

RECORD OF ACTION

Planning and Zoning Commission

Thursday, January 23, 2025 | 6:30 p.m.

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

2. Cosgray Commons 24-160CP

Concept Plan

Proposal:	New mixed-use development comprised of office, residential, commercial and open space.
Location:	Southwest of the intersection of Post Road/State Route 161 and University Boulevard.
Request:	Review and non-binding feedback of a Concept Plan for future development.
Planning Contacts:	Chris Will, AICP, Senior Planner
Contact Information:	614.410.4498, cwill@dublin.oh.us
Case Information:	www.dublinohiousa.gov/pzc/24-160

RESULT: The Commission was generally supportive of the proposed development citing the creative and unique design. The Commission was also generally supportive of the mix and organization of uses but expressed the need to ensure that employment-generating uses continue to represent an appropriate amount of the development mix and that the applicant should explore the potential to add laboratory or flex space in addition to office and commercial. Additionally, the Commission expressed the need to ensure that a variety of residential choices continue to be provided. The Commission was supportive of the grocery/market addition but expressed a need to ensure that its location would provide adequate visibility, accessibility, and parking for patrons coming from outside the site. The Commission was also supportive of the structured parking that was screened from public view.

The Commission was generally supportive of the scale of buildings and the transition of mass from larger near Post Road to smaller closer to the South Fork Tributary. Noting the height of the proposed hotel near the Post Road and University Boulevard roundabout, the Commission encouraged the applicant to provide visuals and perspectives which illustrate key views and gateways in relationship to building mass with a future development application.



Community Planning and Development



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Dublin, Ohio 43017



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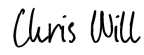
The Commission noted the proposal includes a significant development program and that the required traffic impact study (TIS) with the rezoning and Preliminary Development Plan (PDP) stage will be important to understand any traffic impacts and circulation. The Commission encouraged the applicant to consider strategies to improve pedestrian connections from Dublin Green, Sports Ohio and the Ohio University Campus to the site and cited the need to ensure pedestrian safety for those crossing Post Road/SR-161 from the North.

The Commission was supportive of the updates to the open space framework. Members noted that the removal of the standalone commercial buildings from the central open space and the addition of the elevated landscape form/"hill" provided visual interest. The Commission was also supportive of programmatic elements of the open space. The Commission expressed interest in understanding how the proposed trail along the South Fork tributary and the development could connect to a future citywide signature trail.

MEMBERS PRESENT:

Rebecca Call	Yes
Kim Way	Recused
Kathy Harter	Yes
Jamey Chinnock	Yes
Gary Alexander	Yes
Jason Deschler	Yes
Dan Garvin	Yes

STAFF CERTIFICATION

Signed by:

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Chris Will, AICP
Senior Planner



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Mr. Buck stated that he was under the impression that the FAR was not determined for this area. Ms. Call clarified that is from the Neighborhood Design Guidelines. Mr. Buck stated that they are reacting to the Metro Revitalization Plan. The parking lot locations in that plan are almost identical to this current plan. They want to make sure the Commission is supportive before moving on to the next step. Rents do not support podium parking. They understand and agree with having taller buildings on the boulevard. Ms. Call stated PZC does not consider economics.

Mr. Way stated that structured parking may be required to achieve the densities thought of in the Community Plan. Another direction could be showing how to achieve the look and feel of density without actually doing structured parking.

Ms. Call clarified that the referenced Neighborhood Design Guidelines are embedded in the Community Plan.

Mr. Way recused himself from the next case and exited the room.

Case #24-160CP Cosgray Commons

Review and non-binding feedback of a mixed-use development comprised of office, residential, commercial and open space. The 43.3-acre site, located southwest of the intersection of Post Road/State Route 161 and University Boulevard, is zoned ID-2: Research Flex District.

