



RECORD OF DETERMINATION

Administrative Review Team

Thursday, May 12, 2022

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

1. Bridge Park, Block F – The Bailey, Mass Excavation, 22-058MPR at 4351 Mooney Street

Proposal: Mass excavation for the construction of a six-story, hybrid-podium, residential building and associated site improvements. The 1.77-acre site is zoned Bridge Street District, Scioto River Neighborhood.

Location: Northwest of the intersection of Dale Drive with Banker Drive.

Request: Review and approval of a Minor Project under the provisions of Zoning Code §153.066.

Applicant: Don Brogan, Vice President of Real Estate Development, Crawford Hoying Development Partners

Planning Contact: Nichole Martin, AICP, Senior Planner

Contact Information: 614.410.4635, nmartin@dublin.oh.us

Case Information: www.dublinohiousa.gov/art/22-058

Request: Approval for the proposed Minor Project for mass excavation with four conditions:

- 1) That the applicant update the drawings to address all review comments provided by Engineering, as part of the Building Standards permit review;
- 2) That the private site improvement plans demonstrate compliance with the requirements of the Ohio EPA and Chapter 53 of the Dublin Codified Ordinances is met;
- 3) That the right of entry is signed by both the City and the applicant, prior to the start of construction; and
- 4) That the applicant obtain a permit for private site improvements within 12 months of issuance of a mass excavation permit or restore the site to the original condition.

Determination: This Minor Project was approved (6 – 0). This approval shall be valid for a period of two years from the date of approval in accordance with Zoning Code §153.066(O)(5)(e).

RECORDED VOTES:

Brad Fagrell	Yes
Jennifer Klus	Yes
Shawn Krawetzki	Yes
Michael Hendershot	Yes
Jake Stoll	Yes
Chad Hamilton	Yes

STAFF CERTIFICATION

DocuSigned by:

Brad Fagrell

Brad Fagrell, P.E., CBO

Building Standards Director





MEETING MINUTES

Administrative Review Team

Thursday, May 12, 2022 | 2:00 pm

Department of Development Building at 5200 Emerald Parkway

CALL TO ORDER

Mr. Fagrell welcomed everyone and called the meeting to order at 2:02 pm.

ROLL CALL

ART Members and Designees present: Brad Fagrell, Building Standards Director (Vice Chair); Jennifer Klus, Economic Development Director; Michael Hendershot, Senior Civil Engineer; Shawn Krawetzki, Landscape Architect Manager; Chad Hamilton, Deputy Fire Marshal; and Jake Stoll, Sergeant of the Police Department.

Staff Members present: Chris Will, Planner II; Jenna Goehring, Economic Development Administrator; Jacob Miller, Planning Assistant; Madison Capka, Planning Assistant; and Laurie Wright, Administrative Assistant II.

Applicants present: Don Brogan, Vice President of Real Estate Development, Crawford Hoying

APPROVAL OF MINUTES

Mr. Hendershot made a motion and Mr. Krawetzki seconded to approve the minutes from the April 14, 2022, meeting.

Votes: Mr. Fagrell, yes; Mr. Hamilton, yes; Sergeant Stoll, yes; Ms. Klus, yes; Mr. Hendershot, yes; and Mr. Krawetzki, yes.

[Approved 6 – 0]

INTRODUCTION/DETERMINATION

1. Bridge Park, Block F – The Bailey, Mass Excavation, 22-058MPR at 4351 Mooney Street

Mass excavation for the construction of a six-story, hybrid-podium, residential building and associated site improvements. The 1.77-acre site is zoned Bridge Street District, Scioto River Neighborhood and is located northwest of the intersection of Dale Drive with Banker Drive.

Staff Presentation

Ms. Martin presented an aerial view of the site and noted it was directly north of Acura and south of Springhill Suites. This will be the future site of the Bailey. There have been demolitions approved in Bridge Park, before. The ART approved a mass excavation for Springhill Suites in 2017. The Bailey was reviewed and approved for a Conditional Use and a Final Development Plan by the Planning and Zoning Commission on March 17th, 2022. Those applications included a six-story podium apartment building with 87 age-restricted, residential dwelling units and a podium parking structure for 87 spaces [graphic of site plan]. Mass excavation permits are requested

to facilitate preliminary site work, prior to issuance of a private site improvement permit. Both the Planning and Engineering Departments have reviewed the plan. Engineering provided a list of comments to the Developer as part of the Building Standards plan review that included:

- Clarifying the intended scope of work for the mass excavation permit, specifically demolition activities and building pads;
- Ensuring positive drainage is provided;
- Maintaining and controlling pedestrian access with a sidewalk detour plan; and
- Providing construction fencing and work zone protection details.

This application was reviewed against the Minor Project Review Criteria. Planning recommended approval of the Minor Project Review for the mass excavation with four conditions:

- 1) That the applicant update the drawings in Eplan to address all review comments provided by Engineering, as part of the Building Standards permit review;
- 2) That the private site improvement plans demonstrate compliance with the requirements of the Ohio EPA and Chapter 53 of the Dublin Codified Ordinances is met;
- 3) That the right of entry is signed by both the City and the applicant, prior to the start of construction; and
- 4) That the applicant obtain a permit for private site improvements within 12 months of issuance of a mass excavation permit or restore the site to the original condition.

Applicant Presentation

Don Brogan, Vice President of Real Estate Development, Crawford Hoying stated he had nothing to add except to educate anyone who may not be familiar with the project. This is a joint project with Friendship Village in Dublin and will include all independent living residents. There will be a large amenity deck and the apartments will be high end with a resort feel. There will be a connection with Friendship Village if additional services are needed.

Questions for Staff and the Applicant

Mr. Hendershot - He clarified that as part of a condition from the Engineer review, there must be vehicle access and the sidewalks clear at all times. This may require some fencing. Demolition is a specific scope of work. There should always be positive water drainage throughout the mass excavation process. He reiterated the fourth condition of approval that the applicant obtain a permit for private site improvements within 12 months of issuance of a mass excavation permit.

Public Comments

There were no public comments received.

Team Members' Discussion

No further discussion was needed in order to make a determination.

Mr. Fagrell moved, Mr. Hendershot seconded, to approve the Minor Project for mass excavation with four conditions:



- 1) That the applicant update the drawings to address all review comments provided by Engineering, as part of the Building Standards permit review;
- 2) That the private site improvement plans demonstrate compliance with the requirements of the Ohio EPA and Chapter 53 of the Dublin Codified Ordinances is met;
- 3) That the right of entry is signed by both the City and the applicant, prior to the start of construction; and
- 4) That the applicant obtain a permit for private site improvements within 12 months of issuance of a mass excavation permit or restore the site to the original condition.

Votes: Mr. Fagrell, yes; Ms. Klus, yes; Mr. Hendershot, yes; Mr. Krawetzki, yes; Sergeant Stoll; and Mr. Hamilton, yes.
[Approved 6 – 0]

ADJOURNMENT

Mr. Fagrell adjourned the meeting at 2:12 pm.





RECORD OF ACTION

Planning & Zoning Commission

Thursday, March 17, 2022 | 6:30 pm

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

**1. Bridge Park, Block F – The Bailey at 4351 Mooney Street
21-193CU**

Conditional Use

Proposal: Construction of a podium parking structure in association with the development of a 1.77-acre site zoned Bridge Street District, Scioto River Neighborhood.

Location: Northwest of the intersection of Dale Drive with Banker Drive.

Request: Review and approval of a Conditional Use under the provisions of Zoning Code §153.066.

Applicant: Don Brogan, Crawford Hoying Development Partners; Dave Guappone, G2 Planning Design; and Joe Pax, M+A Architects

Planning Contacts: Nichole M. Martin, AICP, Senior Planner

Contact Information: 614.410.4635, nmartin@dublin.oh.us

Case Information: www.dublinohiousa.gov/pzc/21-193

MOTION: Mr. Supelak moved, Mr. Fishman seconded, to approve the Conditional Use.

VOTE: 5 – 0.

RESULT: The Conditional Use was approved.

RECORDED VOTES:

Warren Fishman	Yes
Mark Supelak	Yes
Rebecca Call	Yes
Leo Grimes	Absent
Lance Schneier	Yes
Kim Way	Yes

STAFF CERTIFICATION

DocuSigned by:

Nichole M. Martin

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Nichole M. Martin, AICP, Senior Planner





RECORD OF ACTION

Planning & Zoning Commission

Thursday, March 17, 2022 | 6:30 pm

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

2. **Bridge Park, Block F – The Bailey at 4351 Mooney Street** **21-182PDP/FDP** **Preliminary and Final Development Plans**

Proposal: Construction of a six-story, podium apartment building consisting of 87 units and associated site improvements. The 1.77-acre site is zoned Bridge Street District, Scioto River Neighborhood.

Location: Northwest of the intersection of Dale Drive with Banker Drive.

Request: Review and approve Preliminary and Final Development Plans under the provisions of Zoning Code §153.236.

Applicant: Don Brogan, Crawford Hoying Development Partners; Dave Guappone, G2 Planning Design; and Joe Pax, M+A Architects

Planning Contact: Nichole M. Martin, AICP, Senior Planner

Contact Information: 614.410.4635, nmartin@dublin.oh.us

Case Information: www.dublinohiousa.gov/pzc/21-182

MOTION 1: Mr. Supelak moved, Mr. Way seconded approval of the following 15 Waivers:

1. §153.062(O)(12)(a)(3) — Parking Location and Loading
Requirement: Loading areas are required to be located on side or rear elevations.
Request: To permit a loading facility location on Mooney Street, a front elevation.
2. §153.065(B)(5)(b) — Site Development Standards – Stacking Spaces
Requirement: Two vehicle lengths of 20 feet be provided between the street and the garage entry gate.
Request: To permit a stacking area 13 feet in length.
3. §153.062(O)(12)(d)(3) — Principal Entrance Location
Requirement: Principal entrances must be located on a primary street façade.
Request: To permit a principal entrance on a non-primary, street facade.
4. §153.062(O)(12)(a)(1) — Building Siting
Requirement: A Required Build Zone of 5-20 feet.
Request: To permit an encroachment of ±2 feet beyond the RBZ along Dale Drive.
5. §153.062(O)(12)(a)(1) — Building Siting
Requirement: Permitted lot coverage not to exceed 70% impervious with an additional 20% semi-pervious.
Request: To permit 81% pervious lot coverage and no additional semi-pervious coverage.



2. Bridge Park, Block F – The Bailey at 4351 Mooney Street
21-182PDP/FDP Preliminary and Final Development Plans

6. §153.062(O)(12)(d)(3) — Building Entrances
 Requirement: 1 entrance per 75 feet of façade width.
 Request: To permit a reduction in the required number of entrances for each elevation.
7. §153.062(E)(1) — Façade Materials
 Requirement: A minimum of 80% of each façade visible from a street or adjacent property, exclusive of windows and doors, shall be constructed of permitted primary materials.
 Request: To permit a reduction in the percentage of primary materials for each façade.
8. §153.062(O)(12)(d)(5) — Façade Materials—Exposed Podium
 Requirement: Masonry shall be used as the primary building material for ground story or exposed basement facades.
 Request: To permit a reduced amount of primary materials on the exposed basement podium of the building. Whereas a minimum of ≥50% masonry is incorporated in all exposed podium facades above grade. The requirement for 80% primary materials overall in these locations is not met on the east, west or north elevations.
9. §153.062(E)(2) — Façade Material Transitions
 Requirement: When more than one façade material is proposed vertically, the 'heavier' material shall be incorporated below the 'lighter' material.
 Request: To permit a deviation from this requirement based on the architectural style proposed that is highlighted by an overall vertical orientation of the exterior materials.
10. §153.065(B)(c)(3) — Parking Structure Design - Internal Circulation
 Requirement: Clear ceiling height of 12 feet where a parking structure has street frontage.
 Request: To permit a clear ceiling height of 9.67 feet.
11. §153.064(G)(1) — General Open Space Requirements - Proportion
 Requirement: Open space types shall be sized at a ratio of not more than 3:1, length to width.
 Request: To permit a ratio of 5.68:1 for the southernmost and largest open space, and a ratio of 3.16:1 for the northwest pocket plaza.
12. §153.064(G)(A) — General Open Space Requirements – Ground Plane Materials
 Requirement: Pocket parks consist of 30% impervious surface maximum, plus an additional 10% semi-pervious surface.
 Request: To permit up to 34% of the southern pocket park to consist of impervious surfaces.
13. §153.064(G)(A) — General Open Space Requirements - Ground Plane Materials
 Requirement: Pocket plazas consist of a minimum of 40% impervious surface.
 Request: To permit 24% of the north-central pocket plaza to consist of impervious surfaces.
14. §153.064(G)(A) — General Open Space Type Requirements - Size
 Requirement: Pocket parks are to be a minimum of 0.10 acres in size.
 Request: To permit a pocket park of ±0.061 acres in size at the northeast corner of the site.
15. §153.064(G)(A) — General Open Space Type Requirements - Size
 Requirement: Pocket parks are to be between 300 and 1200 square feet in size.
 Request: To permit two pocket plazas of ±1,800 square feet and 2,060 square feet in size on the north side of the building.



2. Bridge Park, Block F – The Bailey at 4351 Mooney Street
21-182PDP/FDP Preliminary and Final Development Plans

VOTE: 5 – 0.

RESULT: The 15 Waivers were approved.

RECORDED VOTES:

Warren Fishman	Yes
Mark Supelak	Yes
Rebecca Call	Yes
Leo Grimes	Absent
Lance Schneier	Yes
Kim Way	Yes

MOTION 2: Mr. Supelak moved, Mr. Fishman seconded, to approve the Parking Plan consisting of 87 structured parking spaces at a minimum that include:

1. 12 on-street spaces; and
2. 142 available parking spaces in Block B, previously approved for Springhill Suites in 2019 of which are not needed by the hotel.

VOTE: 5 – 0.

RESULT: The Parking Plan was approved.

RECORDED VOTES:

Warren Fishman	Yes
Mark Supelak	Yes
Rebecca Call	Yes
Leo Grimes	Absent
Lance Schneier	Yes
Kim Way	Yes

MOTION 3: Mr. Supelak moved, Mr. Schneier seconded, to approve the combined Preliminary and Final Development Plans with 15 conditions:

- 1) That the applicant provide material specifications for all proposed windows, subject to Staff approval and prior to submitting for building permits;
- 2) That the window sills and lintels be provided where appropriate, subject to Staff approval and prior to submitting for building permits;
- 3) That the posts connecting balconies above and below are to be eliminated from the design of the balconies, if they are not structurally required; and the underside of the balconies are to be finished, subject to Staff approval and prior to submitting for building permits;
- 4) That all roof-mounted mechanical equipment be screened per Code, subject to Staff approval;



2. Bridge Park, Block F – The Bailey at 4351 Mooney Street
21-182PDP/FDP Preliminary and Final Development Plans

- 5) That the applicant confirm all required bicycle parking spaces are provided with building permit submittal;
- 6) That the applicant update the plans to provide columnar trees along the east building façade and to install street trees 30-foot on center along Dale Drive, subject to review and approval by the City Forester;
- 7) That all street tree wells be at least 5 feet wide per Dublin City Code and that the applicant work with the City to identify an expandable tree grate design consistent with the existing grates, subject to Staff approval;
- 8) That the applicant notify City of Dublin Staff when installing street trees, and that Staff be present when installation occurs to verify proper installation;
- 9) That all final open space furnishing details be provided to Planning for review, prior to submittal for building permits, and subject to Staff approval;
- 10) That the applicant continue to work with Engineering Staff to better align the access into the Bailey garage with the Block B garage access, subject to Staff approval;
- 11) That the applicant continue to work with Engineering to install curb ramps designed and installed to the satisfaction of the City Engineer;
- 12) That the applicant update the plans to provide a bicycle rack within the southeast open space, and that the applicant update tree species in alignment with the Commission's discussion;
- 13) That the applicant work with staff to finalize design details of the gabion wall consistent with the Commission's discussion, subject to staff approval;
- 14) That the applicant work with staff to provide additional architectural detail, whether by use of brick coursing, lighting, or otherwise, to the two stair towers to enhance the Banker Drive (south) façade; and
- 15) That the applicant update the PDP/FDP to shift the building west to be sited along Mooney Street, providing an additional landscape area along Dale Drive, to the greatest extent possible; and that the applicant continue to work with staff to ensure all Engineering requirements are met.

