



MEETING MINUTES

Administrative Review Team

Thursday, November 16, 2017 | 2:00 pm

ART Members and Designees: Vince Papsidero, Planning Director; Donna Goss, Director of Development; Colleen Gilger, Director of Economic Development; Ray Harpham, Interim Chief Building Official; Aaron Stanford, Senior Civil Engineer; Shawn Krawetzki, Landscape Architect; Mike Altomare, Fire Marshal; and Tim Hosterman, Police Sergeant.

Other Staff: Claudia Husak, Senior Planner; Lori Burchett, Planner II; Nichole Martin, Planner I; Lia Yakumithis, Planning Assistant; and Laurie Wright, Administrative Support II.

Applicants: Nelson Yoder, Crawford Hoying Development Partners; Teri Umbarger, Moody Nolan; James Peltier, EMH&T; and John Woods, MKSK (Case 1).

Vince Papsidero called the meeting to order at 2:02 pm. He asked if there were any amendments to the November 2 meeting minutes. The minutes were accepted into the record as presented. He noted the following Minor Modifications:

- Penzones Grand Salon – Modifications to eliminate a window and add a louvered vent as deemed appropriate by the Planning Director.
- B2 East Elevation – Modifications to permit louvers deemed appropriate by the Planning Director.
- B Block Open Space – Modifications to permit removal of planters to meet ADA access requirements as deemed appropriate by the Planning Director.

CASE REVIEW

**1. BSD SRN – Bridge Park, Block A (A1 Office Building)
17-102SPR**

**PID: 273-012721
Site Plan Review**

Lori Burchett said this is a proposal for a four-story, 80,000-square-foot office building and associated site improvements on a 0.77-acre site zoned Bridge Street District - Scioto River Neighborhood District. She said the site is northeast of the intersection of Riverside Drive and W. Dublin-Granville Road. She said this is a request for review and recommendation of approval to the Planning and Zoning Commission for a Site Plan Review under the provisions of Zoning Code Section 153.066.

Ms. Burchett presented an aerial view of the site and an overview of Block A with the office building highlighted. The proposed updates to the landscape plan were then presented. She followed that by presenting the previously proposed renderings as well as the updated proposed renderings for comparison and noted the following:

- Major changes to the balcony area on the south perspective;
- Changes to the lower wall and the prominence of the balcony area on the east perspective;
- More landscape that better interacts with the street shown on the northwest perspective; and
- The changed appearance from the southwest perspective – before and after.

Ms. Burchett presented the updated proposal from the south view.



Teri Umbarger, Moody Nolan, presented an updated rendering of the frontage considered on Longshore Loop. She said the applicant has addressed most of staff's and the ART's previous comments.

James Peltier, EMH&T, reported the applicant changed the water service/fire department connection (FDC) and explained there is a limited number of fire hydrants. Therefore, he said, the remote FDC is located at the southwest corner of the building. Ms. Burchett asked if this small pipe needs a clear zone. Mike Altomare answered that landscape can be planted around it. He reported he had met with Ms. Umbarger to determine the best solution. He said, aesthetically, it is not the most desirable location but thought landscaping proposed could soften that utility. Ms. Umbarger explained the FDC would be in the terracing portion of the landscape plan because they cannot put the FDC directly on the building. She indicated she hopes there will be so much activity in that area that the FDC will not be what people will focus on.

Claudia Husak verified that the FDC extends three feet out of the ground.

Nelson Yoder, Crawford Hoying Development Partners, said because of the grading on site they lowered the building a little bit, which improved accessibility.

Ms. Umbarger presented the landscape plan that will need to be updated to show photometrics and lights.

John Woods, MKSK, said there was a lot more room between the stairs, so now that it is parallel to the building, there is a nicer landing, which is more gracious and lower to the street. He noted the terrace walls that were added. Ms. Umbarger emphasized how now the northwest corner provides access for pedestrians; there are a lot less stairs and a good entry after revisions. Mr. Papsidero said the walk along Longshore Loop is nice and liked that the pillars are metal.

Mr. Papsidero inquired about the entrance on the north elevation. Ms. Umbarger said the canopy is now just a band; there is no extended canopy.

Shawn Krawetzki inquired about the materials proposed for the walls on the terraces. Mr. Woods said they have Arriscraft Stone for the building bases and they did not want it all to match and provided a few different samples. Mr. Krawetzki asked if the lower walls were concrete, if better finishes could be used instead, he suggested. Ms. Umbarger said concrete is their design intent. Mr. Krawetzki restated he would like better materials used. Mr. Woods explained that lightening the walls by just using concrete allows the focus to be on the landscaping.

