements, Blank Wall Limitations – Blank walls are prohibited on both street facing and non-street facing facades;
 - Building A2: A request to permit a blank wall on the southern portion of the west elevation and the middle portion of the south elevation.
 - Building A3: A request to permit blank walls on the west elevation of the 8th story, north elevation of the 2nd – 7th stories, south elevation on the 1st – 8th stories and the east elevation on the 3rd – 8th stories.
13. §153.062(O)(5)(d)3 – Building Types, Corridor Building, Façade Requirements, Building Entrance, Principal Entrance Location –The Principal Entrance is required along a Primary Street Façade;
 - Building A2: A request to permit the principal entrance to be located along Longshore Loop.
 - Building A3: A request to permit the principal entrance to be located along Longshore Loop.
14. §153.062(O)(5)(d)3 – Building Types, Corridor Building, Façade Requirements, Building Entrance, Street Facades: Number of Entrances – Street Façade Entrances are required once every 75 feet;
 - Building A2: A request to permit one entrance located along Longshore Loop while three are required.
 - Building A3: A request to permit 1 entrance along the west elevation while 3 are required, 1 entrance along the north elevation while 2 are required, and 2 entrances along the east elevation while 3 are required.
15. §153.062(O)(5)(d)4 – Building Types, Corridor Building, Façade Requirements, Façade Divisions, Vertical Increments –Vertical Increments are required every 45 feet;
 - Building A2: A request to allow the following vertical increments:
 - South Elevation: ±73 ft., ±90 ft.
 - East Elevation: ±55 ft., ±78 ft.
 - North Elevation: ±98 ft., ±113 ft.
 - Building A3: A request to allow no vertical increments.

16. §153.062(O)(5)(d)4 – Building Types, Corridor Building, Façade Requirements, Façade Divisions, Horizontal Façade Divisions – Horizontal Façade Divisions are required on buildings 3 stories and taller, within 3 ft. of the top of the ground story & required at any building step-back; A request to permit Building A3 a partial (non-continuous) horizontal façade division along the north, south and west elevations and no divisions at the step-back along the east elevation.
17. §153.062(E)(1)(a) – Building Types, Material, Façade Materials – A minimum of 80% of facades shall be primary materials;
 - Building A2: A request to allow the following percentages of primary materials:
 - West Elevation: 59%/*96%
 - North Elevation: 66%/*93%
 - East Elevation: 54%/*96%
 - South Elevation: 74%/*97%
 - Building A3: A request to allow the following percentages of primary materials:
 - West Elevation: 64%/*88%
 - North Elevation: 41%/*80%
 - East Elevation: 31%/*86%
 - South Elevation: 22%/*46%

**Including ACM as Primary Material*
18. §153.062(E)(1)(a) – Building Types, Material, Façade Materials – A maximum of 20% of facades may be secondary materials; A request for the south elevation of building A3 to consist of 54% secondary materials.
19. §153.062(O)(5)(d)6 – Building Type, Corridor Building, Façade Requirements, Roof Types, Permitted Types – Permitted roof types include parapet, pitched and flat; A request to permit a shed roof on building A2.
20. §153.062(O)(12)(a)1 – Building Type, Parking Structure, Building Siting, Street Frontage, ROW Encroachment – ROW encroachments are not permitted; A request to allow the canopy along the retail portion of building A4 to encroach over the Banker Drive ROW.
21. §153.062(O)(12)(a)2 – Building Type, Parking Structure, Building Siting, Buildable Area, Rear Yard Setback–Rear yard setback, 5ft; A request to allow the rear yard setback for building A4 to vary from 0-4.33 ft. along Longshore Loop.
22. §153.062(O)(12)(a)2 – Building Type, Parking Structure, Building Siting, Buildable Area, Impervious Coverage – Lots are permitted 80% Impervious Coverage; A request to allow building A4 to have 95% impervious coverage.
23. §153.062(O)(12)(d)3 – Building Type, Parking Structure, Façade Requirements, Building Entrance, Street Facades: Number of Entrances – Street Façade Entrances are required once every 75 feet; A request to permit building A4 1 entrance along the north elevation while 4 are required, 1 entrance along the east elevation while 3 are required, 0 entrances along the south elevation while 3 are required and 2 along the west elevation while 3 are required.
24. §153.062(O)(12)(d)4 – Building Type, Parking Structure, Façade Requirements, Façade Divisions, Vertical Increments – Vertical Increments are required every 30ft.; A request to allow vertical

increments at 35.39ft apart along the east elevation and 39.27ft apart along the west elevation of building A4.

