

# RECORD OF PROCEEDINGS

Minutes of \_\_\_\_\_

Dublin City Council \_\_\_\_\_

Meeting \_\_\_\_\_

BARRETT BROTHERS - DAYTON, OHIO

Form 6101

Held \_\_\_\_\_

October 24, 2016

## CALL TO ORDER

Mayor Peterson called the Monday, October 24, 2016 Regular Meeting of Dublin City Council to order at 6:00 p.m. in Council Chambers at Dublin City Hall.

## ROLL CALL

Present were Mayor Peterson, Vice Mayor Reiner, Ms. Alutto, Ms. Amorose Groomes, Mr. Keenan, Mr. Lecklider and Ms. Salay.

Staff members present were Mr. McDaniel, Ms. Crandall, Ms. Mumma, Ms. Readler, Ms. O'Callaghan, Ms. Goss, Mr. Earman, Chief von Eckartsberg, Mr. Hammersmith, Ms. Richison, Ms. Husak, Mr. Stiffler and Mr. Plouck.

## ADJOURNMENT TO EXECUTIVE SESSION

Mayor Peterson moved to adjourn to executive session for conferences with an attorney for the public body concerning disputes involving the public body that are the subject of pending or imminent court action; purchase of property for public purposes; and preparing for, conducting, or reviewing negotiations or bargaining sessions with public employees concerning their compensation or other terms and conditions of their employment.

Vice Mayor Reiner seconded the motion.

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

The meeting was reconvened at 7:24 p.m.

## PLEDGE OF ALLEGIANCE

Ms. Salay led the Pledge of Allegiance.

## SPECIAL PRESENTATIONS/PROCLAMATIONS

- Update from COTA – W. Curtis Stitt, CEO/President and David Reed, Council representative to COTA Advisory Panel

David Reed, Council representative to the COTA Advisory Panel thanked Council for the opportunity to serve. COTA does an excellent job of providing transportation services to residents. He plans to provide a periodic newsletter to Council regarding Dublin ridership as well as updates from COTA. Dublin bus routes service primarily professional people working commuting to work. They value COTA for reasons of convenience, safety and economics. Dublin Express route 58 has the second highest level of ridership in COTA's system. The early morning buses to downtown are usually full, and other buses during the day are  $\frac{3}{4}$  full most of the time. The returning bus to Dublin at 4:30 p.m. is very full. Riders come from Dublin and the surrounding areas of Powell, Hilliard, etc. Contrary to stereotypes, many of the riders are professionals with high paying jobs. Typically, these workers are similar to those who use public transportation from a suburb of Connecticut downtown to New York City.

Mayor Peterson thanked Mr. Reed for his service to the community.

W. Curtis Stitt, CEO/President of COTA noted he appreciates the opportunity to speak to Council tonight regarding Issue 60, which is on the November ballot. COTA has a  $\frac{1}{4}$  percent sales tax that is continuing, and was made continuing in 1999. With the economic downturn in the 2000s, COTA had to cut 26 percent of their service, losing 22 percent of their ridership between 2001 and 2006. This situation was turned around by cutting services, laying off employees, shrinking operating costs. They then returned to the voters to request an additional  $\frac{1}{4}$  percent sales tax in 2006, and this request was approved. Since that time, COTA has increased its service by 80 percent. Assuming this renewal is passed, they will increase their service 90 percent over the 2006 levels with implementation of the Bus Rapid Transit CMAX service in 2018. Over the past 10 years, COTA has carefully managed the resources entrusted to them. As a good steward of public funds, they have not only increased their service but have introduced new services

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focused on helping communities they serve to achieve their goals. In doing so, they have focused on economic development and workforce development. The number one trip generator for COTA is getting people to jobs. In Central Ohio communities, people using the express service are those professionals traveling downtown to work. This contributes to the economic vitality of the entire region. Workforce development is also a focus. As Columbus2020 tries to attract more jobs to this region, COTA has partnered with them to help businesses site in locations where public transit service is available or help work with them to ensure there are connections. In New Albany, COTA provided increased service to them in partnership with the City of New Albany and some of the businesses in the New Albany International Business Park, where 15,000 jobs are located. The City of New Albany is paying for a circulator system that connects from the Park 'n Ride to the work location. They have partnered in a similar "last mile" type service in the Rickenbacker area where there are over 20,000 jobs. These are examples of how COTA has responsibly used the public transportation resources to help our community achieve its goals.

He pointed out that COTA has reviewed their operations to save money. They made a decision to convert their fleet from diesel to natural gas. If they could have converted the entire fleet in September of 2011, when the decision was made, they would have reduced a \$9.4 million annual diesel bill to a \$3.4 million natural gas bill. However, they decided to implement this change gradually to allow for a level purchase and retirement plan for the buses. They are using their resources responsibly, and this record, together with the other services deployed – Cbus, Air Connect – over the last few years make the case that they deserve to have this ¼ percent sales tax renewed in order to continue to provide the level of service provided today. The emphasis is this is not a new tax, but simply a continuation of the existing revenue source that has been in place for the past 10 years. He thanked Council for the opportunity to provide this update. He offered to respond to questions.

Mr. Lecklider asked, in light of the fact that Dublin is the largest economy in Central Ohio aside from Columbus, and home to 70,000 plus jobs, what future plans are there for increased service to Dublin?

