

RECORD OF PROCEEDINGS

Held

October 22, 2018

Page 24 of 30

**Basic Plan – Bridge Park Block G – (Case#18-061BPR)**

Ms. Husak stated that G Block is just north of F Block. Council reviewed this block previously, but significant changes have made to the point where it is appropriate to have a second Basic Plan review. The applicant is requesting review and approval of a Basic Plan Review for a ±2.38-acre development between Dale Drive to the east and Mooney Street to the west and north of Tuller Ridge Drive containing three new buildings and open space:

- 1. Office space building on south side with restaurant space at the ground story. A waiver is requested to permit a seventh story;
- 2. Parking garage (291 spaces)
- 3. Multi-family residential space (109 units)
- 4. Open space (private and public) in the interior of the Block.

[Showed character images]

The Administrative Review Team has reviewed the Basic Plan and recommends City Council take the following actions:

Approve the 4 Waivers:

- 1. Building Types – Front Property Line Coverage (Building G2)
- 2. Building Types – Front Property Line Coverage (Building G4)
- 3. Building Types – Ground Story Use (Building G2)
- 4. Building Types – Maximum Permitted Building Height (Building G1)

Approve the Basic Plan with 7 Conditions:

- 1. That the applicant be request approval of a curb cut along a principal frontage street (Building G2 along Dale Drive) by the City Engineer at Final Site Plan Review;
- 2. That the applicant work with staff to ensure that the internal circulation of the parking structure meets building applicable code requirements at the Final Site Plan Review;
- 3. That the proposed design of the plaza and streetscape extension adjacent to Building G1 be revised to meet Code to provide adequate pedestrian space;
- 4. That the applicant provide additional information to evaluate the actual relationship between the existing and proposed building G1 to the building in Block H prior to submitting for Final Site Plan Review;
- 5. That the applicant will have to address inconsistencies between the plans prior to applying for a Final Site Plan Review;
- 6. That the setback along the shopping corridor along Bridge Park Avenue meet Code requirements; and,
- 7. That the applicant revises the plans to eliminate door swings into the ROW.

Vice Mayor Amorose Groomes stated that she is not opposed to a taller building, but questions why a waiver is requested at this point when Council has no idea of the theme of the building, other than it is Office. What will it look like? A waiver is requested prior to having the ability to be aware of the architectural style.

Mr. Hunter stated that they have leased 100% of the existing office space. There are larger tenants looking at Bridge Park in particular. They tend to require 150,000 - 180,000 square feet. Those require big buildings that can't be accomplished without height. However, they wouldn't build a 180,000 square foot office building on spec. That tenant would need to be identified. They could ask for the waiver later; the only reason they have requested it now is that it helps in the discussions they are having with potential tenants. There is one, in particular, who would be a new office tenant for the Dublin community that has requested 150,000 – 200,000 square feet. Their schedules align, but they would need certainty and can't wait six months. Crawford Hoying has engaged Myers & Associates to help with the planning on this Block. They are doing the residential building, the hotel and the Garages. This Office building (G1) will be handled by a different architect, in order to have some architectural variety. If another firm is designing it, it will look different, which they believe is important.

Mayor Peterson stated that if one tenant would occupy the building and even needed eight floors, Council's approval might depend on the intent for the building. Could Council waive the six-story limitation and the developer clarify the height needed later?



RECORD OF PROCEEDINGS

Held

October 22, 2018

Page 25 of 30

Mr. Hunter responded that if Council is comfortable with that amount of height and density, provided that it is supported with the infrastructure and the identified reviewing body to approve that building at Final Site Plan, that is fine.

Vice Mayor Amorose Groomes inquired if it would be possible to make it a Condition versus a Waiver – a Condition that additional stories would be permissible if they meet the architectural standards.

Ms. Husak responded that it would require a Waiver since it is a Code requirement. Vice Mayor Amorose Groomes stated that when Council votes to determine the Lots and Blocks, we are tied to this footprint of all these buildings, including those on which they are prepared to move forward. In order to have that amount of square footage, a bigger footprint might be needed even if there are seven or eight stories. Approval tonight will set that footprint.

Mr. Hunter responded that is correct; however, this plan is based on what they are experiencing with the current market. If the plan has to change significantly in a way that cannot be approved with the Final Site Plan, they would bring another Basic Plan to Council for consideration. It is a calculated risk, but they need to make certain judgments so that they can move forward, knowing that the market changes.

Vice Mayor Amorose Groomes inquired at what point does the City accept their greenspace as the actual greenspace? If this greenspace were to be eliminated, then where does it come back, as we haven’t conditioned “fee in lieu” on any of this. How is that recaptured if some of this greenspace were to be eliminated?