25. §153.062(O)(12)(d)5 – Building Type, Parking Structure, Façade Requirements, Façade Materials, Permitted Primary Materials – Permitted primary materials include brick, stone and glass; A request to permit thin brick and metal panels as primary materials for building A4.
26. §153.062(E)(1)(a) – Building Types, Materials, Façade Materials Minimum of 80% primary façade materials; – A request to allow the following percentages of primary materials on building A4:
 - North Elevation: 24%/*79%
 - South Elevation: 13%/*71%
 - West Elevation: 21%/*97%
 - East Elevation: 16%/*92%

**Including Thin Brick and ACM as Primary Materials*
27. §153.062(E)(1)(a) – Building Types, Material, Façade Materials – A maximum of 20% of facades may be secondary materials; A request for following percentage of secondary materials on building A4:
 - North Elevation: 76%/*21%
 - South Elevation: 87%/*29%
 - West Elevation: 79%/*3%
 - East Elevation: 84%/*8%

**Including Thin Brick and ACM as Primary Materials*
28. §153.062(O)(12)(b)6 – Building Type, Parking Structure, Façade Requirements, Roof Type, Tower – Towers are permitted on facades only at terminal vistas, corners at two PFS, and/or adjacent to an open space type; A request to permit towers on building A4 at the SE corner of Longshore Loop and Mooney Way and at Longshore Loop at the terminal vista across from the proposed private open space for.
29. §153.062(D)(4) – Building Type, Roof Type Requirements, Towers – One tower is permitted per building. A request to permit two towers on building A4. – Maximum height of towers may not exceed the height of one additional upper story and the width should not exceed the height. A request to permit the following tower dimensions on building A4:
 - SE tower: 15.75ft high, 27.57ft wide
 - West tower: ±17.70ft high and 39.27ft wide
30. §153.064(F)(2) – Open Space Types, Refer to Table 153.064-A. – Pocket Parks are required to be between .10- and .50-acre; A request to permit the proposed pocket park located at the SW corner of Banker Drive and Longshore Loop to be .06-acre.
31. §153.065(B)(5)(a)1 – Site Development Standards, Parking and Loading, Parking Structure Design, Entrance/Exit Lanes. – Parking structures are required an exit lane for every 200 parking spaces; A request to permit 2 exit lanes, while 3 are required.
32. §153.065(B)(5)(c)3 – Site Development Standards, Parking and Loading, Parking Structure Design, Interior Circulation. –A minimum ceiling clearance height of 12ft is required where parking structures have frontage; A request to permit a ceiling clearance of 9ft along Banker Drive.

33. §153.065(E)(1)(b) – 4 Site Development Standards, Fencing, Walls and Screening, Fence and Wall Height and Opacity. – Retaining walls extending above grade are limited in height to 4ft or be more than 50% opaque; A request to permit retaining walls along Riverside Drive/SR 161 varying in height up to 7ft with one.
34. §153.065(E)(3)(b)2 – Site Development Standards, Fencing, Walls and Screening, Rooftop Mounted Mechanical Equipment. – All roof mounted mechanical units are required to be screened to the full height of the proposed unit; A request to permit the parapet height on Building A3 (36 inches) to be less than the height of the proposed Utility and Exhaust Fans (46 inches and ±63 inches).

The ART discussed the disapproval recommendation for Waivers 25 & 26. Mr. Tyler inquired about rulings for previous cases involving primary material requests for thin brick and metal panels. Ms. Downie stated it was appropriate for the Home2 Hotel case where the issue was the weight of cantilevered elements and the corresponding structural impacts.

Ms. Downie asked the applicant for their reason for using thin brick, beyond the financial aspects. Russ Hunter, Crawford Hoying Development Partners, said thin brick is easier to install and in the end will likely be more expensive than traditional masonry, but results in a better looking product. Miguel Gonzalez, Moody Nolan, emphasized that the thin brick is cut from the same full size brick so the color, texture, and material will be identical.

Dan Phillabaum, dp planning & design, LLC, said the installation method is key for thin brick. He said for Block C, it was used for a variety of depth across the façade. He indicated thin brick has been approved for very specific circumstances such as structural elements and aesthetics. He said past concerns have been for the use of thin brick around windows and doors for bricks that do not turn the corners.