Applicant Presentation

Tony Murray, NBBJ Design, 250 S. High Street, Columbus, stated that they are looking for feedback as they move forward to Preliminary Development Plan. This plan addresses feedback from their previous meeting with the Commission in 2024. Changes to the plan have accrued mostly to the west and south of this site. This site has the potential of being the heart of the West Innovation District. The new interchange, proximity to neighboring communities and plans for the surrounding area make this an exciting opportunity. They previously received feedback regarding sustainability. They are beginning to think about stormwater harvesting as a central feature of the central open space running from north to south, funneling it to the middle. The plan shows One Earth as a green street. This plan is trying to get as much efficiency as possible out of the buildings by orienting them north to south; however, orienting them north-south is not always the best for solar energy. The north side of the site will be more polished and innovative to align with the West Innovation District. The uses there will be commercial, hospitality, and mixed-use urban. Material typologies navigate to more natural features as the programming moves south on the site. At the Commission's suggestion, a significant amount of development was put into the open space. The intent is for the open spaces at the center of the project and around the site to be meaningful and not residual. The northern parcels would likely be developed first. The goal is for impact at the northeast corner. This will be the gateway into the project. The central space could have a hill much like Bridge Park has a bridge. It also relates to the founding of Dublin and why it is named Dublin. The historic house will remain and have some relationship to structures along Post Road. Visitors coming from the west will see the hotel on that corner. There is demand for more than one hotel. The shared use paths along Cosgray and Post Road are important for connectivity to the community within and beyond the site. The south edge of the site will be quieter and calmer, relating to Indian Run, with 31 townhomes. The main arrival points are off of University Drive and Cosgray. They open to large landscape open spaces. The heart of this development is the central

commons area/hill. The thought is that some of the retail buildings will be under this. Programming is very important. The development should be walkable and in order to be so, it needs a market or grocer. There is a civic opportunity with a nature center envisioned along Indian Run. The landscape space is booked on the north with the historic house and on the south with the nature center. Streets would be ended and designed to prevent high rates of speed.

Staff Presentation

Mr. Will stated that this is a Concept Plan giving the Commission the opportunity to provide non-binding feedback and guidance on development proposals to an applicant before they submit a formal application. Key considerations at this stage are land use and density, general site layout, streets and circulation, open space framework and integration into the surrounding areas. No determination is required.

The 43-acre site is located southwest of Post Road and University Boulevard and is currently zoned ID-2, Research Flex District. There is a tributary to the Indian Run South Fork at the south of the site, Cosgray Road bounds the site to the west, and Ohio University (OU) campus is to the east. Dublin Green and Costo shopping center are to the north of the site. AEP-owned land and SportsOhio are located to the south and the Fishel Industrial Park is to the west. The site is in portions of both Union and Franklin counties. Photos showing existing conditions were shared. The Community Plan Future Land Use recommendation is mixed-use center. The intent of this is to create a vibrant, walkable mixed-use district. Principal uses are office, hospitality, multi-family residential, laboratory, research and development and supporting commercial, civic and retail spaces. Development is intended to be two to eight stories tall. The site is within the West Innovation District Special Area Plan. Economic Development is a principle focus of this district. While residential and commercial uses serve as amenities to support employees and employers, the creation of a distinct walkable, mixed-use node in the West Innovation District is a recommendation of the Community Plan. In 2016, OU and the City of Dublin collaborated to create a framework plan, which illustrates a vision for their campus. Though this site is not within that framework boundary, it can be referenced for view corridors, street level experiences, green space and open space network. Feedback regarding the previous plan (2024) was generally positive with a good response to the creativity and open space framework. Some concern was provided for density. Key changes between the two plans include moving the hotel along Post Road and the elimination of residential directly fronting Post Road. An office retail building has been replaced with a retail grocery building and the standalone retail/commercial buildings within the open space have been incorporated in the hill. The Wunerf that connected to Post Road and the southern street has been disconnected. The open space framework is generally consistent with 9 acres of open space. Additional renderings have been provided showing massing, scale and character.

Mr. Will provided the following questions for discussion by the Commission.

- 1) Is the Commission supportive of the updated proposed organization of the mix of uses?
- 2) Is the Commission supportive of the updates to the proposed open space framework?
- 3) Is the Commission supportive of the access and circulation?
- 4) Is the Commission supportive of the character and scale of the proposed development?
- 5) Other considerations by the Commission.

Commission Questions

Mr. Garvin asked if, given guidelines of two to eight stories, the applicant expects to seek an exception for the hotel on the SR161 side of the development. Mr. Murray stated that it is currently shown at 12 stories, so yes, that would be an exception. Everything else will fit within the recommended two to eight stories.

Mr. Garvin sought clarification regarding parking. Mr. Murray stated that they will be podium-style parking garages. Mr. Garvin suggested the applicant give thought to traffic entering and exiting those garages with the mass of buildings here. He is supportive of that solution but it does bring up concerns.

Mr. Garvin asked if there is any anticipation of OU needing space for dorms. Mr. Will stated the framework does identify future development that is educational, residential and commercial to create a campus experience but City staff is unaware of any potential development for that site. Ms. Call noted that Mayor Amorose Groomes is engaged in those conversations.