Ms. Husak responded that the required reviewing body, as determined by Council, would make all those decisions. There is no requirement in the Code that certain waivers have to be approved at certain stages of development or by certain reviewing bodies. Council could deny the waiver for the height, for example; the Planning Commission would review Council minutes and understand Council’s concerns about architectural quality, and when they are faced with that waiver, the Commission would take Council’s concerns into consideration. That is the same for the Open Space. Some of the open spaces are dependent on the number of units and number of bedrooms within units, and at this point, those numbers aren’t available. It would be determined later.

Vice Mayor Amorose Groomes stated that those greenspace calculations are provided in the staff report.

Ms. Husak stated that those calculations are based on the information available at this time.

Mr. Reiner stated that the developer is clearly shopping for clients. Office use is good for the City because of the tax base. He understands the desire to condition it upon architecture that meets Council’s expectations.

Vice Mayor Amorose Groomes stated that is what the City has always done, if more density is requested.

Mr. Reiner stated that Council is interested in working with them, because they have been a good partner.

Mr. Hunter stated that they attempted to determine what was necessary to obtain Council’s feedback on at this point in time. Making the building wider if needed seemed possible, but if it needed to be higher, that seemed to be difficult. That is the reason they requested it at this time to make sure that Council understood, as they dealt with the market, what the parameters were.

Mr. Reiner stated that Council is trying to be supportive, but is concerned about the architecture.

Vice Mayor Groomes stated that Council is far more concerned about the architecture than the height.

Mayor Peterson stated that the height isn’t necessarily a concern, if it’s the right building and the right tenant.

Vice Mayor Groomes stated that, in addition, this building will be located on Bridge Park Avenue.



RECORD OF PROCEEDINGS

Held

October 22, 2018

Page 26 of 30

Ms. De Rosa stated that the greenspace here is very important, as well. Once the building is built and we see it all in context, it is viewed differently. However, but she believes more greenspace is needed in and around the site. The congregating space will become increasingly important. She would be more concerned about removing greenspace than about the height.

Vice Mayor Amorose Groomes stated that if this Block consisted of great greenspace, a parking garage, and an eight-story office building surrounded with nice plazas, and the residential building was eliminated, that would be a possibility.  
Mr. McDaniel inquired about the potential of having a park on top of the parking garage. Ms. Fox stated that was discussed by PZC.  
Mr. Reiner stated that the developer is seeking clients, and Council does not want to tie their hands in those efforts.  
Vice Mayor Amorose Groomes stated that this plan would actually tie their hands more than Council desires to do.  
Mr. Reiner stated that the applicant will return to Council if they identify a different client. Mayor Peterson stated that perhaps Council could approve this waiver, and based on Council’s input, the applicant could return and request approval for eight stories.  
Mr. Hunter stated that if a client were to come to them and request 250,000 square feet that doesn’t fit within these parameters, it would certainly warrant returning to Council for consideration.

Vice Mayor Amorose Groomes stated that having parking lot exits onto Dale Drive will be problematic, according to the Engineering Division.  
Ms. Husak stated what was indicated is that it would require Engineering approval, but in Planning’s reviews, it seemed likely to be approved.  
Vice Mayor Amorose Groomes stated that would not be desirable. Next to Riverside Drive, Dale Drive will be the City’s next major north-south connector. She would be surprised if that is approved. It makes much more sense to enter and exit on Mooney Street versus Dale Drive. Mooney Drive is built for that type of purpose; Dale Drive is not. She would not support the first condition of a curbcut on Dale Drive.

Mr. McDaniel stated that it was his understanding that the character of Dale Drive will begin to change at some point. Dale Drive, as it is currently constructed, is as a temporary treatment.  
Vice Mayor Amorose Groomes inquired what it would look like going forward. It has been her understanding that it would look more like Bridge Park Avenue than Mooney Street.  
Mr. McDaniel stated that would be why Engineering might approve it – if the character of that road will change as intended.  
Vice Mayor Amorose Groomes stated that the attempt has been to keep curbcuts off Bridge Park Avenue and put them on the arterial streets instead. Therefore, she is not supportive of the first condition.

Ms. Alutto asked if it would create another difficulty if there were to be two exits.  
Vice Mayor Amorose Groomes stated that it would require a different layout.

Ms. Fox stated that there is an entrance for the parking on the west side of G2 and also one on Dale Drive.  
Mr. Hunter responded that is correct. He believes that is what Council was discussing regarding the F Block, as well.  
Ms. Fox stated that there is no other option for location of the exit, and it is necessary to be able to exit the garage in two ways. PZC did consider the exit for Mooney Street, but in order that it did not look like a parking entrance, some interesting architectural features would be needed, providing a glimpse into the private greenspace for the residential building.