VOTE: 5 – 0.

RESULT: Both the Preliminary and Final Development Plans were approved.

RECORDED VOTES:

Warren Fishman	Yes
Mark Supelak	Yes
Rebecca Call	Yes
Leo Grimes	Absent
Lance Schneier	Yes
Kim Way	Yes

STAFF CERTIFICATION

DocuSigned by:

Nichole M. Martin

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Nichole M. Martin, AICP, Senior Planner



~~Ms. Martin stated that more specific direction is needed.~~

~~Mr. Way stated that he would like to see the use of the lighter colored material in the existing building reflected in the addition to provide horizontal continuity.~~

~~Ms. Call stated that it would be preferable if it were not the existing CMU material.~~

~~Mr. Way responded that his concern is more about color than material, but he would prefer a higher quality material, as well.~~

~~Ms. Call inquired if the applicant had any objection to the proposed condition.~~

~~Mr. Turkes responded that he had no objection. However, they had already added some horizontal banding or relief in the brick façade, but he understands the primary issue is color. They could consider integrating a higher quality, pre-cast material in the façade, such as the sills.~~

~~Mr. Boggs stated that a condition has been added that captures the Commission's direction.~~

Public Comment

~~There were no public comments on the case.~~

~~Mr. Supelak moved, Mr. Fishman seconded approval of the Amended Final Development Plan with four (4) conditions:~~

- ~~1) The applicant continue to work with Engineering to demonstrate stormwater management compliance in accordance with Chapter 53 of the City of Dublin Code of Ordinances;~~
- ~~2) The applicant provide two additional parking spaces to meet the minimum parking requirements of the development text; and~~
- ~~3) The applicant continue to work with the City of Dublin to finalize lighting fixtures for the proposed additions.~~
- ~~4) The applicant work with staff to continue a lighter color material, complementary to the detail on the existing building, to the proposed addition.~~

~~Vote: Mr. Way, yes; Mr. Supelak, yes; Mr. Schneier, yes; Mr. Fishman, yes; Ms. Call, yes.
[Motion approved 5-0.]~~

TABLED CASES

Ms. Call stated that the following two cases would be heard together.

1. Bridge Park, Block F – The Bailey at 4351 Mooney Street, 21-193CU, Conditional Use

A request for construction of a podium parking structure in association with the development of a 1.77-acre site zoned Bridge Street District, Scioto River Neighborhood. The site is northwest of the intersection of Dale Drive with Banker Drive.

2. Bridge Park, Block F – The Bailey at 4351 Mooney Street, 21-182PDP/FDP, Preliminary and Final Development Plans

A request for construction of a six-story, podium apartment building consisting of 87 units and associated site improvements. The 1.77-acre site is zoned Bridge Street District, Scioto River Neighborhood and is located northwest of the intersection of Dale Drive with Banker Drive.

Staff Presentation

Ms. Martin stated that this is a request for review of combined applications for both a Preliminary and a Final Development Plan with a Conditional Use. This is the proposed construction of a second building within Bridge Park, Block F. Bridge Park is located immediately to the east of Riverside Crossing Park

and north of the roundabout with SR161. This specific site is 1.77 acres. The site is undeveloped and currently contains a portion of Banker Drive. The site is surrounded by Springhill Suites to the north, the COTA Park and Ride to the east, Acura of Columbus to the south, and the Mooney parking garage in Block B to the west. Typically, the Bridge Street District development process occurs in three steps, but the second and third steps have been combined with this application, as there are no new public or private streets or additional lots of development being proposed. This application was originally reviewed by the Commission on January 6, 2022 and tabled. The applicant has addressed the Commission's previous concerns and made revisions.

Proposal

The proposal is for a 6-story, podium apartment building. The building will contain 87, age-restricted units; 87 structured parking spaces, and 2,300 square feet of office. The application also includes public open spaces and a private amenity deck. In January, the Commission discussed opportunities to minimize building encroachments along principal frontage streets as well as opportunities to increase the primary materials, enhance pedestrian circulation, and elevate both architectural and landscape design.

Updates

The applicant has made the following updates to their proposal:

- Reduced encroachment outside of the Required Building Zones (RBZ) along Dale Drive by narrowing the building footprint.
- Maintained the minimum 5-foot landscape buffer required between the building facade and the public rights-of-way.
- Aligned Building B4/B5 (Parking Structure) and Building F2 (Podium) entrances along Mooney Street.
- Increased amount of brick cladding in lieu of a wood-look and white metal panel. Metal panel is retained in select locations as an accent material.
- Retained Winder Drive mid-block pedestrian connection between the entrance of the Building F1 and the proposed Pocket Park in front of the main entrance of Building F2.

The first application is for a Conditional Use for a podium parking structure. A waiver was approved with the Concept Plan to permit a taller podium apartment building than permitted by Code. The Commission is asked to determine if by use of architecture, landscape design and site design, the applicant has mitigated all the potential impacts of a podium parking structure at grade. The applicant has revised the plans to enhance the opportunities for circulation. The primary vehicular access and service access continues to occur from Mooney Street. Visitor access occurs via an auto court on Winder Drive. Additional pedestrian circulation has also been provided. Approximately .4 acres of open space is provided north and south of the building, with the most substantial area located to the southeast. Additionally, a private amenity deck augments and activates the public open space.

Approval of a revision to a previously approved parking plan is also requested. A parking plan was approved for the Springhill Suites development in 2019. No additional spaces are requested within Block B that were not approved; however, some of those spaces are not needed by the hotel. For this project, there will be a total of 87 structured parking spaces, 12 on-street spaces and 142 parking spaces located in Block B that were previously approved.

Ms. Martin reviewed the building materials on the elevations. The most significant revisions occur on the north elevation along Winder Drive. Some revisions were made to be consistent with Code requirements [renderings shown].

Staff has reviewed the application against all applicable review criteria and recommends approval of the Conditional Use, the revised Parking Plan, 15 Waivers, 1 Administrative Departure, and a Preliminary and Final Development Plan with 10 conditions.

Commission Questions

Mr. Schneier requested clarity regarding the posts and the undersides of the balconies. Is it staff's recommendation that the posts be eliminated?

Ms. Martin responded that staff is not requesting that they be eliminated but that the applicant investigate that possibility prior to permitting, as it would be visually preferable. The undersides of the balconies would be clad and finished in some manner.

Mr. Schneier stated that wood planks were indicated as a possible material for the underside. Would it be possible to look up and into the upper tenant's balcony?

Mr. Supelak stated that the planks would not be used as a deck material, but as a finishing product – a sealing product.

Mr. Schneier inquired about the reference to "either wood plank...or gypsum batten strips."

Ms. Call responded that the applicant could address that question with his presentation.

Applicant Presentation

Joe Pax, Architect, M+A Architects, 775 Yard Street, Columbus, Ohio, 43212 stated that they have made many revisions since the January 6 meeting. At that meeting, the Commission expressed support for some of the proposed waivers, but since then, the need for additional waivers has been identified. He presented an overview of the key factors that have necessitated their waiver requests. One of the primary adjustments made with this re-submission is the reduction in building area and size. That reduction enabled them to pull the building two feet further away from Dale Drive, reducing the amount of encroachment. There now is a 6-foot setback from the sidewalk to the building, which permits more landscaping. He reviewed the increased use of primary materials on the elevations [presented images]. Following the previous review, a parking realignment was requested; therefore, the interior parking layout has been reconfigured to allow the realignment. The Commission also requested elements to provide more distinction to the building facades [reviewed elements, including brick detailing, which have been incorporated to achieve increased distinction]. The landscape buffer has been enhanced, and the northeast corner of the building at Dale and Winder Drives has been activated. In addition to the light poles, windows have been added to the building at that corner. A flex space in the building has been added that flanks the lobby and engages the public from the plaza. The Commission requested that attention be given to the intersection of Dale and Banker Drives. Lighting, including a gabion wall with lighting elements, landscaping and bench seating have been included as entry elements into this side of Bridge Park. There are pedestal components, perhaps for future public art. The brick wraps around into the balconies. The intermediate posts previously on the balconies have been removed, resulting in cleaner lines and less obstruction of the view. Poles remain only at the corners, as structural columns. Creative brick work will enhance the courtyard. In regard to Mr. Schneier's earlier inquiry, some of the balconies have faux wood metal siding, the same material used on the façade; other balconies will have a cement board siding with batten strips within. Some may be white; others may have a wood appearance, but the undersides of the balconies will be finished.

Commission Questions

Mr. Fishman inquired if full brick, not slim brick, would be used.

Mr. Pax responded that a combination would be used. Up to 20 feet above grade, full brick is used on all sides of the building. Above the transition strip and stone cap, thin brick is used. There are consistent brick returns, so the windows will be recessed three inches from the face of the brick.

Ms. Call stated that that there is one elevation with a very tall brick strip. There does not appear to be a transition element on that façade, so will there be a transition from full to thin brick?

Mr. Pax responded that full brick would be used full height.

Ms. Call inquired if in the adjacent recessed area, where there is a façade division, there would be a transition from full to thin brick.

Mr. Pax responded affirmatively.

Mr. Way stated that his primary concern is the setback area along Dale Drive. He very much appreciates the many revisions that have been made, but remains concerned about there being sufficient space to soften the edge along Dale Drive. The 5-foot RBZ on Mooney Street currently includes foundation landscaping, which he believes achieves little. All other buildings along Mooney Street have no foundation plantings. Although the setback is a requirement for this building, pushing the building 5 feet toward Mooney Street would permit more landscaping to be included along Dale Drive. Mooney Street serves primarily as an access to parking. The minimal amount of landscaping along Mooney Street in Blocks C and D is not thriving.

Russ Hunter, Crawford Hoying, 6640 Riverside Drive, Dublin, OH stated there is foundation planting in Blocks C and D. Although D block was specifically designed to permit the foundation planting, that element was added on C Block in late 2021, which was too late. When plants are added at the right time, they will be far superior to what exists there. What is proposed here is more similar to what was done in D Block, which is more successful. Although the area is pinched here, there is far more green area to the north and south along Dale Drive. He believes there is a good balance.

Mr. Pax stated that there is actually 7 feet of depth in the landscape bed on Mooney Street, which gives more opportunity for viable landscaping. They recognize the tug and pull between the Mooney and Dale Drive sides of the building, but they would prefer to keep the 2 feet on the Mooney Street to enable viable landscaping.

Mr. Way responded that he is not supportive of placing the additional two feet on the Mooney Street side. The ground level of the building on that side has been articulated and detailed well, so there will be a nice urban edge there without any plant material. He would ask fellow Commissioners to consider whether having the additional area along Dale Drive or Mooney Street would be more valuable. The latter is not a pedestrian street. The proposed landscaping along Dale Drive could be much more rigorous. Presently, it is very low and does nothing to screen the parking edge. Currently, there are areas of blank wall; including taller plant materials could add variety to that edge. There was a bike rack in the small park at the corner of Dale and Banker Drives, which appears to have been eliminated. He believes having a bike rack there would be good. Is there a cap on the wall screening the trash area?

Mr. Pax responded that there is a cap on the wall, which screens the electric transformer on the northwest corner. It will be a cast concrete cap, which will match the trim on the transition element at the second floor.

Mr. Way stated that the stair tower at the end of the two wings is full brick. It would be good to include coursing through that area to break up the mass.

Mr. Supelak stated that faux wood can work, but sometimes the fact that it is faux can appear jarring. Many large sections will be used here. Is there confidence that from a distance the visual expression of this product will be like wood?

Mr. Pax stated that there is woodgrain in the product; however, the element will be monolithic and uniform. There are some variations in color within the product, but the variations will not be significant.

Mr. Supelak stated that the park on the south side has very few entry points. He has advocated for gaining another access point on the west end in addition to that on the east. Was that considered?

Mr. Pax responded that it was. The lower, step-down terrace is 60 feet wide. The brick element on the pavilion flanks the north side of that terrace. They studied the option of including steps; however, there is a 7-8 foot grade differential there. The amount of steps required seemed grandiose to provide limited access to a 60-ft. wide terrace, when ADA handicapped accessibility is provided on the east end, as well as the main approach to the terrace from the Dale and Banker Drive intersection. In their evaluation, the number of steps required with the 8-foot grade change over powered the area and consumed too much of the landscaping. They tried different configurations, but they all appeared forced, not attractive. The slope is slighter on the east side. Mr. Supelak stated that some of the other drawings do not express an 8-foot grade change. From the corner to the east, there is a 4-foot grade change for an 8-foot long stair. It is still 50 feet from the other end of the plaza.

Mr. Pax responded that with that configuration, is the suggestion that the stairway would be descending to the east?

Mr. Supelak responded affirmatively. He is not suggesting that it be extended parallel to the hill.

Mr. Pax responded that it would seem that if the intent was to engage Mooney Street, that the stair would descend to the west. They are already engaging the Dale Drive descent for pedestrians. The distance and separation from the stair landing to the at-grade entry into the plaza would not seem logical.

Mr. Supelak stated that although the grade makes it difficult, it would still provide an additional access point into the plaza, and access and proximity matter to people. Because the distance would be greater than 50 feet to the other access points, having a nearer access would be preferable to people when walking upgrade. The gymnastics to provide it are less of a problem than the additional 50-foot distance to reach the other access.

Mr. Pax stated that adding it would impact the landscaping and greenspace that could be provided, which also was a concern expressed by the Commission. Landscaping cascading down the retaining and sloped terrace walls would add an attractive green element.

Mr. Schneier inquired about the ceiling height of the parking structure. What is the ceiling height in existing parking structures?

Mr. Pax responded that he is unsure what it is in existing structures, but the proposed height for the Bailey parking garage is 12 ft. 6 inches. There will be a 10-foot clearance on the underside.

Mr. Hunter stated that he believes the height is either 12 ft. 8 inches or 13 feet on the ground floor of existing structures; on upper levels, it is 10 feet.

Mr. Schneier stated that a 12-foot height is required, but there is a waiver request to make the ceiling height 9.67 feet.

Mr. Pax responded that there is a drop ceiling within the garage for a conditioned space under inhabitable areas. There are 9-foot drop-in ceilings in the garage.

Mr. Schneier inquired if the garage ceiling height is 12 feet throughout Bridge Park, why do they need to be only 9.67 feet with the Bailey?

Mr. Pax responded that the drop ceiling areas, which make the height 9.67 feet, are beneath the dwelling units. Within the condition space, there are heaters and insulation to protect the unit floors above.

Mr. Hunter stated that it is consistent with the parking garage ceiling heights throughout Bridge Park, with the exception of the ground floors, which were made taller so they could be converted to retail in the future.

Mr. Schneier stated that the Code requires 12 feet. Have we granted waivers throughout Bridge Park, making it 9.67 feet elsewhere? If not, why is a waiver requested here? Does this impact 30 feet or so of the ground level, or is it all of the ground level and every level, as well?

Mr. Pax responded that the waiver for the 9.67 height is to allow for the ventilation and conditioning for the occupied space above. In the center of the garage, the height will be 10 ft.6 inches.

Mr. Hunter stated that the drop ceiling is necessary. If they were to raise the floor up to provide that clearance, it would add a minimum of 3 feet to the first floor height. The amenity deck and the interaction of the building with the surrounding grades would need to be higher, as well. It is important that the garage work without negatively impacting the other elevations.