Mr. Hunter explained that if full brick was used, steel would be required to maintain the load and would be visible in the garage openings. He said there is a parking garage in Worthington that is made of all thin brick, and when installed correctly the finished product can look great. He stated he would take pictures for reference prior to the PZC meeting.

Matt Starr, Crawford Hoying Development Partners said they can show examples of quality structures and the differences between finished products.

Mr. Tyler suggested the ART recommend approval rather than disapproval as long as the applicant can provide more detail and pictures for the PZC since they have the final authority. Mr. Earman said he agreed with that logic.

Ms. Downie said Waiver 26 is for primary façade materials and not meeting the Code on the south elevation. She indicated that this is recommended for disapproval for the same situation as discussed with Waiver 25.

Mr. Tyler suggested the ART recommend approval for Waiver 25 with the expectation that pictures of successful installment will be provided.

Mr. Tyler inquired about Waiver 34. Mr. Phillabaum explained Code requires a parapet not to exceed six feet, but should be as tall as the mechanical unit. He explained the mechanicals on the roof will only have a 3-foot parapet, which is less than Code requires since the mechanical units are 46 and 63 inches respectively. However, he said the placement of these units and the overall height of the building prevent these units from being visible from adjacent properties. He stated the sight lines from the top floor of adjacent buildings will preclude anyone from seeing the units since no adjacent buildings reach a height of

eight stories. He indicated the Waiver is appropriate since the architecture adds to the screening of the rooftop units.

Ms. Husak said this may seem like a lot of Waivers but they are needed for architectural reasons. Mr. Tyler said he encouraged Waivers when requested for architectural appropriateness and character.

Mr. Tyler asked if there were further questions or concerns regarding the Site Plan Waivers. [There were none.] He concluded all the 34 Waivers should be recommended for approval. He confirmed the ART's recommendation of approval to the Planning and Zoning Commission of the Development Plan, Site Plan, Waivers, and Parking Plan.

ADMINISTRATIVE

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

Mr. Tyler adjourned the meeting at 3:13 pm.

indicated there will be practical applications and did not want to make the applicant go thru the process. Donna Goss said she liked the idea that exceptions could be made with approval by the ART up to a certain percentage. Mr. Papsidero said that could be considered and suggested a 10% variation.

Claudia Husak suggested using the language from the Code for Minor Modifications. Marie Downie read Minor Modifications regarding signs are as follows "Modifications to sign location, sign face, landscaping and lighting, provided the general sign design, number of signs, and dimensional requirements are maintained."

The ART discussed language that could frame the standard for the dimensional aspect or the movement of a box based on creativity of the sign.

Mr. Starr said that would be hard to administer; everyone thinks their signs are creative. He is concerned then that the signs would get bigger and bigger. He said he did not want to open the window for everyone. He said for the most part, everyone will meet the MSP.

The ART agreed this needed further discussion. Ms. Martin suggested that Staff work with the applicant to add language to the application to address the previous concerns.

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

CASE REVIEW

5. BSD SCN – Bridge Park, Block A Riverside Drive and W. Dublin-Granville Road 16-001DP-SP Development Plan/Site Plan

Marie Downie said this is a request for the third phase of development within Block A of the Bridge Park development, including a 104,350-square-foot hotel, 19,104-square-foot event center, a 468-space parking garage with 2,334 square feet of retail, privately owned/maintained reserves for private drives, and 2,570 square feet of open space. She said the site is located at the northeast corner of the Riverside Drive and Dublin-Granville Road intersection. She said this is a request for review and recommendation of approval to the Planning and Zoning Commission for Development Plan, Site Plan, and Waiver Reviews under the provisions of Zoning Code Section 153.066(E)-(F).

Ms. Downie said with the recommendation to the PZC scheduled for next week, she wanted to discuss the Waivers and Conditions identified now. She explained that our consultant, Daniel Phillabaum, Landplan Studios, LLC, conducted a thorough review and provided eight pages of information on Waivers, Administrative Departures, and Conditions. She said the Waivers were mainly technical in nature dealing with the architecture of the buildings and noted the following conditions:

1. A mid-block pedestrianway will be required with the development of the office.
2. Stairs along Banker Drive to the pocket park will provide increased accessibility.
3. A Parking Plan will be required to be submitted and should include an outline of the use of the loading spaces, all required ADA parking spaces, and additional information on the height of the canopies.
4. Details of bicycle racks will be required for review and approval by Staff.
5. Plant materials that either grow up or down the retaining walls along the hotel and event center will be required in order to benefit the pedestrian experience.

