



Office of the City Manager
5200 Emerald Parkway • Dublin, OH 43017-1090
Phone: 614-410-4400 • Fax: 614-410-4490

Memo

To: Members of Dublin City Council
From: Dana L. McDaniel, City Manager 
Date: January 21, 2016
Initiated By: Vincent A. Papsidero, FAICP, Director of Planning
Marie Downie, Planner I
Re: Preliminary/Final Plat – Bridge Park – Block A

Summary

This is a request for approval of a Preliminary and Final Plat for Block A of the Bridge Park development located northeast of the future roundabout at W. Dublin Granville Road and Riverside Drive.

Background

City Council approved a Basic Site Plan and a revised Basic Development Plan on December 7, 2015. The Planning and Zoning Commission recommended approval with two conditions to City Council for the Preliminary and Final Plat on January 7, 2016.

Description

The proposal subdivides the 3.454-acre site into four lots and one reserve for a private access drive. The numbering of the lots provides continuation from the previously approved plats for Blocks B and C. Lot 5 is proposed to be 0.65 acres and will accommodate a proposed hotel. Lot 6 is proposed to be 0.58 acres and will accommodate a proposed conference center. Lot 7 is proposed to be 0.77 acres and will accommodate a proposed office building. Lot 8 is proposed to be 0.98 acres and will accommodate a proposed parking garage. The lots will be accessed from Longshore Loop, a privately owned and maintained drive located within Reserve A, which will connect Banker Drive to future Mooney Way. Mooney Way will require a separate easement agreement due to its ownership and location.

A small amount of excess City of Dublin-owned land at the southeast corner of the site is not needed for the construction of the future roundabout. This land will be transferred to the applicant.

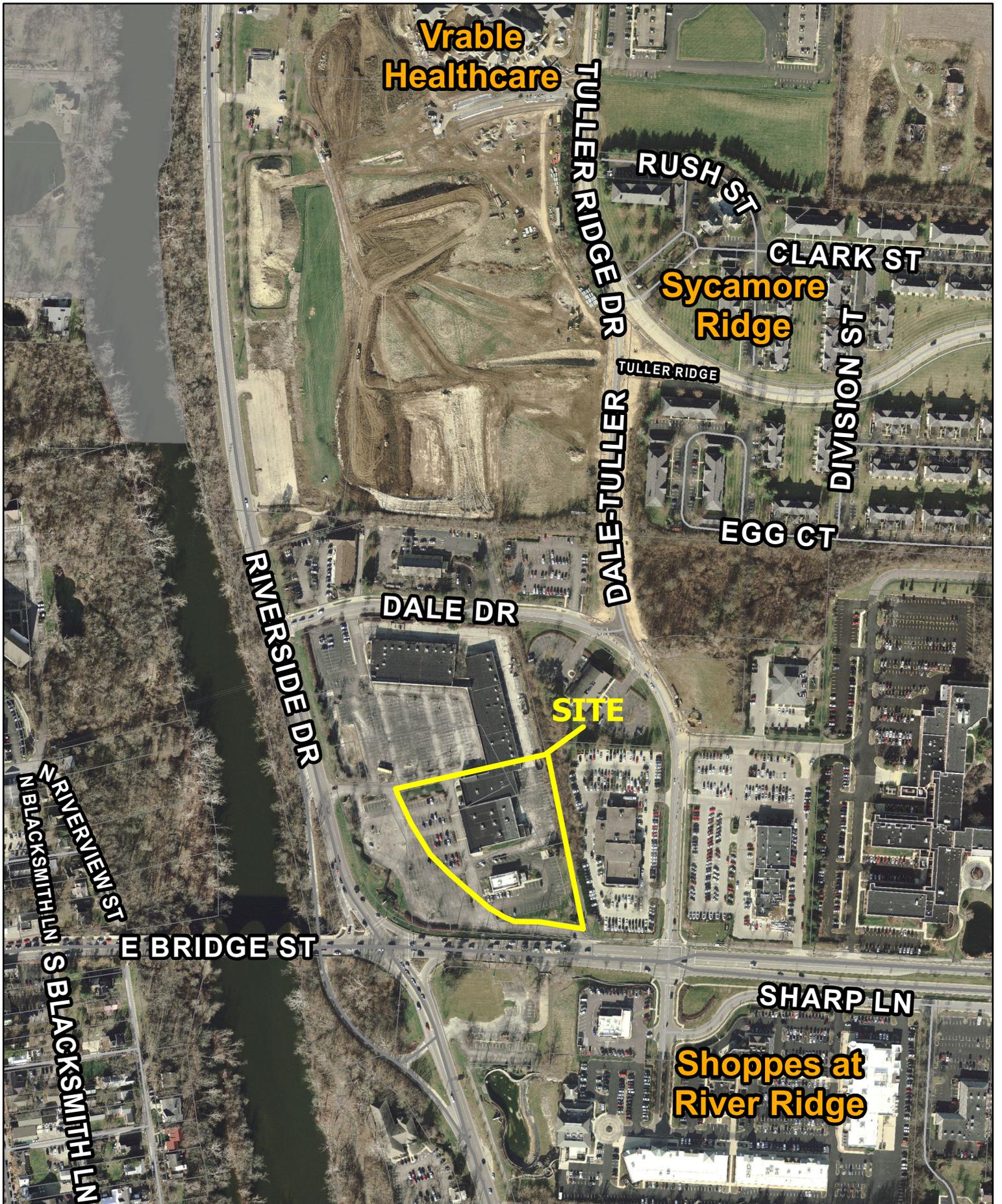
Recommendation of the Planning and Zoning Commission

Preliminary/Final Plat

The Commission reviewed and recommended approval to City Council of the Preliminary Plat and Final Plat at the January 7, 2016 meeting. The applicant has updated the Preliminary and Final Plats to address the conditions.

Recommendation

Staff recommends approval of the Bridge Park Block A Preliminary and Final Plats at the January 25, 2016 City Council meeting.



**Vrable
Healthcare**

RUSH ST

CLARK ST

**Sycamore
Ridge**

DIVISION ST

TULLER RIDGE

EGG CT

TULLER RIDGE DR

DALE-TULLER

DALE DR

SITE

RIVERSIDE DR

E BRIDGE ST

SHARP LN

**Shoppes at
River Ridge**

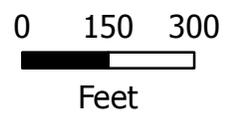
N RIVERVIEW ST
N BLACKSMITH LN
S BLACKSMITH LN