Mr. Schneier inquired staff's perspective.

Ms. Martin stated that this is actually the first podium building within the Bridge Street District to be reviewed by the Commission. This is a unique building type. Typically, when the Commission has reviewed parking structures, they are the parking structure building type. The applicant is attempting to balance the podium and architecture with the functionality. From staff's perspective, the fact that this is a private garage that will be accessed only by tenants and is not open to the public and any vehicle, makes it justifiable.

Mr. Fishman inquired about the warranty on the faux wood.

Mr. Pax responded that there is a 10-year finish warranty. It is a manufactured product, heavy gauge metal, not susceptible to warping and distortion. The product is dimensionally stable, which prolongs the life of the product and finish.

Mr. Fishman stated that his concern is durability beyond 10 years. In other cities that built projects 10-15 years ago using these types of materials, the appearance of the materials has deteriorated. Presently, Bridge Park has an attractive sparkle, but if the structures begin to reflect aging, it will be an issue. He inquired if the thin brick is the same material as the full brick, or if it would be a full brick, split in half?

Mr. Pax responded that it is the same clay masonry material, manufactured in the same manner, but cut differently during the process.

Mr. Fishman inquired how the product is adhered to the building.

Mr. Pax responded that it is adhered by mortar to the hard surface. The thin brick would have all same joints as a full brick application to allow movement. The intent is that the difference between the full and thin brick cannot be distinguished.

Mr. Supelak responded that typically, the difference can be seen at the corners and at windows. The applicant has assured us that this product is the same as full brick at those points. How can the applicant be held to that, however, when it is manifested in the construction drawings?

Ms. Martin responded that in the field, there are inspections throughout the process.

Mr. Supelak stated that he has no objection to the thin brick, because the applicant has provided these assurances; however, is a condition needed that would provide a guarantee?

[Discussion of thin brick continued.]

Ms. Martin stated that the Final Development Plan documents are forwarded to Building Standards. The Zoning Permit review would confirm that the final construction drawings reflect these details. Once construction begins, there are construction check-in points.

Mr. Fishman stated that may address Mr. Supelak's concern about the construction, but his concern is how the thin brick and faux wood will age. This has been an issue in other communities that have used these products.

Mr. Hunter stated that a large amount of thin brick has been used in Bridge Park and on several residential buildings. The buildings with which they are experiencing the most cracking are the full-

depth brick structures. The steel in a building does not allow movement. Thin brick allows movement, so it is a better product for wood-frame construction.

Mr. Pax stated that in the early years, thin bricks were produced by cutting a full brick with a saw, which placed incredible stress on the bricks. Because thin bricks are being used more widely today due to the fact that they work better with a wood-frame construction, they are now manufactured in a kiln.

Public Comment

No public comments were received.

Commission Discussion

Mr. Fishman stated that he has already shared his concerns regarding the materials. He has traveled extensively and observed good and bad construction results. Using high-quality products produce buildings with greater longevity.

Mr. Supelak stated that the presentation was well organized. The gabion wall is a very nice feature, and he appreciates the efforts being taken to activate it. Gabion walls comprised of smoother stones in lieu of rough-cut stones have a more finished look, less industrial. He would encourage them to use materials that produce a more finished look. He is concerned about the faux wood. He understands the intent is a monolithic look, but there is the potential of the faux wood to look jarring when seen at scale. He is not requesting a mock-up, but he would advocate for a sufficient amount of this material to be provided for review in order to provide assurance to the Commission. On the south façade, some of the faux wood was replaced with brick; in the renderings, that facade appears bland. There is a great opportunity here to add elements to address that, such as the extension of a brick course or detailing across it. The façade is not yet finished. He would advocate, perhaps, for taking the brick detailing immediately under the projected header course and tiling it up the façade. In looking at lighting, perhaps there could be a vertical inlay with strips of lights. There is a great opportunity to activate this elevation. He continues to advocate for access on the south side of the plaza. If a space feels confined and has a private-public quality, people will not venture there as comfortably as if the access is provided. There is merit in providing the access point on the south side. The wood product is also used on the underside of the canopy. Perhaps it should be a different product there, such as Prodema, which has more of a touch and feel of wood. In regard to the façade separation, he applauds the general concept, but he believes it is lackluster. It could be made a stronger element. He could be supportive of adding the additional greenspace on the Dale Drive side of the building rather the Mooney Street side. It would provide opportunity to add vertical landscaping on that side.

Mr. Way stated that the applicant is requesting a waiver of the RBZ on Dale Drive. However, he believes it will be difficult to provide thriving landscape on the Mooney Street side; a greater impact could be achieved with more greenspace along Dale Drive. He would prefer to grant a waiver of the RBZ on the Mooney Street side to provide more space for robust landscaping along Dale Drive. He encourages them to restore the bike rack in the plan. Additionally, he is not supportive of the substitution of some plant materials with Gingkoes and Kentucky Coffee Trees. Gingkoes are slow growing and not ideal in urban settings; Kentucky Coffee trees look unsightly in the winter.

Mr. Schneier commended the applicant on the revisions made, and most of his questions have been answered to his satisfaction. He likes the concept of the gabion wall, but care should be taken to ensure it is done right so it can produce the desired results. Due to the significant width and height of the facades, he agrees that additional elements/treatments are needed.

Ms. Call stated that much of the concern expressed is because there is no “play” with this site. Shifting the building on either side would require a waiver. As a previous Commissioner has said, we are asking the site to do too much. She agrees with Mr. Supelak’s comments about the benefits of adding another access to the terrace. She agrees with the suggestions regarding landscaping. She agrees with the need to activate the stair towers wall, which is very monolithic. She likes the gabion wall. The light in the middle looks attractive, but the proposed stone has an industrial look.

Mr. Way stated that he believes the gabion wall looks attractive. The applicant is putting a limestone cap on it, which is not reflected in the graphic but is mentioned in the narrative. That should provide more sophistication. In regard to the suggestion for an additional access, from an ADA perspective, if a better access is provided to others than to them, it creates an equity issue. As currently proposed, the access is fair to everyone.

Ms. Call responded that she appreciates the equitable approach. However, from a potential future disaster perspective, if there is only one access point, everyone would be competing for the same exit. Two access points would be preferable. Additionally, different levels of mobility can cross via different structures, i.e. curbcuts versus stairs.

Mr. Way stated that he is not opposed to stairs. Currently, there are stairs to the north, so there are already two access points – one that is ADA and one that is not.

Ms. Call requested Commissioners’ views on the addition of the stairs.

Mr. Supelak responded that he would be supportive of adding a condition requiring it.

Ms. Call noted that there were not four members expressing support for adding that condition.

Ms. Call inquired Commissioners’ views on the gabion wall. The clarification that a limestone cap will be added mitigates some of her concern about a finished look.

Mr. Supelak stated that the cap would help with a finished look. Perhaps the applicant could work with staff to finalize details and specifications for the gabion wall.

The Commission discussed the proposed conditions.

Mr. Boggs reminded the Commission that a majority of the quorum present, not 4 votes, is needed to for passage of an item.

Commissioners discussed waiver of the RBZ on either the north or south sides of the building for landscaping purposes.

Ms. Martin stated that it is important to keep in mind that this is a podium apartment building, which is the reason there are additional landscape requirements not required for other buildings. The intent of the landscaping on Mooney Street, which is more than what is seen elsewhere, is to mitigate with the Conditional Use the function of the podium. That is the reason for the Code requirement.

Mr. Schneier stated that he has no objection to the building location as proposed.

Ms. Call stated that she concurred. She would prefer that to shifting the building. This is a different building type than seen elsewhere in Bridge Park. Having a little landscaping on each side would be preferable to having none on one side.

Mr. Way stated that he would prefer not to attempt a landscape bed on the Mooney Street side, as in his opinion, it would not thrive. He would prefer to provide the space on the more open side of the building, where it would thrive.

Mr. Fishman stated that he would agree that people will be seeing the front of this building, so that is where the landscaping should be. He does not believe it would be noticed on the Mooney Street side.

Mr. Supelak stated that he would also be supportive of transferring that space to the Dale Drive side. Discussion of the conditions continued.

Ms. Call invited the applicant to comment regarding the proposed conditions.

Mr. Hunter stated that because this is podium building, this building is further away from the streets than any other building in Bridge Park. If the building is moved closer to Mooney, and the Dale Drive side has more robust landscaping, this site will feel less urban than everything else in Bridge Park. The

Dale Drive experience will feel vastly different. This site is less dense than everything else developed in Bridge Park to date, but that is because a podium building has different RBZs than other buildings. From a financial standpoint, this has been a difficult building. Attempting to shrink the building would likely sink the building. As proposed, the site feels right with everything else done in Bridge Park.

Mr. Pax stated that the driver of the building width and the east/west access is the need to provide 87 9-foot wide parking spaces within the podium garage.

Ms. Call inquired if the 87 parking spaces were required by Code, Commission request, or applicant preference.

Mr. Pax responded that the Code requires one parking space per unit.

Mr. Supelak moved, Mr. Fishman seconded approval of the Conditional Use.

Vote: Mr. Schneier, yes; Mr. Way, yes; Mr. Supelak, yes; Mr. Fishman, yes; Ms. Call, yes.
[Motion approved 5-0.]

Mr. Supelak moved, Mr. Way seconded approval of the following 15 Waivers:

1. §153.062(O)(12)(a)(3) — Parking Location and Loading
Requirement: Loading areas are required to be located on side or rear elevations.
Request: To permit a loading facility location on Mooney Street, a front elevation.
2. §153.065(B)(5)(b) — Site Development Standards – Stacking Spaces
Requirement: Two vehicle lengths of 20 feet be provided between the street and the garage entry gate.
Request: To permit a stacking area 13 feet in length.
3. §153.062(O)(12)(d)(3) — Principal Entrance Location
Requirement: Principal entrances must be located on a primary street façade.
Request: To permit a principal entrance on a non-primary, street facade.
4. §153.062(O)(12)(a)(1) — Building Siting
Requirement: A Required Build Zone of 5-20 feet.
Request: To waive the RBZ requirement along Mooney Street.
5. §153.062(O)(12)(a)(1) — Building Siting
Requirement: Permitted lot coverage not to exceed 70% impervious with an additional 20% semi-pervious.
Request: To permit 81% pervious lot coverage and no additional semi-pervious coverage.
6. §153.062(O)(12)(d)(3) — Building Entrances
Requirement: 1 entrance per 75 feet of façade width.
Request: To permit a reduction in the required number of entrances for each elevation.
7. §153.062(E)(1) — Façade Materials
Requirement: A minimum of 80% of each façade visible from a street or adjacent property, exclusive of windows and doors, shall be constructed of permitted primary materials.
Request: To permit a reduction in the percentage of primary materials on each façade.
8. §153.062(O)(12)(d)(5) — Façade Materials—Exposed Podium
Requirement: Masonry shall be used as the primary building material for ground story or exposed basement facades.

Request: To permit a reduced amount of primary materials on the exposed basement podium of the building. Whereas a minimum of $\geq 50\%$ masonry is incorporated in all exposed podium facades above grade. The requirement for 80% primary materials overall in these locations is not met on the east, west or north elevations.

9. §153.062(E)(2) — Façade Material Transitions

Requirement: When more than one façade material is proposed vertically, the 'heavier' material shall be incorporated below the "lighter" material.

Request: To permit a deviation from this requirement based on the architectural style proposed that is highlighted by an overall vertical orientation of the exterior materials.

10. §153.065(B)(c)(3) — Parking Structure Design - Internal Circulation

Requirement: Clear ceiling height of 12 feet where a parking structure has street frontage.

Request: To permit a clear ceiling height of 9.67 feet.

11. §153.064(G)(1) — General Open Space Requirements - Proportion

Requirement: Open space types shall be sized at a ratio of not more than 3:1, length to width.

Request: To permit a ratio of 5.68:1 for the southernmost and largest open space, and a ratio of 3.16:1 for the northwest pocket plaza.

12. §153.064(G)(A) — General Open Space Requirements – Ground Plane Materials

Requirement: Pocket parks consist of 30% impervious surface maximum, plus an additional 10% semi-pervious surface.

Request: To permit up to 34% of the southern pocket park to consist of impervious surfaces.

13. §153.064(G)(A) — General Open Space Requirements - Ground Plane Materials

Requirement: Pocket plazas consist of a minimum of 40-percent impervious surface.

Request: To permit 24-percent of the north-central pocket plaza to consist of impervious surfaces.

14. §153.064(G)(A) — General Open Space Type Requirements - Size

Requirement: Pocket parks are to be a minimum of 0.10 acres in size.

Request: To permit a pocket park of ± 0.061 acres in size at the northeast corner of the site.

15. §153.064(G)(A) — General Open Space Type Requirements - Size

Requirement: Pocket parks are to be between 300 and 1200 square feet in size.

Request: To permit two pocket plazas of $\pm 1,800$ square feet and 2,060 square feet in size on the north side of the building.

Vote: Mr. Supelak, yes; Ms. Call, yes; Mr. Fishman, yes; Mr. Way, yes; Mr. Schneier, yes.
[Motion approved 5-0.]

Mr. Supelak moved, Mr. Fishman seconded approval of the Parking Plan.

Vote: Mr. Fishman, yes; Mr. Schneier, yes; Mr. Way, yes; Mr. Supelak, yes; Ms. Call, yes.
[Motion approved 5-0.]

Mr. Supelak moved, Mr. Schneier seconded approval of the Combined Preliminary and Final Development Plans with the following 15 conditions:

- 1) That the applicant provide material specifications for all proposed windows, subject to staff approval and prior to submitting for building permits;

- 2) That the window sills and lintels be provided where appropriate, subject to staff approval and prior to submitting for building permits;
- 3) That the posts connecting balconies above and below are to be eliminated from the design of the balconies, if they are not structurally required; and the underside of the balconies are to be finished, subject to staff approval and prior to submitting for building permits;
- 4) That all roof-mounted mechanical equipment be screened per Code, subject to staff approval;
- 5) That the applicant confirm all required bicycle parking spaces are provided with building permit submittal;
- 6) That the applicant update the plans to provide columnar trees along the east building façade and to install street trees 30-foot on center along Dale Drive, subject to review and approval by the City Forester;
- 7) That all street tree wells be at least 5 feet wide per Dublin City Code and that the applicant work with the City to identify an expandable tree grate design consistent with the existing grates, subject to staff approval;
- 8) That the applicant notify City of Dublin staff when installing street trees, and that staff be present when installation occurs to verify proper installation;
- 9) That all final open space furnishing details be provided to Planning for review prior to submittal for building permits, and subject to staff approval;
- 10) That the applicant continue to work with Engineering staff to better align the access into the Bailey garage with the Block B garage access, subject to staff approval;
- 11) The applicant continue to work with Engineering to install curb ramps designed and installed to the satisfaction of the City Engineer;
- 12) The applicant update the plans to provide a bicycle rack within the southeast open space, and that the applicant update tree species in alignment with the Commission's discussion;
- 13) The applicant work with staff to finalize design details of the gabion wall consistent with the Commission's discussion, subject to staff approval;
- 14) The applicant work with staff to provide additional architectural detail, whether by use of brick coursing, lighting, or otherwise, to the two stair towers to enhance the Banker Drive (south) façade; and
- 15) The applicant update the PDP/FDP to shift the building west to be sited along Mooney Street providing additional landscape area along Dale Drive, to the greatest extent possible; and that the applicant continue to work with staff to ensure all Engineering requirements are met.

Vote: Mr. Fishman, yes; Mr. Schneier, yes; Mr. Way, yes; Mr. Supelak, yes; Ms. Call, yes.
[Motion approved 5-0.]