Mr. Stitt responded that COTA is looking forward to the results of the Mobility Study that Dublin is launching. They have talked with the City Manager about being "at the table" for that study so that as Dublin plans, COTA is planning ways to increase and improve public transit in this community – not just connecting to downtown, but how to contribute to the mobility initiatives that Dublin wants to implement in Dublin.

Vice Mayor Reiner asked how many buses actually depart from Dublin to downtown Columbus each morning.

Mr. Stitt responded it is five or six trips to downtown every day and the same number returning to Dublin. The other high ridership express bus has seven trips in each day from Reynoldsburg to downtown.

Mayor Peterson noted that the Dublin Park and Ride opened last week in its new location.

Mr. Stitt stated that it was difficult to identify the right location for the relocated Park and Ride. He and the City Manager had some very tough meetings to negotiate this. The bottom line is that they worked through this issue and came up with a solution that works. They look forward to continuing a positive relationship and continuing to provide good service. COTA will work with Dublin as they plan how to move people throughout Dublin.

Mr. Keenan added that Council had many tough discussions with Mr. McDaniel, as well, during the course of this negotiation.

Mr. McDaniel noted that the City appreciates the partnership with COTA and regularly engages in dialogue about economic development and how to move people. He appreciates COTA's willingness to be involved in the Mobility Study.

Mayor Peterson thanked Mr. Reed and Mr. Stitt for sharing information tonight.

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- Energy Action Month – Christina O’Keeffe, Director of Energy & Air Quality, MORPC

Mayor Peterson invited Ms. O’Keeffe to comment.

Ms. O’Keeffe, Director of Energy & Air Quality, MORPC stated that the Mid Ohio Regional Planning Commission (MORPC) is a regional organization comprised of over 60 local governments within a 15-county region of central Ohio. Their focus is on a variety of core topics, including transportation, public policy and sustainability. Through the sustainability lens, there is a focus on energy. The Commission conducts regional planning, and as part of those plans, a top goal is to reduce energy consumption on a per capita basis. That focus is a result of a prior study that revealed this region has a higher energy use than its peers across the state and the nation. This can limit our competitive advantage. As a result, several steps have been taken, including partnering with Franklin County to conduct the first energy study to understand fully the flow of energy from supply to consumption. That involves the various sectors of transportation, residential, commercial and industry. From that, the intent is to identify actionable objectives, measurables, and data-driven decision making that can be offered. MORPC is working with the electric and gas utilities to develop a local government partnership program to help governments lead by example to connect to those resources and assist its residents and businesses to connect, as well. For 30 years, MORPC has been providing residential energy programs for income-eligible residents throughout Franklin County, serving more than 15,000 customers.

Mr. Keenan noted that the Ohio Air Quality Development Authority has partnered with MORPC on public service announcements.

Ms. O’Keeffe stated their support was greatly appreciated. They also partner with the Ohio EPA to issue air quality alerts when ozone levels or particulate matter reach harmful levels, particularly for individuals with respiratory issues.

Mayor Peterson noted that MORPC hosted the recent Sustainability Conference.

Ms. O’Keeffe responded that more than 550 attended Friday in downtown Columbus – a growth of 400 over last year’s conference. The focus was on Smart Columbus, businesses that have sustainability in their corporate plans, and use of local foods in lunch programs.

Mayor Peterson presented a proclamation to Ms. O’Keeffe recognizing October as Energy Action Month in Dublin and in appreciation of MORPC’s work in this area.

Mr. McDaniel noted that JM Rayburn from the City’s Planning Division received a sustainability award at Friday’s luncheon. The City is proud of the impact JM’s work is having regionally.

- National Community Planning Month

Mayor Peterson presented a proclamation to Ms. Goss in recognition of National Community Planning Month.

Ms. Goss stated that Community Planning Month recognizes the organizations throughout the community who consider planning from various perspectives, including economic development and the building standards that need to be in place to ensure that the communities are vibrant and successful in the future.

## CITIZEN COMMENTS

Ms. Munnal Idris, 4411 Limerick Lane, Dublin stated that she has been a resident of Dublin for five years. She attended the Columbus City Council meeting today, where that Council passed an anti-Islamophobia resolution. She has attended Dublin City Council meetings where the community’s development and finances are discussed, but there is also a social aspect to the community. She has three children of elementary, middle school and high school ages, and their family lives in a very diverse Dublin community. She appreciates Columbus City Council passing the resolution. Incidents also occur within the City of Dublin. The emotional and social well-being of all residents is a vital part of being an American. Her religion is separate from her nationality. She is a proud

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American – nothing makes her more proud than to pledge allegiance to the flag. She encourages Dublin City Council to consider adoption of a similar resolution.

Mayor Peterson asked staff to obtain a copy of the resolution.

Mr. McDaniel responded that staff would do so.

Mayor Peterson stated that Dublin is a very diverse community -- different religions and nationalities are represented in Dublin, and this Council is committed to supporting all.

Ms. Idris stated that before moving to Dublin, they considered many school districts. She and her husband chose Dublin City Schools because of the wonderful community, teachers, students and neighbors.

Mayor Peterson thanked Ms. Idris for her comments.

## CONSENT AGENDA

Ms. Amorose Groomes noted she is not requesting removal of the final plats for Riviera from the Consent Agenda, but has questions related to the Riviera development regarding the removal of the sidewalks along Avery Road. In what timeframe will those sidewalks be reinstalled? Many of the children from those neighborhoods travel south to their school. She realized today that with the removal of those sidewalks, no plan had been made to facilitate the children's ability to walk to school.

