



RECORD OF DETERMINATION

Administrative Review Team

Thursday, February 1, 2018

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

**1. BSD SRN – Bridge Park, Block A (A1 Office Building)
17-102SPR**

**PID: 273-012721
Site Plan Review**

Proposal: Construction of a four-story, 80,000-square-foot office building and associated site improvements on a 0.77-acre site zoned Bridge Street District Scioto River Neighborhood District.

Location: Northeast of the intersection of Riverside Drive and W. Dublin-Granville Road.

Request: Review and recommendation of approval to the Planning and Zoning Commission for a Site Plan Review under the provisions of Zoning Code Section 153.066.

Applicant: Teri Umbarger, Moody Nolan

Planning Contact: Lori Burchett, AICP, Planner II

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

Case Information: <http://dublinohiousa.gov/pzc/17-102>

REQUEST 1: ADMINISTRATIVE DEPARTURES

1. Maximum Impervious Lot §153.062 (O)(6)(a)(2) - Required: 85% Maximum; Requested: 90%
2. Minimum Primary Façade Materials §153.062 (O)(6)(d)(5) - Required: 80%; Requested: 74% on west façade
3. Minimum Primary Façade Materials §153.062 (O)(6)(d)(5) - Required: 80%; Requested: 73% on east façade
4. Upper Story Transparency §153.062 (O)(6)(d)(1) - Required: 30% minimum; Requested: 4th story east $\pm 27\%$; 4th story south $\pm 29\%$

Determination: The four Administrative Departures were approved.

REQUEST 2: SITE PLAN WAIVERS

Request for an approval recommendation to the Planning and Zoning Commission for 22 Site Plan Waivers:

1. Parapet Height §153.062 (D)(1)(a) - Required: Between 2-6 feet; Requested: North and South ends ± 1 foot
2. Parapet Wrapping §153.062 (D)(1)(b) - Required: Wrap all sides; Requested: Not wrapped on East elevation



**1. BSD SRN – Bridge Park, Block A (A1 Office Building)
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3. Façade Material Transitions §153.062 (E)(2)(c) - Required: Transitions between different colors; Requested: 2 colors on same plane
4. Windows, Shutters, Awnings, and Canopies §153.062—(H)(1)(f) - Required: Appropriate lintels or trim; Requested: No trim or casing
5. §153.062 – Building Types (O)(6)(a)(1) Required Front Property Line Coverage - Required: Minimum 95%; Requested: 0% at W. Dublin-Granville Rd.
6. §153.062 – Building Types (O)(6)(a)(1) – Front Required Building Zone - Required: 0-10 feet with up to 25% of the front façade permitted between 10-20 feet; Requested: ±19 feet W. Dublin-Granville Rd.
7. §153.062 – Building Types (O)(6)(a)(1) – Required Build Zone Treatment - Required: Patio/streetscape treatment; Requested: Landscaping at roadway
8. §153.062 – Parking & Loading (O)(6)(3) – Loading Facility Permitted - Required: Loading to rear; Requested: Located at west side of building
9. §153.062 – Height (B) – Upper Story Height - Required: Between 10-14 feet. Requested: 25 feet at north end.
10. §153.062 – Building Types (O)(6)(d)(1) – Ground Story Street Transparency - Required: 65%; Requested: 44% north, 30% east, 35% south.
11. §153.062 – Building Types (O)(6)(d)(3) – Street Façade: Number of Entrances - Required: 1 per 75 feet; Requested: 0 on east, 1 on south.
12. §153.062 – Building Types (O)(6)(d)(4) – Vertical Increments - Required: No greater than 45 feet; Requested: No more than 65 feet on east and 95 feet on west elevation
13. §153.062 – Building Types (O)(6)(d)(4) – Horizontal Façade Divisions - Required: Within 3 feet of ground story. Requested: No divisions
14. §153.062 – Building Types (O)(6)(d)(4) – Required Change in Roof Plane - Required: Change at 80 feet; Requested: 115 feet on east, 98 feet on west.
15. §153.064 – Open Space (G)(1)(a) – Open Space Size - Required: Min: 0.10 acre ; Requested: 0.03 acre
16. §153.064 – Open Space (G)(4)(h) – Fencing and Walls - Required: No greater than 36 inches; Requested: Not to exceed 65 inches
17. §153.064 – Open Space (G)(4)(h) – Maximum Impervious/Semi Pervious - Required: Maximum 30%. Requested: 37% impervious
18. §153.065 – Required Loading Spaces (B)(7)(b)(2) – Location - Required: On parking spaces; Requested: Open space
19. §153.065 – Required Loading Spaces (B)(7)(c)(1) – Number Required - Required: Two spaces; Requested: One space

20. §153.065 – Landscaping and Tree Preservation (D)(7)(a) – Foundation Planting - Required: Within 10 feet on all sides; Requested: No plantings within 10 feet
21. §153.065 – Walkability Standards (I)(2)(a)(4)(B) – Design - Required: Minimum 14 feet in width Requested: No less than 8 feet
22. §153.065 – Walkability Standards (I)(2)(a)(4)(B) – Design - Required: Continuation of streetscape; Requested: Change material to concrete

Determination: The 22 Site Plan Waivers were recommended for approval to the Planning and Zoning Commission as part of the Site Plan Review.

REQUEST 3: SITE PLAN REVIEW

Request for a recommendation of approval to the Planning and Zoning Commission for a Parking Plan to allow for 477 parking spaces in Block A where 489 are required and the following 10 conditions as part of the Site Plan Review:

- 1) That the applicant work with staff to revise the landscaped area of the pedestrianway closest to Longshore Loop to better accommodate pedestrian flow;
- 2) That the applicant revise the Site Plan to demonstrate a minimum 14-foot average width for the entire pedestrianway;
- 3) That the applicant continue to work with staff to screen the remote FDC unit, while maintaining functionality of the unit to the satisfaction of the Washington Township Fire Department;
- 4) That the applicant continue to work with staff to identify appropriate planter locations around the building;
- 5) That the applicant work with staff to include exterior lighting to add more interest to the façade;
- 6) That the applicant conceal any roof penetrations (including fans, exhaust vents, etc.) and they shall not be visible from principal frontage streets;
- 7) That the applicant not use highly reflective glass;
- 8) That the applicant design the principal entrances to include full glass and full operating hardware;
- 9) That the applicant work with staff on refining details around the loading area to mitigate any potential impacts of pedestrian circulation; and
- 10) That the applicant continue to work with staff on identifying loading spaces.

Determination: The Parking Plan as part of the Site Plan Review was recommended for approval to the Planning and Zoning Commission with 10 conditions.

STAFF CERTIFICATION

Vince Papsidero, FAICP, Planning Director



MEETING MINUTES

Administrative Review Team

Thursday, February 1, 2018 | 2:00 pm

ART Members and Designees: Vince Papsidero, Planning Director; Donna Goss, Director of Development; Matt Earman, Director of Parks and Recreation; Rachel Ray, Economic Development Administrator; Ray Harpham, Commercial Plans Examiner/Chief Building Official; Aaron Stanford, Senior Civil Engineer; Shawn Krawetzki, Landscape Architect; Mike Altomare, Fire Marshal; and Tim Hosterman, Police Sergeant.

Other Staff: Claudia Husak, Senior Planner; Logan Stang, Planner I; Lori Burchett, Planner II; Tammy Noble, Senior Planner; Nichole Martin, Planner I; Sierra Saumenig, Planning Assistant; Nick Plouck, Management Assistant; Mike Kettler, Planning Technician; and Laurie Wright, Administrative Support II.

Applicants: Russ Hunter, Crawford Hoying Development Partners; John Woods, MKSK; Teri Umbarger, and Brian Sells, Moody Nolan; and James Peltier, EMH&T (Case 1); Dan Morgan, Behal Sampson Dietz Architects; and Kelly Burke and Mark Farnham, Redwood Financial Group (Case 3).

Vince Papsidero called the meeting to order at 2:01 pm. He asked if there were any amendments to the January 18 meeting minutes. The minutes were accepted into the record as presented.

DETERMINATIONS/RECOMMENDATIONS

**1. BSD SRN – Bridge Park, Block A (A1 Office Building)
17-102SPR**

**PID: 273-012721
Site Plan Review**

Lori Burchett said this application is a proposal for the construction of a four-story, 80,000-square-foot office building and associated site improvements on a 0.77-acre site zoned Bridge Street District Scioto River Neighborhood District. She said the site is northeast of the intersection of Riverside Drive and W. Dublin-Granville Road. She said this is a request for a review and recommendation of approval to the Planning and Zoning Commission for a Site Plan Review under the provisions of Zoning Code Section 153.066.

Ms. Burchett said the applicant is requesting approval for a Parking Plan because with the use of available parking from Block B that has an excess of 130 spaces at an acceptable travel distance, they will have adequate parking as demonstrated by their analysis. However, if some time in the future a restaurant would like a tenant space, there would be a greater need for parking.

Ms. Burchett presented an aerial view of the site and noted it is across from the Acura dealership. The Development Plan with the individual blocks portioned within the whole Bridge Park Development project were presented. She pointed out where the site is located on the Site Plan between Mooney Way and Longshore Loop with the open green space on the west side of the building, next to the Event Center, also in Block A.

Ms. Burchett presented the previously proposed renderings for each of the four elevations from September, 2017, and the renderings of the four elevations the Administrative Review Team (ART) recommended for approval in November of 2017. She presented the proposed elevations that were revised in December 2017 but the applicant at that time requested the review be postponed.



The most up-to-date proposed renderings were presented for today's meeting, and Ms. Burchett explained these were to show the evolution of the form and architecture. The first view was from the perspective of 161 and the other view was from Longshore Loop.

Ms. Burchett said four Administrative Departures are requested as part of this project:

1. Maximum Impervious Lot §153.062 (O)(6)(a)(2) - Required: 85% Maximum; Requested: 90%
2. Minimum Primary Façade Materials §153.062 (O)(6)(d)(5) - Required: 80%; Requested: 74% on west façade
3. Minimum Primary Façade Materials §153.062 (O)(6)(d)(5) - Required: 80%; Requested: 73% on east façade
4. Upper Story Transparency §153.062 (O)(6)(d)(1) - Required: 30% minimum; Requested: 4th story east $\pm 27\%$; 4th story south $\pm 29\%$

Ms. Burchett explained the Administrative Departures allow for minor deviations from Code requirements within a fixed amount - generally within 10%. She covered the reason for each one and presented graphics to show the locations for each in relation to the site plan.

Ms. Burchett said there was an error in the Planning Report – 23 Waivers were listed as requested but one was a duplicate so only 22 Waivers are being requested:

1. Parapet Height §153.062 (D)(1)(a) - Required: Between 2-6 feet; Requested: North and South ends ± 1 foot
2. Parapet Wrapping §153.062 (D)(1)(b) - Required: Wrap all sides; Requested: Not wrapped on East elevation
3. Façade Material Transitions §153.062 (E)(2)(c) - Required: Transitions between different colors; Requested: 2 colors on same plane
4. Windows, Shutters, Awnings, and Canopies §153.062—(H)(1)(f) - Required: Appropriate lintels or trim; Requested: No trim or casing

Ms. Burchett went over the details for each of the 22 Waivers and presented graphics to show the exact location for each Waiver requested. She noted that Waivers 1 – 4 had to do with architectural style. She said Waivers 5 – 8 are related to the site:

5. §153.062 – Building Types (O)(6)(a)(1) Required Front Property Line Coverage - Required: Minimum 95%; Requested: 0% at W. Dublin-Granville Rd.
6. §153.062 – Building Types (O)(6)(a)(1) – Front Required Building Zone - Required: 0-10 feet with up to 25% of the front façade permitted between 10-20 feet; Requested: ± 19 feet W. Dublin-Granville Rd.
7. §153.062 – Building Types (O)(6)(a)(1) – Required Build Zone Treatment - Required: Patio/streetscape treatment; Requested: Landscaping at roadway
8. §153.062 – Parking & Loading (O)(6)(3) – Loading Facility Permitted - Required: Loading to rear; Requested: Located at west side of building
9. §153.062 – Height (B) – Upper Story Height - Required: Between 10-14 feet. Requested: 25 feet at north end.
10. §153.062 – Building Types (O)(6)(d)(1) – Ground Story Street Transparency - Required: 65%; Requested: 44% north, 30% east, 35% south.
11. §153.062 – Building Types (O)(6)(d)(3) – Street Façade: Number of Entrances - Required: 1 per 75 feet; Requested: 0 on east, 1 on south.

12. §153.062 – Building Types (O)(6)(d)(4) – Vertical Increments - Required: No greater than 45 feet; Requested: No more than 65 feet on east and 95 feet on west elevation

Ms. Burchett noted that Waivers 13 – 22 again related to the site:

13. §153.062 – Building Types (O)(6)(d)(4) – Horizontal Façade Divisions - Required: Within 3 feet of ground story. Requested: No divisions
14. §153.062 – Building Types (O)(6)(d)(4) – Required Change in Roof Plane - Required: Change at 80 feet; Requested: 115 feet on east, 98 feet on west.
15. §153.064 – Open Space (G)(1)(a) – Open Space Size - Required: Min: 0.10 acre ; Requested: 0.03 acre
16. §153.064 – Open Space (G)(4)(h) – Fencing and Walls - Required: No greater than 36 inches; Requested: Not to exceed 65 inches
17. §153.064 – Open Space (G)(4)(h) – Maximum Impervious/Semi Pervious - Required: Maximum 30%. Requested: 37% impervious
18. §153.065 – Required Loading Spaces (B)(7)(b)(2) – Location - Required: On parking spaces; Requested: Open space
19. §153.065 – Required Loading Spaces (B)(7)(c)(1) – Number Required - Required: Two spaces; Requested: One space
20. §153.065 – Landscaping and Tree Preservation (D)(7)(a) – Foundation Planting - Required: Within 10 feet on all sides; Requested: No plantings within 10 feet
21. §153.065 – Walkability Standards (I)(2)(a)(4)(B) – Design - Required: Minimum 14 feet in width Requested: No less than 8 feet
22. §153.065 – Walkability Standards (I)(2)(a)(4)(B) – Design - Required: Continuation of streetscape; Requested: Change material to concrete

Ms. Burchett reported staff has reviewed the application against the applicable Site Plan Review Criteria as well as the Waiver Review Criteria and finds the project consistent. She said she is requesting three motions and three votes from the ART on the following:

Ms. Burchett said staff recommends approval for four Administrative Departures:

1. Maximum Impervious Lot Coverage §153.062 – Building Types (O)(6)(a)(2)
2. Minimum Primary Façade Materials §153.062 – Building Types (O)(6)(d)(5)
3. Upper Story Transparency §153.062 – Building Types (O)(6)(d)(1)
4. Minimum Primary Façade Materials §153.062 – Building Types (O)(6)(d)(5)

Ms. Burchett said staff recommends approval for 22 Waivers:

1. Parapet Height §153.062 – Building Types (D)(1)(a)
2. Parapet Wrapping §153.062 – Building Types (D)(1)(b)
3. Façade Material Transitions §153.062 – Building Types (E)(2)(c)
4. Windows, Shutters, Awnings, and Canopies §153.062 – Building Types (H)(1)(g)
5. Required Front Property Line Coverage §153.062 – Building Types (O)(6)(a)(1)
6. Front Required Building Zone §153.062 – Building Types (O)(6)(a)(1)
7. Required Build Zone Treatment §153.062 – Building Types (O)(6)(a)(1)
8. Loading Facility Permitted §153.062 – Parking & Loading (O)(6)(3)
9. Upper Story Height §153.062 – Height (B)
10. Ground Story Street Facing Transparency §153.062 – Building Types (O)(6)(d)(1)
11. Street Façade: Number of Entrances §153.062 – Building Types (O)(6)(d)(3)
12. Vertical Increments §153.062 – Building Types (O)(6)(d)(4)

13. Horizontal Façade Divisions 153.062 – Building Types (O)(6)(d)(4)
14. Required Change in Roof Plane 153.062 – Building Types (O)(6)(d)(4)
15. Open Space Size 153.064 – Open Space (G)(1)(a)
16. Fencing and Walls 153.064 – Open Space (G)(4)(h)
17. Open Space Maximum Impervious 153.064 – Open Space (G)(4)(h)
18. Loading Spaces Location 153.065 Required Loading Spaces (B)(7)(b)(2)
19. Loading Spaces Number Required 153.065 Required Loading Spaces (B)(7)(c)(1)
20. Foundation Planting 153.065 – Landscaping and Tree Preservation (D)(7)(a)
21. Pedestrianway Design Width 153.065 – Walkability Standards (I)(2)(a)(4)(B)
22. Pedestrianway Design Materials 153.065 – Walkability Standards (I)(2)(a)(4)(B)

Ms. Burchett said staff recommends approval to the Planning and Zoning Commission for a Parking Plan to allow for 477 parking spaces in Block A where 489 are required and the following 10 conditions as part of the Site Plan Review:

- 1) That the applicant work with staff to revise the landscaped area of the pedestrianway closest to Longshore Loop to better accommodate pedestrian flow;
- 2) That the applicant revise the Site Plan to demonstrate a minimum 14-foot average width for the entire pedestrianway;
- 3) That the applicant continue to work with staff to screen the remote FDC unit, while maintaining functionality of the unit to the satisfaction of the Washington Township Fire Department;
- 4) That the applicant continue to work with staff to identify appropriate planter locations around the building;
- 5) That the applicant work with staff to include exterior lighting to add more interest to the façade;
- 6) That the applicant conceal any roof penetrations (including fans, exhaust vents, etc.) and they shall not be visible from principal frontage streets;
- 7) That the applicant not use highly reflective glass;
- 8) That the applicant design the principal entrances to include full glass and full operating hardware;
- 9) That the applicant work with staff on refining details around the loading area to mitigate any potential impacts of pedestrian circulation; and
- 10) That the applicant continue to work with staff on identifying loading spaces.

Rachel Ray asked if there was an entrance on the east side of the building. Teri Umbarger, Moody Nolan, answered all entrances are located on the north and south sides of the building.

Ms. Ray inquired about the location of the trash facilities. Ms. Umbarger affirmed all the trash facilities were in the parking garage.

Ms. Ray asked if the pedestrianway accessed any part of an easement. Aaron Stanford said he will check.

Ms. Ray inquired about the construction stage. Russ Hunter, Crawford Hoying Development Partners, said it was going to be a challenge.

Donna Goss requested further clarification on the parking and loading space numbers. Ms. Burchett said the requirement for parking is being met with the parking plan and 1 loading space is proposed for this location, which would require a waiver. Drop off areas are included. John Woods, MKSK, said the location for the loading space has to do with the Event Center in such close proximity and they do not want the trucks for the Event Center parking there. Mr. Hunter added the east side floor level is different, so only three sides of the building could be accessed and only one side is really available.

Ms. Umbarger said the area that bumped out in the road was eliminated.

Mr. Stanford asked about the vibrancy factor that was to be incorporated in the plans as he recalled an art feature was considered. Mr. Hunter said the issue for the proposed location for a water feature is difficult to accommodate with the site constraints. He said a similar situation arose when they started to install paving for the AC Hotel drop off area. He said they did not envision an issue until they started to see the paver pattern.

Mr. Papsidero asked if there were any further questions or comments regarding this application. [There were none.] He called for a vote, and the motion carried for the four Administrative Departures to be approved. He called for a vote, the motion carried, for a recommendation of approval to the Planning and Zoning Commission for the 22 Waivers requested. Lastly, he called for a vote, the motion carried, for the Site Plan Review to be recommended for approval to the Planning and Zoning Commission with the Parking Plan and 10 conditions.

**2. BSD SRN – Local Cantina Awnings
18-002MPR**

**4537 Bridge Park Avenue
Minor Project Review**

Lori Burchett said this application is a proposal for the installation of window awnings for a restaurant space located in Building B3 in Bridge Park. She said the site is zoned Bridge Street District Scioto River Neighborhood and located southwest of the intersection of Bridge Park Avenue and Mooney Street. She stated this is a request for a review and approval of a Minor Project Review under the provisions of Zoning Code Section 153.066.

An aerial view of the site was presented as well as several graphics. Ms. Burchett said six fabric awnings in a single color are proposed for the site on the north and east elevations. She shared an actual sample of the Sunbrella material, which is a burnt orange color. The hardware the applicant proposed does not match the existing hardware she noted so that will be a condition of approval. She presented a rendering to show the awnings applied to the building from the perspective of the corner and pointed out the dark brown metal canopy over the door. She said the hardware on the canopy is what the awning hardware should match. She reported that the applicant has already received approved for patio use.

Ms. Burchett said staff has reviewed this application against the Minor Project Review Criteria and approval is recommended as the criteria is met with the following condition:

- 1) That the applicant use hardware and frames in a style that matches the existing hardware on the building.

Aaron Stanford asked if the updated site plan shows the overhang of the awnings. Ms. Burchett said not as far as the amount of overhang but the proposal is within the permitted distance.

Vince Papsidero asked if the ART had concerns about the hardware. Matt Earman clarified it is a brown color but there were no issues from the team.

Mr. 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 Minor Project Review was approved.

CASE REVIEW

**3. BSD HC – 113 S. High Street – Office Building
17-110ARB-BPR**

**113 S. High Street
Basic Plan Review**

the applicant could continue to study the overall design. He said he was still concerned if this is a critique of the brand. The ART responded they are concerned with the application of the signs.

Ms. Burchett said three signs total are permitted on site per the BSD Code requirements and the applicant is requesting a total of five. Mr. Meyers asked the ART to remember there will be future phases as this site becomes a Penzone campus. He said they need simple wayfinding that will be shared with additional buildings and with that, additional parking.

Mr. Papsidero noted the building is so striking that people should realize where they are so all that wayfinding will not be necessary.

Mr. Meyers pointed out the roundabout is past the building and visitors will need to get to the entrance on the other side. He expressed interest in a ground sign at the entry point/corner.

Mr. Papsidero said the monument sign can come as more buildings are added but the sign on the south elevation is redundant. Mr. Meyers agreed they could install the sign later when more activity commences on the back of the site.

Ms. Husak asked if the ground sign on the corner would be internally illuminated. She asked if the letters would be pin-mounted or routed. Mr. Meyers answered the sign would be internally illuminated, the letters routed and the materials would match the same feature stone. Mr. Stanford asked if the ground sign will be constructed outside of the AEP easement to which Mr. Meyers answered affirmatively.

Mr. Meyers concluded he received a lot of clarity from the ART today.

Mr. Papsidero asked if there were any further questions or concerns regarding this application. [There were none.]

**4. BSD SRN – Bridge Park, Block A (A1 Office Building)
17-102SPR**

**PID: 273-012721
Site Plan Review**

Lori Burchett said this is a proposal for a four-story, 80,000-square-foot office building and associated site improvements on a 0.77-acre site zoned Bridge Street District Scioto River Neighborhood District. She said the site is northeast of the intersection of Riverside Drive and W. Dublin-Granville Road. She said this is a request for a review and recommendation of approval to the Planning and Zoning Commission for a Site Plan Review under the provisions of Zoning Code Section 153.066.

Ms. Burchett presented an aerial view of the site as well as an overview of Block A as a whole. She noted this office building is adjacent to The Exchange Event Center with the AC Hotel on the other side of the event center aligned with Riverside Drive.

Ms. Burchett presented the proposed landscape plan and noted there is frontage on Longshore Loop. She highlighted the multiple entrances and landscape beds. She pointed out the required pedestrian way that was previously approved. She presented complimentary street amenities such as a seating wall and benches.

The south and northeast perspective renderings were shown and Ms. Burchett said the materials are similar to the AC Hotel. She presented additional renderings as the building would be visible from all four directions. She reported staff has reviewed this proposal as it has been revised following the PZC Informal. She reported the PZC had provided detailed feedback and their general concern about the proposal was that it

was too typical of a suburban office in terms of mass, scale, and façade features. She added the Commission had specific comments for mimicking the curvature of the street like the AC Hotel. Street level interaction with the public realm and limited activity was questioned. She said in Staff's review they discussed the need for the building to attract a diversified work force and what that would mean if a more downtown character was proposed. Another concern by staff, she reported, was whether the prominent entrance on the south façade would be visible from the public right-of-way.

Prior to this meeting, she said, the applicant was sent a comment letter from staff that included all of their comments and concerns.

Teri Umbarger, Moody Nolan, said the PZC did not see the building presented today. She said the applicant has addressed most of the Commission's comments on the north façade, its landscaping, and how to approach it. She noted they have changed the massing around and provided upgraded renderings, which were shared with the group. Nelson Yoder, Crawford Hoying Development Partners, said the design is to attract companies on the cutting edge of design and a technology workforce.

Mr. Yoder indicated that when the applicant received the staff memo of comments they were upset because a warehouse type design was suggested and they wondered why they had not received that suggestion before they got so far into the process. He said they were blindsided by the comment letter received the day before this meeting. He clarified they plan to build a great project but they need to understand the objectives. He said the applicant was told to incorporate more interesting massing and to move an entrance, which they did. He said they received the suggestion to align the building with the curvature of the road like the AC Hotel but the road does not curve on this side; The Exchange and the AC Hotel are on the curve sections of Riverside Drive. Ms. Umbarger added the comments in staff's comment letter shocked them as the applicant had left the PZC Review feeling they did a good job with their proposal and it just needed minor tweaking. She said they were quite taken aback when they thought they were headed in the right direction before.

