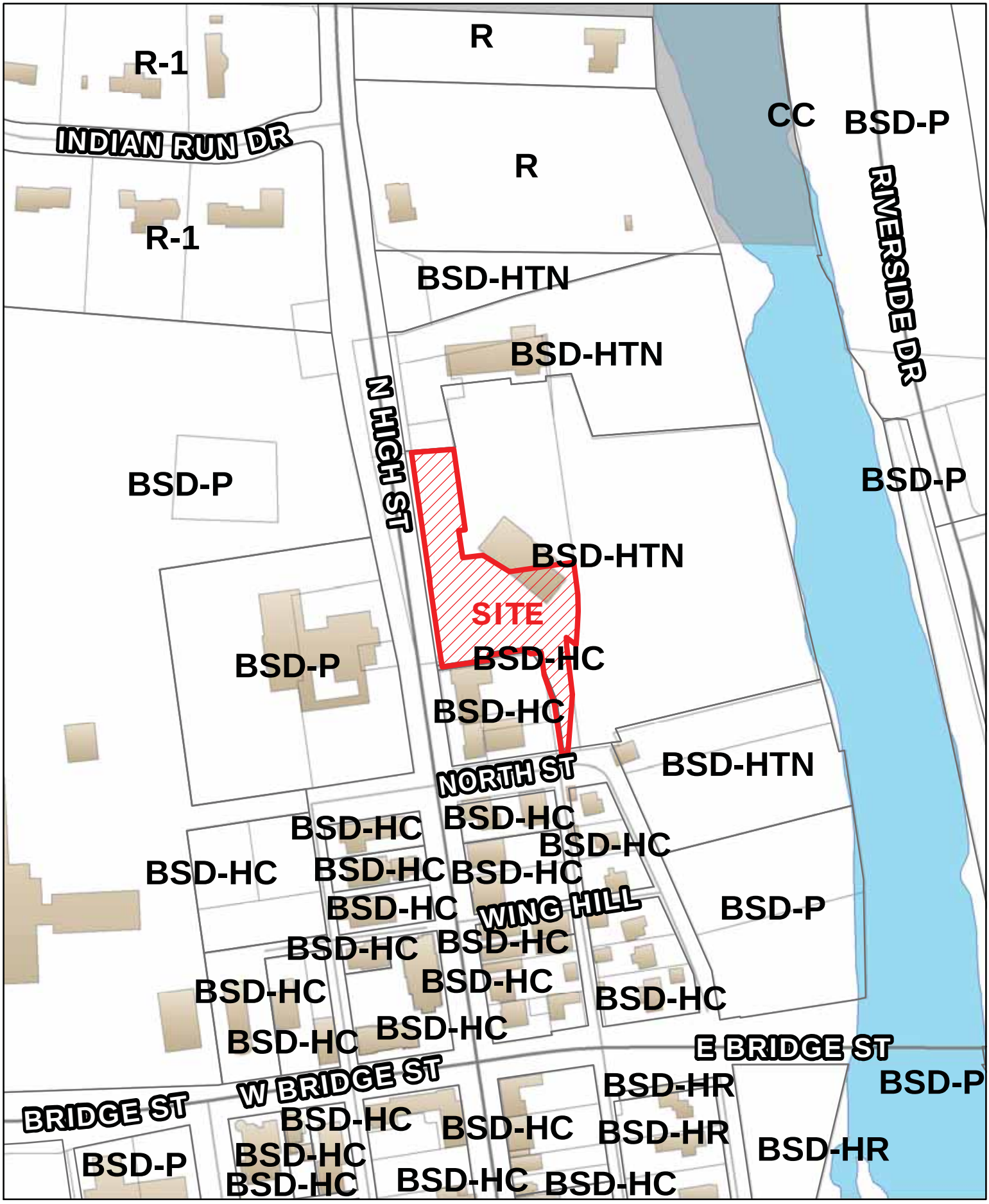

City of Dublin

17-019ARB/SP
Architectural Review Board/Site Plan
Riverside Park - West Plaza
North High Street

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Transportation Congestion Management Technology Deployment Grant in the amount of $5.9 million. The entities involved in the COG would be the City of Dublin, the City of Marysville, Union County and the Union County Port Authority. Staff recommends adoption of this Resolution in order to continue a good productive partnership with the entities along the US 33 Corridor.

