



## MEETING MINUTES

# Administrative Review Team

Thursday, August 3, 2017 | 2:00 pm

**ART Members and Designees:** Vince Papsidero, Planning Director; Donna Goss, Director of Development; Matt Earman, Director of Parks and Recreation; Brad Conway, Residential Plans Examiner; Shawn Krawetzki, Landscape Architect; Aaron Stanford, Senior Civil Engineer; and Mike Altomare, Fire Marshall.

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

**Applicants:** Miguel Gonzalez and Teri Umbarger, Moody Nolan; and James Peltier, EMH&T (Cases 2 & 3); Nelson Yoder, Crawford Hoying Development Partners (Case 3).

Vince Papsidero called the meeting to order at 2:00 pm. He asked if there were any amendments to the July 20 meeting minutes. The minutes were accepted into the record as presented.

### DETERMINATION

**1. BSD HTN – Riverside Crossing Park, Phase 1 – West Plaza                      PID: 273-000004**  
**17-019ARB/DPR/SPR                      Development and Site Plan Reviews**

Jennifer Rauch said this is a proposal for the first phase for the City of Dublin's Riverside Crossing Park, West Plaza and associated site improvements based on the approved Riverside Park Master Plan. The West Plaza site is on the east side of N. High Street, approximately 400 feet north of North Street. She said this is a request for a review and recommendation of approval to City Council for Development and Site Plan Reviews under the provisions of Zoning Code Section 153.066 and the *Historic Dublin Design Guidelines*.

Ms. Rauch noted this application went informally before the Architectural Review Board (ARB) June 28<sup>th</sup> and the determination today will be forwarded to City Council for their review on August 28, 2017.

Ms. Rauch presented the site plan showing the final design with concrete planters that incorporate seating on some sides and areas for planting in the middle of each. She said this is a prominent space as it is where the (future) Pedestrian Bridge will land and will serve as a transitional space to the Historic District. She stated the goal of the West Plaza is to provide open views to the (future) Pedestrian Bridge and the Scioto River, as well as ensure the plaza provides adequate access and flow between the Historic District and the (future) Pedestrian Bridge, which includes clear pathways for pedestrian and bicycle circulation as well as a place for people to gather and socialize.

Ms. Rauch reported that the ARB had requested the use of more traditional bollards but after a brief discussion, the ART decided the solid black bollards were appropriate and are there just for safety so they decided to keep the plan as is. Aaron Stanford suggested the bollards could be changed for aesthetic reasons if requested by City Council. Mike Altomare said he was concerned with the distance for fire equipment to be able to get to someone on the bridge with the placement of these bollards. Ms. Rauch said the bollards would be removable to allow for the passage of fire equipment.



Ms. Rauch pointed out the area where a possible patio space could be for the Cameron Mitchell restaurant if they were to pursue in the future but that would require a separate approval. The ART decided to mark this area with a dashed line as a general outline as the space use would be contingent upon future approval.

Ms. Rauch said a Parking Plan is also part of this application. She said The Bridge Street District Code permits Parking Plan approval to address required parking for park uses. She stated the proposed plaza does not provide designated off-street parking spaces, as it is intended to be utilized by patrons of the Historic District and those crossing between the east and west sides of the Scioto River via the (future) Pedestrian Bridge. She added the proposed public parking garage is located on Rock Cress Parkway and will provide adequate public parking, as well as the adjacent on-street spaces and parking in the Z1 garage.

Vince Papsidero asked if there were any further questions or concerns regarding this application. [There were none.] He called for a vote, the motion carried, and the Parking Plan and Development and Site Plan Reviews were recommended for approval by the ART and forwarded to City Council for the meeting on August 28, 2017.

## **CASE REVIEWS**

### **2. Downtown Dublin Parking Garage 17-075CU**

### **75 N. High Street Conditional Use**

Jennifer Rauch said this is a proposal to permit a parking structure within the BSD Public District in Historic Dublin. She said the site is approximately 250 feet northwest of the intersection of N. High Street and North Street. She said this is a request for a review and recommendation of approval to the Planning and Zoning Commission for a Conditional Use under the provisions of Zoning Code Sections 153.066 and 153.236.