Ms. Umbarger said they have fine-tuned the site. John Woods, MKSK, said the site plan is more refined. He said the space previously terraced is now stair-stepped down. He said they created a decomposed granite terrace under the tree well that is ADA accessible and noted the significant grade change with a slope of 3%.

Shawn Krawetzki said there is not a place to sit to be protected from the sun off the street or under trees. Mr. Woods said the east section had been bumped out for an additional seating area that will help activate the area. He said turf is used only on the side of the event center and ornamental plantings are used everywhere else. He noted the terrace on the other side along with the disappearing stairs.

Mr. Krawetzki inquired about the terrace along Longshore Loop as the patio appeared to be four feet above grade. He asked if the patio could be pushed down. Mr. Yoder said it needs to be at that height in order for it to be accessible from the inside to the outside. He said the building is as low as it can go as they are limited by grades. Brian Sell, Meyers Associates, said they had a big "aha" moment when they moved the entrance.

Mr. Krawetzki commented on the narrowness of the pedestrian path between the office building and event center. As a pedestrian use, he said it does not feel safe and it is not inviting. Ms. Umbarger said she did not anticipate a ton of people will be coming through there. She said the building footprints have always been in the same location and this patio was approved. She said it was intentional that it comes down and creates space. Mr. Krawetzki said pedestrian connections are much nicer everywhere else to which Ms. Umbarger agreed.

Mr. Yoder said there is no rooftop garden as mentioned in the comment letter but the plan includes six terraces that step down for tenant use.

Mr. Papsidero asked why the staircase is on an angle. Mr. Sell said that was a building entrance. Ms. Umbarger explained they wanted a different experience and a variety of circulation. Mr. Sell said it would give tenants their own entrance separate from the office building should the ground floor become restaurant space.

Mr. Papsidero asked if there could be curtain walls that wrap the façade. Mr. Sell reiterated that the event center and hotel respond to the curved right-of-way line but where this building is located, the right-of-way is perfectly straight. Mr. Yoder said the applicant likes the contrast which is why it is not curved as it did not look good for sophistication. Mr. Colt added the hotel has the benefit of length on Riverside Drive.

Vince Papsidero asked if there were any further questions or concerns regarding this application. [There were none.]

INTRODUCTIONS

5. BSD HTN – The Avenue – Outdoor Speakers 17-106CU

94 North High Street Conditional Use

~~Lia Yakumithis said this is a proposal for the use of outdoor speakers in a patio and exterior entrance space for a 6,000-square-foot restaurant in Historic Dublin. She said the site is east of North High Street, approximately 400 feet north of the intersection with North Street. She said this is a request for a review and recommendation of approval to the Architectural Review Board and Planning and Zoning Commission for approval of a Conditional Use under the provisions of Zoning Code Section 153.236.~~

~~Ms. Yakumithis presented the floor plan that contained the proposed overhead speaker locations throughout the site. For this proposal, she said, the request is for seven speakers in the patio and two at the front entry. She noted the patio is similar to Cap City Diner and the conditions are similar.~~

~~Matt Earman asked if Ms. Yakumithis had a similar graphic that she presented for Cap City Diner that showed the areas that would be impacted by the sound within 50 feet of the patio speakers. She answered she did not but indicated a 50-foot buffer graphic could be created.~~

~~Mr. Earman said he was concerned about noise levels and if tenants will be overlapping each other with sound generated from their spaces. He said there is a similar situation in the south side of the plaza with the Z2 building.~~

~~Aaron Stanford asked what the difference was between these conditions and residential areas. Ms. Yakumithis said the Public Nuisance requirements applies to all areas. Nichole Martin reiterated the Code is the same for all. However, she added that people that choose to have residences in mixed-use environments such as this, know what they are buying into but would appreciate a limit set to reasonable hours for the businesses using speakers where the noise could spill out of their space.~~

~~Vince Papsidero stated outdoor speakers are not currently permitted at the entrances as speakers are only permitted in conjunction with Outdoor Seating and Dining.~~

MEETING MINUTES

Planning & Zoning Commission

Thursday, September 7, 2017

AGENDA

1. **BSD SRN – Bridge Park, Block A (A1 Office Building)** **PID: 273-012721**
17-082INF **Informal Review (Discussion only)**
2. **BSD SRN – Bridge Park, Block D** **PID: 273-012703**
17-022BPR/PP **Preliminary Plat (Recommended for Approval 7 – 0)**

The Chair, Victoria Newell, called the meeting to order at 6:30 p.m. and led the Pledge of Allegiance. Other Commission members present were: Cathy De Rosa, Deborah Mitchell, Stephen Stidhem, Bob Miller, Amy Salay, and Chris Brown. City representatives present were: Claudia Husak, Lori Burchett, Phil Hartmann, and Flora Rogers.

Administrative Business

Motion and Vote

Mr. Brown moved, Mr. Miller seconded, to accept the documents into the record. The vote was as follows: Ms. Newell, yes; Ms. Salay, yes; Ms. De Rosa, yes; Ms. Mitchell, yes; Mr. Stidhem, yes; Mr. Miller, yes; and Mr. Brown, yes. (Approved 7 – 0)

Motion and Vote

Mr. Brown moved, Mr. Miller seconded, to approve the July 13, 2017, meeting minutes. The vote was as follows: Ms. De Rosa, yes; Mr. Stidhem, yes; Ms. Mitchell, yes; Ms. Salay, yes; Ms. Newell, yes; Mr. Brown, yes; and Mr. Miller, yes. (Approved 7 – 0)

The Chair briefly explained the rules and procedures of the Planning and Zoning Commission. She stated Bridge Park, Block D is eligible for the Consent Agenda this evening. She determined the Consent Agenda case would be heard first, followed by Bridge Park, Block A but the minutes will be recorded in the order they were presented on the Agenda.

1. **BSD SRN – Bridge Park, Block A (A1 Office Building)** **PID: 273-012721**
17-082INF **Informal Review**

The Chair, Victoria Newell, said the following application is for a four-story, 80,000-square-foot office building and associated site improvements on a 0.77-acre site zoned BSD SRN, Bridge Street District Scioto River Neighborhood. The site is northeast of the intersection of Riverside Drive with West Dublin-Granville Road. She said this is a request for an informal review and feedback on this proposal prior to



the submission of a Final Site Plan application to the Planning and Zoning Commission. We typically limit informal review applications to a 30-minute time limit, she said.

Lori Burchett presented an aerial view of the site and noted Block A is northeast of the roundabout at Riverside Drive and W. Dublin-Granville Road. She presented the proposed site layout. She reported that three buildings were approved in Block A in 2016 and are currently under construction. The AC Marriott Hotel and The Exchange at Bridge Park Event Center are there as well as a public parking garage.

Ms. Burchett said the proposed four-story office building is at the southeast corner of the block. She noted there is a grade change of 14 feet from the eastern property line down to the western property line, adjacent to The Exchange Event Center.

Ms. Burchett presented the final site plan. She explained the proposed building A1 site layout consists of a rectangular shaped building with angled façades and a plaza area on the southeast and northeast corners of the building to delineate main entrances and connect to the public realm. She said a three-tiered landscaping terrace is proposed in the southwest portion of the site with at-grade connections to W. Dublin-Granville Road. She added a sidewalk connection exists along the western property line to provide additional mid-block connections through the site.

At the review of the Final Site/Development Plan for Block A, Ms. Burchett reported two conditions were made that applied to Lot 7, the (future) office building. A mid-block pedestrianway is required to be developed with Lot 7 in between the office building and the event center. The existing sidewalk connection and associated design will serve to meet this condition with the Final Site Plan Review for building A1. The design has to meet the requirements for a mid-block pedestrianway, which includes continuation of the streetscape using materials, furnishings, landscaping, and lighting.

Ms. Burchett said the current proposal is for a passive open space and pedestrianway due to existing mechanical units, grade change, and building orientation. Any additional required public open space, she said, is to be dedicated with the development of Lot 7.

Ms. Burchett presented a proposed rendering of the building as viewed from the northeast and noted the architectural design for building A1 is intended to create unique character while incorporating elements of neighboring development within the block. She said the façade is comprised primarily of a curtain wall with metal paneling as an accent to define the massing of the building. Private terraces are proposed, she said, on the north and south elevations for all four stories with a canopy proposed along the northeast corner to define the main entrance from Longshore Loop and provide more prominence.

Ms. Burchett presented a rendering that shows a view of the proposed building from Riverside Drive in context with the other buildings within Block A. She then presented additional renderings to show the building from multiple vantage points. While specific materials and details have not yet been finalized, she stated, the graphics show the general concept of the proposed building.

Ms. Burchett concluded by restating the applicant is requesting an informal review and feedback regarding the proposal. She presented the following questions to help facilitate the discussion:

1. Is the overall site layout consistent with the surrounding context?
2. Is the proposed architectural mass, form, and conceptual character of the building appropriate?
3. Is the proposed open space treatment appropriately located, sized, and designed?
4. Are there other considerations by the Commission?

The Chair invited the applicant to come forward.

Nelson Yoder, Crawford Hoying Development Partners, said he was in attendance to draw comments from the Commission.

Brian Sell, Moody Nolan, said there is a lot of glass to create a conversation with the hotel so they are using a very similar façade system, which uses the relationship between metal and glass. He explained a warmer metal color is used in the more solid part of the building and their hope is to soften how the building hits the sky. He added they created a nice strong base with the same stone that is used on the base of The Exchange and Hotel – the white material. He said the terrace cascades down towards the green space.

Bob Miller inquired about the retaining wall on the southwest side. Mr. Sell said they will use Ariscraft Stone and there will be no raw concrete.

Mr. Miller asked about sidewalk on Riverside Drive and on the south side of that building to which the applicant answered affirmatively. He asked if it is a mixed-use path. Teri Umbarger, Moody Nolan, said the path the goes between the event center and office is an extension of the sidewalk that is currently in the plan for The Exchange.

Cathy De Rosa asked the applicant if they are anticipating retail on the bottom of this building or if it is exclusively planned for office use. Mr. Yoder answered there could be one restaurant for breakfast and lunch only on the ground floor to be along the terrace but they are not counting on it and there are two ground floor tenant spaces that could be used for offices.

Ms. De Rosa said she thought this was an entire multi-use development and did not see retail on the bottom of this building, which was interesting to her and she wonders about that in terms of character.

Mr. Yoder said the unusual part about this office building is that it is easy to see but hard to get to from a retail perspective because one has to go around the roundabout. He said the office-type users that will be in that space and allowed to be on the ground floor are the kind to walk in to see (quasi-retail/office user) like a bank perhaps. He said a breakfast/lunch establishment would not compete for parking as much. He said if there is an event going on at The Exchange, and the hotel is full of guests, having to introduce another group of people into that tight area, a breakfast user would be better. He explained how the circulation works on the site in relation to the parking garage.

Deborah Mitchell asked if the interiors were designed to be flexible and if they were set up to change over time. She indicated in the last 35 years, office spaces have changed a lot. She noted that one of her clients is a major agency for the State of Ohio and actually got approval to gut their building because they felt they could make a case that was accepted by legislators that they could be much more productive if they changed how they worked inside their building. Having been in Metro Center, she said, people have talked about the limitations of that space.

Mr. Sell said the reason the building is not separate bays is to avoid columns and other restrictions. He indicated all glass is the price a developer pays for that type of flexibility, which they feel is really important. He said they are trying to get an all-glass building to not read like an all-glass cube from the exterior. He indicated that closed offices are now in the middle of spaces.

Mr. Yoder said with everything pulled to the middle and having it all be all glass on the outside they can balance it; building Code dictates that their stairways and elevators have to be enclosed. In his office building, he said, Crawford Hoying is a full-floor tenant and they opted to not have corridors, it is wide open, so everything could be reconfigured in the future.

Steve Stidhem inquired about retail because so far he is seeing a lot of restaurants. He said this building location cries out to him as a great location for other types of retail and that is what he expected to see at this location.

Mr. Yoder indicated retail is pretty much dead across the country; there are very few exceptions to that. He said in general, people are not actively signing leases like they were ten years ago. He said they are beating down the doors of every retailer they can to try and get them interested in coming to Bridge Park to add the retail dimension. He said they just found out yesterday they are getting a men's retailer in Bridge Park; they will come into an incubator space they are creating as a way to entice a retailer – somebody that does not sell food. He said they are going after the safe bets and the leasing brokers that represent them; Polaris and Easton are safe and those leasing brokers, are not ready for Bridge Park to be in that list but he would like to think they will be there in a year or two, or three. He said what they are doing now to prepare for it is by being flexible.

Chris Brown indicated that overall, he likes the massing and how it responds to the hotel and the event center, who came back wanting to change their sign because they did not want to be confused as being part of the hotel. He said he hates to see too much sameness but also likes the way the hotel and this office building would respond to each other. He stated he loved the curtain wall and the panels, but is hoping for color variation or some element that makes that building unique and distinctive from the other two on that block. He indicated that a restaurant on the ground floor concerns him a little bit but he can see leaving the space flexible. He said with the entry way pushed along Mooney Way, he likes how it appears as it is its own distinct little neighborhood there on the corner. He said he likes the views and the great relationships there. He reported he visited the site both by car and as a pedestrian. He indicated the 'neighborhood' needs to be reinforced. He inquired about valet parking for the hotel and what is reserved for the office space. He said he would like to see more of a presence on the actual street so that people see it, not just the canopy extending, but an entrance from the AC Hotel and The Exchange. He indicated people will need to be picked up and dropped off there at the entrance of the office building, while not blocking and stopping traffic. He suggested playing off the parking structure tower because the interplay and relationship at a pedestrian level is as important as how it relates driving by.

Mr. Yoder asked for clarification. Mr. Brown had suggested the entrance should be on the west side of the building. Mr. Yoder pointed out the elevator and stair core. Mr. Brown said that helps but at a pedestrian level he wants to see the entrance relate to the event center and the hotel. Mr. Yoder explained the reason for the current entrance placement was driven by the grading.

Mr. Sell noted the pink terrace actually has a lot of presence and they can think of it almost as an entrance that can have more brick than the terraces above it but they will consider other options for other entrances.

Deborah Mitchell asked if there is an integrated plan for public art; art can really help these kinds of considerations, too. She indicated significant public art can provide visual cues and help people figure out where the main places are. Mr. Yoder answered art is an active consideration of theirs; they have met with the Dublin Arts Council as well as an art gallery, most recently. Mr. Brown added he could not agree more about public art. He said people are going to see the new art installation at the Columbus Convention Center.

Cathy De Rosa indicated the design of the proposed office building feels a lot like a traditional office building in its form. She indicated how the hotel is incredibly effective as it curves around and fits that lot. She said despite the terraces that are angled, the proposed office building still feels square on a more curved lot. She suggested they push the design to not look so traditional and dense and to better fit the space, especially on the southwest corner.

Mr. Yoder said they had the same debate internally. He said they considered different forms because the hotel is so beautiful and says 'look at me' but the buildings appeared to be competing with each other and a simpler design seemed to help. Ms. De Rosa added now they are competing in a symmetrical way. Mr. Yoder clarified Ms. De Rosa is stating the buildings are contrasting. He added they were trying to create a 'background' building so all eyes are on the hotel but it sounds like they are not quite there yet. Steve Stidhem stated the office building appears like it could be anywhere and was not what he was expecting. He indicated he likes some aspects of it but it appears too much like a normal office building. He said if that is what they were going after they achieved it but it is not what he was hoping for. He suggested in order to attract the younger office workers, there needs to be amenities, outside space, access to outside – which is more than just a window. He said he really liked the terraces as that is exactly what they should incorporate. He also suggested more roof access, perhaps.

Ms. Mitchell recalled talking about building D2 at the last meeting and she had said D2 should be a complement to the hotel. She said the hotel, building D2, and this building should all be members of the same family and the hotel is like big sister – flashy but the others should be remarkable too, in their own quiet way. She stated those three buildings are really important and the hotel should be the main focus. She said the glass is a good relational aspect but it needs to go a little bit further. She emphasized this family has to be really idiosyncratic, have to be really identifiable; every member of the family should shout Bridge Park.

Amy Salay said the roadway is curved and the cool thing about the hotel is that it is curved and asked if the corners of the office building could be rounded off, matching the curve of the roadway. She said she liked the earlier comment about wanting to start a conversation with the hotel. She said she liked mimicking the glass and the building materials of the hotel. She said she agrees with her fellow Commissioners about the entrance and the outdoor spaces. She asked if the south end of the building could be more interactive with the street, even with the grading issues.

Ms. Salay asked the applicant is there were tenants interested yet. Mr. Yoder answered a couple different full-floor tenants are interested and he has leads for prospective tenants to fill about half of the proposed office building so far.

Ms. Mitchell indicated it is interesting to think about the visual language to define the brand of the family. She said the glass is definitely part of the visual language but there could also be other more distinctive elements. She suggested that if the applicant makes this a brand and it is very exciting, they will not have a problem attracting tenants that will reinforce that brand.

Mr. Nelson said they had an internal debate and maybe that is what got them off onto their design approach. He explained they did not want this to be like - there is Bridge Park over here and then there is A Block as its own thing, and it is completely disconnected. He said they wanted to introduce more massive elements to coordinate with the other structures in Bridge Park.

Ms. Mitchell stated Dublin's brand is not all glass, there needs to be masonry and other elements. Mr. Yoder explained they pulled the masonry into the base of this building and then let the glass carry the top. Ms. Mitchell noted building D2 again and said as bookends, this could say this is all integrated. Mr. Yoder said he would consider that.

Bob Miller said he really liked the building and it fits very well on that site and brings a little diversity, which is what their objective was, originally. He recommended the applicant bring back more detail around the plazas to help the Commission visualize what it is going to look like, coming out of that roundabout or going south on Riverside Drive. He suggested the applicant add interesting details into the design as it needs to be special as a bookend building. He indicated the Commission is not yet getting the applicant's vision from the graphics presented.

Victoria Newell said overall she liked the building and the massing but there are little things that do not sit well with her. She said she is not comfortable with the canopy entry as it just feels tacked onto the building and not really integrated into the design. She said the entry should be pulling us into the space. She noted that on the east, west, and north sides there is a nice play of metal panels on the building but they are not on the south elevation. She said this end should be the most prominent view and yet it was not interesting. She concluded by checking the discussion questions to make sure the Commission had covered them all.

Mr. Brown reinforced the north elevation and how it integrates with the neighborhood. Mr. Yoder reported that boulders are being placed right now.

Mr. Yoder concluded he received great feedback.

**2. BSD SRN – Bridge Park, Block D
17-022BPR/PP**

**PID: 273-012703
Preliminary Plat**

~~The Chair, Victoria Newell, said the following application is for the subdivision of ±5.3 acres into five lots and a public right-of-way to facilitate the future development of Block D of Bridge Park with three buildings containing 174 residential dwelling units, approximately 125,000 square feet of commercial uses, and a parking structure. She said the site is southeast of the intersection of Riverside Drive with John Shields Parkway. She said this is a request for a review and recommendation of approval to City Council for a Preliminary Plat under the provisions of the Subdivision Regulations. She stated there was one condition of approval and asked if the applicant had agreed to the condition as follows:~~

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

~~Claudia Husak reported this is a standard condition to which the applicant had agreed.~~

Motion and Vote

~~Mr. Brown moved, Mr. Miller seconded, to recommend approval to City Council for a Preliminary Plat with the following condition:~~

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

~~The vote was as follows: Mr. Stidhem, yes; Ms. Newell, yes; Ms. Mitchell, yes; Ms. De Rosa, yes; Ms. Salay, yes; Mr. Miller, yes; and Mr. Brown, yes. (Recommended for approval 7 – 0)~~

COMMUNICATIONS

~~Claudia Husak said Vince Papsidero and several Planners will be attending the ULI awards dinner.~~

~~Ms. Husak said she brought copies of the application for the Insight 2050 Academy that MORPC facilitates. She explained this would be a commitment for three evenings (Tuesdays) in October for a nominal fee, which the City would cover, if anyone is interested; the application needs to be submitted to MORPC by September 25th.~~

~~Ms. Husak said the packets are being moved to the OneDrive platform that is available on a mobile device as well as a desktop. She said there will be dual meeting packets – in Dropbox as before but also now in OneDrive for two meetings as a test run and then go live with just OneDrive. She asked the~~

PLANNING AND ZONING COMMISSION

RECORD OF ACTION

FEBRUARY 18, 2016

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

**3. BSD SCN- Bridge Park, Block A Riverside Drive and Dublin-Granville Road
16-001DP-SP Development Plan – Site Plan Reviews**

Proposal: The third phase of development for previously approved Block A of the Bridge Park development, including a hotel, conference center, parking garage and reserves for private drives. The site is located at the northeast corner of the Riverside Drive and Dublin-Granville Road intersection.

Request: Review and approval for a Development Plan and Site Plan Review with associated Waivers as well as Conditional Use approval for a conference/event center and parking structure under the provisions of Zoning Code Sections 153.066 and 153.236.

Applicant: Nelson Yoder, Scioto Tuller Acquisitions, LLC.

Planning Contact: Marie Downie, Planner I.

Contact Information: (614) 410-4679, mdownie@dublin.oh.us

MOTION #1: Ms. Newell moved, Mr. Brown seconded, to approve a Conditional Use for the Parking Structure with no conditions.

VOTE: 7 – 0.

RESULT: The Conditional Use was approved for the Parking Structure.

RECORDED VOTES:

Victoria Newell	Yes
Amy Salay	Yes
Chris Brown	Yes
Cathy De Rosa	Yes
Robert Miller	Yes
Deborah Mitchell	Yes
Stephen Stidhem	Yes

MOTION #2: Ms. Newell moved, Mr. Brown seconded, to approve a Conditional Use for the Conference/Event Center with no conditions.

VOTE: 7 – 0.

RESULT: The Conditional Use was approved for the Conference/Event Center.

**3. BSD SCN- Bridge Park, Block A
16-001DP-SP**

**Riverside Drive and Dublin-Granville Road
Development Plan – Site Plan Reviews**

RECORDED VOTES:

Victoria Newell	Yes
Amy Salay	Yes
Chris Brown	Yes
Cathy De Rosa	Yes
Robert Miller	Yes
Deborah Mitchell	Yes
Stephen Stidhem	Yes

MOTION #3: Ms. Newell moved, Mr. Brown seconded, to approve a Development Plan Review with three conditions:

- 1) That a mid-block pedestrianway between the event center and office be provided with the development of Lot 7;
- 2) That signs be posted indicating Mooney Way as a fire lane meeting the requirements of Dublin Fire Code Section D103.3; and
- 3) That any inconsistencies on the plans be revised and a final version be submitted for final Staff review and approval.

VOTE: 7 – 0.

RESULT: The Development Plan was approved.

RECORDED VOTES:

Victoria Newell	Yes
Amy Salay	Yes
Chris Brown	Yes
Cathy De Rosa	Yes
Robert Miller	Yes
Deborah Mitchell	Yes
Stephen Stidhem	Yes

MOTION #4: Ms. Newell moved, Mr. Brown seconded, to approve a Parking Plan with two conditions:

- 1) That the required number of ADA spaces be provided (Per Chapter 11 of the Ohio Building Code, current edition); and
- 2) That a detailed outline of delivery times shall be submitted for Staff review to confirm that no deliveries will be made during peak pick-up/drop-off times.

VOTE: 7 – 0.

RESULT: The Parking Plan was approved.

**3. BSD SCN- Bridge Park, Block A
16-001DP-SP**

**Riverside Drive and Dublin-Granville Road
Development Plan – Site Plan Reviews**

RECORDED VOTES:

Victoria Newell	Yes
Amy Salay	Yes
Chris Brown	Yes
Cathy De Rosa	Yes
Robert Miller	Yes
Deborah Mitchell	Yes
Stephen Stidhem	Yes

MOTION #5: Ms. Newell moved, Mr. Brown seconded, to approve 34 Site Plan Waivers.

1. §153.062(B)(3)(e) – Accessory Structures – 5-foot setback required; 0-foot setback with encroachment onto Lot 5 requested.
2. §153.062(D)(1)(a)2 – Parapet Roof Height – Parapet roofs with a height between 2 ft. and 6 ft. required; 10-inch parapet over the pre-function area/restroom on building A2, 7.45 ft. – 8.75 ft. parapet over the rooftop mechanical equipment on building A2, and a 9 ft. parapet on building A3 requested.
3. §153.062(E)(1) – Façade Materials – stone, brick and glass permitted primary materials and glass fiber reinforced gypsum, wood siding, fiber cement siding metal and exterior architectural metal panels and cladding permitted secondary materials; aluminum composite metal panels proposed as a primary material for the block, thin brick and ultra-high performance concrete proposed as secondary materials for the block, and concrete panels proposed as secondary material for building A4.
4. §153.062(O)(5)(a)1 – Front Property Line Coverage – minimum of 75% front property line coverage; front property line coverage for one story for building A2 proposed, 51.62% front property line coverage for building A3 along Banker Drive proposed.
5. §153.062(O)(5)(a)1 – Building Types, Corridor Buildings, Building Siting, Street Frontage, Occupation of Corner - Occupation of corner is required; a private patio to meet the corner occupation requirement at the corner of Riverside Drive and Banker Drive for building A3 requested.
6. §153.062(O)(5)(a)2 – Building Types, Corridor Buildings, Buildable Area, Rear Yard Setback – Rear Yard Setback, 5 ft.; A request to allow building A2 and A3 to have the following rear yard setbacks:
 - o Building A2: 0 ft. rear yard setback
 - o Building A3: 2.89 ft. building rear yard setback and encroachment of vehicular canopy.
7. §153.062(O)(5)(a)2 – Building Types, Corridor Buildings, Building Siting, Buildable Area, Semi-Pervious Lot Coverage – Lots are permitted 80% Impervious Coverage. Once the 80% is reached, an additional 10% of Semi-Pervious Lot Coverage is permitted; request to allow building A2 to have an additional 27% of Semi-Pervious lot coverage.