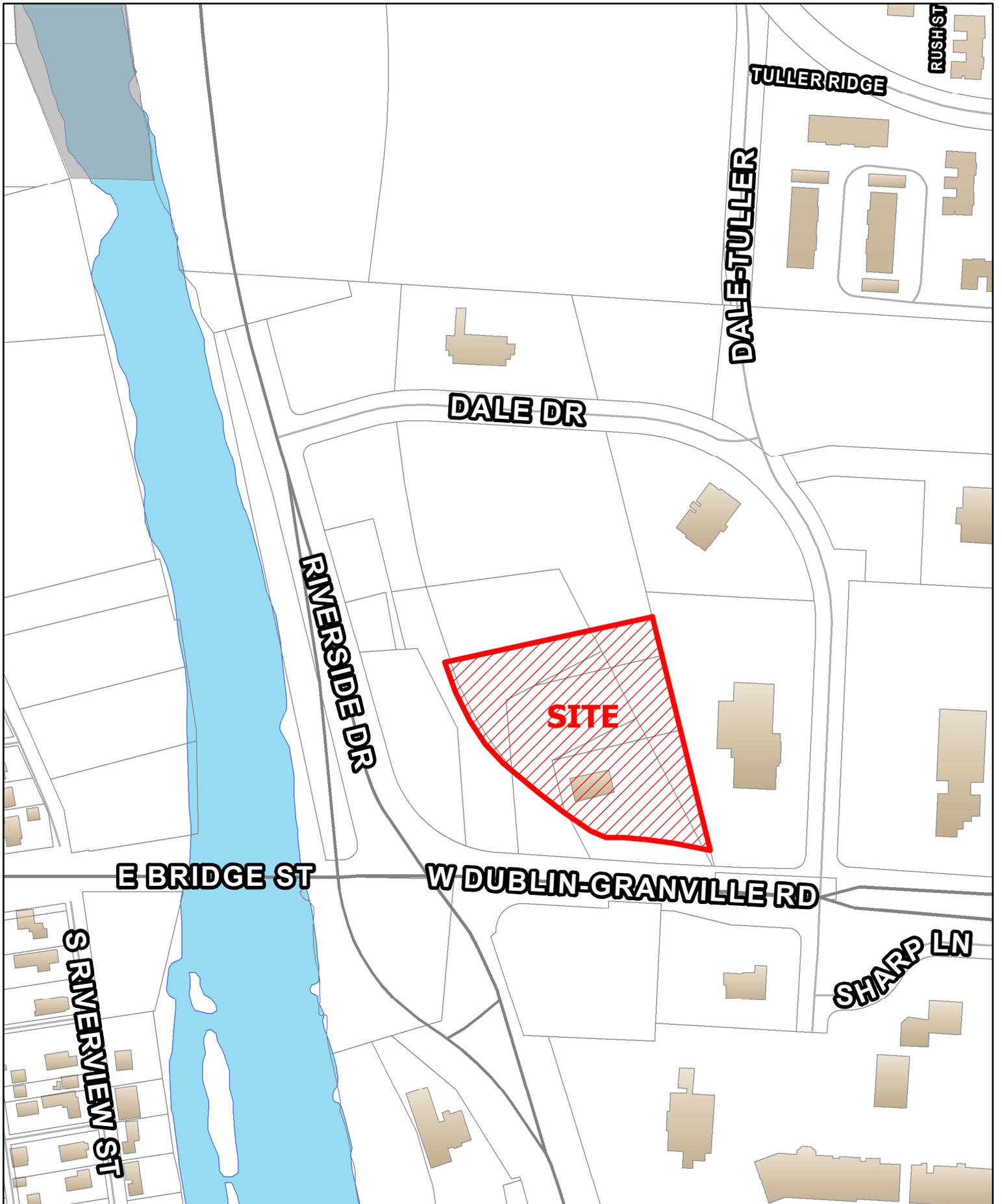


City of Dublin

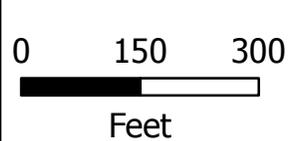
15-117PP/FP
Preliminary Plat/Final Plat
Dublin Plaza

Riverside Drive & W. Dublin-Granville Road





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





CITY OF DUBLIN.

Land Use and
Long Range Planning
5800 Shier-Rings Road
Dublin, Ohio 43016-1236

Phone/ TDD: 614-410-4600
Fax: 614-410-4747
Web Site: www.dublin.oh.us

PLANNING AND ZONING COMMISSION APPLICATION

(Code Section 153.232)

I. PLEASE CHECK THE TYPE OF APPLICATION:

<input type="checkbox"/> Informal Review	<input checked="" type="checkbox"/> Final Plat (Section 152.085)
<input type="checkbox"/> Concept Plan (Section 153.056(A)(1))	<input type="checkbox"/> Conditional Use (Section 153.236)
<input type="checkbox"/> Preliminary Development Plan / Rezoning (Section 153.053)	<input type="checkbox"/> Corridor Development District (CDD) (Section 153.115)
<input type="checkbox"/> Final Development Plan (Section 153.053(E))	<input type="checkbox"/> Corridor Development District (CDD) Sign (Section 153.115)
<input type="checkbox"/> Amended Final Development Plan (Section 153.053(E))	<input type="checkbox"/> Minor Subdivision
<input type="checkbox"/> Standard District Rezoning (Section 153.018)	<input type="checkbox"/> Right-of-Way Encroachment
<input checked="" type="checkbox"/> Preliminary Plat (Section 152.015)	<input type="checkbox"/> Other (Please Specify): _____ _____

Please utilize the applicable *Supplemental Application Requirements* sheet for additional submittal requirements that will need to accompany this application form.

II. PROPERTY INFORMATION: This section must be completed.

Property Address(es): Intersection of Riverside Drive and SR161	
Tax ID/Parcel Number(s):	Parcel Size(s) (Acres):
273-008994 273-008832	0.172 0.84
273-008838 273-008831	0.283 0.084
273-008834 273-008856	0.712 0.889
273-008857 273-008858	0.057 0.206
Existing Land Use/Development: Vacant Land	

IF APPLICABLE, PLEASE COMPLETE THE FOLLOWING:
Proposed Land Use/Development: Proposed Mixed-Use Development
Total acres affected by application: 3.8

III. CURRENT PROPERTY OWNER(S): Please attach additional sheets if needed.

Name (Individual or Organization): BPACQ,LLC	
Mailing Address: 555 Metro Place N STE 600 (Street, City, State, Zip Code) Dublin, Ohio 43017	
Daytime Telephone: 614-335-2020	Fax:
Email or Alternate Contact Information: nyoder@crawfordhoying.com	

RECEIVED

FILE COPY

NOV 24 2015
15-117 PPI/P
CITY OF DUBLIN
PLANNING

IV. APPLICANT(S): This is the person(s) who is submitting the application if different than the property owner(s) listed in part III. Please complete if applicable.

Name: Nelson Yoder	Applicant is also property owner: yes <input type="checkbox"/> no <input type="checkbox"/>
Organization (Owner, Developer, Contractor, etc.): Crawford Hoying Development Partners	
Mailing Address: 555 Metro Place North Suite 600, Dublin, Ohio 43017 (Street, City, State, Zip Code)	
Daytime Telephone: 614-335-2020	Fax:
Email or Alternate Contact Information: nyoder@crawfordhoying.com	

V. REPRESENTATIVE(S) OF APPLICANT / PROPERTY OWNER: This is the person(s) who is submitting the application on behalf of the applicant listed in part IV or property owner listed in part III. Please complete if applicable.

Name:	
Organization (Owner, Developer, Contractor, etc.):	
Mailing Address: (Street, City, State, Zip Code)	
Daytime Telephone:	Fax:
Email or Alternate Contact Information:	

VI. AUTHORIZATION FOR OWNER'S APPLICANT or REPRESENTATIVE(S): If the applicant is not the property owner, this section must be completed and notarized.

I _____, the owner, hereby authorize _____ to act as my applicant or representative(s) in all matters pertaining to the processing and approval of this application, including modifying the project. I agree to be bound by all representations and agreements made by the designated representative.	
Signature of Current Property Owner:	Date:

Check this box if the Authorization for Owner's Applicant or Representative(s) is attached as a separate document

Subscribed and sworn before me this 23 day of Nov, 2015

State of Ohio

County of Franklin

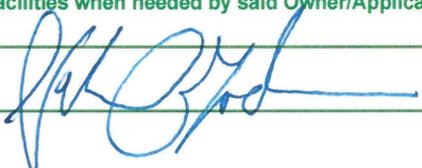
Notary Public

Dawn R. Russell
Notary Public, State of Ohio
My Commission Expires 08-25-2018

VII. AUTHORIZATION TO VISIT THE PROPERTY: Site visits to the property by City representatives are essential to process this application. The Owner/Applicant, as noted below, hereby authorizes City representatives to visit, photograph and post a notice on the property described in this application.

I Nelson Yoder, the owner or authorized representative, hereby authorize City representatives to visit, photograph and post a notice on the property described in this application.	
Signature of applicant or authorized representative:	Date: 11/23/15

VIII. UTILITY DISCLAIMER: The Owner/Applicant acknowledges the approval of this request for review by the Dublin Planning and Zoning Commission and/or Dublin City Council does not constitute a guarantee or binding commitment that the City of Dublin will be able to provide essential services such as water and sewer facilities when needed by said Owner/Applicant.

I, <u>Nelson Yoder</u> , the owner or authorized representative, acknowledge that approval of this request does not constitute a guarantee or binding commitment that the City of Dublin will be able to provide essential services such as water and sewer facilities when needed by said Owner/Applicant.	
Signature of applicant or authorized representative: 	Date: <u>11/23/15</u>

IX. APPLICANT'S AFFIDAVIT: This section must be completed and notarized.

I, <u>Nelson Yoder</u> , the owner or authorized representative, have read and understand the contents of this application. The information contained in this application, attached exhibits and other information submitted is complete and in all respects true and correct, to the best of my knowledge and belief.	
Signature of applicant or authorized representative: 	Date: <u>11/23/15</u>

Subscribed and sworn to before me this 23 day of Nov, 2015

State of Ohio

County of Franklin

Notary Public



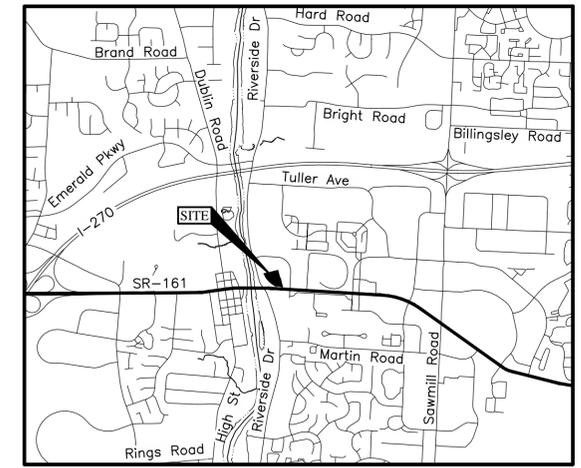
Dawn R. Russell
Notary Public, State of Ohio
My Commission Expires 08-25-2018

FOR OFFICE USE ONLY			
Amount Received:	Application No:	P&Z Date(s):	P&Z Action:
Receipt No:	Map Zone:	Date Received:	Received By:
City Council (First Reading):		City Council (Second Reading):	
City Council Action:		Ordinance Number:	
Type of Request:			
N, S, E, W (Circle) Side of:			
N, S, E, W (Circle) Side of Nearest Intersection:			
Distance from Nearest Intersection:			
Existing Zoning District:		Requested Zoning District:	

