




Office of the City Manager
5200 Emerald Parkway • Dublin, OH 43017-1090
Phone: 614-410-4400 • Fax: 614-410-4490

Memo

To: Members of Dublin City Council
From: Dana L. McDaniel, City Manager 
Date: March 5, 2019

Initiated By: Vincent A. Papsidero, FAICP, Planning Director
Jennifer M. Rauch, AICP, Planning Manager
Joanne Shelly, AICP, RLA, LEED BD+C, Urban Design/Landscape Architect
Re: Informal Review – Residences at Tuller Heights

Summary

This proposal is a request for an informal review and feedback for a future Basic Plan Review for the construction of an approximately 150,000-square-foot apartment building, designated as a 55 and older living facility containing 135 residential units. The facility also includes a variety of residential common areas, which will be located throughout the first floor. The site is located northwest of the intersection of John Shields Parkway and Village Parkway. City Council members are asked to review and provide feedback to the applicant prior to a formal review of a future application.

Background

The site is located along the northern side of John Shields Parkway and west of Village Parkway. John Shields Parkway is a District Connector Street for the Bridge Street District redevelopment framework. Previous to the construction of John Shields Parkway, this property was an automotive dealership. Recent development within the area includes the Tuller Flats apartments to the west.

The Planning and Zoning Commission provided an informal review of a previous submittal in May of 2018. Commission members questioned whether there would be on-site staffing for the facility and if there would be a building manager. The Commission also commented on opening up the first floor amenities to the public and allowing for more public and open space. Lastly, the Commission wanted to see more correlation between the aspirational images and how that will be applied to the architectural character of the building.

The applicant had submitted a Basic Development Plan, which was reviewed by the ART on July 19, 2018. On August 13, 2018, the application was reviewed and tabled by City Council. Council members stated concerns regarding the proposed block length, open space, building orientation and massing. A revised Basic Development Plan was submitted to City Council review at the February 25, 2019 meeting, but was postponed at the request of the applicant to gain informal feedback prior to formal review and approval.

Application Overview

This proposal includes the realignment of the intersection of Tuller Road and Village Parkway to create a “T” intersection, per the BSD thoroughfare plan. The proposed site has frontage on John Shields Parkway, Village Parkway and Tuller Road. One new north-south street is proposed, connecting Tuller Road to John Shields Parkway. An east-west internal drive is proposed to access the interior of the site.

The proposed retirement facility is a U-shaped building oriented north-south on the site with the longest façade fronting Village Parkway, and the two shorter facades fronting Tuller Road and John Shields Parkway. The proposal includes eight, future townhouse buildings located to the west of the proposed retirement facility. The townhouse buildings have frontage on Tuller Road, John Shields Parkway, and the future north-south public street. Access to the site is provided from the future north-south public street, which leads to the parking areas located throughout the site and the main entrance to the retirement facility. Open spaces are located along the east-west internal drive, and between the townhouse buildings along John Shields Parkway and Tuller Road.

The applicant has provided aspirational images for review, which demonstrate the character desired for the development.

Recommendation

Staff recommends City Council provide informal feedback to the applicant prior to the submission of a future Basic Plan Review.



Aaron L. Underhill
8000 Walton Parkway, Suite 260
New Albany, Ohio 43054

P: 614.335.9321
F: 614.335.9329
aaron@uhlfirm.com

February 27, 2019

Dublin City Council
c/o Jennifer Rauch
Planning Manager
City of Dublin
5800 Shier Rings Road
Dublin, Ohio 43016

Re: The Residences at Tuller Heights

Members of Council:

Late last summer you considered a Basic Plan application for the above-referenced project. You will recall that the proposal is for an age-restricted multi-family development within the eastern portion of the Bridge Street District. The proposed use is permitted under the current zoning of the property, so the site plan and the building design were driven not only by the needs of Graziano Construction (the applicant and my client) as the developer and operator, but also with the goal of meeting as many of the requirements of the Bridge Street Code as possible. Due to the volume of development regulations that apply to properties within Bridge Street, it is commonplace for a large number of waivers to be requested with a development proposal. Yet Graziano had a very limited number of waivers that it was requesting. But in the end, there was agreement among Council members that the proposal needed some significant changes in order to be supported.

In summary, we heard the following concerns to be addressed:

- The building as proposed was too long and took up too much of the frontage along John Shields Parkway considering the importance and prominence of this street.
- The building's first floor design needs to create opportunities for engagement with pedestrians from the general public.
- More open space was preferred than was shown in the site plan. Council desires usable green areas rather than having the City receive fees in lieu of open space.
- Some Council members expressed a desire to see a different architectural design than what was perceived as a "box-like" feel that generally met the requirements of Code but may have stifled the overall aesthetics of the building.

During the time since the hearing, Graziano has put significant effort into revamping its proposal to address these concerns. In this pursuit it has made a substantial financial investment because it believes that this use will fit very well within the fabric of Bridge Street. On a site where the use is already permitted, it believes that Council's previous decision to rezone the site to allow multi-family development demonstrates that the City generally shares this viewpoint. However, the site plan and architecture for the project need

to be worked out in a manner that garners Council support and allows for a development to fit Graziano's needs. To this end, the updated site plan that is before you provides meaningful revisions from what Council previously reviewed.

The prior plan oriented the proposed building so that its frontage and major presence was on John Shields Parkway. In retrospect, it is understandable that this approach created some potential conflicts with the principles of walkable urbanism that serve as the basis of the vision for Bridge Street. The front building façade ran the length of an entire block, allowing for little variety in terms of the pedestrian and vehicular experience along the most important street in the area. Furthermore, a site plan for only a portion of the site was provided, leaving to the imagination how the northern portion of the development block could be improved.

Graziano brings forth its revised plan which, at a high level, represents an earnest effort to address Council's concerns with the initial proposal. Specifically, the revised plan:

- Relocates the building to the eastern portion of the site, providing its primary orientation toward Village Parkway but still creating an edge along the eastern portion of John Shields Parkway with the side of the building. This allows a much smaller percentage of the John Shields Parkway block length to be occupied with this structure. As another benefit, should Dublin Village Center redevelop in the future, residents of the Tuller Heights community will be conveniently located a short walking distance from what are presumed will be new entertainment and dining opportunities.
- Contemplates that the remaining portion of the site can be developed with for-sale townhomes, beginning a transition between the Graziano development on the east and the Tuller Flats community on the west. By transitioning the product type short of the halfway point of the block as one moves westward along John Shields Parkway, the major benefit is to eliminate a long and uninterrupted building massing along this street. Instead, a "step down" in building profiles occurs along the frontage, simultaneously creating opportunities for pockets of green space and other public gathering places. The building relocation opens up similar opportunities along Tuller Road. Early plans by CASTO for the development of the remaining property between Graziano's development block and Tuller Flats call for urban-style single-family homes and other complimentary residential products, creating a true variety of residential use types in the area.
- Provides for a single primary point of access into the Tuller Heights community and adjacent townhome development from a new north-south street on the western edge of the site, minimizing access points on John Shields Parkway. This reduces conflicts between vehicles and pedestrians and preserves and enhances the goal of the "block" configuration of this portion of the district.
- Provides for several open space/parkland opportunities at intersections in the northeast, northwest, and southwest corners of the block, with another real opportunity to create an area for interaction between the public and this development along John Shields Parkway where the Tuller Heights building would end and the transition to the townhomes begins. For example, this could provide a paved plaza area with a fire pit, benches, and/or other amenities.

It should also be noted that Graziano takes very seriously the City's goal of providing some engagement between its project and pedestrians. It is open to and will commit to opening some of the first-floor uses in its building for use by the general public, such as its café for lunch and its salon for services. Once this new proposal moves beyond this stage of planning, Graziano will further define and refine these opportunities so that they can be reviewed with the next application phase. Part of the difficulty with the Bridge Street process is the level of detail that is expected to be shown at each stage. While at this time it

is too early to provide more specificity, Graziano's design efforts will be geared toward creating spaces and environments on the exterior of the building which invite interaction with the community.

As to architecture, accompanying this letter you will find the originally proposed architecture which can be incorporated into the new design and complies with Code to a great extent. Alternatively, we have also included an "inspirational image" from another similar project (not developed by Graziano) that demonstrates the direction in which the architecture could be taken. The purpose of this image is not to define specific architecture for this project, but instead is to provide an example of how variations in exterior materials, alternative roof forms, and other features may be incorporated into the building's design to create a more traditional feel. Graziano is willing and able to alter the exterior design to make it more traditional and to eliminate the feeling of "more of the same" in the area. Of course, this would need to be pursued with an understanding that such a design will necessarily require various waivers from Code requirements.