**3. BSD SCN- Bridge Park, Block A
16-001DP-SP**

**Riverside Drive and Dublin-Granville Road
Development Plan – Site Plan Reviews**

8. §153.062(O)(5)(b) – Building Types, Corridor Buildings, Height, Minimum Building Height Minimum of 3 stories;
 - o Building A2: A request to permit one story.
 - o Building A3: A request to permit one story along Longshore Loop.
9. §153.062(O)(5)(d)1 – Building Types, Corridor Building, Façade Requirements, Street Façade Transparency, Ground Story Street Facing Transparency – A minimum of 60% transparency is required on ground story street facing façades;
 - o Building A2: A request to permit 15% transparency along the west elevation (Riverside Drive), and 26% transparency along the east elevation (Longshore Loop).
 - o Building A3: A request to permit 52% transparency along the west elevation (Riverside Drive), 48% transparency along the north elevation (Banker Drive) and 31% transparency along the east elevation (Longshore Loop).
10. §153.062(O)(5)(d)1 – Building Types, Corridor Building, Façade Requirements, Street Façade Transparency, Transparency – A minimum of 30% transparency is required on upper stories along street façades; A request to permit 13% transparency on the 8th story along the east elevation (Longshore Loop) on building A3.
11. §153.062(O)(5)(d)2 – Building Types, Corridor Building, Façade Requirements, Non-Street Façade Transparency, Transparency – A minimum of 15% transparency required on non-street facades;
 - o Building A2: A request to permit 11% transparency along the south elevation.
 - o Building A3: A request to permit 4% transparency on the 8th story along the south elevation.
12. §153.062(O)(5)(d)1-2 – Building Types, Corridor Building, Façade Requirements, Blank Wall Limitations – Blank walls are prohibited on both street facing and non-street facing facades;
 - o Building A2: A request to permit a blank wall on the southern portion of the west elevation and the middle portion of the south elevation.
 - o Building A3: A request to permit blank walls on the west elevation of the 8th story, north elevation of the 2nd – 7th stories, south elevation on the 1st – 8th stories and the east elevation on the 3rd – 8th stories.
13. §153.062(O)(5)(d)3 – Building Types, Corridor Building, Façade Requirements, Building Entrance, Principal Entrance Location –The Principal Entrance is required along a Primary Street Façade;
 - o Building A2: A request to permit the principal entrance to be located along Longshore Loop.
 - o Building A3: A request to permit the principal entrance to be located along Longshore Loop.
14. §153.062(O)(5)(d)3 – Building Types, Corridor Building, Façade Requirements, Building Entrance, Street Facades: Number of Entrances – Street Façade Entrances are required once every 75 feet;
 - o Building A2: A request to permit one entrance located along Longshore Loop while three are required.
 - o Building A3: A request to permit 1 entrance along the west elevation while 3 are required, 1 entrance along the north elevation while 2 are required, and 2 entrances along the east elevation while 3 are required.

**3. BSD SCN- Bridge Park, Block A
16-001DP-SP**

**Riverside Drive and Dublin-Granville Road
Development Plan – Site Plan Reviews**

15. §153.062(O)(5)(d)4 – Building Types, Corridor Building, Façade Requirements, Façade Divisions, Vertical Increments – Vertical Increments are required every 45 feet;
- Building A2: A request to allow the following vertical increments:
 - South Elevation: ±73 ft., ±90 ft.
 - East Elevation: ±55 ft., ±78 ft.
 - North Elevation: ±98 ft., ±113 ft.
 - Building A3: A request to allow no vertical increments.
16. §153.062(O)(5)(d)4 – Building Types, Corridor Building, Façade Requirements, Façade Divisions, Horizontal Façade Divisions – Horizontal Façade Divisions are required on buildings 3 stories and taller, within 3 ft. of the top of the ground story & required at any building step-back; A request to permit Building A3 a partial (non-continuous) horizontal façade division along the north, south and west elevations and no divisions at the step-back along the east elevation.
17. §153.062(E)(1)(a) – Building Types, Material, Façade Materials – A minimum of 80% of facades shall be primary materials;
- Building A2: A request to allow the following percentages of primary materials:
 - West Elevation: 59%/*96%
 - North Elevation: 66%/*93%
 - East Elevation: 54%/*96%
 - South Elevation: 74%/*97%
 - Building A3: A request to allow the following percentages of primary materials:
 - West Elevation: 64%/*88%
 - North Elevation: 41%/*80%
 - East Elevation: 31%/*86%
 - South Elevation: 22%/*46%
- *Including ACM as Primary Material*
18. §153.062(E)(1)(a) – Building Types, Material, Façade Materials – A maximum of 20% of facades may be secondary materials; A request for the south elevation of building A3 to consist of 54% secondary materials.
19. §153.062(O)(5)(d)6 – Building Type, Corridor Building, Façade Requirements, Roof Types, Permitted Types – Permitted roof types include parapet, pitched and flat; A request to permit a shed roof on building A2.
20. §153.062(O)(12)(a)1 – Building Type, Parking Structure, Building Siting, Street Frontage, ROW Encroachment – ROW encroachments are not permitted; A request to allow the canopy along the retail portion of building A4 to encroach over the Banker Drive ROW.
21. §153.062(O)(12)(a)2 – Building Type, Parking Structure, Building Siting, Buildable Area, Rear Yard Setback–Rear yard setback, 5ft; A request to allow the rear yard setback for building A4 to vary from 0-4.33 ft. along Longshore Loop.

**3. BSD SCN- Bridge Park, Block A
16-001DP-SP**

**Riverside Drive and Dublin-Granville Road
Development Plan – Site Plan Reviews**

22. §153.062(O)(12)(a)2 – Building Type, Parking Structure, Building Siting, Buildable Area, Impervious Coverage – Lots are permitted 80% Impervious Coverage; A request to allow building A4 to have 95% impervious coverage.
23. §153.062(O)(12)(d)3 – Building Type, Parking Structure, Façade Requirements, Building Entrance, Street Facades: Number of Entrances – Street Façade Entrances are required once every 75 feet; A request to permit building A4 1 entrance along the north elevation while 4 are required, 1 entrance along the east elevation while 3 are required, 1 entrance along the south elevation while 3 are required and 2 along the west elevation while 3 are required.
24. §153.062(O)(12)(d)4 – Building Type, Parking Structure, Façade Requirements, Façade Divisions, Vertical Increments – Vertical Increments are required every 30ft.; A request to allow vertical increments at 35.39ft apart along the east elevation and 39.27ft apart along the west elevation of building A4.
25. §153.062(O)(12)(d)5 – Building Type, Parking Structure, Façade Requirements, Façade Materials, Permitted Primary Materials – Permitted primary materials include brick, stone and glass; A request to permit thin brick and metal panels as primary materials for building A4.
26. §153.062(E)(1)(a) – Building Types, Materials, Façade Materials Minimum of 80% primary façade materials; – A request to allow the following percentages of primary materials on building A4:
- North Elevation: 24%/*79%
 - South Elevation: 13%/*71%
 - West Elevation: 21%/*97%
 - East Elevation: 16%/*92%
- *Including Thin Brick and ACM as Primary Materials*
27. §153.062(E)(1)(a) – Building Types, Material, Façade Materials – A maximum of 20% of facades may be secondary materials; A request for following percentage of secondary materials on building A4:
- North Elevation: 76%/*21%
 - South Elevation: 87%/*29%
 - West Elevation: 79%/*3%
 - East Elevation: 84%/*8%
- *Including Thin Brick and ACM as Primary Materials*
28. §153.062(O)(12)(b)6 – Building Type, Parking Structure, Façade Requirements, Roof Type, Tower – Towers are permitted on facades only at terminal vistas, corners at two PFS, and/or adjacent to an open space type; A request to permit towers on building A4 at the SE corner of Longshore Loop and Mooney Way and at Longshore Loop at the terminal vista across from the proposed private open space for.

**3. BSD SCN- Bridge Park, Block A
16-001DP-SP**

**Riverside Drive and Dublin-Granville Road
Development Plan – Site Plan Reviews**

29. §153.062(D)(4) – Building Type, Roof Type Requirements, Towers – One tower is permitted per building. A request to permit two towers on building A4. – Maximum height of towers may not exceed the height of one additional upper story and the width should not exceed the height. A request to permit the following tower dimensions on building A4:
- SE tower: 15.75ft high, 27.57ft wide
 - West tower: ±17.70ft high and 39.27ft wide
30. §153.064(F)(2) – Open Space Types, Refer to Table 153.064-A. – Pocket Parks are required to be between .10- and .50-acre; A request to permit the proposed pocket park located at the SW corner of Banker Drive and Longshore Loop to be .06-acre.
31. §153.065(B)(5)(a)1 – Site Development Standards, Parking and Loading, Parking Structure Design, Entrance/Exit Lanes. – Parking structures are required an exit lane for every 200 parking spaces; A request to permit 2 exit lanes, while 3 are required.
32. §153.065(B)(5)(c)3 – Site Development Standards, Parking and Loading, Parking Structure Design, Interior Circulation. –A minimum ceiling clearance height of 12ft is required where parking structures have frontage; A request to permit a ceiling clearance of 9ft along Banker Drive.
33. §153.065(E)(1)(b) – 4 Site Development Standards, Fencing, Walls and Screening, Fence and Wall Height and Opacity. – Retaining walls extending above grade are limited in height to 4ft or be more than 50% opaque; A request to permit retaining walls along Riverside Drive/SR 161 varying in height up to 7ft with one.
34. §153.065(E)(3)(b)2 – Site Development Standards, Fencing, Walls and Screening, Rooftop Mounted Mechanical Equipment. – All roof mounted mechanical units are required to be screened to the full height of the proposed unit; A request to permit the parapet height on Building A3 (36 inches) to be less than the height of the proposed Utility and Exhaust Fans (46 inches and ±63 inches).

VOTE: 7 – 0.

RESULT: The Site Plan Waivers were approved.

RECORDED VOTES:

Victoria Newell	Yes
Amy Salay	Yes
Chris Brown	Yes
Cathy De Rosa	Yes
Robert Miller	Yes
Deborah Mitchell	Yes
Stephen Stidhem	Yes

**3. BSD SCN- Bridge Park, Block A
16-001DP-SP**

**Riverside Drive and Dublin-Granville Road
Development Plan – Site Plan Reviews**

MOTION #6: Ms. Newell moved, Mr. Brown seconded, to approve the Site Plan with 19 conditions:

- 1) That any inconsistencies on the plans be revised and a final version be submitted for final Staff review and approval;
- 2) That Conditional Use applications be approved by the Planning and Zoning Commission for the proposed parking structure and event center;
- 3) That patio and outdoor dining details be reviewed and approved by Staff. Any modifications to the site or building will require a Minor Project Review prior to installation;
- 4) That a Master Sign Plan be submitted for separate review and approval;
- 5) That additional details be reviewed and approved as part of the building permit and Master Sign Plan regarding the building entrances on building A4 including but not limited to illumination and mounting details of the canopy;
- 6) That any additional required open space be provided with the development of Lot 7;
- 7) That a comprehensive Parking Plan be submitted indicating opportunities for shared parking;
- 8) That details of the proposed bicycle racks be provided for Staff review and approval;
- 9) That a detailed outline of delivery times and passenger pick-up/drop-off be submitted for Staff review and approval;
- 10) That the retaining walls along Riverside Drive/SR 161 be softened with plant materials as outlined in this report;
- 11) That the applicant continue to work with Staff to improve the percentage of pervious hardscape in the open spaces;
- 12) That a revised Photometric Plan should be resubmitted with Building Permits;
- 13) That the applicant verify whether cameras will monitor pedestrian activity from a remote location, or if other security measures will be taken, at building permitting;
- 14) That the applicant provide a more detailed description of the exterior cladding materials in the areas identified as exceeding the blank wall limitations to verify that these materials provide adequate visual interest and are architecturally appropriate to the proposed building design;
- 15) That the applicant provide additional information regarding the use of irrigation systems for Staff approval;
- 16) That a final landscape plan shall be reviewed and approved by the City Forester and the Director of Parks and Open Space prior to permit approval;
- 17) That the applicant work with Staff to provide increased access to the open space along Banker Drive;

**3. BSD SCN- Bridge Park, Block A
16-001DP-SP**

**Riverside Drive and Dublin-Granville Road
Development Plan – Site Plan Reviews**

- 18) That additional information including examples of successful installation of thin brick at a similar scale be provided for the PZC review; and
- 19) That the public access easement for the portion of Mooney Way that is on the adjacent Acura dealership property be executed and recorded prior to approval of any building or site improvement permit, to the satisfaction of the City Engineer.

VOTE: 7 – 0.

RESULT: The Site Plan was approved.

RECORDED VOTES:

Victoria Newell	Yes
Amy Salay	Yes
Chris Brown	Yes
Cathy De Rosa	Yes
Robert Miller	Yes
Deborah Mitchell	Yes
Stephen Stidhem	Yes

STAFF CERTIFICATION



Claudia D. Husak, AICP, Senior Planner

**2. BSD SRN – Capitol Cadillac – Sign
15-096MSP**

**4300 W. Dublin-Granville Road
Master Sign Plan**

The Chair, Ms. Newell, said the following application is a proposal for the installation of a new wall sign for a car dealership at the northeast corner of West Dublin-Granville Road and Dale Drive. She said this is a request for review and approval of a Master Sign Plan under the provisions of Zoning Code Sections 153.065 and 153.066. She stated this remained on the Consent Agenda.

Motion and Vote

Ms. Newell made a motion, Mr. Brown seconded, to approve the Master Sign Plan with no conditions. The vote was as follows: Ms. De Rosa, yes; Mr. Miller, yes; Mr. Stidhem, yes; Ms. Mitchell, yes; Ms. Salay, yes; Mr. Brown, yes; and Ms. Newell, yes. (Approved 7 – 0)

**3. BSD SCN- Bridge Park, Block A
16-001DP-SP**

**Riverside Drive and Dublin-Granville Road
Development Plan – Site Plan Reviews**

The Chair, Ms. Newell, said the following application is a proposal for the third phase of development for previously approved Block A of the Bridge Park development, including a hotel, conference center, parking garage and reserves for private drives. She said the site is located at the northeast corner of the Riverside Drive and Dublin-Granville Road intersection. She said this is a request for review and approval of a Development Plan and Site Plan with associated Waivers, a Parking Plan and as Conditional Use for a conference/event center and parking structure under the provisions of Zoning Code Sections 153.066 and 153.236. The Commission is the final authority on this application and anyone intending to address the Commission will need to be sworn-in.

The Chair swore in witnesses that intended to address the Commission regarding this case.

Marie Downie presented six motions:

1. Conditional Use – Parking Structure
2. Conditional Use – Event Center
3. Site Plan Waivers (34 proposed)
4. Parking Plan
5. Development Plan
6. Site Plan

Ms. Downie said City Council approved the Basic and Site Plans in December 2015 and the Preliminary/Final Plats were approved by PZC and City Council in January 2016. She reported the ART recommended approval of the Development and Site Plan on February 11, 2016. She said once approved, the applicant can move onto building permitting. She said the next steps will be:

1. Master Sign Plan – ART and PZC
2. Potential Minor Project Reviews – ART
3. Building Permitting

Ms. Downie presented the aerial view of the site. She noted there are two 20-foot-wide private service streets with an 11-foot, one-way access point from SR 161 - Mooney Way and Longshore Loop. She said Mooney Way is located on the property to the east that is owned by Acura. She said a condition has been added that a public access easement for the service street be executed and recorded prior to the approval of any building or site improvement permits. She said there is a 20-foot hotel drop-off/pick-up area and an eight-foot drop-off/pick-up area for the event center.

Ms. Downie said the Site Plan includes more details regarding the siting of the buildings and the surrounding uses. She said the three buildings proposed include two corridor buildings and a parking structure.

Ms. Downie presented the proposed event center situated directly northeast of the future roundabout for SR 161 and Riverside Drive. She noted an associated open space directly north of the proposed building that will be used mainly as public open space but will be closed during private events with a public access easement to the north along the hotel that will remain open for pedestrians to flow from the roundabout through to Longshore Loop.

Ms. Downie presented the proposed hotel, southeast of the intersection with Riverside Drive and Banker Drive. She said it includes 150 guest rooms with guest services on the first floor and a rooftop bar, which is accessed from Banker Drive. She said final landscape plans will be reviewed for the open space at the northeast corner of this lot.

Ms. Downie presented the proposed parking structure with a focal point on the accent wall visible from the roundabout through the event center open space. She noted a small retail tenant space is located at the corner of Banker Drive and Longshore Loop. She said the structure will contain 468 parking spaces with nine additional spaces along Banker Drive. She said the proposal includes thin brick and metal panels as primary materials for this lot and the vehicular access points are along Longshore Loop and Mooney Way. She stated a parking plan is required to permit an excess of 128 parking spaces and the loading spaces along the service streets. She indicated that if additional parking is required or needed for Lot 7 in the future, the applicant has indicated the possibility of adding a story onto this parking structure with approval by PZC.

The Chair asked if there were any questions for Staff.

Cathy De Rosa asked for clarification for on-street parking. Ms. Downie said the on-street parking is just on Banker Drive and the temporary pick-up/drop-off areas are only on Mooney Way and Longshore Loop.

Amy Salay asked about the line of trees depicted in front of the event center. Ms. Downie confirmed the trees run along the sidewalk.

Russ Hunter, Crawford Hoying Development Partners, 555 Metro Place, Dublin, OH, thanked Staff as they were able to move swiftly through this process, meeting with Crawford Hoying at least once a week. He explained they have been working with Reveal Visuals for animations for City Council. He presented an updated version of the first slide he has always used showing the whole proposed development for the first three phases – much of which will be open and operational by Spring 2017. He said with the first two blocks (B & C), the groundwork was laid for residential, office, retail, and restaurant use to create this neighborhood. He announced two new tenants that have arrived – RAM Restaurant and Brewery and Mesh Fitness.

Mr. Hunter said tonight we are talking about Block A – the hotel, event center, and parking garage but hopefully there will soon be a grocery store, to truly make this a special neighborhood. He presented **some of the changes since City Council's review. He noted how the event space had changed** architecturally as well as the wall being softened in front of the event space with plant material. He provided a sneak preview of the pavilion at the right side of the hotel, which will need to be brought back at a later date. He presented a new material – High Performance Concrete that is a far more durable product that can be custom-matched to get the same texture and color for a natural fiber look. He noted many of the canopies were simplified. He presented the metal panel that creates a nice mosaic effect for the focal wall of the parking garage. He said some of the panels have been replaced with glass so when inside the parking garage, people will be able to see out and it will also create a mosaic on the inside as well. Based on past feedback, he said they made a lot of changes to the parking garage, adding more

brick and created a simpler style. He said the first floor at the corner of Banker Drive and Longshore Street will house a tenant to make sure that area is activated with retail or restaurant use, etc.

Mr. Hunter explained why thin brick is being used – speed and simplicity of construction. He provided an example where thin brick was installed properly (Worthington Place) which can be installed right next to the concrete.

Mr. Hunter presented an illustration of the event center at dusk to show how it might light up at night. He said this is going to be extremely visible when coming across the SR 161 Bridge.

Ms. Downie restated there are 34 Waivers. She reported the ART has recommended approval of all 34 Waivers due to the unique lot configuration, street layout, uses, and architecture. She said the ART noted that the number of Waivers in no way reflects the quality of the architecture proposed. The Chair requested Ms. Downie go over each Waiver:

1. Accessory Structures shall be in the buildable area of the lot; A request to allow an accessory structure on Lot 6, to be within the 5-foot side yard setback and encroach Lot 5.
2. Parapet roofs shall be between 2 feet – 6 feet in height; A request to allow the height of parapet over the pre-function space and restroom area of building A2 to be approximately 10 inches in height, and a parapet varying in height from 7.45 feet to 8.75 feet surrounding the rooftop mechanical well. A request to allow the height of parapet over the area of the rooftop mechanical well of building A3 to be approximately 9 feet in height.
3. Permitted materials are stone, brick, and glass; a request to allow aluminum composite metal panels as a primary material for the entire block; a request to allow thin brick and ultra-high performance concrete as secondary materials for the entire block; and a request to allow concrete panel as a secondary material for the parking structure.
4. 75% FPL Coverage; event center- Only one story - should minimum story waiver be approved this waiver is no longer needed; hotel - 51.62% FPL along Banker Drive.
5. Permit a private patio to meet the corner occupation requirements.
6. Rear Yard setbacks for corridor buildings are 5 feet - event center - 0 feet; hotel – 2.89 feet and encroachment of the vehicular canopy.
7. 90% of the lot is permitted to be covered by impervious and semi-pervious coverage – event center- 96% of impervious and semi-pervious coverage combined.
8. Corridor buildings are required to be 3 stories – event center - 1 story and hotel - 1 story along Longshore Loop.
9. 60% transparency is required – she noted the percentages proposed due to the internal use and architecture of the building.
10. 30% transparency is required along upper street facing stories; hotel - 13% on 8th story due to mechanicals, utility rooms, restrooms, etc.
11. 15% transparency required on non-street facing facades; event center - 11% due to the internal use of the building; and hotel - 4% on 8th story.
12. Blank walls are prohibited – She noted the locations of proposed blank walls.

13. Principal entrances are required along Primary Street Façade - event center and hotel are proposed along Longshore Loop due to the pick-up/drop-off areas for the guests.
14. Entrances are required every 75 feet, however due to the use of these buildings, the highlighted entrances are proposed.
15. Vertical increments are required every 45 feet - The vertical increments proposed for the event center are shown in red. No vertical increments are proposed for the hotel.
16. Horizontal Façade Divisions are required on buildings 3 stories and taller; a request to permit the hotel to have partial horizontal façade divisions on the north, south, and west elevations.
17. Facades are required to be 80% primary materials; the numbers with the asterisks indicate the percentages including ACM as a primary material.
18. 20% of the façade is permitted to be secondary materials; hotel south elevation is proposed at 54% secondary material. (Ultra-High Performance Concrete- **it's the** reddish material)
19. A shed roof is proposed on the event center.
20. This is a request to permit a canopy encroaching the right-of-way on the retail portion of the parking structure along Banker Drive.
21. The rear yard setback is required to be 5 feet for the parking structure; the proposal varies from 0 4.33 feet.
22. The parking structure is proposed at 95% impervious coverage while a maximum of 80% is permitted.
23. The building entrances for the garage are indicated in yellow; the Code requirement is intended for storefronts, not parking structures; one entrance is provided along the south elevation, which the report indicates is zero.
24. This is a request for vertical increments as indicated in the red on the screen.
25. This is a request to permit thin brick and metal panels as primary materials on the parking structure.
26. She noted the proposed percentages for primary materials.
27. She noted the proposed percentages for secondary materials.
28. Towers are required to be in specific locations; this is a request to permit the two towers indicated on the screen.
29. One tower is permitted; two are proposed; the height and width of the towers are indicated on the screen as well.
30. Pocket Parks are required to be within .10 and .5 acres; there is a gap in the classifications in the Zoning Code requirements; this open space is within the gap, therefore, a Waiver is requested to consider this .06-acre open space a pocket park.
31. Two exit lanes are proposed while three are required.

32. Ceiling clearance height is proposed at 9 feet along Banker Drive while 12 feet is required.
33. Retaining walls; this is including a Waiver in the Site Plan that the landscape materials be provided where the wall exceeds 4 feet.
34. Rooftop mechanicals are required to be screened to the full height; this is a request to permit the screening to be less than the height of the mechanicals.

The Chair asked if anyone from the public wanted to speak on behalf of this case. [Hearing none.]

Ms. Downie presented the six motions requested:

1. Ms. Downie said approval is recommended for a Conditional Use for the Parking Structure with no conditions.
2. Ms. Downie said approval is recommended for a Conditional Use for the Conference/Event Center with no conditions.
3. Ms. Downie said approval is recommended for a Development Plan Review with three conditions:
 - 1) That a mid-block pedestrianway between the event center and office be provided with the development of Lot 7;
 - 2) That signs be posted indicating Mooney Way as a fire lane meeting the requirements of Dublin Fire Code Section D103.3; and
 - 3) That any inconsistencies on the plans be revised and a final version be submitted for final Staff review and approval.
4. Ms. Downie said approval is recommended for a Parking Plan with two conditions:
 - 1) That the required number of ADA spaces be provided (Per Chapter 11 of the Ohio Building Code, current edition); and
 - 2) That a detailed outline of delivery times shall be submitted for Staff review to confirm that no deliveries will be made during peak pick-up/drop-off times.
5. Ms. Downie said approval is recommended for each of the 34 Site Plan Waivers:
 1. §153.062(B)(3)(e) – Accessory Structures – 5-foot setback required; 0-foot setback with encroachment onto Lot 5 requested.
 2. §153.062(D)(1)(a)2 – Parapet Roof Height – Parapet roofs with a height between 2 ft. and 6 ft. required; 10-inch parapet over the pre-function area/restroom on building A2, 7.45 ft. – 8.75 ft. parapet over the rooftop mechanical equipment on building A2, and a 9 ft. parapet on building A3 requested.
 3. §153.062(E)(1) – Façade Materials – stone, brick and glass permitted primary materials and glass fiber reinforced gypsum, wood siding, fiber cement siding metal and exterior architectural metal panels and cladding permitted secondary materials; aluminum composite metal panels proposed as a primary material for the block, thin brick and ultra-high performance concrete proposed as

secondary materials for the block, and concrete panels proposed as secondary material for building A4.