COMMUNICATIONS

~~Ms. Martin reported that:~~

- ~~• The annual APA National Conference will be held in San Diego, April 30-May 3, 2022. Commission members should notify staff if they wish to attend the event.~~
- ~~• There will be a Board and Commission recognition in the Council Chamber building at 6:00 p.m. on Monday, April 11, 2022.~~



RECORD OF ACTION

Planning & Zoning Commission

Thursday, January 6, 2022 | 6:30 pm

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

**5. Bridge Park, Block F - The Bailey at 4351 Mooney Street
21-193CU**

Conditional Use

Proposal:	Permit a podium parking structure in association with the development of a 1.77-acre site zoned Bridge Street District, Scioto River Neighborhood.
Location:	Northwest of the intersection of Dale Drive with Banker Drive.
Request:	Review and approval of a Conditional Use under the provisions of Zoning Code §§153.066 – 153.236.
Applicant:	Don Brogan, Crawford Hoying Development Partners; Dave Guappone, G2 Planning Design; and Joe Pax, M+A Architects
Planning Contact:	Chase J. Ridge, AICP Candidate, Planner II
Contact Information:	614.410.4656, cridge@dublin.oh.us
Case Information:	www.dublinohiousa.gov/pzc/20-193

MOTION: Mr. Supelak moved, Mr. Way seconded, to table items 5 and 6 at the request of the applicant.

VOTE: 7 – 0.

RESULT: Both cases were tabled.

RECORDED VOTES:

Jane Fox	Yes
Warren Fishman	Yes
Mark Supelak	Yes
Rebecca Call	Yes
Leo Grimes	Yes
Lance Schneier	Yes
Kim Way	Yes

STAFF CERTIFICATION

DocuSigned by:

Jennifer Rauch

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Jennifer M. Rauch, AICP, Director of Planning





RECORD OF ACTION

Planning & Zoning Commission

Thursday, January 6, 2022 | 6:30 pm

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

**6. Bridge Park, Block F - The Bailey at 4351 Mooney Street
21-182PDP/FDP Preliminary and Final Development Plans**

Proposal: Construction of a six-story, podium apartment building consisting of 87 dwelling units and associated site improvements. The 1.77-acre site is zoned Bridge Street District, Scioto River Neighborhood.

Location: Northwest of the intersection of Dale Drive with Banker Drive.

Request: Review and approval of Preliminary and Final Development Plans under the provisions of Zoning Codes §153.066 and §153.236.

Applicant: Don Brogan, Crawford Hoying Development Partners; Dave Guappone, G2 Planning Design; and Joe Pax, M+A Architects

Planning Contact: Chase J. Ridge, AICP Candidate, Planner II

Contact Information: 614.410.4656, cridge@dublin.oh.us

Case Information: www.dublinohiousa.gov/pzc/21-182

MOTION: Mr. Supelak moved, Mr. Way seconded, to table items 5 and 6 at the request of the applicant.

VOTE: 7 – 0.

RESULT: Both cases were tabled.

RECORDED VOTES:

Jane Fox	Yes
Warren Fishman	Yes
Mark Supelak	Yes
Rebecca Call	Yes
Leo Grimes	Yes
Lance Schneier	Yes
Kim Way	Yes

STAFF CERTIFICATION

DocuSigned by:

Jennifer Rauch

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Jennifer M. Rauch, AICP, Director of Planning



~~to bring in the right tenant. At the Concept Plan stage, we are not looking for all the details but rather personality and right now the concept is pretty bland.~~

~~The Chair called for the discussion to specifically address the three conditions and determine if they should be amended in any way.~~

~~Mr. Supelak – Condition 2 should have more to it.~~

~~The Chair agreed.~~

~~Mr. Supelak – Condition 3 should address the non-support of the Commission of additional parking.~~

~~The Chair agreed.~~

~~The Chair assisted Mr. Will with rewriting the conditions.~~

~~Mr. Boggs – He requested the Commission to not put a fine point on all of the conditions.~~

~~The Chair understood.~~

~~Mr. Grimes moved, Mr. Way seconded to approve the Concept Plan with three conditions, as amended:~~

- ~~1) That the applicant continue to work with Staff to pursue a shared parking plan to meet Code requirements;~~
- ~~2) That the applicant continue to work with Staff to refine the building architecture, including: (a) massing and design, (b) building materials, and (c) building interaction with the streetscape; and~~
- ~~3) That the applicant continue to work with Staff to refine the design of open space to be more publically accessible.~~

~~Vote: Mr. Schneier, yes; Ms. Fox, yes; Mr. Fishman, yes; Ms. Call, yes; Mr. Supelak, Mr. Way, yes; and Mr. Grimes, yes.~~

~~[Motion passed 7-0.]~~

Cases 5 and 6 were heard together.

5. Bridge Park, Block F - The Bailey at 4351 Mooney Street, 21-192CU, Conditional Use

The Chair stated this application was a request to permit a podium parking structure in association with the development of a 1.77-acre site zoned Bridge Street District, Scioto River Neighborhood located northwest of the intersection with Dale Drive with Banker Drive.

6. Bridge Park, Block F - The Bailey at 4351 Mooney Street, 21-182PDP/FDP, Preliminary Development Plan/Final Development Plan

The Chair stated this application was a request for the construction of a six-story, podium apartment building consisting of 87 units and associated site improvements. The 1.77-acre site is zoned Bridge Street District, Scioto River Neighborhood and is located northwest of the intersection of Dale Drive with Banker Drive.

Staff Presentation

Mr. Ridge presented an aerial view of the site for context to the buildings surrounding this block. Springhill Suites lies to the north, Mooney Garage –block B to the west, Car Dealership to the south, and Cota Park N Ride to the east. He recapped the Bridge Street District (BSD) Process with the Concept Plan being the first step, followed by the Preliminary and Final Development Plans. The Planning and Zoning Commission (PZC) reviewed this site's Concept Plan on September 16, 2021, which they approved as well as approval for combining steps 2 and 3 and makes this the last opportunity for the PZC to review these applications.

In July 2021, the PZC heard an Informal Review. Height and Use were largely supported but they were concerned with the amount of open space provided. A pedestrian-friendly streetscape along Winder Drive and a reduction in the size of an auto-court was encouraged as well as activation of Dale Drive.

In September 2021, the PZC heard a Concept Plan, which was approved with five Waivers and 13 Conditions. The Waivers addressed: Incompatible Building Types; Building Siting - Required Build Zone & Property Line Coverage; Height; and Parking Location and Loading. The conditions largely addressed building siting, open spaces, landscaping, and architecture. Existing conditions of the undeveloped property were shown in photographs where there is a significant grade change from east to west.

The proposal this evening is consistent with the Concept Plan reviewed in September that includes: a six-story podium apartment building that is age restricted; 87 dwelling units; 87-space podium parking structure; ±3,500 square feet of lobby, fitness, office space; and 0.45-acre of open space. This site has frontage on three public streets – Banker Drive, Mooney Street, and Dale Drive, and one private street – Winder Drive. The following comprehensive list of the heavy-hitting updates have been proposed since the last review:

- Auto court redesigned and reduced in size
- Building shifted north and residential wings shortened
- Additional open space
- Mooney Street entrance shifted north and curb cuts consolidated
- Two additional on-street spaces
- Building shifted east eliminates encroachment past the RBZ along Mooney Street but now encroaches past the RBZ on Dale Drive
- Additional brick detailing on the podium level
- Unique lighting elements

The proposed site plan included: a 'U'-shaped footprint, which opens to the south; an Auto-court on the north side of the building; Service and garage entrances on the west side along Mooney Street; Public open spaces; a Private amenity space; and Lot Coverage of 81% impervious, which will require a Waiver and 20% semi-impervious.

Review and approval of a Parking Plan has been requested for this evening that is a revision from the Parking Plan approved in 2019 for Building F1 (Springhill Suites). The Parking Plan conservatively uses standard residential parking requirements for the Bailey units, rather than the requirements for age-restricted units; therefore, the Parking Plan goes beyond what is required by Code. New parking required is 240 spaces given the proximity to a transit stop. The revision permits continued use of Block B garage with 7 additional spaces allocated for the office use. The site is required a total of 45 bicycle parking spaces, which the applicant stated has been met but needs to be indicated on the plans. Staff has requested greater detail for Podium Parking. The structure itself requires approval for the Conditional Use in the BSD, Scioto River Neighborhood zoning district. Landscaping & exterior cladding screen the structure. The application meets the minimum required open spaces for Block F and were presented in detail.

Elevations were shown of the north/Winder Drive and the east/Dale Drive that are 6 stories in height; accommodate the change in grade; are comprised of brick, ceramic tile, glass, cementitious siding, metal panel; balconies; and with the primary entrance on Winder Drive. The applicant is deficient of primary materials on each elevation. The south and west elevations were shown including: the change in grade; the residential amenity deck; balconies; the garage entrance and service entry, and the same building materials as above. Renderings were shown of various perspectives: the corner of Dale Drive and Winder Drive; Winder Drive and Mooney Street; Banker Drive and Mooney Street; and Banker Drive and Dale Drive.

The Conditional Use application/Case 5 has been reviewed against applicable review criteria and was recommended for approval.

Staff recommended approval for Case 6 that includes: an Administrative Departure, 19 of the 20 Waivers - a disapproval of Waiver 10; a Parking Plan; and the Preliminary and Final Development Plans with 17 conditions. All recommendations are listed in detail, below:

Recommend approval of the Administrative Departure:

1. §153.062(O)(12)(a)(1) — Building Siting Requirement: A Requirement of a Corner-Side Build Zone of 5-20 feet.
Request: To permit a Corner-Side RBZ of 4.98 feet along Mooney Street.

Recommend approval of 19 of the 20 Waivers:

1. §153.062(O)(12)(a)(3) — Parking Location and Loading Requirement: Loading areas are required to be located on side or rear elevations.
Request: To permit a loading facility location on Mooney Street, a front elevation.
2. §153.065(B)(5)(b) — Site Development Standards – Stacking Spaces Requirement: Two vehicle lengths of 20 feet be provided between the street and garage entry gate.
Request: To permit a stacking area of 13 feet in length.
3. §153.062(O)(12)(a)(3) — Parking Location and Loading Requirement: A minimum 5-foot wide landscape buffer be provided along perimeter of podium apartment buildings.
Request: To permit a reduction in the required 5-foot landscape buffer for the Dale Drive frontage.
4. §153.062(O)(12)(d)(3) — Building Entrance Requirement: Principal entrances be located on a primary street façade.
Request: To permit a principal entrance on non-primary street façade.
5. §153.062(O)(12)(a)(1) — Building Siting Requirement: A Required Build Zone of 5-20 feet.
Request: To permit an encroachment of approximately 4 feet beyond the RBZ along Dale Drive.
6. §153.062(O)(12)(a)(1) — Building Siting Requirement: Permitted lot coverage not to exceed 70% impervious with an additional 20% semi-pervious permitted.
Request: To permit 81% pervious lot coverage and no additional semi-pervious coverage.
7. §153.062(O)(12)(d)(3) — Building Entrance Requirement: 1 entrance per 75 feet of façade width.
Request: To permit a reduction in the required number of entrances for each elevation.
8. §153.062(O)(12)(b) — Height Requirement: Minimum finished floor elevation a minimum of 2.5 feet above the adjacent sidewalk elevation.
Request: To permit a reduced height between the finished floor elevation and adjacent sidewalk for approximately 47 lineal feet of the Dale Drive elevation.
9. §153.062(O)(12)(c) — Uses and Occupancy Requirements Requirement: Podium parking structures shall be screened to at least 90% opacity utilizing building materials that are integrated into and compatible with the remainder of the façade.
Request: To permit a reduced opacity on the east, north and west elevations as follows: 76% on east elevation, 79% on the north elevation, and 42% on the west elevation.
10. §153.062(O)(12)(d)(4) — Façade Divisions Requirement: Horizontal façade division be provided within the first 3 feet of the top of the ground story.

Request: No horizontal façade division be provided above the podium level.

11. §153.062(E)(1) — Façade Materials Requirement: A minimum of 80% of each façade visible from a street or adjacent property, exclusive of windows and doors, shall be constructed of permitted primary materials.
Request: To permit a reduction in the percentage of primary materials on each façade.
12. §153.062(D)(a) — Parapet Height Requirement: Parapet height of 2 to 6 feet is required.
Request: A parapet height of 1 to 5.8 feet in height.
13. §153.062(E)(2) — Façade Material Transitions Requirement: When more than one façade material is proposed vertically, the 'heavier' material shall be incorporated below the 'lighter' material.
Request: To permit a deviation from this requirement to permit a vertically oriented application of brick on the structure.
14. §153.065(B)(c)(3) — Internal Circulation Requirement: Clear ceiling height of 12 feet where a parking structure has street frontage.
Request: To permit a clear ceiling height of 9.67 feet.
15. §153.064(G)(1) — General Open Space Requirements – Proportion Requirement: Open space types shall be sized at a ratio of not more than 3:1, length to width.
Request: To permit a ratio of 5.68:1 for the southernmost and largest open space, and a ratio of 3.16:1 for the northwest pocket plaza.
16. §153.064(G)(A) — General Open Space Requirements – Table Requirement: Pocket parks consist of a maximum of 30-percent impervious surface, plus an additional 10-percent semi-pervious surface.
Request: To permit up to 34-percent of the southern pocket park to consist of impervious surfaces.
17. §153.064(G)(A) — General Open Space Requirements – Table Requirement: Pocket plazas consist of a minimum of 40-percent impervious surface.
Request: To permit 24-percent of the north-central pocket plaza to consist of impervious surfaces.
18. §153.064(G)(A) — General Open Space Type Requirements – Table Requirement: Pocket parks are to be a minimum of 0.10-acre in size.
Request: To permit a pocket park of approximately 0.061-acre in size at the northeast corner of the site.
19. §153.064(G)(A) — General Open Space Type Requirements – Table Requirement: Pocket parks are to be a minimum of 0.10-acre in size.
Request: To permit a pocket park of approximately 0.061-acre in size at the northeast corner of the site.
20. §153.064(G)(A) — General Open Space Type Requirements – Table Requirement: Pocket parks are to be between 300 and 1200 square feet in size.
Request: To permit two pocket plazas of approximately 1,800 square feet and 2,060 square feet in size on the north side of the building.

Recommended approval for the Parking Plan for Block F:

- 1) Requirement: A total of 59 parking spaces are required for The Bailey's residential and office components, and a total of 239 are required for the entirety of Block F. 98 spaces are provided within Block F.
Request: To continue to utilize the 142 excess parking spaces in the Block B garage to fulfill required parking.

Recommended approval for the Preliminary and Final Development Plans with 17 conditions:

- 1) That the plans be revised to provide full-depth brick, as a replacement material for the vertical, wood-look metal panel elements on the building, subject to Staff approval;
- 2) That the applicant continue to work with Staff on the selection of appropriate plant species, subject to Staff approval prior to building permit submittal;
- 3) That the applicant provide additional detail on the interior layout of the podium parking structure to verify that the number of bicycle spaces indicated on the plans can be provided, subject to Staff approval and prior to submitting for building permits;
- 4) That all façade material transitions occur at inside corners, subject to Staff approval and prior to submitting for building permits;
- 5) That the applicant provide material specifications for all proposed windows, subject to Staff approval and prior to submitting for building permits;
- 6) That the window sills and lintels be provided where appropriate, subject to Staff approval and prior to submitting for building permits;
- 7) That the balconies be independently secured and unconnected to balconies above or below; and the underside of the balconies be finished, subject to Staff approval and prior to submitting for building permits;
- 8) That all roof mounted mechanical equipment be screened per Code, subject to Staff approval;
- 9) That the horizontal expression line be implemented as reflected on the architectural perspective drawings submitted, subject to Staff approval;
- 10) That the applicant provide additional details regarding the height of the stone gabion wall and its construction materials, subject to Staff approval; [Staff disapproves]
- 11) That the applicant notify City of Dublin Staff when installing street trees, and that Staff be present when installation occurs to verify proper installation;
- 12) That the street tree wells be at least 5 feet wide per Dublin City Code;
- 13) That the Hedge Maple trees be added to the Dale Drive streetscape, and that street tree locations will be marked in the field by the forester prior to planting, subject to review and approval by the City Forester;
- 14) That all final open space furnishing details be provided to Planning for review, prior to submittal for building permits;
- 15) That the applicant continue to work with Engineering to dedicate a necessary right-of-way for Banker Drive via a deed, to the satisfaction of the City Engineer;
- 16) That the applicant continue to work with Engineering and Planning Staff to better align the access into the Bailey garage with the Block B garage access, subject to Staff approval; and

- 17) That the applicant continue to work with Engineering to install curb ramps designed and installed to the satisfaction of the City Engineer.