Vice Mayor Amorose Groomes stated that once the building is designed, the applicant can request a waiver from the reviewing body. If the design has been completed and no other way to accomplish this has been identified, the reviewing body has the ability to grant that waiver. If Council grants that waiver at this point, that is how it will be designed from the outset. She would prefer that Council’s message be to design it



RECORD OF PROCEEDINGS

Held

October 22, 2018

Page 27 of 30

differently so that it is effective without needing that. At this point, the plan is so conceptual that it doesn't seem appropriate to grant a waiver.  
Ms. Husak clarified that it is a Condition, not a Waiver.

Mayor Peterson asked if the remaining Conditions were acceptable to Council.  
Vice Mayor Amorose Groomes stated that she has no objection to the others.

- Mayor Peterson moved to approve the four waivers:
- Building Types – Front Property Line Coverage (Building G2)
  - Building Types – Front Property Line Coverage (Building G4)
  - Building Types – Ground Story Use (Building G2)
  - Building Types – Maximum Permitted Building Height (Building G1)

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

- Mayor Peterson moved to delete Condition 1 and to approve the remaining six conditions:
- ~~1. That the applicant request approval of a curb cut along a principal frontage street (Building G2 along Dale Drive) by the City Engineer at Final Site Plan Review;~~
  2. That the applicant work with staff to ensure that the internal circulation of the parking structure meets building applicable code requirements at the Final Site Plan Review;
  3. That the proposed design of the plaza and streetscape extension adjacent to Building G1 be revised to meet Code to provide adequate pedestrian space;
  4. That the applicant provide additional information to evaluate the actual relationship between the existing and proposed building G1 to the building in Block H prior to submitting for Final Site Plan Review;
  5. That the applicant will have to address inconsistencies between the plans prior to applying for a Final Site Plan Review;
  6. That the setback along the shopping corridor along Bridge Park Avenue meet Code requirements; and,
  7. That the applicant revise the plans to eliminate door swings into the ROW.

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

Mayor Peterson moved to designate the Planning and Zoning Commission as the required reviewing body for future Development Plan Review and Site Plan Review applications for Bridge Park Block G.  
Mr. Reiner seconded the motion.  
Vote on the motion: Mr. Keenan, yes; Ms. Alutto, yes; Vice Mayor Amorose Groomes, yes; Mr. Reiner, yes; Ms. De Rosa, yes; Mayor Peterson, yes; Ms. Fox, yes.

STAFF COMMENTS

Mr. McDaniel introduced the new Director of Building Standards, Brad Fagrell. Mr. Fagrell has previously worked with the Ohio Department of Transportation, the City of Lancaster, and has had Chief Building Official experience. The City of Dublin welcomes his expertise and experience.  
Council welcomed Mr. Fagrell to the City.

COUNCIL COMMITTEE REPORTS

Public Services Committee Report re. Recommendations on Aging in Place

Ms. Alutto, Public Services Committee Chair, requested that, due to the lateness of the hour, this item be deferred to the next Council meeting.  
Council consensus was to defer this item to the November 5 Council meeting.





## RECORD OF DETERMINATION

# Administrative Review Team

Thursday, October 11, 2017

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

**2. BSD SRN – Bridge Park, Block G  
18-061BPR**

**PID: 273-012471  
Basic Plan Review**

|                             |  |
|-----------------------------|--|
| <b>Proposal:</b>            | The construction of a mixed-use development consisting of a residential building, a parking structure with a liner, and an additional building as part of the Bridge Park Development. The site is zoned Bridge Street District - Scioto River Neighborhood. |
| <b>Location:</b>            | West of Dale Drive, northwest of the intersection with Bridge Park Avenue.   |
| <b>Request:</b>             | Review and recommendation of approval to City Council for a Basic Plan Review under the provisions of Zoning Code Section 153.066.   |
| <b>Applicant:</b>           | Crawford Hoying Development Partners, represented by James Peltier, EMH&T.   |
| <b>Planning Contact:</b>    | Claudia D. Husak, AICP, Senior Planner   |
| <b>Contact Information:</b> | 614.410.4675, <a href="mailto:chusak@dublin.oh.us">chusak@dublin.oh.us</a>   |
| <b>Case Information:</b>    | <a href="http://www.dublinohiousa.gov/pzc/18-061">www.dublinohiousa.gov/pzc/18-061</a>   |

### REQUEST 1: ADMINISTRATIVE DEPARTURE

1. §153.062—Building Type Requirements (O)(12)(a)(1) Parking Structure Required Building Zone - Request - Building G2 to be 4.66 feet from Dale Drive right-of-way, encroaching beyond the required building zone.

