

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

**3. BSD SCN – Tuller Heights  
18-021BPR**

**PID: 273-008811  
Basic Plan Review**

Sierra Saumenig said this proposal is for a four-story, approximately 140,000-square-foot retirement facility consisting of approximately 130 residential units - 20 of which may be allocated for personal care, two dining areas, two studio spaces, and a fitness center. She said the site is zoned Bridge Street District Sawmill Center Neighborhood and is northwest of the intersection of John Shields Parkway and Village Parkway. She said this is a request for a review and recommendation of approval to City Council for a Basic Plan Review under the provisions of Zoning Code Section 153.066.

Ms. Saumenig said the official name for this facility is "Residences at Tuller Heights" and presented an aerial view of the site to support the 140,000-square-foot facility. Ms. Saumenig said she would turn over the presentation to the applicants and asked that they introduce themselves.

Julie Polletta, architect for Radelet McCarthy Polletta Architecture and Interior Design introduced herself; Denise Pompena, representative for Graziano, the developer and contractor introduced herself; and Chris Jaeger, with Graziano Construction introduced himself.

Ms. Polletta said the site for the new Retirement Living Facility is on the corner of John Shields Parkway and Village Parkway. She said the residents' common areas will all be located at street level and highly visible facing the public street so the life of the residents can be seen. She said outdoor patio seating will be included for the Café and Bistro-style dining areas that wrap around the tower as to not show a cafeteria-style look traditionally found in retirement facilities. Other interior spaces clustered on the ground level, she said, include a pub-style recreation area, planting studio, art studio, library/lounge, salon, and fitness center. She said the apartment units are for residents living independently and for residents with personal care needs. She emphasized that this prominent location and scale of the proposed facility will provide both visual interest and opportunities for social interaction at the street level.

Ms. Polletta indicated they are still in the early stages of architectural design so they have not applied details to the building. She presented images to illustrate the types of design elements that will be incorporated. She stated they would use traditional materials such as brick as the primary material. She emphasized how they want to use porch elements to allow for more interaction between the residents and life on the street. She added a roof garden may also be incorporated.

Ms. Polletta said at the prominent intersection of John Shields Parkway and Village Parkway the facility will be set back 18 feet from the street. She said with a sidewalk and a patio there will be a fairly large paved area perceived as public space but in reality it would be their private space. She suggested this area would be good for public art installment and they would work with the Dublin Arts Council to determine what is most appropriate for this space.

Ms. Polletta stated many units will have porches and each will have a standing seam roof. On the west end of the site, she explained the slab level will be several feet above the sidewalk so the porch will be raised from street level. At the northwest corner, she said, they propose a two-tier, outdoor plaza with one level at grade and the other at floor level. She said both levels would be accessible to the public. At the northeast corner, she said, they are proposing a similar two-tier plaza that will be screened from the service area by hardscape.

Ms. Polletta said the main entrance is in the middle of the block with a slight grade change so stairs with a ramp will be incorporated. She said they would provide a decorative element to the wall that runs between the surface lot and the sidewalk. She said they are considering the traditional limestone walls like what is used all over the City but are open to ideas.

Ms. Polletta presented a diagram of the first floor to demonstrate how the facades for the residential units project and recede with the use of porches. She indicated the service areas will be screened with hardscape and some sort of plaza will be created for both front corners of the site. She noted parking and the pick-up/drop-off entrance for the residents.

Ms. Polletta indicated the structure will be predominantly brick but different colors of brick used in different areas for variety and only the fourth floor will use a metal panel.

Claudia Husak said staff has been meeting with this applicant for a span of two years to find the appropriate site. She indicated this team has taken serious effort in understanding the area and even reviewing the Zoning Code to aid in designing their proposal. Ms. Husak said this immense effort is greatly appreciated by staff.

Vince Papsidero inquired about the residual parcel and how it might be used in the future. Denise Pompena, representative for Graziano, indicated that parcel will be used for townhomes or some sort of residential but not for another retirement community and they will be on a much different scale.

Aaron Stanford stated Engineering is especially focused on the corner of Village Parkway and Tuller Road. He said where Village Parkway curves there are commitments for reconstruction to "T" this intersection that would be a joint venture between the City and the developer. Mr. Stanford said this will be a large undertaking but is something that has always been envisioned for this intersection.

Ms. Husak reported a Preliminary Plat is required to address many of the items Mr. Stanford highlighted and suggested they work to align that review with Council's review of the Basic Plan. Vince Papsidero asked if the right-of-way issue for this proposal has been ironed out. Mr. Stanford answered affirmatively and added that they have worked with the applicant on this matter. Ms. Husak indicated the plat would be fairly complex as there are many areas that would either be vacated or dedicated to create the proper street network. Mr. Stanford agreed and added the utilities would pose a challenge as well.

Ms. Husak said the Basic Plan Review could go to Council in June. She said this proposal would first go informally to the Planning and Zoning Commission and would then receive a recommendation from the Administrative Review Team (ART) before going to Council. She said the next steps are for a more detailed proposal to be discussed with the ART on April 19, and then for an informal with the PZC on May 3, and finally then the ART would have an opportunity to make a recommendation to Council for their first meeting in June.

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

**4. ~~BSD HC – Daso Custom Cabinetry – Signs~~  
~~18-022ARB-MPR~~**

**13 S. High Street  
Minor Project Review**

~~Nichole Martin said this is a proposal for two, eight-square-foot wall signs and one, six-square-foot projecting sign for an existing tenant space, zoned Bridge Street District Historic Core. She said the site is west of South High Street, approximately 125 feet southwest of the intersection with Bridge Street. She said this is~~