4. §153.062(O)(5)(a)1 – Front Property Line Coverage – minimum of 75% front property line coverage; front property line coverage for one story for building A2 proposed, 51.62% front property line coverage for building A3 along Banker Drive proposed.
5. §153.062(O)(5)(a)1 – Building Types, Corridor Buildings, Building Siting, Street Frontage, Occupation of Corner - Occupation of corner is required; a private patio to meet the corner occupation requirement at the corner of Riverside Drive and Banker Drive for building A3 requested.
6. §153.062(O)(5)(a)2 – Building Types, Corridor Buildings, Buildable Area, Rear Yard Setback – Rear Yard Setback, 5 feet; A request to allow building A2 and A3 to have the following rear yard setbacks:
 - o Building A2: 0-foot. rear yard setback
 - o Building A3: 2.89-foot building rear yard setback and encroachment of vehicular canopy.
7. §153.062(O)(5)(a)2 – Building Types, Corridor Buildings, Building Siting, Buildable Area, Semi-Pervious Lot Coverage – Lots are permitted 80% impervious coverage. Once the 80% is reached, an additional 10% of semi-pervious lot coverage is permitted; request to allow building A2 to have an additional 27% of semi-pervious lot coverage.
8. §153.062(O)(5)(b) – Building Types, Corridor Buildings, Height, Minimum Building Height Minimum of 3 stories;
 - o Building A2: A request to permit one story.
 - o Building A3: A request to permit one story along Longshore Loop.
9. §153.062(O)(5)(d)1 – Building Types, Corridor Building, Façade Requirements, Street Façade Transparency, Ground Story Street Facing Transparency – A minimum of 60% transparency is required on ground story street facing façades;
 - o Building A2: A request to permit 15% transparency along the west elevation (Riverside Drive), and 26% transparency along the east elevation (Longshore Loop).
 - o Building A3: A request to permit 52% transparency along the west elevation (Riverside Drive), 48% transparency along the north elevation (Banker Drive) and 31% transparency along the east elevation (Longshore Loop).
10. §153.062(O)(5)(d)1 – Building Types, Corridor Building, Façade Requirements, Street Façade Transparency, Transparency – A minimum of 30% transparency is required on upper stories along street façades; A request to permit 13% transparency on the 8th story along the east elevation (Longshore Loop) on building A3.
11. §153.062(O)(5)(d)2 – Building Types, Corridor Building, Façade Requirements, Non-Street Façade Transparency, Transparency – A minimum of 15% transparency required on non-street facades;
 - o Building A2: A request to permit 11% transparency along the south elevation.
 - o Building A3: A request to permit 4% transparency on the 8th story along the south elevation.

12. §153.062(O)(5)(d)1-2 – Building Types, Corridor Building, Façade Requirements, Blank Wall Limitations – Blank walls are prohibited on both street facing and non-street facing facades;
 - o Building A2: A request to permit a blank wall on the southern portion of the west elevation and the middle portion of the south elevation.
 - o Building A3: A request to permit blank walls on the west elevation of the 8th story, north elevation of the 2nd – 7th stories, south elevation on the 1st – 8th stories and the east elevation on the 3rd – 8th stories.
13. §153.062(O)(5)(d)3 – Building Types, Corridor Building, Façade Requirements, Building Entrance, Principal Entrance Location –The Principal Entrance is required along a Primary Street Façade;
 - o Building A2: A request to permit the principal entrance to be located along Longshore Loop.
 - o Building A3: A request to permit the principal entrance to be located along Longshore Loop.
14. §153.062(O)(5)(d)3 – Building Types, Corridor Building, Façade Requirements, Building Entrance, Street Facades: Number of Entrances – Street Façade Entrances are required once every 75 feet;
 - o Building A2: A request to permit one entrance located along Longshore Loop while three are required.
 - o Building A3: A request to permit 1 entrance along the west elevation while 3 are required, 1 entrance along the north elevation while 2 are required, and 2 entrances along the east elevation while 3 are required.
15. §153.062(O)(5)(d)4 – Building Types, Corridor Building, Façade Requirements, Façade Divisions, Vertical Increments – Vertical Increments are required every 45 feet;
 - o Building A2: A request to allow the following vertical increments:
 - South Elevation: ±73 feet, ±90 feet
 - East Elevation: ±55 feet, ±78 feet
 - North Elevation: ±98 feet, ±113 feet
 - o Building A3: A request to allow no vertical increments.
16. §153.062(O)(5)(d)4 – Building Types, Corridor Building, Façade Requirements, Façade Divisions, Horizontal Façade Divisions – Horizontal Façade Divisions are required on buildings 3 stories and taller, within 3 feet of the top of the ground story and required at any building step-back; A request to permit Building A3 a partial (non-continuous) horizontal façade division along the north, south and west elevations and no divisions at the step-back along the east elevation.
17. §153.062(E)(1)(a) – Building Types, Material, Façade Materials – A minimum of 80% of facades shall be primary materials;
 - o Building A2: A request to allow the following percentages of primary materials:
 - West Elevation: 59%/*96%
 - North Elevation: 66%/*93%
 - East Elevation: 54%/*96%
 - South Elevation: 74%/*97%
 - o Building A3: A request to allow the following percentages of primary materials:
 - West Elevation: 64%/*88%
 - North Elevation: 41%/*80%
 - East Elevation: 31%/*86%

- South Elevation: 22%/*46%
**Including ACM as Primary Material*

18. §153.062(E)(1)(a) – Building Types, Material, Façade Materials – A maximum of 20% of facades may be secondary materials; A request for the south elevation of building A3 to consist of 54% secondary materials.
19. §153.062(O)(5)(d)6 – Building Type, Corridor Building, Façade Requirements, Roof Types, Permitted Types – Permitted roof types include parapet, pitched and flat; A request to permit a shed roof on building A2.
20. §153.062(O)(12)(a)1 – Building Type, Parking Structure, Building Siting, Street Frontage, Right-of-Way Encroachment – right-of-way encroachments are not permitted; A request to allow the canopy along the retail portion of building A4 to encroach over the Banker Drive right-of-way.
21. §153.062(O)(12)(a)2 – Building Type, Parking Structure, Building Siting, Buildable Area, Rear Yard Setback–Rear yard setback, 5 feet; A request to allow the rear yard setback for building A4 to vary from 0 - 4.33 feet along Longshore Loop.
22. §153.062(O)(12)(a)2 – Building Type, Parking Structure, Building Siting, Buildable Area, Impervious Coverage – Lots are permitted 80% Impervious Coverage; A request to allow building A4 to have 95% impervious coverage.
23. §153.062(O)(12)(d)3 – Building Type, Parking Structure, Façade Requirements, Building Entrance, Street Facades: Number of Entrances – Street Façade Entrances are required once every 75 feet; A request to permit building A4 1 entrance along the north elevation while 4 are required, 1 entrance along the east elevation while 3 are required, 1 entrance along the south elevation while 3 are required and 2 along the west elevation while 3 are required.
24. §153.062(O)(12)(d)4 – Building Type, Parking Structure, Façade Requirements, Façade Divisions, Vertical Increments – Vertical Increments are required every 30 feet.; A request to allow vertical increments at 35.39 feet apart along the east elevation and 39.27 feet apart along the west elevation of building A4.
25. §153.062(O)(12)(d)5 – Building Type, Parking Structure, Façade Requirements, Façade Materials, Permitted Primary Materials – Permitted primary materials include brick, stone and glass; A request to permit thin brick and metal panels as primary materials for building A4.
26. §153.062(E)(1)(a) – Building Types, Materials, Façade Materials Minimum of 80% primary façade materials; – A request to allow the following percentages of primary materials on building A4:
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 - West Elevation: 21%/*97%
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27. §153.062(E)(1)(a) – Building Types, Material, Façade Materials – A maximum of 20% of facades may be secondary materials; A request for following percentage of secondary materials on building A4:
 - North Elevation: 76%/*21%

- o South Elevation: 87%/*29%
- o West Elevation: 79%/*3%
- o East Elevation: 84%/*8%

**Including Thin Brick and ACM as Primary Materials*

28. §153.062(O)(12)(b)6 – Building Type, Parking Structure, Façade Requirements, Roof Type, Tower – Towers are permitted on facades only at terminal vistas, corners at two PFS, and/or adjacent to an open space type; A request to permit towers on building A4 at the southeast corner of Longshore Loop and Mooney Way and at Longshore Loop at the terminal vista across from the proposed private open space for.
29. §153.062(D)(4) – Building Type, Roof Type Requirements, Towers – One tower is permitted per building. A request to permit two towers on building A4. – Maximum height of towers may not exceed the height of one additional upper story and the width should not exceed the height. A request to permit the following tower dimensions on building A4:
- o Southeast tower: 15.75 feet high, 27.57 feet wide
 - o West tower: ±17.70 feet high and 39.27 feet wide
30. §153.064(F)(2) – Open Space Types, Refer to Table 153.064-A. – Pocket Parks are required to be between .10- and .50-acre; A request to permit the proposed pocket park located at the southwest corner of Banker Drive and Longshore Loop to be .06-acre.
31. §153.065(B)(5)(a)1 – Site Development Standards, Parking and Loading, Parking Structure Design, Entrance/Exit Lanes. – Parking structures are required an exit lane for every 200 parking spaces; A request to permit 2 exit lanes, while 3 are required.
32. §153.065(B)(5)(c)3 – Site Development Standards, Parking and Loading, Parking Structure Design, Interior Circulation. – A minimum ceiling clearance height of 12 feet is required where parking structures have frontage; A request to permit a ceiling clearance of 9 feet along Banker Drive.
33. §153.065(E)(1)(b) – 4 Site Development Standards, Fencing, Walls and Screening, Fence and Wall Height and Opacity. – Retaining walls extending above grade are limited in height to 4 feet or be more than 50% opaque; A request to permit retaining walls along Riverside Drive/SR 161 varying in height up to 7 feet with one.
34. §153.065(E)(3)(b)2 – Site Development Standards, Fencing, Walls and Screening, Rooftop Mounted Mechanical Equipment. – All roof mounted mechanical units are required to be screened to the full height of the proposed unit; A request to permit the parapet height on Building A3 (36 inches) to be less than the height of the proposed Utility and Exhaust Fans (46 inches and ±63 inches).
6. Ms. Downie said approval is recommended for 18 conditions **(the 19th one added tonight)**
- 1) That any inconsistencies on the plans be revised and a final version be submitted for final Staff review and approval;
 - 2) That Conditional Use applications be approved by the Planning and Zoning Commission for the proposed parking structure and event center;

- 3) That patio and outdoor dining details be reviewed and approved by Staff. Any modifications to the site or building will require a Minor Project Review prior to installation;
- 4) That a Master Sign Plan be submitted for separate review and approval;
- 5) That additional details be reviewed and approved as part of the building permit and Master Sign Plan regarding the building entrances on building A4 including but not limited to illumination and mounting details of the canopy;
- 6) That any additional required open space be provided with the development of Lot 7;
- 7) That a comprehensive Parking Plan be submitted indicating opportunities for shared parking;
- 8) That details of the proposed bicycle racks be provided for Staff review and approval;
- 9) That a detailed outline of delivery times and passenger pick-up/drop-off be submitted for Staff review and approval;
- 10) That the retaining walls along Riverside Drive/SR 161 be softened with plant materials as outlined in this report;
- 11) That the applicant continue to work with Staff to improve the percentage of pervious hardscape in the open spaces;
- 12) That a revised Photometric Plan should be resubmitted with Building Permits;
- 13) That the applicant verify whether cameras will monitor pedestrian activity from a remote location, or if other security measures will be taken, at building permitting;
- 14) That the applicant provide a more detailed description of the exterior cladding materials in the areas identified as exceeding the blank wall limitations to verify that these materials provide adequate visual interest and are architecturally appropriate to the proposed building design;
- 15) That the applicant provide additional information regarding the use of irrigation systems for Staff approval;
- 16) That a final landscape plan shall be reviewed and approved by the City Forester and the Director of Parks and Open Space prior to permit approval;
- 17) That the applicant work with Staff to provide increased access to the open space along Banker Drive;
- 18) That additional information including examples of successful installation of thin brick at a similar scale be provided for the PZC review; and
- 19) That the public access easement for the portion of Mooney Way that is on the adjacent Acura dealership property be executed and recorded prior to approval of any building or site improvement permit, to the satisfaction of the City Engineer.

Chris Brown asked Staff what the public opinion is on public versus private roads and what the implications are. He asked if parking is in compliance with everything Engineering would like to see.

Aaron Stanford said they determined Longshore Loop to be a private service street due to the character and function in that area – largely used for drop-off/pick-up for the hotel. He stated that is what a service street is intended to do per the BSD Code. He said they also considered long-term maintenance and cost. He said there is a lot of custom material proposed for that area, which is not typical for the City to maintain. He noted the street will be built to City standards for durability and strength, which is an advantage. He said the street was also analyzed for adequate fire truck maneuverability. He reported they also considered traffic generation. He said the street network map, part of the BSD Code, also guided them illustrating the public street network ends at Banker Drive. He indicated a large portion of vehicles turning to Longshore Loop are really intended in that area so there will not be a lot of pass-through traffic. **He said a disadvantage is the City's slight reduction of controlling authority in this area,** which they determined is not a great risk.

Mr. Stanford said Banker Drive, by the nature of the median that will be constructed on Riverside Drive, would be right-in/right-out from Riverside Drive. He said Mooney Way from SR 161 is a right-in only access and they worked to narrow that area. He said the intersection at Longshore/Mooney can get a little tricky from the geometry and the function of how that all works being a one-way street coming in intersecting a through-way with two other streets that are two-ways. He said there will be some additional signing and pavement markings for that area.

Mr. Brown asked if there are any issues with the pick-up/drop-off area. Mr. Stanford indicated if it was combined with on-street parking it would have been confusing. He said one of the goals of our street network is to be more pedestrian-friendly and this lends itself to that principle.

Ms. Husak recalled that when the PZC recommended approval of the Plat and City Council approved the Plat, the street sections and right-of-ways were all included.

Ms. Salay said she thought City Council had discussed enhancing the parking garage so it did not look so much like a parking garage. She said the concern was the openings were going to glow at night. She said this design is not very special but she cannot find the comments in the Council minutes. She asked the applicant if they considered doing something with the openings to soften the light flooding out.

Mr. Hunter said this particular garage is more challenging because it curves around the corner and there are some segmented materials that do not work as well with that. He said the conversations they have had with Staff resulted in not copying what had been designed for other garages, particularly those in the Arena District. He said not all of those have fins or metal panels; some are very simple structures, elegantly detailed and that does not come through on some of these renderings. He said the thin brick allows them to change the brick pattern. He indicated they paid attention to those sort of details and let it be a parking garage.

Mr. Brown inquired about the plaza between the event center and the hotel. He asked how a tent can be erected with those lights coming across. Mr. Hunter replied he thought the lights were high enough not to be a problem but they could be removed.

Ms. Newell indicated she liked the lights in that area but questioned the overall intensity. She asked if there is a way to dim the lights or if there is a particular lighting level they are considering to provide security but also a really nice ambiance so it is somewhat subdued and not glaring with the amount of lights shown.

Teri Umbarger, Moody Nolan, 300 Spruce Street, Suite 300, Columbus, Ohio 43215, said the lights are not dimmable yet but they are considering the photometrics and will be issuing the matrix with documentation to staff. She agreed they wanted an ambiance effect and not lighting you might find at a car dealership.

Mr. Brown suggested color temperature of a warmer glow. He asked Staff if they considered lumen levels as part of the application. Ms. Downie responded a lighting plan was submitted and it is reviewed per Code.

Ms. Newell inquired about the Ultra-Performance concrete panels.

Mr. Hunter presented material sample boards. Ms. Newell indicated she liked the darker quality and liked the design of the building overall. Ms. Salay said everything outside of the parking garage is wonderful. Ms. Newell said she really liked the tapered panels from dry design and believes it will be a very cool element on the parking garage. Mr. Brown agreed it was a cool product.

Mr. Brown encouraged the applicant to not value engineer the joints of the aluminum panels as they need to be done properly to drain properly and everything cannot be caulked that leeches and stains in a hurry.

Mr. Miller inquired about the green roof construction for the event center and how that system will work as far as water and irrigation.

Mr. Hunter said the shed roof was originally proposed but they were concerned if they used a metal roof, and there was rain during a wedding, the metal would provide unwanted noise.

Ms. Umbarger said they are considering a tray system for the green roof.

Mr. Brown inquired about the hotel bar area on the roof. He asked if it will be a garden area as green roofs are not always pretty looking, asking if it is more of an environmental response. Ms. Umbarger answered it is similar to what is proposed for the sloped roof. She stated a sedum tray system was repeated here as well as on the lowest portion of the hotel.

Ms. Newell asked what the tray depth will be. Ms. Umbarger answered 4 inches. Ms. Newell said it is not going to support tall plants. She explained the sedum is a plant material that should change seasonally. She said the plant trays require rain and when there is not enough for certain plants, they will die off and be replanted. She explained there are several different roofing manufacturers that offer system that have a plant matrix so everything will come together as a package. She indicated trays can also be made deep enough to support tree structures.

Mr. Miller asked if the plant material dies, if the trays would be replaced. Ms. Newell responded in most cases. She said the advantage of the trays is they are placed on top of the roof material allowing for easier maintenance. Mr. Miller clarified there is no irrigation system on this; its success will be from whatever the weather allows. Mr. Hunter added that is why sedum is used in this capacity because it is fairly hearty.

(FTR log note system dies but FTR keeps recording audio)

Steve Stidhem said he likes the piece of art in the plaza area with function to it as well. He indicated the open space will have a lot of uses the applicant might not have considered yet; he envisions a lot of different events in that space. He asked if there is anything in this area that would remind someone they are in Dublin.

Mr. Hunter said the architecture in the hotel, parking garage, and the event center are all extensions of the same type of architecture seen in blocks B & C of Bridge Park. He said when positioned in the plaza and looking west, there will be the clearest view of the SR 161 Bridge. He indicated that is the most **iconic "Dublin" element to him, looking back to historic Dublin.** He said they did not want to recreate

history but rather the next chapter in the BSD. He said the river was an inspiration for the actual form of the hotel.

Ms. Newell indicated the integration of the park structure screams Dublin to her.

Ms. Mitchell said early on, people were concerned the area would be Short North meets Dublin but instead the development is very authentic.

The Commission said collectively that they envision lots of activity that will come to this area, which will make it feel like Dublin.

Mr. Hunter reported that the weather has been kind so construction is moving ahead of schedule. He said Bridge Park Avenue is starting to take shape and he presented the area that the new tenants, RAM Restaurant and Brewery and Mesh Fitness will be located.

Ms. De Rosa inquired about the retaining wall heights varying from 4 feet to 7 feet, right next to the street. Mr. Hunter explained the heights were based on the grades of the site and confirmed there is only one point where the wall reaches 7 feet.

Ms. Mitchell reiterated this development has the feeling of Dublin. Mr. Hunter thanked her for her comment as they have worked very hard along with Staff and are very proud of it.

Motion and Vote

Ms. Newell moved, Mr. Brown seconded, to approve a Conditional Use for the Parking Structure with no conditions. The vote was as follows: Ms. De Rosa, yes; Mr. Miller, yes; Ms. Mitchell, yes; Mr. Stidhem, yes; Ms. Salay, yes; Mr. Brown, yes; and Ms. Newell, yes. (Approved 7 – 0)

Motion and Vote

Ms. Newell moved, Mr. Brown seconded, to approve a Conditional Use for the Conference/Event Center with no conditions. The vote was as follows: Ms. De Rosa, yes; Mr. Miller, yes; Ms. Mitchell, yes; Mr. Stidhem, yes; Ms. Salay, yes; Mr. Brown, yes; and Ms. Newell, yes. (Approved 7 – 0)

Motion and Vote

Ms. Newell moved, Mr. Brown seconded, to approve a Development Plan Review with three conditions:

- 1) That a mid-block pedestrianway between the event center and office be provided with the development of Lot 7;
- 2) That signs be posted indicating Mooney Way as a fire lane meeting the requirements of Dublin Fire Code Section D103.3; and
- 3) That any inconsistencies on the plans be revised and a final version be submitted for final Staff review and approval.

The vote was as follows: Ms. Salay, yes; Ms. De Rosa, yes; Mr. Miller, yes; Ms. Mitchell, yes; Mr. Stidhem, yes; Ms. Newell, yes; and Mr. Brown, yes. (Approved 7 – 0)

Motion and Vote

Ms. Newell moved, Mr. Brown seconded, to approve a Parking Plan with two conditions:

- 1) That the required number of ADA spaces be provided (Per Chapter 11 of the Ohio Building Code, current edition); and

- 2) That a detailed outline of delivery times shall be submitted for Staff review to confirm that no deliveries will be made during peak pick-up/drop-off times.

The vote was as follows: Mr. Miller, yes; Ms. Mitchell, yes; Mr. Stidhem, yes; Ms. De Rosa, yes; Ms. Salay, yes; Mr. Brown, yes; and Ms. Newell, yes. (Approved 7 – 0)

Motion and Vote

Ms. Newell moved, Mr. Brown seconded, to approve 34 Site Plan Waivers. The vote was as follows: Ms. Salay, yes; Ms. De Rosa, yes; Mr. Miller, yes; Mr. Stidhem, yes; Ms. Mitchell, yes; Mr. Brown, yes; and Ms. Newell, yes. (Approved 7 – 0)

Motion and Vote

Ms. Newell moved, Mr. Brown seconded, to approve the Site Plan Review with 19 conditions:

- 1) That any inconsistencies on the plans be revised and a final version be submitted for final Staff review and approval;
- 2) That Conditional Use applications be approved by the Planning and Zoning Commission for the proposed parking structure and event center;
- 3) That patio and outdoor dining details be reviewed and approved by Staff. Any modifications to the site or building will require a Minor Project Review prior to installation;
- 4) That a Master Sign Plan be submitted for separate review and approval;
- 5) That additional details be reviewed and approved as part of the building permit and Master Sign Plan regarding the building entrances on building A4 including but not limited to illumination and mounting details of the canopy;
- 6) That any additional required open space be provided with the development of Lot 7;
- 7) That a comprehensive Parking Plan be submitted indicating opportunities for shared parking;
- 8) That details of the proposed bicycle racks be provided for Staff review and approval;
- 9) That a detailed outline of delivery times and passenger pick-up/drop-off be submitted for Staff review and approval;
- 10) That the retaining walls along Riverside Drive/SR 161 be softened with plant materials as outlined in this report;
- 11) That the applicant continue to work with Staff to improve the percentage of pervious hardscape in the open spaces;
- 12) That a revised Photometric Plan should be resubmitted with Building Permits;
- 13) That the applicant verify whether cameras will monitor pedestrian activity from a remote location, or if other security measures will be taken, at building permitting;
- 14) That the applicant provide a more detailed description of the exterior cladding materials in the areas identified as exceeding the blank wall limitations to verify that these materials provide adequate visual interest and are architecturally appropriate to the proposed building design;

- 15) That the applicant provide additional information regarding the use of irrigation systems for Staff approval;
- 16) That a final landscape plan shall be reviewed and approved by the City Forester and the Director of Parks and Open Space prior to permit approval;
- 17) That the applicant work with Staff to provide increased access to the open space along Banker Drive;
- 18) That additional information including examples of successful installation of thin brick at a similar scale be provided for the PZC review; and
- 19) That the public access easement for the portion of Mooney Way that is on the adjacent Acura dealership property be executed and recorded prior to approval of any building or site improvement permit, to the satisfaction of the City Engineer.

The vote was as follows: Ms. Salay, yes; Mr. Stidhem, yes; Ms. Mitchell, yes; Mr. Brown, yes; Ms. De Rosa, yes; Mr. Miller, yes; and Ms. Newell, yes. (Approved 7 – 0)

The Commission congratulated the applicant and thanked Staff for their amazing work. Ms. Husak said she echoed the Commissions comments, appreciating the incredible work done specifically by Marie Downie as she has done an amazing job on this application.

Communications

~~Claudia Husak said there is a new staff member starting on Monday in the Planning Department. She said Lori Burchett, Planner II, comes by way of Seattle, WA, Idaho, Athens, and The Ohio State University.~~

~~Chris Brown said he is not able to attend the PZC meeting on March 10th.~~

~~Cathy De Rosa inquired about the process for the wayfinding system being created for the City. Mr. Papsidero said it has been to City Council approximately 10 – 12 months ago. He said the first phase will be implemented with the Bridge Park development. Ms. De Rosa said it would be interesting to obtain the overview of the city wide plan. Mr. Papsidero said Staff could provide that. Ms. De Rosa inquired about parking meters. Mr. Papsidero said **that is being explored under Council's direction, including kiosks.** He indicated on-street parking is meant for customers and not employees and a way to enforce that is to charge for parking and at this point, the parking garages will be free.~~

~~Steve Stidhem asked if charging stations have been explored. Mr. Papsidero answered they have not been considered as far as he is aware. Amy Salay indicated they are not too difficult to install and thought it would be a cyclical topic as gas prices increase. Mr. Stidhem suggested that the need for parking garages will decrease 10 – 15 years into the future as car technology becomes operationally more automatic; he anticipates very big changes.~~

~~Ms. Salay said there will be a Council workshop that the PZC will be invited to attend on April 18th to discuss various topics such as policy and signs, etc.~~

~~The Chair adjourned the meeting at 9:05 p.m.~~

As approved by the Planning and Zoning Commission on April 7, 2016.



