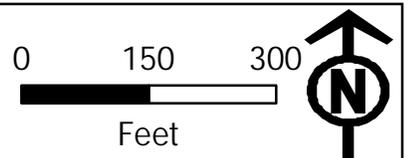


17-060ARB
 Demolition
 Columbus Metropolitan Library - Dublin Branch
 75 N. High Street





RECORD OF DETERMINATION
Administrative Review Team
Thursday, March 9, 2017

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

- 1. BSD P – Columbus Metropolitan Library, Dublin Branch** **75 N. High Street**
17-002ARB-BPR **Basic Plan Review**
- Proposal: Construction of a new 41,000-square-foot library and associated site improvements located at the northwest corner of the intersection of North High Street and North Street.
- Request: Review and recommendation of approval to City Council for a Basic Plan Review under the provisions of Zoning Code §153.066 and §153.070.
- Applicant: Paula Miller, Columbus Metropolitan Library; represented by Tracy Perry, NBBJ
- Planning Contact: Jennifer M. Rauch, AICP, Planning Manager; (614) 410-4690, jrauch@dublin.oh.us

REQUEST 1: ADMINISTRATIVE DEPARTURES

1. §153.062(O)(11)(a): Corner Side Setback – 15 foot setback required; 14 foot setback along Rock Cress Parkway (requested).
2. §153.062(O)(11)(a): Impervious Surface – 65% maximum impervious lot coverage permitted; 67% lot coverage (requested).

Determination: The Administrative Departures were approved.

REQUEST 2: BASIC PLAN WAIVERS

Request for an approval recommendation to City Council for eight Basic Plan Waivers:

1. §153.060(C)(5)(a): Block Access Limitations– No vehicular access permitted on Principal Frontage Street (Rock Cress Parkway) required; Vehicular access provided at northwest corner for service area (requested).
2. §153.061(D)(2): Vehicular Access – No vehicular access permitted on Principal Frontage Street (Rock Cress Parkway) required; Vehicular access provided at northwest corner for service area (requested).
3. §153.060(C)(2)(a): Maximum Block Size – Permitted Maximum Block Length: 300 feet. North Street: 379 feet (requested); Permitted Maximum Block Perimeter: 1,000 feet; 1,308 feet (requested).
4. §153.062(O)(11)(a): Loading Facility – Loading facilities are to be located to the rear of a principal structure (required); Loading area at the corner side façade along a Principal Frontage Street (requested).



**1. BSD P – Columbus Metropolitan Library, Dublin Branch
17-002ARB-BPR**

**75 N. High Street
Basic Plan Review**

5. §153.063(D)(4)(b): Building Height – Building height limited to 2.5 stories adjacent to the Historic Core District (required); 3 stories at the northeast corner of the building (requested).
6. §153.062(O)(11)(b): Story Height – Ground Story maximum is 24 feet (required); 28.5 feet at the northeast corner of the building (requested).
7. §153.062(O)(11)(a): Front Setback –15 feet required along N. High Street. Proposal: 5 feet is shown at the northwest corner of the building.
8. §153.062(O)(11)(d): Building Type - Street Facades: Number of Entrances Required – 1 per 75 feet of façade for buildings. Rock Cress: 2, 1 provided; North High Street: 3, 1 provided; and North Street: 2, 1 provided.

Determination: The eight Basic Plan Waivers were recommended for approval to City Council as part of the Basic Plan Review.

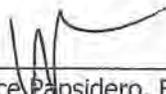
REQUEST 3: BASIC PLAN REVIEW

Request for a recommendation of approval to City Council for a Basic Plan Review with 7 conditions:

- 1) That the applicant file a Demolition request, prior to the approval of the Site Plan;
- 2) That the applicant investigate the use of stone in lieu of brick on the lower portions of the building;
- 3) That the applicant continue to refine the architectural details and Building Type requirements, as part of the Site Plan;
- 4) That the applicant update the required parking information and submit a Parking Plan with the Site Plan;
- 5) That the open space, gateway, and terminal vista details be addressed with the Site Plan;
- 6) That the applicant provide the final details regarding landscaping, lighting, utilities, and stormwater with the Site Plan; and
- 7) That the design not require the construction of Darby Street between North Street and Rock Cress Parkway as reflected on the Street Network Map and for staff to update the Street Network Map accordingly.

Determination: The Basic Plan was recommended for approval to City Council with 7 conditions.

STAFF CERTIFICATION



Vince Papsidero, FAICP
Planning Director



RECORD OF DETERMINATION

Administrative Review Team

Thursday, March 9, 2017

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

- 2. BSD P – Library Parking Garage 17-003ARB-BPR** **75 N. High Street Basic Plan Review**
- Proposal: Construction of a new parking garage with associated site improvements located at the northwest corner of the intersection of North High Street and North Street.
- Request: Review and recommendation of approval to City Council for a Basic Plan Review under the provisions of Zoning Code §153.066 and §153.070.
- Applicant: Dana McDaniel, City of Dublin; represented by Teri Umbarger, Moody Nolan.
- Planning Contact: Jennifer M. Rauch, AICP, Planning Manager; (614) 410-4690, jrauch@dublin.oh.us

REQUEST 1: BASIC PLAN WAIVERS

Request for an approval recommendation to City Council for 11 Basic Plan Waivers:

1. §153.060(C)(2)(a): Maximum Block Size – Permitted Maximum Block Length: 300 feet. North Street: 379 feet (requested); Permitted Maximum Block Perimeter: 1,000 feet; 1,308 feet (requested).
2. §153.060(C)(5)(a): Block Access Limitations – No vehicular access permitted on Principal Frontage Street (Rock Cress Parkway) required; Vehicular access provided at northwest corner for service area (requested)
3. §153.061(D)(2): Vehicular Access – No vehicular access permitted on Principal Frontage Street (Rock Cress Parkway) required; Vehicular access provided at northwest corner for service area (requested).
4. §153.063(D)(4)(b): Building Height – Building height limited to 2.5 stories adjacent to the Historic Core District (required); 3 stories at the north, east, and south elevations (requested).
5. §153.062(O)(12)(b): Story Height – Ground Story minimum and minimum clearance is 12 feet (required): 11 feet (requested).
6. §153.065(B)(5)(c): Story Height – Minimum clearance is 12 feet (required): 11 feet (requested).
7. §153.062(D)(4): One tower permitted per building (required); 3 (requested).
8. §153.062(O)(12)(d)(6): One tower permitted per building (required); 3 (requested).
9. §153.062(O)(12)(c): Use and Occupancy Requirements – Commercial uses required; No commercial uses is provided (requested).



**2. BSD P – Library Parking Garage
17-003ARB-BPR**

**75 N. High Street
Basic Plan Review**

10. §153.062(O)(12)(c): Use and Occupancy Requirements – Occupied space (required); No occupied space is provided (requested).
11. §153.062(O)(12)(c): Use and Occupancy Requirements – Parking is not permitted in an area of the structure with frontage on a PFS and a greenway (required); Parking is provided in an area of the structure with frontage on a PFS and a greenway (requested).

Determination: The 11 Basic Plan Waivers were recommended for approval to City Council as part of the Basic Plan Review.

REQUEST 2: BASIC PLAN REVIEW

Request for a recommendation of approval to City Council for a Basic Plan Review with 8 conditions:

- 1) That the applicant file a Demolition request prior to the approval of the Site Plan;
- 2) That the applicant investigate the use of stone in lieu of brick on the lower portions of the building and at the tower elements;
- 3) That staff should continue to work with the applicant on the provision of additional entrances;
- 4) That the applicant continue to refine the architectural details and Building Type requirements, as part of the Site Plan;
- 5) That the applicant provide the final details regarding landscaping, lighting, utilities, and stormwater with the Site Plan;
- 6) That the design not require the construction of Darby Street between North Street and Rock Cress Parkway as reflected on the Street Network Map and for staff to update the Street Network Map accordingly;
- 7) That the applicant continue to work with Engineering to refine the geometry of the book drop exit onto Rock Cress Parkway; and
- 8) That the applicant continue to work with staff on the internal circulation and dimensions within the garage.

Determination: The Basic Plan was recommended for approval to City Council with 8 conditions.

STAFF CERTIFICATION



Vince Papsidero, FAICP
Planning Director



MEETING MINUTES

Administrative Review Team

Thursday, March 9, 2017 | 2:00 pm

ART Members and Designees: Vince Papsidero, Planning Director; Jeff Tyler, Building Standards Director; Donna Goss, Director of Development; Matt Earman, Director of Parks and Recreation; Kyle Kridler, Economic Development Administrator; Aaron Stanford, Senior Civil Engineer; Shawn Krawetzki, Landscape Architect; and Mike Altomare, Fire Marshal.

Other Staff: Claudia Husak, Senior Planner; Logan Stang, Planner I; Jennifer Rauch, Planning Manager; Lori Burchett, Planner II; and Laurie Wright, Administrative Support II.

Applicants: Tracy Perry, NBBJ (Case 1); Earl Lee, Moody Nolan and Matt Starr, Crawford Hoying Development Partners (Case 3); and Matt Earman, City of Dublin (Case 4).

Vince Papsidero called the meeting to order at 2:03 pm. He asked if there were any amendments to the March 2nd meeting minutes. The minutes were accepted into the record as presented.

DETERMINATIONS

1. BSD P – Columbus Metropolitan Library, Dublin Branch **75 N. High Street**
17-002ARB-BPR **Basic Plan Review**

Jennifer Rauch said this is a request for the construction of a new 45,560-square foot library and associated site improvements located at the northwest corner of the intersection of North High Street and North Street. She said this is a request for a review and recommendation of approval to City Council for a Basic Plan Review under the provisions of Zoning Code §153.066 and §153.070.

Ms. Rauch presented the aerial view of the site and highlighted the boundaries of the current library as compared to what is proposed for the construction of the new library and parking garage.

Ms. Rauch presented the background of this application starting with the most recent past.

January 2017 – CC Presentation

- Design Concept – Library and Garage

January 2017 – ARB Informal – Board Comments

- Concerns about proposed contemporary design
- Design be more sensitive relative to architectural design, scale, and materials
- Proposal provides contrast to historic structures
- Increase the connectivity to the Grounds of Remembrance
- Reduce the scale and size of the garage

January 2017 – ARB Informal – Resident Comments

- Historic District is a treasure and needs to be preserved
- Proposal does not fit within the Historic District and would fit better on the east side of the river (Bridge Park)
- Design is not sensitive to the surrounding architectural character
- Contemporary design is incompatible with the Historic District



March 6 – City Council Work Session

- Supportive of project and design concept (majority)
- Replace brick with stone

Ms. Rauch reported Design Group reviewed the project, a Columbus architecture firm under contract to provide third party critiques of larger design projects. She explained their review of the library and garage were not focused on design but whether the project fits the site and connects of the area.

- The Design Group applied the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings; Standard 9 (new construction)
 - Site placement
 - Height, massing, proportion, scale
 - Materials
 - Development patterns
 - Architectural elements and details
- Standard 9 "makes no mention of design or style, which allows for an open interpretation for any design that meets the broad criteria." Their comments and questions focused on quality, not style are as follows:

Design Group: Library

- There is sensitivity to the surrounding context that is not readily apparent at first glance, more documentation/analysis would be helpful
- Landscape draws the pedestrian to the building, reduces apparent height of the building; taller trees helpful
- Consider using natural stone to face the building foundation and walls within the landscaping to better connect with the district
- Conduct a sun study to understand impact of reflective metal panels on the High Street façade

Design Group: Garage

- Consider "quieting down" the major gestures and materials
- Simplify the two elevation treatments (use only metal fins), consider spacing out the metal fins, consider breaking up the façade elevations
- Reduce the number of architectural elements, simplify stair towers
- Emphasize the pedestrian entrance adjacent to library

Ms. Rauch stated all of these factors were taken into account, in addition to the *Historic Dublin Design Guidelines*, the Architectural Review Board standards and the Bridge Street Code requirements.

Ms. Rauch presented a graphic prepared by NBBJ to provide scale and design within the context of Bridge Park West. She presented the current proposal footprint and noted the following:

- 45,560-square-foot library
- Public plaza
- Open space
- 549-space parking garage on three levels plus roof level
- Book drop within the garage

Ms. Rauch explained three motions will need to be made during the review today. She stated an additional request will be made when the project is reviewed by City Council to establish the required reviewing body, but the ART does not make a recommendation on that decision.

Ms. Rauch reviewed the request for two Administrative Departures. She said Code requires a front and corner side setback of 15 feet, which is required along N. High Street and Rock Cress Parkway, respectively. She said the northern elevation is set back 14 feet, requiring an Administrative Departure. She stated the Code permits a maximum lot coverage of 65% for a Civic Building and this proposal includes 67% lot coverage, requiring an Administrative Departure.

Ms. Rauch said approval is recommended for two Administrative Departures:

1. Corner Side Setback
2. Lot Coverage

Ms. Rauch said a recommendation of approval to City Council is recommended for eight Waivers and explained the Waivers as follows:

1. Block Access and Vehicular Access (2)
2. Block Length/Perimeter
3. Loading Facility Location
4. Building Stories
5. Ground Story Height
6. Building Setbacks
7. Building Entrances

Ms. Rauch presented the north, east, and west elevations to demonstrate the request for Waivers. She stated vehicular access to the site is only provided at the proposed garage entrances on North Street and (future) Franklin Street. She said the proposed service area for the library is provided along the northwest corner of the library with vehicular access on Rock Cress Parkway; therefore, these require Waivers.

Ms. Rauch said the library has frontage on three rights-of-way: Rock Cress Parkway (corner side), N. High Street (front), and North Street. She stated no additional street connections are provided between the library and garage buildings, which require Waivers to the block length and perimeter requirements.

Ms. Rauch restated that Code requires a front and corner side setback of 15 feet, but the northwest corner of the proposed building is set back 5 feet along N. High Street, which requires a Waiver.

Ms. Rauch explained the proposal incorporates a Civic Building Type for the library where the Code permits a maximum height of 5 stories; 3 stories within the Historic Core District. However, she said the Historic Transition Neighborhood District, which the site is located, permits a maximum building height of 2.5 stories when adjacent to Historic Core properties. She stated the proposed library building is three stories at the intersection with N. High Street and future Rock Cress Parkway, but is two stories along the remaining elevations. A Waiver is required to permit the three-story portion of the building adjacent to the Historic Core District.

Ms. Rauch noted the proposal requires a Waiver for the ground story height at N. High Street and Rock Cress Parkway. She said the Code permits 24 feet and the proposal reports 28.5 feet. She indicated the proposal meets story height requirements on the remaining elevations.

Ms. Rauch said the Code requires a series of street entrances: Rock Cress Parkway: 2, 1 provided; North High Street: 3, 1 provided; and North Street: 2, 1 provided. A Waiver is needed to reduce the number of building entrances she added.

Ms. Rauch said Staff will continue to work with the applicant on the blank wall requirements, transparency and façade articulations, and façade transparency. Additional information is required she said with the Site

Plan to determine if the requirements are met and the extent Waivers or Administrative Departures are needed.

Ms. Rauch stated the Code permits stone, brick, and glass as primary materials for Civic Buildings.

Tracy Perry, NBBJ, indicated stone was discussed early on and ruled out by the applicant because of the cost but offered to revisit this as the only issue is cost. She explained the proposed brick costs \$25 per square-foot and the stone option would cost around \$75 a square foot. Ms. Perry said they would propose using a 1.25-inch stone with a rain system behind as the building is civic in nature and not residential. She said the use of stone in lieu of brick on the lower portions of the building will be investigated over the next few days and updates will be provided. She emphasized this is not an issue from a design perspective but the applicant needs the library's approval.

Aaron Stanford inquired about the street network. He asked if the intent is to deal with this through the Development Plan. He suggested addressing it now. Claudia Husak suggested a condition be added that stated the street connection would be eliminated and the Street Network Map will be updated appropriately.

Ms. Rauch said a recommendation of approval to City Council is recommended for the Basic Plan Review with seven conditions:

- 1) That the applicant file a Demolition request, prior to the approval of the Site Plan;
- 2) That the applicant investigate the use of stone in lieu of brick on the lower portions of the building;
- 3) That the applicant continue to refine the architectural details and Building Type requirements, as part of the Site Plan;
- 4) That the applicant update the required parking information and submit a Parking Plan with the Site Plan;
- 5) That the open space, gateway, and terminal vista details be addressed with the Site Plan;
- 6) That the applicant provide the final details regarding landscaping, lighting, utilities, and stormwater with the Site Plan; and
- 7) That the design not require the construction of Darby Street between North Street and Rock Cress Parkway as reflected on the Street Network Map and for staff to update the Street Network Map accordingly.

Vince Papsidero inquired about the metal proposed. Ms. Perry explained that several colors were presented to the applicant but found that white was the best for the library. Jeff Tyler indicated the color may change once the stone is added to replace the brick.

Mr. Tyler requested to see samples at the Site Plan to review.

Donna Goss recalled comments made during City Council at their meeting March 6, 2017. She said they expressed concern over the reflective quality or shininess of the proposal.

Ms. Perry explained that glazing is less than 11% reflective; it is a very clear glass so people can see in at all times. She said NBBJ has found this was the best for their other branches as the desire is for high transparency and not reflection. She confirmed however, the soffit is reflective. She stated different

materials had been investigated and depending on Council's feedback an alternative could be selective. She stated current the metal panel has a mirror finish but that could be changed to an anodized finish.

Mr. Tyler indicated he liked the brick but would be supportive of stone too. He suggested that the architect review an Arriscraft product. It is a synthetic stone he explained that was approved on the east side of the river for the Bridge Park Development.

Vince Papsidero asked if there were any further questions or concerns regarding this application. [There were none.] He confirmed the ART approved the two Administrative Departures and recommended approval to City Council for 8 Waivers and 7 Conditions as part of the Basic Plan Review.

**2. BSD P –Library Parking Garage
17-003ARB-BPR**

**75 N. High Street
Basic Plan Review**

Jennifer Rauch said this is a request for the construction of a new parking garage with associated site improvements located at the northwest corner of the intersection of North High Street and North Street. She said this is a request for a review and recommendation of approval to City Council for a Basic Plan Review under the provisions of Zoning Code §153.066 and §153.070.

Ms. Rauch stated only two motions are required for this application.

Ms. Rauch said a recommendation of approval to City Council is recommended for 11 Waivers and explained the Waivers as follows:

1. Block Length and Perimeter
2. Block Access and Vehicular Access (2)
3. Building Stories
4. Ground Story Height (2)
5. Number of Towers (2)
6. Uses and Occupancy (3)

Ms. Rauch presented the elevations to demonstrate the request for Waivers. She stated the library has frontage on three rights-of-way: Rock Cress Parkway (front), Franklin Street extension (corner side), and North Street (corner side). No additional street connections are provided between the library and garage buildings she noted, which require Waivers to the block length and perimeter requirements.

Ms. Rauch said the Code requires a street entrance along each street facing façade and a specified number of entrances: Rock Cress Parkway: 3, 1 provided; Franklin Street: 4, 0 provided; and North Street: 3, 1 provided. A Waiver is needed she said to reduce the number of building entrances; however, staff would like to continue to work with the applicant on the provision of additional entrances with subsequent submissions.

Ms. Rauch stated vehicular access to the site is provided at the proposed garage entrances on North Street and (future) Franklin Street. She pointed out a library book drop lane located within the proposed garage in the northeast corner, which exits onto Rock Cress Parkway, as a right-in, right-out only circulation, which requires Waivers.

Ms. Rauch said the proposal incorporates a Parking Structure for the garage. She explained that Code permits the building height for a Parking Structure at a maximum of 5 stories. However, the Historic Transition Neighborhood District, which the site is located, permits a maximum building height of 2.5 stories when adjacent to Historic Core properties. She said a Waiver is required because the proposed parking garage is three stories with parking on the roof of the upper level.

Ms. Rauch added the proposal requires a Waiver for the ground story height at Rock Cress Parkway because the Code requires 12 feet and the proposal indicates 11 feet. The proposal meets story height requirements on the remaining elevations she said.

Ms. Rauch indicated that Code outlines a series of requirements for parking structure elevations along a Principal Front Street (PFS). These elevations she explained are required to include commercial uses and occupied space, which are not provided in the proposed garage. Additionally, parking is shown in area of the structure with frontage on a PFS and a greenway, which is not permitted; therefore, Waivers are required to address these deviations.

Ms. Rauch said the Code permits one tower element per building; three towers are proposed to accommodate the elevators and staircases, requiring Waivers.

Ms. Rauch noted a few more changes from the previous plans. She pointed out where the zig zag stairs were eliminated for more cohesiveness in the design. She said changes were made to the design of the garage to provide two way circulation and 90 degree parking spaces in the eastern portion of the garage, which resulted in more parking spaces. She highlighted the elevation and stair locations on the garage. The west elevation was presented and she noted the color for canopies will be chosen later in this process.

Ms. Rauch pointed out the bike hub and book drop on the north elevation. Aaron Stanford asked for a condition of approval to be added regarding tightening the turning radius from the book drop exit to limit the movement to right out only.

Mr. Papsidero also suggested duplicating the condition from the library application about the elimination of the street connection.

Ms. Rauch concluded the proposed garage indicates 549 parking spaces and the Code requires 151 parking spaces for the library. However, she explained as part of the Development Agreement, the library will be allocated 200 spaces and the remaining spaces will be for public parking. She pointed out the ADA parking spaces are located at key locations on the first two levels, including at the northwest corner of the garage to accommodate visitors to the Grounds of Remembrance.

Matt Earman asked if more ADA spaces could be added because now there are only two and suggested a possible location by the bike hub.

Aaron Stanford questioned the difficulty in maneuverability for the spaces directly across the entrance on North Street by the pedestrian passage. He also asked about the width of the drive by the book drop as it appears to be only 20.8 feet across and 22 or so is required. Ms. Rauch suggested that possibly the size of the island could be decreased to provide more width for that drive aisle. She also suggested another look at the parking spaces at the entrance with the subsequent elevations.

Ms. Rauch said a recommendation of approval to City Council is recommended for the Basic Plan Review with eight conditions:

- 1) That the applicant file a Demolition request prior to the approval of the Site Plan;
- 2) That the applicant investigate the use of stone in lieu of brick on the lower portions of the building and at the tower elements;
- 3) That staff should continue to work with the applicant on the provision of additional entrances;

- 4) That the applicant continue to refine the architectural details and Building Type requirements, as part of the Site Plan;
- 5) That the applicant provide the final details regarding landscaping, lighting, utilities, and stormwater with the Site Plan;
- 6) That the design not require the construction of Darby Street between North Street and Rock Cress Parkway as reflected on the Street Network Map and for staff to update the Street Network Map accordingly;
- 7) That the applicant continue to work with Engineering to refine the geometry of the book drop exit onto Rock Cress Parkway; and
- 8) That the applicant continue to work with staff on the internal circulation and dimensions within the garage.

Vince Papsidero asked if there were any further questions or concerns regarding this application. [There were none.] He confirmed the ART recommended approval to City Council for 11 Waivers and 8 Conditions as part of the approval for a Basic Plan Review.

**3. BSD SRN – Bridge Park, Block A
17-012MSP**

**6540 Riverside Drive
Master Sign Plan**

Lori Burchett said this is a request for a Master Sign Plan for the AC Hotel, Event Center, and Hotel Garage located within Bridge Park, Block A at the intersection of E. Bridge Street and Riverside Drive. She said this is a request for a review and recommendation of approval to the Planning and Zoning Commission for a Master Sign Plan under the provisions of Zoning Code §153.066.

Ms. Burchett presented the proposed site plan for Block A. She stated the applicant is proposing five sign types within the approved Master Sign Plan for Blocks B and C with this proposal. She presented signs proposed and locations.

Hotel:

One Canopy Edge Sign (±28 square feet: east elevation); Two Fascia/Wall (Building ID) Signs (70 square feet: north elevation; 100 square feet: south elevation); One Fascia/Wall (Rooftop ID) Sign (±90 square feet: West elevation); Window Graphic (Vinyl Wall Decal) (±15 square feet: east elevation); Fascia/Wall Sign (9 square feet: east elevation); One Address Numerals (.5 square feet: east elevation); and Canopy Edge (Street Wall) Sign (30 square feet: west elevation).

Hotel Bar:

To meet requirements consistent with the approved MSP for Blocks B and C in locations shown on the plan for canopy, window, and projecting signs.

Events Center:

Two Fascia/Wall (Entry Logo) Signs (100 square feet: west elevation; and 40 square feet: east elevation) and Two Address Numerals (±9 square feet: east elevation; and 0.5 square feet west elevation).

Hotel Garage:

Parking Marquee (Blade) Sign (±33 square feet at east, northwest, and west elevations); Two Canopy Edge Signs (22 square feet: east entry; 22 square feet west entry); Two Address Numerals (3 square feet west/north elevation and north/north elevation); and two Identification Plaques (±1 square feet



BOARD DISCUSSION

Architectural Review Board

Wednesday, January 25, 2017 | 6:30 pm

The Architectural Review Board had the following discussion at this meeting:

- 1. BSD P – Columbus Metropolitan Library, Dublin Branch** **75 N. High Street**
17-002ARB-BPR **Informal Review**

Proposal: Construction of a new 41,000-square-foot library and associated site improvements located at the northeast corner of the intersection of North High Street and North Street.

Request: Informal review of a Basic Plan Review under the provisions of Zoning Code §153.066 and §153.070, and the *Historic Dublin Design Guidelines*.