Mr. McDaniel responded that staff would look into that issue and provide Council with a response.

Ms. Amorose Groomes stated that if the condition will exist for a period of time, perhaps there is an alternate route that could be temporarily installed, such as gravel, that would provide the ability to stay off the road. Today, she observed children walking by the road, as the fencing that has been installed restricts their route.

Mr. McDaniel indicated that staff will look into the matter immediately.

Mayor Peterson moved approval of the actions for the six items listed on the Consent Agenda.

Vice Mayor Reiner seconded the motion.

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

- Approval of Minutes of Council meeting of 10-10-16
- **Ordinance 41-16 (Introduction/first reading)**  
Accepting the Updated Estimated Average Per Acre Value of Land for Park Fees in Lieu of Land Dedication. (Second reading/public hearing November 7 Council meeting)
- **Ordinance 42-16 (Introduction/first reading)**  
Amending Chapter 35 of the Codified Ordinances to Revise the Schedule of Fees and Service Charges for City of Dublin Services. (Second reading/public hearing November 7 Council meeting)
- Acceptance of Final Plat - Riviera – Section 1 (Case No. 15-109FDP/FP)
- Acceptance of Final Plat - Riviera – Section 2 (Case No. 15-109FDP/FP)
- Acceptance of Final Plat – Riviera - Section 3, Parts 1 and 2 (Case No. 16-011FDP/FP)

## SECOND READING/PUBLIC HEARING – ORDINANCES

### **Ordinance 38-16**

**Authorizing the City Manager to Execute Necessary Conveyance Documents to Acquire a 0.224-Acre, More or Less, Permanent Easement, and a 0.111-Acre, More or Less, Temporary Easement, from 535 Metro Place South, LLC, for the Property Located at 535 S. Metro Place for the Public Purpose of Constructing a Shared-Use Path and Related Improvements.**

Mr. McDaniel that the City is preparing to construct the Smiley Park shared-use path project, which will include the path and public improvements through Smiley Park within

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the vicinity of Metro Place. 535 Metro Place South LLC owns property that the City needs for both a permanent and temporary easement for that project. The parties have agreed to the terms set forth in the ordinance for the purchase of the needed property in the amount of \$56,950. Staff recommends approval.

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

## **Ordinance 39-16**

### **Authorizing the City Manager to Execute Necessary Conveyance Documents to Acquire a 0.143-Acre, More or Less, Permanent Easement from Columbus 2, LLC, for the Property Located at 5160-5168 Paul Blazer Parkway for the Public Purpose of Constructing a Shared-Use Path and Related Improvements.**

Mr. McDaniel stated that this is the same shared-use path project as addressed with Ordinance 38-16. The cost for this purchase is \$8,600. Staff recommends approval.

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

## **Ordinance 40-16**

### **Authorizing the City Manager to Execute Necessary Conveyance Documents to Acquire a 0.059-Acre, More or Less, Permanent Easement, and a 0.225-Acre, More or Less, Temporary Easement, from Ruma Investment Company, for the Property Located at 6701 Discovery Boulevard, for the Public Purpose of Constructing a Shared-Use Path and Related Improvements.**

Mr. McDaniel stated that this is a shared-use path project at Discovery Path and Wall Street. The parties have agreed on a purchase price of \$35,000. Staff recommends approval.

Ms. Amorose Groomes stated that for Ordinances 38-16 and 39-16, there was a reference to the appraised value. However, for this ordinance, there is no reference to the appraised value.

Mr. McDaniel responded that the purchase price is 15% above the appraised value. Typically, the agreed upon price is not greater than 10% above the appraisal. In this case, the price included the cost of compensation for some trees.

Ms. Amorose Groomes inquired if the landowner would be required to replace those trees in order to meet their site requirements.

Mr. McDaniel responded that some trees would need to be replanted.

Ms. Amorose Groomes stated that the cost might be 15% above appraisal, but the landowner will incur some additional costs.

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

Mayor Peterson asked if the Dublin Road shared-use path is now complete.

Mr. McDaniel responded affirmatively. The remaining work is simply clean up.

## **INTRODUCTION/FIRST READING – ORDINANCES**

### **Ordinance 43-16**

#### **Declaring the Improvement to Certain Parcels of Real Property in the City's Bridge Street District to be a Public Purpose and Exempt from Taxation; Providing for the Collection and Deposit of Service Payments and Specifying the Purposes for Which Those Service Payments May be Expended; Specifying the Public Infrastructure Improvements Directly Benefiting the Parcels; and Authorizing Compensation Payments to the Dublin City School District and the Tolles Career and Technical Center.**

Mr. Lecklider introduced the ordinance.