Mr. Garvin asked if Cosgray is anticipated as the main point of entry. Mr. Murray answered that it will be secondary, but not by much. They anticipate doing additional traffic analysis. Mr. Will noted that as part of the rezoning and preliminary development plan process (PDP), a traffic impact study would be required of the applicant. The multimodal plan does recommend improvements around the site. Cosgray is recommended to be four lanes from the two-lane section and University Boulevard is proposed to extend to the south to connect closer to the Ohio State University Wexner medical facility.

Mr. Deschler stated that the previous proposal included two million square feet for development. He asked what the numbers are with the updated proposal. Mr. Murray answered that they are roughly the same.

Mr. Deschler asked for more information on the garages. Mr. Murray stated that typically with the podium garages, they will be topped with an amenity (garden, green roof, pool, etc.) that relates to the program to which they are adjacent. Mr. Deschler asked if the apartments would have a pool-topped garage. Mr. Murray answered in the affirmative.

Mr. Deschler sought confirmation that the intent is to have an elevated green walkway with retail underneath. Mr. Murray answered affirmatively.

Mr. Garvin stated that he supports the elevated walkway. He asked if the applicant has seen trees used successfully in this treatment. Mr. Murray stated it has been done. One of the precedents he referenced is Titledown, a development in Green Bay, Wisconsin. This is all subject to economics. Even if the walkway does not go over the top of buildings, there are ways to create this type of landscape architecture feature to make this a unique space.

Mr. Deschler asked how many apartments are being considered. Mr. Murray answered that they were planning for approximately 1,000 one-to-three-bedroom apartments and 31 condominiums. Mr. Deschler asked if consideration was given to adding condominiums instead of apartments on the south part of the site. Mr. Murray stated that it will be largely market driven. They are envisioning the residential units in the center of the development could be apartments and the larger buildings further south could be condominiums.

Mr. Alexander asked if there is any intent to link the open space with OU and their campus. Mr. Murray stated along University Boulevard, there is a significant swath of green space that works east to west. They have tried to be mindful of that, but the challenge is understanding long-term what will happen on the OU campus. They have designed the open space to still be viewed as an entry point if the OU plan does not materialize.

Mr. Alexander asked if conversations have been had regarding the viability of retail internal to the site.

Gilli Zofan, First Vice President, Colliers, Two Miranova Place, Suite 900, Columbus, stated there is market demand, and that market demand drove the adjustment to add the market grocery. They wanted to make this a dense, urban destination.

Mr. Alexander asked if parking is intended to be underground. Mr. Murray stated that no parking will be underground.

Mr. Alexander asked if the signature trail connects with City trails. Mr. Will stated that the east-west signature trail is currently under study by the City. The alignment of that has not been determined. The South Fork Indian Run is a potential corridor but this site is not directly on the South Fork, it is on a tributary to it.

Ms. Harter asked if there has been communication with nearby property owners. Mr. Murray answered in the affirmative.

Ms. Harter asked if any speed changes would be anticipated. Ms. Wawzkiewicz stated the site would have a lower speed limit, probably 25 miles per hour with a narrower feel and pedestrian amenities on both sides. The existing routes on the perimeter of the site will stay the same as those are set by State statute.

Ms. Harter asked if there is a plan for solar panels on top of the market. Mr. Murray stated that there is not.

Ms. Harter asked about anticipated uses for the historic home. Mr. Murray stated that they have a lot of ideas, such as a museum, historic home, coffee shop, or venue.

Ms. Harter asked if people walking on the hill can be seen as a person drives into the site. Mr. Murray answered in the affirmative.

Ms. Harter asked if cars drive under the hill. Mr. Murray answered in the affirmative.

Ms. Harter asked about the nature center. Mr. Murray stated that the idea is that it would be a node along the trail and is still open to design.

Mr. Chinnock stated that they did an exceptional job presenting their vision. He is concerned about pedestrians coming from Dublin Green to access the site. He asked how crossing SR161 would be handled. Mr. Murray stated that it is an important consideration. They must consider people who may live in the development that may want to cross the street as well. Mr. Will stated that there are existing pedestrian facilities at the Post Road and Cosgray Road roundabout. As it is a state route, there are other considerations. Dublin Green and the Costco shopping center are all within Jerome Township so planning there would occur outside Dublin's jurisdiction. Ms. Wawzkiewicz stated that the Ohio Department of Transportation has jurisdiction over Post Road. Union County has jurisdiction over parts of the routes. Dublin would be coordinating with those outside agencies particularly as this moves to next steps and considering how to accommodate all modes of transportation.