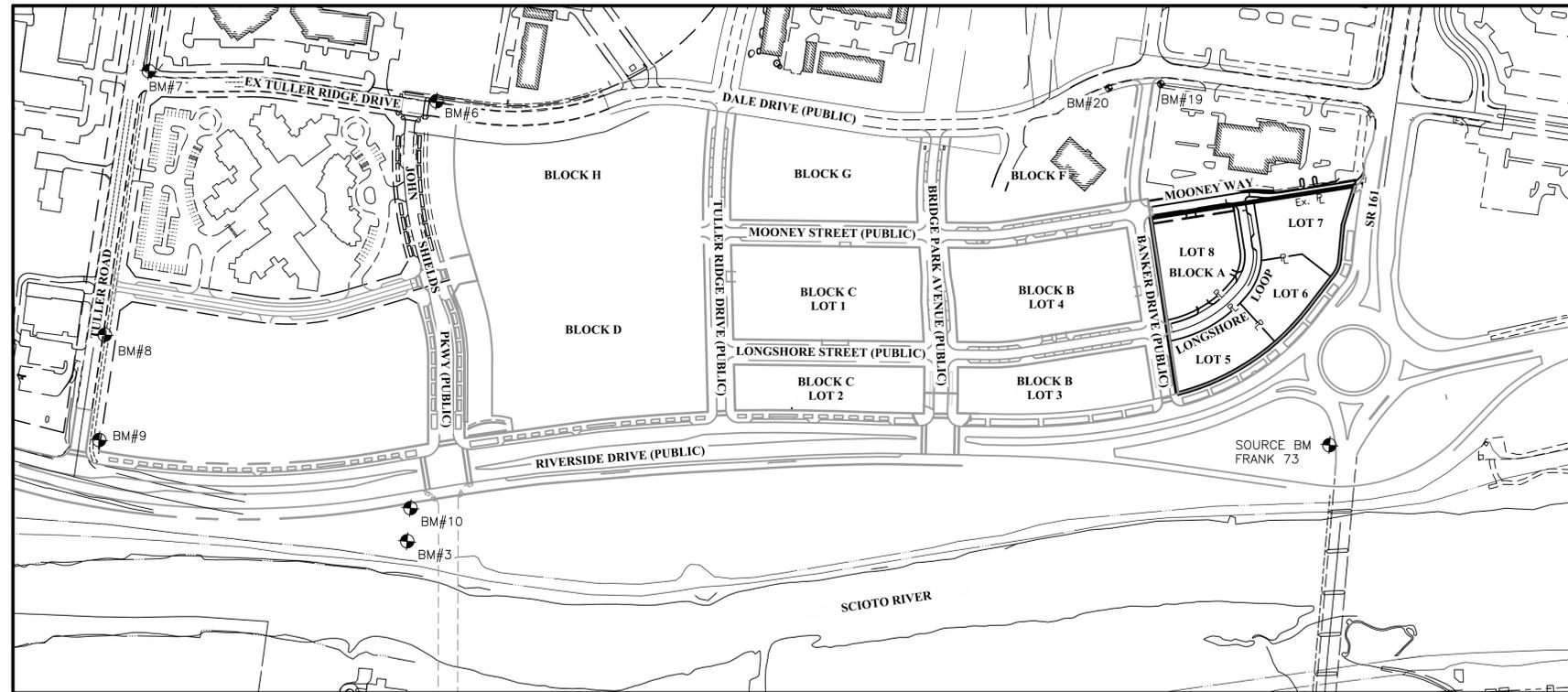
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NOV 24 2015
15-117 PP/FP
CITY OF DUBLIN
PLANNING

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
 QUARTER TOWNSHIP 2 & 3, TOWNSHIP 2, RANGE 19
 UNITED STATES MILITARY DISTRICT
 PRELIMINARY PLAT
 FOR
BRIDGE PARK BLOCK A
 2015



LOCATION MAP
Not to Scale



INDEX MAP
Scale: 1" = 200'

BENCH MARKS
(NAVD 1988)

- Source BM Frank 73 (Listed for Reference Only)
- Station is a stainless steel rod driven to a depth of 16 feet, in a triangular shaped grass median at the northwest corner of the intersection of Dublin-Granville Road and Riverside Drive, 59.9 feet southeast of the north corner of the median, 28.4 feet northwest of the southeast corner of the median, 20.2 feet northeast of the southwest corner of the median, 2 feet north of a witness post, access through aluminum access cover, level with the sidewalk.
- **NOTE** Source Bench Mark to be removed with the proposed roundabout project.
- | | | |
|-------|---|----------------|
| BM#3 | Nail in the east side of power pole #3221341, being on the west side of Riverside Drive and 800 feet south of Tuller Road. | Elev. = 801.71 |
| BM#6 | Chiseled 'X' on the west bolt of the second fire hydrant south of the intersection of Tuller Road and Tuller Ridge Drive, said hydrant being on the east side of Tuller Ridge Drive. | Elev. = 800.24 |
| BM#7 | Chiseled 'X' on the west rim of a storm manhole located in the concrete sidewalk at the southeast corner of the intersection of Tuller Road and Tuller Ridge Drive. | Elev. = 845.50 |
| BM#8 | Chiseled 'X' on the north bolt of the second fire hydrant east of the intersection of Riverside Drive and Tuller Road, said hydrant being on the south side of Tuller Road. | Elev. = 843.66 |
| BM#9 | Chiseled square on the southwest corner of a concrete telephone pedestal base located 60 feet east of Riverside Drive and 25 feet south of Tuller Road. | Elev. = 821.18 |
| BM#10 | Railroad spike set in the east side of the first wooden power pole south of the intersection of Riverside Drive and Tuller Road, said pole being on the east side of Riverside Drive. | Elev. = 802.52 |
| BM#19 | Chiseled 'X' on the north rim of a manhole located on the west side of Dale Drive at the northeasterly corner of Acura Columbus Car Dealership. | Elev. = 800.15 |
| BM#20 | Chiseled 'X' on the north bolt of the second fire hydrant north of the intersection of Dale Drive and Dublin-Granville Road. Being on the west side of Dale Drive. | Elev. = 838.70 |
| | | Elev. = 839.80 |

NOTES

- Public Access Easements are established to grant access to the general public for the purpose of public vehicular and pedestrian use and access, and for the Fire Department, Police and emergency use. The Private Property Owner maintains the right to utilize the reserve space for outdoor dining and other private functions.
- Any Right-of-Way encroachments by area wells or aerial canopies will be owned and maintained by the Property Owner.
- Lot lines, open spaces, reserves and right-of-way lines are based on the design at the time of the preliminary plat approval and are subject to change with the final plat.
- Ingress/Egress points shown are for private street locations and additional drives will be provided subject to the City of Dublin Engineer approval.
- Existing private utility easements shown on this preliminary plat that conflict with proposed improvements will be vacated as required by the private utility company.

SHEET INDEX

Title Sheet	PP1
Existing Conditions	PP2
Preliminary Plat Detail	PP3
Utility Plan	PP4
Typical Sections	PP5

MARK	DATE	DESCRIPTION



CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
 PRELIMINARY PLAT
 FOR
BRIDGE PARK BLOCK A
 TITLE SHEET



DATE
December 17, 2015

SCALE
As Noted

JOB NO.
2013-1481

SHEET
PP1

DEVELOPER/OWNER

Crawford Hoying Development Partners
 555 Metro Place North, Suite 600
 Dublin, Ohio 43017
 Tel: (614) 335-2020
 Fax: (614) 850-9191
 Nelson Yoder

ENGINEER

EM&T Inc.
 5500 New Albany Road
 Columbus, Ohio 43054
 Tel: (614) 775-4500
 Fax: (614) 775-4800
 Brian Quackenbush
 (Primary Project Contact)

ARCHITECT

Moody-Nolan, Inc.
 300 Spruce Street, Suite 300
 Columbus, Ohio 43215
 Tel: (614) 461-4664
 Fax: (614) 280-8881
 Teri Umberger

ZONING

Zoned BSD Scioto River
 Neighborhood District

LANDSCAPE ARCHITECT

MKSK
 462 South Ludlow Alley
 Columbus, Ohio 43215
 Tel: (614) 621-2796
 Fax: (614) 621-3604
 John Woods