To be succinct, Graziano's goals at the meeting on March 11th are to:

- 1) Obtain a consensus from Council with respect to the direction of site planning;
- 2) Find clear direction as to whether the architectural design of the Graziano building should aim to meet Code versus heading in another direction, such as employing some or many characteristics of traditional architecture; and
- 3) Gain a direct and open understanding of Council's support for the project in general.

Graziano Construction is at a point where, despite the fact that it strongly believes it will be successful in at this location, it cannot justify the commitment of additional financial resources to this effort unless it has reasonable assurances that its proposal can become reality. Furthermore, as the current owner of the subject property and neighboring property to the west, CASTO is unable to plan for the development of its holdings without having a clear understanding of the viability of the Tuller Heights proposal. This project, along with plans that are in the works for CASTO's remaining property, bring an opportunity for a special residential area that provides a mix of living opportunities in such close proximity to one another that it will truly be unique to suburban markets in central Ohio.

We look forward to discussing these plans in more detail.

Sincerely,

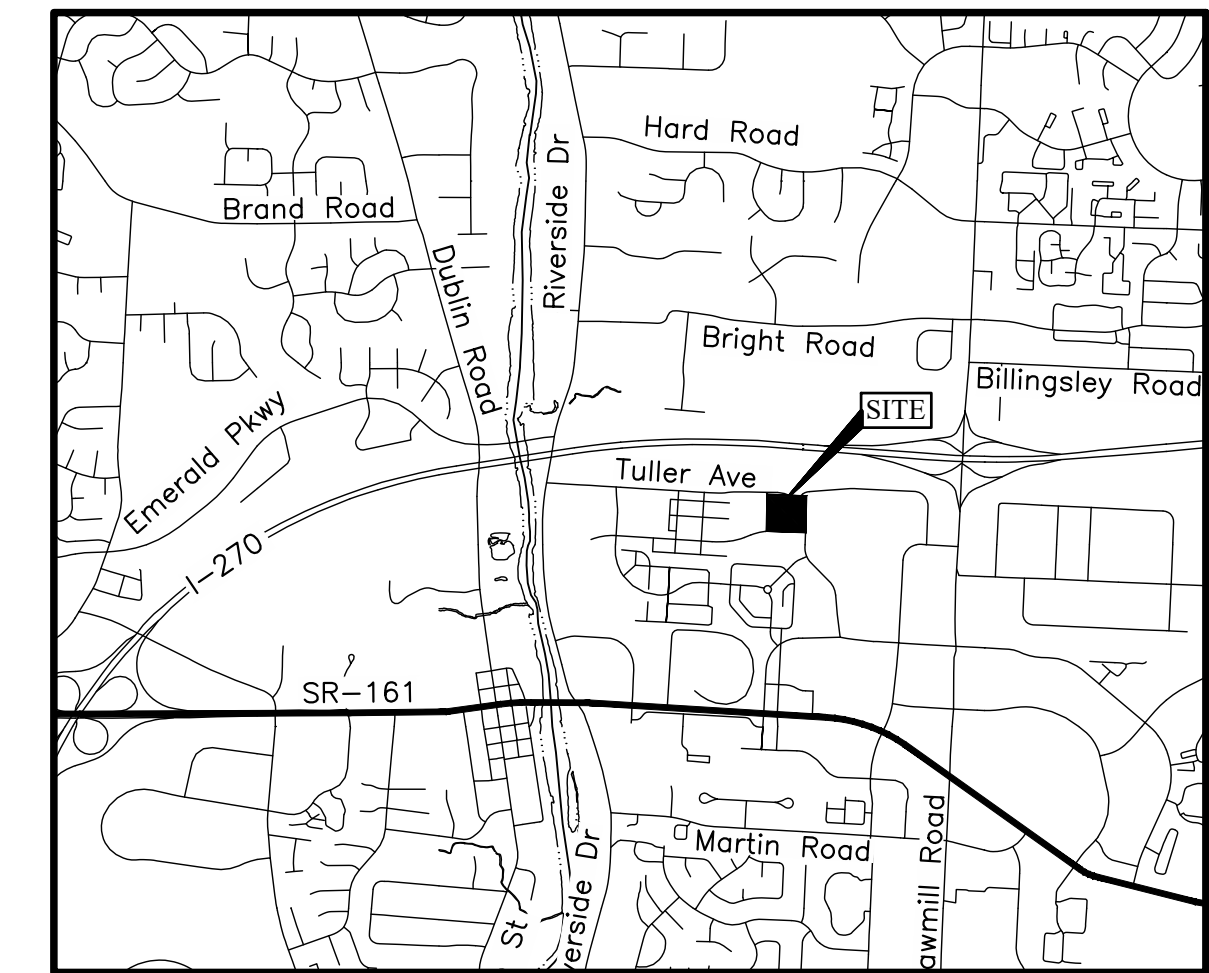


Aaron L. Underhill

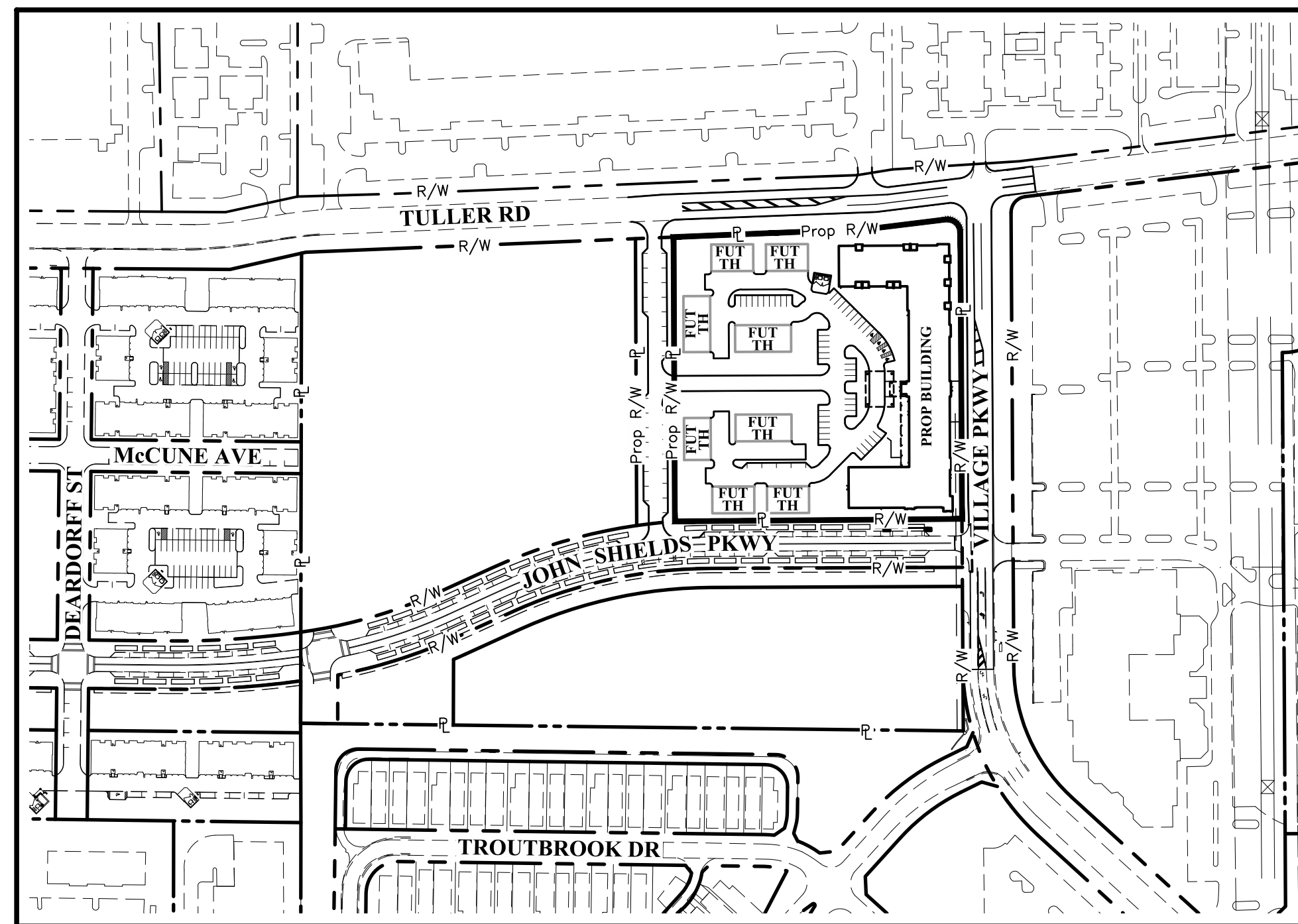
Enclosures

Cc: Denise Pampena (Graziano Construction)
Brent Sobczak (CASTO)