Ms. Downie noted that the analysis of the Building Type requirements has been provided to the ART and includes the Waivers identified. She reiterated that the majority of them were technical due to the architecture of the building but asked for feedback.

Vince Papsidero asked if thin brick would be used on the entire garage. He noted this material was approved, but on a lower scale. Miguel Gonzalez, Moody Nolan, explained the thin brick is the same material as the full size brick and the only difference is the thickness. He indicated that the majority of the thin brick being proposed is above the first floor. Teri Umbarger, Moody Nolan, added the thin brick provides relief to modulate the pedestrian experience.

Jeff Tyler stated Code requires full size brick. He said if thin brick is used, it needs to have special shapes at the corners incorporated to appear as full size brick. Ms. Umbarger said the brick will turn the corners.

Mr. Gonzales said they would provide separate calculations for thin brick and regular brick.

Ms. Downie concluded that all questions or specific concerns with Waivers could be directed to her.

Mr. Papsidero asked that some of the changes to the plans be discussed for the benefit for ART members that have not been able to attend the weekly meetings with the applicant.

Mr. Gonzalez said the biggest change to the hotel is the east side/Longshore Drive elevation. He said they added glazing to the stone where they could and modulated that wall with vertical recesses, which starts to tie into the event center. Mr. Papsidero asked if the rooftop bar had expanded. Mr. Gonzalez said the whole length is now accessible. He mentioned that they also realigned openings on the south elevation and designated a potential location for public art along that wall.

Ms. Umbarger said the design of the roof was changed on the event center and a green roof was added.

Brian Sell, Moody Nolan, said they removed the horizontal windows along the south/east elevation of the event center and introduced vertical windows where possible.

Mr. Sell reported they moved the exhaust fans from the south façade of the event center and relocated them to the roof. He said the large stone wall to the south will be layered with additional architecture. Ms. Downie asked if they will be replacing the exhaust fans with windows, to which Mr. Sell responded affirmatively.

Mr. Papsidero asked the applicant to describe the modified pavilion. Mr. Sell said it is predominantly comprised of horizontal slats riverstone/driftwood serving as a sculptural piece. He explained it works with the ramp as an observation post and can also be used as a bandstand with lighting. Mr. Sell indicated the applicant is working on a large sculpture project for the pavilion.

Mr. Gonzalez said the garage now only has one brick type. He said panels have been removed so the design ties together more cleanly with the brick detailing. He indicated the accent wall proportions toward the plaza were changed to be more vertical.

Ms. Downie discussed the need for material boards and plans to be submitted. She concluded she would return next week with another update for the ART's review and recommendation.

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.]

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type of access. It will carry them back to the data center where they will have access to multiple internet service providers, offsite data storage, as well as the ability to house their own equipment. A small or medium-sized company would not typically have that ability.

Mayor Peterson stated that, eventually, this will include the Schools and other entities. Mr. McDaniel agreed, noting that the Schools are in discussion about coming onto the 100-gigabit backbone. Dr. Hoadley is briefing the School Board about this tonight, following some discussion last week.

Mr. Reiner stated that he recently viewed a program about why London is a financial center. Their fiber network is very advanced and has drawn great businesses to London. Hats off to Mr. McDaniel and Council who took the risk 20 years ago and implemented Dublink!

Mr. McDaniel added that Councils past and present were the key in the implementation of this.

Vote on the Resolution: Ms. Amorose Groomes, yes; Mr. Keenan, yes; Ms. Alutto, yes; Ms. Salay, yes; Vice Mayor Reiner, yes; Mayor Peterson, yes; Mr. Lecklider, yes.

Resolution 06-16

Authorizing the City Manager to enter into an Indefeasible Right to Use Agreement with Cardinal Health to Utilize Fibers Within, and Connect to Dublink Facilities.

Mr. Lecklider introduced the resolution.