Applicant: Paula Miller, Columbus Metropolitan Library; represented by Tracy Perry, NBBJ

Planning Contact: Jennifer M. Rauch, AICP, Planning Manager; (614) 410-4690, jrauch@dublin.oh.us

- 2. BSD P – Library Parking Garage** **75 N. High Street**
17-003ARB-BPR **Informal Review**

Proposal: Construction of a new parking garage with associated site improvements located at the northeast corner of the intersection of North High Street and North Street.

Request: Informal review of a Basic Plan Review under the provisions of Zoning Code §153.066 and §153.070, and the *Historic Dublin Design Guidelines*.

Applicant: Dana McDaniel, City of Dublin; represented by Teri Umbarger, Moody Nolan.

Planning Contact: Jennifer M. Rauch, AICP, Planning Manager; (614) 410-4690, jrauch@dublin.oh.us

RESULT: The Board informally reviewed the Basic Plan applications for the proposed library and parking garage. Some members expressed concerns that the proposed contemporary design of the buildings did not fit the character of the District and requested modifications be made to the proposal to be more sensitive to the character of the District in design, scale, and materials. Another member stated the proposal provided contrast to the District in its design and use of materials, which appropriately set the proposal apart from the historic structures. The Board discussed the reduction in the size and scale of the garage, as well as improvements to the north and west elevations to address the school and the Grounds of Remembrance. The Board encouraged an increased connection, physically and visually, to the Grounds of Remembrance. The members supported the plaza and open spaces as an opportunity for community engagement in the District.



1. **BSD P – Columbus Metropolitan Library, Dublin Branch
17-002ARB-BPR**

**75 N. High Street
Informal Review**

2. **BSD P – Library Parking Garage
17-003ARB-BPR**

**75 N. High Street
Informal Review**

MEMBERS PRESENT:

David Rinaldi	Yes
Thomas Munhall	Yes
Everett Musser	Absent
Jane Fox	Yes
Shannon Stenberg	Yes

STAFF CERTIFICATION



Jennifer M. Rauch, AICP, Planning Manager



- | | |
|--|--|
| 1. BSD P – Columbus Metropolitan Library, Dublin Branch
17-002ARB-BPR | 75 N. High Street
Informal Review |
| 2. BSD P – Library Parking Garage
17-003ARB-BPR | 75 N. High Street
Informal Review |

The Chair, David Rinaldi, said the following application is a request for the construction of a new 41,000-square-foot library and associated site improvements located at the northwest corner of the intersection of North High Street and North Street. He said this is a request for an informal review of a Basic Plan Review under the provisions of Zoning Code §153.066 and §153.070 and the *Historic Dublin Design Guidelines*. He stated the second application is a request for the construction of a new parking garage with associated site improvements located at the northwest corner of the intersection of North High Street and North Street. He said this is a request for an informal review of a Basic Plan Review under the provisions of Zoning Code §153.066 and §153.070 and the *Historic Dublin Design Guidelines*.

The Chair said cases 1 and 2 would be reviewed together as an informal review for the Basic Plan Review this evening. As such, he said no formal vote or action will be taken by this Board and their comments will be forwarded to City Council as they will make the final determination on these applications. He explained public comment will be taken and forwarded to City Council as part of this record.

Jennifer Rauch provided a background of the case that started in April 2014 through the present. She noted the application process and presented an aerial view of the site to provide context. She pointed out the location of the pedestrian bridge and its landing site at the public plaza. She presented several photographs of the area to provide context and to orient everyone.

Ms. Rauch presented the proposed site plan layout noting the location of the library with its frontage along North High Street and the parking garage to the west. She said access for the parking garage is provided at ground level on North Street and the second floor on Franklin Street, given the grade change. She explained Rock Cress Parkway is on the northern boundary with Veteran's Park located on the north side of that.

Ms. Rauch presented the discussion questions:

1. How does the proposal carry out City Council's vision of iconic architecture for this civic facility?
2. How does the proposal transition between the contemporary design of the existing civic elements in the area and the more traditional properties to the south?
3. How do you envision the proposed plaza as a civic space? What elements should be incorporated in this space to engage users?
4. What design solutions could be incorporated to further engage with the surrounding civic spaces to the north and west?
5. Are there other considerations by the Board?

Patrick Losinski said he was happy to present on behalf of the Columbus Metropolitan Library. He explained his role this evening is to present the service area of the library and some of the rationale around determining to stay on the current site. He said this project goes back to 2008 and has involved City Council along the way. For context, he presented a map that showed the location of the Dublin cardholders, not all residing in the City of Dublin. He said within the City of Dublin alone, there are 41,000 card holders. He presented a map that showed 10 weeks of activity where people are coming in to check out materials at the Dublin branch; this proves that proximity matters. He said they have found that their customers may live in one area but often times they are using four or five libraries.

Mr. Losinski said the gift of this land for a public library in perpetuity and if at any time they were to abandon this property, the sale proceeds would go to the schools so they cannot monetize the site and would walk away from a very important asset. He said they looked at four or five additional sites around Dublin and for a host of reasons, including the other sites not being large enough, they came back to this site. He said the Library Board believes that a location in the heart of the civic center of Dublin for a library makes great sense. This location, he indicated would connect with the commerce and residential around it and it is also at the point of the new pedestrian bridge.

Mike Suriano, NBBJ, an architect on the project team, said this is the third project they are working on with Columbus Metropolitan Library. He said the Northside Branch is under construction and the previous project was the new Driving Park Branch, which incorporates a “racetrack” concept.

Mr. Suriano said they look at three buckets when determining design: Library evolution - how branch libraries are developing and how they deliver visions; Unique context architecturally – how the library would benefit the community; and Project parameters – square footages and targets.

After researching libraries over time, Mr. Suriano said libraries have become increasingly social. He presented a timeline showcasing various libraries including the Trinity College Library in Dublin, Ireland from 1732 to 2004 with the Seattle Public Library in Seattle, Washington, USA. He explained libraries are transitioning from housing physical materials to more of a community and people based institution. He stated libraries were the sole institution for housing knowledge and increasingly, libraries are just part of a larger network of where information is derived. As a result, the physical spaces of libraries have changed. In the past, he said libraries had an inward focus with the materials/assets on the perimeters of the building and transitioned to an outward focus where materials/assets are centralized and more flexible spaces are on the outside perimeter, externally focused.

Mr. Suriano said when NBBJ looked at the library/client and the City of Dublin, they had discussions to determine what was important. He said the library has guiding principles they use to develop branches and the City has some goals to accomplish; they found commonalities. He said both were interested in iconic and contemporary architecture and how these physical spaces benefit/supported or were good stewards of the environment. He stated the proposed library reflects those commonalities.

Mr. Suriano presented a map of Dublin in 1872. He pointed out the site and said that High Street at that time was not a through street and it housed the Old Dublin School, which was a three-story structure that is relevant for what they are doing today.

Mr. Suriano presented the library as it exists now in a discrete profile in its relationship to the City. He said the exterior and the interior experiences are insular and centrally focused. He said the proposed library is more externally focused, holds a high profile, and is more iconic within the context of the community.

Mr. Suriano presented a zoning map and noted their site and the Historic Core District to provide relevance to Bridge Street. The aerial view that he presented shows the proposed library and garage site and that is dictated by (future) Rock Cress Parkway and Franklin Street. He presented a rendering showing the proposed library and garage as it would be oriented on the site and the relation to the Pedestrian Bridge landing and Veteran’s Memorial Park. He said this makes for a significant landing site for the bridge across from the street where the library occupies the corner; the library will be highly visible as one comes across the water on the pedestrian bridge and on High Street, as well.

Mr. Suriano presented the general site plan and noted the intended active public plaza to the south; the civic stair on the east accounts for circulation and permits generous streetscape for movement; and the garden respite between the library and the parking garage on the west side. A blow up of the plaza revealed the civic stair, seating, event lawn, and garden. He provided multiple views of the elevation to

show the experience at the pedestrian level and the grade changes across the site; walls to punctuate the plaza and the trees to provide shade. He explained this area provides a space for lots of people to gather and perhaps watch a movie being projected on the side of the garage. He showed the connection from the interior to the outside from the first level. He said the space between the library and the garage could serve as a softer buffer by using gardens, trees, and sculpture.

Mr. Suriano presented the site design base plan, which serves as a placeholder alongside the site design alternate with fundraising.

The significant amount of grade changes across the site was demonstrated by Mr. Suriano. From east to west on the north corner the site goes from 0 to 24 feet, from north to south – 0 to 6 feet, from east to west on the south corner – 6 feet to 17 feet and south to north across the middle of the site is 11 to 10 feet. As a result, he said the majority of the bottom level of the three-story building could be buried to reveal a two-story building but it would be without windows and that is not conducive to reading or any amount of function that is sustainable.

Mr. Suriano said NBBJ tried to be sensitive to what is happening in and around this site by incorporating like exterior materials: roof patina, textured facades, glazing, wild green, dry-laid stone walls, shingles, metal panels, and masonry. He said this translates to renderings showing: the exterior at dusk and daytime on High Street; the exterior in the daytime from the plaza; and views that included mature trees.

Mr. Suriano focused on the interior design that includes:

- o An increased area from 20,000 square feet to 41,000 square feet
- o Increase in parking spaces from 115 to approximately 200 parking spaces in the garage designated for the library
- o Sustainable building design
- o Robust collection of materials
- o Three meeting rooms
- o Seven study rooms
- o Children's area
- o Programming space
- o Teen area
- o Homework help center
- o Public computing area
- o Café

Mr. Suriano presented Level 1 that includes:

- o Welcome zone/Entry from garage
- o Browsing/Seating area
- o Children's area with programmable space
- o Staff/Service/Utility areas

Mr. Suriano presented Level 0 at High Street that includes:

- o Welcome zone/Entry
- o Meeting rooms
- o Café
- o Service area

Mr. Suriano presented Level 2 that is the upper volume that includes:

- o Browsing/Collection areas
- o Teen area
- o Computing area
- o Quiet lounge/Study rooms
- o Service area

Mr. Suriano said they limited the footprint on the first floor because there is a lot of bedrock on this site; it is very shallow soil and they tried to limit the amount of disruption to the site. He said they incorporated a lot of natural light so the space is bright. He concluded from a sustainability standpoint, they are focusing on water efficiency, self-shading, renewable materials, and natural light to supplement artificial light.

Mr. Suriano introduced Miguel Gonzales to discuss the Parking Garage.

Miguel Gonzales, Moody Nolan, said the parking garage occupies the western side of the site and they share the garden and plaza with the library. He said there are two entries and exits to the garage, one is on the first level off North Street, and the second is on the second floor off of Franklin Street. He said the building reads as a three-level building due to the topography. He pointed out the main pedestrian entry/exit between the library and the parking garage on the first floor as well as the pedestrian and vehicular book drops. The second pedestrian entry/exit is from the second floor off of (future) Rock Cress Parkway at the Bike Hub and the third pedestrian entry/exit is off North Street. A central ramp connects all four floors.

Mr. Gonzales reiterated the reinterpreted materials incorporated into the parking garage design have a lot of synergy with the library. He presented the metal fin system, the green screen to be used on the pedestrian level, and grey roman brick proposed. Lastly, he presented the different facades and noted the open covered stairway to provide a playful element for the plaza and break up that façade.

Ms. Rauch presented the discussion questions:

1. How does the proposal carry out City Council's vision of iconic architecture for this civic facility?
2. How does the proposal transition between the contemporary design of the existing civic elements in the area and the more traditional properties to the south?
3. How do you envision the proposed plaza as a civic space? What elements should be incorporated in this space to engage users?
4. What design solutions could be incorporated to further engage with the surrounding civic spaces to the north and west?
5. Are there other considerations by the Board?

Ms. Rauch noted the library and the parking garage are located at a convergence of other civic spaces (future public plaza, future pedestrian bridge, and Veteran's Memorial). She stated the northern portion of the district transitions into the Historic Core District with smaller scale buildings. She reiterated the applicant would like to gain feedback on how this proposal carries out the vision for this area and how contemporary designs can be transitioned appropriately. She said the applicant would also like to hear the Board members' comments and design solutions on how to engage the public visually or otherwise.

The Chair invited the public to comment on either case. He said he would like to hear the public's brief comments but there would be no debate on those comments as this is an informal review and no vote is being taken tonight.

Rich Taylor, 48 S. High Street, Ste. B, said he wished we were discussing the citizens' vision and not just Council's vision. As a Historic District business owner and a Board Member of the Historic Dublin Business Association, he said he has heard a lot of public comment about this project. He thanked Ms. Rauch for presenting the process but what he did not see from the chart was the ARB is only going to have two opportunities at most to look at these buildings and one includes this evening's review, which is non-binding. He said the next review will be after City Council does a Basic Plan Review. He stressed to the public that the important thing here as to whether these buildings are appropriate, is to attend the City Council meeting, which is tentatively scheduled for February 27th to make their voices heard.

Mr. Taylor said he attended the public presentation of this project at the library two weeks ago and had asked "given the site is in the Historic District, what the plan is to present this decidedly not historic structure to the Architecture Review Board". He said the answer he received was along the lines of "we are just doing what the City told us they wanted to see on this site". He said the library may have heard what City Council and City Planning wants but tonight he hopes the library hears what the citizens of the Historic District want.

Mr. Taylor said he considers the people that have houses and businesses in this area, some of them for decades or longer. He demonstrated how the residents also are patrons at each other's' businesses. He said people that reside in the Historic District have to take a lot more time and effort to maintain the normal because the houses are 100 years old. He said that is part of the sacrifice they make to keep it special. He said they also have to endure having the streets closed five or six days a year to accommodate the St. Patrick's Day Parade, the Independence Day Parade, the Bread Festival, the Street Bazaar, and one year, the President's Cup Party. He said they had one of the main roads in/out of the City closed for one year while the City built a roundabout. He indicated that was hard for the businesses to bear. He said next week, Dublin Road northbound will be closed for the next 10 months. He stated that when we all bought our homes or businesses in the Historic District, we all agreed to abide by the *Old Dublin Historic Guidelines*, which was published a long time ago. Additionally, we all agreed to respect the decisions of this reviewing body, he said because we were confident that these *Guidelines* and the rulings of this Board would be equally applied to everyone in the Historic District. And yet today, he said we are being asked to accept two buildings that completely and utterly ignore these *Guidelines* and circumvent any meaningful input from the ARB. He asked how in good conscience that can be relayed to these residents that cannot go to Lowe's to buy a can of paint without first getting written permission from this Board for the color.

Mr. Taylor said he is not opposed to contemporary architecture and stated these buildings would look fine on Frantz Road, Blazer Parkway, or some other area of town where there is little context and no long standing *Historic Dublin Design Guidelines* required to be followed. He said the library belongs in the Historic District and they want to keep it there. He said the library wants to be iconic and distinctive and we just want the library to be a good neighbor. Those two things he said, are not architecturally incompatible. He indicated that the design does not have to incorporate gables, double-hung windows, and wood but the proposed designs are a long way from what they should be.

He said as friends and neighbors that want the library on this site, they ask the library to go back to the drawing board and create a building that respects, enhances, and connects with the existing architectural fabric of Historic Dublin. He added buildings should be created that set the proper historic architectural context as they turn west along (future) Rock Cress Parkway and North Street towards the school property, which is also in the Historic District and subject to this Board's purview.

Steve Rudy, 129 S. Riverview Street, asked where the alternative locations were for the library. He indicated there are properties within the BSD that are completely appropriate for this type of building. He said the City is being entirely unfair to this Board to pose some of these questions because it is not in the Board's purview to decide if something is iconic. He again suggested other sites would be more appropriate for this building. He emphasized to the Planners that they need to stop trying to cram

everything in the Historic District. He said the 500+ space parking garage with the addition of (future) Rock Cress Parkway will violate the ravine.

Jane Fox said she knows the Board would like the comments to be kept brief but she does not want anyone to hesitate to speak just because it has been said before. She said in all fairness, it is a public meeting and everyone should have the opportunity to state what they came to say. She asked that everyone keep it brief so everyone has the same opportunity to speak.

Linda Rudy, 129 S. Riverview Street, said everything she wanted to say was beautifully stated by Mr. Taylor. She said she is concerned with covering the falls with (future) Rock Cress Parkway. She asked the City to consider a different location.

David Hahm, 83 S. Riverview Street, said he wanted to underscore everything that has been said before. He stated the new library does not have to be where the old library was. He said he is hearing it is all about the money. He emphasized that "iconic" is being interpreted as having to be contemporary or in some way, calling attention to itself in a very aggressive way. He said that is not appropriate for the transitional area next to the Historic Core District. He indicated he likes the building as proposed but would like to see it constructed someplace else. He said this proposal is aesthetically, conceptually, and perceptually in conflict with the Historic District and the treasure that area is. He said it is an aggressive and 'in your face' design. He pointed out that the NW Quadrant permits contemporary architectural design features by deconstructing/cutting up traditional historic architectural features into little pieces and then cementing them back together again in a novel way; at least that type of design pays homage to the historical character. He concluded this proposal is in hostile confrontation with the Historic District.

Sterling Reaverly, 136 S. Riverview Street, said this is a beautiful building but he would like to see it across the river in the new development. He questioned why 536 parking spaces are needed. He said he did not understand why a huge parking garage was proposed when this is all supposed to be a walkable area.

Carl Karrer, 319 Canyon Drive, S., Columbus, OH, said he is no longer a resident of Dublin. He explained he has been out of town for about five years. However, he said he was a past member of the ARB and their charge is to preserve the character of the Historic District. He said this is a special area that needs to be protected. He indicated he hoped that a building like this could be constructed in an area that could support this civic center and type of architecture. He reported that several years ago, the civic center was not approved for this area as they determined the Historic District was too fragile. He concluded it is up to the people here to make sure the Historic District does not get bulldozed.

Amy Kramb, 7511 Riverside Drive, said she was here to ensure that City Council hears from the residents that the exterior design of this new building is not appropriate for Historic Dublin. She said a lot of us want an improved library in Historic Dublin along with parking to accommodate all of the businesses. She indicated that everyone can win if City Council requests that the library's exterior design is redesigned. She emphasized the contemporary design is incompatible with Historic Dublin.

Ms. Kramb stated she has been a historic preservation consultant for over 20 years. She reported she currently sits on the Ohio Historic Preservation Advisory Board, who determine which properties in the state of Ohio should be listed on the National Register of Historic Places. She said she is extremely familiar with what it takes to get properties listed on the National Register and what it takes to have properties removed from the National Register. She stated that when properties are no longer eligible for the National Register, they are also no longer eligible to receive federal and state historic tax credits. She said the current library is surrounded by many properties listed on the National Register including the Dublin Historic District, which is listed on the National Register as a district. She said a district for this purpose is defined as "buildings that represent a significant and distinguishable entity whose components may lack in individual distinction". She indicated that as buildings are demolished within a Historic

District, and immediately adjacent, and build new buildings within a Historic District, the whole district loses integrity and it eventually reaches a point where it no longer can portray that historic design, material, scale, and setting for which it was significant to begin with. When there is enough loss to the integrity, she stated the district can be delisted and the buildings that are left in the district would no longer be entitled to those state and federal tax credits. She concluded that if the City continues to destroy the historic aspects of its downtown core, the businesses in the Historic District may also suffer financially. She asked the Board to reconsider adding a contemporary structure within the Historic District.

Kay Walker, 7103 Fitzgerald Road, Dublin, said at the urging of many people on Nextdoor.com to start a petition, she did last night. She reported the last she checked the site about 1.5 hours ago, there were 114 signatures, which she realizes is relatively small. She reported the petition states "We, the signed residents of Dublin, wish to preserve the historic nature of downtown Dublin. Please reconsider the proposed exterior design of the new Dublin library so it will reflect the historic charm of surrounding buildings, separate from the modern buildings across the river, where the bridge to the future, leads."

Ms. Walker said the building was gorgeous; she absolutely loved it but believes it is better suited for the Dublin of the future, across the river. She suggested the design be reworked so it would better fit into the charm of the Historic District. She said she likes the stunning, contemporary design, and that it is environmentally friendly but not appropriate for the place it is being proposed.

Janet Stone, 5608 Fawnbrook Lane in Bristol Commons, indicated she agreed with everything that has been said. When the gas station in downtown Dublin was demolished, she said the buildings that replaced it added so much value, keeping with the colonial appearance. She said she votes the same thing be done with the library. She pointed out that in New Albany, one would not find a contemporary building next to a colonial building. She said New Albany is consistent with their architecture and it is easy to see when one is in New Albany as the same character is carried throughout. She suggested the same thing should happen in Dublin's Historic District.

Tom Holton, 5957 Roundstone Place, said it is difficult to understand where in the Historic District the architects saw many of the materials they plan to incorporate. He said he could get along with many of them until he saw the twisted fins; those are too much and not appropriate for the garage. He indicated the Board is familiar with the *Historic Dublin Design Guidelines*, which they have had to interpret several times for the Bridge Park West project in particular, across the street ±100 feet from this project. He reported a lot of designs were disapproved and this Board asked the applicant to go back and do it again because the design was not historic enough. He said it seems clear to him that this Board is obligated to recommend to City Council, that this application be resubmitted with different materials and a different design that is contextually relevant while still iconic. Otherwise, to provide a positive recommendation is to suspend the Board's responsibilities as stated by this chair at the opening of this and every other meeting, to accommodate special circumstances.

Gina Forsberg, 5897 Ballymead Blvd, said she has been a resident for 10 years and loves Dublin and the library. She believes the library is a destination for a huge range of ages. She recalled what they wanted when the library was being considered for just remodeling, years ago. At that time, she said a lot of ideas were being considered. She reported she has a design background and helped the Sells Middle School renovate their library so she has done a lot of research on libraries. She said she agrees with the vision for the future of libraries. She stated the concept of using the natural daylight is wonderful. From a design concept, she said we are surrounded by water – Scioto River and Indian Run Falls. She noted that is what she tried to do in the Sell's library along with using stone. She indicated she considered the outside elements coming in. Historic Dublin has so much charm she said as everyone has stated. She indicated that modern can be mixed with historic and make everyone happy based on the materials proposed. No matter how far in the future we go, she suggested we will always love and respect really good historical design. She said even though we are talking about a library that will last into the next 50

years, at the same time, we still like to visit historical buildings such as in Chicago, Illinois and Paris, France, that are surrounded by other modern buildings. She embraces the message that the Historic District of Dublin is on the west side of the river to embrace the past and once one crosses the (future) pedestrian bridge, one sees all the futuristic type buildings on the other side; she is fine with the way Dublin is growing. She stated she agrees with the other Dublin residents that we can have the historical charm.

Ms. Forsberg said when she uses the library, she wants to get in and out fast; she would like to see a drive-through. She recalled how excited everyone was about the new drive-through Starbucks on Sawmill Road because they have sleeping babies in the back and they do not want to get out of the car. She said she uses the library's app and gets her reserves by zipping in and out; she does not want to enter the library and use their computers to find what she is looking for.

Ms. Forsberg said if (future) Rock Cress Parkway is constructed over Indian Run Falls, she is not a fan. However, she said she supports the parking garage because there are so many events in downtown Dublin that there is insufficient parking. She said there is not enough parking in Sell's Middle School and Indian Run so drivers intrude on other businesses.

Ms. Forsberg said there are some features for children in the current library but the branch library on Hard Road has a much more charming children's section. She said so many moms bring their kids to get out of the house. She suggested that playable structures/sculptures be built in the garden for children to climb on, and not necessarily creating a playground. She said something to climb on in the library would also be a benefit or a puppet area to engage the children in different ways.

A resident on Fawnbrook Lane, said the Historic District is truly a destination for him; he lives in the suburbs and works all around the beltway. He stated this is a destination he proudly brings his family and friends to. He noted Dublin is very expansive and he likes pointing out the core.

The Fawnbrook Lane resident said he loves the design and a lot of good work has gone into the proposal but the mandate is for such a large footprint of a library and really does not seem to fit this part of the historic community. He suggested a better fit would be across the river or maybe closer to Tuttle. He said we are fortunate to have green space available within the beltway and we have a parkway and driveways for future buildings and future growth. He noted he has come from the Washington, DC area and it has grown, and it has exceeded its space. He said the proposed library and garage will serve the community very well but it is not appropriate in the Historic District. He indicated he would be embarrassed to take any friends or family to the library if constructed per this proposal. He said we need the parking and he would park there and go to the restaurants where the charm is the draw. He concluded he hopes the Board heed the comments that have come forward.

Jeff Blasinski, 7511 Bardston Drive, said he is a longtime resident of Dublin. He said he is considering the customers that will use the library. He said he has young children and the library is on par with any amusement park; it is a destination for kids to really expand their imagination and learn. He indicated the first time he saw this proposal was one week ago. He suggested the City gain input from kids before we get to the final structure. He said the functionality should reflect the kids needs/wants of all ages. He said the way the buildings are positioned on the site, it appears it is too much of a structure to fit on too little of a lot. He suggested the existing structure gets revitalized and improved and then consider a more futuristic library or smaller satellite libraries on other parts of town where the kids like to bike to.

The Chair asked if there were any more public comments. [Hearing none.] He closed the public portion of the meeting. He suggested an order to the Board's conversation by addressing the Planner's questions, first.