Vince Papsidero concluded the applicant has addressed the concern about repetition.

Ms. Umbarger noted the buff wash on the concrete wall that was changed at the south entrance where the monumental stair is located. She pointed out the porch that runs along the south side to the monumental stair provides a different exterior experience.

Mr. Woods said since the building was lowered, they removed the risers from the north side, which enables the door to be flush at grade now.

Aaron Stanford remarked that the landscape appears to end abruptly at the roundabout with Riverside Drive and SR 161 and asked if something else needs to happen there, which he encouraged the applicant to consider. Mr. Woods explained they were trying to meet up with future conditions there.

Ms. Husak inquired about the width of the pedestrian connection. Ms. Umbarger answered it is an existing path and could not provide the exact width. Ms. Husak asked about the little patch of grass at the end of

the pathway and what purpose it would serve. Ms. Umbarger offered to extend the pathway as the patch of grass was just a buffer. Mr. Krawetzki suggested sliding the green patch down. Mr. Umbarger responded that patch of grass cannot be moved to the west per the event center but the evergreen hedge can be brought down and she offered to minimize the grass area. She explained it is just three feet worth of grasses that will not require mowing as part of maintenance.

Mr. Krawetzki asked if the waterlines were buried deep enough to which Mr. Woods answered those details still need to be reviewed.

Three-dimensional images of the terraces were presented as well as the south, southwest, and northwest views of the building. It was explained that the Arriscraft Stone on the west side wraps around to the front and white metal wraps around the balconies. The view from the south highlights the re-aligned stair that leads to the entrance. Ms. Burchett indicated the principle entrance still seems hidden. Ms. Umbarger noted the street level is comfortable. She said there is an entrance on Longshore Loop because people will park and cross over.

The railings with cables match the ones used at the event center and hotel. It was noted that the bottom level is the porch and not all the landscaping is shown on the plans yet.

Mr. Papsidero asked if there would be up-lighting provided for the grove of trees. Ms. Umbarger answered only lighting on the railings is proposed so far but there will be vertical slot lights all along the Arriscraft material, just like the hotel.

Ms. Husak asked Mr. Krawetzki for his professional opinion regarding the trees. He answered he likes the formality but all the same trees in one area does not always work so well; it could be done if the correct soil is used. He explained there are issues with urban tolerance.

Ray Harpham asked if paint and lights would be added to the pedestrian crossing circle. Mr. Stanford answered it is a mid-block crossing so no additional signing will be used there.

Mr. Papsidero asked if there would be tenant signs on the primary façade. Mr. Yoder answered three signs would be needed for the ground floor and for full-floor tenants. Colleen Gilger asked if there will be tenant signs at the top of the building. Mr. Yoder answered all tenants could be at the top on the same band around the building, just like the Crawford Hoying building but not everyone could have their name on the façade facing Riverside Drive.

Mr. Papsidero said staff is still wrestling with the architecture. He asked how the goals desired can be explained to the applicant from staff's perspective. He indicated the design is not boring but more aspects of Bridge Park could be incorporated. He emphasized the City did not envision a normal office building for the heart of the Bridge Park District. However, he said the balconies are a good improvement. Mr. Yoder said he was not favorable to the chamfered on the corner.

Mr. Papsidero asked if the building would benefit from exterior lighting to make it more prominent. Ms. Umbarger pointed out that slot lighting has been proposed on the first floor and she said these are two-story tenants. Mr. Yoder said he would consider additional lighting.

Mr. Krawetzki asked if there could be more of a contrast in color for the center tower section. Ms. Umbarger responded the main material relates to the hotel.

Ms. Burchett asked how much of the screening wall on the roof will be seen from the street. Mr. Yoder answered the walls are 10 feet in height and will not be seen from the street below but could be seen from a distance. He offered to bring in better images at the next review to demonstrate this. He said he would also bring an image for this building from the view of the roundabout.

Ms. Burchett concluded the ART's target date for their recommendation to the Planning and Zoning Commission is scheduled for December 30th to prepare for the PZC meeting on December 7, 2017.

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

ADJOURNMENT

Vince Papsidero asked if there were any additional administrative issues or other items for discussion. [There were none.] He adjourned the meeting at 2:55 pm.