PROJECT DESCRIPTION

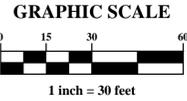
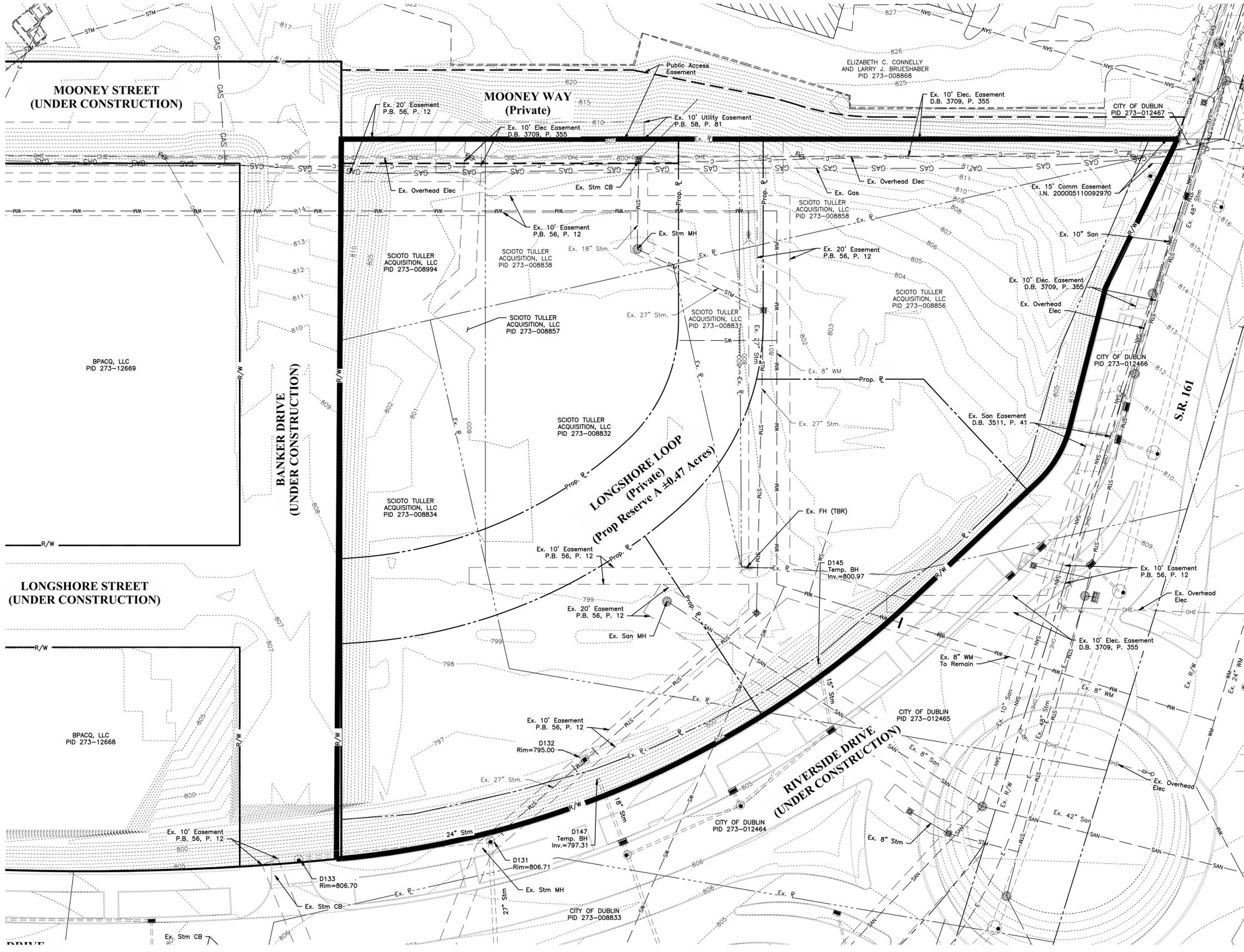
This project is a proposal for four new lots for future development on approximately 3.5 acres, in addition to new public rights-of-way, for a mixed-use development located on the east side of Riverside Drive, south of Banker Drive, west of Mooney Street, and north of Bridge Street.

SITE DATA

Total Site Area:	±3.45 Acres
Lot 5 Area:	±0.65 Acres
Lot 6 Area:	±0.58 Acres
Lot 7 Area:	±0.77 Acres
Lot 8 Area:	±0.98 Acres
Reserve A:	±0.47 Acres

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LEGEND

	Existing Watermain
	Existing Storm Sewer
	Existing Sanitary Sewer
	Existing Gas Main
	Existing Overhead Electric
	Existing Underground Electric
	Existing Communication
	Storm by Riverside Drive Contractor

REVISIONS

MARK	DATE	DESCRIPTION

CRAWFORD HOYING
 development

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
 PRELIMINARY PLAT
 FOR
BRIDGE PARK BLOCK A
 EXISTING CONDITIONS

EMHT
 Evans, Meecham, Henderson & Tran, Inc.
 5300 New Albany Road, Columbus, OH 43254
 Phone: 614.775.6900 Fax: 614.775.3468
 emht.com

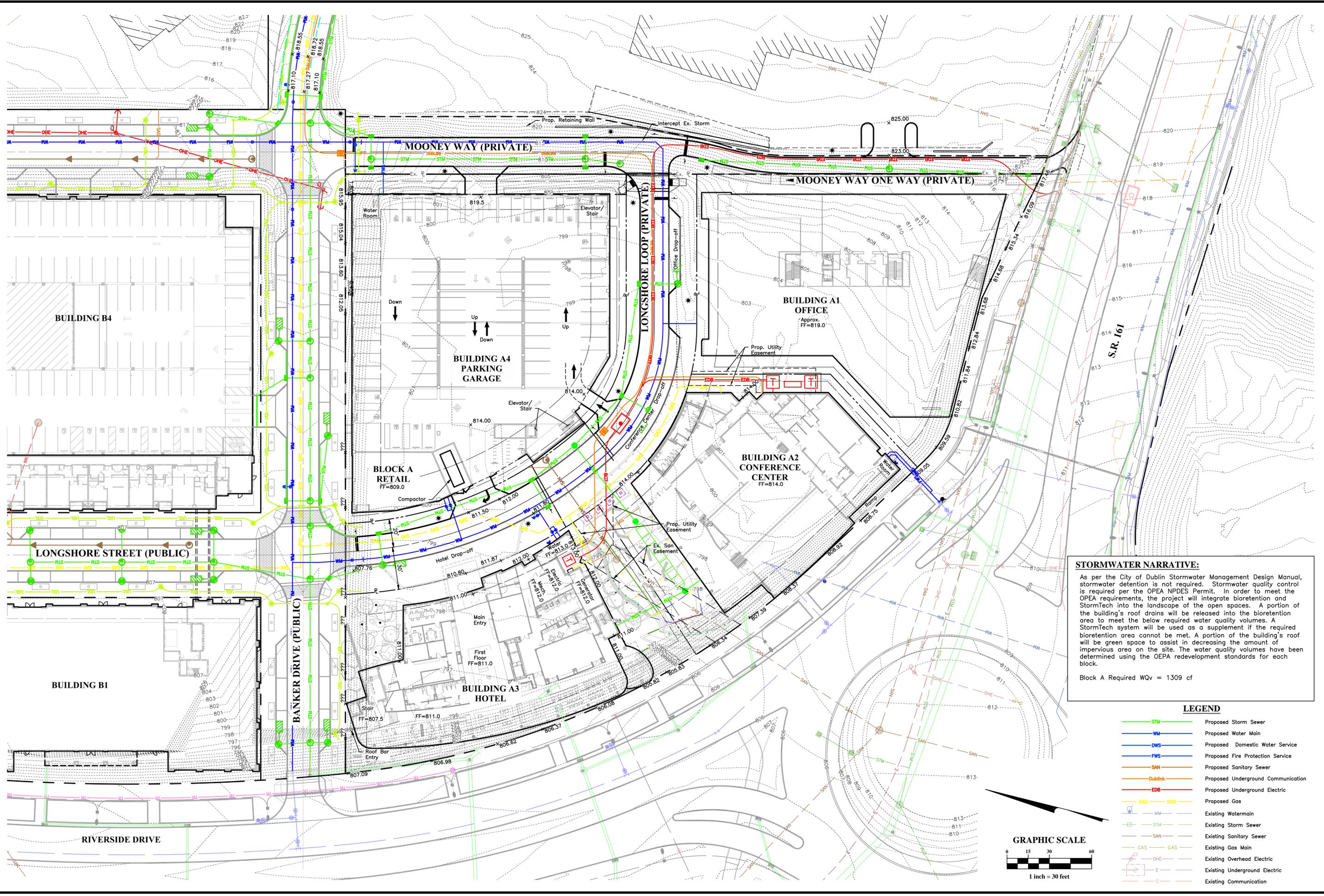
DATE
 December 17, 2015

SCALE
 1" = 30'

JOB NO.
 2013-1481

SHEET
PP2

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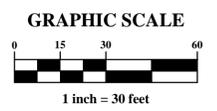


STORMWATER NARRATIVE:

As per the City of Dublin Stormwater Management Design Manual, stormwater detention is not required. Stormwater quality control is required per the OPEA NPDES Permit. In order to meet the OPEA requirements, the project will integrate bioretention and StormTech into the landscape of the open spaces. A portion of the building's roof drains will be released into the bioretention area to meet the below required water quality volumes. A StormTech system will be used as a supplement if the required bioretention area cannot be met. A portion of the building's roof will be green space to assist in decreasing the amount of impervious area on the site. The water quality volumes have been determined using the OPEA redevelopment standards for each block.