**Determination:** The Administrative Departure was disapproved.

### REQUEST 2: WAIVER REVIEWS

Request for a recommendation of approval to City Council for four Waivers:

1. §153.062—Building Type Requirements (O)(12)(a)(1) Parking Structure Building Type. Building Siting. Front Property Line Coverage - Minimum 90% front property line coverage required; requested - Building G2 to be 58.8% at Dale Drive in combination with Building G4 on the same lot.
2. §153.062—Building Type Requirements (O)(5)(a)(1) Corridor Building Type. Building Siting. Front Property Line Coverage - Minimum 75% front property line coverage required – Requested - Building G4 to be 58.8% at Dale Drive in combination with Building G2 on the same lot.





**2. BSD SRN – Bridge Park, Block G  
18-061BPR**

**PID: 273-012471  
Basic Plan Review**

3. §153.062—Building Type Requirements (O)(12)(c) Parking Structure Building Type. Uses & Occupancy Requirements. Ground Story Use Requirements - Commercial uses are required only when fronting a principal frontage street, shopping corridor or a greenway; requested - Building G2 unlined with commercial uses at the ground story along Dale Drive, a principal frontage street.
4. §153.062—Building Type Requirements (O)(5)(b) Corridor Building Type. Height. Maximum Permitted Height - 6 story maximum permitted height; request. Building G1 to be 7 stories in height.

**Determination:** The four Waivers were recommended for approval to City Council.

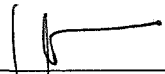
**REQUEST 3: BASIC PLAN REVIEW**

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

- 1) That the applicant be request approval of a curb cut along a principal frontage street (Building G2 along Dale Drive) by the City Engineer at Final Site Plan Review;
- 2) That the applicant work with staff to ensure that the internal circulation of the parking structure meets building applicable code requirements at the Final Site Plan Review;
- 3) That the proposed design of the plaza and streetscape extension adjacent to Building G1 be revised to meet Code to provide adequate pedestrian space;
- 4) That the applicant provide additional information to evaluate the actual relationship between the existing and proposed building G1 to the building in Block H prior to submitting for Final Site Plan Review;
- 5) That the applicant will have to address inconsistencies between the plans prior to applying for a Final Site Plan Review;
- 6) That the setback along the shopping corridor along Bridge Park Avenue to meet Code requirements; and,
- 7) That the applicant revise the plans to eliminate door swings into the right-of-way.

**Determination:** The Basic Plan Review was recommended for approval to City Council with seven conditions.

**STAFF CERTIFICATION**

  
\_\_\_\_\_  
Vince Papsidero, FAICP  
Planning Director



- 6) ~~That the applicant provide all final details regarding open space and site development standards with the Site Plan Review; and~~
- 7) ~~That the applicant continue to refine architectural details and Building Type requirements, as part of the Site Plan Review.~~

~~The vote was taken and everyone was in favor of the Basic Plan Review to be recommended for approval to City Council with seven conditions, as stated.~~

**2. BSD SRN – Bridge Park, Block G  
18-061BPR**

**PID: 273-012471  
Basic Plan Review**

Claudia Husak said this application is a proposal for the construction of a mixed-use development consisting of a residential building, a parking structure with a liner, and an additional corridor building as part of the Bridge Park Development. She said the site is zoned Bridge Street District - Scioto River Neighborhood and is west of Dale Drive, northwest of the intersection with Bridge Park Avenue. She said this is a request for a review and recommendation to City Council for approval of a Basic Plan Review under the provisions of Zoning Code Section 153.066.

Ms. Husak noted that City Council reviewed Block G when Block H was reviewed but the proposal for Block G has since been changed, which requires another Basic Plan Review.

Ms. Husak presented the basic plan for Block G. She said the proposal is for three new buildings with 170,000 square feet of office, 16,000 square feet of commercial, 110,000 square feet of residential, 0.43 acres of open space, and associated site improvements on the ±2.28-acre site. She said there is potential for residential liners on the garage similar to other blocks.

Ms. Husak presented a basic drawing to depict massing as viewed from the southwest corner. She said Staff had identified five Waivers, including one requested for the office building (G1) to be seven stories where six stories is the maximum permitted in the Code and Staff is recommending approval. She presented similar drawings for east, west, north, and south elevations and noted this will not be the tallest building in the development. She said the variety of heights on this block was supported by the Commission.

Ms. Husak presented the inspirational images for the proposed character for Block G. She said these designs seem appropriate to what has been approved. She reported the Commission conveyed they welcomed the images with the intent for something different.

Ms. Husak presented the proposed open space for Block G and pointed out the area in G4 of a private amenity space the size of ±7,667 square feet. She said 0.43 acres of on-site open space is proposed for Block G. She reported the Commission discussed open space, specifically how much should be turf versus hardscape with planters, especially given the amount of pets in the area. Vince Papsidero encouraged the applicant to look for inspiration at the small pet park in Cincinnati, which is just one of the amenities offered as part of Washington Park.