Ms. Amorose Groomes asked about any fees or dues related to membership in the COG.
Mr. McDaniel responded that he does not know the exact cost at this time, but it will not be substantial, based on his knowledge.

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

Resolution 72-16
Authorizing the City Manager to Cooperate and Enter into an Agreement with the Ohio Department of Transportation for the Logan/Union/Franklin – Smart Mobility. (PID Number 103719)

Mr. Lecklider introduced the resolution.
Mr. McDaniel stated this is a design/build project of approximately 100 miles of ground fiber optic lines constructed along two different routes. The first route would be along U.S. 33 from Dublin to East Liberty, Ohio. The second route would be a return route along Industrial Parkway. This project is completely funded by the U.S. Department of Transportation.

Mr. Reiner noted that the only expense is essentially the costs involved with the connection to the Dublink system.
Mr. McDaniel responded that is correct. It is possible that they will connect to Dublink, although that is not all finalized at this time. They will be installing a fairly significant sized fiber optic line, but Dublin will ensure there is such connectivity to the local data center as well as the GENI rack and the OARNET connectivity that is critical to make this research and development backbone work.

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

OTHER

- Basic Plan Review - Riverside Park, Phase 1

Ms. Rauch addressed the process portions of this plan review, noting that Mr. Meyer of MKSK will review the details of the park, followed by updates from Ms. O'Callaghan regarding the pedestrian bridge.

Council approved a resolution adopting the Master Plan for the park on May 23, 2016. This Master Plan is the guiding document for the park development on both sides of the river and is based on extensive collaboration among staff, consultants, and public input. Tonight, Council is reviewing the first phase. The packet documents outline the phase one improvements. There was an informal joint review with the Planning and Zoning Commission and the Architectural Review Board in November to seek their input and feedback. The general feedback was supportive.

Before Council tonight is the Basic Plan, and staff is seeking guidance in the form of two motions. The first motion requested is approval of the recommendation from the Administrative Review Team (ART) with four conditions as outlined in the staff report; the second motion is to determine who the required reviewing body will be moving forward. It is Council's discretion per the Code to determine who will review the subsequent applications for site plan review going forward.

Mr. Lecklider asked for an update about the ice rink.
Ms. Rauch responded that, although it could be considered at a later date, it is not currently included in the plan.

Mr. Meyer presented the park design. A development of the Master Plan included public input sessions, which indicated the importance of better access to the river and a desire for increased use of the river. Community input also dictated that the natural green space and naturalized passive space must be preserved. The east and west landings of the pedestrian bridge and how they connect to the urban fabric on either side of the river are also considerations at this stage. The drivers of what is included in this first phase are support of the pedestrian bridge and some spaces that are supporting those bridge landings.

The east landing of the pedestrian bridge is likely to be one of the most active areas because of the gateways to the park. This is where it is anticipated a large amount of passive use will take place. They are working with Parks and Recreation to understand what activities would be anticipated in conjunction with this space.

The major features of the east landing space are the pavilion, a small water feature, and terraces that will take users of the park to upper and lower levels. With regard to architectural materials, the quality is consistent through the Bridge Street District and park areas.

- The pavilion is considered to become a centerpiece of the park for activities and events, provide comfort for users such as restroom area, etc., and will be a building within a park, not a building that dominates the park.
- The water feature on the east landing will not recreate what exists at Ballantrae, but will be more of a reach and touch lower waterfall feature versus a water "play" type feature. It will also be accented with lighting features.
- The terraces offer a few different approaches. The difference in grade between Riverside Drive down to the lower path is between 13 to 15 feet.

In response to Ms. Amorose Groomes, Mr. Meyer indicated that the percent slope varies through the park, but from Riverside Drive where it is flat toward the center of the park is about a four to five percent slope. The goal is to have the transition in grade be as smooth as possible from street level to the "heart of the park," meaning the green space.

Mr. Meyer continued:

- There are two levels of landings with a variety of ways to access the grade change in the plan to accommodate users' abilities to navigate the park. The terraces offer a resting place for people to take in the scenery and activities in the park. There will also be some seating options between the terraces.
- With regard to the ice rink possibilities, there are a number of ways that ice rinks can be implemented in public spaces. They range from built in place with all plumbing, refrigeration and railings to a scenario where everything is brought in and then taken out after winter. The pros and cons were weighed in the planning process, and it was determined that -- while they did not want to preclude the possibility of having an ice rink brought in -- the idea of a permanent ice rink, the maintenance and what it would look like in the off season was not the best use of the space.