Block A Required WQv = 1309 cf

- LEGEND**
- STM Proposed Storm Sewer
 - WM Proposed Water Main
 - DWS Proposed Domestic Water Service
 - FWS Proposed Fire Protection Service
 - SAN Proposed Sanitary Sewer
 - Dublink Proposed Underground Communication
 - EDB Proposed Underground Electric
 - GAS Proposed Gas
 - WM Existing Watermain
 - STM Existing Storm Sewer
 - SAN Existing Sanitary Sewer
 - GAS Existing Gas Main
 - OHE Existing Overhead Electric
 - E Existing Underground Electric
 - C Existing Communication



MARK	DATE	DESCRIPTION

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
 BASIC SITE PLAN
 FOR
BRIDGE PARK BLOCK A
 UTILITY PLAN

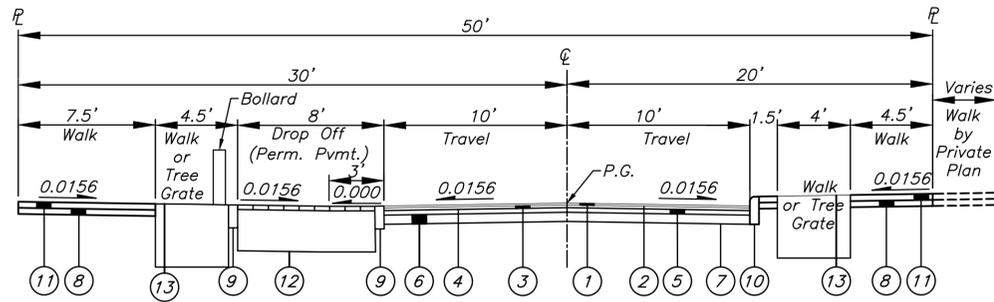


DATE
December 17, 2015

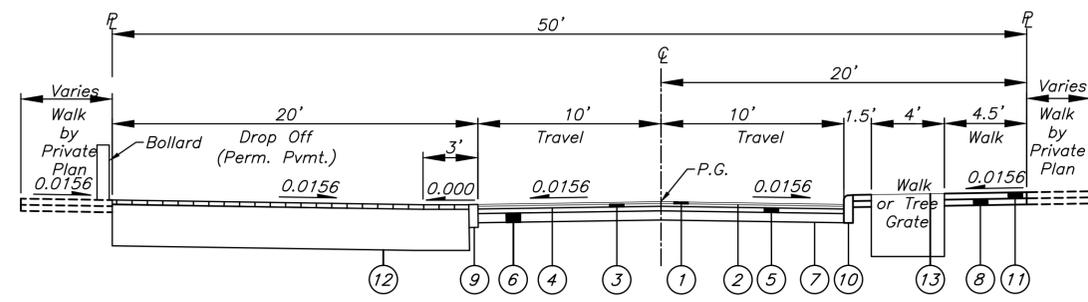
SCALE
1" = 30'

JOB NO.
2013-1481

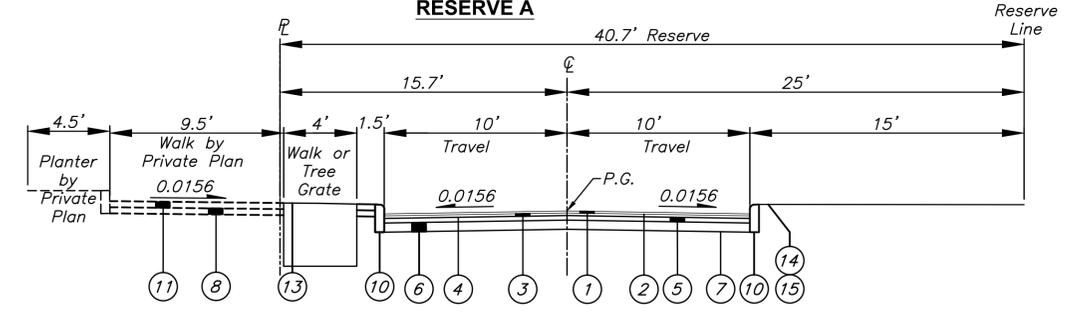
SHEET
PP4



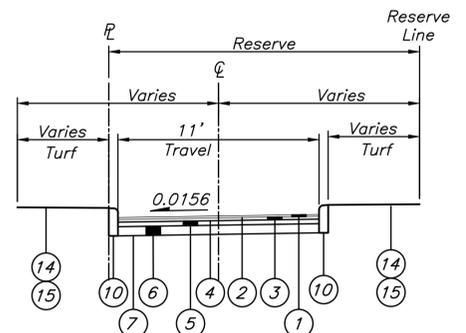
**LONGSHORE STREET WITH 8' DROP OFF AREA (PRIVATE STREET)
RESERVE A**



**LONGSHORE STREET WITH 20' DROP OFF AREA (PRIVATE STREET)
RESERVE A**



MOONEY STREET (PRIVATE STREET)



MOONEY STREET (ONE WAY PRIVATE)

LEGEND

- ① Item 448 - 1.25" Asphalt Concrete Surface Course (Medium Traffic), PG64-22
- ② Item 407 - NTSS-1HM Trackless Tack Coat for Intermediate Course (0.06 Gal./Sq. Yd.)
- ③ Item 448 - 1.75" Asphalt Concrete Intermediate Course (Medium Traffic), PG64-22
- ④ Item 407 - NTSS-1HM Trackless Tack Coat (0.08 Gal./Sq. Yd.)
- ⑤ Item 301 - 6" Asphalt Concrete Base, PG64-22
- ⑥ Item 304 - 6" Aggregate Base
- ⑦ Item 204 - Subgrade Compaction and Proof Rolling
- ⑧ Item 304 - 4" Aggregate Base
- ⑨ Item 609 - Concrete Band (15" x 6")
- ⑩ Item 609 - Straight 18" Concrete Curb
- ⑪ Item 608 - 4" Concrete Walk
- ⑫ Item SPEC - Permeable Pavers
- ⑬ Item SPEC - Tree Grate
- ⑭ Item 659 - Topsoil (T=6")
- ⑮ Item 659 - Seeding & Mulching, As Per Plan

MARK	DATE	DESCRIPTION



CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
PRELIMINARY PLAT
FOR
BRIDGE PARK BLOCK A
TYPICAL SECTIONS



DATE
December 17, 2015

SCALE
As Noted

JOB NO.
2013-1481

SHEET
PP5

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BRIDGE PARK EAST SECTION 3

Situated in the State of Ohio, County of Franklin, City of Dublin, in Quarter Township 3, Township 2, Range 19, United States Military Lands, containing 3.454 acres of land, more or less, said 3.454 acres being comprised of all of that tract of land conveyed to **SCIOTO TULLER ACQUISITION, LLC** by deed of record in Instrument Number 201510080143132, and part of that tract of land conveyed to **CITY OF DUBLIN, OHIO** by deed of record in Instrument Number 201306110096726, Recorder's Office, Franklin County, Ohio.

The undersigned, **SCIOTO TULLER ACQUISITION, LLC** an Ohio limited liability company, by **BRENT D. CRAWFORD**, Authorized Member, and **CITY OF DUBLIN, OHIO**, an Ohio municipal corporation, by **DANA McDANIEL**, City Manager, owners of the lands platted herein, duly authorized in the premises, do hereby certify that this plat correctly represents their "**BRIDGE PARK EAST SECTION 3**", a subdivision containing Lots numbered 5 thru 8, both inclusive, and an area designated as Reserve "A", do hereby accept this plat of same.

The undersigned further agrees that any use or improvements on this land shall be in conformity with all existing valid zoning, platting, health or other lawful rules and regulations, including applicable off-street parking and loading requirements of the City of Dublin, Ohio, for the benefit of itself and all other subsequent owners or assigns taking title from, under or through the undersigned.

Easements are hereby reserved in, over and under areas designated on this plat as "Easement", "Public Access Easement" or "Reserve 'A'". Each of the aforementioned designated easements permit the construction, operation, and maintenance of all public and quasi public utilities above, beneath, and on the surface of the ground and, where necessary, are for the construction, operation, and maintenance of service connections to all adjacent lots and lands and for storm water drainage. Within Reserve "A", a non-exclusive easement is hereby granted to the City of Dublin and governmental employees or licensees for use in the course of providing police, fire, medical or other governmental services to lots and land adjacent to said Reserve "A".

Scioto Tuller Acquisition, LLC and the City of Dublin, in recording this plat of Bridge Park East Section 3, have designated certain areas of land as Reserves, which may contain but not be limited to parking, walking, green areas, private streets, sidewalks and common parking areas, all of which are intended for use by the owners of the fee simple titles to the lots, units and reserve areas in the Bridge Park East development. Reserve "A" is not hereby dedicated for use by the general public but are hereby dedicated to the common use and enjoyment of the owners of the fee simple titles to the lots, units and reserve areas in the Bridge Park East development as more fully provided in the master association declaration of covenants, conditions and restrictions for the Bridge Park East development and the declaration of covenants, conditions and restrictions to Bridge Park East Section 3, both of which will be recorded subsequent to the recordation of this plat. Said declarations of covenants, conditions and restrictions are hereby incorporated in and made a part of this plat.