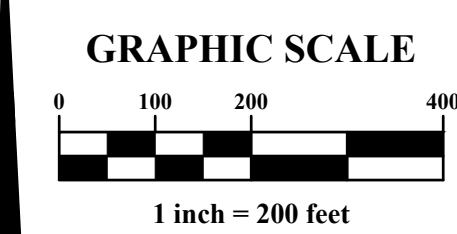
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
BASIC SITE/DEVELOPMENT PLAN
 FOR
THE RESIDENCE AT TULLER HEIGHTS
 2019



LOCATION MAP
Not to Scale



INDEX MAP
Scale: 1" = 200'



SHEET INDEX

Title Sheet	BSP 1
Existing Conditions Plan	BSP 2
Tree Removal Plan	BSP 3
Site Plan	BSP 4
Typical Sections	BSP 5

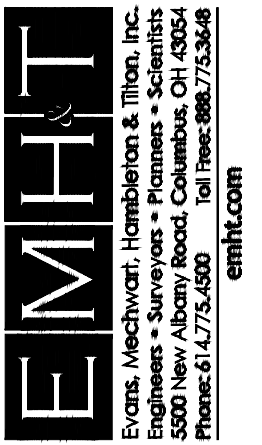
SITE DATA

Zoned BSD Sawmill Center Neighborhood District
 See Sheet BSP 4 for Open Space Calculations
 See Parking Calculations provided on Sheet BSP 4
 Total Site Area: ±5.34 Acres
 Lot 1 Area: ±4.72 Acres
 Public R/W Area: ±0.62 Acres

MARK	DATE	DESCRIPTION

GRAZIANO CONSTRUCTION & DEVELOPMENT CO., INC.

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
 BASIC SITE/DEVELOPMENT PLAN
 FOR
THE RESIDENCE AT TULLER HEIGHTS
 TITLE SHEET



DATE
February 1, 2019

SCALE
As Noted

JOB NO.
2017-0881

SHEET
BSP 1

DEVELOPER/OWNER
 Graziano Construction & Development Co., Inc.
 654 Alpha Drive
 Pittsburgh, PA 15238
 Tel: (412) 967-1082
 Fax: (412) 967-0911

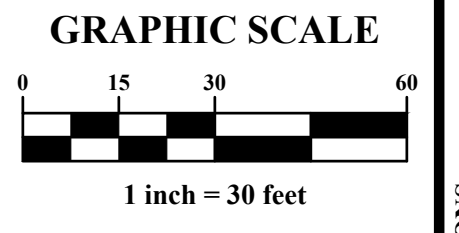
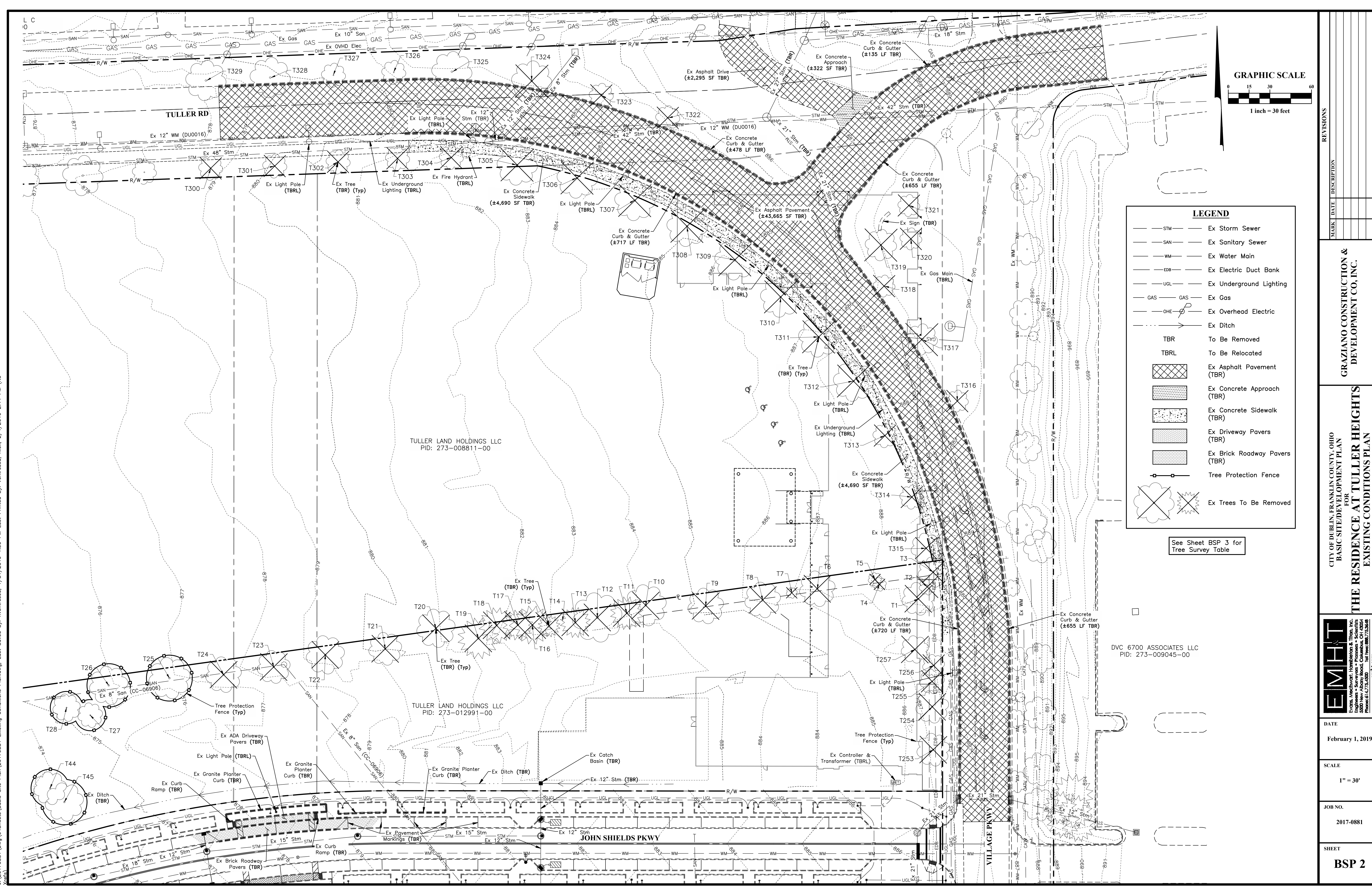
ENGINEER
 EMH&T Inc.
 5500 New Albany Road
 Columbus, Ohio 43054
 Tel: (614) 775-4500
 Fax: (614) 775-4800
 James Peltier

ARCHITECT
 Rodelet, McCarthy Polletta, Inc.
 100 First Avenue, Suite 300
 Pittsburgh, PA 15222
 Tel: (412) 471-4445
 Fax: (412) 471-2881
 Julie Polletta

ZONING
 Zoned BSD Sawmill Center Neighborhood

PROJECT DESCRIPTION
 This project is a proposal for development on approximately 5.33 acres, for a Senior Living Center on the west side of Village Parkway, south of Tuller Road, and north of John Shields Parkway.

I:\2017\0881\Draw\04Sheets\Basic_Site_Plan\20170881_Title_Sheet.dwg - Last Saved By: rventresca - 2/1/2019 4:00 PM - Last Printed By: Ventresca - Nick - 2/4/2019 2:44 PM (No Xrefs)



LEGEND

— STM —	Ex Storm Sewer
— SAN —	Ex Sanitary Sewer
— WM —	Ex Water Main
— EDB —	Ex Electric Duct Bank
— UGL —	Ex Underground Lighting
— GAS —	Ex Gas
— OHE —	Ex Overhead Electric
—	Ex Ditch
TBR	To Be Removed
TBRL	To Be Relocated
[Cross-hatched pattern]	Ex Asphalt Pavement (TBR)
[Dotted pattern]	Ex Concrete Approach (TBR)
[Stippled pattern]	Ex Concrete Sidewalk (TBR)
[Horizontal line pattern]	Ex Driveway Pavers (TBR)
[Vertical line pattern]	Ex Brick Roadway Pavers (TBR)
[Square with X]	Tree Protection Fence
[Circle with X]	Ex Trees To Be Removed

See Sheet BSP 3 for Tree Survey Table

REVISIONS

MARK	DATE	DESCRIPTION

GRAZIANO CONSTRUCTION & DEVELOPMENT CO., INC.

