



MEETING MINUTES

Administrative Review Team

Thursday, July 11, 2019 | 2:00 pm

ART Members and Designees: Jennifer Rauch, Interim Planning Director (Chair); Donna Goss, Director of Development; Colleen Gilger, Director of Economic Development; Michael Hiatt, Landscape Architect; Brad Fagrell, Director of Building Standards.

Other Staff: Claudia Husak, Senior Planner; Nicki Martin, Planner II; Chase Ridge, Planner I; Tammy Noble, Senior Planner; and Laurie Wright, Administrative Support II.

Applicants: Megan_Cyr, The Kleingers Group (Case 1); and Stephen Brown, Gresham Smith via conference call (Case 2).

Ms. Rauch called the meeting to order at 2:03 pm.

Ms. Rauch noted a Minor Modification approved recently:

1. VA Data, Building 3 - Other modifications deemed appropriate by the Planning Director.

INTRODUCTION/DETERMINATION

1. Darree Fields 19-051WID-DP

6259 Cosgray Road Development Plan

Ms. Martin said this application is a proposal for the construction of a new, 28-space parking lot along with storm water management improvements at a Dublin park. She presented an aerial view of the site.

Ms. Martin presented the proposed site plan and noted the proposed parking lot that will run along an existing private drive that will give access to an existing community garden. The lot shall replace an existing gravel lot that currently serves the community garden, and will include 28 parking spaces at 9 feet by 19 feet, with two of the spaces being ADA accessible. The size and number of spaces meet applicable Code requirements. She said there are two curb-cuts proposed at a width of 22 feet each. The two drives give access to the parking lot on its western and eastern edges and are connected by a 22-foot driving aisle that goes through the middle of the lot. She added there is curbing along the entire perimeter of the lot. No sidewalks or pathways that connect to the surrounding amenities are included in this proposal.

Ms. Martin reported five trees are proposed as landscaping along the lot. Three of which will be within landscaping islands while the other two will be located just outside the southern-most corners of the lot. The proposed site plan includes a vegetated level spreader and a grass filter strip that will direct stormwater runoff to existing drainage infrastructure. Megan Cyr, The Kleingers Group provided more information about the vegetated level spreader and grass filter strip.

Ms. Martin said the proposal was reviewed against the Development and Site Plan Review Criteria for the West Innovation District and all were met. Therefore, approval is recommended for the Development Plan without conditions.



Ms. Cyr clarified there is access off the main drive and the parking lot will be by the ball fields and the dog park.

Ms. Rauch asked if there were any questions or concerns. [Hearing none.] She called for a motion to approve the Development Plan without conditions. Ms. Goss motioned, and Ms. Gilger seconded to approve the Development Plan. (Approved 5 – 0)

INTRODUCTION

1. VA Data 19-053DP

6685 Crosby Court Development Plan

Ms. Martin said this application is a proposal for the construction of an additional ingress lane, updated security features, and associated site improvements on the 69-acre parcel within the West Innovation District. She presented an aerial view of the site and an image that highlighted the buildings and mechanics already built on the property.

Ms. Martin presented photographs of the existing conditions of the existing ingress lane to compare to the proposed ingress lane area. She presented the proposed site plan, which highlighted the alignment change and double locking gate system. Stephen Brown, Gresham Smith said the applicant is upgrading the front entrance security for client data centers, such as these, house sensitive data and require a stringent perimeter to bring entrances into compliance. This requires a double-lock system, crash-rated gate, which is the new corporate security standard. This is an operational issue to enable folks in and out of the campus. He said they get a fair amount of traffic, which they need to hold at the gate house and stay at security until cleared but this has caused backups into the cul-de-sac. They want employees or secured people to be able to get in without waiting behind someone waiting for clearance.

Lastly, Ms. Martin presented the landscape plan, which staff still needs to review for compliance. She asked the ART if they had any questions.

Mr. Fagrell inquired about the amount of spacing between the two gates in each lane. Mr. Brown answered there is 40 feet between gates. He added there is a 10-foot island on two ingress lanes so the width of the lanes vary between 10 – 12 feet. This allows only box trucks to fit, no larger vehicles and both gates are crash rated. Mr. Fagrell asked how this system would operate with emergency fire and ems vehicles. Mr. Brown said a guard is there 24/7 and are trained for these types of situations. Fire and ems have the ability to override security, if a guard is not available.

Ms. Gilger asked if the gates were as high as the rest of the fencing. Mr. Brown said the gates are similar in size (8 feet high) to match the fence and style currently exhibited.

Mr. Fagrell asked how the gates opens. Mr. Brown explained there is a motorized unit so the arm pivots on the motor and rotates the gate upward. He stated there is a battery backup and manual override, as well.

Ms. Goss asked what precipitated this action. Mr. Brown answered it is a security upgrade corporate-wide. They want to reduce the threat from vehicles so the crashing gates were proposed. Ms. Goss said the ingress is curved now, which slows down traffic and with a straighter access, a vehicle could reach the gate at a higher rate of speed. Mr. Brown said the barriers are rated at 35 mph to stop a reasonable threat. He added the other current issue is that a full-size, tractor-trailer has access.

Ms. Martin concluded the applicant will need to return to the ART in two weeks. Ms. Rauch asked if there were any questions or concerns. [Hearing none.]

ADJOURNMENT

Ms. Rauch adjourned the meeting at 2:20 pm.