Ms. Mumma stated this is the first reading for the establishment of the Penzone tax increment financing district. Charles Penzone is proposing construction of a new 12,600

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square-foot Grand Salon to be located on approximately 1.8 acres next to their existing site located on Village Parkway. Charles Penzone is not requesting any assistance from the City in terms of public infrastructure improvements. However, the City is proposing to establish a TIF on this site, under Ohio Revised Code Chapter 5709.40. This parcel is located within the boundaries established within the cooperative agreement with Tolles JVS and the Dublin City School District for the Bridge Street District. It allows the City to utilize tax increment financing, among other economic development tools. This TIF, pursuant to the agreement, would allow the City to capture 100% of the service payments in years one through 15; in years 16 through 30, the Schools would receive 10% of what they would have received if the TIF had not been put in place. As a reminder, in exchange for this type of TIF structure, the City compensates Dublin City Schools \$1.5 million per year and Tolles JVS approximately \$37,000 per year. Both of those payments are made annually and began in 2014. Based on new construction value of approximately \$2.5 million, this TIF would generate approximately \$88,000 per year in revenue to the City the first 15 years and \$82,000 per year in years 16 through 30. This revenue would be used to help fund various improvements throughout the Bridge Street District, including the compensation payment to both school districts. This TIF is slightly differently than others that the City has established, because there is already an existing structure on the site, and that structure will remain. Therefore, the base value would encapsulate that existing structure, and all the taxing jurisdictions would continue to receive the property taxes based on the base land and existing improvement. Staff recommends approval at the November 2 Council meeting.

#### Ms. Amorose Groomes:

1. Asked if this will be a stand-alone TIF?

Ms. Mumma affirmed that it would. It is on one parcel. That parcel is where the current building sits, but it also contains vacant property next to it.

2. Asked what will occur with the existing building after the business is relocated to the new structure?

Ms. Mumma responded that her understanding is that the owner intends to maintain that structure for similar uses.

3. Indicated that her concern is if there would be a re-valuation of the property, should the existing building be removed.

Ms. Mumma responded that when the TIF was established, the base value was set at the value of the land and improvement at that time. If a new building were to be constructed and valued at \$2 million and the existing improvement were to be demolished, and if that reduced the property value below the base value that existed when the TIF was created – that would result in no revenue to the City. If this parcel were to be divided into two parcels, there could be a base value on the vacant land and a base value on land that includes an improvement. However, that is not the case in this situation.

Ms. Amorose inquired if the City could obtain confirmation from the landowner that they would not attempt to split the property in the future.

Ms. Mumma responded that she will follow up with Planning and Legal staff on this question.

Ms. Amorose Groomes indicated that it would be helpful to have that information for the second reading.

There will be a second reading/public hearing on November 7.

#### **INTRODUCTION/PUBLIC HEARING/VOTE – RESOLUTIONS**

##### **Resolution 52-16**

**Intent to Appropriate a 0.002-Acre, More or Less, Temporary Easement for Two Years from 72 High Company, LTD., Located along N. High Street, for the Public Purpose of Widening N. High Street.**

Ms. Salay introduced the resolution.

Ms. Readler stated that this appropriation from 72 High Company, LTD is necessary for the widening of North High Street through the Historic District. Amicable discussions are occurring with the landowner and an agreement is anticipated; however, this resolution

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will permit Legal staff to begin the eminent domain process in the event that negotiations are unsuccessful.

Ms. Amorose Groomes stated that her comments relate to both Resolutions 52-16 and 53-16, as they relate to the same project – essentially, installation of a turn lane on High Street north of that roadway network. What would that turn lane service?

Mr. McDaniel responded that the turn lane primarily services Bridge Park West and will accommodate the future changes to the Library site, as well.

Ms. Amorose Groomes inquired if this will be the future Library entrance and the future entrance to Bridge Park West.

Mr. McDaniel confirmed that is correct. It will tie into the future Rock Cress as well as the existing street; it also widens High Street. The plan is to accommodate the widening that is needed on the west side of the road relevant to the Library development, as well.

Ms. Amorose Groomes inquired if there would be a left-turn movement to the west, heading north on High Street, and a left-turn movement east, heading south on High Street – in other words, a turn lane going in each direction.

Mr. McDaniel responded affirmatively. The intent is to accomplish this at one time in anticipation of what is occurring on the west side.

Ms. Amorose Groomes noted that the map did not extend sufficiently to show this.

Mr. McDaniel responded that an updated map will be forwarded to Council.

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

Ms. Amorose Groomes noted that she anticipates receiving future drawings that show the left-hand movements both northbound and southbound.

## **Resolution 53-16**

**Intent to Appropriate a 0.004-Acre, More or Less, Fee Simple Interest; and a 0.032-Acre Temporary Easement for Two Years from 84 High Company, LTD., Located along N. High Street, for the Public Purpose of Widening N. High Street.**

Ms. Salay introduced the resolution.

Ms. Readler stated that these appropriations are for the same project. It is anticipated a price will be agreed upon amicably, but this legislation allows Legal staff to begin the eminent domain process.

Ms. Amorose Groomes emphasized that her previous comments pertain to this legislation, as well.

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

## **OTHER**

- Appeal re. Bridge Park Building B5 (Parking Structure)

Ms. Husak stated that at its October 10 meeting, City Council determined that it would hear the appeal filed by Crawford Hoying to a decision made by the Planning and Zoning Commission at their September 15 meeting. This decision was to disapprove a request to allow changes in materials and architectural elevations for Building B5 in the B Block of Bridge Park.

The elevations in question are the east and south elevations of a building that is a parking garage and that is wrapped with residential liners on the other two elevations. The two elevations in questions face Mooney Street to the east and Banker Drive to the south.

The summary of changes that the applicant requested PZC to approve were:

- Changes to the soldier course of brick in the top row of the upper level of the garage;

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- Changes to the screen style and materials (metal panels, more dimensionally applied in the previous iteration);
- A smaller living green façade.

Samples of the requested materials were placed in Council's Planning Room so Council could view them prior to the meeting. [She displayed slides of the previously approved elevation by PZC. She also displayed a rendering that the applicant has provided to meet one of the conditions that the Administrative Review Team (ART) had recommended regarding the lighting perspective in early morning and evening hours.]