Ms. Gilger stated that Cardinal Health is requesting the use of two fiber pairs (four strands) to support its global technology operations. Because of the constantly changing world of healthcare, Cardinal saw a need for more connectivity at higher speed. Dublin will allow Cardinal Health to connect from its headquarters to its global distribution centers to process a higher volume of orders and become more efficient with product fulfillment to their hospitals, doctors and patients. The City does possess additional capacity within Dublink fiber, as Mr. McDaniel has indicated, to accommodate this request. Staff recommends approval. She offered to respond to any questions.

Mayor Peterson stated that the agreement is for a relatively short period of time – nine months.

Ms. Gilger clarified that it actually relates to termination, if they would ever dip below a certain level of payroll in the City of Dublin. There is a nine-month window for them to disconnect from the fiber. This agreement carries through 10 years and is renewable as long as the payroll stays consistently above that threshold.

Vote on the Resolution: Ms. Salay, yes; Mr. Keenan, yes; Mr. Lecklider, yes; Mayor Peterson, yes; Ms. Amorose Groomes, yes; Vice Mayor Reiner, yes; Ms. Alutto, yes.

OTHER

- Approval of Preliminary and Final Plats - Bridge Park, A Block (Case 15-117PP/FP)

Ms. Downie stated that the Planning and Zoning Commission reviewed this and recommends approval. The preliminary and final plats are consistent with the Basic Plans that were approved by Council. She offered to respond to any questions.

Ms. Amorose asked if the PP3 drawing could be shown on the screen. She is aware there has been much discussion about this development as a whole, but she would like to take this opportunity to provide comments. She stated that:

- Council approved the height waiver on this building. It was originally discussed on October 26, 2015 at which time it was stated there would be an opportunity

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for significant input from the community and that public comment would be taken.

- On December 7, Council approved the height waiver for the eight-story hotel, which removed it from the purview of the Planning and Zoning Commission. She has tremendous concern that the height of the building was raised 36 feet and there was never significant opportunity for public input.
- She has concerns about the eight-story hotel building being adjacent to what is essentially a one-story building. She believes that everyone has had the experience of being disappointed by staying in a hotel in a large city only to find the view from the room is of a rooftop of a convention center next door. This is a blank slate, and there is opportunity to do better.
- In the last line of the memo to Council, under the description, it states that a small amount of excess City-owned land at the southeast corner of the site is not needed for the construction of the future roundabout and that the land will be transferred to the applicant. She asked for clarification for what piece of land comprises this excess land.

Ms. Downie responded by pointing out the strip of land on the slide.

Ms. Amorose Groomes noted there is a hatch mark in the description of the PP3 drawing and it indicates "excess land owned by the City of Dublin" and indicates it is .22 acres.

Mr. Foegler clarified that this land is the entire strip that surrounds the edge of the site. Council will recall that when the right-of-way was initially purchased, it was prior to the design of the roundabout. The development agreement with the developer acknowledged that those were preliminary estimates of right-of-way. The agreement then contemplated a whole series of land exchanges where the developer provided land to the City and the City provided land to them. This is part of what is identified in the development agreement as one of those pieces of real estate that goes back to the developer.

Ms. Amorose Groomes stated that it varies in width along the strip. Her concern with this application is that on May 20, 2013, Ordinance 38-13 authorized the purchase of 5.12 acres from the developer for right-of-way. In the exchange the City paid them \$3.327 million. This was less than three years ago, yet the City is now giving them .22 acres or \$142,957 of land back at no cost. She recalls being at a Council meeting when they were given a portion of the Wendy's site – the fast food restaurant drive-through that was purchased at great expense to the City. This land was thrown into the deal and given to the same developer. Her concerns are that in less than three years, the City buys land and then gives it back. She would like to have more discussion about this.

Mr. Foegler stated that the economic development agreement includes a graphic of a whole series of pieces of property – some pieces owned by the developer and other pieces owned by the City of Dublin. The agreement contemplates all of those acreages being looked at. The agreement provides that, because it is effectively a "wash" – those would be exchanged at no cost. The original purchase agreement, prior to the development agreement, actually had a buyback provision that if either party needed more land, they would buy it back at the appraised value of the land. Then the larger land exchange arrangement was established in the economic development agreement. For example, the new City plaza on the west side of the river is provided by the developer to the City at no cost. That is one of the pieces of land. There is a lot of back and forth pieces of land exchanged, and those were all negotiated and identified as part of the development agreement.