The owners of the fee simple titles to said Lots numbered 5 to 8, both inclusive, and to said Reserve "A", and to lots, units and reserve areas in existing and future sections of the Bridge Park East development shall have and are hereby granted a non-exclusive right-of-way and easement for access to and from public streets, in and over said Reserve "A" to be shared with the owners of the fee simple titles to each other of said Lots numbered 5 to 8, both inclusive, and Reserve "A", and with the owners of the fee simple titles to the lots, units and reserve areas in existing and future sections of the Bridge Park East development. Said owners of the fee simple titles to said Lots numbered 5 to 8, both inclusive and to said Reserve "A", shall have a non-exclusive right-of-way and easement in and over similar such access ways to public streets that future sections of the Bridge Park East development may provide.

In Witness Whereof, **BRENT D. CRAWFORD**, Authorized Member of **SCIOTO TULLER ACQUISITION, LLC**, has hereunto set his hand this ____ day of _____, 20__.

Signed and Acknowledged
In the presence of: **SCIOTO TULLER ACQUISITION, LLC**

By _____
BRENT D. CRAWFORD,
Authorized Member

Approved this ____ Day of _____
20__

Director of Land Use and Long
Range Planning,
Dublin, Ohio

Approved this ____ Day of _____
20__

City Engineer,
Dublin, Ohio

STATE OF OHIO
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared **BRENT D. CRAWFORD**, Authorized Member of **SCIOTO TULLER ACQUISITION, LLC** who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of **SCIOTO TULLER ACQUISITION, LLC** for the uses and purposes expressed herein.

In Witness Thereof, I have hereunto set my hand and affixed my official seal this day of _____, 20__.

My commission expires _____
Notary Public, State of Ohio

Approved this ____ day of _____, 20__, by vote of Council, wherein all of Bridge Park East Section 3 is accepted as such by the Council of the City of Dublin, Ohio.

In Witness Thereof I have hereunto set my hand and affixed my seal this ____ day of _____, 20__.

Clerk of Council,
Dublin, Ohio

Transferred this ____ day of _____, 20__.

Auditor,
Franklin County, Ohio

Deputy Auditor,
Franklin County, Ohio

In Witness Whereof, **DANA McDANIEL**, City Manager of **CITY OF DUBLIN, OHIO**, has hereunto set his hand this ____ day of _____, 20__.

Signed and Acknowledged
In the presence of: **CITY OF DUBLIN, OHIO**

By _____
DANA McDANIEL,
City Manager

Filed for record this ____ day of _____, 20__ at _____ M. Fee \$_____

Recorder,
Franklin County, Ohio

File No. _____

Recorded this ____ day of _____, 20__.

Deputy Recorder,
Franklin County, Ohio

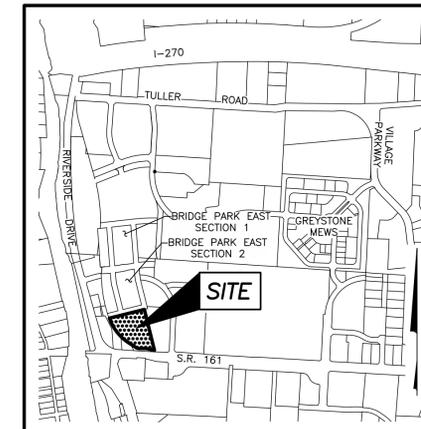
Plat Book _____, Pages _____

STATE OF OHIO
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared **DANA McDANIEL**, City Manager of **CITY OF DUBLIN, OHIO**, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of **CITY OF DUBLIN, OHIO** for the uses and purposes expressed herein.

In Witness Thereof, I have hereunto set my hand and affixed my official seal this day of _____, 20__.

My commission expires _____
Notary Public, State of Ohio



LOCATION MAP AND BACKGROUND DRAWING
SCALE: 1" = 1000'

SURVEY DATA:

BASIS OF BEARINGS: The Bearings shown hereon are based on the Ohio State Plane Coordinate System, South Zone, as per NAD83 (1986 Adjustment). Control for bearings was from coordinates of monuments FRANK 73 and FRANK 174, established by the Franklin County Engineering Department, using Global Positioning System procedures and equipment, having a bearing of South 75° 57' 18" East between said monuments.

SOURCE OF DATA: The sources of recorded survey data referenced in the plan and text of this plat are the records of the Franklin County, Ohio, Recorder.

IRON PINS: Iron pins, where indicated hereon, unless otherwise noted, are to be set and are iron pipes, thirteen sixteenths inch inside diameter, thirty inches long with a plastic plug placed in the top end bearing the initials EMHT INC.

PERMANENT MARKERS: Permanent markers, where indicated hereon, are to be one-inch diameter, thirty-inch long, solid iron pins. Pins are to be set to monument the points indicated, and set with the top end flush with the surface of the ground and then capped with an aluminum cap stamped EMHT INC. Once installed, the top of the cap shall be marked (punched) to record the actual location of the point.

SURVEYED & PLATTED
BY



We do hereby certify that we have surveyed the above premises, prepared the attached plat, and that said plat is correct. All dimensions are in feet and decimal parts thereof.

- = Iron Pin (See Survey Data)
- = MAG Nail to be set
- ⊙ = Permanent Marker (See Survey Data)

By _____ Date _____
Professional Surveyor No. 7865



City of Dublin
Planning
 5800 Shier Rings Road
 Dublin, Ohio 43016-1236
 phone 614.410.4600
 fax 614.410.4747
www.dublinohiousa.gov

PLANNING AND ZONING COMMISSION

RECORD OF ACTION

JANUARY 7, 2016

The Planning and Zoning Commission took the following action at this meeting:

- 4. BSC SCN – Bridge Park, Block A Riverside Drive and SR 161
 15-117PP/FP Preliminary Plat/Final Plat**
- Proposal: A subdivision of approximately 3.75 acres into four lots, two reserves and associated easements for the future development of a hotel, parking garage, office building and events center as part of the Bridge Park development. This site is located northeast of the intersection of Riverside Drive and SR 161.
- Request: Review and recommendation of approval to City Council for a Preliminary and Final Plat under the provisions of Subdivision Regulations.
- Applicant: Nelson Yoder, Crawford Hoying Development Partners.
- Planning Contact: Marie Downie, Planner.
- Contact Information: (614) 410-4679, mdownie@dublin.oh.us

MOTION: Ms. Newell moved, Ms. De Rosa seconded, to recommend approval to City Council for a Preliminary Plat/Final Plat because it complies with the plat review criteria, with two conditions:

- 1) That the applicant ensures that any minor technical adjustments to the plat are made prior to City Council submittal.
- 2) The final plat will require a note to address the ownership and maintenance of the proposed Reserve A.

*Russ Hunter, representing the applicant, agreed to the above conditions.

VOTE: 7 – 0.

RESULT: The Preliminary Plat/Final Plat was forwarded to City Council with a recommendation of approval.

RECORDED VOTES:

Victoria Newell	Yes
Amy Salay	Yes
Chris Brown	Yes
Cathy De Rosa	Yes
Robert Miller	Yes
Deborah Mitchell	Yes
Stephen Stidhem	Yes

STAFF CERTIFICATION

Marie Downie
 Planner

**4. BSC SCN – Bridge Park, Block A
15-117PP/FP**

**Riverside Drive and SR 161
Preliminary Plat/Final Plat**

The Chair, Ms. Newell, said the following application is a request for a Preliminary and Final Plat for a development of approximately 3.75 acres into four lots, one reserve and associated easements for the future development of a hotel, parking garage, office building and event center as part of the Bridge Park development. This site is located northeast of the intersection of Riverside Drive and SR 161. This is a request for review and recommendation of approval to City Council for a Preliminary and Final Plat under the provisions of Subdivision Regulations.

Ms. Downie presented the Preliminary and Final Plat for Block A of the Bridge Park development. She said the Development Plan and Site Plan have been submitted and are beginning the Administrative Review Team process. She said the area identified on the Acura site for future Mooney Way will require separate easements.

Ms. Downie said approval is recommended with two conditions.

- 1) That the applicant ensures that any minor technical adjustments to the plat are made prior to City Council submittal.
- 2) The final plat will require a note to address the ownership and maintenance of the proposed Reserve A.

Russ Hunter, Crawford Hoying Development, said they wanted to share what had been presented to City Council. He noted that these are not the final renderings nor what will be submitted for their final submittal.

Mr. Hunter presented slides showing the overall development including Longshore Drive, the hotel building, event center, parking garage and future office building along Riverside Drive.

Mr. Hunter said the event center, parking garage, and hotel will be a part of the Development Plan and Site Plan that the Planning Commission will be reviewing in February. He said the office building will be submitted separately. He said the intention is that these three buildings will be constructed and operational by the Memorial Tournament 2017.