RECORD OF DETERMINATION

FEBRUARY 11, 2016

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

**4. BSD SRN – Bridge Park, Block A Riverside Drive and W. Dublin-Granville Road
16-001DP-SP Development Plan/Site Plan**

Proposal: The third phase of development within Block A of the Bridge Park development, including a 107,043-square-foot hotel, 19,104-square-foot event center, a 468-space parking garage, and privately owned/maintained reserves for private drives, and 2,570 square feet of open space. The site is located at the northeast corner of the Riverside Drive and Dublin Granville Road intersection.

Request: Review and recommendation of approval to the Planning and Zoning Commission for a Development Plan and Site Plan Reviews under the provisions of Zoning Code Section 153.066(E)-(F).

Applicant: Nelson Yoder, Scioto Tuller Acquisitions.

Planning Contact: Marie Downie, Planner; (614) 410-4679, mdownie@dublin.oh.us

REQUEST 1: ADMINISTRATIVE DEPARTURES

Request for approval of five Administrative Departures:

1. §153.062(O)(5)(d)1 Building Types, Corridor Building, Façade Requirements, Street Façade Transparency, Transparency - A minimum of 30% transparency is required on upper stories along street façades; A request to permit 28% transparency on the 7th story along the north elevation (Banker Drive), 29% transparency on the 2nd and 7th stories along the east elevation on building A3.
2. §153.062(O)(5)(d)2 Building Types, Corridor Building, Façade Requirements, Non-Street Façade Transparency, Transparency - A minimum of 15% transparency is required on non-street facades; A request to permit 14% transparency on the 2nd story along the south elevation of building A3.
3. §153.062(E)(1)(a) Building Types, Materials, Façade Materials - A minimum of 80% of each building façade must be constructed of permitted primary materials; A request to permit 79% primary materials on the north elevation of building A4. These calculations are based on the approval of thin brick and metal panels as primary materials.
4. §153.062(E)(1)(a) Building Types, Material, Façade Materials - A minimum of 80% of facades shall be primary materials; A request to permit the south elevation on building A2 to be 74% primary material.
5. §153.062(E)(1)(a) Building Types, Material, Façade Materials - A maximum of 20% of facades may be secondary materials; A request for the north elevation of building A4 to consist of 21% secondary materials.

Determination: The five Administrative Departures were approved by the ART.

REQUEST 2: PARKING PLAN

Request for recommendation of approval to the Planning and Zoning Commission of a Parking Plan that allows for deviations from the Code requirements. These deviations include an excess of 128 parking spaces, and a total of 7 loading spaces located on a service street. with four conditions:

- 1) That the required number of ADA spaces be provided (1 per every 25 parking spaces must be ADA accessible) as per Chapter 11 of the Ohio Building Code;
- 2) That incorrect square footage is shown for the accessory bar use. Plans and parking calculations should be updated to include the correct square footage;
- 3) That a detailed outline of delivery times shall be submitted for Staff review to confirm that no deliveries will be made during peak pick-up/drop-off times; and
- 4) That the locations of the proposed loading spaces will require further review and approval by Staff.

Determination: The Parking Plan with four conditions was recommended for approval to the Planning and Zoning Commission.

REQUEST 3: DEVELOPMENT PLAN

Request for recommendation of approval to the Planning and Zoning Commission for a Development Plan with three conditions:

- 1) That a mid-block pedestrianway between the event center and office be provided with the development of Lot 7;
- 2) That signs be posted indicating Mooney Way as a fire lane meeting the requirements of Dublin Fire Code Section D103.3; and
- 3) That any inconsistencies on the plans be revised and a final version be submitted for final Staff review and approval.

Determination: The Development Plan was recommended for approval to the Planning and Zoning Commission with three conditions.

REQUEST 4: SITE PLAN WAIVERS

Request for approval to the Planning and Zoning Commission for 34 Site Plan Waivers:

1. §153.062(B)(3)(e) – Accessory Structures – 5-foot setback required; 0-foot setback with encroachment onto Lot 5 requested.

2. §153.062(D)(1)(a)2 – Parapet Roof Height – Parapet roofs with a height between 2 ft. and 6 ft. required; 10-inch parapet over the pre-function area/restroom on building A2, 7.45 ft. – 8.75 ft. parapet over the rooftop mechanical equipment on building A2, and a 9 ft. parapet on building A3 requested.
3. §153.062(E)(1) – Façade Materials – stone, brick and glass permitted primary materials and glass fiber reinforced gypsum, wood siding, fiber cement siding metal and exterior architectural metal panels and cladding permitted secondary materials; aluminum composite metal panels proposed as a primary material for the block, thin brick and ultra-high performance concrete proposed as secondary materials for the block, and concrete panels proposed as secondary material for building A4.
4. §153.062(O)(5)(a)1 – Front Property Line Coverage – minimum of 75% front property line coverage; front property line coverage for one story for building A2 proposed, 51.62% front property line coverage for building A3 along Banker Drive proposed.
5. §153.062(O)(5)(a)1 – Building Types, Corridor Buildings, Building Siting, Street Frontage, Occupation of Corner - Occupation of corner is required; a private patio to meet the corner occupation requirement at the corner of Riverside Drive and Banker Drive for building A3 requested.
6. §153.062(O)(5)(a)2 – Building Types, Corridor Buildings, Buildable Area, Rear Yard Setback – Rear Yard Setback, 5 ft.; A request to allow building A2 and A3 to have the following rear yard setbacks:
 - Building A2: 0 ft. rear yard setback
 - Building A3: 2.89 ft. building rear yard setback and encroachment of vehicular canopy.
7. §153.062(O)(5)(a)2 – Building Types, Corridor Buildings, Building Siting, Buildable Area, Semi-Pervious Lot Coverage – Lots are permitted 80% Impervious Coverage. Once the 80% is reached, an additional 10% of Semi-Pervious Lot Coverage is permitted; request to allow building A2 to have an additional 27% of Semi-Pervious lot coverage.
8. §153.062(O)(5)(b) – Building Types, Corridor Buildings, Height, Minimum Building Height Minimum of 3 stories;
 - Building A2: A request to permit one story.
 - Building A3: A request to permit one story along Longshore Loop.
9. §153.062(O)(5)(d)1 – Building Types, Corridor Building, Façade Requirements, Street Façade Transparency, Ground Story Street Facing Transparency – A minimum of 60% transparency is required on ground story street facing façades;
 - Building A2: A request to permit 15% transparency along the west elevation (Riverside Drive), and 26% transparency along the east elevation (Longshore Loop).
 - Building A3: A request to permit 52% transparency along the west elevation (Riverside Drive), 48% transparency along the north elevation (Banker Drive) and 31% transparency along the east elevation (Longshore Loop).
10. §153.062(O)(5)(d)1 – Building Types, Corridor Building, Façade Requirements, Street Façade Transparency, Transparency – A minimum of 30% transparency is required on upper stories along street façades; A request to permit 13% transparency on the 8th story along the east elevation (Longshore Loop) on building A3.

11. §153.062(O)(5)(d)2 – Building Types, Corridor Building, Façade Requirements, Non-Street Façade Transparency, Transparency – A minimum of 15% transparency required on non-street facades;
 - Building A2: A request to permit 11% transparency along the south elevation.
 - Building A3: A request to permit 4% transparency on the 8th story along the south elevation.
12. §153.062(O)(5)(d)1-2 – Building Types, Corridor Building, Façade Requirements, Blank Wall Limitations – Blank walls are prohibited on both street facing and non-street facing facades;
 - Building A2: A request to permit a blank wall on the southern portion of the west elevation and the middle portion of the south elevation.
 - Building A3: A request to permit blank walls on the west elevation of the 8th story, north elevation of the 2nd – 7th stories, south elevation on the 1st – 8th stories and the east elevation on the 3rd – 8th stories.
13. §153.062(O)(5)(d)3 – Building Types, Corridor Building, Façade Requirements, Building Entrance, Principal Entrance Location –The Principal Entrance is required along a Primary Street Façade;
 - Building A2: A request to permit the principal entrance to be located along Longshore Loop.
 - Building A3: A request to permit the principal entrance to be located along Longshore Loop.
14. §153.062(O)(5)(d)3 – Building Types, Corridor Building, Façade Requirements, Building Entrance, Street Facades: Number of Entrances – Street Façade Entrances are required once every 75 feet;
 - Building A2: A request to permit one entrance located along Longshore Loop while three are required.
 - Building A3: A request to permit 1 entrance along the west elevation while 3 are required, 1 entrance along the north elevation while 2 are required, and 2 entrances along the east elevation while 3 are required.
15. §153.062(O)(5)(d)4 – Building Types, Corridor Building, Façade Requirements, Façade Divisions, Vertical Increments –Vertical Increments are required every 45 feet;
 - Building A2: A request to allow the following vertical increments:
 - South Elevation: ±73 ft., ±90 ft.
 - East Elevation: ±55 ft., ±78 ft.
 - North Elevation: ±98 ft., ±113 ft.
 - Building A3: A request to allow no vertical increments.
16. §153.062(O)(5)(d)4 – Building Types, Corridor Building, Façade Requirements, Façade Divisions, Horizontal Façade Divisions – Horizontal Façade Divisions are required on buildings 3 stories and taller, within 3 ft. of the top of the ground story & required at any building step-back; A request to permit Building A3 a partial (non-continuous) horizontal façade division along the north, south and west elevations and no divisions at the step-back along the east elevation.
17. §153.062(E)(1)(a) – Building Types, Material, Façade Materials – A minimum of 80% of facades shall be primary materials;
 - Building A2: A request to allow the following percentages of primary materials:
 - West Elevation: 59%/*96%
 - North Elevation: 66%/*93%
 - East Elevation: 54%/*96%
 - South Elevation: 74%/*97%
 - Building A3: A request to allow the following percentages of primary materials:
 - West Elevation: 64%/*88%

- North Elevation: 41%/*80%
- East Elevation: 31%/*86%
- South Elevation: 22%/*46%

**Including ACM as Primary Material*

18. §153.062(E)(1)(a) – Building Types, Material, Façade Materials – A maximum of 20% of facades may be secondary materials; A request for the south elevation of building A3 to consist of 54% secondary materials.
19. §153.062(O)(5)(d)6 – Building Type, Corridor Building, Façade Requirements, Roof Types, Permitted Types – Permitted roof types include parapet, pitched and flat; A request to permit a shed roof on building A2.
20. §153.062(O)(12)(a)1 – Building Type, Parking Structure, Building Siting, Street Frontage, ROW Encroachment – ROW encroachments are not permitted; A request to allow the canopy along the retail portion of building A4 to encroach over the Banker Drive ROW.
21. §153.062(O)(12)(a)2 – Building Type, Parking Structure, Building Siting, Buildable Area, Rear Yard Setback–Rear yard setback, 5ft; A request to allow the rear yard setback for building A4 to vary from 0-4.33 ft. along Longshore Loop.
22. §153.062(O)(12)(a)2 – Building Type, Parking Structure, Building Siting, Buildable Area, Impervious Coverage – Lots are permitted 80% Impervious Coverage; A request to allow building A4 to have 95% impervious coverage.
23. §153.062(O)(12)(d)3 – Building Type, Parking Structure, Façade Requirements, Building Entrance, Street Facades: Number of Entrances – Street Façade Entrances are required once every 75 feet; A request to permit building A4 1 entrance along the north elevation while 4 are required, 1 entrance along the east elevation while 3 are required, 0 entrances along the south elevation while 3 are required and 2 along the west elevation while 3 are required.
24. §153.062(O)(12)(d)4 – Building Type, Parking Structure, Façade Requirements, Façade Divisions, Vertical Increments – Vertical Increments are required every 30ft.; A request to allow vertical increments at 35.39ft apart along the east elevation and 39.27ft apart along the west elevation of building A4.
25. §153.062(O)(12)(d)5 – Building Type, Parking Structure, Façade Requirements, Façade Materials, Permitted Primary Materials – Permitted primary materials include brick, stone and glass; A request to permit thin brick and metal panels as primary materials for building A4.
26. §153.062(E)(1)(a) – Building Types, Materials, Façade Materials Minimum of 80% primary façade materials; – A request to allow the following percentages of primary materials on building A4:
 - North Elevation: 24%/*79%
 - South Elevation: 13%/*71%
 - West Elevation: 21%/*97%
 - East Elevation: 16%/*92%

**Including Thin Brick and ACM as Primary Materials*

27. §153.062(E)(1)(a) – Building Types, Material, Façade Materials – A maximum of 20% of facades may be secondary materials; A request for following percentage of secondary materials on building A4:

- North Elevation: 76%/*21%
- South Elevation: 87%/*29%
- West Elevation: 79%/*3%
- East Elevation: 84%/*8%

**Including Thin Brick and ACM as Primary Materials*

28. §153.062(O)(12)(b)6 – Building Type, Parking Structure, Façade Requirements, Roof Type, Tower – Towers are permitted on facades only at terminal vistas, corners at two PFS, and/or adjacent to an open space type; A request to permit towers on building A4 at the SE corner of Longshore Loop and Mooney Way and at Longshore Loop at the terminal vista across from the proposed private open space for.

29. §153.062(D)(4) – Building Type, Roof Type Requirements, Towers – One tower is permitted per building. A request to permit two towers on building A4. – Maximum height of towers may not exceed the height of one additional upper story and the width should not exceed the height. A request to permit the following tower dimensions on building A4:

- SE tower: 15.75ft high, 27.57ft wide
- West tower: ±17.70ft high and 39.27ft wide

30. §153.064(F)(2) – Open Space Types, Refer to Table 153.064-A. – Pocket Parks are required to be between .10- and .50-acre; A request to permit the proposed pocket park located at the SW corner of Banker Drive and Longshore Loop to be .06-acre.

31. §153.065(B)(5)(a)1 – Site Development Standards, Parking and Loading, Parking Structure Design, Entrance/Exit Lanes. – Parking structures are required an exit lane for every 200 parking spaces; A request to permit 2 exit lanes, while 3 are required.

32. §153.065(B)(5)(c)3 – Site Development Standards, Parking and Loading, Parking Structure Design, Interior Circulation. –A minimum ceiling clearance height of 12ft is required where parking structures have frontage; A request to permit a ceiling clearance of 9ft along Banker Drive.

33. §153.065(E)(1)(b) – 4 Site Development Standards, Fencing, Walls and Screening, Fence and Wall Height and Opacity. – Retaining walls extending above grade are limited in height to 4ft or be more than 50% opaque; A request to permit retaining walls along Riverside Drive/SR 161 varying in height up to 7ft with one.

34. §153.065(E)(3)(b)2 – Site Development Standards, Fencing, Walls and Screening, Rooftop Mounted Mechanical Equipment. – All roof mounted mechanical units are required to be screened to the full height of the proposed unit; A request to permit the parapet height on Building A3 (36 inches) to be less than the height of the proposed Utility and Exhaust Fans (46 inches and ±63 inches).

Determination: The Site Plan Waivers were recommended for approval to the Planning and Zoning Commission as part of the Site Plan Review.

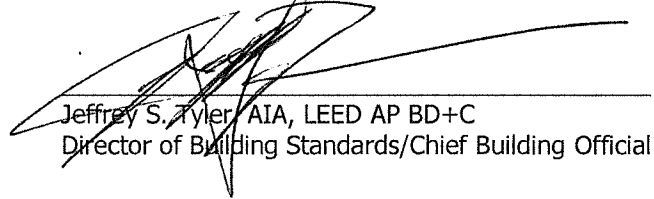
REQUEST 5: SITE PLAN REVIEW

Request for a recommendation of approval to the Planning and Zoning Commission for a Site Plan Review with 18 conditions:

- 1) That any inconsistencies on the plans be revised and a final version be submitted for final Staff review and approval;
- 2) That conditional Use applications be approved by the Planning and Zoning Commission for the proposed parking structure and event center;
- 3) That patio and outdoor dining details be reviewed and approved by Staff. Any modifications to the site or building will require Minor Project Review prior to installation;
- 4) That a Master Sign Plan be submitted for separate review and approval;
- 5) That additional details be reviewed and approved as part of the building permit and Master Sign Plan regarding the building entrances on building A4 including but not limited to illumination and mounting details of the canopy;
- 6) That any additional required open space be provided with the development of Lot 7;
- 7) That a comprehensive Parking Plan be submitted indicating opportunities for shared parking;
- 8) That details of the proposed bicycle racks be provided for Staff review and approval;
- 9) That a detailed outline of delivery times and passenger pick-up/drop-off be submitted for Staff review and approval;
- 10) That the retaining walls along Riverside Drive/SR 161 be softened with plant materials as outlined in this report;
- 11) That the applicant continue to work with Staff to improve the percentage of pervious hardscape in the open spaces;
- 12) That a revised Photometric Plan should be resubmitted with Building Permits;
- 13) That the applicant verify whether cameras will monitor pedestrian activity from a remote location, or if other security measures will be take, at building permitting;
- 14) That the applicant provide a more detailed description of the exterior cladding materials in the areas identified as exceeding the blank wall limitations to verify that these materials provide adequate visual interest and are architecturally appropriate to the proposed building design;
- 15) That the applicant provide additional information regarding the use of irrigation systems for Staff approval;
- 16) That a final landscape plan shall be reviewed and approved by the City Forester and the Director of Parks and Open Space prior to permit approval;
- 17) That the FDC/hydrant locations be approved by the Fire Marshall prior to permitting; and
- 18) That the applicant work with Staff to provide increased access to the open space along Banker Drive.

Determination: The Site Plan was recommended for approval to the Planning and Zoning Commission with 18 conditions.

STAFF CERTIFICATION



Jeffrey S. Tyler, AIA, LEED AP BD+C
Director of Building Standards/Chief Building Official

~~Ms. Martin said a recommendation to the Planning and Zoning Commission for approval is recommended for the Master Sign Plan to permit for a consistent sign package of an appropriate design and scale of the Bridge Park development, and the approved shopping corridor along Bridge Park Avenue and Riverside Drive, with two conditions:~~

- ~~1) That the MSP be updated to reflect that a Leasing Window Covering is a sign type not requiring a permit; and~~
- ~~2) That the applicant corrects all page references and provide the revised approved MSP to Planning, prior to sign permitting.~~

~~Jeff Tyler asked if there were any further questions or concerns regarding this case. [There were none.] He confirmed the ART's recommendation of approval to the Planning and Zoning Commission of the Master Sign Plan for their meeting on February 18, 2016.~~

**4. BSD SCN – Bridge Park, Block A Riverside Drive and W. Dublin-Granville Road
16-001DP-SP Development Plan/Site Plan**

Marie Downie said this is a request for the third phase of development within Block A of the Bridge Park development, including a 107,043-square-foot hotel, 19,104-square-foot event center, a 468-space parking garage, privately owned/maintained reserves for private drives, and 2,570 square feet of open space. She said the site is located at the northeast corner of the Riverside Drive and Dublin-Granville Road intersection. She said this is a request for review and recommendation of approval to the Planning and Zoning Commission for Development Plan, Site Plan, and Waiver Reviews under the provisions of Zoning Code Section 153.066(E)-(F).

Ms. Downie discussed the Development Plan request with three conditions:

- 1) That a mid-block pedestrianway between the event center and office be provided with the development of Lot 7;
- 2) That signs be posted indicating Mooney Way as a fire lane meeting the requirements of Dublin Fire Code Section D103.3; and
- 3) That any inconsistencies on the plans be revised and a final version be submitted for final Staff review and approval.

Jeff Tyler asked if there were any questions or concerns of the Development Plan conditions. [There were none.] Ms. Downie said a recommendation of approval of the Development Plan to the Planning and Zoning Commission with the three conditions above is recommended.

Ms. Downie discussed the 18 conditions for the Site Plan Review:

- 1) That any inconsistencies on the plans be revised and a final version be submitted for final Staff review and approval;
- 2) That Conditional Use applications be approved by the Planning and Zoning Commission for the proposed parking structure and event center;
- 3) That patio and outdoor dining details be reviewed and approved by Staff. Any modifications to the site or building will require Minor Project Review prior to installation;

- 4) That a Master Sign Plan be submitted for separate review and approval;
- 5) That additional details be reviewed and approved as part of the building permit and Master Sign Plan regarding the building entrances on building A4 including but not limited to illumination and mounting details of the canopy;
- 6) That any additional required open space be provided with the development of Lot 7;
- 7) That a comprehensive Parking Plan be submitted indicating opportunities for shared parking;
- 8) That details of the proposed bicycle racks be provided for Staff review and approval;
- 9) That a detailed outline of delivery times and passenger pick-up/drop-off be submitted for Staff review and approval;
- 10) That the retaining walls along Riverside Drive/SR 161 be softened with plant materials as outlined in this report;
- 11) That the applicant continue to work with Staff to improve the percentage of pervious hardscape in the open spaces;
- 12) That a revised Photometric Plan should be resubmitted with Building Permits;
- 13) That the applicant verify whether cameras will monitor pedestrian activity from a remote location, or if other security measures will be take, at building permitting;
- 14) That the applicant provide a more detailed description of the exterior cladding materials in the areas identified as exceeding the blank wall limitations to verify that these materials provide adequate visual interest and are architecturally appropriate to the proposed building design;
- 15) That the applicant provide additional information regarding the use of irrigation systems for Staff approval;
- 16) That a final landscape plan shall be reviewed and approved by the City Forester and the Director of Parks and Open Space prior to permit approval;
- 17) That the FDC/hydrant locations be approved by the Fire Marshall prior to permitting; and
- 18) That the applicant work with Staff to provide increased access to the open space along Banker Drive.

Ms. Downie asked if there were any questions on the conditions listed above.

Matt Earman inquired about condition #11. He asked if there was a target percentage for pervious hardscape. Ms. Downie replied that Engineering has approved the stormwater management plan, but asked that we ensure the maximum percentage possible is achieved.

Mr. Tyler asked if some of the conditions should be more specific, specifically condition #10 and the deadline for completion. Ms. Downie indicated the issues can be completed prior to building permitting. Mr. Tyler confirmed this list is really for the benefit of Staff review to which Ms. Downie affirmed.

Mr. Tyler asked if there were any further questions or concerns of the Site Plan conditions. [There were none.] Ms. Downie said a recommendation of approval to the Planning and Zoning Commission of the Site Plan with the 18 conditions is recommended.

Ms. Downie discussed the Parking Plan with four conditions:

- 1) That the required number of ADA spaces be provided (1 per every 25 parking spaces must be ADA accessible);
- 2) That incorrect square footage is shown for the accessory bar use. Plans and parking calculations should be updated to include the correct square footage;
- 3) That a detailed outline of delivery times shall be submitted for Staff review to confirm that no deliveries will be made during peak pick-up/drop-off areas; and
- 4) That the locations of the proposed loading spaces will require further review and approval by Staff.

Ms. Downie indicated that the proposal is over parked as the Office Building is not included in this proposal but the excess parking will be able to be used to meet parking requirements of Lot 7 when it is developed.

Mr. Tyler requested that the number of required ADA spaces in condition #1 be revised to refer to Chapter 11 of the Ohio Building Code. Condition 1 was revised to state:

- 1) The required number of ADA spaces be provided (As per Chapter 11 of the Ohio Building Code, current edition).

Mr. Tyler asked if there were any questions or concerns of the Parking Plan conditions. [There were none.] Ms. Downie said approval is recommended to the Planning and Zoning Commission for a Parking Plan with four conditions that allows for deviations from the Code requirements. These deviations include an excess of 128 parking spaces, and a total of 7 loading spaces located on a service street.

Ms. Downie discussed the Administrative Departures requested. She said the report indicates six administrative departures, but has removed the first as it is covered within a proposed waiver:

1. §153.062(O)(5)(d)1 Building Types, Corridor Building, Façade Requirements, Street Façade Transparency, Transparency - A minimum of 30% transparency is required on upper stories along street façades; A request to permit 28% transparency on the 7th story along the north elevation (Banker Drive), 29% transparency on the 2nd and 7th stories along the east elevation on building A3.
2. §153.062(O)(5)(d)2 Building Types, Corridor Building, Façade Requirements, Non-Street Façade Transparency, Transparency - A minimum of 15% transparency is required on non-street facades; A request to permit 14% transparency on the 2nd story along the south elevation of building A3.
3. §153.062(E)(1)(a) Building Types, Materials, Façade Materials - A minimum of 80% of each building façade must be constructed of permitted primary materials; A request to permit 79% primary materials on the north elevation of building A4. These calculations are based on the approval of thin brick and metal panels as primary materials.
4. §153.062(E)(1)(a) Building Types, Material, Façade Materials - A minimum of 80% of facades shall be primary materials; A request to permit the south elevation on building A2 to be 74% primary material.

5. §153.062(E)(1)(a) Building Types, Material, Façade Materials - A maximum of 20% of facades may be secondary materials; A request for the north elevation of building A4 to consist of 21% secondary materials.