Board Questions for Staff

Mr. Way requested an explanation for number 9 of the 17 conditions and an ADA ramp on Winder Drive.
Mr. Grimes asked for explanations for each of the 17 conditions.
Mr. Hendershot was able to clarify all.

Mr. Grimes asked if they are to vote on the Administrative Departure.
Mr. Boggs answered that can be approved by Staff.

Ms. Fox – This is a lot to consider and is not certain the 17 conditions are addressing the Commission's comments from the past meetings on this application. She asked why the horizontal line is such an issue, the use of primary materials, and impervious coverage. She thought this block was to contain less impervious coverage. The Commission had asked for a variety of Primary materials but on the one façade with a brick column, the first and second floor are covered in bricks and the street level is where there should be transparency in order to show activity inside. The crushed granite in the amenity space is an issue for seniors; they would not like to walk over it or try to get a wheelchair or a cane over that stone.

Mr. Ridge – Staff has requested more construction details and the height of the Gabion Wall but staff is mostly supportive. Secondary materials versus Primary materials have been addressed in a few conditions. Staff is supportive of the percentage of impervious coverage as the applicant meets the requirements in the overall total.

Mr. Schneier – The pedestrian circulation does not appear to connect for a complete loop on Mooney Drive.
Mr. Ridge – The applicant is just indicating where the curb cuts are located but the circulation connects.

Mr. Way – He was concerned about the shifting of the building to the east so that Mooney Drive can work. This pushes the 6-story building 15 feet into Dale Drive with less than a foot for landscaping.

Mr. Ridge – Along Mooney, the request was to push the building back as it was encroaching the RBZ. The suggestion came because of the proximity of the podium at the time that was overwhelming in combination with the garage across the street. Essentially, the pedestrian would be surrounded by garage. Staff was supportive of encroaching the RBZ on Dale Drive given the curvature of the street that mitigates the impact of the building and varies the pedestrian experience.

Mr. Way challenged that comment. Yes, there is curvature to the street but there is still a six-story building close to the street. Landscaping is really needed here to soften the back façade; it is basically a wall. He asked if Staff asked the applicant to cant that tower.

Mr. Ridge – That suggestion was not made but Staff had asked the applicant to narrow the building. He deferred to the applicant to state the design intent and how that section would function.

Ms. Call – On the impervious and the semi-impervious coverage there are two separate areas we are looking for Waivers to deviate from the requirements in the Code. She asked if all things are equal, if 50% impervious material was worth the same as semi-impervious.

Mr. Hendershot - From a semi-impervious to impervious, the crushed granite allows infiltration into the ground from the stormwater management standpoint. This area of the City is exempt from water quantity requirements so we do not need to look for ways to retain water and regulating release rates from the site, given the proximity to the Scioto River. There are water quality requirements. There is an existing hydrodynamic separator that is basically a water quality unit that treats water as the water is filtered to it. A semi-impervious product is better than a solid/impervious material from a stormwater management standpoint.

Mr. Boggs asked to address Mr. Grimes' question. Conclusively, yes, there will need to be a separate motion for the Administrative Departure.

Applicant Presentation

There is representative online, Russell Hunter, Crawford Hoying Development Partners. The applicants in person have prepared a presentation.

Joe Pax, architect with M+A Architects, 775 Yard Street, Columbus, Ohio.43212. The RBZ encroachment at Dale Drive was part of the challenge the applicant was facing with the building and meeting the parking requirements. Within the garage they permitted 87 spaces with this footprint. There was a design change between Concept and this step, where the applicant bumped the façade about two feet to get relief along the façade on that frontage at Mooney Drive with a walkway. This created a pedestrian scale they felt was important. They set the building back 17 feet instead of the required 5 feet to accommodate the shift, pushing the building further to the east/Dale Drive. They intend to landscape with irrigation from the face of the building to the edge of the sidewalk. The applicant intends to keep the aisles in the parking lot at 24 feet. The area of the decomposed granite is recessed 3 feet from the main podium terrace level as a public plaza but the residents could use it. It is not intended for the tenant or resident's space. With seating and nice shaped trees

Board Questions for the Applicant

Mr. Supelak – Why is the Curb ramp access on the north side being maintained? Make the connection. It makes a little bit more sidewalk on the plaza park.

Mr. Pax – There are issues with grade and slopes there to accommodate road access while providing a turnaround for the Washington Township Fire Dept. fire apparatus. Grade was an issue with ADA access across Winder with the island element that is there. The applicant's intent is for the residents with wheelchairs to cross at the corners; not to get to the hotel but to get down to the shopping area.

Board Discussion

Mr. Supelak – One of the conditions is to lose the columns on the balconies that will significantly change the appearance. He was still concerned about the lower level public plaza park on the south side. He was concerned about access. The light posts on the corner are fun and a nice touch. There are a lot of white panels on the north side and encouraged the applicant to use more primary materials like glass. There has been a lot of heartburn with wood material especially when it is used robustly. The further away from real wood the less comfort we have with the material. There have been some really nice projects in BSD where we have not allowed that material. Generally, this proposal is agreeable and a nice project. Massaging the direction east or west a foot or so either way to the adjacent street is immaterial at this point.

Mr. Way – His pet peeve is still the shift of the building to Dale Drive. The whole argument about Mooney Street, there is nothing happening on Mooney from a pedestrian standpoint. It is a parking garage and yes, there is an entrance to the building but we are putting a lot of emphasis on that being a people place and that is really not going to be one. Mooney Street is literally access to parking mostly. He did not see that as a heavy pedestrian street. He preferred the building tight to Mooney Street and more space on Dale Drive to handle the façade of the building there that is not activating the street. This would provide more space that probably is still not enough space to get some taller landscaping close to the building to soften it. The recommendation in the Staff Report is an absolute must. Generally, it is a nice project and actually liked the park. He requested that bike racks be taken out of the center of everything and slide benches around so there is more focus on viewing the corner piece. The Gabion Wall needs a seat on it. He was intrigued that there is a space now preserved for public art. He asked how the space is going to be curated. Another corner in Bridge Park we have been discussing turned over as a special design and maybe this is a situation where that corner is designed by someone other than that developer on that property, more engagement with a wider variety of

people and the community thinks of it as an art place. The light sticks are so faddish these days, seen everywhere, and nothing unique. Lighting is important. He requested more creative lighting. The courtyard is nice with the terracing.

Mr. Grimes – There certainly is a lot here to consider. A lot of points have been made. Mooney Street ties the building more together with the neighborhood. Dale Drive is more of a thoroughfare and Mooney Street is more of a neighborhood street. He was pleased with the project.

Mr. Fishman – He agreed with what most everyone said on the podium. This should be more pedestrian friendly rather than accommodating automobiles.

Ms. Fox – She recognized she was not an expert on architecture but she is a walker and knows how architecture affects her. This project has come a long way. There are a lot of Waivers. The building is still overwhelming to the space because there is a need to shift it back and forth for one street to sacrifice space on another street. Shrink the building and neither side will be lost. There are a lot of brick, blank walls on the first floor. She appreciates what the applicant has given to the people that live. There is a little bit of transparency at the front door on one side of the entrance but very little on the other. She tried to imagine what it will be like for seniors living in an urban environment and why they would move here. This is a "Friendship Village" of sorts. The seniors are moving for social connection, an active lifestyle, the ability to be full of life and enjoy the amenities. Everything on the first floor does not relate to the street. Even though she understands we have underground parking there are still opportunities to bring transparency to the active life. On the west side of the front door, perhaps more can be done to show there is lots of life inside this building so she did not like flood walls. There cannot be an entire block of walls. Even on the terraced area, on Banker Drive, she still feels as if one has to transverse the wall to get to the public space. Instead of being able to be on the streetscape and enjoying the view to the terraces. She understood there was a grade issue but there might be a way to bring visual reveal to the space. She was not a fan of the Gabion Walls. They can be found on a new rehabilitation hospital she walks to and it literally looks like someone just set them down from unloading the truck. You will not feel comfortable sitting there.

The crushed granite is another issue. Yes, it is public but this is an area where seniors will invite visitors, see their children and play with the grandchildren. The kids are going to want to 'go play' but Grandma and Grandpa cannot go down there with a walker or any type of wheeled transportation because it is not accessible to them. If the walls must stay, create something really nice as focal interest. She sees the attempt on Winder but it reads like a drop-off; it does not feel like a place one would want to stay. On the south side and Dale Drive are the biggest opportunities to create softness that draws people to want to stay. This is residential building for seniors and it is really important that the applicant has amenities on the inside that are not just a cookie-cutter amenity. Ms. Fox said she had provided Staff with some inspirational images. This project is close and has great potential but there are still elements to be dealt with. She did not feel comfortable moving this forward to the final.

Mr. Ridge – There is an issue with trying to access those images from this computer.

Ms. Fox explained, on the amenities inside the U-shape, areas need to be created that can be used in all seasons so these places can be interactive with family and friends even during the pandemic.

Mr. Pax – The south terrace has an open pavilion.

Ms. Fox – She did not see any trees.

Mr. Ridge was able to present the photos. He clarified that the BSD encourages transparency on the first floor but this style of building requires 90% opacity from the parking areas.

Mr. Schneier – His fellow Commissioners all made great points and agreed with just about all of them. It seems difficult to get any kind of access from the west to the Plaza on the south requested that be explored. The lighting is attractive, will stand out, and will make this building a little more interesting than otherwise.

The Chair - For the Conditional Use there are 10 conditions of approval, 19 Waivers, and Preliminary and Final Development Plans with 17 conditions. This application is a heavy lift. She thanked the Commissioners for their time and preparation on this proposal. There are always going to be differences in applications based on building type, application, and use, etc. Just looking at the Waivers, she counted 4 that are specific to topography whether we agree with the or not, 2 others on Building Type, 1 that is not recommended by Staff, But then there are others where they are part of the give and take during the evolution of a building. She reviewed the meeting minutes from the last meeting and some of the comments are echoed here tonight: reduction in building size, open up the open space, to allow both street facing to open up with engagement with the pedestrian walkways. There are some items like the height of the parking structure where maybe it is not as critical but she challenge staff with 3 or 4 of these that need to be revisited in Code, specifically impervious versus pervious to take into consideration like when a quantity does not need to be met because of adjacent location next to a waterway. The fact that the Commission is reviewing the Preliminary Development Plan and the Final Development Plan coupled together, there is a lot of discomfort among the Commission Members. She asked Legal if there is an opportunity to now segment those, once they have been combined.

Mr. Boggs – The Code does not expressly address that situation.

Ms. Rauch – Because these are so intrinsically linked, she was not sure how they could be divided cleanly.

The Chair – There are 5 motions, counting the Administrative Departure, but one of those is approving the Preliminary and Final Development Plan that all interplay with each other and can see the original thought to combine the two, but the Commission does not appear to be as comfortable with the application as it currently sits to move forward without some significant work.

Mr. Boggs – The Code calls out that Preliminary and Final Development Plans can be combined as it was in this case and the Commission has done with previous cases. There is not a procedure provided for de-coupling them once the combination had occurred. We have advised previous applicants and he did not recall whether that occurred with this one, as it was not in the minutes. We have advised applicants to table their case to address comments that were made during the course of the meeting.

The Chair – Her only hesitation was by keeping them coupled, there will be a total of three meetings versus if they were separate could be two.

Ms. Rauch – The Chair could ask the applicant if they wanted to table the case.

The Chair – She did not want to lose time for this applicant and asked if the Commission could buckle down and get a consensus initially on the Preliminary Plan as there may not be enough traction to give them final feedback on both this evening for the applicant to be comfortable returning.

Mr. Underhill - A straw poll might be worth taking to provide an indication to the applicant, if both could be approved this evening.

The Chair – She took a straw poll to see how many members would be in favor of moving forward with an approved Prelim and Final this evening. She wanted the Commission as a whole to provide a consensus this evening. She asked the applicant if they had an appetite for tabling the Preliminary and Final Development Plans and bring the application back to move this project forward.

Mr. Hunter – There is no harm nor foul to bring this back. He saw no reason for not tabling this and coming back for one more turn. He asked if he could address a couple of points, yet this evening.

The Chair – She wanted to provide feedback and for Mr. Hunter to ask whatever he wanted to gain clarity on the comments this evening.

Mr. Hunter – The applicant is working through several avenues regarding public art for the corners. On the position of moving the building back and forth between Dale Drive and Mooney Street, the applicant landed where they did because Mr. Hunter felt they learned a lesson on Mooney Street going north from prior developments. He requested clarity on grading issues all over the site, how the open spaces are acting, and how the podium building is interacting. This is a very challenging site because on all four sides, there are roads that already exist and those grades and sidewalks cannot move and yet building heights and story heights are largely set in the BSD. There are only so many gymnastics we can do there. The applicant tried to meet Code and when they were not able to, they tried to compensate in other areas. The more sidewalks we add the less

green space is available. The crushed granite was proposed to diversify from some of the other materials we have used in Bridge Park but that is an easy fix. The grading issues more than anything he wanted to ensure all eyes were wide open.

The Chair asked to run through the Waivers and Conditions, one by one.

Waivers:

1. To permit a loading facility location on Mooney Street, a front elevation - SUPPORTIVE
2. To permit a reduction in the required 5-foot landscape buffer for the Dale Drive frontage - SUPPORTIVE – DUE TO PODIUM PARKING BUILDING?
3. To permit a stacking area 13 feet in length - SUPPORTIVE
4. To permit a principal entrance on non-primary street façade - SUPPORTIVE
5. To permit an encroachment of approximately 4 feet beyond the RBZ along Dale Drive – NOT SUPPORTIVE
6. To permit 81% pervious lot coverage and no additional semi-pervious coverage - SUPPORTIVE
7. To permit a reduction in the required number of entrances for each elevation - SUPPORTIVE
8. To permit a reduced height between the finished floor elevation and adjacent sidewalk for approximately 47 lineal feet of the Dale Drive elevation *MIGHT NEED FURTHER DISCUSSION*
9. To permit a reduced opacity on the east, north and west elevations as follows: 76% on east elevation, 79% on the north elevation, and 42% on the west elevation - SUPPORTIVE
10. No horizontal façade division be provided above the podium level **STAFF RECOMMENDED Disapproval.** *THE BOARD WAS ALSO NOT SUPPORTIVE.*
11. To permit a reduction in the percentage of primary materials on each façade.
THE BOARD NEEDS A SPECIFIC PERCENTAGE
12. A parapet height of 1 to 5.8 feet in height - SUPPORTIVE
13. To permit a deviation from this requirement to permit a vertically oriented application of brick on the structure - SUPPORTIVE
14. To permit a clear ceiling height of 9.67 feet - SUPPORTIVE
15. To permit a ratio of 5.68:1 for the southernmost and largest open space, and a ratio of 3.16:1 for the northwest pocket plaza.
THE BOARD WAS SPLIT. NEEDS FURTHER DISCUSSION
16. To permit up to 34-percent of the southern pocket park to consist of impervious surfaces - SUPPORTIVE
17. To permit 24-percent of the north-central pocket plaza to consist of impervious surfaces - SUPPORTIVE
18. To permit a pocket park of approximately 0.061-acre in size at the northeast corner of the site

NEEDS FURTHER DISCUSSION

~~19. To permit a pocket park of approximately 0.061 acre in size at the northeast corner of the site. DUPLICATE to 18.~~

20. To permit two pocket plazas of approximately 1,800 square feet and 2,060 square feet in size on the north side of the building - SUPPORTIVE

20. is really 19 as 17 & 18 are duplicates

The Board emphasized that Open Space has to be Usable Space.