Ms. Husak stated the applicant is requesting one Administrative Departure:

**1. Building Types – Parking Structure, Required Building Zone (G2)**

Ms. Husak explained the applicant is requesting for building G2 to be 4.66 feet from Dale Drive right-of-way, encroaching beyond the required building zone. She said Staff is not recommending approval as the building



can be shifted to the south to meet the required building zone placement to provide the minimum five feet of separation of parking structures from the right-of-way.

Ms. Husak said a few Waivers had been identified for the project such as allowance of the seven-story building (G1), front property line coverage, and occupation of corner (G4). She explained the requests for the four Waivers are as follows:

1. Building Types – Front Property Line Coverage (G2)

Ms. Husak said the applicant is requesting G2 to be 58.8% at Dale Drive in combination with G4 on the same lot, whereas 90% front property line coverage is required. She said the block configuration reduces the ability for the front property line coverage requirement to be met on the Dale Drive lot frontage.

2. Building Types – Front Property Line Coverage (G4)

Ms. Husak said the applicant is requesting G4 to be 58.8% at Dale Drive in combination with G2 on the same lot, whereas 75% front property line coverage required. She explained similarly, the block configuration reduces the ability for the front property line coverage requirement to be met on the Dale Drive lot frontage.

3. Building Types – Ground Story Use (G2)

Ms. Husak said the applicant is requesting G2 unlined with commercial uses at the ground story along Dale Drive, a principal frontage street, whereas, commercial uses are required. She explained the surrounding existing and proposed land uses along Dale Drive are generally a variety of residential uses. She said this specific area of Dale Drive has a significant existing landscape buffer on the opposite side of the street from the parking structure, creating a single-loaded street. She said commercial uses at the ground story of the parking structure in this location would be an isolated node of commercial use.

4. Building Types – Maximum Permitted Building Height (G1)

Ms. Husak said the applicant is requesting G1 to be seven stories in height whereas there is a maximum six story height regulation. She explained the proposed location of G1 is in a low point of the topography on Block G and the topography north to south at the proposed building location, along with the slope increase to the east, may serve to visually minimize the increased building height proposed. She stated Staff has expressed concerns about the garage and entrances being accurately shown given the change in grade through the block.

Aaron Stanford noted the problem with doors swinging into the right-of-way on the east side of G2. He said based on the current plan there are a number of doors that would encroach into the right-of-way. Ms. Husak suggested adding a condition of approval, which can be addressed at the Site Plan Review.

The two added conditions were as follows:

- 6) That the setback along the shopping corridor along Bridge Park Avenue be revised to meet Code requirements; and,
- 7) That the applicant revise the plans to eliminate door swings into the right-of-way.

Ms. Husak added the Sycamore Ridge Apartments are to the east and have been there  $\pm$ 20 years. She said per the new BSD Code, the property would be considered incompatible. She said there is a similar situation

north of Tuller Ridge where Block H was deemed incompatible with the surrounding development. She indicated Staff is questioning whether or not the BSD Code actually speaks to existing development and if incompatibility applies. She indicated they determined the BSD Code does not apply to existing developments but if Sycamore Ridge were to be redeveloped, they would have to follow the BSD Code to become compliant.

Mr. Papsidero commented the height variation in these two blocks will be good for Bridge Park. Mr. Krawetzki said he was concerned with the potential impact on the neighborhood given the height change.

Ms. Husak referred to condition #4, which will likely be a Waiver for the final site plan.

Ms. Husak said disapproval is recommended for the following Administrative Departure:

1. Building Types – Required Building Zone (G2)

Mr. Papsidero asked if there were any other questions or concerns regarding this proposal. [Hearing none.] He called for a motion to approve the Administrative Departure Review as stated. He stated that motions are taken in the affirmative so if the ART is voting to disapprove then they need to vote against the request. Ms. Goss motioned, Mr. Krawetzki seconded, and the vote was unanimous to disapprove the Administrative Departure.

Mr. Papsidero called for a vote to recommend approval to City Council for the four requested Waivers:

1. Building Types – Front Property Line Coverage (G2)
2. Building Types – Front Property Line Coverage (G4)
3. Building Types – Ground Story Use (G2)
4. Building Types – Maximum Permitted Building Height (G1)

The results were unanimous for a recommendation of approval to City Council.

Ms. Husak said approval is recommended to City Council for a Basic Plan Review with seven conditions noted:

- 1) That the applicant request approval of a curb cut along a principal frontage street (building G2 along Dale Drive) by the City Engineer at the Final Site Plan Review;
- 2) That the applicant work with Staff to ensure that the internal circulation of the parking structure meets building applicable Code requirements at the Final Site Plan Review;
- 3) That the proposed design of the plaza and streetscape extension adjacent to building G1 be revised to meet Code to provide adequate pedestrian space;
- 4) That the applicant provide additional information to evaluate the actual relationship between the existing and proposed building G1 to the building in Block H, prior to submitting for a Final Site Plan Review;
- 5) That the applicant will have to address inconsistencies between the plans prior to applying for a Final Site Plan Review;
- 6) That the setback along the shopping corridor along Bridge Park Avenue be revised to meet Code requirements; and
- 7) That the applicant revise the plans to eliminate door swings into the right-of-way.