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Ms. Amorose Groomes stated that she understands that, as any time any development comes through there is dedication of parks and items of that nature, but this is clearly, in her opinion, land that the City had just purchased.

Mr. Foegler clarified that the plaza is not park dedication land – it is above and beyond those requirements and is a very valuable piece of land. All of those were looked at comprehensively as part of the development agreement.

Mr. Keenan suggested that staff provide an inventory all of this land as contemplated in the development agreement for later discussion.

Mr. Foegler responded that he can provide this graphic to Council. It is one of the exhibits in the development agreement.

Ms. Salay concurred that this graphic was part of the development agreement that Council approved. She agreed that a memo with this information would demonstrate to the public what the City purchased or exchanged in conjunction with the development agreement.

Mr. Foegler added that the COTA sites, excess land the developer bought that came back to the City, rights-of-way that were vacated, future plaza sites needed – all of that was met and beyond any park dedication requirements. On balance, that was one of the negotiated terms that those exchanges would occur. In fact, the development agreement calls for the exchanges to occur at time of platting. This is occurring at the time that it is provided for in the development agreement. He agreed to provide the graphic for further information.

Mr. Lecklider noted that the height waiver was of concern to Council. The applicant provided explanation for this request. The issue was not taken lightly by Council. If he understands Ms. Amorose Groomes' comment correctly with respect to the view from a hotel room being the rooftop of a convention center, his understanding of the orientation is such that this would not be the case – at least for the majority of rooms.

Ms. Amorose Groomes responded that it largely speaks to the scale. She had read the meeting minutes where there was discussion of ramping up the rooftop of the convention center to make the change less dramatic from a one or 1-1/2 story building to an eight-story building. Her disappointment lies in not being able to find some common ground so that the intent of the District could be maintained. As one travels through the roundabout, heading north on Riverside Drive, there is an eight-story building next to a one-story buildings, then back up to five-story buildings. She would have preferred this to be more cohesive. There has been much discussion about pedestrian scale. When she served on the Commission, they spent significant time writing the Code for this. Building heights matter in pedestrian scale. There was good reason for the building heights to be as written in the Code. She is disappointed that there is a blank canvas and an opportunity to make this more pedestrian-friendly and of pedestrian scale. As everyone can attest, there has been tremendous investment of time in determining what is pedestrian scale and how to engage people into the public realm. With a blank slate, the outcome is unfortunate. There was not significant opportunity for public discussion, as she had anticipated.

Ms. Salay responded that Council did recently review this as a plat, and the applicant brought forward graphics of the hotel with the proposed convention center and how it all works in terms of the pedestrian aspect. There was lots of discussion about the height and if it was appropriate or not. She is comfortable with the hotel and how it relates to the convention/event center, how it relates to the pedestrian plaza, and the view shed through that plaza back to the parking garage. Perhaps the website where the renderings are housed could be shared. She mentioned that she is always amazed at the very small number of people who attend the Commission meetings for this major initiative. The public has ample opportunity to make public comment at these meetings.

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Ms. Groomes stated that her concern is that the height of the building was never under the purview of the Planning and Zoning Commission, but instead was reviewed by Council.

Ms. Salay noted that the Commission could certainly weigh in on that and provide input to Council, as could the public at the outset of the Commission meetings.

Mr. Reiner stated there were numerous drawings as to the relative height of the building. To have the spatial excitement for a hotel, the building had to be taller. This is the same with residential units in regard to ceiling height. The applicant has done an excellent job with the hotel design to accommodate the adjacent convention center.

Ms. Amorose Groomes stated that she respects their opinions. The beauty of the democratic process is that there are different perspectives regarding matters.

Mayor Peterson invited Mr. Yoder to comment.

Nelson Yoder, Crawford & Hoying noted that the design process is always a "process" of working to find the best solutions. In this case, with the conference/events center next to the hotel, the event center is to be a community facility, owned by the New Community Authority, and needs to be special. The Moody Nolan design team described this as a "jewelry box" in the middle of the project, a very special building. This one-story building will have a sculptural roof. In addition, they are looking at a green roof on the main space. Most of the room views are focused to the east and west given the sweeping curve of the hotel, but for those rooms that may have a view of the roof, they will have a very interesting view.

Ms. Amorose Groomes stated that her preference would have been not to be able to view the parking garage over the top of the building. It is already elevated, given the grade change up from the river.