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
 BASIC SITE/DEVELOPMENT PLAN
 FOR
THE RESIDENCE AT TULLER HEIGHTS
 EXISTING CONDITIONS PLAN

EMHT
 Evans, Meecham, Henshaw & Thomas, Inc.
 5300 New Albany Road, Columbus, OH 43254
 Phone: 614.775.6500 Fax: 614.775.3548
 emht.com

DATE
 February 1, 2019

SCALE
 1" = 30'

JOB NO.
 2017-0881

SHEET
BSP 2

I:\20170881\Drawings\04Sheets\Basic Site Plan\20170881_Existing Conditions Plan.dwg, Last Saved By: Inventresca, 1/31/2019 1:50 PM Last Printed By: Ventresca, Nick, 2/4/2019 2:44 PM (No

U:\20170881\Drawings\04Sheets\Basic Site Plan\20170881_Existing_Conditions_Plan.dwg, Last Saved By: inventresco, 1/31/2019 1:50 PM, Lost, Printed By: Ventresco, Nick, 2/4/2019 2:44 PM (No Xrefs)

TREE INFORMATION				
ID	DIAMETER	TYPE	CONDITION	NOTES
* T1	12	Ornamental Cherry	Good	Remove
* T2	6	Ornamental Cherry	Good	Remove
* T3	11	Japanese Linden	Fair	Remove
T4	5	Bradford Pear	Fair	Remove
T5	4	Japanese Linden	Fair	Remove
T6	13	Japanese Linden	Fair	Remove
T7	4	Bradford Pear	Fair	Remove
T8	13	Japanese Linden	Good	Remove
T9	13	Japanese Linden	Fair	Remove
T10	15	Bradford Pear	Fair	Remove
T11	12	Scots Pine	Fair	Remove
T12	18	Japanese Linden	Good	Remove
T13	7,5	Scots Pine	Fair	Remove
* T14	11	Scots Pine	Dead	Remove
T15	8	Scots Pine	Fair	Remove
T16	14	Scots Pine	Fair	Remove
T17	11	Scots Pine	Fair	Remove
T18	13	Scots Pine	Fair	Remove
T19	15	Scots Pine	Fair	Remove
T20	14	Japanese Linden	Good	Remove
T21	12	Japanese Linden	Fair	Remove
* T22	14	Japanese Linden	Good	Remove
* T23	12	Japanese Linden	Fair	Remove
* T24	13	Japanese Linden	Fair	Remove
T25	15	Japanese Linden	Fair	-
T26	14	Japanese Linden	Good	-
T27	91	Sugar Maple	Fair	-
T28	10	Sugar Maple	Fair	-
T44	12	Ornamental Cherry	Poor	-
T45	14	Ornamental Cherry	Poor	-
* 253	12	Japanese Linden	Fair	Remove
* 254	12	Japanese Linden	Fair	Remove
* 255	9	Wild Crabapple	Fair	Remove
* 256	8	Wild Crabapple	Fair	Remove
* 257	10	Wild Crabapple	Fair	Remove
* 300	12	Bur Oak	Good	Remove
* 301	13	Bur Oak	Good	Remove
* 302	15	Bur Oak	Good	Remove
* 303	11	Bur Oak	Good	Remove
* 304	9	Bur Oak	Good	Remove
* 305	14	Bur Oak	Good	Remove
* 306	14	Bur Oak	Good	Remove
307	13	Bur Oak	Good	Remove
308	13	Bur Oak	Good	Remove
309	13	Bur Oak	Good	Remove
310	12	Bur Oak	Good	Remove
311	18	Bur Oak	Good	Remove
312	14	Bur Oak	Good	Remove
* 313	11	Bur Oak	Good	Remove
* 314	11	Bur Oak	Good	Remove
* 315	11	Bur Oak	Good	Remove
* 316	11	Bur Oak	Good	Remove
* 317	14	Bur Oak	Good	Remove
318	11	Bur Oak	Good	Remove
319	16	Bur Oak	Good	Remove
320	10	Bur Oak	Good	Remove
321	10	Bur Oak	Good	Remove
* 322	8	Bur Oak	Good	Remove
* 323	11	Bur Oak	Good	Remove
* 324	17	Bur Oak	Good	Remove
325	14	Bur Oak	Good	-
326	10	Bur Oak	Good	-
327	13	Bur Oak	Good	-
328	15	Bur Oak	Good	-
329	14	Bur Oak	Good	-

* If the Existing tree is dead or is located within the Right-of-Way or Required Build Zone and is not counted towards tree replacement.

Total Trees To Be Removed.....54 (638 Caliper Inches)
 Dead Trees.....1 (11 Caliper Inches)
 Living Trees within R/W or RBZ..... 25 (290 Caliper Inches)

REVISIONS

GRAZIANO CONSTRUCTION & DEVELOPMENT CO., INC.

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
 BASIC SITE/DEVELOPMENT PLAN
 FOR
THE RESIDENCE AT TULLER HEIGHTS
 TREE REMOVAL PLAN



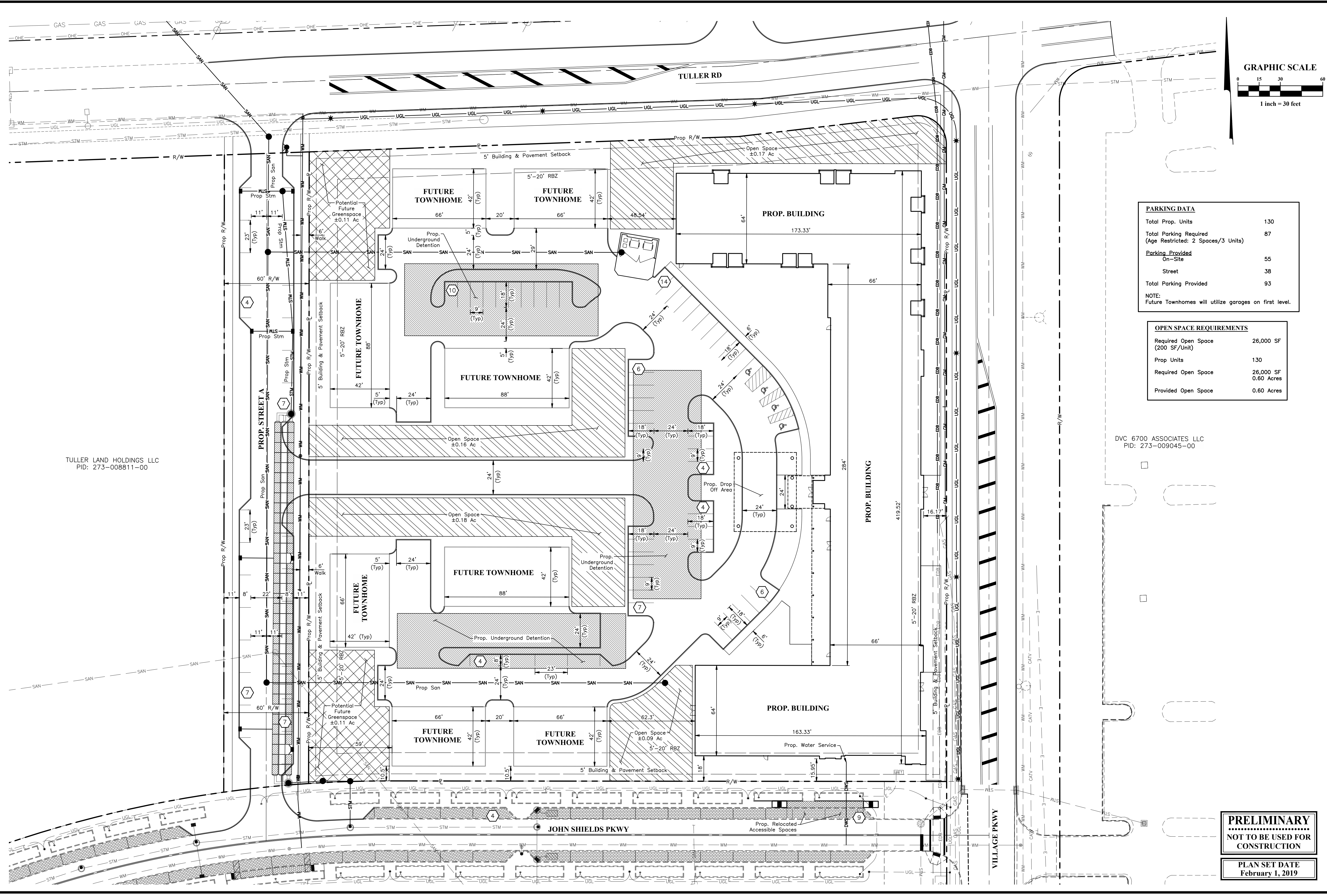
DATE
February 1, 2019

SCALE
1" = 30'