Mr. Hunter – He did not have any additional questions.

Mr. Pax – He questioned Waiver 8 – reduced height of 47 linear feet.

The Chair – The Commission was not crystal clear on what this is going to look like, challenged with topography. Come back understanding our sensitivity and show the Commission what is proposed is the best you can do with what you have to work with.

Mr. Pax – He questioned Waiver 9.

The Chair – The Commission is supportive of the reduction. We are looking for fewer blank walls.

Conditions with consensus of the Board on support, per discussion:

- 1) The plans be revised to provide full-depth brick, as a replacement material for the vertical wood-look metal panel elements on the building, subject to Staff approval;
There is not a commitment from the Commission that it has to be full-depth, brick. The Commission will consider a quality, non-woodlike material and are requesting an approved primary material.
- 2) The applicant continue to work with Staff on selection of appropriate plant species, subject to Staff approval prior to building permit submittal;
This is standard.
- 3) The applicant provide additional detail on the interior layout of the podium parking structure to verify that the number of bicycle spaces indicated on the plans can be provided, subject to Staff approval and prior to submitting for building permits;
This is standard.
- 4) All façade material transitions occur at inside corners, subject to Staff approval and prior to submitting for building permits;
This is standard.
- 5) The applicant provide material specifications for all proposed windows, subject to Staff approval and prior to submitting for building permits;
This is standard.
- 6) Window sills and lintels be provided where appropriate, subject to Staff approval and prior to submitting for building permits;
This is standard.
- 7) Balconies be independently secured and unconnected to balconies above or below; and the underside of the balconies be finished, subject to Staff approval and prior to submitting for building permits;
This is standard.

- 8) All roof mounted mechanical equipment be screened per Code, subject to Staff approval;
This is standard.
- 9) The horizontal expression line be implemented as reflected on the architectural perspective drawings submitted, subject to Staff approval;
This is standard.
- 10) The applicant provide additional details regarding the height of the stone gabion wall and its construction materials, subject to Staff approval;
If done well, the Commission could be supportive.
- 11) The applicant notify City of Dublin Staff when installing street trees, and that Staff be present when installation occurs to verify proper installation;
This is standard.
- 12) Street tree wells be at least 5 feet wide per Dublin City Code;
This is standard.
- 13) Hedge Maple trees be added to the Dale Drive streetscape, and that street tree locations will be marked in the field by the forester prior to planting, subject to review and approval by the City Forester;
A specific tree species has been requested.
- 14) All final open space furnishing details be provided to Planning for review prior to submittal for building permits;
This is standard.

Michael Hendershot spoke to the following three conditions, earlier in the meeting.

- 15) The applicant continue to work with Engineering to dedicate necessary right-of-way for Banker Drive via deed to the satisfaction of the City Engineer;
- 16) The applicant continue to work with Engineering and Planning Staff to better align the access into the Bailey garage with the Block B garage access, subject to Staff approval; and
- 17) The applicant continue to work with Engineering to install curb ramps designed and installed to the satisfaction of the City Engineer.

Mr. Pax - He questioned the comment about the alignment of the garage entries on Block B and our proposed entry. He asked to address that and some of the limitations within the first floor plan. Looking at the plan provided, you will notice the ingress/egress comes into an end of a parking space as safety is a factor. If the garage entry from Mooney Street were moved further to the north, it creates a very vicarious condition on the interior that is not safe for the drivers within the garage.

Mr. Way – If the opening was moved further to the north, vehicles would be coming in on an aisle and could drive right in. The way it is proposed, vehicles have to be driven and turn in order to get down an aisle to park.

Mr. Pax – There is a site compactor at the corner of the site that is being used by the hotel as this building would. Between elevator 2 and the trapezoidal figure on the outside, which is an exterior structure (8-foot high wall) the transformers are enclosed. There is a limit of getting the public access elevator in there for access from Mooney Street. The applicant does not see the ability to shift that entry to the north with these factors.

Mr. Way – He thought there was a lot of space there. He asked if it would align using that aisle.

Mr. Hendershot – From Staff's standpoint, and confirming with our Transportation and Mobility Group, we feel strongly we need to have those driveways align because we feel it is an unsafe condition on Mooney Street for two vehicles of opposing traffic, making those left turns into the sites. Staff is adamant the driveways should line up from a safety standpoint.

Mr. Pax – This is going to be a 65-plus building so there will not be a heavy load of traffic in the mornings or the evenings and asked this to be considered as far as a hazard for parking. He asked that the interaction between vehicles coming in and out of those garages be taken into consideration.

The Chair stated the Commission will definitely take a look at this in the future as there are solid arguments on both sides. She asked Staff to prepare that analysis for the next Staff Report. If the recommendation has changed, please note it. If it has not changed, include the applicant's request at the same time.

The Chair summarized there are five items on the agenda requiring five motions:

1. Conditional Use
2. Parking Plan
3. 19 Waiver Reviews total but Staff disapproves the condition requiring a horizontal façade division above the podium level.
4. One Administrative Departure
5. Preliminary and Final Development Plans

Mr. Boggs – The question is whether the applicant wants to table everything that is on the agenda or divide it up. The Waivers fall under the approval of the Preliminary and Final Development Plans.

The Chair asked Mr. Hunter if he wanted to request to table everything so it can all come back to the Commission holistically for discussion.

Mr. Hunter – He was not sure he saw any harm in that.

Ms. Rauch – She said it makes sense if Mr. Hunter wants to table everything at once. You have heard the Commission is supportive of this proposal with modifications.

The Chair – The Commission has a request from the applicant to table items 5 and 6 for modifications pending based on this evening's discussion.

Mr. Supelak moved and Mr. Way seconded to approve the applicant's request to table.

Vote: Mr. Fishman, yes; Ms. Call, yes; Mr. Schneier, yes; Mr. Grimes, yes; Ms. Fox, yes; Mr. Way, yes; and Mr. Supelak, yes.

[Motion passed 7-0.]

COMMUNICATIONS

~~Ms. Rauch – Ms. Holt had updated everyone on the Residential Development Standards in November, 2021 and she proposed dates for the Commission to meet with Staff. The goal would be to get the Commission's feedback of which Staff would develop outcomes to be forwarded to City Council. Discussion questions were provided to facilitate the meeting with Staff when the Commission Member's examples of different residential neighborhoods preferred would also be covered. The expectation is the Commission would provide ideas for what is considered ideal development.~~

~~Ms. Call – She had forwarded an Open Space Code to Staff that used a point-based system that included a definition of open space – to provide recreational amenities to residents. The point-based system matrix starts with a minimum point required based on the size of the open space. A splash pad that could accommodate 25 people would have a point value of 90 points, for example. A Bocce Ball area would have a value. A table of a certain size and a bench were at the very low end of the point value system. It was easy to determine if the open space would meet the needs of the community and could be adjusted as the community evolved. It~~



RECORD OF ACTION

Planning & Zoning Commission

Thursday, September 16, 2021 | 6:30 pm

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

4. Bridge Park, Block F - The Bailey at 4351 Mooney Street 21-134CP

Concept Plan

Proposal: Construction of a six-story, age restricted, hybrid podium residential building, consisting of 87 units and associated site improvements on a 1.77-acre site.

Location: northwest of the intersection of Dale Drive with Banker Drive and zoned Bridge Street District, Scioto River Neighborhood.

Request: Review and approval of a Concept Plan under the provisions of Zoning Code §153.066.

Applicants: Don Brogan, Crawford Hoying Development Partners; James Peltier, EMH&T; Dave Guappone, G2 Planning Design; and Joe Pax, M+A Architects

Planning Contact: Chase Ridge, AICP Candidate, Planner II

Contact Information: 614.410.4656, cridge@dublin.oh.us

Case Information: www.dublinohiousa.gov/pzc/21-134

MOTION 1: Mr. Grimes moved, Mr. Way seconded, to approve five Waivers:

1. §153.062(B) — Incompatible Building Types: Requirement: Podium Apartment Building type incompatible with adjacent, existing Mooney Street garage. Request: To permit a Podium Apartment Building across the street from an existing Parking Structure Building.;
2. §153.062(O)(12)(a)(1) — Building Siting: Requirement: Required Build Zone must be between 5-20 feet. Request: To permit the building to be sited outside of the RBZ along the Banker Drive frontage;
3. §153.062(O)(12)(a)(1) — Building Siting: Requirement: Front property line coverage must be a minimum of 75 percent. Request: To permit a reduction in the front property line coverage along the Banker Drive and Dale Drive frontages;
4. §153.062(O)(12)(b) — Height: Requirement: Podium Apartment Building types are permitted to be 3-4.5 stories in height. Request: To permit a Podium Apartment Building that is 6 stories in height; and
5. §153.062(O)(12)(a)(3) — Parking Location and Loading: Requirement: Entry for Parking within Building. Request: To permit an entrance into the parking structure that is not on a rear or side façade.

VOTE: 6 – 0.

RESULT: The five Waivers were approved.



**4. Bridge Park, Block F - The Bailey at 4351 Mooney Street
21-134CP**

Concept Plan

RECORDED VOTES:

Jane Fox	Yes
Warren Fishman	Yes
Mark Supelak	Yes
Rebecca Call	Yes
Leo Grimes	Yes
Lance Schneier	Absent
Kim Way	Yes

MOTION 2: Mr. Grimes moved, Mr. Way seconded, to approve the Concept Plan with 13 conditions:

- 1) That the applicant continue to work with Staff to reduce the footprint of the auto court on the north side of the proposed building;
- 2) That the applicant explore moving the building further to the north, creating a larger public open space area at the southern portion of the parcel;
- 3) That the applicant provide an auto-turn analysis for the auto court/drop-off area;
- 4) That the applicant work with Staff to revise the footprint of the utility enclosure to ensure that the minimum five-foot setback is met;
- 5) That the applicant continue to work with Staff to ensure appropriate access is provided into the site, and that on-street parking on the east side of Mooney is preserved to the greatest extent practicable;
- 6) That the applicant provide a Parking Plan with the Preliminary Development Plan submittal;
- 7) That the applicant revise the plans at the Preliminary Development Plan stage of review to site the building within the Required Build Zone on the Mooney Street elevation;
- 8) That the applicant revise the plans at the Preliminary Development Plan stage of review to accommodate the required landscape buffer and foundation plantings associated with the Podium Apartment Building;
- 9) That the applicant work with staff to explore options to create energy and engagement along the Dale Drive frontage;
- 10) That the applicant continue to work with Staff to revise the garage level of the east elevation through the use of glazing, landscaping and masonry;
- 11) That the applicant work with Staff to ensure that each elevation consists of an equally, high-quality design and elevations along Principal Frontage Streets are of an elevated design quality;
- 12) That the applicant explore options to create additional visual interest on the interior facing elevations, including but not limited to stepping the elevations out as the building approaches the ground floor; and



**4. Bridge Park, Block F - The Bailey at 4351 Mooney Street
21-134CP**

Concept Plan

13) That the applicant correct the open space calculations with the Preliminary Development Plan submittal.

VOTE: 6 – 0.

RESULT: The Concept Plan was approved.

RECORDED VOTES:

Jane Fox	Yes
Warren Fishman	Yes
Mark Supelak	Yes
Rebecca Call	Yes
Leo Grimes	Yes
Lance Schneier	Absent
Kim Way	Yes

MOTION 3: Mr. Grimes moved, Mr. Way seconded, to approve combining the Preliminary Development Plan with the Final Development Plan.

VOTE: 6 – 0.

RESULT: The combination of the Preliminary and Final Development Plans was approved.

RECORDED VOTES:

Jane Fox	Yes
Warren Fishman	Yes
Mark Supelak	Yes
Rebecca Call	Yes
Leo Grimes	Yes
Lance Schneier	Absent
Kim Way	Yes

STAFF CERTIFICATION

DocuSigned by:

Chase J. Ridge

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Chase Ridge, AICP Candidate, Planner II



~~Mr. Supelak moved, Mr. Grimes seconded to recommend City Council approval of the Rezoning and Preliminary Development Plan with the following 10 conditions:~~

- ~~1) The applicant work with the City's Landscape Zoning Inspector to ensure the tree survey, tree preservation plan, tree removal/replacement plan, and landscape plan are updated as detailed in this staff report with the Final Development Plan submittal;~~
- ~~2) The applicant submit a proforma detailing anticipated open space maintenance costs for the City and HOA prior to submitting the rezoning for consideration by City Council;~~
- ~~3) The applicant continue to work with the City of Dublin and Union County to complete the traffic impact study to the satisfaction of the City Engineer and the Union County Engineer, prior to submitting the rezoning for consideration by City Council;~~
- ~~4) That the applicant work with the City of Dublin and Union County to develop an Infrastructure Agreement for consideration by City Council to be submitted in conjunction with the Rezoning application to City Council;~~
- ~~5) The applicant continue to work with Engineering, prior to submittal of the Final Development Plan, to ensure compliance with the City of Dublin Chapter 53 Stormwater Management and Stream Protection Code;~~
- ~~6) The applicant work with the City of Dublin to finalize phasing of public streets prior to submission to City Council to the satisfaction of the City Engineer;~~
- ~~7) The applicant revise the development text to eliminate thin brick as a permitted building material;~~
- ~~8) The applicant revise the development text to clarify "foam" trim is not permitted at ground level;~~
- ~~9) The applicant revise the development text to prohibit patio encroachments into any setback; and~~
- ~~10) The applicant revise the development text to require a minimum distance between structures (MDBS) of 12 feet.~~

~~Vote: Ms. Fox, no; Mr. Fishman, yes; Mr. Way, yes; Ms. Call, yes; Mr. Supelak, yes; Mr. Grimes, yes. [Ms. Fox clarified that the reason for her no vote is reflected in her stated concerns regarding the historical structures component of the proposal.]~~

~~[Motion approved 5-1.]~~

~~Mr. Supelak moved, Mr. Grimes seconded to recommend City Council approval of the Preliminary Plat with one condition:~~

- ~~1) The applicant ensure that any minor technical adjustments to the plat are made prior to City Council submittal.~~

~~Vote: Mr. Way, yes; Ms. Fox, no; Mr. Fishman, yes; Mr. Supelak, yes; Ms. Call, yes; Mr. Grimes, yes.~~

~~[Motion approved 5-1.]~~

4. Bridge Park, Block F – The Bailey at 4351 Mooney Street, 21-034CP Concept Plan

A request for the construction of a six-story, age restricted, hybrid podium residential building, consisting of 87 units and associated site improvements. The 1.77-acre site is zoned Bridge Street

District, Scioto River Neighborhood. The site is northwest of the intersection of Dale Drive with Banker Drive.

Staff Presentation

Mr. Ridge stated that this a request for review and approval of a Concept Plan for the construction of a six-story, age restricted, hybrid podium residential building within Block F of the Bridge Park development. [photographs of the surrounding buildings shown for site context.] The Concept Plan, which is the first step of the review process, outlines the character and nature of the proposed development including building massing, open space location, and the street network. Step 2 is the Preliminary Development Plan and Step 3 is the Final Development Plan. The Bridge Street Code provides the Commission the ability to combine Steps 2 and 3. The request to do so is before the Commission this evening. Staff is supportive of the combination of the two steps, due to the fact that Block F and the street network are already established. A portion of Block F is already developed.