Mr. Hunter said the differences from what was presented to City Council is that the parking garage has been reduced by one story due to conversations with Staff that they are over parked. He said they also modified the roof structure on the event center to be angled instead of flat to make it appear taller next to the eight hotel. He said this is a jewel building and it made sense to be creative with the shape and massing. He said they lifted a side up and added a clear story providing some natural light into the event spaces. He said they have developed the entrance to the parking garage to creating something unique that would be visible from the event center patio.

Mr. Hunter said the hotel brand is AC by Marriott. He said that Marriott gives a lot of latitude to how the buildings are designed. He said they want their buildings to contemporary and let it be a reflection of the place it is located and the architecture that surrounds them. He said Moody Nolan has done a fantastic job at creating a building that is truly unique. He said the inspiration is from the river with ripples of water in the façade as it transitions from the south to the north.

Mr. Hunter said the hotel is 150 rooms with ground floor hotel services including the lounge, bar, and breakfast areas along Riverside Drive with floor to ceiling glass opening the space up to the river. He said there are covered patios on both the north and south sides. He said there is a dedicated elevator that will access the roof top bar which will occupy the eighth story creating a truly unique setting with stunning views. He said all of the mechanics are hidden inside the architecture on the roof.

Mr. Hunter said the event center will be run by Cameron Mitchell Premier Events. He said there will be seating for 500 for a wedding or 700 for a lecture style event. He said there is a pre-function space which is a glass box that faces the open space to the north which is the park/plaza land between the hotel and event center. He said it will be set up similar to Columbus Museum of Art's new garden, with permanent stakes in the ground for a 40 by 60-square-foot tent for the intention that an event will be able to use the space.

Mr. Hunter said the garage entry consists of metal panels sitting at different angles with some transparent, glass, and solid to create an urban mosaic to be seen from the roundabout through the plaza. He said Moody Nolan has come up with interesting materials for the hotel building with a cementitious panel that appears to be wood, giving an organic feel. He said that the landscaping for the event center will include a pleached trees which will create a canopy with the tree cut high to enable pedestrian activity under the canopy.

Mr. Stidhem said he is looking forward to the rooftop bar and asked if they had considered green roof materials such as plants for the roof of the event center to improve the visual looking down from the hotel and office building.

Mr. Hunter said they changed the roof material of the event center to be sloped metal.

Ms. Newell said there are vegetated roofs on sloped roofs.

Mr. Hunter said the rooftop equipment will not be seen from the street level and they are taking care to plan for them as appropriately as possible.

Mr. Brown said they can see the excitement about the hotel and hopes it becomes the standard for "Dublinesque". He said event centers generally are not fancy because there is not a lot of revenue in them. He said he likes the parking garage and would like to see special attention to the design of the event center tent. He said the event center on the circle is an important element because it is an initial exposure for Bridge Park and hope it reads well. He said the hotel is very unique, insightful and outstanding.

Ms. Newell said it is very exciting and shares the same concern for the tent structure and how it will interplay with the buildings.

Mr. Hunter said the tent will not be the highest element in the space. He said there will be canopy lighting which will act as the roof of the space with a pavilion and band stand which will work together.

Ms. De Rosa said the project is fantastic and asked what he meant by the event center being a jewel.

Mr. Hunter said they looked at the design of the as a jewelry box with the focus on what happens on the inside. He said it is envisioned to be used mostly for weddings and the visitors' bureau has high hopes for trying to attract trade shows. He said the smaller building needs to take on a different vibe that is well proportioned and stands out in a good way.

Ms. De Rosa said they anticipated that there will be some carryover with the dramatic part of the hotel onto the events building.

Mr. Hunter said the window patterns match which does not read the same at this scale.

Ms. De Rosa suggested they get the lighting and flooring correct which can make the difference in a trade show experience.

Mr. Miller asked the name of the wood like material being used for the hotel.

Mr. Hunter said it is Oko Skin.

Mr. Brown asked that they research Battelle Hall on their LED scheme which can be varied in color and match an event. He said JW Marriott has a glass entrance that is done extremely well. He said to look at Dry Design for the multi-faceted element on the parking garage.

Ms. Newell asked if anyone from the public would like to address the Commission. [Hearing none.] She asked if the applicant had agreed to the two conditions.

- 3) That the applicant ensures that any minor technical adjustments to the plat are made prior to City Council submittal.
- 4) The final plat will require a note to address the ownership and maintenance of the proposed Reserve A.

Mr. Hunter agreed.

Ms. Salay asked for clarification on Mooney Street.

Ms. Downie indicated it provides one way right-in access from SR 161.

Ms. Salay asked why the streets are ultimately proposed as private drives.

Mr. Stanford said the decision was based on the street character especially on Longshore Loop. He said the emphases is on pedestrians and a large area of the street dedicated for valet and drop-off for the hotel which did not fit what is a typical public street. He said the custom elements with the bollards would not be something the City would want to maintain.

Mr. Brown emphasized the importance of what happens in the future round-about. He asked that when the final landscape design is planned, that it is not looked at two dimensionally. He said this will be a very important entrance to Bridge Park and asked that it be given a lot of consideration.

Motion and Vote

Ms. Newell moved, Ms. De Rosa seconded, to recommend approval to City Council for a preliminary plat/final plat with two conditions. The vote was as follows: Mr. Brown, yes; Mr. Stidhem, yes; Ms. Mitchell, yes; Salay, yes; Mr. Miller, yes; Ms. De Rosa, yes; and Ms. Newell, yes. (Approved 7 – 0)

City of Dublin Planning and Zoning Commission

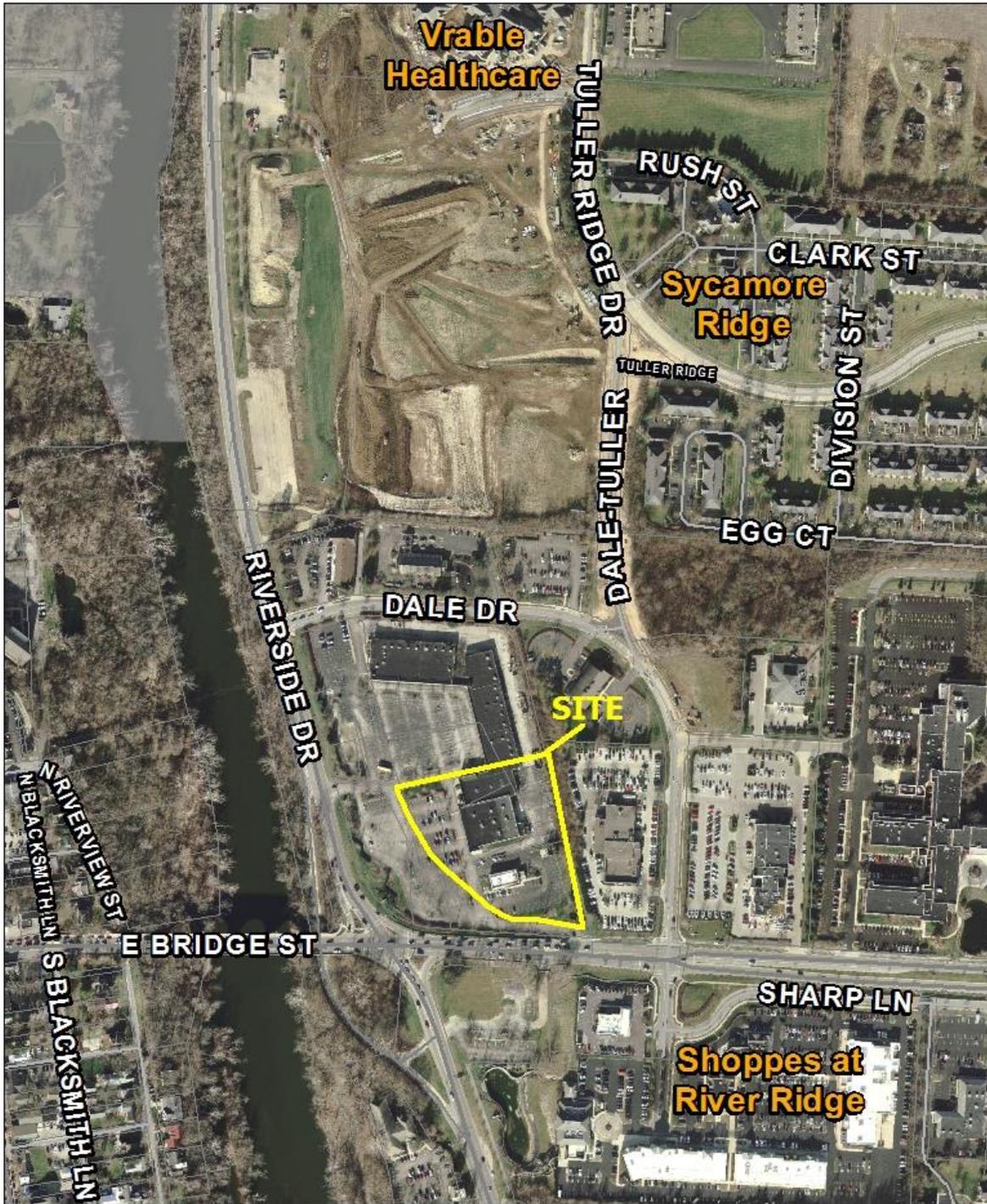
Planning Report

Thursday, January 7, 2016

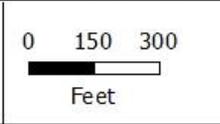
Bridge Park, Block A – Preliminary and Final Plat