On September 8, the ART approved and recommended approval of the applicant's request to PZC; on September 15, PZC voted to disapprove the request; and on October 10, 2016, Council voted to hear the applicant's appeal tonight.

She stated that Council has the following options for action tonight:

- Affirm the Planning and Zoning Commission's decision of September 15, 2016 (Case No. 16-060MPR) to disapprove the applicant's request for material changes to the east and south facades of Building B5. This requires the applicant to adhere to the originally submitted architectural elements and building materials on the exterior of the east and south facades of the public parking structure on Building B5 approved by the Commission on August 20, 2015. (Case No. 15-052 DP-BSD/SP-BSD/CU))
- Reverse the Planning and Zoning Commission's decision (permits the applicant to proceed with their revised architectural elements and building materials, which includes adding masonry detail to the brick facades, changing the aluminum panels and including only a one-story vegetated screen).
- Modify the Planning and Zoning Commission's decision – Council has multiple methods for modifying the decision, which include:
  - Allowing the applicant to proceed with their revised architectural elements and building materials, with the three conditions imposed by the ART.
  - Allowing the applicant to proceed with their revised architectural elements and building materials, with additional conditions imposed by City Council.
  - Remanding the case to the Planning and Zoning Commission with direction to review any revised architectural elements outlined by City Council.

Russ Hunter, Crawford Hoying, 555 Metro Place, stated that when Council first discussed this project, they discussed the desire for it to be a unique neighborhood of high-quality development. Tonight, he would like to reaffirm some of those desires, and look at other benchmarks. In PZC meetings, there is much discussion about the Arena District and Grandview Yard and how some of the things happening in those locations compare to what Dublin is doing in Bridge Street. He recently toured the Arena District and shared slides of the parking garages he viewed. He noticed that there are garages similar to what is proposed tonight in terms of applied brick, lighting, entrance/exits, but the others also have a significant amount of exposed concrete – which is not what is occurring in Bridge Park. Crawford Hoying does have a garage built in Bridge Park. [He showed a construction view of C Block garage.] He is proud of what Moody Nolan has designed for that garage, but also what they have proposed for the B Block garage. There is attention to detail in the brick – the coursing details and soldier courses -- and the unique use of the metal panels. They re-evaluated their original proposal to determine if it would be possible to use the same screening material, but much less of it. However, it appeared very "watered down" and ineffective. The building they have now proposed is different than the originally approved building, but it is still good architecture. He showed samples of the proposed panel system, although they would be painted to make them more durable. The frameless panels are different than those used in the C Block garage. They are similar to the original mesh panels proposed. Because they are frameless, the connections cannot be seen. Because the dimensions of the previous panels was preferred, they have discussed with the vendor the possibility of tilting or manipulating the plane thereof. The vendor indicates there is some ability to do so. "Pulling" the

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panels in and out slightly will add a different and interesting look. They are confident in the proposed design.

Mr. Lecklider stated that he likes the proposed elevation that was provided in the packet materials. That is not, however, the image that was shown in the slides tonight. [Discussion followed of the sample panels, painted and unpainted, provided for Council viewing prior to the meeting.]

Ms. Salay inquired what color was proposed.

Mr. Hunter responded that there was discussion regarding the use of light gray along the lower level, and perhaps some use of brighter or darker gray.

Mr. Lecklider stated that the slide rendering shown is different from that in his packet. He requested that staff display renderings of the proposed east and south elevations.

Mr. Hunter clarified that the one slide is an AutoCAD rendering, and was shown only to display the difference in plane. The picture of the panels in action are different – one is more open than the other. A rendering of the original, proposed panel is also shown, but painted.

Ms. Salay inquired if the sample panel would be painted a light stainless steel color, and if there would be two additional shades of gray, as well.

Mr. Hunter responded that the intention would be to begin with a 20% light gray; then a 10% and 30% gray could also be used to enhance the changes in plane.

Ms. Salay noted that the perforations also look smaller.

Mr. Hunter responded that the perforations are smaller.

Ms. Salay inquired which panel is proposed.

Ms. Husak responded that the panel proposed is the one with the larger perforations.

Mr. Hunter noted that calculations still need to be run on the panel to ensure that the amount of openness meets City building code requirements.

[Material samples were viewed in the meeting.]

Ms. Salay inquired about the lighting. How are the “glowing” panels lit?

Mr. Hunter responded that the intent is to back light certain panels. Not every panel would have lights, but one per bay, effectively, to enhance the randomness. It is similar to the process that is being used on the C block garage.

Ms. Salay stated that she is intrigued by the idea of lighting. What is unattractive about a parking garage, however, are the big openings into which there is a view. The garage has to be lit inside, and at night it can very unattractive if it is not masked. How much masking is occurring? The former treatment appeared to provide masking all the way around, yet without closing off the garage and without the problems that exist with the plant screening.

Mr. Hunter responded that the original mesh was more porous than this material. With the originally proposed design, more light would be seen coming out than with these panels.

Ms. Salay inquired about the view of the inside of the garage as lit, which would compete with the other lighting. That light would affect the appearance of the garage.

Mr. Hunter responded that there certainly will be a glow from the garage -- but they are all down lights and not too many. On the C Block garage, they installed one of the accent lights to view the effect when it was dark. There is light glowing from the back, but the accent light is very clear. There is sufficient difference between the two, that the effect is the same.