Jane Fox said she looked up the definition of “iconic” and it was a religious symbol. She also found “it is an image that produces significant representation of a place or person that is valued, that have characteristics that have a long-term value”. She also found “iconic” is often misunderstood to be contemporary or idealistic. She said if we are looking for an iconic piece of architecture in Historic Dublin, we have to decide what it is about Historic Dublin that represents us that we see as rooting us that has a long term important characteristic that we value. As beautiful as this proposed design is, she said it is incompatible with the valuable characteristics of Historic Dublin. She indicated “iconic” is a subjective term and she would say the word iconic in the Historic District would have to be something that better represents what we value as a community as a whole. She said contemporary architecture could go in the Historic District but as a Board Member, she has to go by the Zoning Code and the *Historic Dublin Design Guidelines*. In Code §153.174, “contemporary should not be discouraged when the design is compatible with the size, scale, color, material, and character of a property, neighborhood, and the environment. She clarified that for the building to be iconic, it has to be defined as something we see as a representation of the Historic District and not something we just pull out using the word iconic.

Tom Munhall said “iconic” to him is why we recognize the well-established, not especially for distinction. He said he does not understand why this word is being put in here because he does not think it is the only word City Council wanted us to use.

Shannon Stenberg said she agreed with Ms. Fox and Mr. Munhall. She said the *Historic Dublin Design Guidelines* suggest we continue with the materials, scale, and massing and that can make the building iconic to fit into the district as a whole; that is what defines our City and that is what defines us as Board Members and community members. She said the design itself is beautiful.

Mr. Rinaldi indicated the City’s direction was iconic and thought it specifically said contemporary. He said the Thompson Library is a good example of how a historic piece of architecture has been modernized and in his mind it is an iconic structure and is also very contemporary today. He said there is that possibility to have both. He indicated this can fit into the Historic District and in a historical architectural manner. He suggested there is going to be a lot of debate on whether or not this project does that or not. He said he would agree they have gotten into the historic principles - the base, middle, top and a modern interpretation of materials and liked that idea. He said we have heard for the most part tonight the public loves the building but does not love the proposed location. We said NBBJ is taking materials and reusing them in a modern way that ties back to historic and what is there. Again, he said we have a lot of questions on whether that is the specific structure and specific location it should be. He indicated for his vision of iconic – that building is it. He said it is definitely a landmark, something that will be a focal point in that area of town for sure.

The Chair asked the Board how this proposal transitions through the contemporary design that it is and then the more historic or contextual components that are to the south and to the west.

Ms. Fox stated transition is so important. She indicated there is a lot of pressure on the Historic District with the contemporary developments that are coming. As a Board member, she said she feels strongly that we have a duty, as it states in the Code, that we have to look at how we can preserve the historic and architectural character of the Historic District. When it comes to transition, she said she really struggles as we move from the north to the south with these contemporary buildings that we will slowly erode the edges of the Historic District to the point that there will not be a Historic District left. She noted as we get closer and closer to the core of the district we must be so very sensitive to not erode the district to the point that it is not recognizable as a historic district anymore. She stated she strongly believes the library needs to stay on this site because what is so great about the Historic District is that it draws everyone because of the wide demographic it attracts. She explained we have an elementary and middle school and children love to walk the Historic District; she said on a Friday afternoon, they are all down there. She said they love their library. She said we do not want to see the library move, we just want it to be the best neighbor possible to the Historic District and that requires sensitivity and design.

She said transitioning contemporary design is tough but it is doable. She said with collaborative and collective opinion brought to the applicant, redesigning this to be more sensitive is a home run for everybody including the library, public, and the Historic District. She said if the City wants iconic and the applicant is able to pull that off, and a beautiful, historic, iconic library is a result, everybody wins.

Ms. Stenberg said in terms of transitions, she liked the walkability aspect, especially the plaza. She loves the idea of bringing people in from the other side, other streets, and restaurants. She said she liked how people are brought in on different levels and different parts because of the grade changes. She said there are a lot of transitions within that building that the applicant did very well. She said the transition between inside and outside is a very good feature. She said she likes the glass and having it open with community spaces. She said she found the northeast corner challenging where the building is near grade 0. She said this feel very massive specifically because many people will come from Dublin Road, approaching the Historic District and this will be the first thing they see entering the Historic Core. She said it is also the tallest part of the building. She suggested that the building be set back and make more use of that public open space with seating areas.

Mr. Munhall said he likes to be pragmatic and try to get to a solution. He said he is okay with the site plan, plazas, and gardens but he is not okay with the exterior design. He questioned how the Board could get something done but keep the exterior design on the agenda for further review.

Mr. Rinaldi said, in terms of transition, being the property that is the furthest north on that side of High Street, it is in the Historic Transition District and a break has been created between the properties to the south in the Historic Core. He said as the plaza wanders in making that transition in that direction rather than having this modern structure adjacent to Historic Core structures; that is a much harsher transition. He said the plaza will entail a fundraising effort and is not guaranteed in this proposal. He asked how the plaza would function in the interim if it is not part of construction. He asked if it would just be a grassy knoll.

Mr. Suriano said the plaza as it stands is still flat, graded at level one but is mostly lawn with stairs leading up to the library but the hardscape of walls and seating would not be completed.

The Chair said we have heard a lot of positive comments on the plaza this evening. He asked the Board what they want to see happen in the plaza space and how it can be more engaging, if it is not already. He asked what the plaza space might be lacking.

Ms. Stenberg said she loves the plaza idea whether it is a grassy area or we are able to do the fundraising to get it completed. She recalled one of the residents mentioned a children's space and making it more engaging for children. She said offering something to climb on like signage or offering something interactive that children could learn from could be exciting to incorporate into the plaza, as well as inside.

Mr. Munhall stated the plaza space is great. He indicated the Dublin Arts Council or other organizations could help program the space.

Ms. Fox said she likes using the indoor/outdoor aspect; she likes the glass so patrons inside can see out. She said the applicant needs to be sensitive to the landscape design of the plaza because when one walks through the Historic District, there is a ballet rhythm of little green spaces, intimate spots, and seating areas. She said this plaza seems contemporary like something that would be found downtown Columbus. She said she loves the idea of a plaza and a seating area but again it has to be sensitive to the style of the Historic District gathering spaces.

Ms. Fox said the parking garage is so much larger than the library. She said the area between the library and the garage is very narrow (± 20 feet) and she sees that as being a dark corridor and would not be

very inviting to sit in. She said incorporating the library, the green spaces, and the parking garage, she would like to see the parking garage cut back by at least 20 or 30% so it is not quite so massive. And then maybe that civic space could be a little larger across the south side of the property. She emphasized that the landscape of the Historic District is so organic with the Scioto River, Indian Run Falls, and the riverfront parks that the applicant needs to provide an organic space that would better fit.

Mr. Rinaldi said the site design is very important here despite the architecture. He said he is lacking in information on how this project is engaging surrounding civic spaces. He said he does not understand how the contemplative space between the garage and the library does that or how it can connect to the Grounds of Remembrance. He indicated that would be an important connection to be made there. He said he is not seeing that on paper as that park is important to a lot of our residents. Likewise, he asked how that would connect to the Bridge Park property on the east side of High Street. He noted that obviously this is further south, the plaza landing is north of this project. He said he would like to see more engagement on that northeast corner piece. He stated he would like to see an elevated plaza there, something that introduces some vitality. He noted the rendering makes it feel heavy-handed at that corner. He said he likes the idea of pulling the people from the plaza across the street into that area and there are great opportunities there to make it more engaging.

Ms. Stenberg asked the applicant how the project was determined to be two separate structures and the garage could not be incorporated into the bottom where you do not want people to be - where they would feel as though they are in a basement.

Mr. Losinski answered one of the primary reasons is the bedrock on the site and the cost involved in putting in underground parking in that site.

Ms. Fox asked if there was ever any a discussion about a parking deck attached to the library and not separate structures. Vince Papsidero answered this site will be two separate parcels at the end of the day; the City will own the parcel where the garage sits. Physically connecting the garage to the library, he said has never been part of the program. For a host of reasons, he said it was not considered including ownership and the fire code that mandates a certain amount of separation, which affects the west elevation.

Ms. Fox said, even when it comes to two structures, incorporating civic spaces, she would really like to see a redesign because of the Grounds of Remembrance and Indian Run Falls. She said the Historic District is not just buildings. She said we have been talking about how buildings connect to each other. She said the Historic District is about the surrounding areas such as Veteran's Park, Indian Run Falls, the quarries, the Scioto River, etc. are valued as much as it is about the little houses. She suggested that if the applicant redesigns for the site that they consider the landscapes that this site is adjacent to. She indicated this is important to the inside out look and concluded there are many more opportunities to relate to the outdoors. She restated that the garage is overwhelming.

Mr. Munhall indicated he thinks the details in the landscaping will happen over time.

Ms. Fox emphasized that since the garage is such a large structure, that it be decreased by at least a third to get it back a little bit. So when one is on the plaza they are not looking at the side of the garage. She noted the applicant talked about projecting movies on the side of the garage but that would only be a small period of time the garage facade could be used for that purpose. Whereas, if there is a much larger civic space that ran across the entire south side, there would be a lot more activity all the time – possibly art fairs, have room for booths and that kind of thing. With such a large garage, it limits civic/green space. She said the north side of the library does not relate to Veteran's Park at all. It is a beautiful walk now beside the library, which connects with the Veteran's Park and she is afraid this will be lost with the new proposal.

Mr. Munhall said he would be willing to compromise on the size of the garage if the applicant redesigns the exterior of both buildings.

Mr. Rinaldi asked if anyone knew what the school districts thoughts are with the use of their land to the west. Mr. Papsidero answered that we do not know their thoughts.

Mr. Rinaldi said he does not envy any architect that has to design a garage; no matter how you slice it, it is the proverbial 'lipstick on a pig'. He said the applicant did a great job on the plaza side; he is intrigued by the green screen and the twisting fins, which decomposes that elevation. He said he is more concerned with the west elevation as it appears very stark and a hard edge. He said whatever happens on that school property, the west elevation is what they will be looking at. He said he would prefer a softer feel that the green screens and the twisted metal fins provide. Again, he said a parking garage is tough. He said when a parking garage has to provide that many spaces, it is going to be large and so the treatment of the facades is important.

Mr. Papsidero said the administration's goal was to always have a garage in the 400 – 500 space range - built to serve the library's needs as part of the Economic Development Agreement as well as the businesses in the Historic District, to provide parking for the restaurants and retail spaces within walking distance. He said the footprint and design of the garage is probably a function of the grade of the ramp on the interior of the structure. He noted the garage meets the size requirements in terms of the number of spaces. He said we have been debating some value engineering options because as currently proposed, the cost exceeds the budget that has been set aside by Council. He indicated one option was to consider shrinking the footprint but it creates design issues.

Mr. Gonzalez said it is because it is designed for parking on the garage but he said they have some strategies to address that so the ramp would not be compromised. As proposed, he said the 538 spaces total (200 spaces between the first and second floors dedicated to the library) and the rest would be public parking.

Mr. Papsidero said the ADA spaces have been distributed on the first level for library patrons and on the second level for Veteran's who would be accessing the Grounds of Remembrance which puts them right at that ground level exit on the northwest corner. He said ADA spaces also affect the height of the structure because they require an additional foot or so higher on that floor in order to meet van requirements, which also raises the cost of the garage but obviously a reasonable trade off in order to serve and support the veteran population in the community.

Mr. Rinaldi asked that the exterior stair be explained.

Mr. Gonzalez said it is a little harder to see now because the colors and materials are not completely defined. He said the library has a stair that is very visible from North High Street and the designers of the garage were trying to recollect this element in another way in the garage; therefore, it became an accent of that and they really wanted a more playful element on that garden side to allow people to be more connected instead of coming down a regular egress stair within a corner.

Ms. Stenberg indicated she likes the idea of the staircase but the blue is a little hard to support not knowing what materials would be used. She said she likes that the plaza and library would be visible while descending the stairs.

Ms. Fox stated she wanted to go on record so City Council would hear her say that it is important that we think the design style (contemporary) for the Historic District is not at all appropriate. She restated the size of the garage is large. She said she appreciates that the applicant tried to use materials already being used in the Historic District but she would rather they used them then rather than pretending to try and find materials that might look like them. She said everyone that wants to preserve the Historic

District yearns for that charm, the historical ambiance, sense of a tourist attraction, a place where one feels warm and embraced by. As beautiful as this proposed building is, she said it belongs somewhere else. She said the materials for the garage would become the overwhelming factor as one enters the district because of the finish and everything. She said she is concerned if one entered the district with this garage before them, they would not be sure where they were; the transition is not being addressed at all. She indicated she fears that the direction the applicant was encouraged to take for an iconic structure was so far from what the public or the members of the ARB would want. She said she feels bad for the applicant because she knows how much time this takes and work is involved to pull together a proposal like this. She concluded it is really important to the Historic District that these buildings feel good and will last the test of time.

Mr. Munhall asked for a view from the northeast second floor facing east. He said he does not want to look at the building they just approved 18 months ago and see their air conditioners and the top of roofs from this new library. Mr. Suriano answered he did not believe they would be visible because the view is predominantly looking north and not east.

Mr. Munhall questioned the height of the elevations. Mr. Suriano answered the height of the building on the plaza side is 31 feet and the overall height at the northeast corner is 43 feet.

Mr. Munhall asked where one's sight would land if someone was standing, looking across the street at buildings Z1 or Z2. Mr. Suriano said he was not sure where those buildings would hit height wise. Mr. Munhall said they are at a height of 32 feet and he was trying to figure out what the view would be.

Teri Umbarger, Moody Nolan, said building Z2 has a pitched roof at that corner. She said the mechanical area will not be visible from the library's second floor because it is down in a pit, hidden. She said just the roof will be visible and currently it is metal.

Mr. Munhall said he wants the view to be as nice as possible. Ms. Umbarger said one will be able to see over part of the building to the (future) pedestrian bridge because the pedestrian bridge will come up from behind building Z2 and the entire west side will also be visible from that vantage point.

Ms. Fox complimented the applicant on utilizing glass to enable people to look from the inside of the library out, making it a really pleasant environment. She said it is the exterior effect that contributes to the contemporary style and massing of it. She encouraged the applicant that if they redesign the exterior, to maintain the beautiful views out. She said she loves the terraces that invite the civic charm and makes it a destination. With the right design here that fits into the Historic District, this would become one of the primary destinations for thousands of people, she said. She stands firm that the design is too contemporary, too tall, too massive, and will overwhelm the district along with the size, massing, and materials of the garage.

As an ARB Member, Ms. Fox said if this came back for review, she would want to go back down to the *Historic Dublin Design Guidelines* because ARB Members are obligated to not only utilize the Bridge Street Code of Economic Development and trying to bring some vitality but they have to play fair with everybody and the *Historic Dublin Design Guidelines* are pretty clear that the City has certain parameters that the Board and staff have to abide by as they review an infill. She said now, if she uses that criteria, 75% of this proposal would not fit into the *Historic Dublin Design Guidelines*.

Mr. Munhall said the exterior design is a fit issue. He recalled the applicant presentation that included a photograph of the library in Egypt. He said we are asking for a library to fit in a little village in Dublin. He said the place is the most important, not the time/era. He said the architecture today is different. He said the current library sits down low like Muirfield Village's Clubhouse.

Ms. Stenberg agreed with Mr. Munhall. She referenced the Seattle Library, which was very similar to this proposal but it detracts from that iconic structure as there is already a building like it. She said we have the opportunity here to create a building that is unique and different than any other design that has been built.

Ms. Fox said one of the comments at the BSD public meeting last night, which was a great meeting because NBBJ did a great job at that meeting. She reported that people said that we have an identity here in Dublin of being sort of 'Irish is an attitude'. She asked the applicant to consider our iconic image. She said we are progressive, we have a wonderful old Irish feel, we are community oriented, we love our outdoor spaces, we love our festivals, we love our old Historic District, and someone said when they were talking about designs in Bridge Street, they suggested that if it was made to look like old Ireland, everybody would love it. She admits she is not certain that is practical but it is certainly an idea if everyone feels as if they are looking for intimate charm, that we should consider what is Dublin's iconic image; what is it that we all value and love; and design around that. She said she has read what makes the most walkable cities is "*...you can design all kinds of buildings and people will walk around them, but what they really love is the land they walk on.*" She encouraged the applicant to design around the land and people will come to the buildings. She asked them to consider the precious landscapes Dublin has to offer, and design a building so that people are drawn to both and not just a piece of architecture.

Ms. Stenberg asked if the applicant was not already doing that with the plaza space, but they could better incorporate the Veteran's Memorial.

Ms. Fox answered she thinks they can but the architecture also has to be sensitive to the environment as the environment has to be able to reach out to the people using the architecture; the applicant needs to find that balance. She said there can be a significantly different building because time allows that as neighborhoods change, one can expect new architecture. She emphasized we do not want to pretend to rebuild old Dublin.

For the purpose of the Board discussion, Mr. Rinaldi said he would throw out a contrarian point to the Board's discussion. He said this can also be viewed as by being a more modern piece of architecture that it highlights the contrast between the modern and the historic and then also highlights the historic. He said this is clearly not a historic piece. Set into the plaza and the north edge of the district, maybe this is the place for this. He said certainly it would not fit south of Bridge Street. He indicated we might all have a different opinion as to how far the contemporary is acceptable for this site. He said he would prefer this over faux historic. Again, this clearly tells us, this is not historic, which highlights what is around it.

Ms. Fox indicated she is not opposed to something unusual or different. She said she likes the idea that the (future) pedestrian bridge is this connection and there is a lot of brand new contemporary architecture on the other side of the river. As you come into the Historic District, she said we have to remember that this is a federally recognized historic district and we have to make sure we maintain that. She said she is concerned that when coming from the north towards the south, we begin to erode and shrink that district. She noted she does not have the solution as to what the design should be but it cannot overwhelm the Historic District and it must be complimentary.

Mr. Rinaldi said it is not the goal of this Board to come up with the answer; we want Council to hear our concerns; and we want Council to hear the public's concerns regarding the proposal. He said there are some things that are going to be decided outside this Board and whether the library is on this piece of property or not is not the decision of this Board. He said he wants to make sure Council hears their concerns.

Mr. Rinaldi indicated he is concerned because there has to be a back end to any building, and is the proposed service entry respectful to the Grounds of Remembrance, for example. He asked if there will be

ground level AC units that will be making noise and to consider trash pick-up, etc. He asked if the height of this building will cast a shadow too far, which is also something to be mindful of.

Ms. Stenberg said this Board does not have the ability to decide where (future) Rock Cress Parkway is going. She suggested the Board discuss what materials they like and which ones they do not that directly relate to the *Guidelines*.

Mr. Munhall restated he likes everything but the exterior design. He said he does not mind the footprint or (future) Rock Cress Parkway. He said obviously, the detailed landscaping, and some of the details just brought up are important but he is not concerned about that at the moment; we can resolve those things later. He indicated he could hit a golf ball there almost on a good day and he does not want to walk into downtown Dublin and this would be the first building, at least on the west side. He recalled the public's comment about the New Albany Library, which is an interesting conversation. He said we cannot build a building that does both. As an architect, he would want to build something on the bleeding edge but would want to make sure it was in context of where it would be sited. If not, that is not what he would want to build. He said he does not like the height of 43 feet; he would rather stair-step the elevation a little bit.

Mr. Rinaldi indicated if this proposal were to come back to this Board, they will all be struggling, trying to apply the Code requirements to this and there would be a lot of exceptions to the Code. He said Ms. Rauch did a good job at highlighting how this applies to the Code and where there would need to be Waivers; it is going to be a struggle to put through all those Waivers. Material wise, he said he is concerned with the amount of metal; however, the amount of glass is fine and the base helps.

Ms. Fox restated she likes being inside and able to look out, especially on the first floor but she is concerned at night, whether this building is going to be all lit up from the inside out and be too bright at night.

Mr. Suriano said the top portion of the base is predominantly glass on the east face and at the top of the building there is glass at the northeast and southwest corners. He clarified it is 33% glass on the upper floor and 66% solid panel. Ms. Fox said she was uncertain where the glass is and where the solid panels are. Mr. Suriano pointed out the shingled panel and the glass panels. Ms. Fox verified that the light would be emitted at different variations. Mr. Suriano said it will be a glow, not panes of light.

Ms. Fox said the contemporary materials become the focus of the area and takes away from the surroundings; she would like to see traditional materials used in a unique way. She said she is not opposed to a glow because that can also draw people and bring a sense of vitality on the street in the evening. She said it is the contemporary straight lines that she has difficulty with.

Ms. Stenberg said material wise, she likes the green screen for the parking garage. However, she said the west elevation for the garage feels like a punch of concrete and it seems to detract from several of the parts we really like about Dublin.

Mr. Munhall asked the applicants if they ever had competing ideas within NBBJ. He asked them to share some general ideas and why they settled on the current proposal.

Mr. Suriano said they always have competing ideas but felt like this satisfied the vision for the library, balancing all the different components of those three buckets he brought up earlier: where the library vision lives; the overall project parameters; and what they are doing with the challenges of bedrock and grade. He said this was the solution that stood out.

Ms. Fox asked if the applicants had any questions for the Board. [There were none.]

The Chair asked if there were any communications for the Board. [There were none.] He adjourned the meeting at 9:02 pm.

As approved by the Architectural Review Board on February 22, 2017.

RECORD OF PROCEEDINGS

Minutes of

Dublin City Council

Meeting

NUMBER OF MEETINGS • DUBLIN CITY COUNCIL

Page 4 of 11

Held

January 23, 2017

Page 4 of 11

other current members of Council did not serve at that time – but that is not to say that they would not have supported it, as well.

Tom Holton, 5957 Roundstone Place, Dublin expressed appreciation to the firefighters and first responders who were on the scene today of the tragic tanker truck fire on US 33 at the 270 interchange. He clarified that he is speaking tonight as a resident, not as a representative of the Dublin Historical Society. The Dublin community has enjoyed a history of public participation in community projects and the City is better because of that. He cited many examples where there has been great opportunity for public participation. He does not believe that the public had any input on this highly public library building. There was a period of 18 months between the two meetings at the library regarding the new library building where there could have been input opportunities. He looks forward to the new library building, but believes that public participation should have been a large part of the process.

CONSENT AGENDA

Ms. Amorose Groomes stated that a minor correction was made to one of her comments in the minutes on page 19, and Council has been provided with the corrected version in the electronic packet.

Mayor Peterson moved approval of the five items on the Consent Agenda.

Mr. Lecklider seconded the motion.

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

- Approval of Minutes of Council meeting of January 10, 2017
- **Ordinance 11-17 (Introduction/first reading)**
Amending the Annual Appropriations for the Fiscal Year Ending December 31, 2017, (Second reading/public hearing February 13 Council meeting)
- **Resolution 03-17 (Introduction/public hearing/vote)**
Accepting the Lowest and Best Bid for Rings Road Water Line Extension/Tuswell Waterline Relocation Project.
- **Resolution 04-17 (Introduction/public hearing/vote)**
Declaring Certain City-Owned Property as Surplus and Authorizing the City Manager to Dispose of Said Property in Accordance with Section 37.07 of the Dublin Codified Ordinances.
- **Resolution 05-17 (Introduction/public hearing/vote)**
Authorizing the City Manager to Execute a Contract with the Franklin County Public Defender Commission for the Defense of Indigent Defendants.

POSTPONED ITEMS

Ordinance 57-16 (Amended)

Authorizing the City Manager to Execute a Development Agreement and Other Necessary Documents with the Columbus Metropolitan Library ("CML") to Facilitate the Building of a Parking Garage, Library and Adjacent Streets on the Current Library Site in the Historic District.

Mr. McDaniel stated that this Ordinance relates to real estate and operational issues for the library; it does not relate to architecture. The architecture piece will follow another process separate from this.

Ms. Amorose Groomes asked staff to confirm that the library project will be reviewed by the Architectural Review Board on Wednesday, January 25.

Mr. McDaniel responded that the library review process relative to the design will go through the ARB process. Council referred this matter to them at the January 10 meeting.

RECORD OF PROCEEDINGS

Held

January 23, 2017

Page 5 of 11

Ms. Amorose Groomes asked if this Ordinance will be back before Council prior to the time that feedback is received from the ARB.

Mr. McDaniel responded that this Ordinance relates to real estate matters and how the buildings are accommodated on the site versus the ARB process.

Ms. Amorose Groomes stated that her concern is with the City getting too far along in the development agreement in terms of land acquisitions and real estate matters in case changes would be made in the design through the review process.

Mr. McDaniel responded that these development agreements are always subject to the final development plan review. This ordinance does not dictate those matters, it is more related to operational and real estate matters.

Mayor Peterson moved to postpone Ordinance No. 57-16 until the February 13, 2017 Council meeting.

Mr. Lecklider seconded the motion.

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

SECOND READING/PUBLIC HEARING - ORDINANCES

Ordinance 01-17

Authorizing the City Manager to Execute Necessary Conveyance Documents to Acquire a 0.198 Acre, More or Less, Permanent Easement from Vincent P. and Cynthia B. Lombardo, from the Property Located at 7100 Avery Road for the Public Purpose of Constructing a Sanitary Sewer.

Mr. McDaniel stated that the City is preparing to construct a sanitary sewer across Avery Road and Mr. and Mrs. Lombardo have agreed to donate the easement to the City at no cost.

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

Ordinance 02-17

Authorizing the City Manager to Execute Necessary Conveyance Documents to Acquire a 0.038-Acre, More or Less, Permanent Easement from Ashland LLC for Constructing a Shared-Use Path.