Ms. Call asked for the FAR calculation. Mr. Murray stated that it is 1.0 for the whole site and 2.0 for the developable area.

Ms. Call asked the applicant to identify employment centers. Mr. Murray stated that the retail in the center would qualify as an employment center. The northern two blocks are commercial hospitality. By square footage, the site is 50/50 employment/residential. Ms. Call asked if there are any calculations regarding office uses. Mr. Murray stated that the plan calls for 400,000 square feet of office space.

Ms. Call asked if they are looking at the nature center as a collaborative project with the City. Mr. Murray answered in the affirmative.

Public Comment

No public comments on the case were provided.

Commission Discussion

Mr. Alexander stated that he is supportive of the proposal. The plan has improved in terms of open space network. Removing buildings in the middle and dedicating that middle space to public use is a big improvement. He is supportive of the variety of events occurring throughout the space - the nature center at one end, the bridge, the historic building and two public spaces on a cross axis. He would like to see the two public spaces as organizers for retail at the perimeter. He expressed interest in space for active play in the plan. He is supportive of the access, character and scale. He suggested the applicant explore a deeper approach to sustainability.

Mr. Deschler stated that he appreciates the updated site plan and feels the activation of the middle corridor is significantly improved. He offered support for the open space, access and circulation. There was concern about internal traffic pieces that he feels have been addressed. He agrees with Mr. Chinnock's concern regarding a pedestrian safety mechanism to cross to Dublin Green. Mr. Deschler is supportive of the placement and sustainability of the garages. He likes the building structures and how they are placed.

Mr. Garvin stated that he is supportive of the project in general and he appreciates the transition of the site. He has concerns about the massing and intensity of the main hotel. He is most supportive of the updates to the open space. People will be drawn into a feature like that. Concerns regarding traffic will be addressed at later steps with traffic studies.

Ms. Harter stated that she is excited about this project and agrees with her fellow commissioners.

Mr. Chinnock stated that the connections are important at SR161 and to SportsOhio at some point. This is such a unique, exciting place, people will want to get there. He suggested the garage not be so restricted that there is not enough parking for more public access. He is supportive of the scale though he would like the building heights varied. He is very supportive of the project.

Ms. Call stated that the project is on target with the FAR as called out in the Future Land Use Plan. The recommendation for this site is that it be principally focused on economic development with commercial, retail and housing supportive of that. 22% is significant but possibly not principal. She understands this is a terrible time to build office buildings but she challenged the applicant to find opportunities to leverage economic development drivers – especially laboratory-focused. This plan responds appropriately to the Community Plan at its current phase. She stated that it would be helpful if there could be a model or some sort of visual aid to help the Commission understand the scale of the massing of the hotel on the corner.

Ms. Call asked the applicant if they sought any further clarification. They did not.

With no objection from the Commission, Ms. Call called for a brief recess. All members returned to the dais and the meeting reconvened at 9:18 p.m.



RECORD OF ACTION

Planning & Zoning Commission

Thursday, June 20, 2024 | 6:30 pm

6. Cosgray Commons 24-084INF

Informal Review

Proposal: Mixed-Use development comprised of office, residential, commercial, and open space.

Location: Southeast of the roundabout at State Route 161 and Cosgray Road.

Request: Informal Review and non-binding feedback on a future development application.

Applicant: Tony Murry, NBBJ Design

Planning Contacts: Christopher Will, AICP, Senior Planner
Bassem Bitar, AICP, Deputy Director of Planning

Contact Information: 614.410.4498, cwill@dublin.oh.us
614.410.4635, bbitar@dublin.oh.us

Case Information: www.dublinohiousa.gov/pzc/24-084

RESULT: The Commission members expressed support of the development proposal and mix of uses. Some concerns were raised about the density of the residential uses. The Commission shared the need for more detailed information about the proposed curbside street with the development and parking structures/needs. The Commission encouraged further development of the open space framework including how it ties into the adjacent Ohio University campus. It was indicated that the site presents a great opportunity to showcase a truly sustainable development and meet the City's goals. Members expressed the desire for this site to be truly a walkable community with connectivity to the surrounding area. The SR 161 and Cosgray Rd. corridor present traffic challenges that need to be addressed as the proposal moves forward.