JOB NO.
2017-0881

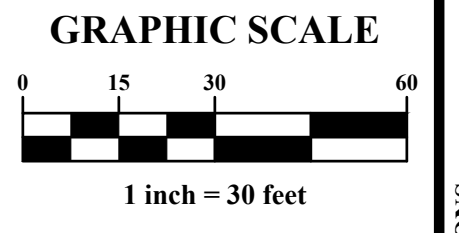
SHEET
BSP 3

I:\20170881\Draw\04Sheets\Basic_Site_Plan\Drawn_Last_Saved_By_Ventresco_Nick_2/4/2019_2:44_PM (No Xrefs)



TULLER LAND HOLDINGS LLC
PID: 273-008811-00

DVC 6700 ASSOCIATES LLC
PID: 273-009045-00



PARKING DATA	
Total Prop. Units	130
Total Parking Required (Age Restricted: 2 Spaces/3 Units)	87
Parking Provided	
On-Site	55
Street	38
Total Parking Provided	93
NOTE: Future Townhomes will utilize garages on first level.	

OPEN SPACE REQUIREMENTS	
Required Open Space (200 SF/Unit)	26,000 SF
Prop Units	130
Required Open Space	26,000 SF
Provided Open Space	0.60 Acres

MARK	DATE	DESCRIPTION

GRAZIANO CONSTRUCTION &
DEVELOPMENT CO., INC.

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
BASIC SITE/DEVELOPMENT PLAN
FOR
THE RESIDENCE AT TULLER HEIGHTS
SITE PLAN



DATE
February 1, 2019

SCALE
1" = 30'

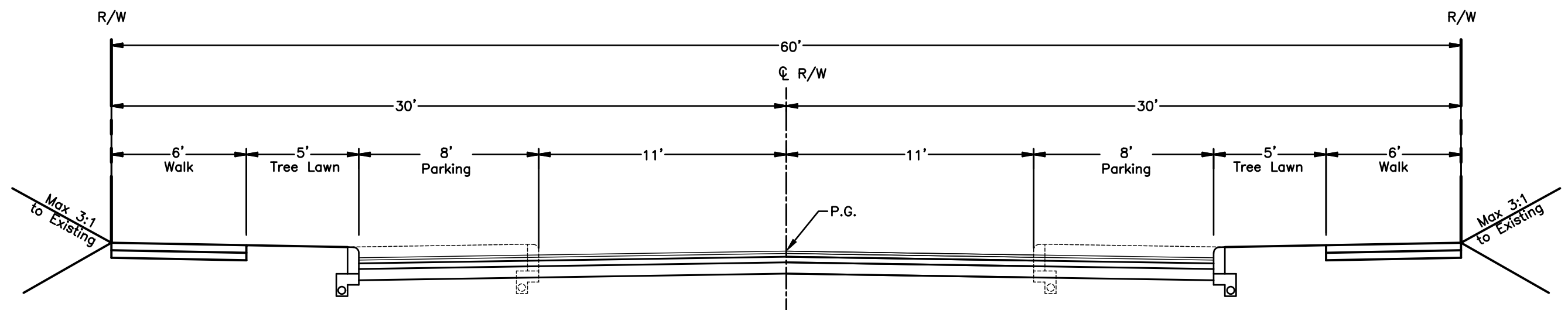
JOB NO.
2017-0881

SHEET
BSP 4

PRELIMINARY
NOT TO BE USED FOR
CONSTRUCTION

PLAN SET DATE
February 1, 2019

\\20170881\Draw\04Sheets\Basic_Site_Plan\20170881_Typical_Sections.dwg - Last Saved By: nventasso... 1/31/2019 3:58 PM Last Printed By: nventasso... Nick 2/4/2019 2:44 PM (No Xrefs)



Public Street A (60' R/W)
 22' Street w/Parallel Parking Both
 Sides, 5' Tree Lawn & 6' Sidewalk

MARK	DATE	DESCRIPTION

**GRAZIANO CONSTRUCTION &
 DEVELOPMENT CO., INC.**

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
 BASIC SITE/DEVELOPMENT PLAN
 FOR
THE RESIDENCE AT TULLER HEIGHTS
 TYPICAL SECTIONS



DATE

February 1, 2019

SCALE

None

JOB NO.