History

The Planning and Zoning Commission conducted an Informal Review in July. The Commission was generally supportive of the proposal, although they expressed concern regarding the amount of open space provided. Some members of the Commission also expressed reservations regarding a reduced number of parking spaces while other members of the Commission were supportive of shared parking within Block B. The Commission identified the intersection of Dale Drive and Banker Drive as a gateway to Bridge Park that warrants additional architecture, internal program, and open space design details. The Commission recommended the applicant consider opportunities to ensure a more pedestrian-friendly streetscape, particularly along Winder Drive.

Proposal

The proposal is for a six-story podium apartment building containing 87 age-restricted dwelling units (20, 3-bedrooms and 67, 2-bedrooms) with ±3,250 square feet of lobby, fitness, café, and flex space, and an 92-space podium parking structure on the ground story. Multiple-family residential is a permitted use. Consideration of a Conditional Use is required to permit a podium parking structure. Additional use-specific considerations are identified by the Building Type requirements, which would be considered in conjunction with Conditional Use criteria. The Podium type of building is permitted in this area, but it requires a waiver, due to the fact that it is located directly across from the Block B parking structure. Mr. Ridge reviewed the proposal details, requested waivers and recommended conditions. The application was reviewed against all applicable criteria, and staff recommends approval with 6 waivers and the Concept Plan with 13 conditions, and a request to combine the Preliminary and Final Development Plans.

Commission Questions

Ms. Fox inquired if the architecture style had changed since the Informal Review.

Mr. Ridge responded that the architectural style is conceptual at this point. He would defer to the applicant to identify any changes made.

Mr. Supelak inquired about the requirement regarding the 5 to 20 feet build zone.

Mr. Ridge responded that every Building Type has a required build zone. This Building Type is required to be built between 5 to 20 feet setback from the property line. In this case, waivers are

required due to how the building is sited. It is also the reason staff recommends the Mooney Street elevation be moved back.

Ms. Call stated that during the previous discussion, Mr. Fishman expressed concern about the mass of the building. Per her comments, she was not supportive of the reduction in parking or the open space, although reducing the building size would mitigate that. Has the building size been reduced since the previous hearing?

Mr. Ridge responded that the number of units has not been reduced; in terms of square footage – he would defer to the applicant for response.

Applicant Presentation

Russell Hunter, Crawford Hoying, Ex, V. President of Development and Design, 6640 Riverside Drive – Suite 500, Dublin, 43017 stated that when the Bridge Park development was initiated, a need for housing diversity was identified. They are excited to partner with Friendship Village on this particular product.

Rita Doherty, Executive Director, Friendship Village of Dublin, 6000 Riverside Drive, Dublin, 43017, stated that they are happy to be partnering with Crawford Hoying on the Bailey project at Bridge Park. One of their big initiatives in the community is the Forever Dublin concept, which enable Dublin residents to remain in Dublin. At Friendship Village, they are very happy to be developing that mission further with this project. This will be a rental project.

Commission Questions

Ms. Fox stated that the Commission is happy to see Forever Dublin extend into Bridge Park. Her concerns are diversity of architectural, quality of life for seniors, including convenience and social engagement. She believes the development should become more “bowl” structured to permit the flow of sunlight into the space. A rectilinear building with no sense of movement misses an opportunity for providing outdoor living in an urban environment. A U-shaped, rectilinear building has a cookie cutter feel.

Joe Pax, Lead Architect, M+A Architects, 775 Yard Street – Suite 325, Columbus, OH 43212, stated that when they were conducting site studies for the project, they focused on the solar angles. This building will have a secured interior courtyard. The building faces the south to capture the maximum solar energy and vitality in the greenspace of the amenity terrace. Shade will be present in the late evenings. There will be an active space, containing bocce ball courts, a pavilion, barbecue grills and seating for the senior residents. That interior opening will capture light, as opposed to have a cascading structure. Each unit on all sides of the building also will have a 6-foot deep, generous balcony to enable them to access the outdoors.

Ms. Fox inquired if it would be possible for the balconies to be larger than six feet deep. There is a need for more diversity and interest in the outdoor spaces in Bridge Park. Senior residents tend to use their balcony spaces. Something more imaginative in architectural style would be appealing.

Mr. Pax responded that there are L-shaped balconies on the interior of the courtyard, which are much more generous than typically seen with apartments. In addition to the 6-foot depth, the balcony width will range from 10-15 feet. The balconies on the 3-bedroom end units will be much wider than other balconies seen within Bridge Park.

Mr. Way stated that this is a challenging building. It is a podium building on a slope, which leaves some unresolved edges. He inquired how the exposed parking level would be addressed. Where there is a park, the view can be mitigated with landscape. Dale and Banker Drives are two very important street edges in Bridge Park, particularly at this gateway corner. How could that corner in an area of Bridge Park that is not the center of attention be activated and become a draw for visitors?

Mr. Pax responded that at the previous meeting, the Commission specifically requested that the building be shifted to the north to provide more public amenity space on the Dale and Banker Drives intersection. They have removed 30 feet from the length of the east wing of the building and pushed it back. That has significantly increased the public amenity space at that intersection. The gray trapezoid area on the plans is a raised, public terrace area with seating and planter walls. There will be access to the Banker Drive sidewalk. The building area has been reduced from 214,000 square feet to 195,000 square feet. They have achieved a front gate emphasis a distance away from the intersection with landscaping amenities. In regard to the parking area, there is an upward slope of 20 feet to the intersection of Dale and Banker drives. Terraced areas, retaining walls, trees and landscaping elements will fill that public plaza area. The garage is completely underground. Essentially, this will appear to be a five-story building. The natural grade and topography slopes downward on Dale Drive toward Winder Drive, revealing the garage as it slopes to the north. At the intersection of Dale and Winder drives, the garage is 4-5 feet underground. They are adding landscaping to accentuate the slope of the land on that corner.

The Commission reviewed the proposed waiver requests.

Ms. Call inquired if the Commission members were supportive of the podium apartment building. Members indicated support.

Ms. Call inquired if the push back of the building location mitigates Mr. Way's earlier expressed concerns.

Mr. Way responded that it does. It has increased the opportunity for something special on that corner.

Ms. Call stated that in the previous meeting, both she and Mr. Fishman had expressed the need to meet the open space requirements. Any time the required open space for a development is addressed by shifting it to a different block, the result is a longer walk for the residents to access the level of service that should be provided within the block itself. She would prefer to see this application meet the required open space on the block.

Commission members expressed consensus.

Mr. Call inquired if there was any concern about the reduction in front property coverage along Banker and Dale Drives.

Commission members indicated support of the waiver.

Ms. Call inquired if there was any concern about the height of this building, which is located next to a hotel product that is permitted greater height. She would have no objection to the 6-story building if the open space and parking requirements are met.

Commission members indicated support of the waiver

Ms. Fox stated that 87 units are proposed and only 53 parking spaces provided. These are senior residents who will not want to walk to a parking garage.

Mr. Ridge clarified that 53 parking spaces are required and 93 spaces are provided -- 92 spaces within the parking structure and one on the street.

Ms. Fox inquired if Springhill Suite patrons could park within this parking structure.

Mr. Ridge responded that his understanding is that they could not.

Mr. Pax clarified that the parking spaces provided in the lower level of the Bailey building are limited to Friendship Village.

Mr. Fishman noted the need to also provide parking for Friendship Village visitors and service providers.

Ms. Call inquired Ms. Doherty to share her experience regarding the need of the residents for additional parking for visitors.

Ms. Doherty responded that at their present location, there are 390 residents and 290-300 have cars. She believes an ample number of parking spaces will exist within the Bailey parking garage, but there is also a parking garage directly across the street. The service providers will be coming from the current Friendship Village location to provide services. They can park across the street. The amenities Friendship Village will be providing to the Bailey residents include housekeeping, maintenance and security. A residential services director will be located in the building. There will be 4-6 fulltime associates working at the Bailey. The parking provided within the Bailey will be sufficient and intended for the residents only.

Ms. Call noted that 93 parking spaces for 87 units does not permit spaces for use by any other than the residents. Little cushion is provided. During rainy or cold Ohio weather, no one will want to park across the street, particularly if there is no covered pass-through.

Mr. Pax responded that they would be providing a parking plan with the FDP.

Public Comment

No public comments were received on this case.

Mr. Ridge requested clarification of the Commission's support for the requested Waiver of the Open Space Dedication.

Ms. Call responded that the Commission is not generally supportive of a reduction in Open Space.

Mr. Grimes moved, Mr. Way seconded to approve the requested six waivers to the following Code Sections, as shown.

Per Legal clarification of the recommended vote process, Mr. Grimes moved, Mr. Way seconded to amend their motion and delete Waiver #5 regarding the Open Space Dedication.

Vote: Mr. Supelak, yes; Ms. Call, yes; Mr. Grimes, yes; Mr. Fishman, yes; Ms. Fox, yes; Mr. Way, yes.

[Motion approved 6-0.]

Mr. Grimes moved, Mr. Way seconded approval of the remaining five waivers to the following Code sections:

- 1) 153.062(B) — Incompatible Building Types:
Requirement: Podium Apartment Building type incompatible with adjacent, existing Mooney Street garage.
Request: To permit a Podium Apartment Building across the street from an existing Parking Structure Building.
- 2) 153.062(O)(12)(a)(1) — Building Siting:
Requirement: Required Build Zone must be between 5-20 feet.
Request: To permit the building to be sited outside of the RBZ along the Banker Drive frontage.
- 3) 153.062(O)(12)(a)(1) — Building Siting:
Requirement: Front property line coverage must be a minimum of 75-percent
Request: To permit a reduction in the front property line coverage along the Banker Drive and Dale Drive frontages.
- 4) 153.062(O)(12)(b) — Height:
Requirement: Podium Apartment Building types are permitted to be 3-4.5 stories in height.
Request: To permit a Podium Apartment Building that is 6 stories in height.
- 5) 153.062(O)(12)(a)(3) — Parking Location and Loading:
Requirement: Entry for Parking within Building
Request: To permit an entrance into the parking structure that is not on a rear or side façade.

Vote: Ms. Fox, yes; Ms. Call, yes; Mr. Supelak, yes; Mr. Grimes, yes; Mr. Fishman, yes; Mr. Way, yes.

[Motion approved 6-0]

Commission discussed the proposed conditions of approval, including activation of the Dale Drive frontage.

Mr. Way stated that with Condition #1 – the Auto Court and Pocket Plaza should be considered together.

Ms. Call stated that the pocket plaza must be usable open space. She agrees that the two should be considered together. If this section were to be orphaned, it would hold no value. The Auto Court should be sheltered and ensure that it accomplishes the intended goal while meeting the open space on the other side.

Per Mr. Way's question, Ms. Call clarified that #3 relates to emergency vehicle navigation.

Mr. Supelak stated in regard to #2, the intent is to have a great park on the south side, which may not involve moving the building very much.

Ms. Call stated that the Commission discussed the intent for ground-level activity along the Dale Drive frontage. Commission is requesting assurance that the edge of the building not abut the walkway but engage with the park. Activation and energy must be created in this area. Condition #9 was revised accordingly.

Mr. Hunter indicated that they had no objection to the revised conditions.

Mr. Grimes moved, Mr. Way seconded approval of the Concept Plan with 13 conditions:

- 1) The applicant continue to work with staff to reduce the footprint of the auto court on the north side of the proposed building;
- 2) The applicant explore moving the building further to the north, creating a larger public open space area at the southern portion of the parcel;
- 3) The applicant provide an auto-turn analysis for the auto court/drop-off area.
- 4) The applicant work with staff to revise the footprint of the utility enclosure to ensure that the minimum 5-foot setback is met;
- 5) The applicant continue to work with staff to ensure appropriate access is provided into the site, and that on-street parking on the east side of Mooney is preserved to the greatest extent practicable;
- 6) The applicant provide a Parking Plan with the PDP submittal.
- 7) The applicant revise the plans at the PDP stage of review to site the building within the RBZ on the Mooney Street elevation;
- 8) The applicant revise the plans at the PDP stage of review to accommodate the required landscape buffer and foundation plantings associated with the Podium Apartment Building;
- 9) The applicant work with staff to explore options to create energy and engagement along the Dale Drive frontage;
- 10) The applicant continue to work with staff to revise the garage level of the east elevation through the use of glazing, landscaping and masonry;
- 11) The applicant work with staff to ensure that each elevation consists of an equally high quality design and elevations along Principal Frontage Streets are of an elevated design quality;
- 12) The applicant explore options to create additional visual interest on the interior facing elevations, including but not limited to stepping the elevations out as the building approaches the ground floor; and
- 13) The applicant correct the open space calculations with a PDP submittal.

Vote: Ms. Fox, yes; Mr. Fishman, yes; Mr. Way, yes; Ms. Call, yes; Mr. Supelak, yes; Mr. Grimes, yes.

[Motion approved 6-0]

Mr. Grimes moved, Mr. Way seconded approval of the request to combine the Preliminary Development Plan with the Final Development Plan, consistent with Code Section 153.066(F)(2)(b).

Vote: Ms. Fox, yes; Mr. Fishman, yes; Mr. Way, yes; Ms. Call, yes; Mr. Supelak, yes; Mr. Grimes, yes.

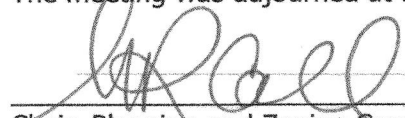
[Motion approved 6-0]

COMMUNICATIONS

Ms. Rauch reported that:

- Due to potential conflict with another City event, consensus of the Commission was to reschedule the Thursday, December 9, 2021 PZC regular meeting date to Wednesday, December 8, 2021.
- A special PZC meeting is scheduled for 6:30 p.m., Thursday, September 23, for review of the proposed DCAP MUR-4 Code Amendments and Design Guidelines.

The meeting was adjourned at 10:30 p.m.



Chair, Planning and Zoning Commission

Assistant Clerk of Council



RECORD OF DISCUSSION

Planning & Zoning Commission

Thursday, July 8, 2021 | 6:30 pm

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

1. Bridge Park, Block F – Residential 21-093INF

Informal Review

Proposal: Construction of a six-story, podium apartment building consisting of 87 units and associated site improvements. The 1.77-acre site is zoned Bridge Street District, Scioto River Neighborhood.

Location: Northwest of the intersection of Dale Drive with Banker Drive.

Request: Informal review and non-binding feedback for a future development application under the provisions of Zoning Code §153.066.

Applicant: Don Brogan, Crawford Hoying Development Partners; James Peltier, EMH&T; Dave Guappone, G2 Planning Design; and Joe Pax, M+A Architects

Planning Contact: Nichole M. Martin, AICP, Senior Planner

Contact Information: 614.410.4635, nmartin@dublin.oh.us

Case Information: www.dublinohiousa.gov/pzc/21-093

RESULT: The Commission conducted an informal review and provided non-binding feedback on a proposal to construct a six-story, podium apartment building with 87 residential units, 91 parking spaces, and 0.30 acres of open space. The Commission was generally supportive of the proposal, although expressed concern regarding the amount of open space provided. Some members of the Commission expressed reservations regarding a reduced number of parking spaces while other members of the Commission were supportive of shared parking within Block B. The Commission identified the intersection of Dale Drive and Banker Drive as a gateway to Bridge Park that warrants additional architecture, internal program, and open space design details. The Commission recommended the applicant consider opportunities to ensure a more pedestrian-friendly streetscape, particularly along Winder Drive.