Ms. Amorose Groomes:

1. Asked staff if the original panels were proposed as stainless steel and the proposed panels are now naked metal?

Ms. Husak responded affirmatively.

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Ms. Amorose Groomes stated that there is a big difference in the quality of the materials now proposed.

2. Noted that there were discussions about dyed concrete or stained concrete in lieu of brick. Referring to the renderings displayed, Ms. Amorose Groomes noted that a significant amount of brick will be eliminated and replaced with stained concrete. With the proposed changes, stainless steel panels will be replaced with metal panels and a significant amount of brick is being replaced with stained concrete. Years ago, she recalled that Les Wexner requested black sidewalks around his Limited headquarters building, which can be viewed from I-270. The contractor dyed concrete black for the sidewalks. Every year, the concrete has faded, and today, the concrete does not look like it was ever dyed 30 years ago. She is concerned about approving stained concrete, and believing that the same look as brick can be achieved. If stained concrete looked like brick, there would be many more stained concrete buildings existing.
3. Asked a procedural question. Was there a request for tabling or did the applicant present alternate materials at a PZC meeting?

Ms. Husak responded that there was not a request to table and the applicant did not present alternate materials at the PZC meeting.

Ms. Amorose Groomes stated that she cannot support any of this proposal. If Council grants relief due to the cost of the materials, the result would be a compromise in quality to the remaining facilities, namely the Conference Center. Does the City not have any assurance of what the quality finishes will be to the Conference Center? If they build what was previously approved for the garage, does the \$800,000 cost come out of the quality of finishes for the Conference Center?

Ms. Readler responded that Crawford Hoying would need to go through the review process for the Conference Center, so there will be opportunities at that time to review what is being proposed. Planning Commission can review or deny that proposal.

Mayor Peterson stated that he believed the reason for this appeal was the price of the panels, which has increased since the time of approval. Was there also a change in the cost of the brick, which has resulted in a proposal for stained concrete?

Mr. Hunter responded that the original design provided for thin brick on spandrel panels. On this design, instead of brick behind the panels, there is stained concrete. The change was driven by cost, because, effectively, they were paying for two "skins" – installing brick, and then installing another skin in front of it. What they have learned with the construction of the C Block garage is that once the panel is installed, what is behind it cannot be seen due to the shadow that is cast. Instead of paying for two skins, it is preferable to pay for one skin, as with the majority of most buildings. The texture change, however, allows for greater shadow lines because the brick is no longer in the same plane.

Vice Mayor Reiner stated that he appreciates the effort to pull the panels out and achieve a shadow pattern, but the overall effect for the redesigned building is diminished. There is a certain beauty in the horizontal, parallel lines of the brick, which is compromised. The change results in two entirely different elevations. Have other alternatives been explored, which would produce something between the approved and the proposed plan? The original design was a very good-looking garage – the best looking in the entire community. It might be prudent to send this back to PZC and work with them to find an alternate solution.

Ms. Alutto agreed. She would recommend remanding this application back to PZC. To her, these images appear to be of two completely different buildings. She understands the difficulty related to a sole source provider situation. However, she believes they can come up with a better proposal than the one shown. She recommends that the applicant work with Planning staff to identify an alternative.

Mr. Keenan stated that he found Ms. Amorose Groomes' arguments compelling. He does not find the Columbus examples shown tonight to be particularly relative to what is being developed in Dublin.

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Ms. Amorose Groomes stated that if she were value engineering this project, she would begin with eliminating the panels and keeping the brick. It is essential that the building have high quality materials. Painting some metal and attaching it to the side of a building in an artistic fashion does not get close to what is desired.

Mr. Hunter responded that the alternative would be more similar to the garage materials that were shown that do not block that light.

Ms. Amorose Groomes stated that she would prefer to look at a quality brick, well done, well-detailed, well soldier-coursed parking garage than painted metal panels that will not retain the paint forever. What had been approved was stainless steel; now, the proposal is for painted metal – two very different materials that behave very differently in the environment over the course of time. She would begin by eliminating the panels and spending the panel money on an even greater brick treatment.

Vice Mayor Reiner suggested they look for some kind of panel options, perhaps not these flat ones. The problem with this panel design is the single source supplier.

Architecturally, this an important building for the community. When they remove the horizontal lines of the brick, it damages the overall concept of the building, particularly at the top of the proposed elevations where the panels come all the way up. It is disconcerting architecturally. He is hopeful that they can identify a solution with brick and some other panel feature that is beneficial to both parties.

Mr. Lecklider stated that the challenge is that Council first reviewed the approved version, which was a very appealing structure. He appreciates the fact that there is a cost challenge. However, reviewing the two options together makes it difficult to accept the proposed version.

Ms. Salay stated that she agrees with the other Council members' comments. She agrees that there needs to be more brick, particularly along the top. She believes a "middle ground" option with more brick is possible. She likes the idea of playing with metal panels and playing with the light within the metal panels. She likes the rendering of the "glowing panels," and more what she had anticipated in earlier discussions. She pointed out that Council has not discussed the green wall tonight. She is not opposed to having a green wall of a more pedestrian scale, but behind it are gaping holes where it seems the architecture has been forgotten. That corner is significant, so she would like that to be addressed. Her suggestion would be to restore some of the brick at the top of the elevation, identify better ways to integrate the metal and address the area behind the green screen.