Mr. McDaniel stated that the City is preparing to construct the Smiley Park shared-use path project, which will include the construction of a shared-use path and related public improvements connecting to Smiley Park. The City and the Grantor participated in good faith discussions and have come to mutually agreeable terms for the acquisition of the necessary easement for the sum of \$2,300.00, which is the appraised value of the easement.

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

Ordinance 03-17

Amending Section 2 (Wage & Salary Structure/Administration) of Ordinance No. 73-06 ("Compensation Plan for Non-Union Personnel").

Mr. McDaniel stated that with a recent vacancy in the Human Resources Division, the Director of Human Resources has taken the opportunity to review the operations of the Division. As a result of this review, it has been determined that the duties and responsibilities of the vacated position can be dispersed and absorbed by other current positions within the Division. Also, not filling this vacancy allows for cost savings in the HR payroll while creating an opportunity to restore the part-time position of Human Resources Coordinator to its previous full-time Status, which will significantly improve the administration of the City's seasonal and part-time staff recruiting efforts. The cost savings amounts to approximately \$63,000 a year.

Vice Mayor Reiner asked about the function of the Wellness Coordinator position.

RECORD OF PROCEEDINGS

Minutes of

Dublin City Council

Meeting

GARRETT BROTHERS - DAYTON, OHIO

2017-01-10

Held

January 10, 2017

Page 5 of 22

concepts proposed for the purpose of access and circulation do not work without Rock Cress.

Ms. Alutto stated that there seems to be little margin for change in the roadway location. Mr. Foegler stated that is correct.

Ms. Alutto stated the roadway appears to be landlocked.

Mr. Foegler responded that with the roadway pushed south, the Library lost one-third of an acre. That strip of land is now located between the Library and the Grounds of Remembrance. The edge of the Grounds of Remembrance is formed by the scenic easement boundary. That is all that protects it; the City does not own that land. Added now is the additional one-third acre that the City owns.

Ms. Alutto inquired how much preparation for Rock Cress is included with the North High Street widening.

Mr. Foegler responded that the intersection for that is part of what is included in the construction drawings.

Mr. Keenan stated that the issue is more than just road circulation in this area. For many years, Council has discussed the school property and additional land between this site and Shawan Falls. Council has seen other iterations that show possibilities for development in that area. In his view, there will be other significant development in some future timeframe. Rock Cress is part of that vision, as well.

Ms. Amorose Groomes stated that North Street is to the south of Rock Cress. The block length there is relatively short when contrasted with the mixed-use development building that is currently under construction on Dublin Road – Bridge Park Building Z. She requested that Council delay action on this resolution until there is more certainty of what will occur on this property. North Street could be eliminated altogether, and perhaps, Rock Cress could be shifted further to the south, thereby providing additional buffer to the Grounds of Remembrance.

Mr. Keenan recommended that Council delay action on this resolution until after the Library presentation.

Mayor Peterson responded that the item has already been removed from the Consent Agenda, and the remaining discussion and action on Resolution 01-17 will occur immediately following the Library presentation.

POSTPONED ITEM

Ordinance 57-16

Authorizing the City Manager to Execute a Development Agreement and Other Necessary Documents with the Columbus Metropolitan Library ("CML") to Facilitate the Building of a Parking Garage, Library and Adjacent Streets on the Current Library Site in the Historic District.

Mr. McDaniel thanked CML Executive Director Pat Losinski for the ongoing negotiation on this development agreement. Staff requests that the ordinance be postponed to the meeting of January 23, 2017. Staff believes a final form of the agreement can be ready for that meeting.

Mayor Peterson moved to postpone Ordinance 57-16 to the January 23, 2017 Council meeting.

Vice Mayor Reiner seconded the motion.

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

SECOND READING/PUBLIC HEARING – ORDINANCES

Ordinance 59-16

Authorizing the City Manager to Enter into a Cooperative Development Agreement with the City of Marysville and Union County.

Mr. McDaniel stated that a very productive dialogue continues between Dublin and the City of Marysville and Union County. He requests that Ordinance 59-16 be tabled until further notice.

Mayor Peterson moved to table Ordinance 59-16.

RECORD OF PROCEEDINGS

Minutes of

Dublin City Council

Meeting

MEMBER INFORMATION (CLERK/COM. 0311)

Page 6 of 10

Held

January 10, 2017

Page 10 of 22

impact on bees is one of his concerns. The report provided information that some of the chemicals are toxic to bees.

Ms. Carr responded that CSAC was advised by Franklin County that the chemical that is sprayed is not as harmful to bees. In addition, bees go into their hives at night, which is when the spraying is conducted. The other chemical is applied in a different way, and their instructions prohibit application to flowering plants and to areas where there are known aviaries. Mr. Brushard can provide more information.

Mr. Lecklider stated that homeowners install plants that attract butterflies, bees, bird, etc.

Ms. Carr stated that she is involved in the City's beehive program at Darree Fields, and that was her concern, as well. She is reassured by the information shared.

Ms. Amorose Groomes inquired if her hives are in good health.

Ms. Carr stated that an earlier set of bees absconded; it had nothing to do with the pesticide program. They have a new set, which are in good health. However, there was no spraying in their neighborhood this year, which might have been helpful.

Mr. Brushard stated that the concern with beekeeping and other non-target insects are always a concern of mosquito control. The products that they used for the adulticiding program is a synthetic pyrethroid, which are natural-occurring pesticides that are from chrysanthemums. Those do have warning labels that they are toxic to bees and aquatic life, so application is prohibited near bodies of water or areas of active bees. Their spray periods – dusk to midnight, are times when there is inactivity with the bees; they are typically in their hives at night. When the pesticides are applied in the daytime, the application is restricted to areas with which pollinators would have no contact. Daytime application occurs only under restricted times or conditions, when a barrier to daytime mosquitos is desired. As pest control applicators, they are aware of their responsibility not to mis-apply the pesticides.

Mayor Peterson moved to approve the CSAC mosquito management program recommendations, as outlined.

Vice Mayor Reiner seconded the motion.

Vote on the motion: Ms. Salay, no; Vice Mayor Reiner, yes; Mayor Peterson, yes; Ms. Amorose Groomes, yes; Ms. Alutto, yes; Mr. Lecklider, yes. [Mr. Keenan was absent from the room.]

• Columbus Metropolitan Library Dublin Branch and Garage Preview

Mr. Foegler stated that, after many years of effort, staff is pleased to share with Council the first design concepts for the new library as well as the new garage facility. This is a preview only; it is not scheduled for any formal Council action. As Council is aware, many elements of complexity have gone hand-in-hand with this process between the Dublin City Schools, the Columbus Metropolitan Library and Dublin city staff.

In previous discussions with Council, feedback was received that this new library had to be iconic and special. The team was encouraged to consider contemporary concepts. Staff has worked closely with members of the library staff, as well as architectural consultants NBBJ and Moody Nolan, to bring forward this concept to Council. Although it is not part of the formal review process, feedback from Council is critical to determine schedule and design efforts moving forward.

Mr. Foegler introduced Mr. Losinski, CEO of the Columbus Metropolitan Library (CML), to introduce the library concept.

Mr. Losinski expressed his excitement for the project and stated that two of the seven members of the Library Board of Trustees have strong ties to the City of Dublin. He thanked the City Manager and staff who have been great partners through this process. It is a library project, but it is also a civic project. Mr. Losinski proceeded with a slide presentation.

RECORD OF PROCEEDINGS

Held

January 10, 2017

Page 11 of 22

- Currently there are 43,000 library cardholders in the Dublin area. It is also a destination place for many people outside of Dublin.
- An information session will be held Wednesday, January 11, 2017 at the current Dublin Library so the public can come and view the concepts for the new library and offer feedback. He added that there will be a fundraising component to the project as well.

He introduced A.J. Montero, Architect, NBBJ to present.

Mr. Montero:

- Reiterated that this project is not only a library project, but a civic project. As a civic building, it has special considerations – not only to the library program, but also to the community it inhabits.
- Offered a comparison between the currently library site and where the new library will be situated on that property.
- Noted that this concept not only houses the library building, but also gathering areas.
- Provided a graph depicting the height of the building in comparison to other buildings within Historic Dublin. He stated that the goal is to have it fit into the area aesthetically, but at the same time be an iconic structure that provides views of the area from inside as well. The new library will not be a skyscraper, but it will take advantage of the elevational changes on the property.

There are three areas of focus on the site in addition to the building:

- The civic stair arrival;
- The Plaza gathering; and
- The garden respite, which is the space between the garage and library.

All these areas need to be considered holistically because they all play a part in the total library experience.

He offered an illustration showing the civic plaza area. This area will be a gathering area for events, activity zones and serves as one of the main entrances to the library. Not only does it properly align the garage entries with the library, but it gives the opportunity to create views, hold events and creates a territory in front of the library. Illustrations were provided to show multiple potential uses of the plaza area. Two considerations in this area: within the budget is a green space, landscaped and well manicured, but not the plaza that was shown in previous slides of the presentation. The plaza is part of the design concept, but will require a separate fundraising campaign that Mr. Losinski referenced earlier.

Mr. Montero stated that there were some challenges with the elevations and sloping of the property. Entries needed to be created on several sides for both vehicular and pedestrian traffic. More will be discussed later in the presentation.

He showed some examples of how the materials in the design will complement the materials used in the Historic Dublin area and keep the iconic feel of the structure. The library will stand out, yet be a part of the community. A base will be of stone or brick-type material while the upper levels are more glassy and open allowing for an expansive program in the space, surrounded by the plaza and gardens. The existing treescape will enhance the space at the pedestrian level.

The design concept uses the elevations on the property to be advantageous to the library and their programming, offering three levels, while minimizing the need to carve into the rock. The library will go from 20,000 square feet in size to 41,000 square feet. Parking will be increased from 119 to 200 spaces.

The plaza level is the entry level from the parking garage. The High Street level will be used for more conference space and classrooms.

In response to a question from Mr. Keenan regarding programmable space, Mr. Montero stated that the first level is 6,000 square feet, each other level is approximately 15,000

RECORD OF PROCEEDINGS

Minutes of

Dublin City Council

Meeting

(COUNCIL CHAMBERS - 11/11/2016, 11/11/16)

Page 12 of 22

Held

January 10, 2017

Page 12 of 22

square feet. The top floor requires the larger footprint with denser room-by-room programming. It is the glassy area that creates views. It is an expansive area, more open, allowing people to move around and create their own experiences.

Mr. Reiner asked for a brief description of the interior spaces.

Mr. Montero responded that there has always been an emphasis on children's spaces. The library wants to establish interest in the library at a young age so programming and children spaces are very important. There are less book stacks. Libraries are evolving into public spaces with innovation and gathering opportunities to create one's own experiences. Library design and usage is moving away from the quiet areas, although there will be quiet and respite areas included.

Mr. Losinski added that this concept allows them to be flexible and evolve more in the future as needed. Expanded homework area, life skills, computer areas, and offering wireless service throughout the building and plaza, etc. All meeting rooms will have expandable walls to accommodate larger groups. He pointed out the walkout garden area that is close to the pedestrian bridge. The placement of the plaza on the south allows activities to take place without disturbing the serenity of the Grounds of Remembrance.

In response to Ms. Amorose Groomes, Mr. Montero stated that there is an alcove on the north side, but the larger plaza is on the south side of the building.

In response to Mr. Reiner, Mr. Losinski stated that this size more than doubles the current library space.

Mr. Reiner stated that many libraries offer a relaxed area for seating and gathering. Mr. Montero noted that there are seating areas on the first level off High Street as well as smaller, more intimate seating areas cascading off the stair landings.

Mr. Losinski added that the glass is a deliberate material to create views out and in.

In response to Mr. Peterson, Mr. Montero stated that the height of the building is not incompatible with the other buildings represented in Historic Dublin.

• Garage Preview

Mr. Foegler stated that \$10 million has been programmed in the City's Capital budget for the garage. There is an additional contribution being made toward the garage by Columbus Metropolitan Library, which brings the total to \$11 million. Hard and soft costs for the garage concept that Council will view tonight total around \$12.5 million, so staff will continue to look for additional cost savings. There are approximately 537 spaces in the parking structure. The library will have a lease for 200 of the spaces, with the balance to be used for Historic Dublin visitors.

Mr. Foegler introduced Mr. Miguel Gonzales, Architect and Project Designer with Moody Nolan.

Mr. Gonzales stated that there are four stories to the garage. However, there is a considerable change in grade from the southeast façade to the northwest façade. It is about 11-13 feet, which substantially reduces the appearance of the mass of the building. The main vehicular entry is on the south side, off North Street with a book drop lane that exits onto Rock Cress Parkway (right turn only). The first level of the garage is actually on the second level of the library so there is a common level of entry at that elevation. The second floor offers another vehicular entry off Franklin Street on the west side with a pedestrian entry on the north and south sides. The second level also offers a bike hub.

Mr. Gonzales illustrated the materials being considered for the garage and stated that they are an interpretation of the materials found in the surrounding area. The garage will complement the library's design in look and materials so the site is a whole incorporated design. For the east and turning the corner to the south facades, the design will take advantage of the green (shown in the plaza area of the library) to create

RECORD OF PROCEEDINGS

Minutes of

Dublin City Council

Meeting

10/10/2017 10:00:00 AM

Page 14 of 22

Held

January 10, 2017

Page 14 of 22

Ms. Amorose Groomes stated that it is a lovely building. She looks forward to hearing from the City's boards, commissions, and the public on whether or not it fits. She believes that is the key question.

Ms. Amorose Groomes asked about the elevation from the northeast corner to the very top of the library building.

Mr. Montero responded that it is approximately 43 feet.

She noted that what is important is what the public thinks. She looks forward to hearing that feedback and navigating through the board and commission process and collecting community input. She reiterated that the building is beautiful, but the question is does it fit in Historic Dublin? She looks forward to hearing those answers.

Mr. Peterson asked Mr. Losinski for the details surrounding the public meeting that will be held at the library on Wednesday, January 11.

Mr. Losinski stated that it will be essentially the same presentation as tonight's. The meeting begins at 5:30 p.m., and will take place in the Dublin branch library. A community session was held 18 months ago and the attendees offered feedback about what they would like to see. This meeting is for the purpose of coming back to the community and letting them see the current status.

Ms. Alutto asked if a summary could be provided of the comments from tomorrow evening's meeting.

Mr. Losinski responded that he could do so.

In response to Ms. Alutto, Mr. Losinski stated that the Historic Dublin businesses were notified of tomorrow evening's meeting.

In response to Ms. Amorose Groomes' question about how the meeting notice was communicated by the Library, Mr. Keenan stated that this Council meeting is live streamed and would be one vehicle of communication with the public.

Mr. Losinski stated that there is a notice about the meeting at the branch and Business First has mentioned it in their newspaper. In addition, the 43,000 cardholders received an e-mail announcing the meeting as well.

Mr. Peterson asked about the fundraising efforts that are planned, and the timing. Mr. Losinski is hopeful that the fundraising will be initiated soon. Since the construction is starting on the garage side, he is hopeful that by the time the plaza is ready to be built the fundraising will be well underway.

Mr. Peterson thanked Mr. Losinski and staff for all the hard work in bringing this forward and the ongoing partnership.

Mr. Losinski thanked Council, Mr. McDaniel and staff for the partnership and support.

Mr. Foegler provided an illustration showing the elevation to the Grounds of Remembrance and where exactly the scenic easement stops and the end of the park area. The landscaped area on the illustration represents the land that will be attained by virtue of this new agreement. More details will be coming on landscaping options.

Ms. Amorose Groomes inquired about the ownership of the property.

Mr. Foegler responded that the City doesn't own any of the land except for the cemetery. There is no lease for the Grounds of Remembrance property; it seems to have been done cooperatively with the Schools. Only a scenic easement has been granted at this time on the School property.

Ms. Amorose Groomes asked about the portion underlying the future Rock Cress Parkway as it stands today.

Mr. McDaniel clarified that the portion under Rock Cress as it stands today is on School/Library property. In the City's transaction with the Schools, the right-of-way and utility easements for Rock Cress will be obtained.

RECORD OF PROCEEDINGS

Minutes of

Dublin City Council

Meeting

CARRICK BROTHERS & DAUGHTERS

Page 8 of 11

Held

January 10, 2017

Page 15 of 22

Mr. Foegler added that there are several real estate transactions necessary for all of this to work. He is pleased that it is near a successful end.

Mayor Peterson asked if the City Manager needs any direction from Council to re-engage the Veterans Committee.

Mr. McDaniel stated that, unless Council objects, he would like to reconvene that Committee as an informal sounding board and to secure their input regarding the adequacy of screening/buffering between the Grounds of Remembrance in Veterans Park and the future Rock Cross Parkway.

(There was no objection from Council to this course of action.)

Mayor Peterson noted that Resolution 01-17 can now be considered.

Resolution 01-17

Accepting the Lowest and Best Bid for the North High Street Widening Project. (Project No. 16-016.0-CIP)

Mr. Keenan moved to approve Resolution 01-17.

Ms. Salay seconded the motion.

Mr. Reiner noted that the additional green space secured will be adequate barrier needed for privacy in the Grounds of Remembrance for the Veterans programs, so his concerns have been addressed.

Ms. Amorose Groomes stated her concern is with the significant amount of public input and public process that this site will be navigating between now and the time when it comes to fruition. If it is built now, it will be difficult to make adjustments if needed. She is concerned that the City will be locked in on the plan. She asked that Council table the Resolution until the framework of this site is complete.

Ms. Alutto asked about the delays that would result from tabling this resolution.

Mr. McDaniel stated that there has been discussion for a long period of time about the Thoroughfare Plan and the street grid. That began the framework. The priority was on the road network, and that framework then set forth how the site would be framed. Last July, staff checked in with Council on the pedestrian bridge alignment, the alignment location of North Riverview, the extension of North High Street as well as the general alignment of the roadway system around the new library. These pieces are all coming together at a critical time. Delaying the Resolution adoption at this point would impact the sequencing of the library project and may further impact the City's ability to have North High Street improved in front of the Bridge Park West project. He does not believe that Council has been "boxed into" this plan. There has been a very sequential, thoughtful process over a long period of time. It is always Council's decision, but staff has been building off the platform of these sequenced decisions. His concern is that delaying the North High Street improvements will result in a construction timeframe that pushes into the winter of 2017 and into 2018.

Ms. Amorose Groomes stated that she understood, however, that if the City were to adhere to the Code and the ARB review criteria, this building is too tall and some of the materials are not approved in the percentages they appear to be. She is concerned with placing the boards and commissions into a corner by saying that this building has to go on this site and therefore, it must be approved. She would like to have the public process play out and ensure that the public is supportive of the building. If the building is too tall and a bigger footprint is needed, what could be done if the roads are already built?

Mr. Reiner agreed with Mr. McDaniel that the road network goes back years and years. There is not a considerable amount of area to work with, and the architects do not have much of a choice in terms of shifting things.

Held

December 5, 2016

Page 7 of 19

Ordinance 57-16**Authorizing the City Manager to Execute a Development Agreement and Other Necessary Documents with the Columbus Metropolitan Library ("CML") to Facilitate the Building of a Parking Garage, Library and Adjacent Streets on the Current Library Site in the Historic District.**

Mayor Peterson moved to postpone action on Ordinance 57-16 until the January 10, 2017 meeting.

Vice Mayor Reiner seconded the motion.

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

Ms. Amorose Groomes pointed out a few typographical errors in the documents related to the abbreviation for Dublin City Schools and asked that these be corrected.

Ordinance 58-16**Authorizing the City Manager to Execute a Real Estate and Transfer of Property Agreement and Other Necessary Documents with the Dublin City School District ("DCSD") to Facilitate the Building of a Parking Garage, Library and Adjacent Streets on the Current Library Site in the Historic District.**

Mr. Foegler stated that a question was raised at the first reading about how Franklin Street proceeded from North Street down to S.R. 161. A graphic has been distributed tonight that provides that detail. The agreement with the School District is able to move forward at this time because the language in the agreement has contemplated both scenarios of the Library project moving forward as well as the possibility of it not moving forward. Procuring the land needed for a future Franklin Street extension as well as the piece of North Street between Darby and Franklin that the City does not own is provided for within the agreement. The Dublin Board of Education has not yet taken action on this agreement, and therefore the agreement would not be executed by Dublin staff until that action by the Board occurs in the near future.

Ms. Amorose Groomes stated that she is concerned that Rock Cress is too close in proximity to the Grounds of Remembrance.

Mayor Peterson stated he was at the Grounds of Remembrance recently and wondered how a street could be accommodated in that Library area.

Mr. Foegler responded that Council affirmed in July the placement of this road. That landscape design is being advanced and details will be shared with Council in the near future. Rock Cress has been moved south as far as possible. There have been many sessions with the planners and landscape designers to think through how these considerations will be dealt with moving forward.

He also noted that the Planning staff has made it very clear to the Library that the City does not want the north side of the Library building to be viewed as some sort of "back door" to the building. The same thinking will be applied in relation to the parking structure. The parking structure will help to bring people into the area due to elevators that will bring them down to grade at both the cemetery and the Grounds of Remembrance.

Mr. Keenan stated that the property to the west is also important as things change and the potential for future development unfolds.

Mayor Peterson invited public testimony.

Held

November 21, 2016

Page 3 of 11

Ms. Mumma stated that staff is bringing forward what is hoped to be the final amendment to the 2016 Appropriations. The rationale for each of the amendments is detailed in the memo. Many relate to capital construction projects that have been authorized through Council action. This is a clean-up process done each year. She pointed out that, given five weeks remain in the fiscal year, staff has made its best effort to incorporate what is known at this time in the amendments. However, there may be a need to amend this prior to the second reading to address additional items that were unexpected.

Mr. Keenan summarized that this is year-end housekeeping done each year. If amendments are needed, will there be a need to approve this by emergency on December 5?

Ms. Mumma responded that will not be necessary as amendments to appropriations are effective upon passage, per the Revised Charter.

There will be a second reading/public hearing at the December 5 Council meeting.

Ordinance 55-16

Approving Ohio University's Framework Plan for its Dublin Campus. (16-093ADM)

Mr. Lecklider introduced the ordinance.

Ms. Gilger stated that this is the next step in the City's economic development agreement with Ohio University. It is tied to Ohio University receiving Subarea 2 from the City; the requirement was that the University obtain approval of their Master Plan by the Planning and Zoning Commission and Council no later than December 31, 2018. This Plan was approved at the last PZC meeting, and is now brought forward for Council to consider. Representatives of the University will be present at the December 5 hearing. She offered to respond to questions.

Mayor Peterson asked for confirmation that this is the same Plan that Council has reviewed previously in workshops.

Ms. Gilger responded affirmatively.

There will be a second reading/public hearing at the December 5 Council meeting.

Ordinance 56-16

Establishing Appropriations Based on the 2017 Operating Budget of the City of Dublin, State of Ohio, for the Fiscal Year Ending December 31, 2017.

Mr. Lecklider introduced the ordinance.

Ms. Mumma stated that this actually appropriates the funds for the 2017 Operating Budget that Council has approved tonight.

There will be a second reading/public hearing at the December 5 Council meeting.

Ordinance 57-16

Authorizing the City Manager to Execute a Development Agreement and Other Necessary Documents with the Columbus Metropolitan Library ("CML") to Facilitate the Building of a Parking Garage, Library and Adjacent Streets on the Current Library Site in the Historic District.

Mr. Lecklider introduced the ordinance.

Mr. McDaniel stated that a staff report was provided in the packet, addressing both Ordinances 57-16 and 58-16 relative to the site and underlying land to facilitate the new library and associated parking garage and road improvements.

Mr. Foegler stated that his presentation will address both ordinances, as they are highly interrelated and flow from the plans to redevelop the current Dublin Branch of the Columbus Metropolitan Library.

RECORD OF PROCEEDINGS

Minutes of

Dublin City Council

Meeting

NUMBER OF MEETINGS • DUBLIN CITY COUNCIL

DATE 2016

Held

November 21, 2016

Page 4 of 11

- The graphic shows an area outlined in red that is the current property as it is owned by the Dublin City School District. It is a site from which the Dublin Cemetery land was sold to the City a few years ago. Over the years, the site outlined in blue was made available to the Columbus Metropolitan Library for the local branch of that library. That land was provided to the Library at no cost from the Schools. The Schools retain certain kinds of rights related to that site, and that has complicated the negotiations for moving forward with a new development concept.
- In effect, the agreement with the School District will provide that the City secures the land outlined in yellow, which also includes the small extension of North Street that is still School District-owned property, for the construction of Franklin Street.
- In exchange for that right-of-way and that land, and in addition to the District releasing its restriction of record on all of the land to be used for roadways, parking garages, etc., the District is provided with access and connections to Dublin's fiber optic system. This will connect all but three of the District's facilities.
- Therefore, there is a trade for the real estate and real estate rights that are secured with this in exchange for the fiber connectivity.
- The Columbus Metropolitan Library site, outlined in red on the slide, consists of 3.47 acres currently. As planning has advanced over the last year, this site is made much smaller in terms of the residual that the library ends up with – about 1.15 acres for the Columbus Metropolitan Library.
- The rest of that real estate is transferred to the City of Dublin. The largest piece of that – about 1.25 acres – is the site of the future parking garage that will serve not only the Library, but also the Historic District. This appears slightly tilted because of the sewer easement in the area. That works in everyone's favor because of that – the future Rock Cress alignment, the green space between Rock Cress and the Grounds of Remembrance and the scenic easement, and a very small amount of about .05 acres to the south for the North Street expansion.
- All of these agreements – with the School District releasing its rights – are included in the School District-City agreement.
- With regard to the Columbus Metropolitan Library, the Library has, in effect, agreed to build and construct its new \$18 million plus library facility on this site, in exchange for which the City will be given the property and develop the parking garage that will serve both the Library and additional users in the Historic District, the land for Rock Cress, the additional acreage to the north, and the acreage along North Street. These are the largest obligations of the parties within that agreement.
- In addition, the agreement deals with such things as construction. This site is very crowded and it is not desirable to have multiple contractors on site. The agreement provides for a single Turner Construction contract – kind of a general contract to have obligations for all of those with whom both the City and the Library agree to enter into a contract so it is all coordinated under one entity of construction control.
- The operational aspects, design reviews and approvals going forward, are all established within those agreements. There are still some aspects of those agreements that will be fine-tuned prior to the next reading, and those will be highlighted. Staff does not believe they are substantive in terms of the business nature associated with this.
- There has been some input from Council Members and others in regard to ensuring the City's rights with regard to ultimate design review and approval on its parking garage. Staff will make certain that language is adequately incorporated into this agreement.
- One other item of note is the graphic that makes reference to a series of road improvements that the City undertakes in conjunction with this project. It is what is being called the northern portion of Franklin Street – from North Street to Rock Cress – that is built as part of this project. The small tilt due to the sewer line allows the City to minimize any impact on the City's leased surface parking lot and

RECORD OF PROCEEDINGS

Minutes of

Dublin City Council

Meeting

BASED ON PREVIOUS MINUTES

June 2011

Held

November 21, 2016

Page 5 of 11

keep it operational during the construction. The graphic shows the Rock Cress construction, the North Street reconstruction with the right-of-way provided by the School District, and the planned High Street reconstruction project.