MEMBERS PRESENT:

Jane Fox	Yes
Warren Fishman	Yes
Mark Supelak	Absent
Rebecca Call	Yes
Leo Grimes	Yes
Lance Schneier	Yes
Kim Way	Yes

STAFF CERTIFICATION

DocuSigned by:

Nichole M. Martin

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Nichole M. Martin, AICP, Senior Planner



Public Comment

~~No public comments were received.~~

~~Mr. Way moved, Mr. Fishman seconded approval of the Amended Final Development Plan with one condition:~~

- ~~1) The applicant work with staff to finalize landscape details, subject to Staff approval, in accordance with all use specific standards identified for daycares in Suburban Office and Institutional.~~

~~Vote: Mr. Fishman, yes; Ms. Fox, yes; Mr. Schneier, yes; Mr. Way, yes; Mr. Grimes, yes; Ms. Call, yes.~~

~~[Motion carried 6-0]~~

INFORMAL CASES

1. Bridge Park, Block F – Residential, Informal Review, 21-093INF

A request for feedback on development of a six-story, podium apartment building consisting of 87 units and associated site improvements. The 1.77-acre site is zoned Bridge Street District, Scioto River Neighborhood and located northwest of the intersection of Dale Drive with Banker Drive.

Staff Presentation

Ms. Martin stated this is a request for an Informal View of a site in Bridge Park – Block F. Block F is a ±2.27-acre block located north of Banker Drive between Dale Drive and Mooney Street, and south of Bridge Park Avenue. The site is comprised of three parcels: a 0.56-acre parcel developed with a seven-story, 145-room hotel (Building F1, Springhill Suites); a .22-acre parcel developed with a private, one-way street (Winder Drive); and a 1.77-acre site, the proposed site of this development. Tonight, the Commission is considering the southern parcel, which is 1.77 acres. The surrounding development character includes an existing automobile dealership to the south; Bridge Street-style development to the west; and the recently constructed Springhill Suites to the north. The latter, also located within Block F, is a 7-story, 145-room hotel. This site is presently undeveloped.

City Council approved the Basic Plan with Development Agreement for Block F at their meeting on October 22, 2018 and appointed the Planning and Zoning Commission as the required reviewing body for future applications. City Council approved the Basic Plan with four Waivers and six conditions. On February 7, 2019, the Planning and Zoning Commission approved a Site Plan and Development Plan Springhill Suites. Three buildings were originally contemplated for Block F, but with tonight's iteration, the Commission is looking at two buildings. Each zoning district permits a variety of building types, and the building type permitted by this District and selected for this development is the podium apartment building.

Proposal

The proposal consists of a six-story podium apartment building containing 87 dwelling units (20, 3-bedrooms and 67, 2-bedrooms) with ±2,500 square feet of lobby, fitness, café, office, and an 89-space podium parking structure on the ground story. There are also two on-street parking spaces. A total of ±0.30-acre of public open space is distributed across Block F (combined Buildings F1 and F2) and a ±0.27-acre private amenity space is provided for Building F2. Publicly available open space is available in Block F, and a terrace is proposed within the U-shaped building footprint. The primary vehicular access will be on the north side along Winder Drive. Access to the parking structure

is along Mooney Street, a neighborhood street. No vehicular access will be provided along Dale Drive or Banker Drive. For this conceptual review, massing for the structure has been provided.

Planning recommends the Commission consider this proposal with respect to compatibility with surrounding context, layout, parking, building, and open space details, and has provided the following questions to assist in that review:

- 1) Is the site layout appropriately integrated with the surrounding development pattern?
- 2) Is the Commission supportive of the Podium Apartment Building – Building Type including a Conditional Use to permit a podium parking structure?
- 3) Is the Commission supportive of a Waiver to the maximum number of stories for the Podium Apartment Building – Building Type?
- 4) Does the Commission support a Waiver to RBZ and front property line coverage requirements along Dale Drive and Banker Drive?
- 5) Is the Commission supportive of a Parking Plan to provide a reduced amount of parking for Building F2, with the remaining parking being provided in Block B?
- 6) Does the Commission support providing a reduced amount of publically accessible open space for Block F?

Commission Questions

Mr. Way inquired about the uses/activities behind the hotel on Winder Drive. Is that the hotel drop-off area?

Ms. Martin responded that the vehicular drop off for the hotel is located on Winder Drive. There are also some very small open spaces, some of which would likely need to be reprogrammed to accommodate this development.

Mr. Schneier inquired how many stories comprise the hotel and was a waiver required to permit those?

Ms. Martin responded that the hotel is 7 stories in height and is a different building type. It was not subject to the same standards.

Ms. Fox inquired if the café would be public or private.

Ms. Martin deferred the question to the applicant.

Mr. Fishman inquired if the construction type would be stick.

Ms. Martin responded that at this time she is not aware of the proposed construction type. Per the Building Code, only a certain number of stories can be constructed of wood.

Applicant Presentation

Joe Pax, Architect, M&A Architects, 775 Yard Street, Columbus, OH, 43215 stated that this would be a stick building, Type 3B construction, with two R-rated exterior walls, and a concrete podium. The parking garage will be concrete and on the ground level; 5 levels of wood construction would be above. They are attempting to accommodate the conditions on Winder Drive, respecting the hotel entranceway and a plaza within the area. This building will be pushed back in order to create that plaza. This will be an 87-unit independent-living, senior apartment building, ages 55+

Questions for the Applicant

Ms. Fox inquired if the plaza would be open to the public.

Mr. Pax responded that it probably would not be; any programming in the building would likely be for the apartment building.

Mr. Kim stated that the auto drop-off is one-way and not the typical one-way direction.

Mr. Pax responded that the direction is determined by the existing conditions on Winder Drive.

Ms. Fox stated that she understands the ground topography, but the parking garage on Mooney Street will be at pedestrian level with a view into it; could it be sunken to reduce that view?

Ms. Pax responded that because of the grade along Mooney Street, it would not be possible. The hotel trash compactor on the northwest corner of the site must stay; it has an existing curbcut.

Ms. Fox stated that she asks because the last thing we want at street level is just a garage. As the massing is considered, would it be possible to hide the garage in some manner?

Mr. Pax stated that because the parking garage is on the west side of Mooney Street, that access makes the most sense, as it permits the traditional building elevations along the other roadways surrounding the site.

Ms. Fox inquired if the parking garage view would be significant on Winder Drive or the corner of Dale Drive and Winder Drive.

Mr. Pax responded that there would not be a significant view of it in that location. The view would be only from Mooney Street. Because the topography slopes downward 20 feet from east to west, the garage will be buried into the ground; the platform will be at grade along Dale Drive. It will not be apparent that there is a garage beneath it, due to the grade conditions.

Ms. Call stated that the building use is residential. He requested that the applicant clarify both the reasons for reducing the parking spaces from 144 spaces to 91 spaces and how the use aligns with that reduction in parking.

Mr. Pax responded that the building footprint, which can accommodate only 91 spaces, determined the parking spaces. However, the parking garage across from Mooney Street will have parking spaces allocated to the residents' use.

Ms. Call stated that she has a similar question in regard to the amount of open space; it appears this plan offers one-third less than what would be typically required, decreased from 0.44 to .30 acres. How would that reduction in open space impact the residents in the adjacent parcels?

Mr. Pax responded that with the building layout, they have tried to concentrate the open space on the south side along Banker Drive. Because of its proximity to Dale Avenue, the building is positioned to maximize the condition on the corner with a public green. The intersection of Dale and Banker drives is important. Landscape improvements are proposed along the south side of the property, including terraced greenways and tree plantings. There also will be the traditional 5-foot setbacks for foundational plantings on Mooney Street. Some improvements are also contemplated within the island in the Winder Street plaza.

Mr. Schneier stated that one elevation depicts balcony fire escapes.

Mr. Pax responded that those are interior emergency egress stairs.

Commission Discussion

Ms. Call requested the Commissioners to respond to the seven questions offered by staff for discussion:

- 1) Is the site layout appropriately integrated with the surrounding development pattern?

- 2) Is the Commission supportive of the Podium Apartment Building – Building Type including a Conditional Use to permit a podium parking structure?
- 3) Is the Commission supportive of a Waiver to the maximum number of stories for the Podium Apartment Building – Building Type?
- 4) Does the Commission support a Waiver to RBZ and front property line coverage requirements along Dale Drive and Banker Drive?
- 5) Is the Commission supportive of a Parking Plan to provide a reduced amount of parking for Building F2, with the remaining parking being provided in Block B?
- 6) Does the Commission support providing a reduced amount of publically accessible open space for Block F?

Mr. Fishman stated that he is not supportive of the items listed in the last two questions: a reduction in parking and publicly accessible open space. This building is crowded onto the site, which eliminates any concept of walking around the area and gathering. He is not supportive of eliminating any parking spaces, because this senior population will have vehicles. The intent of Bridge Park was to supply sufficient parking for its residents. The lot coverage is much too dense, and he is not supportive of the proposed waivers. In regard to the first two questions, he has mixed feelings about podium buildings, and there will be no ability to move around this building.

Mr. Schneier stated that if it were not for the nearby hotel, the proposed building height would be problematic; however that hotel “sets the stage” visually. His initial reaction to a reduction of parking spaces would be negative, but there were earlier studies indicating that because more than adequate parking has been provided in the existing parking structures, parking for future developments within the area could use some of that excess parking. If additional information is provided, he could be persuaded that the proposed parking is adequate. The density and excitement of Bridge Park is good, but the lack of open public spaces is problematic. He does not see any compelling reason for a waiver to be given for the open space requirement.

Ms. Fox stated that when Springhill Suites was discussed, the intent was to provide an inviting pedestrian thoroughway and promenade; right now, it is just a driveway. If the building will be sited in the proposed manner, then there should be a plaza. This would provide the desired byway, and a café could activate that space. The Commission had asked the hotel to provide an area for outdoor seating. If the façade of this building is attractive and there is an available space to enjoy a cup, perhaps people would be encouraged to walk here. Regarding the question as to whether the “site layout is appropriately integrated with the surrounding development pattern,” although residential units could be provided here, she is not supportive of another podium building. The front of the building needs to have architectural interest. As proposed, the view from the hotel would be only that of an apartment building. There is opportunity with the terrace amenity to create an attractive destination. Will the amenity terrace be public?

The applicant indicated it would not be public.

Ms. Fox stated that would be an issue, as the existing corner will never get used. A greenspace that is visible through the opening between the buildings should draw the curiosity of those passing. Adequate landscaping should be provided even if it requires the building be pushed to the south. The façade along Winder Drive should be attractive and draw in people in. The massing is a podium wall. Senior citizens want connections, sociability and a pedestrian-friendly space. This building is a long walk from that. Architectural diversity is needed. There is opportunity here to have cascading rooflines, which would create niches and jutting projections activating the entire façade of the building. There would be opportunities for rooftop gathering areas. That terrace amenity space

needs to be public, and private amenity space could be provided in other places with a cascading roofline. Activating the terrace amenity is difficult when the view is the rear of an auto dealership. Some improvement is needed along the backside of Banker Drive, perhaps a terraced space with steps leading into it – a pergola effect. A beautiful framed terrace could replace the view of an auto dealership. The space also could be less wide and more intimate; there is real opportunity for placemaking here. Additionally, the corner with the landscaping could be a potential site for a small mobility hub for the seniors.

Mr. Grimes stated that he likes the general layout of the building and what is proposed along Winder Drive, although that could be refined and made friendlier. He likes the amenity space, which could be smaller and cozier. He would be interested in seeing a parking study. If there is ability to use available public open space 200 feet away, that might avoid the need for an open space waiver. He requested staff to comment on that possibility.

Ms. Martin stated the Commission recently approved a 17,000-square foot dog park, located on the east side of Dale Drive near the intersection with Tuller Ridge, as part of the Block G development. Not all of the open space in that dog park was needed to meet the minimum open space requirement for the Block G development. That area is approximately 600 feet from this site, which could provide offsite open space; however, staff would recommend that the applicant work to provide some additional open space onsite, but also that the Commission consider approval of a waiver. As we consider future blocks of development, having piece-meal open spaces allocated to various areas becomes challenging.

Mr. Grimes agreed that it would be difficult to track and would become “lost” over a period of time. He is generally supportive of the proposed height in relationship to the surroundings. He also agrees that with the parking facility located across the street on Mooney Street, it makes sense to have this garage entry face it. The three remaining sides of the building offer other opportunities. The intersection of Dale and Banker Drive is inviting, but screening of the dealership parking lot is needed.

Mr. Way stated that the hotel drop off area is a very tight urban space. There is too much space along that edge given over to automobile. The building could be shifted closer to Winder Drive, which would also provide more open space along Banker Drive. The connection along Winder Drive could be a much different space than currently perceived. The intersection of Banker Drive and Dale Drive is a gateway into the development and needs to be made a very special place. The dedicated open space there is appropriate, and more space would be possible if the building were shifted to the north. Currently, nothing would be happening in that open space at a key gateway corner. There are uses within the building that potentially could migrate to that edge of the building, such as a fitness room that would provide activity looking out on that open space. Including such an element with the building could animate that open space. Architecture at that corner should be unique and special, providing a gateway feeling. He has no objection to the proposed parking and height. His concerns are the general massing of the building and the provision of too much space along Winder Drive and too little space along Banker Drive. He would encourage Banker and Dale drives to be made a gateway corner.

Ms. Fox expressed agreement with Mr. Way’s comment. Currently it feels like an auto-oriented corner, not pedestrian-oriented. Perhaps the entire backside could be terraced including stairs and be landscaped. Perhaps an urban garden could be provided. Architectural diversity is needed. There are too many rectangular, flat podium buildings in the District. There is an opportunity here for a

different building. She is concerned that there will be little sunlight penetration; people will feel “warehoused” here. The massing needs to be broken up significantly to provide interest for public and private spaces for the senior residents. She agrees that providing more space on the backside would provide some beautiful landscape opportunities.

Ms. Call stated that she concurs with fellow Commissioners’ comments. She believes that the current reduction in parking and open space is due to the size of the proposed building. She agrees with the need to be very cautious with shared spaces, whether open space or parking, and not for accounting purposes only. A reduction in open space already has been permitted for each of the blocks, and when an open space or parking space is shifted to other blocks, the walk distance to reach those amenities is increased for the patrons or residents. With the already reduced amount of open space inherent to the nature of this District, we need to be cognizant of that issue. If we were to permit any further reduction in either open space or parking, shared-use agreements would be necessary for documentation purposes. Future Commissions will need to administer the redevelopment of these areas and it will be difficult for them to undo all the “spaghetti arrangements” that have occurred in the preceding years. Although she is not opposed to podium buildings, a certain level of detail and quality is expected within the Bridge Street District. In summary, she is not in favor of the reduction in parking and open space; reducing the size of the building should mitigate those issues.

Mr. Fishman agreed with the need to reduce the size of the building and provide more open space at the entrance. Unlike Chicago or Los Angeles, apartment residents here should not have to park in another building. Walking 300 feet to park in another building is not common within the Columbus, Ohio area. He is opposed to reducing the number of parking spaces provided for senior residents.

Ms. Call noted that when considering terracing and steps, it is necessary to be cognizant of ADA standards.

Public Comments

No public comments were received on the case.

Ms. Call inquired if the applicant required further address.

Matt Starr, Crawford Hoying, 6640 Riverside Drive, Dublin, OH, stated that he appreciates the comments. He would point out that the residential parking ratio in the neighborhood is 1.15 to 1.2 cars per standard unit. The proposed parking envisioned a 1.0 parking ratio. For 530 units, there is ability to park 580+ cars. They have sufficient direction on the other elements.

~~2. 5055 Upper Metro Place, Informal Review, 21-094INF~~

~~Feedback on development of a four-story, mixed-use building consisting of 174 residential units, 13,500 square feet of commercial space, and associated site improvements. The 1.88-acre site is zoned Bridge Street District, Commercial and is located southwest of the intersection of Upper Metro Place with Frantz Road.~~

Staff Presentation