Mayor Peterson stated he agrees that the two images appear to be of two different buildings. In regard to the green wall, the second proposal does not meet the purpose – he would eliminate it. He requested clarification of the effect of Council remanding this matter back to PZC to identify another option. If PZC makes a decision on that option, does Council review the plan again?

Ms. Readler responded that it is Council's discretion. Council could remand the matter back for PZC review, consistent with Council's comments. Either PZC could provide a recommendation for Council or the decision could be made by PZC, recognizing that the applicant has the right to appeal once again.

Mayor Peterson summarized that if Council remands this matter back to PZC, and should PZC's second review and decision not be acceptable to the applicant, they may appeal it to Council again.

Mr. Keenan inquired if Ms. Salay, as the PZC representative has a preference on the procedural direction Council requests of PZC.

Ms. Salay responded that she has no preference.

Ms. Amorose Groomes stated that she would prefer PZC provide a recommendation to Council.

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Mayor Peterson moved to remand this matter to the Planning and Zoning Commission for review and recommendation to Council. Council will make the final determination in this matter.

Mr. Keenan seconded the motion.

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

Mr. Lecklider inquired if, for the benefit of the applicant and PZC, Council believes it has provided sufficient guidance, i.e. the green wall, the amount of brick, and panels remain or not remain.

Ms. Salay stated that if this matter is remanded back to PZC for their recommendation, ultimately, the decision is Council's.

Mr. Keenan stated that there has been significant Council discussion about the elements -- the brick, look, lighting, etc. PZC should have sufficient information, and the applicant has a clear understanding of what this body expects.

Ms. Amorose Groomes inquired if Ms. Husak understands what Council is looking for. Ms. Husak responded that she will provide Council's direction to PZC, but she wants to make sure the applicant is in agreement.

Mr. Hunter responded that it is helpful to have gone through this process and received Council's input. Their concerns were the same as those expressed by Council. Everyone "fell in love" with the building that now is not affordable. The challenge is how to get past that. The remaining question he has relates to Ms. Amorose Groomes' and Ms. Salay's differing comments -- more brick and less panels versus more brick but retaining the panels.

Ms. Salay stated that he probably needs to hear from other Council members on that point.

Ms. Amorose Groomes stated that she wants to see a building with great detail. The City will be paying for this building for 30 years, and on the first day of the 31<sup>st</sup> year, she wants this building still to look great.

Mayor Peterson stated that the creative process between Crawford Hoying and PZC achieved the first building design --- that process worked, and it is what Council is looking for again. PZC is not necessarily required to take into consideration the cost. However, cost is a consideration of every decision made; Crawford Hoying has to evaluate the value of their investments. It is up to Crawford Hoying to identify a way to get the first building at the same cost as the second proposal. There must be a closer option.

Mr. Hunter responded that it would be a compromise. They won't be able to build the first option.

Mayor Peterson responded that by entertaining this appeal, Council is indicating that it recognizes that the "ground shifted" on Crawford Hoying. Council understands that and is willing to go through this process again, but it is necessary to achieve something closer to the first building design. A compromise is acceptable.

Vice Mayor Reiner stated that the difficulty is that the second, revised building has a totally flat elevation. Perhaps they could find another source for the panels. With the first design, the panels worked in such a manner as to create motion. It was a beautiful building, a beautiful piece of art, and Crawford Hoying should be proud of that. The elevations actually protruded, throwing shadows across the building as the sun moved. With an opaque flat building, moving the panels slightly in and out does not accomplish the same result. He would encourage them to identify another way to do the panels in a manner that would recapture some of the same interest of the first design.

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Ms. Salay stated that with the renderings, it is difficult to determine what they are doing. Most Council members are visual versus artistic. There is much to be desired with the renderings. They need to better illustrate how the building will actually appear. For example, Penzone's provided a model of their proposed building, which had a metal roof that was an art piece. It was helpful to see the shadow being cast to the ground – the pattern of the roof was repeated in a shadow on the ground. However, Council cannot "see" much from renderings. Models are very expensive, but if it is possible to identify another way in which to illustrate more effectively what they are proposing or spend more time creating a rendering, it would help Council to have a better feel of the final product.

Mr. Lecklider stated that he concurs with Vice Mayor Reiner's comments regarding identifying a way in which to recapture the motion of the approved elevation.

Vice Mayor Reiner stated that the second proposal did not succeed at the point the horizontal lines were eliminated. The top also was not tied in, and the entire building was not encapsulated in brick. The repetition of form in the first version is appealing. Council understands Crawford Hoying's financial challenge. However, the company has created many attractive buildings, some of which are in Dublin. They have the ability to identify an option that more closely meets the first proposal and resolves this issue.

Mayor Peterson inquired if Council needs to remand this matter to PZC with direction to place the item near the front of their schedule.

Ms. Husak responded that the earliest the Commission could hear the case would be November 10.

Mayor Peterson asked if that would give Mr. Hunter sufficient time to prepare.

Mr. Hunter responded that they would need to meet the submission deadlines ahead of the meeting. It is a tight timeframe.

Ms. Husak noted that the agenda for the November 10 meeting will be distributed on Friday, October 28. The meeting materials are due to the Planning Commission November 4.

Mayor Peterson inquired if that requirement could be waived.

Ms. Readler responded that staff needs sufficient time to review and analyze the proposal to create a staff report.

Ms. Amorose Groomes stated that she anticipates that a greater length of time would be needed for the re-design.