- There will be a large volume of construction activity ongoing in this area, as evidenced on the graphics. The only road pieces that would be undertaken under single contract would be the three segments shown on the graphic. The High Street project will be a separately bid project, moving forward in early 2017.

The Administration is recommending that Council schedule a second reading/public hearing of the Ordinances at the December 5 Council meeting and encourages passage of Ordinances 57-16 and 58-16 on December 5, authorizing the City Manager to enter into those agreements. Some minor revisions will be brought forward for Council's consideration on December 5.

He offered to respond to questions.

Mr. Lecklider noted that in reviewing the development agreement with the Library, there is some language that concerns him.

1. On page 3, section 2, paragraph a, in the second half where it discusses how the City will consult with the Library with respect to the design of the garage -- he wants some assurance that the City will have some independence in the design of this garage. The language indicates, "which approval shall not be unreasonably withheld." He is not comfortable with this language, even though it is included in other agreements the City has entered into.

Mr. Foegler responded that until the parties are comfortable with the projects and the designs, they will not move forward. The City is not out front and at risk building a parking garage or constructing streets. All of the parties are signing off when comfortable with the improvements and the projects, and they all move forward simultaneously with this. Staff will make it clear in a modified version of the agreement that the final design and the budgets associated with the garage are the City's decision. This will be clarified in the agreement.

Mr. Lecklider noted that the City certainly has an interest in the parking garage design being complementary to the design proposed for the library. On page 4, section 3, under the heading of "CML to design and construct the library" -- paragraphs b and c, the last sentence in paragraph b states that "CML reserves all rights as a political subdivision in the State of Ohio." This language gives him some concern.

Mr. Foegler responded that there was some initial discussion with some of the Library advisers questioning if they were subject to the City's zoning and development review process. For that reason, the provisions were added that the Library is subject to the City's development review and approval process. Effectively, the City's review and approval of this is as manifested in the zoning and development review process. Council will be the first reviewer and approver of the Basic Plan and will decide if they want to do so for subsequent plans as well. Whatever rights the Library has under statute is reflected in that language. Staff made it clear that the Library is subject to and agreeing to be subject to the City's development review regulations, including zoning and all other associated aspects of that process.

Mr. Lecklider stated that he is fine as long as the City is comfortable that this language does not present a conflict that the Library would later rely upon.

Mr. Foegler responded that the City's attorneys strongly believe the Library is subject to the City's development review and approval in any case.

Ms. Alutto stated that she is aware this information is in the narrative provided, but it would be helpful for her to have a matrix that combines the funding sources -- who is paying what and what it will fund -- something that is simplified and easy to review all together.

Mr. Foegler responded that staff can provide this. He summarized that all of the City's obligations with regard to the parking garage and the roads are within the approved CIP and are identified as projects within the CIP. Mr. McDaniel has brought forth some funding with regard to the fiber, part of which was a grant. Staff can provide additional clarification on that. The Library costs are all funded with its bond proceeds. These can be laid out in a matrix.

RECORD OF PROCEEDINGS

Minutes of _____

Dublin City Council

Meeting _____

BARRETT WITHERS - DUBLIN, IRELAND

00000000

Held _____

November 21, 2016

Page 6 of 11

Ms. Salay asked when the School District is considering their portion of this agreement, or have they done so already.

Mr. McDaniel responded that his understanding is that Dr. Hoadley has presented this to the Board. He needs to check back in with them one more time, and this is to occur by the end of the year. The Library Board has one meeting remaining in 2016 on December 1. It is his understanding that the Library will act on the agreement on that date. Staff will confirm that.

Ms. Salay stated that all of this should therefore be completed by the end of the year.

Mr. Foegler added that the Board of Education did approve the term sheet in the spring that was a predecessor to all of this.

Ms. Salay asked for confirmation that the City will build this stretch of Rock Cress under the agreement.

Mr. Foegler responded that is correct. Rock Cress will provide a new way in and out beyond North Street and will create a whole new urban block around this development. The second phase of a future Franklin Street that would extend to the south would actually require the removal of the Bridge Street Academy building. The agreement provides that it cannot happen for a couple of academic years out, and then only if the City is ready to undertake the street extension at that time. The other nice feature of this land exchange is that it does provide for the full extent of the Franklin Street road extension when and if the City is ready to do so.

Ms. Salay asked if the Franklin Street extension impacts the property on the other side.

Mr. Foegler responded that the extension will not go onto the J Liu property, but will help its future developability by providing another significant access point. Engineering, over time, will have to determine when and if a signal at Franklin would occur there. Overall, the extension aids in its future developability, but will crowd the street now in terms of the parallel parking on the edge of that parcel. There are graphics available to show the impacts. Staff can verify that.

Mr. Keenan thanked Mr. Foegler and Mr. McDaniel for their leadership in this project. He also thanked Council, staff, the Board of Education, and the Columbus Metropolitan Library Board for working through this process, which began well over three years ago with a visioning process. It is noteworthy that the parties all serve similar constituencies and ultimately came together on this.

Mayor Peterson echoed the commendation of staff for proposing the access to Dublin, and allowing the Schools this access. It benefits everyone and was a great solution! He echoed Mr. Lecklider's concerns about the two provisions and hopes they can be addressed prior to the next hearing.

There will be a second reading/public hearing at the December 5 Council meeting.

Ordinance 58-16

Authorizing the City Manager to Execute a Real Estate and Transfer of Property Agreement and Other Necessary Documents with the Dublin City School District ("DCSD") to Facilitate the Building of a Parking Garage, Library and Adjacent Streets on the Current Library Site in the Historic District.

Mr. Lecklider introduced the ordinance.

There will be a second reading/public hearing at the December 5 Council meeting.

INTRODUCTION/PUBLIC HEARING/VOTE – RESOLUTIONS

Resolution 60-16

Authorizing the City Manager to Enter Into a Reimbursement Agreement with Edward A. Pollina Construction, LLC for a Public Sanitary Sewer Extension (7100 Avery Road).

Mr. Lecklider introduced the resolution.

Mr. Hammersmith stated that in December of 2015, Council adopted the utility extension policy for properties within the City that included extension prioritization factors for a 15-

RECORD OF PROCEEDINGS

Minutes of

Dublin City Council

Meeting

SABERTY HUTTONS & COMPANY

Page 01 of 01

Held

February 8, 2016

CALL TO ORDER

Mayor Peterson called the Monday, February 8, 2016 Regular Meeting of Dublin City Council to order at 6:15 p.m. at the Dublin Municipal Building.

ROLL CALL

Present were Mayor Peterson, Vice Mayor Reiner, Ms. Alutto, Ms. Amorose Groomes, Mr. Keenan, and Mr. Lecklider. (Ms. Salay arrived later due to another commitment)

Staff members present were Mr. McDaniel, Ms. Mumma, Ms. Readler, Ms. Crandall, Ms. O'Callaghan, Ms. Goss, Chief von Eckartsberg, Mr. Foegler, Mr. Rogers, Ms. Puskarcik, Mr. Tyler, Mr. Hammersmith, Ms. Gilger, Ms. Husak, Ms. Richison, Mr. Kridler and Mr. Gettman.

ADJOURNMENT TO EXECUTIVE SESSION

Mayor Peterson moved to adjourn to executive session to consider personnel matters related to the employment of a public employee and the appointment of a public official, the purchase of property for public purposes, and for conferences with an attorney for the public body concerning disputes involving the public body that are the subject of pending or imminent court action.

Mr. Lecklider seconded the motion.

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

The meeting was reconvened at 7:00 p.m.

PLEDGE OF ALLEGIANCE

Daniel Paraskos of Boy Scout Troop 117 led the Pledge of Allegiance.

SPECIAL RECOGNITION/PROCLAMATION

- Ohio Poet Laureate - Dr. Amit Majmudar

Mayor Peterson read and presented a proclamation to Dublin resident Dr. Amit Majmudar, Ohio's first poet laureate, and congratulated him on this achievement.

Dr. Majmudar thanked Council for this special recognition. He noted that Dublin is a wonderful place to live and Council's support means a tremendous amount to him. He introduced his wife and three children who accompanied him. He thanked Council for the invitation to the meeting.

SPECIAL PRESENTATIONS

- Dublin Branch Library Manager – Candy Princehorn

Candy Princehorn, new Manager of the Dublin Branch Library, part of the Columbus Metropolitan Library system introduced herself to Council and provided background on her education and experience. She has over 20 years of experience working in libraries, beginning with a staff position at the Karl Road branch up to her previous position as Branch Manager of the Northside Branch of the Columbus Metropolitan Library. While at the Northside Branch, she had the opportunity to be an integral part of their design team for their building project. She looks forward to participating in the building project for the Dublin Branch as well. While at the Northside branch, she worked with an economically and ethnically diverse community – primarily an urban setting. She is very interested in experiencing library service in a suburban environment. She is very pleased so far with the engagement of the Dublin community that she has experienced – supporting literacy and library programming. She has lived

RECORD OF PROCEEDINGS
Dublin City Council

Minutes of

Meeting

DAYTON LEGAL BLANK, INC. FORM NO. 10468

January 26, 2015

Page 13 of 18

Held

20

Ms. Crandall responded that the property will be acquired at no cost.
There will be a second reading/public hearing at the February 9 Council meeting.

Ordinance 07-15

Authorizing the Appropriation of a 0.006 Acre, more or less, Fee Simple Interest from the Estate of Basil J. Brown, for the Property Located off Riverside Drive, North of Dale Drive, for the Relocation of Riverside Drive, and Declaring an Emergency.

Vice Mayor Gerber introduced the ordinance.

Ms. Readler stated that this ordinance authorizes the acquisition of property needed for the relocation of Riverside Drive. There was a resolution of intent to appropriate at the last Council meeting; this is the next step in the process. As indicated at the last meeting, the title was not clear, and there was difficulty locating the heirs. At this time, at least one heir has been identified. Probate court will have a process to determine the estate. The value of the appraisal is \$900 as this is a very small portion of land.

Public Testimony:

Mr. Maurer inquired what happens if the unidentified heirs show up after the City has taken the property.

Ms. Readler responded that if the City uses a "quick take" process, the \$900.00 will be posted with the Court, and then the City can take the property. It will be determined who is entitled to the money, but clarifying the title will not stop the work on the parcel.

Vice Mayor Gerber moved to dispense with the public hearing and treat the ordinance as an emergency.

Ms. Salay seconded the motion.

Vote on the motion: Mayor Keenan, yes; Mr. Peterson, yes; Ms. Chinnici-Zuercher, yes; Ms. Salay, yes; Vice Mayor Gerber, yes; Mr. Lecklider, yes.

Vote on the Ordinance: Ms. Salay, yes; Mr. Lecklider, yes; Mr. Peterson, yes; Mayor Keenan, yes; Ms. Chinnici-Zuercher, yes; Vice Mayor Gerber, yes.

OTHER

- Update on Public and Private Improvements Planned near the Dublin Library

Mr. Foegler provided background. Given the improvements being planned around the Library area, it was important for the City to take a comprehensive look at the various public infrastructure and private improvement projects being planned. It was important to understand the relative impacts and ensure that the public and private investments occurred in a way that reinforced the vision and goals for the Historic District. The Columbus Metropolitan Library has focused its efforts on a new Library facility on its existing site in Dublin. There will be a grid roadway system around that site that will impact its development. The City has important investments in the Veterans Memorial, cemetery and other related facilities nearby. There is a school located next door. On the east side of the street is the proposed Crawford Hoying large-scale mixed-use project. There is a lot of park acquisition and development planning occurring further to the east. There is a proposed pedestrian bridge that is being evaluated in terms of its landing in the Historic District. Their planning efforts have focused on looking at all those components comprehensively, understanding the roadway system and infrastructure, and how those inform these public and private investments. An update on that effort is being provided this evening. There will be more engaged public sessions as the Library building concept begins to emerge.

Darren Meyer, MKSK, shared a PowerPoint depicting Historic Dublin area west of the Scioto River and the Library site. The view has a mix of existing conditions and some proposed. There are two active development parcels in this area – the new Dublin branch library and the proposed Crawford Hoying Bridge Park West development. In addition to High Street, the surrounding street network includes North Street and North Riverview. An extension of Franklin Street from Bridge Street to the Indian Run greenspace is proposed, a new street, Rock Cress, would run west along the Indian Run greenspace. These two streets will complete a public street network around the future Library site. There is also the potential extension of North Riverview Street to Dublin Road. At some future date, the Thoroughfare Plan anticipates a vehicular road connection in alignment with John Shields Parkway that would be extended to Post Road. [Discussed restructuring of existing streets and parking as part of the Library and Bridge Park West developments.]

RECORD OF PROCEEDINGS
Dublin City Council

Minutes of

Meeting

DAYTON LEGAL BLANK INC. FORM NO. 10192

January 26, 2015

Page 14 of 18

Held

20

The original landing of the pedestrian bridge provided for the connection to be at the center of activity on the east side at the Bridge Park East development at the former Dale Drive and connecting to North Street. However, some challenges with that location have become apparent, including:

- North Street drops 15-20 feet from High Street, so there is difficulty moving pedestrians back up to High Street by an accessible route.
- The pedestrian bridge would land essentially at some of the back doors and parking lots of the developments, which doesn't center it in an area of activity in redevelopment.

They are studying the option of a slight shift of the west landing to the north. It has several advantages, including:

- Connection to the cycle track loop – the bike facilities being planned as part of the District
- Located at the threshold of the Indian Run Park system
- Terminates into the civic use with the Library
- Potential shared public parking
- Ability to bring bridge up to the High Street grade rather than land 15-20 feet; can be achieved with a gentle climb.

[Showed early conceptual models of how those pieces come together]

He noted that they are looking at the area of the Grounds of Remembrance very carefully. They want to ensure that with all the redevelopment they are able to design a buffer between the memorial park and the public street and public spaces, so that the space can retain the reflective, contemplative, honorific character it deserves. There will be a need for filters between that and the activity of the new street.

Ms. Chinnici-Zuercher inquired if there is a sense of the timeframe for the new Library system. Ms. Grigsby responded that they are still in the process of completing some of the program analysis of the Library and also looking at potential opportunities with the Dublin Arts Council and the Convention and Visitors Bureau. Another meeting is scheduled next week to review the status. Sometime after that, staff will have a better understanding of what may fit into that facility, based upon the site limitations.

Mr. Foegler stated that the Library and its design team have formally launched efforts to put concepts together that incorporate the various uses, look at the parking potential, and the street elevations. They will be producing some initial concepts to help vet the visibility of the uses coming together, as well as informing the design and layout of the site. Some ideas will emerge within a 60-day timeframe that can be shared.

Mayor Keenan inquired if they anticipate having plans by the end of the year.

Mr. Foegler responded that the goal is to complete the planning and design work this year.

COUNCIL COMMITTEE REPORTS

Ms. Salay, PZC Representative reported that she, Mayor Keenan and Vice Mayor Gerber attended the last PZC meeting. Former Council Member and Mayor Joel Campbell also attended and spoke eloquently about public service. After the oaths of office, there was a two-hour training session. Training sessions will continue in the next months. The Commission is looking forward to a full agenda with the new members on February 5.

Vice Mayor/Administrative Committee Chair Gerber reported that there was a brief committee meeting at 5:45 p.m. immediately preceding this Council meeting regarding Council's goal-setting retreat agenda. The tentative retreat agenda will be shared prior to the next Council meeting for review and comment. A list of potential facilitators will be shared for Council input, as well.

Mr. Peterson, Council liaison to the Dublin Board of Education stated that Mayor Keenan, Mr. McDaniel and he met with Brian Deitsch, the new Chief Operating Officer for Dublin City Schools. He is an engaging, dynamic individual and will do a great job in this role. Mayor Keenan added that Dr. Hoadley and Mr. Deitsch previously served in adjoining school districts. Mr. Deitch is interested in creating new synergy between the City and the Schools.

Ms. Chinnici-Zuercher, City MORPC representative stated that she attended the Regional Policy Roundtable meeting last week. She has provided copies tonight to Council of the Insight 2050 Scenario Metric Summary. There will be discussion about this at the upcoming retreat.

RECORD OF PROCEEDINGS

Dublin City Council

Minutes of

Meeting

GAYTON LEGAL BLANK (MC FORM 40) 10145

April 28, 2014

Page 2 of 15

Held

20

- generates \$7.8 billion in revenue, and last year, 1.6 million visitors came to Dublin. It is a huge economic generator for Dublin, the state, and the nation.
- The DCVB Board and staff are excited about the City's initiative for the new community wayfinding. Wayfinding is important to travelers who come to Dublin, and it has been cited as the number one issue for those who visit Dublin. They will support this initiative in any way possible.
 - An ongoing strategy of the Bureau has been to attract visitors who are attending events held outside of the City of Dublin to stay in Dublin hotels. The OHSAA state basketball tournaments were held at the Schottenstein Center last month and the Bureau has worked hard to attract those associated with these tournaments to stay in Dublin. They are working to ensure this occurs with the upcoming football championships being held at Ohio Stadium in the fall.
 - He announced that every visiting college football team this fall, except one, would be staying at Dublin hotels. This includes administrators, fans, bands -- and all will be staying in Dublin, bringing exposure to Dublin and business to the local restaurants and retailers.
 - Over the weekend, the Nike Soccer Cup was hosted in Dublin with over 300 boys' soccer teams from U.S. and Canada. This is held at Darree Fields, with some portion held at Westerville fields. Two weeks ago, the Nike Soccer Cup for girls was also held in Dublin, and the majority stayed in Dublin hotels.
 - Football University will return to Dublin on July 17-19 at Dublin Jerome High School. It was a huge success last year, generated 4,500 room nights, and has positive economic impact for the City. The hotel revenue alone generated is approximately \$500,000.
 - They are also excited to host the 2014 United States/Australian Rules Football National Championship. The event will be held October 10-12 at Darree Fields, and the City partnered with the Bureau to pitch for this event to be held in Dublin. It will attract 40 teams from 40 cities across the U.S., as well as Canadian and Australian teams. The event is totally free for local residents to attend. He shared a brief video of a recent game.
 - SafeCON collegiate flying competition will hold their event at Don Scott Field in 2015, and will bring visitors and result in room nights for Dublin.
 - Six bus tours were hosted last year in Dublin.
 - He reported that he would represent the City of Dublin as one of two suburban seats on the Board of the Franklin County Convention Facilities Authority, which oversees the Columbus Convention Center, the Nationwide Arena and the new Hilton downtown. He is pleased to serve in this position to ensure Dublin has a presence in this regional group.

He thanked Council for all of their support of the Bureau.

Update from Columbus Metropolitan Library re Dublin Branch Project

Patrick Losinski, CEO, Columbus Metropolitan Library addressed Council. He noted he is accompanied by Alison Circle, Chief Customer Experience Officer for the Library, who is responsible for programming activity, particularly for the new facilities. She will provide an overview to Council tonight. They are continuing to work with Dublin staff on a regular basis, and have met twice since the last presentation to Council. The deliberations and discussions have been very productive. He noted the following:

- The Library's architect, NBBJ is meeting with MSKS to review the site options for the Library. They are exploring collaborations with other entities within the Dublin region for the Library project. This scope of work is beyond what is characterized as the library design work at this time. They are working with the City Manager and staff to ensure there is an understanding of those two items.
- Tonight's presentation will be a high overview of program elements. They are working with the OCLC staff, and he shared photos of some other libraries in the world -- including one in Almere, The Netherlands.

This is a combination of public and private use, and has residential use included. Another is Howard County, Maryland, which combined the local historical society as a mixed use.

- Since the last presentation to Council, Columbus has been selected as host city for the International Federal of Libraries Association. For the last two years, they worked with OCLC and OSU to attract this conference. Four-thousand libraries from over 100 countries will attend this conference in 2016.
- He noted that Ms. Circle will address some trends in libraries, particularly as it relates to collaborations; how the collaborations are identified upfront in terms of capital investment; and how the collaborations are understood moving forward with ongoing operational costs.

Ms. Circle, Chief Customer Experience Officer, noted she is joined by Marihelen Hatcher, Public Services Administrator of the Columbus Metropolitan Library.

Ms. Circle stated that the Library is in the process of planning and constructing 10 buildings in the near future, and it is important to look ahead about the kinds of things to be integrated into the buildings. The library is interested in building a library that will serve the needs in 2020.

- They are focusing on community space that allows the Library to facilitate the convening of a community. This includes gathering space and meeting rooms that a community can book at no cost.
- They want the design to be flexible to accommodate future changes and new services.
- They are looking at convenience for the patrons, including the current self-check system – allowing access for people through their own means.
- They have a current library project where the branch is digitizing local history and wants to make that very visible and present.
- It is important for convenience purposes to have a drive through pick-up window to pick up and order reserve items.
- They are working toward a concierge type of service where technology and tablets are used to escort the customers to their needs.
- Civic space is an important consideration, especially for Dublin. They want to provide a place around the facility that can be utilized. She shared an example of the new library in Cuyahoga County that includes a green roof. She also shared a photo of Hunt Library in North Carolina that includes a veranda on the top floor, bringing outdoor space into the building. The top floor of the Chicago Public Library includes space for weddings and events, and during the day, it is open for contemplative use.
- The Columbus main library building is being renovated. As part of the renovations, the marble exterior of the east facing back portion is being removed and a glass façade will be incorporated. This will allow a view of the Topiary Park directly to the east of the main library.
- For the Dublin branch, elements will include a coffee bar; five to six meeting rooms, one which can seat 200 and is capable of being divided into two or three smaller rooms; programming is planned for two 25-person meeting rooms equipped with technology; 14 individual study rooms are planned – four as a four-person collaboration space and 10 as two-person meetings rooms; the homework help center will be doubled in size to accommodate 40 people; a partnership with Columbus State for life skills, including tutorials, mediation, proxy testing; expanded kids and teen spaces; and a large quiet study with a fireplace.
- For comparison purposes, she shared the floor plan of the new Whitehall branch opening in early 2015. It is the equivalent of today's Dublin branch. The new Dublin branch will be twice this size, or 42,000 square feet. She

shared a rendering of the floor plan, pointing out the various elements. She noted that there is also a recording studio for teens for video and audio production.

Mayor Keenan thanked Mr. Losinski and Ms. Circle for the update.

CITIZEN COMMENTS

Wallace Maurer, 7451 Dublin Road stated:

1. He made an error when last speaking at the podium. He applauded the City foresters for the marvelous placement of flowers, particularly at the roundabout near his home. He realized later that these are perennials that were placed last year and have bloomed again!
2. Emmett Conway, a great forester from the state of Ohio was inducted yesterday into the Ohio Department of Natural Resources Hall of Fame for his contributions to forestry and the conservation community. He catalogued the forests in the state, and the family has bequeathed significant material to the University from his work. Mr. Conway was honored yesterday posthumously. The range and depth of his work is very impressive and something he was not aware of until yesterday. Mr. Maurer suggested that the City might want to consider honoring the arboretum/forestry staff of the City for their work done over the years.

CONSENT AGENDA

(Items proposed for the Consent Agenda are acted upon by a single motion and vote of Council. However, upon request of a Council Member, any proposed Consent Agenda item may be removed from the Consent Agenda for further discussion/consideration under the regular order of business.)

Mr. Reiner moved approval of the actions for items on the consent agenda.
Ms. Chinnici-Zuercher seconded the motion.

Vote on the motion: Mr. Peterson, yes; Ms. Salay, yes; Mr. Lecklider, yes; Ms. Chinnici-Zuercher, yes; Mr. Reiner, yes; Vice Mayor Gerber, yes; Mayor Keenan, yes.