2017-0881

SHEET

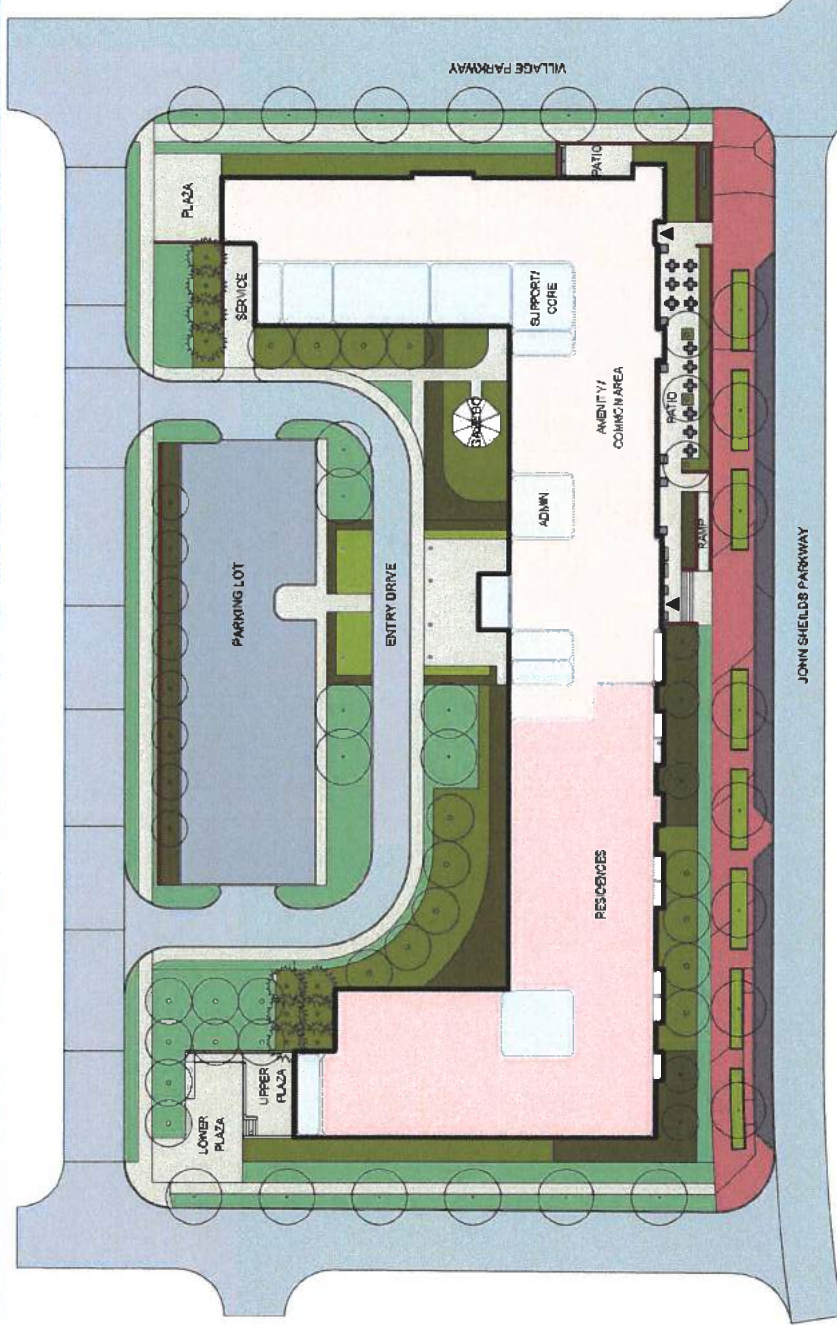
BSP 5



Inspirational Architectural Image

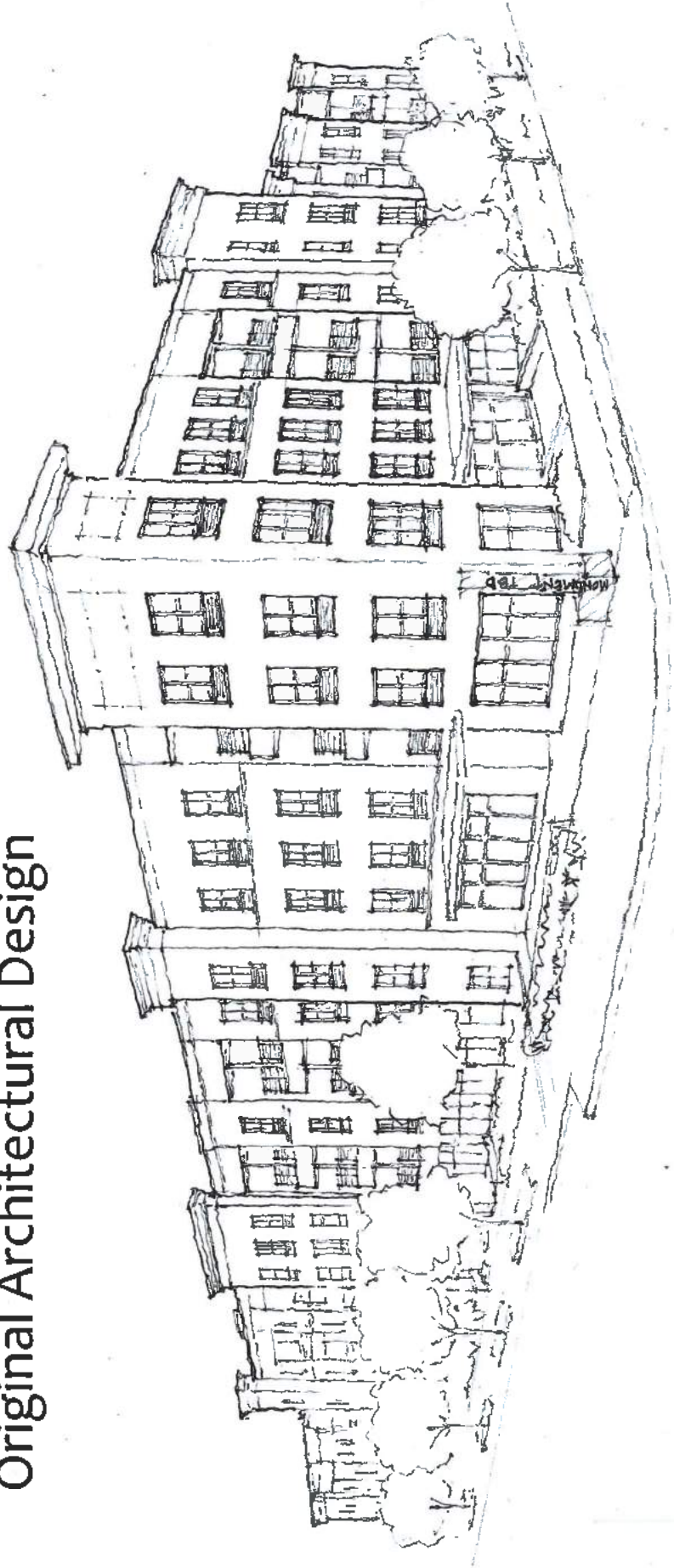


PREVIOUS SITE PLAN



EVERYTHING GROWS HERE.

Original Architectural Design



EVERYTHING GROWS HERE.

RECORD OF PROCEEDINGS

Held

August 13, 2018

Page 16 of 26

~~Mr. Gracia stated that it is very important in terms of retention, as once the business has the connection, it is very expensive to duplicate. They will build their entire network on this connection. Many projects are in the pipeline waiting to have this connection.~~

~~Vote on the Resolution: Ms. Fox, yes; Mayor Peterson, yes; Ms. De Rosa, yes; Vice Mayor Amorose Groomes, yes; Mr. Reiner, yes; Mr. Keenan, yes; Ms. Alutto, yes.~~

Resolution 47-18

Appointing Members to the Bridge Park New Community Authority.

~~Mayor Peterson introduced the Resolution.~~

~~Ms. Mumma noted that in 2015, the Bridge Park New Community Authority was authorized by Council, and Council appointed four of the seven members of the Board pursuant to Ohio Revised Code. The terms of two of the members have expired, and staff is recommending reappointment of Ms. Readey and Mr. Schwieterman to a two-year term, respectively, ending March 31, 2020.~~

~~Vote on the Resolution: Ms. De Rosa, yes; Ms. Fox, yes; Mr. Reiner, yes; Mayor Peterson, yes; Vice Mayor Amorose Groomes, yes; Ms. Alutto, yes; Mr. Keenan, yes.~~

Resolution 48-18

Authorizing the City Manager to Execute a Second Addendum for a One-Year Extension of a Lease with Chiller, LLC for 7001 Dublin Park Drive (the "Chiller").

~~Ms. Alutto introduced the Resolution.~~

~~Mr. McDaniel acknowledged Mr. Foegler's work in preparing this information. Mr. Foegler worked for the City in 1992 when this project was initiated. It is amazing to review the growth in participation in this ice facility over the past 25 years. The Chiller lease with the City expires in September of 2018. Staff is recommending an extension of this lease for an additional year to allow time for the Chiller's assessment of recapitalization for the facility and potential expansion.~~

~~Staff recommends approval of this resolution in order to extend this lease for one additional year.~~

~~Mr. Keenan noted that people come from all over the state for ice time at this facility. He appreciates the work staff has done on this matter.~~

~~Vote on the Resolution: Mr. Keenan, yes; Ms. Alutto, yes; Mr. Reiner, yes; Vice Mayor Amorose Groomes, yes; Ms. Fox, yes; Ms. De Rosa, yes; Mayor Peterson, yes.~~

OTHER

• Final Plat – Autumn Rose Woods, Section 1

~~Ms. Husak stated that this is a request for platting of 37 lots – Section 1 – of Autumn Rose Woods. The Planning and Zoning Commission reviewed this in August of 2017 and recommended approval. Staff is recommending approval as well. Council had approved the fencing change for this development in June of 2018, and this is the replatting that follows.~~

~~Mayor Peterson moved approval of the final plat.~~

~~Mr. Keenan seconded the motion.~~

~~Vote on the motion: Ms. De Rosa, yes; Ms. Fox, yes; Mr. Reiner, yes; Mr. Keenan, yes; Vice Mayor Amorose Groomes, yes; Ms. Alutto, yes; Mayor Peterson, yes.~~

• Basic Plan Review – The Residences at Tuller Heights

~~Ms. Shelly stated that Council is requested to consider tonight the following: the Basic Plan, the fee-in-lieu of open space request, and designation of the next reviewing body for future site plan review.~~

- ~~• The applicable Zoning Code sections relate to the development plan review, the lots and blocks, the street types, the neighborhood standards (Sawmill Center Neighborhood District), and the uses.~~
- ~~• The site is located along John Shields Parkway, near the Tuller Flats and Greystone Mews residential communities.~~
- ~~• The current site is undeveloped.~~

RECORD OF PROCEEDINGS

Held _____

August 13, 2018

Page 17 of 26

- In regard to the lots and blocks, this involves the street grid for Bridge Street District. The proposed streets are Neighborhood Streets, as per the Code Street Grid System.
- The concept is to straighten out the Tuller Road and Village Parkway intersection, and add two additional Neighborhood Streets.
- This overview demonstrates that the development itself is compatible and fits in with the overall development occurring in the Bridge Street District.
- The property is located within the Sawmill Center Neighborhood District. Within this District, dwellings for multi-family apartments are permitted. The proposal is for a 55 plus residential community.
- The proposal is for an approximately 147,000 square-foot building with 135 units. Proposal includes 67 parking spaces – 34 on-site with four handicap, and 29 on-street spaces – primarily for visitors.
- The open space required is .62 acres, and the current proposal includes .24 acres.
- The proposal includes two pocket plazas and a smaller greenspace to the north and east. In addition, the residents would have access to a rear patio, a front patio that is part of their bistro service. There is a street wall adjacent to John Shields Parkway sidewalk, which would also be for the public, but not necessarily qualifying for an open space category.
- She shared renderings of the pocket plaza that would be adjacent to the porte-cochere; the patio space adjacent to the bistro; streetwall along John Shields Parkway; and the rooftop amenity deck.
- In addition to the open space proposed for the site, she noted the open space adjacent to the site: Cooperstone Park at the back of The Mews; Tuller Flats Square within one-half mile; John Shields Parkway greenway that connects Village Parkway all the way down to the river; and Riverside Crossing Park.
- A preliminary rendering of the building shows a diversity of massing with a corner element as a visual cue.
- The Basic Development Plan criteria have all been met, with the gap in the requirement for open space being met with a fee-in-lieu-of.
- The open space criteria have been met as well with the open space fee-in-lieu-of request.