Ms. Rauch presented a rendering of the parking structure. Shawn Krawetzki inquired about the distance from the pavement to the green screen in relation to the garage. Miguel Gonzalez, Moody Nolan, said he can provide details but there is roughly 1.5 inches between at the columns and the back of the screen is open to the spaces between the columns as the garage is panel free. He said they had to decrease the green screen height to address open air concerns.

Mr. Krawetzki inquired about the other style of green screen that was considered. Mr. Gonzalez reported their landscape consultant does not support the bamboo. Mr. Krawetzki asked about the pockets of which the consultant was not supportive of either.

Mr. Krawetzki asked about the three types of planters. Mr. Gonzalez said the one had evergreens and such for slow growth and the other two types would have faster growing plant materials. Mr. Krawetzki stated Trumpet Vine should not be used because it is difficult to maintain. Mr. Gonzalez explained that the Trumpet Vine was introduced for color. Mr. Krawetzki suggested a better alternative for a climbing vine to produce color would be the Clematis. He added English Ivy would work well there as well. He explained that climbing Hydrangea can get quite heavy so he advised against using that plant material for the green wall. Mr. Krawetzki said it is important to consider the amount of shade that is going to be cast as to whether the green screen will survive. He asked what the background color is going to be. Mr. Gonzalez said they were considering black or green and settled on a dark green. Mr. Krawetzki suggested black since that is a prominent color in the Historic District. Teri Umbarger, Moody Nolan, agreed black would be fine. Brad Conway added the installation makes all the difference. Lori Burchett asked if there were multiple manufacturers. Mr. Gonzalez said there are options but getting the right colors is the challenging part.

Mr. Krawetzki asked if the terra cotta material will be in whites and grays in terms of color. Mr. Gonzalez answered affirmatively and shared a sample board of materials and color selections. He said a dark gray metal will be used for the railings.

Ms. Rauch presented two designs for the east elevation, which is adjacent to the library and asked the ART for input. She said the Library requested a calmer design on that side. Vince Papsidero asked Mr. Gonzalez which design he preferred and he answered he strongly related to the design on top because it was a stronger option for visual style. He explained the bottom graphic was a fade pattern that repeated itself. Everyone agreed it was hard to differentiate between the two given the renderings provided. Mr. Gonzalez offered to bring a variety of graphics for review. Mr. Conway asked if the materials vary in depth. Mr. Gonzalez showed a sample board but there are three profiles that vary in texture.

Mr. Conway said he thought the consistent pattern looked better. He asked if there are trees planned like in the rendering. Ms. Umbarger said there would be street trees. Mr. Conway added the building looks massive but it is not going to appear that way with trees and landscaping.

Mr. Gonzalez agreed the scale in the graphics is misleading. Aaron Stanford asked if the group was reacting to the rendering because in actuality there is a lot of contrast, which is not evident in these renderings. Ms. Rauch presented the view from the northwest – Franklin Street/Rock Cress Parkway.

Steve Stidhem asked if this design has been approved to which Mr. Papsidero confirmed that City Council had approved it. Mr. Stidhem said he would have liked to see Solar Panels used. Mr. Papsidero said that was explored but it would require the floor height to be increased and they were already at their maximum as the overall height of the structure was a concern for the residents of the area. He also said the budget was a consideration.

Claudia Husak inquired about the tower on North Street as viewed from the southeast. She asked if a design could be added to the upper portion because it seemed plain. Mr. Papsidero reported there has been no consensus on that. Mr. Gonzalez indicated they tried a pattern at the top but since there is already a lot of pattern they decided to calm the design at these counter points and let the pattern rest. Ms. Umbarger added when they considered clean and contemporary stone up there like what was used at the base, it was too much. Mr. Papsidero asked if the tower would be up-lit at night. Mr. Gonzalez answered lighting is just internal. Mr. Stanford asked if there is color to the lighting to which Mr. Gonzalez, answered standard lighting was proposed.

Mr. Papsidero inquired about charging stations because the expectation is there will be a lot of them. Ms. Umbarger indicated they were gathering information as recently as last week. She said they have planned for electrically supporting charging stations but the exact locations are yet to be determined. Mr. Papsidero indicated the equipment was to be free to the City. Ms. Umbarger said we will have to see. She said the company they are considering has larger equipment and they need to find spaces. Mr. Stanford asked if solar could be added. Ms. Umbarger said solar was discussed but they were not told to proceed; there are budget issues. Mr. Papsidero asked if they could be added in the future, they need to make sure the structure is designed for flexibility. Ms. Umbarger answered they are adding conduits for the future. Mr. Conway asked if preferred spaces would be marked and provided. Ms. Umbarger explained the library already has so many spaces assigned to them; they have the first floor and half of the third floor. She said locations will need to be determined based on the libraries preferences.