- Notice to Legislative Authority re D3 liquor permit for Megumi, LLC. dba Megumi Fusion, 331 W. Bridge Street, Dublin, OH.
- **Ordinance 26-14 (Introduction/first reading)**
Authorizing the Appropriation of a 0.155 Acre, More or Less, Present Road Occupied Fee Simple Interest; a 0.045 Acre, More or Less, Permanent Slope, Grading And Drainage Easement; and a 0.037 Acre, More or Less, Temporary Easement from Jack K. Beatley, for the Property Located at 6713 Glick Road for the Construction of a Multi-Use Path as Part of the Glick Road Phase 3 Project. (Second reading/public hearing May 5 Council meeting)
- **Ordinance 27-14 (Introduction/first reading)**
Authorizing the Appropriation of a 0.015 Acre, More or Less, Permanent Easement; and a 0.048 Acre, More or Less, Temporary Easement from Darrell L. Cramblit and Victoria L. Cramblit, for the Property Located at 355 South High Street for the Construction of a Multi-Use Path as Part of the Dublin Road South Phase 3 Project, and Declaring an Emergency. (Second reading/public hearing May 5 Council meeting)
- **Ordinance 28-14 (Introduction/first reading)**
Authorizing the Appropriation of a 0.029 Acre, More or Less, Permanent Easement; and a 0.029 Acre, More or Less, Temporary Easement from Mohammed Ghiath Ammar and Ester Lea Ammar, for the Property Located at 6143 Dublin Road for the Construction of a Multi-Use Path as Part of the Dublin

Ms. Grigsby stated that this starts the discussion by providing background information on what we are looking at, knowing that we have roadways that within the next few months will be prepared for construction. The final design will be completed this year on the Riverside Drive realignment.

Mr. Keenan stated that this discussion sets the stage for the Library discussion.
Ms. Grigsby responded it will pertain to everything that gets developed within the BSC district.

Ms. Chinnici-Zuercher stated that, personally, she believes the paint striping option should be eliminated. Wherever we have used that, it has been a disaster. Our weather seems to be getting worse, rather than better. She prefers the brick or stone option to provide the same information.

Mr. Keenan stated that Dublin is very diligent about snow removal, which could have an impact on brick pavers.

Ms. Grigsby responded that when we have looked at ongoing maintenance, that issue has come up, for instance when we looked at the Ballantrae intersection treatments.

Ms. Salay inquired what has been the experience with Ballantrae.

Ms. Grigsby responded that she believes there are none at this time. Initially, there were some issues which stemmed from the need to become familiar with the different pavement type. In one area, some changes needed to be made in the base. The snowplow drivers would prefer to have smooth asphalt, but there are no real problems with the pavers.

Ms. Chinnici-Zuercher stated that the brick in German Village was laid a long time ago. Today, there are much better products and installation procedures, so she is not concerned about the use of pavers. It is important to utilize contractors that are highly experienced in the use of this material.

Ms. Grigsby responded that at one point, we attempted the use of bomanite, but we have returned to the use of brick because it performs much better. Although bomanite was less expensive up front, it is more expensive in the long run.

Mr. Reiner stated that he likes the east-west orientation that will draw people to the river corridor. The design elements will point people in that direction. He is looking forward to seeing additional ideas.

- **Library Project Update**

Ms. Grigsby stated that representatives from the Columbus Metropolitan Library are present to provide information on what their Dublin branch site relocation process has been to date, site selection criteria, and the status of their process.

Roger Sugarman, President, Columbus Metropolitan Library Board of Trustees, stated that also present tonight are Pat Losinski, Chief Executive Director and Alison Circle, Chief Customer Experience Officer. Pizutti is their only representative, and Jim Russell and Don

Wheat are here from Pizutti. NBBJ is the architect selected for the Dublin project, and here from NBBJ are A.J. Montero and Kim Way.

Mr. Sugarman reviewed the sites of the ten library buildings included in their 2020 Plan, and ambitious \$120 million building project, which will transform those ten buildings. We believe the communities will benefit from the libraries of the future, so we call this an aspirational building project. Their top priority is the young minds throughout our communities, and the physical locations and buildings will be tailored to young minds. He reviewed the anticipated project schedule. The Whitehall library building will open the fourth quarter of 2014. Presently, the new Dublin library building is anticipated to open the second quarter of 2016. \$100 million in public library fund notes were sold as bonds a year and a half ago. As a public institution, we are required to spend down the money from the sale of those bonds in a timely fashion up through December 2017. IRS regulations allow the holders of those bonds to become tax exempt. We are trying to comply with the bonds spend-down requirements. The reason we sold the bonds at that time was that construction costs and the interest rates were very favorable. If we delay the project, over time our costs will increase, so it is preferable to begin the project as early as possible.

Pat Losinski, CEO, Columbus Metropolitan Library Board of Trustees stated that in addition to the main library campus in downtown Columbus, there are 20 branch locations throughout Franklin County. We are also part of an online consortium with 14 additional libraries, so in total, there are 39 buildings that are accessible with collections. There are daily deliveries Monday through Saturday to all those locations. The Dublin school district is one of ten school districts that we serve County-wide. Replacing the Dublin library building dates back to 2008. In November 2011, a visioning workshop was held with the City of Dublin, OCLC representatives and the president of Columbus State. There were a series of pre site selection meetings with City staff throughout 2012, and the City participated with the Library in two efforts for architect selection. NBBJ was selected in round two. That was followed by a project kick-off meeting with City administration. The new building will provide specific programs, including drive-through book drop and pick up window. They are pursuing a Gold Leed certification on the building, which will be used for educational purposes. Many more meeting and study rooms will be provided by the new building. [review of branch programs and collaboration of civic space continued.]

A couple of factors are important in considering site analysis. The various branch buildings all were in concert. The Northwest Library on Hard Road is actually a shared facility where Worthington and Columbus library districts each contribute one-half of the annual operating funds. This library is not part of the levy taxing authority for the Columbus Metropolitan Library. He reviewed the traffic patterns for the Dublin library usage. The present Dublin library building was built 34 years ago and expanded in 1990 on 3.6 acres – a 20,000 square feet building with 119 parking spaces. The future proposed building will double the existing space to 42,500 square feet and more than 200 parking spaces and a total project budget of \$18.2 million. There are five particular areas of site criteria being considered.

A.J. Montero, lead architect, NBBJ, presented an overview of the major evaluation considerations and how those are applied to the current site. From a location perspective, this library building is at the heart of the growing urban core. It is a good size site. It is good for the Library and good for possible co-location or collaboration with other groups. It has sufficient

room for parking and there is enough open space that it is possible to do something more than just put a building on the site, lending itself to the civic aspects of the community. The site is adequately served with utilities. From a cost perspective, the Library owns the site, so there would be no acquisition costs and no unknown costs in regard to development of the site. Those are all positive factors. From a site-planning perspective, the Library and its connection to the Veterans Park has always been an amenity that is cherished by Dublin residents and library patrons. It is part of the adjacent the growing Historic District and a Dublin Schools site. It is also in a key location with a view of the planned pedestrian bridge. All of these elements make the current site very attractive from a site design and placement perspective. Tonight, they will show diagrams, not architectural design – that will be coming. The existing Library building was designed over 30 years ago. At that time, urban design was not a consideration for its design or for the District. This building is essentially a suburban solution – a building surrounded by greenspace, and it has served its purpose very well. As we grow into a new district, however, there is an opportunity to re-evaluate and understand how the Library can support an urban district; define the edges of North High and North Street; to develop an opportunity for an iconic character on an important corner; and to become a gateway building to the District. Moving the Library building to the corner will enhance its visibility, will improve understanding of the definition of the streets, and support the walkability of sidewalks.

Council recently approved the revised Thoroughfare Plan, which includes a new east-west road from Post Road to High Street – Rock Cress Drive. This has presented a challenge, because it runs through the existing site and cuts off some property. It reduces the development area for the new Library. To make it work, they are now looking at a two-story Library building. That is a height more in common with the other development occurring within the District. Unfortunately, there will be only half the parking that existed on the site, and they are looking at opportunities to accommodate that deficit in parking. One way to do that is to create a one-level parking deck on the backside over a surface lot, which would increase the amount of parking but not prevent us from having a book drop. The parking deck could be entered on one side at grade or at a lower level from North Street – no ramps would be necessary.

Council Questions:

Ms. Chinnici-Zuercher stated that she is curious what would be included in the new Library building. When Council began this discussion six years ago, we visualized a more comprehensive educational, cultural building. What will be included in the 42,000 square feet?

Mr. Losinski responded that the 42,000 square feet is specifically Library space. It would have required additional add-ons to the building to provide civic opportunities with partners who would help fund those add-ons. The Library space will include some space that will be used by others, such as the meeting room and learning spaces. We did not program this building beyond the basic uses of the Library.

Alison Circle presented detail about Library programming. As Mr. Losinski has frequently said, “Libraries used to be built for collections; now they’re built for connections.” We are building spaces for people to gather to read, convene and collaborate, either in a small meeting room or a large room that can be used by a civic organization. The Library has significantly expanded the number of meeting rooms in all our locations. We see our role as a center

square for communities – a place where people can meet in a space that is free and accessible. We are open to other possibilities. The possibility that came about with Columbus State was a perfect merger of their need with the people we serve. We are involved in work with youth. Every day, we have a new concept to improve that work. The Library will provide ways for people to connect. She also manages the Library's public art component. Historically, all Library renovations have included a public art component.

Mr. Reiner stated that one attractive element of the Upper Arlington library is its common space with over-stuffed chairs where people can stop by and read. Will that be included in this plan?

Ms. Circle responded that it is part of the plan -- we can never have enough of that type of space for people. The new Thompson Library at Ohio State was revised to include a great reading room space.

Mr. Losinski stated that the programming and the bidding process for the new Whitehall branch has been completed. The quiet reading room will have a fireplace. The intent is to create a community hearth, where people can gather. Libraries are community gathering spaces. People like to gather in the company of others to engage in solo pursuits. They are also looking at creative furniture options that will appeal to the youngest Library users and teens. The Library now has recording studios. The MacArthur Foundation has given the Library grants to develop that type of activity. Those options will be considered for the Dublin Library, as well.

Mr. Reiner stated that he likes the parking deck idea. The City has a parking area across the street from the Library. At one time, an opportunity existed for a learning component with Columbus State. That structure would have utilized much of the site, so a parking deck was considered. Because the City will be cutting a road through the Library site, maybe a parking deck could be constructed on the City's site. Could the parking deck be connected to the second floor of the new Library building to provide easy access?

Mr. Losinski responded that at this time, discussion is still in the conceptual stage, trying to understand capacity. He asked Mr. Monterro to respond.

Mr. Monterro responded that a second level connection is possible.

Mr. Lecklider stated that he appreciates the Library's focus on the community's youth. Dublin's demographics are changing somewhat. What is envisioned with the Dublin Library? He would anticipate increasing usage by the older generation.

Mr. Losinski responded that adult users are a critical segment that makes up more of the population. It is important to ensure the desired materials are available and, increasingly, in a digital form. The entire Library system circulates approximately 15 million items per year. Library customers have been able to download e-books from the Library's website for the last 8-9 years at no charge – that count is approximately 750,000. The intent of their strategy, MyLibrary, is to provide a next generation library that works for the user. In the past, the Library had a common denominator – the Library set the policies and the structure, and users needed to abide by the way the Library provided their service. Today, they are working with teens and adults to define how Library service should be delivered. The Library needs to be sufficiently adaptable and flexible to deliver that service. There are seniors who are retired and

traveling and only want e-books, and there are people in their 30s who stare at a computer screen all day and want a book at the end of the day. Because the Library will be in its various spaces for some time, the guiding principle for renovating the buildings is flexibility. We know how many books should be there in 2016, but less so, for 2026. How do we create expandable space, but is it possible the needed Library could contract, resulting in more space for civic partners. The building should be designed in such a way that it will have that capability. This week, he was in the Dublin library at 2:00 p.m., and it was full of adults, many of whom were tapping into the Library's wireless connection. That is a significant resource provided by the Library, as well as a destination place for people traveling through the community on business, who utilize Library resources.

Ms. Chinnici-Zuercher stated that at one time, the City was interested in exploring opportunities for the Dublin Arts Council to partner in a new Library facility. If the Library is confined to this location, that does not seem likely, unless another level were to be added. Ms. Losinski responded that he would defer to the architect on this issue, but he believes that some of the 42,000 square feet was not used by the Library. One of the other options could be an additional level, but there could be other options; this has not been fully vetted.

Mr. Reiner stated that having an art exhibit could be an interesting draw for the Library.

Mayor Keenan stated that partnerships have been mentioned, such as Columbus State or the Arts Council. Has the Library engaged in partnerships at any of their other branches? If so, how did the model work?

Mr. Losinski responded that they are presently designing that model. Columbus State will be co-branded in the new Library facility. The meeting rooms will have the Columbus State logo, as they will be providing courses in those two buildings, which are currently under construction – at Driving Park and Whitehall. They are very open to aligning with partnerships with other agencies. Most of their partnership focuses have been around education, but they are not limited only to education.

Mayor Keenan stated that if the parking deck was half below grade and two decks above grade, they could have two and a half levels of parking, utilizing a partnership. Would this work? Parking is very important to the City down in that area of the District. Has staff discussed this? How does it work or is it possible?

Mr. Foegler responded that the next step of capacity design will explore these types of options further. How could parking be handled? How much square footage and of what types would support the programs?

Mr. Reiner stated that he realizes the Library parking area takes much of the City's overflow parking in the evenings. That probably causes them some concerns, but it has really helped the City with the parking issue. The downtown area has become more active.

Mr. Losinski noted that they view what they have provided to Council tonight as a point of departure. It is not the plan. This reflects the initial capacity studies we have conducted. It is being presented to Council for the first time, but we have not had much time to discuss it with

the administration. All the questions Council is asking tonight are important, as we engage in discussions about the possibilities.

Ms. Salay stated that the Library needs the 42,000 square feet and two levels of parking for its needs. Anything above and beyond that could potentially be used by other partnerships. That is what Dublin does best, and it seems that the Library is accustomed to using partnerships in its other locations. Council probably has several ideas about parking solutions and partnerships, which would provide the Library all the parking it needs and meet additional needs. The Library has indicated previously that it has a group that works on funding, and a recent community survey indicates the interests of its residents in contributing to this building. The community will be very supportive of his ideas; in fact, he may be able to dream bigger. It becomes exciting when we begin to talk about collaboration.

Mayor Keenan stated that earlier this evening, we heard that the outcome of public and private partnerships are the most successful when the line between the two are blurred.

Ms. Chinnici-Zuercher stated that she would encourage everyone to think really big. With OU coming Dublin, they will be bring a very exciting education and cultural venue to the City. Now, we may want to think much bigger than our original intent three years ago about how that facility could interface with what the Library and Dublin Arts Council offer in cultural engagement. Can we create a sense of place for the community that would benefit everyone? While there is a limit to financial resources, it really shouldn't limit our vision for the community or this relationship with the Library and others. In addition to whatever the government's interests might be, there are community members who are interested in contributing and perhaps have their names preserved on a plaque. Earlier, at OCLC, he showed Council photographs of some incredible libraries, which were very expensive. However, they made Council think about the opportunities for this building. Council is interested in creating an interaction between the structure of the building and its location.

Mr. Losinski responded that is a good invitation, and we are open to it. Where Council could be helpful is by indicating to Michael Blackwell who those parties are who might be interested in sitting down at the table with them quickly. We will need Council's help in identifying some of those opportunities.

Ms. Grigsby stated that we have had conversations with the Dublin Arts Council, and they have an interest. We have also had conversations with representatives from OU, and we will be meeting at OU in the next couple of weeks to discuss whether there are opportunities for collaboration on this project. They have expressed some interest in some type of arts facility, and we mentioned the possibility of the Library.

Mayor Keenan stated it is clear as we talk about all these potential opportunities, that it could be difficult to place that footprint on the existing site. There are alternatives nearby that could work, and that is a task we will try to undertake. He asks everyone to have an open mind as Council as we explore the opportunities and needs in terms of footprint space.

Ms. Salay stated that the Library also shared that they want to open in the second quarter of 2016, which is two years from now – that is a very tight timeline. We would need to move very quickly.

Mr. Montero stated that one assumption that he believes Council is making that he is not certain the Library has decided yet is whether it is surface parking or structure parking, it doesn't necessarily have to be on the Library site. We could look at collaborative ways of finding another place to park and give more opportunities for a larger building on this site. Nothing is off the table. They are asking for ideas and recommendations from Council as to options that could work to fulfill some of dreams you've pointed out.

Mr. Reiner stated in response to his suggestion, the City does own the land immediately to the south of the Library site, which could be connected to the Library parking area via a bridge. If sufficient funds were to be interjected, the land is already available for parking. He believes Council would be open to that consideration, because we have been discussing parking issues in this district for a long time.

Mayor Keenan moved to adjourn to executive session at 8:11 p.m. to discuss land acquisition matters.

Mr. Gerber seconded the motion.

Vote on the motion: Ms. Chinnici-Zuercher, yes; Mayor Keenan, yes; Ms. Salay, yes; Mr. Peterson, yes; Mr. Lecklider, yes, Vice Mayor Gerber, yes; Mr. Reiner, yes.

Clerk of Council

March 10, 2014

Page 10 of 12

Held

20

COUNCIL COMMITTEE REPORTS

Ms. Chinnici-Zuercher, Administrative Committee reported that:

1. The Committee recently interviewed candidates for magistrates for the Mayor's Court. Mr. Gerber, Mr. Peterson, Mr. Keenan, Mr. Lecklider and she were present. Recommendations will be brought forward for these appointments.
2. All Council was present last week for interviews of candidates for appointment to boards and commissions. Recommendations will be brought forward for the March 24 Council meeting.

Mr. Reiner, Community Development Committee reported that the Committee will meet on Wednesday, March 12 at 6 p.m. to review the Beautify Your Neighborhood grant applications.

COUNCIL ROUNDTABLE

Ms. Salay:

1. Stated that she talked with Pat Losinski, Chief Executive Officer of the Columbus Metropolitan Library who indicated that the Library is eager to engage with Council to discuss their ideas and plans. Perhaps others talked with him as well. She would be interested in having that discussion in a work session format. They indicated a willingness to come to Dublin for this purpose and meet with Council. Council has indicated they are very interested in discussion of potential sites.

Ms. Grigsby responded that staff is working to schedule a meeting with the library representatives regarding discussion about the library's criteria for the site selection. If Council would like to schedule a work session on March 31, staff will coordinate with Mr. Losinski and staff. Mr. Losinski also mentioned it would be possible to have this discussion at a Council meeting.

Ms. Salay asked if the site selection discussion would be an executive session matter. Ms. Grigsby responded that if potential sites are identified, the discussion would be executive session as land acquisition.

Mayor Keenan stated he believes all Council members are very interested in the site selection.

Ms. Grigsby noted that she is not certain of whether they have specific sites at this point. Council can schedule a work session, and if there is discussion of specific sites, the meeting can be adjourned to executive session.

Ms. Salay suggested that March 31, April 7 and April 21 be left open to see what works for the library staff.

Mr. Lecklider indicated he would prefer to have a work session meeting for this purpose, if Council agrees.

Council expressed their concurrence.

Ms. Chinnici-Zuercher noted that she is not available on April 21.

It was the consensus of Council to establish Monday, April 7 for the work session. Staff will follow up with the library staff.

2. Stated that additional discussion and deliberation regarding the board and commission appointments is needed. Perhaps Council could schedule this at 6 p.m. on Monday, March 17 – if that is agreeable to Mr. Gerber and the rest of Council.

It was the consensus of Council to meet at 6 p.m. on Monday, March 17 for this purpose.

Ms. Chinnici-Zuercher:

1. Asked for an update on the completion of the Brand Road bikepath.

Mr. Hammersmith stated that staff's last update indicated that construction will begin again in April, weather permitting. The winter weather precluded work on the bridge foundation. The estimated completion date is the first part of May for the portion from Muirfield Drive to the roundabout.



ARCHITECTURAL REVIEW BOARD

BOARD ORDER

November 12, 2008

CITY OF DUBLIN

Land Use and
Long Range Planning
5800 Shier-Rings Road
Dublin, Ohio 43016-1236

Phone: 614-410-4600
Fax: 614-410-4747
Web Site: www.dublin.oh.us

The Architectural Review Board took the following action at this meeting:

- 1. **Columbus Metropolitan Library – Dublin Branch** **75 N. High Street**
08-091ARB **Sign**

Proposal: Modifications to an existing ground sign within the Historic District. The 4.8-acre site is located at the northwest intersection of North High Street and Darby Street.

Request: Review and approval of a sign under the provisions of the *Historic Dublin Design Guidelines*.

Applicant: Dave Walters, Morrison Sign Co.

Planning Contact: Jonathan Papp, Planner I.

Contact Information: (614) 410-4683, jpapp@dublin.oh.us

MOTION: Mr. Holton made the motion, and Mr. Souders seconded to approve this sign application because it meets the *Historic Dublin Design Guidelines* and Zoning Code and the sign uses appropriate materials, colors, and font styles found throughout the Historic with the following two conditions:

- 1) That the three proposed paint colors be matte or flat finish; and
- 2) That a sign permit be obtained prior to installation.

Mark Denzer, Denzer Design Group, representing the applicant, agreed to the two conditions as listed above.

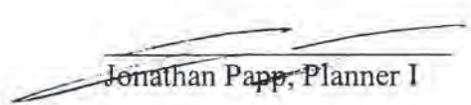
VOTE: 4 – 0.

RESULT: This application was approved/tabled/disapproved.

RECORDED VOTES:

Thomas Holton	Yes
Clayton Bryan	Absent
William Souders	Yes
Linda Kick	Yes
Tom Currie	Yes

STAFF CERTIFICATION


Jonathan Papp, Planner I

Motion and Vote

Mr. Holton made the motion to accept the September 24, 2009 minutes with the amendments discussed. Mr. Currie seconded the motion. The vote was as follows: Ms. Kick, yes; Mr. Souders, yes; Mr. Currie, yes; and Mr. Holton, yes. (Approved 4 – 0.)

1. Columbus Metropolitan Library – Dublin Branch 75 N. High Street 08-091ARB Sign

Jonathan Papp presented this request for review and approval of modifications to an existing sign. He presented a photograph showing the location of the existing and proposed sign at the intersection of West Bridge and Darby Streets. The existing 14.75 square-foot ground sign was approved by the Board in December 1989, with a small modification to the logo being approved in March 1990. He said both approvals were prior to the adoption in 1999 of the current *Dublin Historic District Design Guidelines*. Mr. Papp said although the sign is larger than the six-square feet permitted, the *Guidelines* apply only to new construction. He said the existing sign area is needed to provide adequate visibility for the community-serving use. He said this application is proposing to reface the existing sign with the Library's updated logo and color scheme and the existing sign location will not be changed. The proposed sign face will use the newly adopted Library logo with the text: *Columbus Metropolitan Library Dublin Branch* with the site address at the bottom. He said the existing landscaping will remain to meet the screening requirements and the existing ground light is to be reused. Mr. Papp said the logo and text are consistent with other Library signs within the Library system. The three colors proposed from the Sherwin-Williams collection are Dark Bronze for the outer border and the *Columbus Metropolitan Library*, the background will be Alabaster, and the logo, inner border and *Dublin Branch* will be a translucent metallic gold. Mr. Papp said this sign proposal meets the *Historic Dublin Design Guidelines* and is compatible with other signs within the Historic District, therefore Planning recommends approval with two conditions:

- 1) That the three proposed paint colors be matte or flat finish; and
- 2) That a sign permit be obtained prior to installation.

Mr. Souders asked what the sign material was. Mr. Papp said it was High Density Urethane (HDU). He said the existing wood case will be planed with HDU affixed to the front for durability. He described the three-dimensional sign as having about a half-inch relief.

Tom Currie asked if the proposed translucent metallic gold color met the *Guidelines*.

Mark Denzer, Denzer Design Group, representing the Library, said the new identity will be reflected on 21 Library branch signs. He provided a sample of the gilded gold color and finish proposed to mimic the color used elsewhere in the Historic Area.

Mr. Papp confirmed that the gold color was similar to what was used at Town Center I and II.

Mr. Denzer said the raised HDU section looked like it had a wood finish. He said the existing wood sign on the south side is deteriorating from the UV light therefore; they wanted something longer-lasting.

Mr. Currie asked what the new logo represented. Mr. Denzer suggested that the fanning sheets represented a page kind of icon.

Linda Kick said she understood that Gold Leaf was required for Town Center I, however every other location in the Historic District it is required to have a matte or flat finish.

Mr. Papp said the finish proposed had been approved in areas throughout the District. He said the gold used in Town Center and throughout the District have been approved periodically. He said a gilded gold was used historically for signs.

Mr. Holton confirmed that a gold color had been approved for a projecting or hanging sign for the art gallery next to Donato's. He said Pat Grabill's homestead also used the same gilded gold.

Mr. Papp clarified that it was the Board's discretion whether or not to allow the color to be used.

Mr. Denzer said they had researched and found that gilded gold historically was used frequently on glass with handcrafted lettering.

Mr. Souders asked for a definition of logos and how they played into signs.

Mr. Papp clarified that the logo and any secondary text can only be 20 percent of the sign area and in this case, it was just below 12 percent.

Mr. Souders recalled that the Board had previously discussed logos and fonts on the Nationwide and the MJ sign cases.

Mr. Papp said logos are permitted if they comply with the three colors that are being proposed and if they are generally accepted and widely-recognized.

Mr. Holton noted that the color of the logo was a non-standard color. He recalled that the Nationwide sign proposed a logo that was not a true color on their palette.