The recommendation from the Administrative Review Team is for the Basic Plan – including the lots and blocks, the fee-in-lieu-of, be approved and that Council recommend a reviewing body for the Final Development Plan and for the Site Plan. These reviews would include the additional features and architectural massing.

She noted that the applicant is present to respond to any questions.

Mayor Peterson invited the applicant to make a presentation.

Aaron Underhill, attorney with Underhill & Hodge, 8000 Walton Parkway, New Albany, representing the applicant stated that he is looking forward to moving this project along the path of more detailed plans and architectures. Representatives are present tonight from Graziano Construction and Development, Pittsburgh.

He commented as follows:

- Clarified that what this use is *not* is an assistant living or independent senior living facility. He is aware there is some fatigue on the City's part with these types of proposals. He has been involved in many of those over the last five to ten years.
- What this use *is* is multi-family in the truest sense of the word. It will look, act, feel and function like a multi-family project and, in fact, it is. There are no healthcare workers on site; these will be older adults, as the facility will be age restricted in accordance with federal law – 55 and older. They expect the demographic to be even older than that. The only distinction between this and a Tuller Flats are the types of amenities offered to the residents and the age of the residents. There is no buy-in fee; this is not an institutional type of use. It is clearly within the multi-family use permitted in this zoning district. They believe this represents a good opportunity to diversify the housing opportunities in this area for the older demographic.
- Things that will be offered on-site in the community buildings are a bistro, a pub, a fitness center, organized activities, and shuttle services to travel offsite.

RECORD OF PROCEEDINGS

August 13, 2018

Page 18 of 26

Held

- This development will have no impact on Dublin Schools given the 55 and older age restriction. They wanted to make sure that this is a distinguished use from the other institutional uses Council has seen.
- There are kitchen units in each of these as is typically seen in a multi-family project. They do not have a cafeteria per se, but there are dining opportunities for residents on site.
- Graziano Construction representative present is Denise Pampera, the third generation owner. This is a 100 percent female-owned family business for 66 years. They not only construct but own, hold and operate these facilities. Therefore, they have a vested interest that it is a quality product and that it will function as presented.
- He offered to respond to any questions.

Mayor Peterson invited Council members to comment.

Ms. Fox stated that she has no concerns with a 55 and older community.

- Her issue with this is the configuration of the block. This was raised by PZC as well. The block maximum length is 500 feet. Two-hundred fifty feet is the maximum length permitted in the Bridge Street Code; this one is 485 feet.
- It was requested at PZC that a mid-block pedestrian throughway be provided. The plan provides a mid building throughway, but this does not meet the 15-foot, open to the public throughway as required in the Bridge Street Code. There are particular requirements in Basic Plans about blocks, access, and alleyways and pedestrian ways that are laid out in the District Plan. They are not satisfied by this particular Basic Plan.
- Another issue that the entrance – the face of this building – does not face John Shields Parkway. It faces Street B. Typically, in the BSD, the energy of the face of the building is to be on John Shields Parkway. There is an entrance, however the real entrance is on the other side, as well as the parking.
- The other item brought up at PZC is that the open spaces and common spaces are intended to be public spaces; many of these are not.
- She has issue with the fee-in-lieu-of, which is occurring with many other developments in Bridge Street District. As a result, the pocket parks are being lost and instead directed to the Tuller Square space. The City is eliminating the opportunities for small pocket parks by allowing fee-in-lieu of open space dedication.
- PZC was shown a variety of more traditional details on this building, and PZC asked them to bring those forward. However, that is not reflected in the current plan.
- Most importantly, we are not allowing for the blocks to be divided into more intimate spaces; we are not following some of the Bridge Street District design guidelines for those.

Mayor Peterson summarized her concerns: the block length, the architecture, the open space and the orientation of the building.

Ms. Fox added that the corner is a gateway and PZC requested some interesting unique tower items be added for that reason. Secondly, she wants a mid-block pedestrian separation – the building is too long.

Ms. De Rosa commented:

- She agrees with Ms. Fox's comments.
- At this point in time, a fair bit of development is in place and underway in the District. She has noticed that the use of these very small pocket parks is not supporting gathering spaces and the community feel that was desired.
- She reviewed the plan for the District, and the third sentence indicates the City is seeking developments that create economic vitality and a livable, walkable community. With this plan and the amenities in the building – such as a pub, restaurant – and limited parking spaces, she is not certain how this meets the character of the creation of economic vitality and a livable, walkable community in its definition. This proposed development is not in the spirit of what the City's desires for the District.

RECORD OF PROCEEDINGS

Held

August 13, 2018

Page 19 of 26

- The sheer massing of the building is of concern at this gateway location. As currently presented, it does not fit the criteria for a gateway facility.
- To summarize, she is not certain how this particular development would create economic vitality and a livable, walkable community.

Mayor Peterson asked her to summarize.

Ms. De Rosa responded that the pocket parks is a concern, as she has indicated, but more importantly, does this proposal meet what the City is trying to accomplish in the environment and the building.

Mr. Reiner commented:

- He agrees with his colleagues' comments. He understands the applicant is trying to propose a senior retirement facility, and breaking up the building could impact that concept.
- As far as orientation, he believes the building is oriented correctly.
- He agrees this may not be the best use for this site, as it does not meet the criteria already mentioned of a walkable community, etc.
- On the landscaped side of the building, the hitching and pilaster should probably be continued and tighten up the space, closing it off so that access is provided without viewing into the subspace.
- The pocket park issue is a problem, unless the City in the future develops a park environment for residents.

Mr. Keenan commented:

- He is interested in hearing about the demographics in terms of age in some of this applicant's other projects.
- These units appear to be 1,000 square feet or less and what level of rents are suggested? This may be relevant in view of the discussion over the years about the need for affordable housing for seniors in this community.

Ms. Alutto commented:

- She echoes some of the same sentiments in terms of site use, placemaking, etc.
- Her other concern is with the nature of the tax increment financing proposed for this project. Although this is technically a commercial use – not residential – it appears as a residential development and this gives her pause. This is not related to the design of the project, but more with the logistics of the development and financing.

Vice Mayor Amorose Groomes commented:

- She echoes the comments about engagement. People sitting on the outside of the fenced-in area of a building does not mean engagement in the street network.
- This is far too lengthy of a building and provides no interaction to the street network in two key places where connection is desired.
- The number of parking spaces being requested is a concern, as it indicates that they don't want to park cars and don't want too many bike stations – meaning that people will not come and go frequently.
- The goal is for an actively engaged street network and vibrancy. A building that offers all of its services on the interior as shown on the plans – bistro, café, dining, pub, fitness area, gardening area, market, lounge, billiard area, salon, library and business center, multi-function theater and lounge -- indicates people will not come and go from this building frequently. All the services for the people who reside in the facility will be in the building.
- The concept behind Bridge Park and the vibrancy is to have people engaged on the sidewalks, engaged in the street network, etc. This development will detract from the vibrancy of the District, with all of the activities housed in a single building.
- In terms of the finished floor elevation, if they want to include a retaining wall so that they are never more than 2.5 feet above the adjacent sidewalk elevation, this does not translate to a pedestrian-friendly environment. If they desire a flat surface, they need to find a flat parcel of land. If an interior step is problematic, then they need a flat piece of ground. The buildings should reflect the topography of the area.