Mr. Tyler asked if there were any questions or concerns regarding the five Administrative Departures. [There **were none.**] **He confirmed the ART's approval of the** five Administrative Departures.

Ms. Downie explained each of the 34 Site Plan Waivers whereas Staff is recommending approval to the Planning and Zoning Commission for 32 of the 34 Site Plan Waivers and 2 were recommended for disapproval (#25 and #26).

1. §153.062(B)(3)(e) – Accessory Structures – 5-foot setback required; 0-foot setback with encroachment onto Lot 5 requested.
2. §153.062(D)(1)(a)2 – Parapet Roof Height – Parapet roofs with a height between 2 ft. and 6 ft. required; 10-inch parapet over the pre-function area/restroom on building A2, 7.45 ft. – 8.75 ft. parapet over the rooftop mechanical equipment on building A2, and a 9 ft. parapet on building A3 requested.
3. §153.062(E)(1) – Façade Materials – stone, brick and glass permitted primary materials and glass fiber reinforced gypsum, wood siding, fiber cement siding metal and exterior architectural metal panels and cladding permitted secondary materials; aluminum composite metal panels proposed as a primary material for the block, thin brick and ultra-high performance concrete proposed as secondary materials for the block, and concrete panels proposed as secondary material for building A4.
4. §153.062(O)(5)(a)1 – Front Property Line Coverage – minimum of 75% front property line coverage; front property line coverage for one story for building A2 proposed, 51.62% front property line coverage for building A3 along Banker Drive proposed.
5. §153.062(O)(5)(a)1 – Building Types, Corridor Buildings, Building Siting, Street Frontage, Occupation of Corner - Occupation of corner is required; a private patio to meet the corner occupation requirement at the corner of Riverside Drive and Banker Drive for building A3 requested.
6. §153.062(O)(5)(a)2 – Building Types, Corridor Buildings, Buildable Area, Rear Yard Setback – Rear Yard Setback, 5 ft.; A request to allow building A2 and A3 to have the following rear yard setbacks:
 - o Building A2: 0 ft. rear yard setback
 - o Building A3: 2.89 ft. building rear yard setback and encroachment of vehicular canopy.
7. §153.062(O)(5)(a)2 – Building Types, Corridor Buildings, Building Siting, Buildable Area, Semi-Pervious Lot Coverage – Lots are permitted 80% Impervious Coverage. Once the 80% is reached, an additional 10% of Semi-Pervious Lot Coverage is permitted; request to allow building A2 to have an additional 27% of Semi-Pervious lot coverage.
8. §153.062(O)(5)(b) – Building Types, Corridor Buildings, Height, Minimum Building Height Minimum of 3 stories;
 - o Building A2: A request to permit one story.
 - o Building A3: A request to permit one story along Longshore Loop.

9. §153.062(O)(5)(d)1 – Building Types, Corridor Building, Façade Requirements, Street Façade Transparency, Ground Story Street Facing Transparency – A minimum of 60% transparency is required on ground story street facing façades;
 - o Building A2: A request to permit 15% transparency along the west elevation (Riverside Drive), and 26% transparency along the east elevation (Longshore Loop).
 - o Building A3: A request to permit 52% transparency along the west elevation (Riverside Drive), 48% transparency along the north elevation (Banker Drive) and 31% transparency along the east elevation (Longshore Loop).
10. §153.062(O)(5)(d)1 – Building Types, Corridor Building, Façade Requirements, Street Façade Transparency, Transparency – A minimum of 30% transparency is required on upper stories along street façades; A request to permit 13% transparency on the 8th story along the east elevation (Longshore Loop) on building A3.
11. §153.062(O)(5)(d)2 – Building Types, Corridor Building, Façade Requirements, Non-Street Façade Transparency, Transparency – A minimum of 15% transparency required on non-street facades;
 - o Building A2: A request to permit 11% transparency along the south elevation.
 - o Building A3: A request to permit 4% transparency on the 8th story along the south elevation.
12. §153.062(O)(5)(d)1-2 – Building Types, Corridor Building, Façade Requirements, Blank Wall Limitations – Blank walls are prohibited on both street facing and non-street facing facades;
 - o Building A2: A request to permit a blank wall on the southern portion of the west elevation and the middle portion of the south elevation.
 - o Building A3: A request to permit blank walls on the west elevation of the 8th story, north elevation of the 2nd – 7th stories, south elevation on the 1st – 8th stories and the east elevation on the 3rd – 8th stories.
13. §153.062(O)(5)(d)3 – Building Types, Corridor Building, Façade Requirements, Building Entrance, Principal Entrance Location –The Principal Entrance is required along a Primary Street Façade;
 - o Building A2: A request to permit the principal entrance to be located along Longshore Loop.
 - o Building A3: A request to permit the principal entrance to be located along Longshore Loop.
14. §153.062(O)(5)(d)3 – Building Types, Corridor Building, Façade Requirements, Building Entrance, Street Facades: Number of Entrances – Street Façade Entrances are required once every 75 feet;
 - o Building A2: A request to permit one entrance located along Longshore Loop while three are required.
 - o Building A3: A request to permit 1 entrance along the west elevation while 3 are required, 1 entrance along the north elevation while 2 are required, and 2 entrances along the east elevation while 3 are required.

15. §153.062(O)(5)(d)4 – Building Types, Corridor Building, Façade Requirements, Façade Divisions, Vertical Increments – Vertical Increments are required every 45 feet;
 - Building A2: A request to allow the following vertical increments:
 - South Elevation: ± 73 ft., ± 90 ft.
 - East Elevation: ± 55 ft., ± 78 ft.
 - North Elevation: ± 98 ft., ± 113 ft.
 - Building A3: A request to allow no vertical increments.
16. §153.062(O)(5)(d)4 – Building Types, Corridor Building, Façade Requirements, Façade Divisions, Horizontal Façade Divisions – Horizontal Façade Divisions are required on buildings 3 stories and taller, within 3 ft. of the top of the ground story & required at any building step-back; A request to permit Building A3 a partial (non-continuous) horizontal façade division along the north, south and west elevations and no divisions at the step-back along the east elevation.
17. §153.062(E)(1)(a) – Building Types, Material, Façade Materials – A minimum of 80% of facades shall be primary materials;
 - Building A2: A request to allow the following percentages of primary materials:
 - West Elevation: 59%/*96%
 - North Elevation: 66%/*93%
 - East Elevation: 54%/*96%
 - South Elevation: 74%/*97%
 - Building A3: A request to allow the following percentages of primary materials:
 - West Elevation: 64%/*88%
 - North Elevation: 41%/*80%
 - East Elevation: 31%/*86%
 - South Elevation: 22%/*46%

**Including ACM as Primary Material*
18. §153.062(E)(1)(a) – Building Types, Material, Façade Materials – A maximum of 20% of facades may be secondary materials; A request for the south elevation of building A3 to consist of 54% secondary materials.
19. §153.062(O)(5)(d)6 – Building Type, Corridor Building, Façade Requirements, Roof Types, Permitted Types – Permitted roof types include parapet, pitched and flat; A request to permit a shed roof on building A2.
20. §153.062(O)(12)(a)1 – Building Type, Parking Structure, Building Siting, Street Frontage, ROW Encroachment – ROW encroachments are not permitted; A request to allow the canopy along the retail portion of building A4 to encroach over the Banker Drive ROW.
21. §153.062(O)(12)(a)2 – Building Type, Parking Structure, Building Siting, Buildable Area, Rear Yard Setback – Rear yard setback, 5ft; A request to allow the rear yard setback for building A4 to vary from 0-4.33 ft. along Longshore Loop.
22. §153.062(O)(12)(a)2 – Building Type, Parking Structure, Building Siting, Buildable Area, Impervious Coverage – Lots are permitted 80% Impervious Coverage; A request to allow building A4 to have 95% impervious coverage.

23. §153.062(O)(12)(d)3 – Building Type, Parking Structure, Façade Requirements, Building Entrance, Street Facades: Number of Entrances – Street Façade Entrances are required once every 75 feet; A request to permit building A4 1 entrance along the north elevation while 4 are required, 1 entrance along the east elevation while 3 are required, 0 entrances along the south elevation while 3 are required and 2 along the west elevation while 3 are required.
24. §153.062(O)(12)(d)4 – Building Type, Parking Structure, Façade Requirements, Façade Divisions, Vertical Increments – Vertical Increments are required every 30ft.; A request to allow vertical increments at 35.39ft apart along the east elevation and 39.27ft apart along the west elevation of building A4.
25. §153.062(O)(12)(d)5 – Building Type, Parking Structure, Façade Requirements, Façade Materials, Permitted Primary Materials – Permitted primary materials include brick, stone and glass; A request to permit thin brick and metal panels as primary materials for building A4.
26. §153.062(E)(1)(a) – Building Types, Materials, Façade Materials Minimum of 80% primary façade materials; – A request to allow the following percentages of primary materials on building A4:
- North Elevation: 24%/*79%
 - South Elevation: 13%/*71%
 - West Elevation: 21%/*97%
 - East Elevation: 16%/*92%
- *Including Thin Brick and ACM as Primary Materials*
27. §153.062(E)(1)(a) – Building Types, Material, Façade Materials – A maximum of 20% of facades may be secondary materials; A request for following percentage of secondary materials on building A4:
- North Elevation: 76%/*21%
 - South Elevation: 87%/*29%
 - West Elevation: 79%/*3%
 - East Elevation: 84%/*8%
- *Including Thin Brick and ACM as Primary Materials*
28. §153.062(O)(12)(b)6 – Building Type, Parking Structure, Façade Requirements, Roof Type, Tower – Towers are permitted on facades only at terminal vistas, corners at two PFS, and/or adjacent to an open space type; A request to permit towers on building A4 at the SE corner of Longshore Loop and Mooney Way and at Longshore Loop at the terminal vista across from the proposed private open space for.
29. §153.062(D)(4) – Building Type, Roof Type Requirements, Towers – One tower is permitted per building. A request to permit two towers on building A4. – Maximum height of towers may not exceed the height of one additional upper story and the width should not exceed the height. A request to permit the following tower dimensions on building A4:
- SE tower: 15.75ft high, 27.57ft wide
 - West tower: ±17.70ft high and 39.27ft wide
30. §153.064(F)(2) – Open Space Types, Refer to Table 153.064-A. – Pocket Parks are required to be between .10- and .50-acre; A request to permit the proposed pocket park located at the SW corner of Banker Drive and Longshore Loop to be .06-acre.

31. §153.065(B)(5)(a)1 – Site Development Standards, Parking and Loading, Parking Structure Design, Entrance/Exit Lanes. – Parking structures are required an exit lane for every 200 parking spaces; A request to permit 2 exit lanes, while 3 are required.
32. §153.065(B)(5)(c)3 – Site Development Standards, Parking and Loading, Parking Structure Design, Interior Circulation. –A minimum ceiling clearance height of 12ft is required where parking structures have frontage; A request to permit a ceiling clearance of 9ft along Banker Drive.
33. §153.065(E)(1)(b) – 4 Site Development Standards, Fencing, Walls and Screening, Fence and Wall Height and Opacity. – Retaining walls extending above grade are limited in height to 4ft or be more than 50% opaque; A request to permit retaining walls along Riverside Drive/SR 161 varying in height up to 7ft with one.
34. §153.065(E)(3)(b)2 – Site Development Standards, Fencing, Walls and Screening, Rooftop Mounted Mechanical Equipment. – All roof mounted mechanical units are required to be screened to the full height of the proposed unit; A request to permit the parapet height on Building A3 (36 inches) to be less than the height of the proposed Utility and Exhaust Fans (46 inches and ±63 inches).

The ART discussed the disapproval recommendation for Waivers 25 & 26. Mr. Tyler inquired about rulings for previous cases involving primary material requests for thin brick and metal panels. Ms. Downie stated it was appropriate for the Home2 Hotel case where the issue was the weight of cantilevered elements and the corresponding structural impacts.

Ms. Downie asked the applicant for their reason for using thin brick, beyond the financial aspects. Russ Hunter, Crawford Hoying Development Partners, said thin brick is easier to install and in the end will likely be more expensive than traditional masonry, but results in a better looking product. Miguel Gonzalez, Moody Nolan, emphasized that the thin brick is cut from the same full size brick so the color, texture, and material will be identical.

Dan Phillabaum, Landplan Studios, LLC, said the installation method is key for thin brick. He said for Block C, it was used for a variety of depth across the façade. He indicated thin brick has been approved for very specific circumstances such as structural elements and aesthetics. He said past concerns have been for the use of thin brick around windows and doors for bricks that do not turn the corners.

Mr. Hunter explained that if full brick was used, steel would be required to maintain the load and would be visible in the garage openings. He said there is a parking garage in Worthington that is made of all thin brick, and when installed correctly the finished product can look great. He stated he would take pictures for reference prior to the PZC meeting.

Matt Starr, Crawford Hoying Development Partners, said they can show examples of quality structures and the differences between finished products.

Mr. Tyler suggested the ART recommend approval rather than disapproval as long as the applicant can provide more detail and pictures for the PZC since they have the final authority. Mr. Earman said he agreed with that logic.

Ms. Downie said Waiver 26 is for primary façade materials and not meeting the Code on the south elevation. She indicated that this is recommended for disapproval for the same situation as discussed with Waiver 25.

Mr. Tyler suggested the ART recommend approval for Waivers 25 & 26 with the expectation that pictures of successful installment will be provided.

Mr. Tyler inquired about Waiver 34. Mr. Phillabaum explained Code requires a parapet not to exceed six feet, but should be as tall as the mechanical unit. He explained the mechanicals on the roof will only have a 3-foot parapet, which is less than Code requires since the mechanical units are 46 and 63 inches respectively. However, he said the placement of these units and the overall height of the building prevent these units from being visible from adjacent properties. He stated the sight lines from the top floor of adjacent buildings will preclude anyone from seeing the units since no adjacent buildings reach a height of eight stories. He indicated the Waiver is appropriate since the architecture adds to the screening of the rooftop units.

Ms. Husak said this may seem like a lot of Waivers but they are needed for architectural reasons. Mr. Tyler said he encouraged Waivers when requested for architectural appropriateness and character.

Mr. Tyler asked if there were further questions or concerns regarding the Site Plan Waivers. [There were none.] He concluded all the 34 Waivers should be recommended for approval. He **confirmed the ART's** recommendation of approval to the Planning and Zoning Commission of the Development Plan, Site Plan, Waivers, and a Parking Plan.

ADMINISTRATIVE

Jeff Tyler asked if there were any additional administrative issues or other items for discussion. [There were none.]

Mr. Tyler adjourned the meeting at 3:13 pm.

As approved by the Administrative Review Team on February 18, 2016.

~~indicated there will be practical applications and did not want to make the applicant go thru the process. Donna Goss said she liked the idea that exceptions could be made with approval by the ART up to a certain percentage. Mr. Papsidero said that could be considered and suggested a 10% variation.~~

~~Claudia Husak suggested using the language from the Code for Minor Modifications. Marie Downie read Minor Modifications regarding signs are as follows "Modifications to sign location, sign face, landscaping and lighting, provided the general sign design, number of signs, and dimensional requirements are maintained."~~

~~The ART discussed language that could frame the standard for the dimensional aspect or the movement of a box based on creativity of the sign.~~

~~Mr. Starr said that would be hard to administer; everyone thinks their signs are creative. He is concerned then that the signs would get bigger and bigger. He said he did not want to open the window for everyone. He said for the most part, everyone will meet the MSP.~~

~~The ART agreed this needed further discussion. Ms. Martin suggested that Staff work with the applicant to add language to the application to address the previous concerns.~~

~~Mr. Papsidero asked if there were any further questions or concerns regarding this case. [There were none.]~~

CASE REVIEW

5. BSD SCN – Bridge Park, Block A 16-001DP-SP

Riverside Drive and W. Dublin-Granville Road Development Plan/Site Plan

Marie Downie said this is a request for the third phase of development within Block A of the Bridge Park development, including a 104,350-square-foot hotel, 19,104-square-foot event center, a 468-space parking garage with 2,334 square feet of retail, privately owned/maintained reserves for private drives, and 2,570 square feet of open space. She said the site is located at the northeast corner of the Riverside Drive and Dublin-Granville Road intersection. She said this is a request for review and recommendation of approval to the Planning and Zoning Commission for Development Plan, Site Plan, and Waiver Reviews under the provisions of Zoning Code Section 153.066(E)-(F).

Ms. Downie said with the recommendation to the PZC scheduled for next week, she wanted to discuss the Waivers and Conditions identified now. She explained that our consultant, Daniel Phillabaum, Landplan Studios, LLC, conducted a thorough review and provided eight pages of information on Waivers, Administrative Departures, and Conditions. She said the Waivers were mainly technical in nature dealing with the architecture of the buildings and noted the following conditions:

1. A mid-block pedestrianway will be required with the development of the office.
2. Stairs along Banker Drive to the pocket park will provide increased accessibility.
3. A Parking Plan will be required to be submitted and should include an outline of the use of the loading spaces, all required ADA parking spaces, and additional information on the height of the canopies.
4. Details of bicycle racks will be required for review and approval by Staff.
5. Plant materials that either grow up or down the retaining walls along the hotel and event center will be required in order to benefit the pedestrian experience.

Ms. Downie noted that the analysis of the Building Type requirements has been provided to the ART and includes the Waivers identified. She reiterated that the majority of them were technical due to the architecture of the building but asked for feedback.

Vince Papsidero asked if thin brick would be used on the entire garage. He noted this material was approved, but on a lower scale. Miguel Gonzalez, Moody Nolan, explained the thin brick is the same material as the full size brick and the only difference is the thickness. He indicated that the majority of the thin brick being proposed is above the first floor. Teri Umbarger, Moody Nolan, added the thin brick provides relief to modulate the pedestrian experience.

Jeff Tyler stated Code requires full size brick. He said if thin brick is used, it needs to have special shapes at the corners incorporated to appear as full size brick. Ms. Umbarger said the brick will turn the corners.

Mr. Gonzales said they would provide separate calculations for thin brick and regular brick.

Ms. Downie concluded that all questions or specific concerns with Waivers could be directed to her.

Mr. Papsidero asked that some of the changes to the plans be discussed for the benefit for ART members that have not been able to attend the weekly meetings with the applicant.

Mr. Gonzalez said the biggest change to the hotel is the east side/Longshore Drive elevation. He said they added glazing to the stone where they could and modulated that wall with vertical recesses, which starts to tie into the event center. Mr. Papsidero asked if the rooftop bar had expanded. Mr. Gonzalez said the whole length is now accessible. He mentioned that they also realigned openings on the south elevation and designated a potential location for public art along that wall.

Ms. Umbarger said the design of the roof was changed on the event center and a green roof was added.

Brian Sell, Moody Nolan, said they removed the horizontal windows along the south/east elevation of the event center and introduced vertical windows where possible.

Mr. Sell reported they moved the exhaust fans from the south façade of the event center and relocated them to the roof. He said the large stone wall to the south will be layered with additional architecture. Ms. Downie asked if they will be replacing the exhaust fans with windows, to which Mr. Sell responded affirmatively.

Mr. Papsidero asked the applicant to describe the modified pavilion. Mr. Sell said it is predominantly comprised of horizontal slats riverstone/driftwood serving as a sculptural piece. He explained it works with the ramp as an observation post and can also be used as a bandstand with lighting. Mr. Sell indicated the applicant is working on a large sculpture project for the pavilion.

Mr. Gonzalez said the garage now only has one brick type. He said panels have been removed so the design ties together more cleanly with the brick detailing. He indicated the accent wall proportions toward the plaza were changed to be more vertical.

Ms. Downie discussed the need for material boards and plans to be submitted. She concluded she would return next week with another update **for the ART's review** and recommendation.

Mr. Papsidero asked if there were any further questions or concerns regarding this case. [There were none.]

ADMINISTRATIVE

Vince Papsidero asked if there were any additional administrative issues or other items for discussion. [There were none.]

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type of access. It will carry them back to the data center where they will have access to multiple internet service providers, offsite data storage, as well as the ability to house their own equipment. A small or medium-sized company would not typically have that ability.

Mayor Peterson stated that, eventually, this will include the Schools and other entities. Mr. McDaniel agreed, noting that the Schools are in discussion about coming onto the 100-gigabit backbone. Dr. Hoadley is briefing the School Board about this tonight, following some discussion last week.

Mr. Reiner stated that he recently viewed a program about why London is a financial center. Their fiber network is very advanced and has drawn great businesses to London. Hats off to Mr. McDaniel and Council who took the risk 20 years ago and implemented Dublinlink!

Mr. McDaniel added that Councils past and present were the key in the implementation of this.

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

Resolution 06-16

Authorizing the City Manager to enter into an Indefeasible Right to Use Agreement with Cardinal Health to Utilize Fibers Within, and Connect to Dublinlink Facilities.

Mr. Lecklider introduced the resolution.

Ms. Gilger stated that Cardinal Health is requesting the use of two fiber pairs (four strands) to support its global technology operations. Because of the constantly changing world of healthcare, Cardinal saw a need for more connectivity at higher speed. Dublin will allow Cardinal Health to connect from its headquarters to its global distribution centers to process a higher volume of orders and become more efficient with product fulfillment to their hospitals, doctors and patients. The City does possess additional capacity within Dublinlink fiber, as Mr. McDaniel has indicated, to accommodate this request. Staff recommends approval. She offered to respond to any questions.

Mayor Peterson stated that the agreement is for a relatively short period of time — nine months.

Ms. Gilger clarified that is actually relates to termination, if they would ever dip below a certain level of payroll in the City of Dublin. There is a nine-month window for them to disconnect from the fiber. This agreement carries through 10 years and is renewable as long as the payroll stays consistently above that threshold.

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

OTHER

- Approval of Preliminary and Final Plats - Bridge Park, A Block (Case 15-117PP/FP)

Ms. Downie stated that the Planning and Zoning Commission reviewed this and recommends approval. The preliminary and final plats are consistent with the Basic Plans that were approved by Council. She offered to respond to any questions.

Ms. Amorose asked if the PP3 drawing could be shown on the screen. She is aware there has been much discussion about this development as a whole, but she would like to take this opportunity to provide comments. She stated that:

- Council approved the height waiver on this building. It was originally discussed on October 26, 2015 at which time it was stated there would be an opportunity

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for significant input from the community and that public comment would be taken.

- On December 7, Council approved the height waiver for the eight-story hotel, which removed it from the purview of the Planning and Zoning Commission. She has tremendous concern that the height of the building was raised 36 feet and there was never significant opportunity for public input.
- She has concerns about the eight-story hotel building being adjacent to what is essentially a one-story building. She believes that everyone has had the experience of being disappointed by staying in a hotel in a large city only to find the view from the room is of a rooftop of a convention center next door. This is a blank slate, and there is opportunity to do better.
- In the last line of the memo to Council, under the description, it states that a small amount of excess City-owned land at the southeast corner of the site is not needed for the construction of the future roundabout and that the land will be transferred to the applicant. She asked for clarification for what piece of land comprises this excess land.

Ms. Downie responded by pointing out the strip of land on the slide.

Ms. Amorose Groomes noted there is a hatch mark in the description of the PP3 drawing and it indicates "excess land owned by the City of Dublin" and indicates it is .22 acres.

Mr. Foegler clarified that this land is the entire strip that surrounds the edge of the site. Council will recall that when the right-of-way was initially purchased, it was prior to the design of the roundabout. The development agreement with the developer acknowledged that those were preliminary estimates of right-of-way. The agreement then contemplated a whole series of land exchanges where the developer provided land to the City and the City provided land to them. This is part of what is identified in the development agreement as one of those pieces of real estate that goes back to the developer.

Ms. Amorose Groomes stated that it varies in width along the strip. Her concern with this application is that on May 20, 2013, Ordinance 38-13 authorized the purchase of 5.12 acres from the developer for right-of-way. In the exchange the City paid them \$3.327 million. This was less than three years ago, yet the City is now giving them .22 acres or \$142,957 of land back at no cost. She recalls being at a Council meeting when they were given a portion of the Wendy's site – the fast food restaurant drive-through that was purchased at great expense to the City. This land was thrown into the deal and given to the same developer. Her concerns are that in less than three years, the City buys land and then gives it back. She would like to have more discussion about this.

Mr. Foegler stated that the economic development agreement includes a graphic of a whole series of pieces of property – some pieces owned by the developer and other pieces owned by the City of Dublin. The agreement contemplates all of those acreages being looked at. The agreement provides that, because it is effectively a "wash" – those would be exchanged at no cost. The original purchase agreement, prior to the development agreement, actually had a buyback provision that if either party needed more land, they would buy it back at the appraised value of the land. Then the larger land exchange arrangement was established in the economic development agreement. For example, the new City plaza on the west side of the river is provided by the developer to the City at no cost. That is one of the pieces of land. There is a lot of back and forth pieces of land exchanged, and those were all negotiated and identified as part of the development agreement.

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Ms. Amorose Groomes stated that she understands that, as any time any development comes through there is dedication of parks and items of that nature, but this is clearly, in her opinion, land that the City had just purchased.

Mr. Foegler clarified that the plaza is not park dedication land – it is above and beyond those requirements and is a very valuable piece of land. All of those were looked at comprehensively as part of the development agreement.

Mr. Keenan suggested that staff provide an inventory all of this land as contemplated in the development agreement for later discussion.

Mr. Foegler responded that he can provide this graphic to Council. It is one of the exhibits in the development agreement.