Mr. Souders and Ms. Kick thought the Nationwide sign logo discussion was about the font also.

Mr. Holton suggested that the discussion about signs logos and colors be continued after this case is decided.

Mr. Currie thought this discussion was relative to this case.

Mr. Holton said the logo in this case was part of the brand. He said the Board had approved logos that were part of the brand.

Mr. Denzer said all the 21 branches will have their name consistently listed directly underneath *Columbus Metropolitan Library*.

Mr. Currie noted that a post-mounted projecting sign graphic had been included in the packets.

Mr. Papp clarified that was the original sign proposal, which did not provide the amount of visibility they thought they needed for the site. He said they decided instead to reface the existing sign so that they could use the larger sign area.

Mr. Currie asked if the Board approved this, were they approving the old submission, or the one being presented.

Mr. Papp explained that the revised sign proposed was as shown on the screen and not on the original application. He said the original submission materials are included with all applications in the packet.

Motion and Vote

Mr. Holton made the motion, and Mr. Souders seconded to approve this sign application because it meets the *Historic Dublin Design Guidelines* and Zoning Code and the sign uses appropriate materials, colors, and font styles found throughout the Historic with the following conditions:

- 1) That the three proposed paint colors be matte or flat finish; and
- 2) That a sign permit be obtained prior to installation.

Mr. Denzer agreed to the two conditions as listed above.

The vote was as follows: Ms. Kick, yes; Mr. Currie, yes; Mr. Souders, yes; and Mr. Holton, yes. (Approved 4 – 0.)

Additional Administrative Business

Mr. Holton continued the previous discussion regarding sign logos, fonts, and colors. He recalled that Nationwide had a proprietary color and font, they wanted to use to identify the address on the multi-tenant sign. He said issues that had to be considered were if the color and font were part of the sign, and did they fall within the list of the acceptable colors.

Mr. Holton said the *Guidelines* encourage colorful signs, not having one type of sign and one type of logo all the way down the streets, and not seeking uniformity, but seeking variety and eye-catching colors and signs on a pedestrian-scale, but at the same time, not having something outlandish and garish. He acknowledged that they were tough decisions to make.

2. The State Bank 08-101ARB

109 S. High Street Sign

Jonathan Papp presented this request for review and approval of two signs for the State Bank property in the Historic District. He said the building has approximately 60 feet of frontage on South High Street and the rear is bordered by Mill Lane. Cobblestone Square which includes a mix of retail and office uses is located to the north of the site, to the east are office buildings, to the west are single-family homes fronting on Franklin Street, and to the south is a mix of office and residential uses.

Mr. Papp said a projecting sign is proposed on frontage along South High Street on the front of the buildings, using an existing bracket. He said a wall-mounted directory sign is proposed on the rear building elevation, adjacent to the rear door. The proposed sign designs are Option 1) a

RECORD OF PROCEEDINGS

Minutes of

Dublin City Council

Meeting

DAYTON LEGAL BLANK, INC. FORM NO. 10148

March 5, 2007

Page 2

Held

20

of Central Ohio (SWACO). Mr. Long has served in this position since SWACO was founded in 1989. He now leads a fully integrated solid waste management system serving the greater Columbus area. The area landfill is one of the largest publicly owned landfills in the U.S. and is at the center of several biomass energy projects.

Michael Long, Executive Director, Solid Waste Authority of Central Ohio (SWACO) presented the City with a Smart Communities Award. SWACO evaluates the success of local communities in solid waste recycling. Dublin's rate is one of the highest in the county – a 41 percent diversion from the landfill. Dublin is being recognized for the following "smart" actions:

- (1) The recent addition of larger recycling bins. When residents were provided larger recycling bins, they filled them.
- (2) Leading the way in an eight-member community purchasing consortium. This has resulted in more stable rates and long-term recycling contracts.
- (3) Approving a household hazardous waste program for the community, which has diverted toxic materials away from the landfill.
- (4) Participation in the creation of the "Emerald Award Program," which recognizes individuals and businesses in Franklin County for their efforts in waste reduction and recycling. The second annual award will be presented this year on May 9th at the Hilton East Hotel. He invited Dublin City Council members and the City Manager to attend as his guests.

He thanked Council members, City Manager and staff for the collaboration they helped bring to Franklin County and presented the City with a "Smart Community" sign to display as desired.

• **OPRA Awards – Parks & Recreation**

Mayor Chinnici-Zuercher noted that Dublin was the recipient of eight 2006 Ohio Parks and Recreation Association (OPRA) Awards of Excellence at the 2007 OPRA Education Conference and Trade Show in Cleveland on February 7th.

Mr. Earman and Mr. Hahn commented regarding the fact that the awards represent the work of not only staff, but the support from City Council and the community. One of the awards received was a facility award for the Miracle League Field, a program in which City Council has invested particular time and support.

Mayor Chinnici-Zuercher congratulated staff for their achievements. She noted that the awards are on display in the City Hall lobby tonight and will be placed in the DCRC display cabinets for public viewing.

• **Columbus Metropolitan Library Presentation**

Patrick Losinski, Executive Director, Columbus Metropolitan Library gave a PowerPoint overview of the Columbus Metropolitan Library. Last year, the library reported 8.5 million visitors and 480,000 cardholders. The library has 3 million items available to the public, many of which can be downloaded from their website. Their website is the third busiest in the county. All locations of the library have WiFi availability. State support has withered, and the library now operates on the same budget as in 1999. They are trying to avoid returning to the voters for funding until 2010. Last year, they moved 16.5 million checkouts of materials to customer self checkouts. Last year, *Business First* named them one of the top 10 places in Columbus to work. They were also named the top urban library in the U.S. – the second time the library has received that recognition. He noted some of the particular successes of the Dublin branch. There is a great diversity of use at the Dublin branch, including use of foreign materials. A copy of the Columbus Metropolitan Library's strategic plan has been provided to City Council.

Mayor Chinnici-Zuercher inquired if their intent is to begin master planning in the third quarter of 2007.

Mr. Losinski confirmed that is correct.

Mayor Chinnici-Zuercher inquired how that would be structured – would it include community groups?

Mr. Losinski responded that the process has not yet been defined, but a key component will be engaging the communities within their service area.

RECORD OF PROCEEDINGS

Minutes of

Dublin City Council

Meeting

DAYTON LEGAL BLANK, INC. FORM NO. 10148

March 5, 2007

Page 3

Held

20

Mayor Chinnici-Zuercher stated that Dublin residents appreciate the library's presence within the community. Council would be interested in actively participating in the master planning process and in looking at a variety of ways in which the City could partner in the funding of a possible expansion, either on the library's present site or another.

CITIZEN COMMENTS

John Bevilaqua, President, American Italian Golf Association and Riviera Country Club, 8205 Avery Road stated that he is present to respond to the City's proposed Community Plan provision for the westward extension of Memorial Drive through the Riviera Country Club property to Hyland-Croy Road. Since 1970, this has been the site of a golf and social club. Their course opened 15 years prior to the Village of Dublin becoming a city. They have paid their taxes, have employees, maintain their property, and provide entertainment via golf and social events to citizens of Dublin and surrounding communities. This site consists of 165 acres of primary greenspace surrounded by sprawling growth. Their intention is to remain a permanent entity at this location. Over the years, Riviera has survived the economic recession of the late 1970's and the deep stock market slide at the turn of the century. Currently, they are enduring the glut of an over abundance of golf communities in and around central Ohio. On Saturday mornings, spring and fall, they tolerate the above-normal speaker noise from the sports announcers at the Dublin Jerome sports fields, which abut the Riviera property to the west. In addition, it has been necessary to periodically deal with rumors of the club being for sale. In the midst of these detriments to long-term success, they have now become aware of the City's long-range Community Plan that provides for the extension of Memorial Drive westward through their property. This would destroy their golf course and greenspace. Obviously, computer-generated hypotheticals and models have been run, which have been both costly and time consuming. In their opinion, that money and effort would be better spent elsewhere. He respectfully requests that City Council remove from the Community Plan, forever if possible, any and all discussions, scenarios, and plans, etc. that call for the extension of Memorial Drive through Riviera Golf Club. The members of the Italian Golf Association and members of Riviera Country Club plan to survive here in Dublin. They are actively pursuing a full membership. They do not need additional obstacles to impede their growth and long-term viability in this community. Discussions with Council involving the extension of Memorial Drive westward through the Riviera property have become an annoyance to them and to the building and retention of membership.

Mayor Chinnici-Zuercher stated that she was not present at the Community Plan workshop where this topic was discussed. When she indicated to the City Manager that Mr. McCash's recollection of direction given at that meeting was that the traffic modeling was not to occur, Ms. Brautigam noted that the minutes of that meeting indicate the travel model was desired.

Ms. Brautigam stated that when staff conducts long-range thoroughfare planning, they run tests on many scenarios. In this case, they tested to see what would occur with traffic if, in 30 years, there were to be a connection from Avery Road to Hyland-Croy Road. The minutes and the meeting recording indicate that Council members expressed concern about the study, but at the end of the discussion, the understanding was that the study would be performed both with and without a westerly extension of Memorial Drive.

Ms. Salay stated that during the meeting, it was obvious that both City Council and the Planning Commission expressed support of the continued presence of the Riviera Country Club at its present location. Part of the City's focus is on greenspace, beautiful vistas and recreation. Riviera provides all three. She apologized for any anxiety this discussion caused for Mr. Bevilaqua and the Riviera membership. In her view, this suggestion is focused on very long-range planning -- 20-40 years in the future. Council hopes that this site remains a golf course and club forever. Council has no designs on that property for the future.

an efficient transportation system and indicated that discussion at the next meeting will involve discussion of specific evaluation criteria for the road network.

Mr. Green noted that comments regarding the establishment of SR 161 as a signature street are being taken very seriously from one end of Dublin to the other. He stated it was important to think of the corridor as a whole to help drive decisions made about development. He also reminded the group that when Coffman Park was discussed last time, the group wanted to defer discussion of the Post Road issue until after modeling was complete. Other parts of the plan will be discussed, but it will be revisited following the results of the transportation model.

Mr. Greene explained that the Coffman Park plan includes approximately 250 acres under consideration, and Historic Dublin is about 140 acres. The northeast area is delineated as 1,600 acres, but there are only three smaller sub areas where development has yet to occur. The Sawmill area is also 600 acres. All of these are relatively small when compared to the Southwest or Northwest.

[A member of the audience asked to be recognized.]

Mayor Chinnici-Zuercher explained that this was a work session for City Council and the Planning and Zoning Commission. She said that this question from the audience would be permitted, but the public would not actually be engaged as part of the discussion.

The audience member said he had tried to find out what was meant by the Northeast Area. He asked if it was north of Summitview Road and west of Sawmill Road.

Mayor Chinnici-Zuercher clarified that the individual lived at the corner of Summitview and Sawmill.

Mr. Greene verified that the resident's property is within the Northeast Area.

Mayor Chinnici-Zuercher noted that she had spoken to the resident's wife and indicated that their property would be part of the discussion. She asked Mr. Greene to proceed.

Mr. Greene reviewed issues that were developed based on public input and staff discussion. He indicated that he would like to review the draft plan recommendations and then come back to the questions for discussion.

Historic Dublin Discussion

Mr. Greene explained that there has been significant planning effort already completed in Historic Dublin. He wanted the group to discuss the expected character and pattern of the northwest quadrant where significant infill development may occur.

He noted the pedestrian access to the river as an amenity and noted the issue of a library or other civic use or anchor in the District. The current plan shows expansion

in place and additional parking to accommodate development. He said that development character along Bridge Street is a major discussion point and indicated that the plan. Mr. Greene stated that the City Hall location was another item for further clarification.

Mr. Greene said the plan calls for a green edge along the ravine with a defined natural area. Additional housing and mixed use is proposed with defined streetscapes. The 1919 Building is proposed as a civic use with public green and nearby parking deck wrapped by mixed uses. He showed a conceptual perspective rendering of the plan, showing a grid of streets and a village pattern with two-and-one-half story architecture. Pavement patterns and other elements are proposed to make the District more conducive to pedestrians.

Other quadrants of the District were shown and the issue of improving access to water and additional parking were emphasized as significant plan issues. Mr. Greene pointed out adding to current patterns in the southeast quadrant and emphasized redevelopment potential of areas along Bridge Street in the southwest quadrant. Mr. Greene asked if the concept plans and sketches seemed appropriate for the future.

Ms. Salay said she liked what she saw at the school site and asked if there was an interim plan. Ms. Salay questioned if the school staying would change expectations and indicated that an additional option may be considered.

Mr. Greene explained that ACP was not involved in the creation of this area plan. The school land is a significant amount, and providing a parallel road with Bridge Street would significantly improve circulation. Without the school there are planning implications.

Ms. Salay said other issues, including the library, should be discussed.

Mr. Greene noted that this issue was tied to Coffman Park and the municipal building. Their team was challenged to look at the whole city and other choices that might be available. He stated that the team had looked at the issue and wanted to discuss it further this evening. Mr. Greene noted that the library was currently shown expanding in place, but asked if the facility should still anchor Historic Dublin or expand somewhere else.

Ms. Salay said she felt the present location was land locked. The location could be used for other types of commercial uses and the library could be somewhere else in the community. She believes that it was not the city's choice and asked if library officials were engaged in the discussion.

Mr. Combs stated that there had been conversations with the library, but specific locations were not discussed. He emphasized that general parameters were needed as to whether it belonged in Historic Dublin or if other alternatives should be considered.

Mr. Keenan recalled that at the last meeting it was determined that other alternative locations should be considered.

Ms. Salay agreed with Mr. Keenan.

Mr. Greene said that if the school property is available, then it needs to be said that this reflects the direction wanted. If the school is off the table, then other direction is needed.

Mr. McCash commented that the school site is predominantly residential.

Mr. Greene clarified that the plan shows residential to the north, but the blocks along Bridge Street are shown as mixed-use office and retail.

Mr. McCash raised the issue of residential impacts on the fiscal stability of the City. He said he believes the city does need more residential in Historic District, but questioned what others thought, given discussions held at Council's goals setting session.

Mr. Greene said there is a definite mix of uses with no determined proportion. He said having people live there is an important component on making that a vital area.

Ms. Salay agreed it was vital to make a more vibrant District that is more than 8 to 5. She did not believe that there would be residents with school children or empty nesters – a younger crowd could provide critical mass to the businesses.

Mr. McCash said he agreed, but wanted to make sure everyone was aware that the fiscal model could show negative results with that level of retail. Maybe that is okay because it is the historic district.

Ms. Chinnici-Zuercher said it was important to get the minutes from Council's goal setting meeting because the fiscal analysis would play a significant role in the Community Plan.

Mr. Greene agreed and said that final recommendations should not be made without knowing the cost implications of the land uses.

Ms. Chinnici-Zuercher recalled the question about the library and said that the group would like it to be somewhere other than where it was located. However, the City did not control that.

Mr. Keenan stated there was a county funding issue with the library. Dublin residents not in Franklin County do not directly contribute to the libraries and it is a major issue.

Ms. Salay said the key is to engage the library and have a meaningful dialog to get the sense of what the library is thinking.

Mr. Greene said he did not disagree, but that the library should hear what the City's desires are.

Ms. Chinnici-Zuercher said she thought that had previously been expressed to the former library director when she participated in past community meetings. She said the new director may need to be brought up to date.

Mr. Greene asked if the library should stay in Historic Dublin if more space was available. Are there other criteria that would lead the group to place it somewhere else?

Mr. Sancholtz said his preference was to relocate the library because the land was valuable for commercial development. Land on the east side of the river might be more conducive. He believes that another location could draw traffic away from Historic Dublin and plenty of attractions already exist. It could perhaps be located in conjunction with another civic use such as City Hall.

Ms. Chinnici-Zuercher said traffic circulation in and out of the library is already problematic.

Ms. Boring noted that the library might be better located in Coffman Park near the Recreation Center. Proximity could provide joint programming and allow the use of other park amenities.

Mr. Messineo inquired about the age of library users.

Mr. Zimmerman said the library users were a mix of all ages.

Ms. Boring said she would like to see the tone set for a big vision in this area.

Mr. Greene reiterated that the library discussion has been valuable and that there seems to be strong feelings that the best place is not in Historic Dublin. He said that somewhere in the Community Plan they will need to discuss the place that makes sense. The library can certainly be a use that acts as a catalyst for other development.

Ms. Jones said she would consider the library in Coffman Park.

Mr. Greene said access to the riverfront is also an important part of the plan. He asked for concerns about the ability to provide access to water.

Ms. Boring said that she was disappointed the east side of the river was not included to make a segue.

Mr. Greene explained that the east side of the river is contained in another planning area, but does address a connection.

Ms. Boring indicated that the Historic District should be expanded further down SR 161.

Mr. Greene explained that the area plan boundaries were discussed many times and was originally set by Council.

Ms. Chinnici-Zuercher explained that even though boundaries may have been drawn, she thought the group had discussed (perhaps not with the consulting team) is to include from Dale Drive to the west. Even if it is not called Historic Dublin, you can engage and add public walkways and different things that will allow people to go back and forth.

Mr. Greene explained that staff has an illustration of that request that will be shown shortly as part of the Sawmill/SR161 plan. Mr. Greene said that river access is discussed in the Historic Plan and includes linking both sides of the river.

Mr. Greene explained that the plans suggest a parking structure is proposed on the school land and that facilities will be necessary to make the level of development work.

Ms. Salay asked if a parking deck was a necessity.

Mr. Greene noted that it is needed for the proposed densities, but can be designed to not be obtrusive from the street.

[The group indicated that Mr. Greene should move on to the next area.]

Mr. Greene said the last issue is the City Hall complex. He explained that when historic downtowns are reinvigorated, civic uses are often a fundamental component because they generate people. He asked if it was accurate that the group would not want to see the City Hall complex in Historic Dublin.

[No one in the group indicated that City Hall should be located in Historic Dublin.]

Sawmill/SR 161 Discussion

Mr. Greene reviewed the major Sawmill/SR 161 Area issues which included: the character of SR 161, character of redevelopment at Dublin Village Center and other infill development, defining gateways into Dublin, and realigning Riverside to create a mixed-use/civic linkage to Historic Dublin. Mr. Greene explained that the current pattern of development on SR 161 with large setbacks and parking in front does little to establish street quality. He then showed an illustration that provided uses and greenspace along the river that would allow direct pedestrian connection with Historic Dublin. Mr. Greene also said that the proposed concept for Dublin Village Center would help break up the super block and provide for housing options.

**SPECIAL MEETING
ARCHITECTURAL REVIEW BOARD
BOARD ORDER**

OCTOBER 19, 2005



CITY OF DUBLIN.

Land Use and
Long Range Planning
5800 Shier-Rings Road
Dublin, Ohio 43016-1236

Phone: 614-410-4600
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The Architectural Review Board took the following action at this meeting:

1. **Administrative Review 05-135ADM – Historic Dublin Revitalization Plan**
Request: Review and approval of the Historic Dublin Revitalization Plan as part of the Dublin Community Plan.
Applicant: City of Dublin, c/o Jane Brautigam, City Manager, 5200 Emerald Parkway, Dublin, Ohio 43017.
Staff Contact: Carson Combs, AICP, Senior Planner.
Contact Information: (614) 410-4669/email: ccombs@dublin.oh.us.

MOTION: Allan Staub made a motion, seconded by Thomas Holton, to approve Administrative Review 05-135ADM – Historic Dublin Revitalization Plan dated October 19, 2005, as written with special attention to the following comments:

- That the Board prefers Option 1 (corner plaza layout) regarding the future design of municipal property at the corner of Bridge and High Streets;
- That the Dublin Cemetery not be expanded in the future;
- That future uses, that may include commercial, retail, and park, be further considered for the area east of Monterey adjacent to the cemetery;
- That the future City Hall not be located within the Historic District;
- That the Dublin Library remain in its current location as a family-friendly and safe place;
- That further consideration be given to future densities, transitions between commercial and residential uses, future traffic impacts and cut-through traffic; and
- That staff continue to work with the property owner to further refine concepts for park and residential uses on the quarry site at Short Street and South Riverview Street.

VOTE: 4 – 0

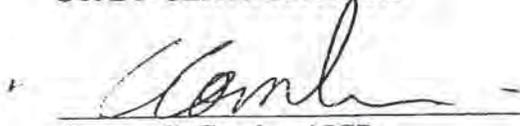
RESULT: The Historic Dublin Revitalization Plan received a positive recommendation from the Board.

(Following the vote, additional discussion regarding the area at Riverside and SR 161 occurred, with the Board providing general support to consider concepts to relocate Riverside Drive for mixed-use development with greater pedestrian access, visibility and river connection.)

RECORDED VOTES:

Allan Staub	Yes
Thomas Holton	Yes
Kevin Bales	Yes
Clayton Bryan	Yes

STAFF CERTIFICATION



Carson C. Combs, AICP
Senior Planner

Mr. Combs explained that the proposed block system is intended to improve traffic and access. Currently, all traffic is hostage to the two arterials. The block system on the northwest quadrant is designed to disburse traffic.

Mr. Combs explained that the basic block network is intended to provide better access and distribute vehicle trips. The expansion of the District to Corbins Mill is intended to create a formal streetscape and architecture that notifies drivers they have entered the District.

The blocks are also designed to provide formalized intersections to allow pedestrians to cross safely along Bridge Street. What we are trying to do, is not just to go together as a package to increase a pedestrian environment. It is a balancing act, creating a pedestrian environment while moving traffic on a busy corridor. There is a happy medium we are trying to accommodate. It is not necessarily a bad thing to make cars wait through a light if it means safety and comfort for pedestrians. It also provides better visibility for small shops in the District. What staff is trying to do, given all these issues, is identify the best choice that accommodates all needs as best possible.

Mr. Combs noted that people select the shortest route. In the long term, as the District builds out, if it is shorter to use Emerald Parkway or I-270 over to Sawmill Road instead of cutting through the District, that is what people will do. Clearly, opening the bridge a few years ago had a substantial impact on relieving traffic in the District. Those are questions that will be looked at with the Community Plan process. Staff will certainly evaluate expected land use densities and trip generation as part of the modeling process.

Mr. Holton asked if the issue with the library involves expansion.

Mr. Combs said staff wants guidance as to whether the library should stay in the District or be in some other location. Also, if the Board prefers it be in the District, does it or does it not have to be at its current location.

Mr. Bales asked Mr. Combs what alternative location(s) for a library have been considered, other than in the District?

Mr. Combs replied that staff has not studied the issue raised by City Council on Monday.

Mr. Staub, Mr. Bales and Mr. Bryan said the library should stay. It is an integral part of the District.

Mr. Holton noted the library brings families to the District. Other businesses like a Graeter's should be added.

Mr. Bryan stated that the current location is on the periphery in a safe place with lots of green space.

The Board unanimously agreed that it should stay in its current location.

RECORD OF PROCEEDINGS

Minutes of

Dublin City Council

Meeting

DAYTON LEGAL BLANK, INC., FORM NO. 10148

October 17, 2005

Page 11

Held

20

Mr. Keenan stated that the Committee did not formally review this application, as it was not submitted within the deadlines for applications. He did speak with someone involved with the race and provided some suggestions for next year's planning, noting that it would be important to submit an application for hotel/motel tax grant monies at an earlier date.

Mr. Keenan added that they are trying to raise money for a worthy cause, but the cost of the City services are prohibitive in view of the amount of money that can be generated from an event.

Ms. Brautigam responded that there are sometimes overtime costs involved if there are not volunteers for special duty. Closing the streets is an expensive undertaking.

Mr. Lecklider acknowledged the good cause, but moved to deny the fee waiver for City services based on the information provided by staff.

Mrs. Boring seconded the motion.

Vote on the motion: Mr. Keenan, yes; Mr. Reiner, yes; Ms. Salay, yes; Mr. McCash, yes; Mrs. Boring, yes; Mayor Chinnici-Zuercher, yes; Mr. Lecklider, yes.

- **Update re Historic Dublin Revitalization Plan**

Mayor Chinnici-Zuercher noted that following the last Council meeting, there was some discussion of a desire to review the revised document that was sent on to ARB. Council had a presentation regarding the Plan in May, and subsequently, meetings were held with the citizens. Those changes are now incorporated into the document and Council requested a brief presentation on the updated Plan.

It is important that if there are specific items included on which Council does not recommend moving forward, that it be stated tonight, and that any other considerations for ARB and P&Z be stated by Council as well.

Mr. Combs summarized that an initial presentation was provided to Council in May. Since that time, a series of Community Plan public meetings were held in July and August. The first reading of the ordinance was held on October 3. A Special Meeting is scheduled with ARB on October 19; following that, the Planning Commission will review the document and make recommendations to Council for the public hearing. The timeframes have been modified somewhat in view of interest in the Historic District development. He reviewed the quadrants of the Plan and the major changes made following the public input process:

Northwest quadrant

1. Based on public input, their unanimous desire is that the library remains in the district and be expanded as needed. It is a family-friendly use and needs to be in the district.
2. Regarding the Indian Run Falls Park and associated uses, it was recently formally rezoned by Council and the trail system and bridge are in the process of being implemented.
3. In regard to utilizing the 1919 Building to create a civic center, this was supported by the public. Staff is recommending in general that the City provide consolidation of uses such as the Convention Bureau, Chamber of Commerce or other civic-type organizations. This would also provide a good way-finding for those coming from I-270.
4. In regard to a City Hall building, they asked the public if they felt it would fit within the district. The overwhelming majority felt it should not be housed in the district. When asked about other locations close to the district, two locations were noted by the public in addition to the Coffman Park site: the Village Square across the river and the Kroger shopping center on Bridge Street. These would be a valid discussion point for boards and for Council as the process moves forward.
5. In regard to the boundaries of the district and entry points to the district, most liked the idea of creating a strong streetscape presence along Bridge Street with mixed uses. They felt that the edge of the district on the west side should be pushed further to Corbins Mill. Staff has incorporated additional mixed uses integrated with some of the existing buildings.