Mr. Krawetzki inquired about transformers. Ms. Umbarger restated there are no walls. Mr. Gonzalez said they are allowing for future growth in the electrical room.

Mr. Gonzalez reported he worked with NBBJ to move the book drop path down a bay for better alignment. He said a pedestrian entry was added next to the drive on the south side as well as two additional pedestrian entries on either side of the drive on the west side and all are ADA accessible. Mr. Papsidero said per our legal staff, the pedestrian easement will be added as part of the parking easement and not on the plat.

Mr. Papsidero said a charging station icon has been established for the wayfinding system signs.

Mr. Papsidero asked if there were any further questions or concerns regarding this application. [There were none.] He stated the ART would make their recommendation to City Council at the meeting on August 17 to be forwarded to City Council for their meeting on August 28, 2017.

**3. BSD SRN - Bridge Park, Block D  
17-022BPR**

**PID: 271-012703  
Basic Plan Review**

Claudia Husak said this is a proposal for a mixed-use development on approximately 5.3 acres, including three buildings containing 119 residential units, approximately 78,000 square feet of office space, 48,000 square feet of retail and restaurant uses, and a parking structure lined with 55 residential units. She said the site is located east of Riverside Drive, south of John Shields Parkway, west of Mooney Street and north of Tuller Ridge Drive. She said this is a request for a review and recommendation of approval to City Council for a Basic Plan Review under the provisions of Zoning Code Section 153.066.

Ms. Husak reported Staff received the submission earlier this year but Staff and the ART had lots of issues. She said the applicant continued to work on a revised plan throughout summer, meeting weekly with Staff for this submission. She said this would go to City Council and they would designate a final reviewing body.

Ms. Husak presented Block D, which is on the north side of the Bridge Park development that includes three buildings approved in Block A, all the buildings in Blocks B & C, and six buildings in Block H. She said the two public streets that are proposed to extend into this block are Longshore Street (north/south), and Larrimer Street (east/west) that cross between the four buildings proposed.

Ms. Husak said this is the most southern building within the block and it fronts Riverside Drive. She described the buildings as follows:

**Building D1**

- Corridor Building
- 6 stories
- Retail/Restaurant - 1<sup>st</sup> floor
- Office - 2<sup>nd</sup> floor
- 43 Residential condominiums - floors 3-6
- Elevated pedestrian bridge connection to the parking garage - 3<sup>rd</sup> floor

**Building D2**

- Corridor Building
- 6 stories
- 97,000 square feet
- Retail - 1<sup>st</sup> first floor
- Office – floors 2-6
- Terrace component for the Riverside Drive side

**Building D3**

- Corridor Building
- 5 stories
- 76 Residential apartments - floors 2-5
- Retail/Parking (52 parking spaces) - 1<sup>st</sup> first floor retail includes drive kiosk (one way in/one way out) option for a possible drive through that could accommodate a pharmacy as an example
- Terrace - 2<sup>nd</sup> floor
- Bridge to D4/5 – 3<sup>rd</sup> floor

**D4/5**

- Corridor Building
- 5 stories
- Parking Garage/Residential Liners
- 637 Parking spaces
- 55 Apartments on floors 2-5
- Retail/Restaurant - 1<sup>st</sup> floor
- Pool/Amenity Space – 5<sup>th</sup> floor offered to all residents of Bridge Park

Ms. Husak reported Staff's latest reviews that identified a number of issues. She asked if there was a way to eliminate the exit function or move the entry/exit to align more with the open space across street. Teri Umbarger, Moody Nolan, explained the condominium floor is 2 feet higher than grade at H block so headlights might not go into the residential windows across the street. Lori Burchett said the lowest window is at 1.3 feet. Ms. Umbarger said she is still investigating that and noted the grade changes.

Ms. Husak suggested that John Shields Parkway be restricted in some way. Aaron Stanford explained a design such as the one shown will require a significant amount of frontage that disrupts the streetscape. He said they will need to work on an appropriate design for this intersection.