Ms. Salay concurred that this graphic was part of the development agreement that Council approved. She agreed that a memo with this information would demonstrate to the public what the City purchased or exchanged in conjunction with the development agreement.

Mr. Foegler added that the COTA sites, excess land the developer bought that came back to the City, rights-of-way that were vacated, future plaza sites needed – all of that was met and beyond any park dedication requirements. On balance, that was one of the negotiated terms that those exchanges would occur. In fact, the development agreement calls for the exchanges to occur at time of platting. This is occurring at the time that it is provided for in the development agreement. He agreed to provide the graphic for further information.

Mr. Lecklider noted that the height waiver was of concern to Council. The applicant provided explanation for this request. The issue was not taken lightly by Council. If he understands Ms. Amorose Groomes' comment correctly with respect to the view from a hotel room being the rooftop of a convention center, his understanding of the orientation is such that this would not be the case – at least for the majority of rooms.

Ms. Amorose Groomes responded that it largely speaks to the scale. She had read the meeting minutes where there was discussion of ramping up the rooftop of the convention center to make the change less dramatic from a one or 1-1/2 story building to an eight-story building. Her disappointment lies in not being able to find some common ground so that the intent of the District could be maintained. As one travels through the roundabout, heading north on Riverside Drive, there is an eight-story building next to a one-story buildings, then back up to five-story buildings. She would have preferred this to be more cohesive. There has been much discussion about pedestrian scale. When she served on the Commission, they spent significant time writing the Code for this. Building heights matter in pedestrian scale. There was good reason for the building heights to be as written in the Code. She is disappointed that there is a blank canvas and an opportunity to make this more pedestrian-friendly and of pedestrian scale. As everyone can attest, there has been tremendous investment of time in determining what is pedestrian scale and how to engage people into the public realm. With a blank slate, the outcome is unfortunate. There was not significant opportunity for public discussion, as she had anticipated.

Ms. Salay responded that Council did recently review this as a plat, and the applicant brought forward graphics of the hotel with the proposed convention center and how it all works in terms of the pedestrian aspect. There was lots of discussion about the height and if it was appropriate or not. She is comfortable with the hotel and how it relates to the convention/event center, how it relates to the pedestrian plaza, and the view shed through that plaza back to the parking garage. Perhaps the website where the renderings are housed could be shared. She mentioned that she is always amazed at the very small number of people who attend the Commission meetings for this major initiative. The public has ample opportunity to make public comment at these meetings.

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Ms. Groomes stated that her concern is that the height of the building was never under the purview of the Planning and Zoning Commission, but instead was reviewed by Council.

Ms. Salay noted that the Commission could certainly weigh in on that and provide input to Council, as could the public at the outset of the Commission meetings.

Mr. Reiner stated there were numerous drawings as to the relative height of the building. To have the spatial excitement for a hotel, the building had to be taller. This is the same with residential units in regard to ceiling height. The applicant has done an excellent job with the hotel design to accommodate the adjacent convention center.

Ms. Amorose Groomes stated that she respects their opinions. The beauty of the democratic process is that there are different perspectives regarding matters.

Mayor Peterson invited Mr. Yoder to comment.

Nelson Yoder, Crawford & Hoying noted that the design process is always a "process" of working to find the best solutions. In this case, with the conference/events center next to the hotel, the event center is to be a community facility, owned by the New Community Authority, and needs to be special. The Moody Nolan design team described this as a "jewelry box" in the middle of the project, a very special building. This one-story building will have a sculptural roof. In addition, they are looking at a green roof on the main space. Most of the room views are focused to the east and west given the sweeping curve of the hotel, but for those rooms that may have a view of the roof, they will have a very interesting view.

Ms. Amorose Groomes stated that her preference would have been not to be able to view the parking garage over the top of the building. It is already elevated, given the grade change up from the river.

Mr. Yoder responded that, realizing the parking garage now is a canvas, what will be created is a wonderful outdoor space that includes a landscape form object that sits near the roundabout that is a work of art. Beyond that, there will be the canvas of the garage that creates a really interesting backdrop. This will be a very dynamic space, and they will make some renderings available to Council that will demonstrate this.

Vice Mayor Reiner moved approval of the preliminary and final plats.

Ms. Salay seconded the motion.

Vote on the motion: Ms. Alutto, yes; Mayor Peterson, yes; Mr. Lecklider, yes; Ms. Salay, yes; Vice Mayor Reiner, yes; Ms. Amorose Groomes, no; Mr. Keenan, yes.

Community Entertainment District—Informational Presentation

~~Mr. Foegler stated that staff will provide background on the Community Entertainment District. This was mentioned regularly throughout the Bridge Street planning and visioning. The development agreement with Crawford Hoying did specify that the City would use its best efforts to form such a District. It is a relatively simple process under statute to form entertainment districts. Staff believes the first step is to orient Council and the public on what they are, how they work, the statutory provisions; and then engage in a more broad community discussion to determine if there is additional information to be considered before bringing any proposed geographic areas or applications to Council.~~

What is a Community Entertainment District (CED)?

~~In reading the statutory definition, the key takeaway is the kinds of mixing and range of uses. It is very much geared toward mixed-use environments by definition. It includes things like retail, hotels, sporting, cultural arts, entertainment, cultural facilities, convention and hotel. It is applied quite broadly, but these are the kinds of uses that constitute a community entertainment district.~~

~~indicated the sign design is respectful to the period of the structure built in 1842 and complements the simple vernacular architecture with a stone foundation, wood siding, and a metal roof.~~

~~Ms. Martin described the proposed colors as Amber Slate for the background panel and Capital White for copy and trim. She said the signs will replace the current signs in the same locations. Based upon that, she said the application meets Code for size, color, location, and height but requested the applicant provide updated plans to confirm the sign placement distance from the door.~~

~~Ms. Martin recommended approval to the Architectural Review Board for a Minor Project Review with the following condition:~~

- ~~1) That the plans be updated prior to sign permitting to reflect correct colors and that the sign location and sign mounting height meet Code.~~

~~Vince Papsidero asked if there were any further questions or concerns regarding this case. [There were none.] He confirmed the ART's recommendation of approval to the Architectural Review Board for the meeting on January 27th.~~

CASE REVIEW

3. BSD SCN – Bridge Park, Block A 16-001DP-SP

Riverside Drive and W. Dublin-Granville Road Development Plan/Site Plan

Marie Downie said this is a request for the third phase of development within Block A of the Bridge Park development, including a 104,350-square-foot hotel, 19,104-square-foot event center, a 514-space parking garage, and privately owned/maintained reserves for private drives. She said the site is located at the northeast corner of the Riverside Drive and Dublin-Granville Road intersection. She said this is a request for review and recommendation of approval to the Planning and Zoning Commission for Development Plan and Site Plan Reviews under the provisions of Zoning Code Section 153.066(E)-(F).

Ms. Downie reported a summary from her meeting yesterday with the applicant. She said the applicant provided three different options/ideas of the pavilion revision but had not received any graphics yet. She indicated the applicant will pick an option, provide general details to the PZC, and will then go through the Minor Project Review for the final details.

Ms. Downie said Staff asked DESIGNGROUP to review the architecture of the application and provide comments to the applicant that will also be provided to the Commission. She indicated the applicant will provide a response letter that will reflect what has or has not been addressed as a result of the consulting group's comments.

Vince Papsidero indicated that the majority of comments from DESIGNGROUP were favorable for bigger items.

Ms. Downie said the applicant is considering putting additional windows along Longshore Loop to provide some additional transparency but questioned whether a window can be placed in the fire room. Mr. Papsidero responded a light box would be permitted but not a window.

Jeff Tyler inquired how close the opening is to the property line and if it required a fire rating for that type of structure, which Staff will need to research.

Ms. Downie noted modifications to the garage will be more simplified with materials.

Ms. Downie indicated there are still some items of concern including addressing the walkability standards to ensure a safe and comfortable atmosphere, the design along the mid-block pedestrian way south of the proposed hotel as well as the 7-foot tall wall that extends to the sidewalk from the event center. She also indicated that the calculations for transparency will include the tall walls that disconnect the pedestrians from the event center.

Ms. Downie requested the ART's comments regarding the pedestrian experience throughout the site.

Mr. Papsidero suggested the use of public art along the southern façade of the hotel and that adding shrubbery would soften the façade. He asked how the retaining wall of the event center would be treated.

Mr. Tyler suggested wall **material can make a difference to the pedestrian's experience. He asked if art is** being considered for the plaza area.

Ms. Downie noted DESIGNGROUP recommended vertical windows instead of the ribbon windows proposed for the event center on the east façade. She indicated the applicant is exploring vertical lighting to tie in the event center with the hotel.

Mr. Papsidero said the windows need to dress it up so the event center does not appear institutional.

Mr. Tyler agreed the lighting can provide visual breaks with blank walls. Ms. Downie indicated that is what the applicant is trying to accomplish on the hotel. Mr. Papsidero suggested adding more glass to the east elevation of the hotel.

Ms. Downie concluded she would return next week with another update **for the ART's review.**

Mr. Papsidero asked if there were any further questions or concerns regarding this case. [There were none.]

ADMINISTRATIVE

Vince Papsidero asked if there were any additional administrative issues or other items for discussion. [There were none.]

Mr. Papsidero adjourned the meeting at 2:28 pm.

~~antennas will reach a height of 135 feet. She said the new hybrid coax cable will be directed along the outside of the monopole tower to ground-mounted equipment. Jeff Tyler stated this proposal will require a Certificate of Zoning Plan Approval.~~

~~Ms. Downie said approval is recommended with the following condition:~~

- ~~1) That any associated cables or other wiring are trimmed to fit closely to the panels and shall be neutral in color or match the supporting structure.~~

~~Vince Papsidero asked if there were any questions or concerns regarding this case at this time. [There were none.] He confirmed the ART's approval of this wireless case.~~

CASE REVIEW

3. BSD SCN – Bridge Park, Block A 16-001DP-SP

Riverside Drive and W. Dublin-Granville Road Development Plan/Site Plan

Marie Downie said this is a request for the third phase of development within Block A of the Bridge Park development, including a 104,350-square-foot hotel, 19,104-square-foot event center, a 514-space parking garage, and privately owned/maintained reserves for private drives. She said the site is located at the northeast corner of the Riverside Drive and Dublin-Granville Road intersection. She said this is a request for review and recommendation of approval to the Planning and Zoning Commission for Development Plan and Site Plan Reviews under the provisions of Zoning Code Section 153.066(E)-(F).

Ms. Downie reported Staff met with the applicant January 13th. She said in terms of a timeline, the applicant will be submitting revised plans incorporating comments on January 28th. She noted that these plans will be reviewed and the ART will provide a recommendation on February 11th. She said the Code would require a determination on February 4th, but the applicant has agreed to this timeline since it does not impact them getting on the agenda for the February 18th PZC meeting.

She noted that the proposed public access easement between the hotel and event center will be expanded and will include a 6.6-foot walk at its narrowest. She said a minimum width of 14 feet is required by Code for mid-pedestrian ways, which will also be required when the path between the event center and office is developed. She said Staff recognized the fact that the proposal does not meet the requirement for entrances along the Principal Frontage Streets, but instead provides paths that lead to the primary entrances.

Vince Papsidero asked if the easement would cover the complete plaza. Ms. Downie replied the easement would only be for the portion that will always be publicly accessible. She said the easement will be expanded as much as possible.

She said the applicant has reduced the amount of spaces being provided in the garage. She noted that they will be providing updated plans that show the garage at one story less, with the underground story relocated to the top floor. She said the applicant has indicated that they will be designing the garage in a way that if they determine the user of the office space, and it is decided that they will need more parking that they can then add a level of parking with PZC approval.

Ms. Downie said the architecture, possible Waivers, streets, utilities, stormwater management, and landscaping will be discussed at the next meeting with the applicant on January 20th. She said a summary will be provided January 27th as part of the final submittal.

Ms. Downie noted the previously proposed pavilion is being considered for more of an observation piece and something that can be eye catching and artistic. She said that Staff recommended that there be some sort of visual connection between the elevator and the rooftop bar.

Mr. Papsidero asked if the pavilion can be fully designed in time for the PZC and the options were briefly discussed. Ms. Downie responded that Staff could recommend a reviewing process for the pavilion if it is not fully designed in time.

Mr. Papsidero commented the applicant should propose some lighting effects for the rooftop bar and elevator.

Vince Papsidero asked if there were any further questions or concerns regarding this case. [There were none.] **He said the ART's recommendation to the PZC is scheduled for February 4th** for the meeting of the PZC on February 18th.

ADMINISTRATIVE

Vince Papsidero asked if there were any additional administrative issues or other items for discussion. [There were none.]

Mr. Papsidero adjourned the meeting at 2:20 pm.

As approved by the Administrative Review Team on January 21, 2016.

RECORD OF DETERMINATION**NOVEMBER 24, 2015**

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

**3. BSD SRN – Bridge Park – A Block
15-112BDP/BSP****Riverside Drive and SR 161
Basic Development Plan/Site Plan**

Proposal: A new eight story, 100,628-square-foot hotel, a 19,000-square-foot conference center, an office building (future phase), a 231,652-square-foot, 610 parking space garage, 0.11 acre open space, and associated site improvements on a ±3.75-acre site located at the northeast corner of the intersection of Riverside Drive and W. Dublin Granville Road.

Request: Review and recommendation of approval to City Council for a Basic Development Plan and Basic Site Plan under the provisions of Zoning Code Section 153.066.

Applicant: Nelson Yoder, BPACQ, LLC.

Planning Contact: Marie Downie, Planner; (614) 410-4679, mdownie@dublin.oh.us

REQUEST 1: BASIC DEVELOPMENT PLAN REVIEW

Request for recommendation of approval to City Council for a Basic Development Plan with the following Waiver and six conditions:

Waiver

1. §153.060(C) – Corner lots occupied by a single building are required to have a front and corner side property line. Request is for the Hotel to have two front property lines and no corner side property line.

Conditions

- 1) That the applicant defines Banker Drive as a Front Property Line;
- 2) That Mooney Street extending from Banker Drive to W. Dublin Granville Road and Longshore Street should be identified as private drives with appropriate easements;
- 3) That the applicant revises the "Corner Property Lines" to be side yard setbacks in all appropriate locations;
- 4) That the applicant works with Engineering to finalize details and alignment of the right-in one-way access from W. Dublin Granville Road;
- 5) That the applicant works with Engineering and the Acura dealership to modify the existing access point; and
- 6) That the applicant works with Staff to provide for a more walkable, pedestrian scale, and connected site.

**3. BSD SRN – Bridge Park – A Block
15-112BDP/BSP**

**Riverside Drive and SR 161
Basic Development Plan/Site Plan**

Determination: The Development Plan was recommended for approval to City Council with one Waiver and six conditions.

REQUEST 2: BASIC SITE PLAN REVIEW

Request for recommendation of approval to City Council for a Site Plan with the following five Waivers and four conditions:

Waivers

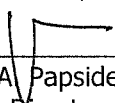
1. §153.062(O)(5)(b) – Conference Center – Ground Story Height – Maximum permitted is 16 feet. Request is for ground story height to be 25 feet.
2. §153.062(O)(5)(b) – Hotel – Building Stories – Maximum permitted is six stories. Request is for eight stories.
3. §153.062(O)(5)(b) – Hotel – Ground Story Height – Maximum permitted ground story height of 16 feet. Requested is ground story height of 20 feet.
4. §153.062(O)(5)(b) – Hotel – Story Height – Maximum permitted story height is 14 feet. Request is for 8th story to be 14 feet, 8 inches.
5. §153.062(O)(12)(a)(2) - Building Length – Parking structures are permitted a maximum length of 300 feet. Request is for a parking structure length of approximately 358.04 feet.

Conditions

- 1) That the applicant works with Staff to provide for a more walkable, pedestrian scale, and connected site. This includes, but is not limited to:
 - a. The modification of the proposed open spaces;
 - b. Ensuring that all doors are not impeding on pedestrian areas;
 - c. Ensuring that all pedestrian features are at the appropriate scale; and
 - d. Modifications to the proposed hotel pick-up/drop-off area.
- 2) That any parking spaces impacted by the proposed compactor be eliminated;
- 3) That the site distance issue along Longshore Street at the proposed Parking Garage exit is resolved; and
- 4) That the applicant will need Conditional Use applications approved by the Planning and Zoning Commission for the proposed parking structure and conference center.

Determination: The Site Plan was recommended for approval to City Council with five Waivers and four conditions.

STAFF CERTIFICATION



Vincent A. Papsidero, FAICP
Planning Director

feet. He indicated that if Kroger were to leave this site, he would want the opportunity to offer a sign to the new tenant at up to a height of 22 feet.

Ms. Martin said the 15-foot height limit is being recommended as the applicant moves forward; however, it is appropriate for the applicant to raise the request with the Planning and Zoning Commission.

The ART discussed other businesses in the area that might have signs at a height higher than 15 feet but it was determined those signs were likely approved before the BSD Code was established and granted variances.

Jeff Tyler suggested that as cases come forward, increased height should be considered if architecturally appropriate. He said if a sign fits better in a location that is higher than 15 feet, architectural appropriateness should be discussed.

Rachel Ray inquired about the tenants on opposite ends of the strip mall. She said one sign was requested for the tenant with frontage on Frantz Road but wanted to know what was proposed for the tenant on the east side. She asked if the signs could have individual fonts and logos.

Ms. Martin clarified the anchor tenant was not permitted to have a logo, but in-line tenants will be permitted logos, or secondary image/copy cumulatively not to exceed 20% of the area of the sign.

Vince Papsidero asked if there were any further questions or concerns regarding this case. [There were none.] He confirmed the ART's recommendation of approval to the PZC for a Master Sign Plan with three conditions.

3. BSD SRN – Bridge Park – A Block 15-112BDP/BSP

Riverside Drive and SR 161 Basic Development Plan/Site Plan

Marie Downie said this is a request for a new eight story, 100,628-square-foot hotel, a 19,000-square-foot conference center, an office building (future phase), a 231,652-square-foot, 610 parking space garage, 0.11 acre open space, and associated site improvements on a ±3.75-acre site located at the northeast corner of the intersection of Riverside Drive and W. Dublin Granville Road. She said this is a request for review and recommendation of approval to City Council for a Basic Development Plan and Basic Site Plan under the provisions of Zoning Code Section 153.066.

Ms. Downie presented an overview of the application. She noted the proposed hotel is intended to serve as the architectural anchor for the site and is located southeast of the intersection of Banker Drive and Riverside Drive. To the south, she said it is connected by a plaza to the conference center. She said the proposed office building is located southeast of the conference center. She said the proposed parking garage is located at the southwest corner of Banker Drive and Mooney Street and will primarily serve the hotel, conference center, and future office. She said the parking garage has a small retail component located at the northwest corner of the first floor.

Ms. Downie reported the proposed project includes:

- A1 – Future Office – Corridor Building (size to be determined)
- A2 – Conference Center – Corridor Building: 19,000 square feet
- A3 – Hotel – Corridor Building: eight-story, 100,628 square feet
- A4 – Garage/Retail – Parking Structure: six-story, 231,652 square feet with 610 parking spaces
- 0.11 acres of Open Space
- 9 on-street Parking Spaces

Ms. Downie said no details have been provided for the Open Spaces.

Ms. Downie said any Waivers that were not addressed as part of this report will be reviewed with the Final Development Plan and Final Site Plan. She noted the number of stories for the garage and conference center do not meet the Code requirements. She said Staff will need to review these further and could potentially require Waivers in the future.

Ms. Downie said approval is recommended to City Council for the Basic Development Plan with the following Waiver and six conditions:

Waiver

1. §153.060(C) – Corner lots occupied by a single building are required to have a front and corner side property line. Request is for the Hotel to have two front property lines and no corner side property line.

Conditions

- 1) That the applicant defines Banker Drive as a Front Property Line;
- 2) That Mooney Street extending from Banker Drive to W. Dublin Granville Road and Longshore Street should be identified as private drives with appropriate easements;
- 3) That the applicant revises the "Corner Property Lines" to be side yard setbacks in all appropriate locations;
- 4) That the applicant works with Engineering to finalize details and alignment of the right-in one-way access from W. Dublin Granville Road;
- 5) That the applicant works with Engineering and the Acura dealership to modify the existing access point; and
- 6) That the applicant works with Staff to provide for a more walkable, pedestrian scale, and connected site.

Ms. Downie said approval is recommended to City Council for the Site Plan with the following five Waivers and four conditions:

Waivers

1. §153.062(O)(5)(b) – Conference Center – Ground Story Height – Maximum permitted is 16 feet. Request is for ground story height to be 25 feet.
2. §153.062(O)(5)(b) – Hotel – Building Stories – Maximum permitted is six stories. Request is for eight stories.
3. §153.062(O)(5)(b) – Hotel – Ground Story Height – Maximum permitted ground story height of 16 feet. Requested is ground story height of 20 feet.
4. §153.062(O)(5)(b) – Hotel – Story Height – Maximum permitted story height is 14 feet. Request is for 8th story to be 14 feet, 8 inches.
5. §153.062(O)(12)(a)(2) - Building Length – Parking structures are permitted a maximum length of 300 feet. Request is for a parking structure length of approximately 358.04 feet.

Conditions

- 1) That the applicant works with Staff to provide for a more walkable, pedestrian scale, and connected site. This includes, but is not limited to:
 - a. The modification of the proposed open spaces;
 - b. Ensuring that all doors are not impeding on pedestrian areas;
 - c. Ensuring that all pedestrian features are at the appropriate scale; and
 - d. Modifications to the proposed hotel pick-up/drop-off area.
- 2) That any parking spaces impacted by the proposed compactor be eliminated;
- 3) That the site distance issue along Longshore Street at the proposed Parking Garage exit is resolved; and
- 4) That the applicant will need Conditional Use applications approved by the Planning and Zoning Commission for the proposed parking structure and conference center.

Russ Hunter, Crawford Hoying Development Partners, questioned the issue of the conference center as having one story. He asked how to best proceed since this will go to City Council and then on to the determined reviewing body. Ms. Downie indicated that the desired timeline has not given Staff the opportunity to discuss and review options in terms of additional stories. She said the applicant could request feedback from City Council, but would not want them to vote without Staff having a discussion first. She pointed out that the reviewing body will have the opportunity to approve any additional Waivers coming forward.

Rachel Ray asked the applicant why the conference center is only one story. Mr. Hunter replied the conference center is considered a "jewel" building and a green roof is intended. He said the conference center does not have a large footprint on the site. He said it is a challenge to construct a two-story structure for an event space without columns. He indicated that adding office space to an event space would not work very well.

Ms. Ray asked if the green roof on the conference center would be accessible. Mr. Hunter answered that the roof would not be accessible at this point but they are offering an accessible green roof at the hotel.

Jeff Tyler encouraged the applicant to exhaust all options in terms of adding a second floor to the conference center.

Teri Umbarger, Moody Nolan, said that event space added to the second floor poses a challenge as the kitchens are required to be on the first floor for delivery purposes.

Ms. Umbarger questioned the condition for a more walkable, pedestrian scale, and connected site. She asked the ART what they are looking for in terms of the areas along Riverside Drive. She indicated that the Code was not specific.

Ms. Downie said the intent of the condition is for the applicant and Staff to have in-depth discussions and provide more details in the future.

Vince Papsidero said the point is allowing for pedestrian access. He said it is important to break up a large block for connectivity. He encouraged development for the space between the event space and the office building as well as a front door on the office building that would connect to a sidewalk. Ms.

Umbarger reported that the applicant has increased the width between the conference center and the office building to 22 feet and a pedestrian path could be added.

Ms. Downie said front doors for all the buildings do not currently meet the requirement and that will need to be considered in the final Site Plan.

Ms. Umbarger questioned the condition for the applicant to define Banker Drive as a Front Property Line for the parking garage. She asked what was required besides entrances and if canopies were part of that requirement. She inquired about aesthetics since two garages face each other. She noted that people will only see Banker Drive as they walk by and that Longshore Street is more visible.

Ms. Downie noted that the setbacks and the required build zones are all the same. She reiterated that Staff wants to ensure that the area along Banker Drive is aesthetically pleasing and that the architectural details have not been provided at this point.

Jenny Rauch said that Staff would like to see the details prior to Site Plan review.

Mr. Hunter said that the side along Longshore Street is going to be the most visible. He emphasized that it will not appear as a concrete bunker.

Mr. Hunter inquired about the phasing plan. He indicated the possibility that the office building would not be completed when the other buildings are completed.

Aaron Stanford asked if the phasing plan would be prepared for the final Site Plan. Mr. Hunter said the applicant would prefer to file everything at once, but it is possible they would not submit the office building at the same time.

Brian Quackenbush asked if the conditions would be updated since the applicant has submitted revisions. Ms. Downie answered affirmatively.

Mr. Papsidero asked if there were any further questions or concerns regarding this case. [There were none.] He confirmed the ART's recommendation of approval to City Council for a Basic Development Plan and Basic Site Plan.

ADMINISTRATIVE

Vince Papsidero asked if there were any additional administrative issues or other items for discussion. [There were none.]

Mr. Papsidero adjourned the meeting at 2:45 pm.

As approved by the Administrative Review Team on December 3, 2015.