Mayor Peterson called for the vote on the motion on the floor -- to remand this matter to the Planning and Zoning Commission for review and to make recommendation to Council.

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

Mayor Peterson thanked the applicant for his presentation.

## STAFF COMMENTS

Mr. McDaniel noted that there were several informational items in Council packets, but pointed out that Beggars' Night will be observed in Dublin on Monday, October 31 from 6-8 p.m. Residents are advised to review the safety tips provided on the City's website.

## COUNCIL COMMITTEE REPORTS

Ms. Salay, Planning & Zoning Commission representative stated that the Commission has scheduled a work session on Thursday, November 3 and their next regular meeting will be held on Thursday, November 10.

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Mr. Lecklider, MORPC representative reported that:

- Dr. David B. Williams, Dean of the College of Engineering at The Ohio State University, who recently spoke to Council regarding plans for the Don Scott Airport, provided a similar report at last week's MORPC meeting, specifically, plans to lengthen the north runway from 4,000 to 5,000 feet. There are also plans to build a new \$10 million terminal. Although some concerns have been expressed that lengthening the runway might elevate the noise level, Mr. Williams indicated that the opposite is true due to the fact that incoming jets will not need to be low as far from the runway. Don Scott Airport is the fourth busiest airport in Ohio.
- MORPC has estimated Dublin's population as 47,000 in 2017. Dublin is the largest suburb in central Ohio.
- With respect to the ranking of projects submitted for TRAC Funding:
  - #1 is the ODOT District 6 Far East Freeway - I-270 & Brice Road Phase 2 and 3;
  - #2 is the City of Delaware - Delaware Point Project U.S.36/SR 37;
  - #3 is Union County - U.S. 33/SR 161/Post Road Interchange; and
  - #4 is ODOT District 6 - U.S. 36/SR 37/I-71 Interchange Improvements.

Mr. McDaniel stated that there are four projects, and three of the four are applications to fund detailed design; Dublin's project is the only one at the construction stage. ODOT received 87 letters of support from the community for the U.S. 33/SR 161/Post Road Interchange project, which drew attention and helped with the prioritization of this project. It is a multi-year process, so being at that position on the list is good.

Mr. Lecklider, LUC Regional Planning Commission representative stated that Council is invited to their annual dinner meeting on Thursday, November 17 in Urbana.

Mr. Lecklider, US 33 Innovation Corridor Group representative reported that the group met on Friday, October 14.

Mr. McDaniel added that they were introduced to the new Jerome Township Zoning Administrator. Much of the discussion concerned the TRAC process and the advancement of the Crossroads Area Plan to Jerome Township Trustees.

Mr. Reiner, Dublin Arts Council representative reported that the BREAD!Festival was well attended and a great success. There were many cultural tents, exhibitions and dances, and the public enjoyed the event. The intent is to add improvements to next year's festival. Thanks to the Dublin Arts Council staff who worked very hard on the event.

Ms. Amorose Groomes, Council representative to Dublin Schools (along with Ms. Alutto) noted they will meet with Dr. Hoadley and his team on Wednesday.

## **COUNCIL ROUND TABLE**

Ms. Amorose Groomes stated:

1. She attended two events last week that she considers shining examples of people reinvesting in the City:
  - The Business After Hours on October 18 was held at the law offices of Carlile Patchen & Murphy. They have completed an incredible renovation of the interior space of their building at 535 Metro Place South, making it new, fresh and forward thinking.
  - The OCLC Grand Opening was held on October 20. They, too, have completed an incredible renovation, and the Atrium is very impressive. She is greatly encouraged by the reinvestment of businesses in their Dublin facilities.
2. Kudos to the Dublin Arts Council. The BREAD!Festival was a fantastic event!

Mr. Keenan:

1. Noted that he sent an earlier email requesting an update for Council on the Library project.

Mr. McDaniel responded that an update would be forwarded to Council.

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2. Requested an update on the Craughwell case from Planning staff. Information indicates that the next step would be that the application for the Association's requested changes would be forwarded to PZC.

Ms. Salay:

1. Requested a report in the next packet on the results of the Mid-Century public meeting.
2. Inquired if Dublin would be participating in the "Big Ideas" conference, or simply serving as the host city.

Mr. McDaniel responded that the City would participate significantly. He acknowledged Ms. Crandall for her efforts to secure this national conference in Dublin. City Managers and Administrators from some very large cities will be attending. The conference begins Friday afternoon, and sessions continue throughout the weekend. Dublin will play a big role, including speaking about the Intelligent Community movement.

Vice Mayor Reiner:

1. Stated that he had an opportunity to hand out over 3,000 pieces of candy at Spooktacular. Dublin is truly a multicultural city -- children representing many nationalities enjoyed the event, and Dublin can be proud of this. It is preferable to have the event outside, versus packing it inside the Rec Center gymnasium. If the weather should prevent having it outside in the future, he would suggest that the event be cancelled for that year.
2. Thanked City staff for hosting the Neighborhood Leadership meeting at Jerome High School. Different groups of staff gave presentations providing thorough information about the City to those in attendance. The information was well received. Citizens should be able to obtain good information regarding the City from their HOA presidents.

Mayor Peterson thanked everyone who attended the event, which included more than those who are typically involved.

## **AJOURNMENT**

The meeting was adjourned at 9:00 p.m.

\_\_\_\_\_  
Mayor – Presiding Officer

\_\_\_\_\_  
Clerk of Council