Ms. Husak reported Staff is suggesting to move the D2 building to the south to open up more room and the City would provide programming for that corner, not the applicant. She added the intersection interrupts the greenway and it is tight between the building and the pedestrian tunnel walls. Donna Goss stated the stairs leading to the pedestrian tunnel have been constructed. Vince Papsidero suggested the applicant consider modifying the building footprint by adding another story on the proposed office building. Ms. Husak emphasized shifting the building is the preference as this would decrease the size of the green space between building D1 and D2 so the green space at the corner can be increased and improved.

Ms. Husak noted that now that the C garage is open, there is a growing concern with pedestrian crossings. Mr. Stanford said there is too much access to the parking garage along Longshore Street and suggested consolidating the access points. He noted the curb is wide that leads to the compactor space so vehicles take that corner at a higher speed than is recommended and yet the entrance aisle is narrow. He said smaller van-type deliveries in the compact area would not be appropriate. He asked if detail could be provided.

Ms. Husak questioned what happens between the sidewalk and the area seven feet up. She asked if these are intended to be garden spaces or used for storage, perhaps. She requested building renderings of the elevations and to provide material samples for the design of the block.

Ms. Husak pointed out that the generators along Larrimer Street are adjacent to residential units and should be relocated elsewhere on-site.

Ms. Husak explained that the D3 terrace open space is a private area for D3 residential units. She indicated there would be trees in pots, etc. She presented the pool on top of the parking garage that is accessible to all Bridge Park residents but noted a party room with a smaller pool for special events.

Ms. Husak indicated the tentative next steps are an informal review at PZC on August 24<sup>th</sup>, ART recommendation to City Council on August 31<sup>st</sup>, and City Council review on September 11<sup>th</sup>. Ms. Husak noted the Preliminary Plat will not require an ART review but will go to PZC and City Council for reviews.

Steve Stidhem, Planning and Zoning Commissioner, asked if the Pedestrian Bridge was accessible for office employees or just residents. Ms. Umbarger answered it was mainly for the residents and not the office employees.

Miguel Gonzalez, Moody Nolan, explained the entry/exit for the garage is located where it is because the grade drops quickly as well as having a path to the ramp inside the building needing to be accessed. He asked if the exit could be eliminated while adding an exit to Longshore Street. Staff said the ramp needs to work on the interior while entering the garage as well. Mr. Gonzalez suggested a median at the south entry.

Mr. Stanford suggested there should be additional street parking because there current layout provides few spaces on the Longshore Street connection.

Ms. Umbarger indicated the applicant would consolidate entrances/exits like the D3 garage in block D.

Ms. Husak said she expects to see requests for Waivers because at a minimum, one will be needed for the length of this block.

Nelson Yoder, Crawford Hoying Development Partners, said they had received a Waiver in 2014 for the block length and size so what is currently being requested is not out of the ordinary.

Mr. Yoder explained the northwest corner building is taller and tighter and the smaller it gets, the units get decreased in size. He said they may even need more elevators if they added a story. He said there are a lot of factors to consider. Mr. Gonzalez added the open space had to do with views to the pool. He said positive open space is a better size than found on blocks B & C. He suggested eliminating the top floor and making it a rooftop terrace. Ms. Husak said to consider public open space vs private just for a limited number of residents at the pool view.

Brad Conway said this corner space is located at an intersection of two really busy streets - John Shields Parkway and Riverside Drive. He suggested keeping the inner open space larger (between D1 and D2) because people would rather hang out there where they would feel more comfortable. He said shifting D2 south, still may not increase the size on the corner enough. He said he did not see people wanting to be on that busy corner.

Ms. Goss said she agreed with the exception of the tunnel area and suggested that corner may be more of a gathering space than one might think. Ms. Umbarger suggested carving away the first floor to integrate more space. Matt Earman said he would like to know what tenant goes in there because that could determine how busy that corner will be. If it is like a Starbucks, he said it would be heavily used.

Mr. Papsidero asked if there were any further questions or concerns regarding this application. [There were none.] He stated the ART would make their recommendation to City Council at the meeting on August 31 to be forwarded to City Council for their meeting on September 11, 2017.

## **ADJOURNMENT**

Vince Papsidero asked if there were any additional administrative issues or other items for discussion. [There were none.] He adjourned the meeting at 3:18 pm.

Approved by the Administrative Review Team on August 17, 2017.