MEMBERS PRESENT:

Rebecca Call	Yes
Kim Way	Recused
Kathy Harter	Yes
Jamey Chinnock	Yes
Gary Alexander	Yes
Jason Deschler	Yes
Dan Garvin	Absent

STAFF CERTIFICATION

DocuSigned by:

Bassem Bitar

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Bassem Bitar, AICP, Deputy Director of Planning





MEETING MINUTES

Planning & Zoning Commission

Thursday, June 20, 2024

CALL TO ORDER

Chair Call called the meeting to order at 6:30 p.m. in Council Chamber and welcomed everyone to the June 20, 2024 Planning and Zoning Commission meeting. She stated that the meeting also could be accessed at the City's website. Public comments on the cases were welcome from meeting attendees and from those viewing at the City's website.

PLEDGE OF ALLEGIANCE

Ms. Call led the Pledge of Allegiance.

ROLL CALL

Commission members present: Rebecca Call, Jamey Chinnock, Kim Way, Kathy Harter, Jason Deschler, Gary Alexander

Commission members absent: Dan Garvin

Staff members present: Jennifer Rauch, Bassem Bitar, Thaddeus Boggs, Daniel Klein, Tina Wawszkiewicz

CHANGE TO AGENDA ORDER

Ms. Call stated that the agenda order would be revised to move Case 24-055INF – Townes on Tuttle, to be heard second on the agenda.

ACCEPTANCE OF DOCUMENTS

~~Mr. Way moved, Ms. Harter seconded acceptance of the documents into the record and approval of the May 23, 2024 meeting minutes.~~

~~Vote: Mr. Chinnock, yes; Ms. Call, yes; Ms. Harter, yes; Mr. Way, yes; Mr. Alexander, abstain; Mr. Deschler, abstain.~~

~~[Motion carried 4-0 with 2 abstentions]~~

~~Ms. Call stated that the Planning and Zoning Commission (PZC) is an advisory board to City Council when rezoning and platting of property are under consideration. In such cases, City Council will receive recommendations from the Commission. In other cases, the Commission has the final decision-making responsibility. Anyone who intends to address the Commission on administrative cases must be sworn in.~~

~~Ms. Call swore in staff and audience members, who anticipated providing testimony.~~

~~development. At its last meeting, the Commission recommended City Council approval of the Community Plan Update, which designates this site as Flex-Innovation use. It would be difficult to support this use, because it is not aligned with the Community Plan's anticipated direction.~~

~~Mr. Alexander stated that he has been in the applicant's situation previously and sympathizes. However, as a member of the Commission, he is compelled to make decisions in the best interest of the community. Commission members believe that the proposed Community Plan Update is in the best interests of the community. At this point, the Commission has viewed only a conceptual plan for this site. He believes the Commission must give the new Community Plan a chance; therefore, unfortunately, he cannot support the proposed use.~~

~~Mr. Deschler stated that based on the anticipated adoption and implementation of the Community Plan Update, he also, unfortunately, is unable to support the proposal.~~

~~Ms. Call reiterated fellow Commissioners' comments. The City re-evaluates and updates its Community Plan every decade. This Plan has been in that process for 18 months with public meetings and the participation of many stakeholders. The Community Plan Future Land Use for this site has changed. The Plan sees more value in having an innovation/lab type of use next to a railroad versus a residential use. She believes there is significant opportunity for the owner of this property to develop this site accordingly. It would be good for the property owner, the City and would be complementary to the existing neighborhoods. The Commission appreciates the applicant's time and work invested in this proposal, as well as their willingness to work with staff and remain abreast of the Community Plan Update progress.~~

[Mr. Way was recused from the following case.]

- **Case #24-084INF – Cosgray Commons**

An Informal Review and feedback of a mixed-use development comprised of office, residential, and associated open space. The 43.30-acre site is zoned ID-2, Research Flex District, and is located southeast of the roundabout of State Route 161 and Cosgray Road.

Applicant Presentation

Hyssain Mazhar, 7081 Palmer Court, Dublin, property owner, stated that he is a physician by profession. He and his family have lived in Dublin for over 15 years. He has an established practice nearby in Dublin Green and passes this site daily. He has developed some areas in various parts of the state. Recently, he became interested in this beautiful parcel of land and has looked at opportunities to develop it.

Gilli Zofan, First V.President, Colliers, 209 South Columbia, Bexley, stated that in considering development opportunities, they have identified many strong attributes with the site. Directly to the east is the Ohio University (O.U.) campus. That 100-acre site is being developed according to a Master Framework Plan, a vision plan that offers a comprehensive view for the campus. One of the items envisioned was a mixed-use development that supports the vibrant, knowledgeable community. That is what they are interested in creating on their target site. Another attribute of this site is the Dublin Ohio Passenger Rail site located .75 mile to the west. It is proposed to be a state-of-the-art, multi-modal passenger rail. Additionally, the US33 Mobility Corridor is located to

the east, which involves \$105 million private-public investment and recreational development directly south of the site. They believe that this site would be an ideal location for a future mixed-use development, which is also consistent with the Envision Dublin Community Plan Update's Future Land Use map for this site. Their project proposes over 2 million square feet of development, a larger square footage than other mixed uses. Based on the numbers (3.4 million annual visits) within the Bridge Park mixed-use development, obviously, Dublin has a market for a mixed-use market.