In response to Mr. Keenan's question, Mr. Meyer stated that there are companies that will lease the equipment needed for an ice rink. Therefore, if an ice rink was desired in the space for one year, but not the next year, it would be possible.

Mr. Meyer then presented to Council some illustrations of what is planned on the park property to date and discussed the grade changes and slope percentages. For example, approximately 20-30 feet behind the sidewalk there will be a low wall that could function as a grade change device, but also as an informal seating in an amphitheater style.

In response to Mr. Reiner, Mr. Meyer stated that there are two to three acres of lawn space.
Mr. Reiner asked if additional water features have been considered because of the river. He thought it would be a great opportunity to showcase another water feature in that steep slope area by the river.
Mr. Meyer stated that had not been considered, but agreed it was a great idea.

Ms. Amorose Groomes asked what is available from the lower walkway to the water of the river.
Mr. Meyer responded that they are exploring options for a natural path or some access to the river on the east side.
In response to Ms. Amorose Groomes' question regarding clearing of the area, Mr. Meyer stated that there will be selective clearing of invasive plants, but in general, mature trees will be preserved.

Mr. Meyer continued his presentation of slides and illustrations regarding grade changes, storage spaces and materials used in keeping with the integrity of Historic Dublin.

- For the west landing, similar to what was shown on the east side, Historic Dublin brick will be used for continuity. Sculptural seat walls and plantings are also being considered for the west side. The approach to the landings on both the east or west side off the pedestrian bridge will have similar continuity in railing detail.

Ms. Amorose Groomes inquired about the application submitted for development for the park. Based on the applicants listed, will the park be City-owned property or privately owned?
Mr. Foegler stated that Crawford Hoying is still the owner of record of the property but land transfers will take place as development continues, and it will be a City-owned park.

Ms. Amorose Groomes asked for more information about the pavilion and the space behind the glass.
Mr. Meyer stated this area will be open to the public 365 days a year. The space includes a warming kitchen for public events; restrooms; and an outdoor fireplace.
Ms. Amorose Groomes asked about cleaning and security of the pavilion.
Mr. Earman stated that this facility will be included in the rotation of the normal city facility cleaning. As for the locking of the facility, it would be on an automatic timed lock.

Ms. Amorose Groomes stated that she strongly believes that the building should be stone and not the brick as shown on the plans.
She added that she attended the NLC conference in November and had the opportunity to tour Schenley Plaza and speak to the person responsible for programming the park. They discussed the importance of making the park a multi-generational park. There were permanent structures in place, including a carousel, coffee shops, and green space in Schenley Plaza, which offered something for everyone. She would like to see some of the same ideas and activities for everyone in this new park. She believes that programming planning should be initiated in order that the activities can be well executed. She does not see enough in the park

to attract different generations of people. She wants to ensure the programing is age appropriate, engaging, and intentional and that we begin with the end in mind.

Mr. Keenan stated that there were some interactive water activities included in Homestead Park in Washington Township that were successful, so there is value in age appropriate interactive water features.
Mr. McDaniel concluded by noting he is seeking clarification regarding some comments made tonight about finishes, etc. He wants to ensure that the majority is on board with what has been presented to Council tonight. If there is a desire for material changes, it would be important to know that now in terms of efficiency in the process. At this point, not hearing other support for material changes, he assumes what was presented tonight is acceptable moving forward.
(No further comments were made.)
Mr. McDaniel asked Ms. O'Callaghan to provide a brief update on the pedestrian bridge prior to Council considering a motion in regard to the Basic Plan Review for the riverside park.

Ms. O'Callaghan provided an update on the design effort for the pedestrian bridge.