RECORD OF PROCEEDINGS

Held

August 13, 2018

Page 20 of 26

- The one retaining wall in Bridge Park in front of The Exchange robs the street network of vibrancy. She is therefore not in favor of that waiver.
- In regard to the vehicular parking waiver requested, it is concerning as it indicates the lack of activity as does the bicycle parking waiver requested.
- The exterior louvers will provide a hotel feel. Many of the units are 400 square feet, and they have individually controlled climate per unit versus having a roof mounted system with interior vents. This would be far more cost effective. The claim that the louver will create an architectural feature is not something she supports. She is therefore not supportive of this waiver.
- A change in roof plane or height waiver is being requested. There is little fenestration on this building. It appears to be of two feet at most – not enough to provide a shadow line. With the change in roof plane, they are trying to accomplish a faux look of a fenestration change by changing the parapet heights. She does not believe this is an effective way to make that look attractive.
- The façade is nearly flat along John Shields Parkway. There are two sections, and if the scale is as she believes it is, the bump-outs are perhaps two feet. Aside from that, different colors of brick and siding are being put on a flat surface to make it appear as though there is some fenestration or relief. In reality, there is not.
- In regard to façade materials, there are six different colors of brick on one building. The effort seems to be on making a fake building – one building appearing as several buildings. It is not – it is one building. She would prefer to have an authentic, good building on this site.
- Regarding the open space, in her experience in visiting Florida where there are many 55 plus communities in the vicinity, the pet owner percentage is very high for this demographic. She does not know what the rules or restrictions may be, but putting this burden on Tuller Square is problematic. The open spaces provided for in this proposal are residual rectangles that could not be utilized. The City desires well thought out locations for people to gather – not what is left over on the site. The quality of the open space is lacking. While there is some open space, it is along the street. There are no areas of respite.
- There is only a cornice on the one corner of the tallest tower. A building like this should have a cornice that is inclusive versus these panel parapets to make it attractive.
- Regarding tree removal, there are over 300 caliper inches of oak trees to be removed. None of them indicate they will be relocated; they all indicate removal. These are part of the street tree network and the City has invested many years in their growth.
- She has concerns with the next step, which would be a development agreement request. It appears that the City investment in the transportation network for this would be approximately \$3.5 million. She understands a TIF could be utilized to generate revenue for a portion of these improvements, but after that, there is little in this for the City.
- She does not believe this meets the bar for this great piece of property on a great corner that is an interesting entryway into this District.

Mayor Peterson asked Ms. Shelly to address the concerns expressed by Council, namely the 500-foot blocks, 250-foot standards – and the fact that this proposal is 400 plus feet in length.

Ms. Shelly responded she does not have the drawings in front of her, but the Planning report indicates the building is 420 feet. She noted that the building meets the Code requirement of not needing a mid-building pedestrian way, but it is allowed to have a mid-block pedestrian way. What the applicant has provided is a pass through, similar to several buildings in the B and C blocks. The building is not broken into two parts, but there is a pedestrian way through the building itself at the first floor. In this case, it has been provided.

Ms. Fox noted that the Bridge Street Code requires that this would need to be open all the time.

Ms. Shelly responded that the Bridge Street Code does not require it be open all the time.

RECORD OF PROCEEDINGS

Held

August 13, 2018

Page 21 of 26

Ms. Fox commented that if defaulting to this section of the Code, it must meet the requirements of a mid-block size and be open all the time.

Ms. Shelly responded that it is actually the reverse.

Ms. Fox stated that it needs to be separated and have the ability for the public to go back and forth.

Ms. Shelly clarified it is not a mid-block pedestrian way – it is a mid-building pedestrian way.

Ms. Fox stated that the intent is for the public to walk through and not have to walk all the way around the building.

Ms. Shelly agreed that is the intent. She does not have the Code in front of her, but there are two different criteria. One is for the public to be constantly moving back and forth, and the other is more for the users of the building – visitors, staff and residents. There is a difference in the purpose of the two criteria, and that is why one is mid-building and the other is mid-block. She will check on this and provide details tomorrow.

Mayor Peterson asked for clarification about the orientation of the building. The face of the building is looking to the north?

Ms. Shelly responded that the building is oriented with its public face to John Shields Parkway, and the parking lot is behind the building. That is actually a Code requirement for multi-family that the parking be located in the back of the building. John Shields Parkway is considered the principal frontage street and the parking is on the back side of the proposed Neighborhood Street B.

Mayor Peterson asked about staff's understanding of the open space and pocket parks.

Ms. Shelly responded it is important to recognize that tonight's consideration relates to lots and blocks – are they the right size and the right shape, is it what has been prescribed in the Bridge Street Code? Many of the items discussed tonight are items to be addressed during Site Plan review. They are important elements to be reviewed, and staff is very interested in having those addressed. Staff wants to take all of those items into consideration, including how does a seat wall address the street and whether the open spaces are appropriately located and sized. The request tonight is only for lots and blocks and not for details of the Site Plan – not building massing, not materials -- but the input provided on these items will be conveyed to the applicant and they can make adjustments to their plans.

Mayor Peterson noted that, given this site is an open field, is there a reason why the requirements cannot be met and waivers are requested?

Ms. Shelly responded that there may be some site placement for the building adjusted, or the layout of parking adjusted so that the open spaces could be configured to be more of a public amenity – and not feel that they are simply a leftover corner piece. In regard to the number of trees being removed, most are actually occurring with the straightening of Tuller Road and Village Parkway. That must be considered as part of the streetscape improvements and is not really related to the placement of the building.

Mayor Peterson asked if there is anything that would prohibit the applicant from providing the required open space if they had fewer units or a smaller building.

Ms. Shelly responded that a reconfiguration of the building could result in more open space. It is a Site Plan issue, and if Council wants to direct the applicant to address this versus granting a fee-in-lieu-of at this time that can certainly be done at the Final Development Plan and the Site Plan reviews.

Mayor Peterson noted the following:

- He agrees with Mr. Keenan that Council has long talked about the need for an "empty-nester" product in the Dublin community. This use has fewer cars, and does not generate students for the Schools. It is a product that the City does not have.
- Mr. Underhill was right in addressing the concern with the assisted living facilities and the impact on EMS services. He appreciates the clarification offered.
- In his view, this proposal is somewhat of a mall environment, where all of the needs are met on the interior. Council had hoped these developments would be more interactive with the District.

RECORD OF PROCEEDINGS

Minutes of _____

Dublin City Council

Meeting

BARRETT BROTHERS - DAYTON, OHIO

Form 6101

August 13, 2018

Page 22 of 26

Held _____

- It seems that the open space issues are a product of what is built. If the building is so large that open space cannot be accommodated, the building should be modified. Council's desire is not to have a fee paid in-lieu-of open space provided. Council would prefer to have the open space.
- He understands that this is the first step in the review process, but this step sets the expectations. If Council approves this Basic Plan, the applicant would assume that what is proposed meets Council's expectations. Some of the concerns raised tonight relate directly to the lots and blocks that are part of tonight's review.

He offered Mr. Underhill an opportunity to respond.

Aaron Underhill, representing the applicant stated that they believe many of these issues can be addressed at a later date, but they will request Council table this matter tonight. His involvement in this project has been since the review at the Planning and Zoning Commission. This proposal represents significant investment of time and money to get to this point. The interesting aspect of the Bridge Street process is that at the outset, it was intended to provide a much quicker review than the preliminary development and final development plan reviews. In terms of deviations from the Bridge Street Code, while some Council members view these deviations as substantial, they are not numerous. The question is if the applicant can adjust the plans so that the deviations needed are not viewed as substantial, but acceptable. As far as the parking, they believe that more parking can be facilitated on ground they control.

Vice Mayor Amorose Groomes commented that she is not indicating that the applicant should have more parking – the client knows their needs best. If that small amount is what is needed, it reflects the expected amount of comings and goings of the residents. That was her point.

Mr. Underhill commented regarding the TIF. Inevitably, in the Bridge Street District, because of the nature of the infrastructure required, nearly every development will need some assistance. They are not quite there yet, and will continue to work with staff. There is a broader, community-wide improvement to be made as a result of this project – the Tuller Road-Village Parkway straightening. A good portion of the TIF monies will go toward reimbursing that cost. This is not simply an ask of the developer, but is a broader community purpose to be served by this development. They will work on the plans and will try to address the concerns. He requested that Council table this item.

Mayor Peterson responded that he appreciates this response. He recalls in the past the cases where the developer and the City were far apart, yet the attorney – Ben Hale, Jr. – found that middle ground. With the respect to the TIF, there are many policy issues to be discussed and he believes they are resolvable. Council is mindful of the length of time and money needed to get to this point, but that does not detract from what Council believes is its obligation.

Mr. Underhill added that Dublin's process is difficult, but no one can argue with the results. They will try to address the concerns as best they can.

Mr. McDaniel added that the memo regarding the potential for a development agreement was included in the packet in order to lay the groundwork early. He also encouraged the applicant to have discussion with Washington Township, and they have done so. He appreciates their willingness to discuss the TIF issues.

Ms. Fox noted that having a 55 and older community is a good thing for Dublin. An item raised at PZC was that this is an opportunity to create a new kind of living style for an older population. A smaller building would prompt them to be outside and to walk. If the mixed-use portion could be open to the public – pub, small shops, etc. – and the residents could be outside in pocket parks, that kind of interaction is what is desired in Bridge Park.

Mr. Keenan moved to table the Basic Plan Review for the Residences at Tuller Heights. Mayor Peterson seconded the motion.

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