Tony Murray, NBBJ Design, 250 South High Street, Columbus stated that the project site is located just south of Costco's on SR161 west of US33, heading toward Plain City. It is an approximately 43-acre site. They are looking to develop the primary frontage on SR161 and Cosgray Roads and the future planned University Blvd. This is an important and prominent site in Dublin. The new interchange at US 33 is a significant component, as well as all the growth occurring in Plain City and Marysville and north in Jerome Township toward US Route 42. This project site is located in the center of all that growth. They believe it is both a great opportunity for the City and for developer investment. As was mentioned, there is an anticipated passenger rail extension nearby, a successful industrial park and many sports and recreation uses just south of the site. They have had ongoing discussions with Ohio University and Dublin Green. He appreciates the planning also occurring regarding the Signature Trail, and they are hopeful that their site will have some interaction or adjacency to that trail. The history of the site is interesting. Harold Ett, Poultry Farmers, originally owned the site and owned a furniture shop in Plain City. There are many old Indian trails within this area and the Pony Express Trail. Previous use of the site was agriculture. Consistent with the Community Plan Update, they are looking at Mixed-Use Center zoning for this site. According to the Thoroughfare Plan, there are plans for a roundabout connection at Cosgray Road south of their site. The primary site access will come from the new interchange to the east. Pedestrian connections will be added from the site. They would like to preserve or recognize the historic farm that was located on the site along SR161. That routed the concept of greenspace along that corridor with connection to the Signature Trail and South Fork Indian Run. They are contemplating the densest uses in the north – urban mixed uses with residential and hotel. In the south, there will be lower-density uses – retail and residential comprised of apartments and townhomes along the South Fork Indian Run. He pointed out the proposed uses designated on the slide shown and diagram provided to Commission members. They see a use for the proposed hotel and conference center on the site due to its proximity to anticipated Tech Flex and the nearby sports fields and events and O.U. events. They anticipate office and tax-based generating uses along the north edge of the site. In the middle block, apartments surrounding parking garages are envisioned. There will be activated edges on all sides of the development. An activated, communal central green is envisioned in the plan. There will be a grid of roadways, so site circulation will be simple and straight forward. There will be some right-ins/right-outs versus standard intersections. The site will be activated with energy created in the center to the north, allowing it to dissipate further to the south. They are not looking at their site plan in a silo. They are attempting to take into consideration the O.U. Framework Plan, thinking about how both plans can be pulled together and connection between buildings and greenspaces provided. One feature he would like to point out is the idea of a walkable street on the right side of the central green – walkable, curbsless with bollards and pavers and retail uses, as opposed to a standard road with curbs, tree lawn and sidewalk. They have accommodated the proposed 2 million SF of mixed-use development with parking at standard rates and 80% efficiency. They are very excited about the project and look forward to hearing the Commission's feedback.

Staff Presentation

Mr. Bitar stated that this a request for nonbinding review of a Concept Plan. The 43.3-acre site consists of two parcels and is located southwest of the roundabout at Post Rd/State Route 161 (SR-161) and University Blvd. The northern parcel is within Union County, and the southern parcel, of which the majority of the site consists, is within Franklin County. Both parcels are within Dublin and are zoned ID-2: Research Flex District. The permitted uses include light industrial uses, commercial uses, office uses, and civic and institutional uses such as education and healthcare. The current Community Plan FLU recommendation is Mixed Use Regional Center - Academic Innovation, which calls for similar uses as those proposed. Principal uses include university and academic (office, classroom, laboratories) campus amenities (wellness, recreational, cultural), office, research, light manufacturing, and open space. Secondary uses include retail, eating and drinking, personal services, residential, hotel and conference center, entertainment venues, training facilities, laboratories, and makerspace. The intended uses for the general area are Innovation, Research, Development and Education. The site is located within the West Innovation District (WID) Special Area Plan. Economic development is the principal focus of the district, while residential and commercial uses serve as amenities to support employers and employees. A walkable, mixed-use built environment that supports a 24/7 live-work-play district is the foundational basis of the WID.