Mr. Papsidero asked if there were any other questions or concerns regarding this proposal. [Hearing none.] He called for a vote for the Basic Plan Review and the results were unanimous for a recommendation of approval to City Council with seven conditions.

**3. BSD HC – Dublin Toy Emporium, Sign  
18-067ARB/MPR**

**28 N. High Street  
Minor Project Review**

Nichole Martin said this application is a proposal for an approximately 4.5-square-foot blade sign for an existing tenant space within Historic Dublin on a 0.15-acre site zoned Bridge Street District Historic Core, east of North High Street, ±200 feet north of the intersection with West Bridge Street. She said this is a request for a review and recommendation of approval to the Architectural Review Board for a Minor Project Review under the provisions of Zoning Code Sections 153.066 & 153.170, and the *Historic Dublin Design Guidelines*.

Ms. Martin presented the process for a Minor Project Review. She noted the ART is making a recommendation today to the Architectural Review Board that will hear this application on October 24, 2018.

Ms. Martin presented an aerial view of the site for context. She explained that in general, the Code allows two signs of different types and one additional sign for buildings with access to a public parking lot located to the side or rear of the structure. She added the Code allows for a projecting sign within the Historic District to be a maximum of eight square feet in size on the first story of the structure with a minimum of eight feet of clear distance between grade and the bottom of the sign.

Ms. Martin presented a photograph of the building on North High Street, which has a small concrete entrance between the front door and the City's brick sidewalk in the front at the corner of Wing Hill. She presented the proposed sign that consists of three colors, approximately nine feet in height, and 4.48 square feet in size. She described the proposed sign as a panel that is a double-faced, 0.5-inch MDO (Medium Density Overlay) plywood. She said the graphic is printed on 3M ControlTac with a UV laminate coating and is subsequently affixed to the MDO, which is not a permitted material in the Code. She said the sign will need to be revised to incorporate an approved material of High Density Urethane (HDU), cedar, redwood, treated lumber, or equivalent materials, as required by Code.

Ms. Martin said the sign is affixed to an existing wrought iron bracket, which the applicant has indicated is mounted to allow for 8 feet of clear distance below the sign. She stated the applicant will need to submit verification to the Building Standards Division confirming the clear distance below the sign prior to the issuance of a sign permit. She said additionally, all mounting hardware should be painted to match the mounting bracket. She reported this sign is already installed.

Ms. Martin said this sign was reviewed against the BSD Sign Design Guidelines, Minor Project Review Criteria, Architectural Review Board Standards, and Alterations to Buildings, Structure, and Site. She stated three conditions of approval were identified for the requested recommendation of approval to the Architectural Review Board:

- 1) That the applicant use a permitted wood material for the sign background (HDU, cedar, redwood, treated lumber, or equivalent material);
- 2) That the applicant demonstrate eight feet of clear area is provided beneath the sign to be verified by the Building Standards Division at sign permitting; and
- 3) That the sign mounting hardware is painted to match the color of the hanging bracket.



## RECORD OF DISCUSSION

# Planning & Zoning Commission

Thursday, September 20, 2018 | 6:30 pm

The Planning and Zoning Commission discussed the following proposal at this meeting:

**2. BSD SRN – Bridge Park, Block G  
18-061BPR**

**PID: 273-012471  
Informal Review**

|                      |   |
|----------------------|---|
| Proposal:            | The construction of a mixed-use development consisting of an office building, a parking structure and residential units as part of the Bridge Park Development. The site is zoned Bridge Street District - Scioto River Neighborhood. |
| Location:            | West of Dale Drive, northwest of the intersection with Bridge Park Avenue.  |
| Request:             | Informal feedback on a proposed Basic Plan Review application prior to a formal review by City Council under the provisions of Zoning Code Section 153.056.   |
| Applicant:           | Crawford Haying Development Partners, represented by James Pollock, EMH&T.  |
| Planning Contact:    | Lori Burchett, AICP, Planner II.  |
| Contact Information: | 614.410.4656, lburchett@dublin.oh.us  |
| Case Information:    | <a href="http://www.dublinohio.usa.gov/pzc/18-061">www.dublinohio.usa.gov/pzc/18-061</a>  |

**RESULT:** The Planning and Zoning Commission provided informal feedback on this proposal at their September 20, 2018 meeting and generally welcomed the proposal. Feedback centered on the usability of the proposed open spaces, the need for green (lawn) open space, the pedestrian realm, walkability and placemaking, the appropriateness of shared parking and the continuation of the development as a destination point. The Commission welcomed the variation in the intended architectural character of the proposal.