- The design concept remains consistent with what was planned and the tower height remains at 110 feet above the deck for a total height of 169 feet as discussed previously.
- The suspended span length remains at 500 feet.
- She shared some updated renderings with Council.
- One aspect of the bridge that has been a challenge moving forward has been the lighting. Three levels of conceptual lighting were discussed with Council last summer, and Council selected the intermediate level lighting package. The intermediate package includes many lighting elements, and the majority of the elements have been able to be maintained in the planning process. The lights are LED, color programmable, the walkway is lit, the keyhole is lit, the pylon base has up lighting and the underside of the bridge also has lighting.
- Challenges have been encountered, however, with the hanger cable lighting. There are concerns with the up close appearance of the cables with the lighting wrapped around it. There are also concerns with the increased loading of the hanger cable lighting elements. Other options are being explored, but no solution has been identified yet.

In response to Mr. Keenan, she indicated that the LED diodes on the cable lighting are one inch in diameter.
Mr. Keenan agreed that other options should be explored. He also mentioned that discussion was held regarding incorporating some lighting on the State Route 161 bridge in conjunction with the lighting on the new pedestrian bridge. Ms. O'Callaghan had responded that she was aware of bridges that use these LED diodes on vehicular bridges. Are these still being considered for the SR 161 bridge?
Ms. O'Callaghan responded that lighting for the SR 161 bridge is on the "radar," but planning and design has not begun for that bridge.

Mr. McDaniel stated that he recalls a discussion about the SR 161 bridge lighting, and assured Council that staff has not forgotten about it.

Ms. O'Callaghan stated that an update will be provided to Council when a solution to the hanger cable lighting for the pedestrian bridge has been identified.
Regarding the construction budget and schedule, she stated that the construction budget remains within the budget discussed during the CIP process. Staff is working toward a 90% design submission by the end of the month, with final construction documents anticipated in February 2017. Construction is anticipated to begin in the spring and the pedestrian bridge will be completed in approximately two years.

In the October update, Council was informed of staff's desire to use a qualification-based selection process. Since that time, a Request for Qualifications was sent out and four bids from construction companies were received last week. Staff is very pleased with the interest in the project. The proposals are currently being evaluated and a contractor will be selected.

Mayor Peterson moved approval of the Basic Site Plan for riverside park with the four conditions as recommended by the Administrative Review Team.
Vice Mayor Reiner seconded the motion.
Vote on the motion: Ms. Salay, yes; Mr. Lecklider, yes; Vice Mayor Reiner, yes; Mayor Peterson, yes; Ms. Amorose Groomes, yes; Mr. Keenan, yes; Ms. Alutto, yes.

Mayor Peterson moved that the Planning and Zoning Commission be the reviewing body going forward.
Ms. Readler clarified that the option identified is to have both PZC and ARB be the reviewing bodies, as both have jurisdiction. However, because of the level of investment, the fact that it is a City project and the fact that ARB and PZC have already reviewed the project, staff is recommending that Council retain the final reviewing body authority for the riverside park.

Mayor Peterson withdrew his motion.

Ms. Amorose Groomes moved that PZC and ARB continue to hold joint reviews and provide feedback to Council, and that Council retain final reviewing authority.
Ms. Alutto seconded the motion.

Mr. Keenan and Ms. Salay clarified that PZC and ARB will offer input only, achieved through their joint meetings. Council will be the final determining body.

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

North High Street Widening and Downtown Dublin Improvements and Communication Plan Update

Mr. Foegler stated that a lot of attention and focus in terms of construction activity has been on the east side of the river, with some on the west side. He will give an overview of what is being initiated in the downtown Dublin area.

Mr. Foegler provided a slide presentation of the improvements scheduled in the District. The major purpose of this presentation is to provide information about a construction project ready to begin, which will be most impactful to the area -- the widening of North High Street. A contemplated roadway system around the library and parking garage is in the preliminary engineering stage and will move forward with the development of the parking garage and library. If the development and engineering process moves as quickly as it could, construction could begin in the fall of 2017. Under the proposed agreement with the library, the development of the library, parking garage and roadway will all be done through one construction manager. The retention wall may need to be moved forward more quickly than the construction of the bridge due to some of the logistics anticipated with the bridge construction. Collectively, this project -- including the pedestrian bridge, the infrastructure, road improvements, public improvements, and private investment -- totals approximately $120 million in this portion of the district. The backbone for all of this is the reconstruction of North High Street.

Ms. O'Callaghan stated that the North High Street widening project is out to bid. It is anticipated that legislation to accept a bid will be brought to Council in January.