He noted that the land uses recommended in the Academic Innovation District are typically associated with the education campus. However, land uses that are compatible with the university will also be supported based on the recommendations of the O.U. Framework Plan. Although the site is not within their Framework Plan area, building orientation, view corridors, open space, and transportation recommendations of the O.U. Framework Plan may inform the layout and design of the proposed development. The applicant is proposing approximately 2 million SF of mixed-use development, comprised of office, residential, hospitality, commercial, and open space. The proposed development of 28 buildings is organized by a network of new streets and 9 acres of open spaces. The proposed development is organized by a network of new streets and blocks. Block sizes are walkable and generally do not exceed 500 feet. For reference, this aligns with recommendations for maximum block lengths in the Bridge Street District (BSD). In addition to proposed streets and drives, the applicant is proposing a Woonerf, also known as a shared street or curbsless street. Shared streets may be an appropriate circulation with placemaking element in mixed-use developments. The proposed shared street is illustrated to connect across the north-south extent of the site and provide direct access to/from Post Rd/SR-161. Shared streets are most suitable for low-volume and low-speed connections. A direct connection to a major thoroughfare may not be appropriate. The applicant is proposing to develop 28 buildings organized around the new street and open space networks. Generally, the more active commercial and office uses are located to the north of the site, nearest Post Rd/SR-161, and the less active residential uses located nearest the tributary. An exception to this are two apartment buildings located southeast of the Post Rd/SR-161 and Cosgray Rd roundabout. Unlike most surface streets in Dublin, Post Rd/SR-161 carries a considerably higher volume of freight/semi-truck traffic than do other streets in Dublin. Staff recommends the applicant consider only commercial or office uses along this key frontage. The development intensity lessens to the south on the site, and part of what is proposed is a Nature Center along the South Fork Indian Run. While we appreciate the important history of this site, unfortunately the historic house was removed many years ago. The intent of this WID is to promote modern architecture, so perhaps there can be some modern interpretations of honoring the past while maintaining the intent of the WID.

Staff has provided the following questions for the Commission's discussion:

- 1) Is the Commission supportive of the proposed uses and mix?
- 2) Is the Commission supportive of the general site layout?
- 3) Is the Commission supportive of the proposed open space framework?
- 4) Is the Commission supportive of the proposed identity and character?
- 5) Is the Commission supportive of proposed sustainability practices?
- 6) Other considerations by the Commission.

Commission Questions

Mr. Alexander inquired the anticipated length of time for buildout. Is the intent to phase this development over 5 or 10 years?

Mr. Murray responded that he would estimate 5-7 years.

Mr. Alexander stated that at nearly every meeting, the Signature Trail is mentioned. When will the Commission and applicants know more definitively how that trail will look?

Ms. Wawszkiewicz stated that the Mobility Division is working with the Planning Division on the Signature Trail. They have contracted a study to begin laying out that alignment and the recommended features. The goal is to extend that bikeway through Dublin in an east-west corridor, preferably at a distance from road right-of-ways.

Mr. Alexander stated that the applicant has mentioned the agrarian nature of the site and their desire to pay homage to that. Will the landscape design reflect that intent?

Mr. Murray responded affirmatively. They are urban designers, landscape architects, and planners, so it is built in to their work. There are probably more trees on this plan than they have seen the entire evening on all the other plans, and they are proud of that. If they attempt to pull Indian Run into the central space, the intent would be that there would be extremely natural landscape in the quad area.

Mr. Alexander stated that the Wonderf, or curbless street, will be accessing some large uses. Have they had experience controlling traffic on streets without curbs?

Mr. Murray responded that they have had experience and success in other areas of the country, although not in central Ohio.

Mr. Alexander stated that with the exception of the hotel, the plan proposes the most massive and tallest buildings on the interior of the site, facing the space, not on the perimeter facing heavy arterial traffic. On the opposite side of the Wonderf, there appears to be a multi-lane street where the taller buildings are located.

Mr. Murray indicated that is where the taller buildings will be located.

Ms. Harter inquired about the proposed parking for the hotel.

Mr. Murray responded that the market indicates that people are willing to walk a little greater distance for parking than they once were. Parking no longer needs to be immediately adjacent to their destination. Some of the elements in their plan still need some study, so this may be pushing the comfort boundary on the parking element. However, they are attempting not to create an auto-oriented development.

Mr. Chinnock inquired if several of the garages in the units were below surface garages.

Mr. Murray responded that it may appear that way because there is landscaping on top of them. There is no below-surface parking.

Mr. Deschler inquired the number and size of the apartment units anticipated.