**MEMBERS PRESENT:**

|                  |        |
|------------------|--------|
| Victoria Newell  | Yes    |
| Stephen Sudhem   | Yes    |
| Jane Fox         | Yes    |
| Bob Miller       | Absent |
| Warren Fishman   | Yes    |
| Kristina Kennedy | Yes    |
| William Wilson   | Yes    |

**STAFF CERTIFICATION**

  
Claudia D. Husak, AICP, Senior Planner







## MEETING MINUTES

# Planning & Zoning Commission

Thursday, September 20, 2018

### AGENDA

1. **BSD SRN – Bridge Park, Block F  
18-060BPR** **PID: 273-000867  
Informal Review (Discussion Only)**
2. **BSD SRN – Bridge Park, Block G  
18-061BPR** **PID: 273-012471  
Informal Review (Discussion Only)**
3. **Perimeter Center, Subarea E – McDonald’s Sign Modifications  
18-035AFDP** **6830 Perimeter Loop Road  
Amended Final Development Plan (Approved 6 – 0)**
4. **Community Plan – Thoroughfare Plan Map  
18-051ADM** **Administrative Request – Other (Recommended for Approval 6 – 0)**

The Chair, Victoria Newell, called the meeting to order at 6:29 p.m. and led the Pledge of Allegiance. Other Commission members present were: Steve Stidhem, Warren Fishman, Kristina Kennedy, William Wilson, and Jane Fox. Bob Miller was absent. City representatives present were: Vince Papsidero, Thaddeus Boggs, Claudia Husak, Lori Burchett, Richard Hansen, and Laurie Wright.

1. **BSD SRN – Bridge Park, Block F  
18-060BPR** **PID: 273-000867  
Informal Review**
2. **BSD SRN – Bridge Park, Block G  
18-061BPR** **PID: 273-012471  
Informal Review**

The Chair, Victoria Newell, said the two applications were proposals for the construction of a mixed-use development consisting of a hotel, a parking structure, residential units and a future office building as part of the Bridge Park Development. She said the site is zoned Bridge Street District - Scioto River Neighborhood and is west of Dale Drive, north and south of Bridge Park Avenue. She said this is a request for informal feedback on two proposed Basic Plan Review applications prior to a formal review by City Council under the provisions of Zoning Code Section 153.066.

Lori Burchett presented the Bridge Street District (BSD) application process that includes a Basic Plan Review and a Development Plan Review followed by a Site Plan Review. She said if a project includes a Development Agreement, City Council serves as the reviewing body and designates a final reviewing body for future applications. She explained the Basic Plan outlines the character and nature of the



development including general massing and any open space locations. She said the Site Plan provides the final details of the proposal, including: materials, landscaping, and additional Code requirements.

Ms. Burchett presented an aerial view of the site and noted the two blocks are located south of Tuller Ridge Drive, north of Banker, east of Mooney Street and west of Dale Drive with Bridge Park Avenue dissecting the two blocks. She presented a graphic of the two blocks in context of the overall Bridge Park Development. She said Block D was the most recent block reviewed by this Commission.

Ms. Burchett presented the Basic Plan for Block F that consisted of three new buildings with office, commercial, hotel, restaurant, and open space on the 2.31-acre site. She pointed out a private access drive located between buildings F1 and F2, connecting Mooney Street and Dale Drive. She indicated staff had expressed concerns with the access drive and pedestrian mobility through this block.

Ms. Burchett presented a graphic of the massing that represented the scale and height within this block as viewed from the northwest corner of Banker Drive and Dale Drive. She said the general layout of the buildings were represented on the site with the street network represented throughout.

Ms. Burchett said one of the discussion questions for the Commission's consideration this evening is whether the proposal effectively meets the intent and purpose of the walkability standards and promotes the principles of walkable urbanism. She presented another massing view of the future hotel with its access drive and canopy drop-off area. She presented the western elevation that faces Dale Drive that showed an unlined portion of the parking garage. She said a second discussion question asks the Commission if there are additional design considerations that should be made for the unlined portions of the parking structures, particularly as it faces Dale Drive - the principal frontage street.

Ms. Burchett presented images that illustrated the general character of contemporary design for this block with multiple angles and a mix of panels, brick, and glass, which is very similar to the established character of the overall development.

Ms. Burchett said the applicant has proposed to provide 0.35 acres of public open space on Block F where 0.09 acres would be required and presented a graphic to illustrate the locations of the open spaces.

Ms. Burchett presented the Basic Plan for Block G that consisted of three new buildings with office, commercial, residential, 0.43 acres of open space, and associated site improvements on the ±2.28-acre site.