Northeast quadrant

There were not many changes. The general feedback is that the public would like better visual access to the river and having mixed uses. Staff is proposing mixed uses creating a solid streetscape from the bridge to the corner, and utilizing the topography change to provide for parking levels. That was generally well accepted, and so little change has been made since the May work session.

RECORD OF PROCEEDINGS

Minutes of

Dublin City Council

Meeting

DAYTON LEGAL BLANK, INC., FORM NO. 10148

October 17, 2005

Page 12

Held

20

Southwest quadrant

There was significant public discussion about the quadrant, particularly about the cemetery expansion and what form that should take long term, and where the district boundaries should be. Those from Monterey and the older segments of the population liked the concept of expanding the cemetery; but there was an equal presence at the meeting of those who felt that while providing a cemetery service is generally good, future cemetery service is in question for a much larger city. Some suggested that the Community Plan process consider an alternate location to serve the buildout of the City in the future.

Southeast quadrant

The recommendations remain unchanged from the May version. It is basically an issue of infill development and providing for compatible development on the McDowell property with the quarry site. Some neighborhood park amenities are needed to serve the needs of the S. Riverview area.

He summarized the modifications:

- The Issues and Recommendations chapter – pages 29 through 61. The strikethroughs are bolded to show the revisions from May.
- Master Plan modification chapter – pages 62 through 65. Those are the quadrant maps just described.
- Master Plan design elements. Some minor changes were made. A major change was regarding the current obelisks at the gateways to the Historic District. It was felt that they don't represent a vital, active district. There was not clear consensus on gateway entry markers. Staff is proposing for discussion some type of large stone pier of Dublin limestone, with a copper top treatment and bronze plaques to highlight the entries to the district. These could be used in the median islands as well. The current obelisks could be used as wayfinding markers for walking tours of the district.
- The 1997 Community Plan called for creation of a village square with institutional and mixed uses. Staff had recommended a corner plaza at Bridge and High, with a public plaza, lined with buildings. In the public input process, there were two trains of thought. Some like the plaza, but some liked the historic value of lining the buildings along the street. Based on those approaches, staff and the working group is undecided and is proposing both options to Council and the boards and commissions on what they believe is the best direction for this space.
- The appendix has been modified to incorporate support materials of minutes and public input summaries.

Mr. Reiner acknowledged the amount of work that has gone into producing this document. He appreciates the hard work on this document, all while maintaining the workload of the Planning division. He does have some reservations about the library and whether it will be large enough to accommodate the needs of the future City. Regarding the Bridge and High Street corner, he would support option one which opens up the corner versus lining the street with buildings.

Mr. McCash echoed the comments about the future library needs of the City. The library is too small and inadequate to serve the needs of the community. He would support relocating the library and expanding it. This would create other opportunities for the Historic District in this location as well.

Mrs. Boring noted that she, too, has concerns with the size of the library. Library users do not patronize the district businesses and it creates traffic conflicts for those who do want to visit the businesses. She did speak with some people about relocation of the library, but the issue is likely one of financing. The present location is not ideal. On page 39, the acquisition of the Karrer barn can now be added. The other concern relates to the 1919 Building and the concept of moving the Dublin Chamber to that location. They are not interested in moving from their present location. She would support having a dialogue with the Chamber directly to learn about their plans for the future. While she supports using the 1919 Building in some civic manner, she is not certain that relocating entities from their present locations is advisable.

RECORD OF PROCEEDINGS

Minutes of

Dublin City Council

Meeting

DAYTON LEGAL BLANK, INC., FORM NO. 10148

October 17, 2005

Page 13

Held

20

Mr. Keenan noted that a lot of effort was needed to produce this document and Council appreciates the efforts of staff. The Dublin library is his concern as well, as it requires a great deal of parking and the needs are not met by this facility. Dublin now has three high schools, and even expanding the present library facility will not likely meet the needs of the district and the community. In regard to the proposed City Hall building, he understands the thought process of staff. He cannot envision the City Hall at the Kroger center or Village Square. In regard to the Bridge and High corner, he will reserve his opinion about the two options pending the outcome of the RFQ and RFP process. The process is complicated with too many stakeholders.

Ms. Salay expressed appreciation to staff for this document. In regard to the library, she shares some concern about its location in view of the expansion needs, but it is not the City's decision – it is the library system's decision. Perhaps in the Community Plan process, some discussion should take place with the library system about their future needs and desires. She understands that it is one of the busiest branches in the system. The Plan process is to be one of a longer term vision into the future, and that should make it easier to consider the 1919 Building and its potential for housing uses in the future, the boundaries of the Historic District, etc. Years into the future, the Chamber may need a larger space to accommodate its needs. In regard to Wednesday night's meeting, is staff seeking an affirmation from the public about what has now been proposed?

Mr. Combs responded that at the public meetings in July, broad questions were posed. In August, the Plan was generally defined and the questions related to specific elements of the Plan. At this point, staff is seeking additional public input as warranted, but desires to move it through the public adoption process. They are hopeful that ARB will make a formal recommendation at that time.

Mr. Lecklider thanked the team for their hard work, which is much appreciated. He echoed the comments made by other Council Members about the library. In regard to the corner of Bridge and High, he would favor option one of a more open plaza space. He does like the concept pictured on page 73. His question at this point relates to what Council is approving with the ordinance. He assumes it is more conceptual, and would not want future development and decisions restricted to what is in this Plan.

Mr. Smith responded that this is a Revitalization Plan that will become a part of the Community Plan. The Plan is a working document, is conceptual and gives direction to staff.

Mr. Lecklider asked if it is typical that Council would adopt a portion of the Community Plan by ordinance.

Mr. Smith responded that it is unusual, but because of the interest in the project in Historic Dublin, this was treated somewhat more formally. The ordinance form gives broader public notice than an item under the "Other" portion of the agenda.

Mr. Lecklider asked if it would require amending an ordinance to make a change.

Mr. Smith responded that the Revitalization Plan is just that – a plan, a concept.

Mayor Chinnici-Zuercher followed up on this. She is concerned with Section One, which states that the 2005 Historic Dublin Revitalization Plan be adopted as a special Area Plan as part of the Dublin Community Plan. She believed that what was being adopted was not the plan verbatim, but that Council was giving direction to the staff about the various issues to be considered in this discussion.

Mr. Smith suggested that Section One could be amended if needed to reflect these comments.

Ms. Brautigam clarified that this ordinance has not been adopted by Council, but will be reviewed by ARB and Planning Commission and will then come back to Council for a public hearing.

Mr. Smith stated that the language would be revised prior to the public hearing at Council.

Mayor Chinnici-Zuercher thanked everyone involved in the process. She is pleased that some of the controversial portions have been removed, based on feedback. She recalls the library representatives being involved in the May hearing, as library funding was being cut in the state budget. She is certain that the library would be interested in discussion of the City participating financially in future expansion or relocation. It is important to consult the entities named in a document, especially those who do not own their buildings, such as the Chamber. In follow-up to Ms. Salay's comments, she is hopeful that significant visioning will occur, especially about the use of the river. This is an amenity that is not

RECORD OF PROCEEDINGS

Minutes of

Dublin City Council

Meeting

DAYTON LEGAL BLANK, INC., FORM NO. 10148

October 17, 2005

Page 14

Held

20

utilized in any way of significance in the City. The City has purchased land along the river and there is a need to be creative about its future use. There are many examples in this country and around the world about incorporating access to the river in future plans.

CITY MANAGER/STAFF REPORTS

- Report re Columbus 311 System

Chief Epperson stated that staff attended a meeting in July with representatives of the City of Columbus to discuss with them their initiative known as 3-1-1, a one-call customer service number for Columbus. It will affect every jurisdiction within Franklin County. Officer Jay Sommerville will provide a staff report.

Officer Sommerville provided a quick overview of the Columbus plan to implement this system throughout Franklin County.

- They will combine their nine existing divisional answering points into one central location, using a unified customer service software piece. It will allow them to input all customer service requests made to Columbus for their various City services. They will track work order and set performance standards to increase accountability for the city services provided.
- They expect to have this 3-1-1 consolidation in place by December of this year. Columbus originally talked about the system four years ago, but it was never initiated. It has been moved to the Department of Service from the Department of Technology.
- The plan is to allow the public to call 3-1-1 to ring to one central answering point between 6 a.m. and 11 p.m. daily. They have not discussed advancing this to 24 hour coverage in the future, although they have indicated this is a possibility.
- They plan to go live and begin a marketing campaign around January 1, 2006. They will continue to allow the public to call a 7-digit number to access the call center, because if not, someone outside the 3-1-1 service area could not access their service system for reporting.
- The PUCO required Columbus to define the boundaries of the 3-1-1 service area and Columbus elected to define the boundaries of Franklin County as their 3-1-1 service area. In the absence of a request from any governmental entity outside the boundaries of Columbus but inside Franklin County, after January 1, their calls to 3-1-1 would automatically be directed to the Columbus call center.
- The PUCO did require that once Columbus declared their boundaries for this service, they must allow other entities that fall within those boundaries an opt-out plan.
- As a city, the only step needed to opt out of having any calls placed to the 3-1-1 network from within Dublin's boundaries from being routed to Columbus is to have the City Manager forward correspondence to the City of Columbus requesting that Dublin opt out.
- The PUCO did require that if a city opts out, the city must provide a list of locations within the city limits to be opted out of the 3-1-1 call routing. They are asking that this be done via the zip code plus four listing, and the City of Dublin will also provide a list of the addresses.
- Unless an opt-out has been requested from the City of Columbus on January 1, any call placed within Franklin County to 3-1-1 will be answered by a City of Columbus employee capable of processing only City of Columbus requests.
- Columbus is still negotiating and does not yet have a plan devised to service those areas of Columbus that are located in counties other than Franklin. They are still negotiating with phone companies but do not yet have an agreement in place. The service will be available only in Franklin County unless those agreements are finalized by the end of 2005.
- For wireless calls, Columbus must contact every wireless provider within the area in order to negotiate a plan and cost recovery mechanism to route those calls. Routing is determined by the tower in which the call is received. If Dublin chooses as a city to opt out of this 3-1-1 plan, we can include the wireless calls as well.
- Last month, a team was assembled of staff members from various divisions, including front line contact staff. The general consensus of the group is that Dublin should opt out of the 3-1-1 system and not have Dublin calls routed to the Columbus answering point.

- Topography Changes – There is a topographical challenge immediate to the streetscape. When exiting those businesses, there is a 1-1/2 ft. drop. There is a need to address streetscape concerns and what those designs should consist of to accommodate pedestrian traffic more effectively.
- East/West Pedestrian Connectors – Although parking is provided behind the buildings, there is no pedestrian route to the streetscape. That occurs because the alleys are so narrow that they can accommodate vehicle traffic but not pedestrian traffic. The challenge is to provide access from the parking areas behind the buildings to the streetscape to access multiple businesses.
- Future development potential – The opportunity exists for infill residential in some areas but also for more significant retail development along the west edge of the District.
- Architectural presence – Many of the districts they have studied have a continual change between an architectural edge and open spaces or small plaza spaces. Providing that presence along Bridge Street would make the area more inviting and encourage traffic to slow. The ability to create development along the edge to define a streetscape, the ability to create, provide and define cohesive pedestrian linkages along the frontages of Bridge Street and the ability to fill in with buildings and small pocket parks in key places along the streetscape is important.
- Pedestrian crossing points – There is a need to provide very defined pedestrian crossing points systematically spaced throughout the District. This would communicate a different vehicle movement throughout the District, giving precedence to the pedestrians.
- Topographical issues – There are minor issues, but there is a very defined historical feature to be taken advantage of. That must be done within the framework of the existing floodplain.

The analysis culminated in a concept plan that addressed all the District quadrants. The details of that vision follow.

Northwest Quadrant

This quadrant provides the greatest long-term capability for future development in the District, which begins on the corner of Bridge and High streets. There is a need to provide the catalyst of defined and programmable public space widely used by the public for a variety of events, as well as every-day uses. This should occur only with defined architecture that will create the desire edge to the space.

Along North High Street there is the opportunity to provide pedestrian amenities. They are looking at potential modifications to the streetscape that would provide a pedestrian

drop-off zone that could facilitate pedestrian orientation. There is the potential for targeted infill and expansion of buildings, and there is developable land, which would foster future commercial expansions.

- Library – There are differing opinions as to whether the Library should be moved from the District or expanded on this site. Staff believes that the Library has the ability to generate pedestrian traffic. Currently, the building has a suburban orientation. However, there is the long-term opportunity to add a variety of family-friendly uses that would create a synergy that would enhance the use of the Library. There is the opportunity for expansion with a new architectural addition that would alter the orientation of the Library with a new front door. This would create a true streetscape edge and maximize the potential for mixed uses along the frontage. The opportunity for different uses, public and private plazas, and shared parking will allow for fulfillment of a variety of design goals.
- Block Concept - Working from this initial block, continue the block concept, which is not new. It is in the 1997 Community Plan and is something staff and developers have contemplated over the years in various forms. This plan includes staff concepts created in 2002. When Council defined revitalization of Historic Dublin as a goal a few years ago, staff has contemplated how to make the most out of that area. Some of those concepts are proposed in the overall master plan: to create a true public space on the corner that is defined by architecture that starts to create pedestrian spaces around the edge. This will alter the emphasis from vehicle traffic to pedestrian traffic. The block concept extends street patterns. There is really a historic block pattern in place; it just needs to be re-implemented. When looking at access points along Bridge Street, they are spaced in a consistent pattern. The creation of a true streetscape is important. Darby Street is now double-fronted – its buildings have two front doors. Providing shared parking in the center of that block would solve that problem for all of the buildings around it. It would also establish the pattern of development that addresses people rather than vehicles. That concept would be continued along Bridge Street in future development.
- Future Elimination of Indian Run Elementary School Building – The City needs to identify what its expectations are for future development and include that in the Community Plan update. Whatever development is considered would continue the block concept. With the topography change here, there should be the ability to provide mixed uses of office, commercial and retail around a multi-level parking structure. Using the advantage of topography in this area to build this type of parking amenity would not only service this block but would provide additional parking for spill-over needs from adjacent blocks.
- Keeping the 1919 School Building – Their team contemplated ways to create an identity for the District. The difficulty is that there is no one place in Historic

Dublin that truly is civic. The solution they came up with was to locate City Hall in Historic Dublin. That would create a huge level of foot traffic in order to facilitate the ability for employees to use the restaurants and other businesses during the day and to keep a constant level of traffic flowing. Could City Hall be accommodated within the District? Using the overall size of the projected City Hall and the associated parking, it would be necessary to have a footprint twice the dimensions of the Library with two stories – a substantial scale to deal with. Adequate parking for the projected City Hall building would require a parking lot footprint 1-1/2 – 2 times the building footprint. No matter where the City Hall footprint is placed within the Historic District, it minimizes the opportunity to create the critical core of retail and mixed uses that is needed to make the District work long-term. The team recommends long-term use of the 1919 Building, due to its extensive capacity, including a theater, and they considered various civic uses for the building. The Chamber of Commerce, Convention & Visitors Bureau and Arts Center do not provide an adequate centralized civic center for the area, and the opportunity to orient people within the District and to provide a host of other civic services is not being maximized. Therefore, this vision proposes locating all those services in one place – the 1919 Building. Most visitors to the Historic District come from the I-270 corridor, so the Bridge Street front is the optimum location for a civic center. Using the block pattern, the civic area would be on Bridge Street, surrounded by a mix of office, commercial and residential uses. A block pattern allows for multiple points of access, specific areas of crossing, which provides ease of traffic movement and safe pedestrian crossings.

Within the northern area, the Indian Run Falls Park and ravine would be developed to create ease of access, with a regional system of bikeway and pathway connections along the open space buffer. There would be manicured and maintained open space for events, edged by a natural, wildflower, prairie space. This will maintain the integrity of the natural environment corridor, which does have some endangered plants species.

As with all the other districts, there would be the opportunity to incorporate a mix of diverse housing – single-family, condominiums, apartments, and second floor lofts integrated into some commercial structures, which would create a pedestrian core with foot traffic and a base level of activity for all the businesses.

He showed a conceptual rendering of future North High Street developed according to this concept. The street would be reconfigured to provide a defined pedestrian drop-off area with valet and ADA accessibility. This, in itself would calm traffic by forcing it to slow as it moves through that area. There would also be a defined streetscape with coherent signage, pedestrian pavers and small pocket park areas between buildings. This would provide a consistent system of design elements along the street. A visual cross section of that area suggests travel lanes, the raised table area for the valet drop-off/pedestrian loading zone, and the orientation of the streetscape using modular brick

pavers, ornamental wrought iron elements, and simplified signage and other way-finding techniques.

Northeast Quadrant

This was one of the most challenging areas in the Historic District, as there is a distinct conflict between commercial and residential. There is a need to create a coherent streetscape so that movement across the bridge encounters a clearly defined entranceway to the District. The recurring question is how to facilitate all the parking? Given the ability to create and foster economic development in that area into a true core of businesses, the recommendation is to take advantage of the topography and create a parking deck. They recommend:

- rehab or redevelopment of particular buildings that do not have the proper orientation or architectural qualities for the street to ensure a cohesive streetscape
- addition of frontage that mirrors the opposite side of Bridge Street to provide a sense of enclosure and architectural edge
- use topography to create a parking area that also provides ability for building footprints and pedestrian spaces that would link to the existing park under the bridge and provide views of the river and of the scenic bridge itself. To have primary access to go underneath, to have a building over the top that can be a mix of diverse residential and new building orientations that also create additional public spaces. So the buildings would not only share parking centrally but would also overlook common space that could accommodate activities or public art and other amenities.

Staff has repeatedly heard that because of the topography, there is an inability for the commercial buildings in this area to enjoy good visibility. Staff's concept proposes that in the long term that would turn around; the building footprint would re-develop as high-end condos. There are spectacular views of the ravine from this building. There is already a City access easement along the edge of the ravine. There would be the ability to include residential uses on this site and take advantage of the views.

Southeast Quadrant of the City.

This section in the District is already clearly defined, and the challenge is to work off the existing development and achieve the most possible. The ability to maximum visibility and use of the space while respecting and limiting the impact on the existing residential along S. Riverview is important. That would have to be accomplished by the bridge and Bridge Street streetscape. An architectural edge could be accomplished by the use of fill-in architectural along Bridge Street to give a sense of enclosure. Shared parking would be added along South Blacksmith Alley, which runs along the rear of these buildings. A defined streetscape that is consistent, has common elements that tie the elements together, so that there is a clear change in the overall appearance of the streetscape. Areas would be targeted for future infill development of residential – along the alley, S. Riverview Street, and the particular property with the most development potential -- at the south end. There is the ability to add in the state and

RECORD OF PROCEEDINGS

Minutes of

Dublin City Council Meeting

Page 12

Meeting

DAYTON LEGAL BLANK, INC., FORM NO. 10148

Held May 15, 2000

(YEAR)

implemented.

Mr. McCash noted that staff analysis should identify some of the short-term items within the next two Council meetings, while continuing analysis of the larger components of the report.

Mrs. Boring pointed out that there are few City staff available to do this review. Staff time is already over committed, particularly that of the Planning staff.

Ms. Chinnici-Zuercher noted that some of the issues could be addressed by staff in other departments, or maybe certain projects could be outsourced.

Mrs. Boring recommended addressing the parking situation immediately.

Ms. Chinnici-Zuercher agreed, pointing out that this is a short-term issue, in terms of investigating possible locations that could be used for additional parking and negotiating agreements with those property owners.

Mayor Kranstuber requested staff's recommendation.

Ms. Grigsby responded that staff would meet and identify items that can be begun or completed within three months. By the June 15 or July 10 Council meeting, staff can return with a list of the short-term items.

Mayor Kranstuber invited public comment.

Al Gleine, Ha'Penny Bridge store owner, commented regarding the suggestion of the Task Force to identify and negotiate additional parking space. He indicated it would not be difficult to obtain 60-70 parking spots by enforcing an existing two-hour parking restriction. While it may offend four or five individuals, another 100 citizens would be happy to see the problem resolved. He has discussed this with Chief Geis, and the existing law is easily enforceable. He added that there is adequate parking on South High behind most businesses. Those areas cannot be paved due to the water problem, but they could be graveled. It would solve the parking problem at least for the summer season. He noted several possibilities: there are 16 spaces between the Ha'Penny; Mr. Bassett at 35 South High has offered to sell the back of his property; and Mr. Grabill has offered to donate land behind his next project for a parking area, some of which could be turned into parking now. He concluded that the parking situation on South High could be resolved easily and relatively inexpensively this summer. He encouraged the City to approach the various businesses.

Mr. Adamek said that this recommendation is an example of one that senior staff can review and take action upon without further direction from Council.

Steven Prater, Director of Property Management, Columbus Metropolitan Library, noted that he is responsible for library facilities within the county and he is also a Dublin resident. The library's position on the bypass road is that the library views itself as a strong community partner. They are aware of the parking issues and traffic congestion around the library. Although they are not happy at the prospect of losing land for a bypass road, they would not resist it. If that is determined to be the best solution for the community, they support it with the contingency that the City be cognizant of the following: (1) that the library wants to continue to be a destination point; (2) that there is concern about what a loop road may do to pedestrian safety; (3) that a bikepath to the library would be desirable; (4) what type of traffic control devices could be implemented; (5) if consideration is given to closing a couple of the alleys around the town square, consideration should also be given to the impact on the library. Alleys are important accessways to the library.

Mayor Kranstuber inquired about any future library expansion plans.

Mr. Prater responded that there are no definite expansion plans. During the last

RECORD OF PROCEEDINGS

Minutes of

Dublin City Council Meeting

Page 13

Meeting

DAYTON LEGAL BLANK, INC., FORM NO. 10148

Held May 15, 2000, _____

(YEAR)

expansion in 1990, consideration was given to build towards the cemetery to the north or towards the school to the west. However, the close proximity of a possible bypass road would thwart any expansion to the north, leaving only a possibility for expansion toward the school. This area was also targeted as possible expansion for parking area. However, the Dublin library is close to the maximum size allowed for a regional library. It is currently at 20,000 square feet; branch libraries generally do not exceed 23,000 square feet.

Mr. Adamek moved to refer the report to staff for review and requested that staff be prepared to discuss the issues and implementation of the recommendations at a future town meeting, the date of which is to be decided upon within the next two Council meetings.

Mr. McCash seconded the motion.

Vote on the motion – Mrs. Boring, yes; Mayor Kranstuber, yes; Mr. Reiner, yes; Mr. Adamek, yes; Mr. McCash, yes; Mr. Peterson, yes; Ms. Chinnici-Zuercher, yes.

Mrs. Boring asked if specific direction could be given to staff regarding the parking situation.

Mayor Kranstuber moved to request that the City Manager direct the Police Division to enforce the existing two-hour parking limitation in Old Dublin.

Mr. Reiner seconded the motion.

Vote on the motion – Mr. Adamek, yes; Ms. Chinnici-Zuercher, yes; Mr. Peterson, yes; Mrs. Boring, yes; Mr. McCash, yes; Mr. Reiner, yes; Mayor Kranstuber, yes.

Mrs. Chinnici-Zuercher suggested staff also be given direction to proceed with preliminary discussion that has already been held with some property owners regarding use of parking areas.

Mr. Kindra noted that as part of the bikepath study, a parking study was conducted, an inventory was made of the existing parking spaces, and many property owners were contacted. There is a recommendation in the traffic study for the parking, as well. There are some new ideas that have not been fully evaluated, which could be incorporated in Council's direction for staff review.

Mr. Reiner asked if that evaluation could be done quickly, along with an evaluation of the stormwater component in the parking discussion.

Ms. Chinnici-Zuercher moved to direct the City Manager to have staff review the report that has already been done on the parking availability; add to it the urgent parking recommendations of this Task Force; and provide recommendations at the June 5 Council meeting.

Mr. McCash seconded the motion.

Mr. Smith inquired if part of that direction is that staff consider waiving the stormwater requirement for hard surfaces.

Mayor Kranstuber confirmed that this would be part of the scope of review.

Vote on the motion – Ms. Chinnici-Zuercher, yes; Mayor Kranstuber, yes; Mr. Peterson, yes; Mrs. Boring, yes; Mr. McCash, yes; Mr. Reiner, yes; Mr. Adamek, yes.

Recommendations of Finance Committee re Hotel/Motel Tax Grants

Mr. McCash, Committee chair, noted that an update was provided in tonight's meeting materials. The Finance Committee met briefly before tonight's Council meeting to review an additional application. Mr. McCash listed the following applications received for bed tax grants and the Committee's recommendations:

Dublin Kiwanis Club requests \$4,000 for the 35th Annual Frog Jump Festival, to be held in Old Dublin on June 24, 2000, to help offset the cost of City Services.

The Committee recommendation is to grant them actual cost of City services not to exceed \$4,000 with the following conditions: appropriate City of Dublin recognition must be certified to the Director of Taxation prior to funding and commencement of the event;