Mr. Murray responded that they anticipate a standard size of 1,200 SF, which is average. There may be some studio apartments that will be smaller and some 2 or 3 bedrooms that are larger. He will look up the number of units they are contemplating.

Mr. Deschler stated that the report mentioned condominiums; however, he does not see any on the plan. Could there potentially be condos, or will they be walk-up townhomes?

Mr. Murray responded that at this point, their plan provides for townhomes on the southern edge of the site.

Mr. Deschler inquired if they are no longer considering condominiums or if they remained a possibility.

Mr. Murray responded that it is too early for them to know.

Public Comment

Ms. Rauch referred to the one public comment for the previous case and this case from:

Ladonna Smith, 6692 Roundstone Loop, The Lakes at Ballantrae Condominiums, Dublin

In her email, Ms. Smith inquired about what school district the development falls within, and indicated concerns "about all of these developments along Cosgray Road; I also see an Amtrak facility in this area in the future City planning."

Ms. Rauch stated that this development would be in the Dublin City School District.

Commission Discussion

Ms. Call requested Commissioners to respond to the discussion questions provided.

Mr. Alexander stated that he is very supportive of the proposed use, mix of uses and of the general site layout. The greenspace is a great public amenity that the community is being given. He likes the scale of how the greenspace is potentially broken down and the cross connections. In regard to identity and character, they will need to see how the buildings look. He does not like the language used, attempting to differentiate contemporary from modern, but he does like the idea of having contemporary buildings here. In regard to proposed sustainability practices, the City does not have many truly green buildings. The community is marketed as a green community, but we do not have buildings being constructed with aggressive green practices. This could be a great opportunity for this to be a showplace of how sustainable, perhaps zero energy-consuming, buildings would operate. He believes Council members would be interested in seeing that type of building.

Mr. Deschler stated that he is supportive of the mixed-use. He is concerned about the proposed density of the apartments. He likes the greenspace. He is not entirely convinced on the curbsless street, but he is open to consideration. He agrees that there could be some opportunities to explore sustainability. He is supportive of the mixed-use proposal.

Ms. Harter stated that she also is supportive of the mixed-use proposal and the proposed connections. Because of the high volume of traffic in this area, they will need to incorporate safety components for pedestrian and bike traffic. She would encourage them to look for opportunities to connect with the O.U. Framework Plan's elements.

Mr. Chinnock stated that they have checked all the “creativity” boxes with this plan. He appreciates the thought and purpose shared with each component of their plan. He is very supportive of the direction of this plan. In regard to sustainability, this could be a flagship for Dublin – a connected, self-sustaining community. In addition to the interior of the site, he would recommend that they also focus on the various gateways to the site. It will behoove the City to figure out SR161 and Cosgray Road before this plan advances. The plan will not be feasible if we do not improve what is occurring there now. Currently, that area is under construction and travelling through there is not easy. To be fair to the development and to community, the City needs to figure out that corridor before the plan advances too far.

Ms. Call stated that the timing is impeccable. The uses have changed with the new Envision Dublin Community Plan Update, and this type of use is what the Commission is looking for. This is an intriguing design. Jerome Village is updating their Community Plan, and this type of plan could influence how their community develops. She is supportive of the proposed mix of uses, the general site layout and open space. She loves the way the Signature Trail and South Fork Indian Run are incorporated into the plan. She also is supportive of the sustainability focus. That would be an interesting element. It is outside the Commission’s purview for coupling any of those elements with the City, but Planning staff can direct the applicant to the correct City contacts, if desired. She inquired if the applicant seeks additional clarification from the Commission.

Mr. Zofan indicated that they have a replica of the original house on the site. One of the structures proposed for the greenspace is a replica of that house, which could be used as an amenity.

Ms. Call responded that using it as a coffee shop could be an interesting amenity.

The applicant expressed appreciation for the Commission’s insightful comments.

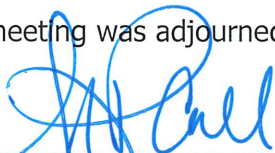
COMMUNICATIONS

Ms. Rauch reported the following updates:

- The second reading/public hearing for the Envision Dublin Community Plan update is scheduled for the July 1, 2024 City Council meeting.
- A brief update about the development review process is currently underway, attempting to find ways to make the process smoother.
- Chair and Vice Chair elections will occur at the next PZC on July 11, 2024 with a full Commission attendance.

ADJOURNMENT

The meeting was adjourned at 10:20 p.m.



Chair, Planning and Zoning Commission



Assistant Clerk of Council