~~Rachel Ray requested confirmation that all requests were for externally illuminated signs and if the colors requested are those that currently exist. Mr. Fraas confirmed most of the signs were white or one color.~~

~~Ms. Husak explained the ART's determination is scheduled for Tuesday, November 24th due to the holiday on Thursday. She asked the applicant if there would be a lot of updates/revisions to the MSP. Mr. Fraas asked that Staff get him the document to complete as soon as possible for him to meet the deadline.~~

~~Ms. Husak said conditions could be provided for approvals to move this forward for PZC.~~

~~Mr. Papsidero asked if there were any further questions or concerns regarding this case. [There were none.]~~

**3. BSD SRN – Bridge Park – A Block
15-112BDP/BSP**

**Riverside Drive and SR 161
Basic Development Plan/Site Plan**

Marie Downie said this is a request for a new eight story, 100,628-square-foot hotel, a 19,000-square-foot conference center, an office building (future phase), a 231,652-square-foot, 610 parking space garage, 0.11 acre open space, and associated site improvements on a ±3.75 acre site located at the northeast corner of the intersection of Riverside Drive and W. Dublin Granville Road. She said this is a request for review and recommendation of approval to City Council for a Basic Development Plan and Basic Site Plan under the provisions of Zoning Code Section 153.066.

Ms. Downie presented the site in the BSC Scioto River Neighborhood. She said the proposal includes a hotel, conference center, office, and parking garage. She reported the hotel and office uses are permitted in this zoning district, however, conditional use approval is required for conference centers and stand-alone parking structures. She indicated that the proposed hotel was the main focus at the Informal Review with City Council. She noted that there are limited details provided for the office building as a tenant has not been identified.

Ms. Downie said a number of issues have been identified as Waivers have been requested:

- Longshore Street, the one-way drive, and the extension of Mooney Street should be designated as private with appropriate access and utility easements. Ms. Downie said they will need to be renamed and will not be overtaken by the City.
- Access from Acura will need to be right-in, right-out onto the one-way access from SR 161.
- The proposed eight-story hotel has been identified as the architectural anchor for the block, however, only six stories are permitted. Furthermore, the first and eighth stories exceed the height requirements.
- The conference center is only one story and three stories are required. She said the height of the conference center is 25 feet so the number of stories may not be an issue.
- The parking garage has six stories when only five stories are permitted.
- Principal entrances are proposed along Longshore Street but Riverside Drive through SR 161 is considered the principal frontage and principal entrances are required to be off of that. The number of entrances is also an issue but that could possibly be reviewed during the Site Plan process. She said to provide additional entrances for the hotel, there is a grade issue. She recommended leaving the proposed parking garage without a front property line while the hotel has two fronts. She inquired about pedestrian access for the parking garage; the handling of the entry is unclear.
- Not enough entrances/exits have been proposed for the parking garage.
- Banker Drive should be identified as a Front Property Line.
- All doors need to be recessed a minimum of three feet from the property line.

- The rear setback has not been met for the hotel as it encroaches within the five-foot setback.
- An elevation needs to be provided of the parking garage from Banker Drive. She said Staff needs to see what is going on between the two parking garages to determine if an appropriate feel has been achieved.
- Percentages of RBZ property line coverage for all buildings needs to be provided.
- The maximum capacity for the conference center, the square footage of the office, and the number of rooms as well as the square footage of the accessory use area need to be provided to correspond to the parking calculation requirements.
- Modifications are needed to the pick-up/drop-off area for the hotel. Ms. Downie presented some example pictures that would make the area more pedestrian friendly.

Ms. Downie said the permitted façade materials for the hotel include stone, brick and glass, which has been proposed. She said a composite metal panel system is also proposed as a primary material. She said glass fiber-reinforced concrete has been proposed as a secondary material.

Ms. Downie noted the three open spaces provided between the hotel/conference center and conference center/office. She pointed out the one main open space was marked as private while the two others are public. She said as a result of Staff's review, it is recommended that a portion of the main opens space become public. She explained that pedestrians coming from the roundabout have a significant area to cross over. She said the area needs to be accessible all the way through to meet the Code walkability standards.

Teri Umbarger, Moody Nolan, noted that transformers are in the area of the conference center path that runs along the south side of the conference center. She indicated that the applicant does not anticipate a lot of people traversing the cross walk from the direction of the roundabout. She said the change in grade is a challenge. She said the public will need to walk by the fenced-in transformers.

Ms. Downie emphasized that Staff recommends the area be opened and Staff does not support a Waiver in that area.

James Peltier, EMH&T, said there is a 10-foot difference and that there is no way to make that area ADA accessible since it is a smaller space congested with transformers, etc.

Vince Papsidero said the challenge here is that this is a large block that needs multiple breaks.

Matt Starr, Crawford Hoying Development Partners, said this is an issue of accessibility.

Joanne Shelly said when a path is not provided to open space, it is not considered public. She added a pedestrian path is required by the Code but does not need to be ADA accessible. She said the proposal is not meeting the mid-block requirement for walkability standards.

Ms. Downie said pedestrian pathways and open spaces need to be strongly considered when developing the office area. She emphasized leaving enough open space for the office building.

Mr. Peltier said there is access between the conference center and hotel but not open space.

Ms. Downie requested the width proposed for the path as well as additional details. Ms. Shelly indicated it cannot just be a concrete path squeezed between two buildings; this path is not currently identified as public access.

Mr. Starr said the path would be used infrequently during a 24-hour period.

Russ Hunter, Crawford Hoying Development Partners, said the public can get through there, directed by specialty lighting and materials. He said the grade change allowed an opportunity for a grand staircase. He indicated it was an oversight on the applicant's part not to designate open space. He said 90% of the time it will be public open space.

Ms. Downie inquired about access points for the parking garage. Ms. Umbarger replied there is access at all four corners.

Ms. Downie inquired about the wall along Riverside Drive. She said a pedestrian scale is needed and it cannot be a blank wall but details can be provided later.

Ms. Umbarger commented on the grade elevation of Riverside Drive and how the applicant is challenged with the slope of the entire site. She said pedestrians coming off of the SR 161/Riverside Drive roundabout crosswalks will be going to the hotel and conference center together as a unit.

Mr. Papsidero asked where the tallest point of the site was. Ms. Umbarger answered the highest is the northwest corner. She noted the various heights ranging from four feet to six feet.

Mr. Papsidero said the material is Ariscraft stone used horizontally, on the retaining wall along SR 161 and Riverside Drive.

Ms. Umbarger said the applicant has introduced planting areas at the pedestrian level as well as in the enclosed space between the conference center and the office building.

Mr. Papsidero suggested the open space be landscaped like a garden.

John Woods, MKSK, said the area is sculptural and bio retention is not determined. He said traditional planting is proposed towards Riverside Drive.

Rachel Ray asked about the relationship between the buildings. She asked how the applicant envisions the office building to relate to the conference center.

Mr. Hunter said the focus of everything is on Longshore Street where there is parking. He said the office building is presented as a worst case scenario as large as it could get. He said if the size of the building was decreased, they could make a change to accommodate further public open space.

Mr. Starr indicated the building currently designated office space could have another use besides office.

Mr. Hunter said the applicant would like to get through the basic review and come back with refinements.

Miguel Gonzalez, Moody Nolan, explained the wall of the parking garage where the corner has essentially been cut off serves as an accent wall to make a good visual connection with pedestrians. He said this accent wall that hides the elevator and stairs is proposed with playful metal panels to provide depth of surface.

Mr. Hunter said this parking garage can be used by patrons of the hotel or the conference center.

Mr. Papsidero said Staff needs to see other options of elevations for the conference center.

Ms. Shelly said internal streets changed to private changes Staff's review.

Claudia Husak asked Aaron Stanford how services, such as snow removal, are provided when a public street is changed to private. Mr. Stanford replied it depends on where the snow is deposited. Ms. Shelly indicated it would be taken care of through the NCA but not as a city-wide standard.

Ms. Downie inquired about the variations of color presented for the hotel. Mr. Gonzalez said the material is a reddish-tone concrete.

Ms. Husak said the earthy orange natural color as the intent for contrast looks nice.

Mr. Hunter added since the metal panel is sleek, concrete provides a different texture but the color might not end up the rusty color proposed.

Mr. Gonzalez requested an elaboration on the drop-off area for pedestrians.

Ms. Downie said Staff wanted to see the pedestrian path continue.

Ms. Shelly said the materials in the drop-off area are flush with grade and the change of materials does not reflect the grade change. She requested a demarcation to the road between the primary drop-off area and the edge of the road as there is not enough demarcation between the street and the pedestrian paths. She suggested planters and/or street trees could be used in this area to address that issue.

Mr. Gonzalez said the area is spatially challenged and the footprint of the building is tough to wiggle that into. He said his concern was congestion at the drop-off area onto Banker Drive.

Mr. Papsidero noted the bollard pattern directs pedestrians to the door. Mr. Gonzalez indicated the applicant could choose different paver types to help differentiate the areas.

Ms. Downie asked where the hotel and conference center canopies were located. Mr. Gonzales replied over the main entries. Ms. Downie said that needed to be clearly marked on the plans.

Laura Ball expressed her concerns about the open areas not being accessible. She said they will be open for the public 90% of time, but not everyone in the hotel will be involved in the conference center activity. She suggested a completely accessible path and would rather see the area around the transformers be private. She requested more details for these areas.

Mr. Gonzalez said there should be a casual place to sit.

Ms. Ball suggested playing with forms due to the grade change to address the public aspect of this area.

Mr. Peltier inquired about private streets to be renamed. Mr. Stanford said there needs to be a distinction between public versus private. Mr. Peltier said he would like to keep the same street names to minimize confusion. He asked if maintenance signs could be used to mark the areas. Mr. Hunter added this is a wayfinding issue.

Mr. Stanford suggested keeping the street names very similar such as using "Longshore North" and "Longshore South".

Mr. Stanford said the geometry of access to the new one-way access at Mooney Street will need to be reviewed.

Mr. Peltier inquired about reserves for private streets – access easements. Mr. Stanford encouraged review of utility and water connections. He suggested the applicant start a dialogue now with the City of Columbus.

Mr. Stanford inquired about the parking space that appears to be compromised by the location of the dumpster. Ms. Umbarger indicated that was an error on the plans that would be corrected.

Ms. Umbarger inquired about next steps. Ms. Downie said a determination is scheduled for Tuesday, November 24th. She said the detail requested is needed by the end of the day today. She added digital records of the final draft for City Council is due by end of day Monday, November 30th.

Mr. Papsidero asked if there were any further questions or concerns regarding this case. [There were none.]

ADMINISTRATIVE

Vince Papsidero asked if there were any additional administrative issues or other items for discussion. [There were none.]

Mr. Papsidero adjourned the meeting at 3:12 pm.

As approved by the Administrative Review Team on November 24, 2015.

assist with moving expenses. Based on the company's payroll projections, it is estimated that the City will net approximately \$103,540 in income tax withholding revenue over the seven-year term of the agreement. Staff is recommending approval of the ordinance at the November 2 Council meeting.

Ms. Chinnici-Zuercher asked where in Stonehenge will this new building be located. Ms. Ray stated they have not identified the exact location. There are a few existing building pads still to be constructed along Stonehenge Parkway. More information will be available by the next reading.

Mayor Keenan added for the benefit of the audience that these jobs are what create the income tax revenue that enables the City to be able to build bikepaths, swimming pools, and other amenities that residents enjoy. These are important economic development incentives provided to companies.

There will be a second reading/public hearing at the November 2 Council meeting.

Ordinance 80-15

Authorizing the Provision of Certain Incentives to XPO Intermodal Solutions, Inc. Induce it to Retain and Expand an Office and Its Affiliated Entities, Associated Operations and Workforce within the City, and Authorizing the Execution of an Economic Development Agreement.

Vice Mayor Gerber introduced the ordinance.

Mr. Garcia stated that staff has been in continued discussions over the last 18 months with XPO Intermodal Solutions otherwise known as XPO Logistics, which was purchased by Pacer in April of 2014. This project results in the retention and expansion of the 380 employees at that facility. There has been competition for this project by North Carolina and some other Central Ohio communities.

The proposal is for a five-year, ten percent performance incentive on withholdings collected through 2020, with a cap, and a requirement that the company execute a lease through at least 2022.

Mr. Lecklider commented this is a great company and an important one to keep.

Ms. Salay clarified for the audience that when the City offers incentives, they are always performance based. If the company does not perform, they do not receive the incentive.

Mr. Gracia stated that is correct, and the incentive is also tied to a lease that is at least two to three years longer than the incentive itself.

Mayor Keenan noted there are claw back provisions included as well.

Mr. Gracia clarified that because the incentive is performance based, it is 100 percent or zero.

Mr. Lecklider noted that the City will net \$2 million over the term of the agreement, which is what fuels the economic engine that enables the City to provide services and amenities.

There will be a second reading/public hearing at the November 2 Council meeting.

OTHER

- Bridge Park A Block Hotel – Informal review and feedback

Mr. McDaniel stated that Crawford Hoving has requesting an informal review in order to obtain non-binding feedback from Council on the development concept, architecture, building height and materials for a proposed Hotel in Block A of the Bridge Park development. The developer is seeking this informal review prior to a Basic Plan application, which will require Council review per the development agreement. The proposal is in its very early stages and has not been reviewed in depth by the Administrative Review Team. Planner Marie Downie and Urban Design/Landscape Architect Joanne Shelly will present this application.

Ms. Downie provided an overview of the project, which is located at Riverside Drive and 161. She noted that Block C has gone through the approval process, as has Block B. Block A is now in the informal review stage, and they are required to submit a formal application following this with the detailed proposal. She noted the steps in the process,

as highlighted on the slide in red. The applicant is requesting informal review of the hotel portion of the site tonight. She provided other locator details of the surrounding area. The proposed site plan is included in the submission, including some public plazas around the hotel, and two elevations were provided to Council for review tonight. The applicant has a presentation to make, and staff is available to respond to any questions related to the process.

Applicant Presentation

Russ Hunter, Design Director, Crawford Hoving, 555 Metro Place N., Dublin, stated that the image shown tonight is nearly two years old. Although created at the beginning of this project, much of the original design remains. The most significant change is that the parking is no longer located underground. Less expensive, above-ground parking structures have replaced it. A similar change was made in Block A.

A strong architectural theme has been established for this project. However, because the hotel will be a tall building located on a hill and visible for quite a distance, it must be special. Although remaining true to the Bridge Park brand, it must be something "set apart." The Planning and Zoning Commission has indicated that they could "push the boundaries" a bit in order to make this building unique. The purpose for this review is to ensure that Council is comfortable with the concept before proceeding significantly in that direction.

[He shared the most recent site plan.] Even with the addition of an above-ground parking structure, the other components remain, including a hotel, conference center and signature office tower, within essentially the same footprint. The primary changes made are:

- Longshore Street, a north-south connector through the development, parallel to Riverside Drive, now goes through; and
- The conference center and the hotel have been separated, and are now stand-alone entities. A public plaza between the two buildings can serve as an event space, when needed.

Although the goal is to complete all the buildings on this site at the same time, that is less certain for the office tower. Because they don't yet know who will be utilizing that facility, they don't yet know how that building will look. The timeline on the conference center is much shorter than that for the hotel. The reason they are pursuing the informal review for the hotel is that, although it takes the longest time to design, it will inform much of the design of the other two buildings.

Curt Moody, Moody-Nolan Architects, 300 Spruce Street, Columbus, stated that what they have tried to do over the past months is to take into consideration what they have heard in previous reviews of the other blocks.

- Knowing that they are creating a community and neighborhood, they made an effort to ensure that there is a relationship between all the buildings. No building stands alone as an element unto itself; the buildings relate and work with each other. However, the hotel building will be special for a number of reasons.
- They had an opportunity to speak with Marriott at their headquarters in Washington, D.C. to discuss future Marriott facilities. This is not the typical Marriott building – it is a Marriott AC, a higher brand. With those facilities, Marriott expects the architect to challenge and come up with an expression that resonates with a higher-level hotel brand. That is what they have been working toward.
- They have tried to take advantage of the hotel's perch above the river, looking back into nature. They have used a serpentine approach, creating a brow on the end of the building with an iconic statement to the street presence. The floor plan is very open. The bar and breakfast area along the west façade opens to patio areas. The plan flows very well, yet is very compact for cost and functional relationship issues.
- On the top level, instead of creating a mechanical penthouse, they have created a useable space on the roof. They were able to take advantage of the best view of the river in this region from a rooftop entertainment area. The area, with a bar and

many excellent views, will be partially covered for rain days; have a planted area – a “green roof” atmosphere; have a glass rail will be in place.

Discussion considered the building transitions and views. The grade of that area will require ramps and stairs from the different levels.

Council Discussion

Mr. Peterson stated that Mr. Moody indicated that slight adjustments are often made to a basic building plan. Has this specific building ever been built elsewhere?

Mr. Moody indicated that it has not. Marriott takes this approach for certain brands. With the Springhill brand, they provide a basic plan for the architect to work from according to the number of hotel rooms. There is some ability to create another amenity, but in general, one is held to the basic plan. In this case, Marriott is looking for a higher level design than their standard units.

Mr. Hunter added that is one of the reasons they have worked so hard to secure this particular brand at this site. They want the building to be special, and with this brand, the architect has the latitude to create a design that fits with the neighborhood.

Mr. Peterson inquired what the number of rooms and price range for this hotel.

Mr. Hunter responded that there will be 150 rooms, approximately \$150-160 per night.

Mr. Peterson commented that he initially thought the design was interesting, but the elevations contained in the packet were of concern. However, the revised renderings presented tonight have changed his mind. These elevations enhance the serpentine feature and the glass element, and he is more excited about the revised building.

Ms. Chinnici-Zuercher stated that she likes the concepts for the elevations and the outdoor seating on the roof level. She recommends that the rendering that gives the context of the surrounding buildings and road system be shown. It demonstrates that the hotel fits into the area very well. It will be a centerpiece for our community and that area.

Vice Mayor Gerber stated that he has learned that AC Marriott is the top of their line. They are placing their AC brand in exciting areas around the country. Marriott has a high standard regarding the location of this brand, which is typically housed within an urban environment with energy. It speaks volumes to the Bridge Park development that Marriott has selected this location for the AC brand. Other areas in which they have located have been more established. It demonstrates Marriott's confidence in this location. He believes the design is attractive and enticing – to those who stay at the hotel or visit the hotel. The applicant has captured the essence of the energy desired for this area.

Mr. Lecklider inquired about the justification for the height. He believes a waiver will be required in order to build this, if it is ultimately approved. Why does this building need to be eight stories in height?

Mr. Moody responded that it is because of the rooftop bar. With the street that now runs through the plan, they needed to be compact on the building form. Originally, an L-shaped building was intended. However, it did not work well with an attempt for a mix of rooms. Recognizing that this is not the typical hotel, the design needed to be sharpened. The road through the plan compressed the site in such a way as to indicate a rectangular building, but they did not believe that was the appropriate design for that location. That type of building exists on other blocks. The curve on the site is already in place, so they simply took advantage of it and augmented it to reverse the serpentine look. They wanted to make the rooftop a desired destination, and the rooftop bar is an amenity for this level hotel that would not be seen with a different brand. That is the reason for the eighth floor.

Mayor Keenan supported Ms. Chinnici-Zuercher's comment about the need to show the context of this building with the surrounding buildings. This building is eight stories; the adjacent building is six stories. This cannot be done in a vacuum. There will be significant public input, and the height issue will definitely be discussed.

Mr. Lecklider stated that he is not expressing support or opposition. He supports the general concept. However, the community has been sensitive regarding building heights, and this height has not previously existed in this block or other blocks. Whether that

concern will prove to be an issue as this moves forward or whether the public's consciousness is evolving about development in this area it yet to be seen. He asked the applicant to explain how an eight-story building is in context with the five and six-story buildings around it, and the conference center at a lower height -- how will all this fit together?

Mr. Moody responded that in the overall development, they remain true to the core values of the Bridge Park master plan. This is a dynamic urban center. In comparing the heights of these buildings, this building is not a full eight stories. Due to the individual heights of the floors, 10.5 feet not 12 feet, this building would be considered six stories in most cities.

Mr. Hunter stated that a great example is the C-2 office building. It is five stories, but the individual floors are much taller, which is typical for office buildings. In comparison, the eight-story hotel building is only about 10 feet taller than the five-story office building down the street. The aggregate building heights along Riverside Drive will flow nicely.

Mr. Lecklider noted that in this illustration, the proposed building looks more than 10 feet higher than the building to the north.

Mr. Hunter responded that it is about 25 feet taller than the building immediately adjacent, but the next building is taller. That is what he means by the ebb and flow of the building heights.

Mayor Keenan stated that there was initially objection to the buildings at Bridge and High for this same reason, but after it was built, it did not appear to be out of scale and there has been very little criticism of it.

Mr. Moody noted that they designed the Hilton across from the Convention Center in downtown Columbus. They learned that in order to maximize the room nights, it is necessary to provide amenities that will create other social outlets. He does not believe there is anything existing within this region similar to the proposed rooftop in this hotel. If a corporate retreat is held in the nearby conference center, those attending will likely go to the rooftop amenity after their meeting. In creating a destination like this, they are creating synergy that will permeate the entire development. As a team, they are looking for opportunities that will enhance not only one particular element, but enhance the overall development and the ability of the hotel to be successful. This hotel is not the standard brand that might be placed next to a university; it is a destination hotel.

Mr. Reiner stated that the second level of many hotels is often the conference center, but that is not necessary with this hotel, as the conference center will be next door. The curvilinear design is very clever, interesting and unusual. It is exciting that an AC hotel is being attracted to this area. He likes the fluidity of the design. The engineering aspect of this design is very complicated, but that adds to the drama of the overall elevation of the building. The rooftop garden is fantastic. He noted that in Monaco, developments are required to finish their roofs. That has been accomplished with this project, which will add to the overall appearance of the community. It will be an exciting space for people to visit in the evenings and look out over the river. He believes they did a great job in hiding the mechanicals of the building in this way.

Ms. Salay stated that she echoes others' comments, particularly those of Mr. Peterson about the revised elevations. The elevations provided in the packet did not do this concept justice. The glass on the end elevation is very exciting. Has the applicant worked with or had conversations with the Dublin Convention and Visitors Bureau, given the discussion over time about the need for a conference center.

Mr. Hunter responded that they have talked with the Bureau. They are just now getting into those details. The next step will be to fine-tune the details on the conference center. Those details will be in the site plan submission.

Ms. Salay stated that she is interested in having the City staff and the DCVB staff involved in that discussion.

Mayor Keenan stated that the east elevation is where people will be loading/unloading. How much space is available for this? Some hotels, especially in more urban settings, have difficulty stacking vehicles. Will it be difficult to access the parking or garage area, or will the hotel be valet parking only?

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Mr. Hunter stated that at this point, the thought is that a continuous stacking lane will run from the conference center to the hotel. This is necessary to accommodate the number of vehicles on site for an event occurring at the conference center. Valet parking will be used as well.

Mayor Keenan invited public testimony.

Wallace Maurer, 7451 Dublin Road, Dublin stated that juxtaposed to the exciting description of the building, what he has to say is miniscule. Everyone has heard about a litigated case in which the case hinges upon a punctuation mark, such as a comma or a semi-colon. He has spent four years at the University explaining that, but the issue still crops up, as in some of the materials related to this item. He will provide that information to the Clerk after the meeting.

Mayor Keenan inquired if the applicant has received the desired feedback from Council. The applicant responded affirmatively.

STAFF COMMENTS

Mr. McDaniel:

1. Commented that City employee, Charlotte Mathers passed away yesterday. She was a 17-year employee of the City of Dublin in the Income Tax division. The City honors her and appreciates her service to the citizens of Dublin. She was a great inspiration to everyone during her long illness, and it is important to pay public tribute to her. Staff will notify Council regarding the funeral arrangements.
2. Noted that the COTA park and ride facility will be temporarily relocated to the previous Byers site. This is a temporary arrangement while a permanent site is being constructed. Its existing location will be terminated on Friday, November 6 and the temporary location will open on the former Byers site on Monday, November 9.

Mayor Keenan inquired how the public is being notified.

Mr. McDaniel responded that COTA is communicating that to its riders, and the City will share the news through e-News and the City website.

3. The draft agenda for the Fall Neighborhood Association Leadership meeting was distributed tonight on the dais. The meeting will be held on Wednesday, October 28 from 6:30-8:00 p.m. at the Dublin Community Recreation Center. If Council members believe any other items should be included in the agenda, he asked that they let him know.
4. Reported that last week, Dublin hosted the Institute for Intelligent Communities event, involving 50 participants from a cross section of municipalities around Ohio, county and state officials, colleges and universities. At the end of the day, a global announcement was made regarding the Smart 21 communities. It was an honor to host this event at the Ohio University campus in Dublin and for Dublin to be center stage on that global announcement, which named communities in Europe, North America, South America and Asia in the Smart 21.

Mayor Keenan suggested that the Neighborhood Association Leadership meeting might be a good opportunity to update the neighborhoods about the correction of the drainage issues for the Wellington Reserve development along Brand Road. Are those issues addressed?

Mr. McDaniel responded that he would check on the status.

COUNCIL COMMITTEE REPORTS

- Planning and Zoning

Ms. Salay, Council liaison stated that after a very busy summer, the Commission had only one meeting in October, but will be back in session on November 5.

- Dublin Arts Council

Mr. Reiner, Council liaison stated he hopes citizens take the opportunity to see the exhibit "Hate is not the Answer" at the DAC. It offers a rare opportunity to see someone who has endured two of the most difficult regimes in the 20th century — Fascism and Communism,