Mr. Yoder responded that, realizing the parking garage now is a canvas, what will be created is a wonderful outdoor space that includes a landscape form object that sits near the roundabout that is a work of art. Beyond that, there will be the canvas of the garage that creates a really interesting backdrop. This will be a very dynamic space, and they will make some renderings available to Council that will demonstrate this.

Vice Mayor Reiner moved approval of the preliminary and final plats.

Ms. Salay seconded the motion.

Vote on the motion: Ms. Alutto, yes; Mayor Peterson, yes; Mr. Lecklider, yes; Ms. Salay, yes; Vice Mayor Reiner, yes; Ms. Amorose Groomes, no; Mr. Keenan, yes.

Community Entertainment District – Informational Presentation

Mr. Foegler stated that staff will provide background on the Community Entertainment District. This was mentioned regularly throughout the Bridge Street planning and visioning. The development agreement with Crawford Hoying did specify that the City would use its best efforts to form such a District. It is a relatively simple process under statute to form entertainment districts. Staff believes the first step is to orient Council and the public on what they are, how they work, the statutory provisions; and then engage in a more broad community discussion to determine if there is additional information to be considered before bringing any proposed geographic areas or applications to Council.

What is a Community Entertainment District (CED)?

In reading the statutory definition, the key takeaway is the kinds of mixing and range of uses. It is very much geared toward mixed-use environments by definition. It includes things like retail, hotels, sporting, cultural arts, entertainment, cultural facilities, convention and hotel. It is applied quite broadly, but these are the kinds of uses that constitute a community entertainment district.

Ms. Downie indicated there are still some items of concern including addressing the walkability standards to ensure a safe and comfortable atmosphere, the design along the mid-block pedestrian way south of the proposed hotel as well as the 7-foot tall wall that extends to the sidewalk from the event center. She also indicated that the calculations for transparency will include the tall walls that disconnect the pedestrians from the event center.

Ms. Downie requested the ART's comments regarding the pedestrian experience throughout the site.

Mr. Papsidero suggested the use of public art along the southern façade of the hotel and that adding shrubbery would soften the façade. He asked how the retaining wall of the event center would be treated.

Mr. Tyler suggested wall material can make a difference to the pedestrian's experience. He asked if art is being considered for the plaza area.

Ms. Downie noted DESIGNGROUP recommended vertical windows instead of the ribbon windows proposed for the event center on the east façade. She indicated the applicant is exploring vertical lighting to tie in the event center with the hotel.

Mr. Papsidero said the windows need to dress it up so the event center does not appear institutional.

Mr. Tyler agreed the lighting can provide visual breaks with blank walls. Ms. Downie indicated that is what the applicant is trying to accomplish on the hotel. Mr. Papsidero suggested adding more glass to the east elevation of the hotel.

Ms. Downie concluded she would return next week with another update for the ART's review.

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 2:28 pm.

Ms. Downie noted the previously proposed pavilion is being considered for more of an observation piece and something that can be eye catching and artistic. She said that Staff recommended that there be some sort of visual connection between the elevator and the rooftop bar.

Mr. Papsidero asked if the pavilion can be fully designed in time for the PZC and the options were briefly discussed. Ms. Downie responded that Staff could recommend a reviewing process for the pavilion if it is not fully designed in time.

Mr. Papsidero commented the applicant should propose some lighting effects for the rooftop bar and elevator.

Vince Papsidero asked if there were any further questions or concerns regarding this case. [There were none.] He said the ART's recommendation to the PZC is scheduled for February 4th for the meeting of the PZC on February 18th.

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 2:20 pm.

As approved by the Administrative Review Team on January 21, 2016.

**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

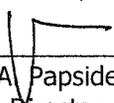
1. §153.062(O)(5)(b) – Conference Center – Ground Story Height – Maximum permitted is 16 feet. Request is for ground story height to be 25 feet.
2. §153.062(O)(5)(b) – Hotel – Building Stories – Maximum permitted is six stories. Request is for eight stories.
3. §153.062(O)(5)(b) – Hotel – Ground Story 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 8th 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 8th 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 24th 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 Riverside Drive and SR 161
15-112BDP/BSP 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 24th. 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.

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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,

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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 Hoying, 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

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Minutes of

Dublin City Council

Meeting

BARRETT BROTHERS - DAYTON, OHIO

Form 6101

Held

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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 20th century – Fascism and Communism,