Case Summary

Agenda Item	4
Case Number	15-117PP/FP
Site Location	Northeast corner of the Riverside Drive and W. Dublin Granville Road intersection.
Proposal	The subdivision of approximately 3.75 acres into four lots, two reserves and associated easements for the future development of a hotel, parking garage, office building and events center as part of the Bridge Park Development.
Request	Review and recommendation of approval to City Council for a Preliminary and Final Plat in accordance with the Subdivision Regulations.
Owner/Applicant	BPACQ, LLC. Represented by Nelson Yoder, Crawford Hoying Development Partners.
Case Manager	Marie Downie, Planner I 614-410-4679 mdownie@dublin.oh.us
Planning Recommendation	<u>Approval of Preliminary and Final Plat with 2 Conditions</u> This proposal complies with the plat review criteria and approval of this request is recommended with two conditions. <ol style="list-style-type: none">1) That the applicant ensures that any minor technical adjustments to the plat are made prior to City Council submittal.2) The final plat will require a note to address the ownership and maintenance of the proposed Reserve A.



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



Facts

Site Area	Approximately 3.454 acres located at the northeast corner of the Riverside Drive and W. Dublin Granville Road intersection.
Zoning	BSD-SRN: BSD Scioto River Neighborhood
Surrounding Zoning	North: BSD-SRN: BSD Scioto River Neighborhood South: BSD-C: BSD Commercial and CC: Community Commercial East: BSD-SRN: BSD Scioto River Neighborhood West: BSD-P: BSD Public and Riverside Drive
Site Features	The site was previously approved for a Mass Excavation and demolition to prepare the site for future development. The site is currently vacant and the excavation of the site is in progress.
Background	<p>December 7, 2015 City Council approval of a revised Basic Development Plan and a Basic Site Plan. Council recommendation of PZC as the required reviewing body for the subsequent applications.</p> <p>November 5, 2015 Mass Excavation permit for Block A is approved.</p> <p>October 29, 2015 ART approval of the Mass Excavation of the site.</p> <p>March 9, 2015 City Council approval of a Preliminary Plat.</p> <p>January 20, 2015 City Council approval of a Basic Development Plan.</p>

Details Preliminary/Final Plat

Process	The purpose of the preliminary and final plat is to assure conformance with the requirements set forth in Sections 152.085 through 152.095 of the Subdivision Regulations, exclusive of other standards in the Code.
Plat Overview	The plat is proposing four new lots, including a reserve for a shared access drive, on 3.454 acres. The lots are numbered 5 through 8 to provide continuation from the previously approved plats for B and C Blocks. The site is generally located at the northeast corner of the Riverside Drive and West Dublin Granville Road intersection. The lots will be accessed from a private drive 'Longshore Loop' located within proposed Reserve A that will be privately owned and maintained.

Details	Preliminary/Final Plat
Plat Overview	<p>'Mooney Way' is proposed along the east side lots 7 and 8 but is located on property owned by Acura and will require a separate easement agreement.</p>
Plat Details	<p>Lot 5 is proposed to be 0.65-acre, located south of Banker Drive and east of Riverside Drive. The Lot will accommodate a proposed hotel within the development.</p> <p>Lot 6 is proposed to be 0.58-acre and is immediately adjacent to Lot 5. The Lot fronts on Riverside Drive to the southeast and the proposed reserve for the private Longshore Loop is to the north. This lot is to accommodate a proposed conference center.</p> <p>Lot 7 is proposed to be 0.77-acre and fronts on W. Dublin Granville Road to the northeast and will accommodate a proposed office building. The title sheet for the preliminary plat mislabels this existing right-of-way as Bridge Street, which will need to be updated prior to City Council. Mooney Way, a private drive, is the eastern boundary of this lot.</p> <p>Lot 8 is proposed to be 0.98-acre with Mooney Way, Longshore Loop and Banker Drive as the site boundaries. This is the site of a proposed parking garage.</p> <p>This plat will also facilitate the transfer of a small amount of excess City of Dublin owned land that is not needed for the construction of the future roundabout at State Route 161 and Riverside Drive.</p>
Streets	<p>The site is generally located at the northeast corner of the Riverside Drive and West Dublin Granville Road intersection. The lots will be accessed from a private drive 'Longshore Loop' located within proposed Reserve A, which will be privately owned and maintained. The final plat will require a note to address the ownership and maintenance of the proposed Reserve A.</p> <p>'Mooney Way' is proposed along the north side of the lots. This area will also obtain access from State Route 161 via a right-in right-out access drive that will be placed partially in an offsite access easement.</p> <p>Staff requested the applicant provide street names to differentiate the public streets and private drives and the applicant has proposed appropriate names. Street sections, as required by Code, are appropriately included in the plat for all proposed drives.</p>
Open Space	<p>Final details regarding open space will be identified with the Site Plan. No open space dedication is included with the plat.</p>
Stormwater Management	<p>Stormwater management for the project is proposed to be incorporated as amenities within the pocket parks in the middle of both blocks. The</p>

Details		Preliminary/Final Plat
	applicant will need to work with Engineering to ensure the plat notes for the stormwater easements are appropriately written.	

Analysis		Preliminary/Final Plat
Process	Following a recommendation by the Commission, the preliminary and final plat will be forwarded to City Council for final action. The plat can be recorded after City Council approval.	
1) <i>Plat Information and Construction Requirements</i> Conditions 1 & 2	Criterion met with conditions: This proposal is consistent with the requirements of the Subdivision Regulations and Zoning Code. Any other minor technical adjustments should be made prior to Council review. The final plat will require a note to address the ownership and maintenance of the proposed Reserve A.	
2) <i>Street, Sidewalk, and Bikepath Standards</i>	Criterion met: All necessary easements have been provided as part of the proposed plat.	
3) <i>Utilities</i>	Criterion met: This plat establishes necessary easements for the construction and maintenance of utilities in accordance with all applicable standards.	
4) <i>Open Space Requirements</i>	Criterion met: No open space dedication is required with this application.	

Recommendation		Preliminary/Final Plat
Summary	This proposal complies with the preliminary and final plat review criteria and approval of this request is recommended with two condition.	
Conditions	<ol style="list-style-type: none"> 1) That the applicant ensures that any minor technical adjustments to the plat are made prior to City Council submittal. 2) The final plat will require a note to address the ownership and maintenance of the proposed Reserve A. 	

PRELIMINARY/FINAL PLAT CRITERIA

The Zoning Code does not contain specific criteria to guide the review of plats. Planning bases the evaluation on the conformance of the plat with the requirements set forth in Chapter 152: *Subdivision Regulations* of the Code, which are summarized below:

- The proposed final plat document includes all the required technical information.
- Construction will be bonded and completed in an appropriate time frame, inspections will be conducted by the City in accordance with Engineering standards for improvements, and maintenance will be completed as necessary. The proposed lots, street widths, grades, curvatures, intersections, and signs comply with the standards set forth in these Code sections.
- The proposal includes provisions for water, storm drainage, sanitary sewer, electric, telephone, and cable supplies in accordance with approved standards.
- The proposed development complies with the open space and recreation facility requirements or payment into the Parkland Acquisition Fund is made in lieu of dedication.

In addition, the Planning and Zoning Commission is to determine that the final layout and details of the final plat comply with the approved preliminary plat. The Commission is to consider several factors in making its recommendation:

- 1) The final plat conforms with the approved preliminary plat;
- 2) The plat conforms to the adopted Thoroughfare Plan and meets all applicable parkland dedication and open space requirements; and
- 3) The final plat conforms to the subdivision and zoning regulations, municipal stormwater regulations, and other applicable requirements.

**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

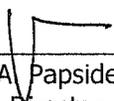
1. §153.062(O)(5)(b) – Conference Center – Ground Story Height – Maximum permitted is 16 feet. Request is for ground story height to be 25 feet.
2. §153.062(O)(5)(b) – Hotel – Building Stories – Maximum permitted is six stories. Request is for eight stories.
3. §153.062(O)(5)(b) – Hotel – Ground Story 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.



ADMINISTRATIVE REVIEW TEAM

RECORD OF DETERMINATION

OCTOBER 29, 2015

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

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

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

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

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

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

STAFF CERTIFICATION



Vincent A. Papsidero, FAICP
Planning Director

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

**6500 Riverside Drive
Minor Project Review**

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

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

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

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

Aaron Stanford explained in more detail the expectations from Engineering.

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

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

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

INTRODUCTION

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

**24 South High Street
Minor Project Review**

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

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

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,

October 26, 2015

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

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

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

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

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

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

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

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

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

Council Discussion

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

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

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

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

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

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

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

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

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

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

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

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

RECORD OF PROCEEDINGS

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?

RECORD OF PROCEEDINGS

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,