Ms. Burchett presented a graphic of the massing that represented the scale and height within Block G. She pointed out that building G1 is the proposed office building and the applicant is requesting a Waiver to allow for a seven stories. She presented more graphics illustrating general massing and noted the east elevation reflected the unlined portion of the parking garage.

Ms. Burchett said the proposed uses would require a minimum of 435 parking spaces for Block F and 669 for Block G. She reported the applicant proposed 288 structured spaces and 11 on-street parking spaces. She explained the applicant intends to use 136 spaces from Block C garage to help close the deficit for Block F and 355 spaces from Block C garage for Block G. She reported there is a preliminary study on the uses of the garages that is on-going as the development fills. Based on that study, she said, there is an excess of parking within Block C, even at the highest use.

Ms. Burchett presented inspirational images for Block G that included brick, glass, and metal details. She said the design is best described as contemporary with multiple projections and a defined first floor. Overall, she said, these images show glass as the predominant material with a complementary brick or stone. She asked the Commission to consider if the provided images achieve an appropriate design



direction and if they had any architectural design suggestions. She also requested suggestions from the Commission on the variety of materials and colors that should be applied to Blocks F or G.

Ms. Burchett said  $\pm 0.43$  acres of on-site open space is proposed for Block G with 0.16 acres proposed as an off-site public open space on Block F, to meet the open space requirement of 0.59 acres. Additionally, she noted, 0.18 acres of private amenity space is proposed for residents of Block G. For feedback to the applicant as design advances for these areas, a recommended discussion question asks the Commission if the proposed open space treatment was appropriately located, sized, and designed. She presented a graphic to illustrate the locations of the open space proposed for Block G.

Ms. Burchett said Staff has identified potential Waivers for this Basic Plan Review including:

- Allowance for a 7-story office building (G1)
- Front property line coverage
- Occupation of corner (G4 & F4)

Ms. Burchett presented the discussion questions in their entirety for the Commission to consider:

1. Does the proposal effectively meet the intent and purpose of the walkability standards and promote the principles of walkable urbanism?
2. Is the proposed open space treatment appropriately located, sized, and designed?
3. Do the provided images achieve an appropriate design direction; and are there any architectural design considerations or variety in materials and colors that should be applied to these two blocks?
4. Are there additional design considerations that should be made for the unlined portions of the parking structures, particularly as it faces the principal frontage street (Dale Drive)?
5. Are there any other considerations by the Commission?

Ms. Burchett concluded her presentation and stated the applicant was present to address any questions or concerns, as well.

Victoria Newell asked about the height of the AC Marriott Hotel. Ms. Burchett answered that it is eight stories in height.

Steve Stidhem asked if the new buildings would appear taller than the AC Marriott Hotel, due to the increased elevation change. Ms. Burchett answered the same question was raised at the ART earlier in the day and the applicant had said the new buildings would not be taller.

Jane Fox asked for height, story-wise to put in context to across the street. Ms. Burchett answered corridor buildings are five stories tall.

Warren Fishman asked how wide the buildings are on the sidewalk front. He said there is an amenity space on G4 that is private. Ms. Burchett clarified there would be open space between buildings G2 and G1. Mr. Fishman asked if the open space would be green. Ms. Burchett said, overall, the proposal at this point, would be similar to other passageways we have seen in developments. She said the applicant is requesting feedback from the Commission this evening. Mr. Fishman asked if these areas would be considered walkable since the buildings were so wide.

The Chair invited the applicant to come forward.

Russ Hunter, Crawford Hoying Development Partners, 6640 Riverside Drive, explained parking is driving how the applicant is looking at these two blocks. He said the most cars they have ever counted on C Block is 373 and there were 506 spaces left open. He indicated the applicant does not see B Block being

remarkably different. Given these outcomes, he said, the applicant is re-evaluating the need for parking in this part of the development.

Mr. Hunter referred to the site plan for Block F. He said the hotel will be the first building to come forward as a final site plan as it is the most 'baked' on their end. He said it is a Marriott hotel and the units lining the parking will be like an extended stay. He said these units are almost apartment size. He said they would be managed out of the F1 hotel. Mr. Hunter stated the F4 office building will not be considered until the future.

Mr. Hunter explained the reason the applicant is requesting a Waiver for a seven-story building for G1 is due to the market forces. He reported there are 150,000 – 200,000-square-foot office users out there that want to be in Bridge Park and currently they cannot be accommodated. He indicated if they design a 200,000-square-foot office building from scratch, for a user that may or may not emerge, that is a great way for the applicant to go bankrupt. He said they have to ensure they are nimble enough to be able to respond to those market forces; if they are not able to go taller, that is not the block for a large user so they need to know that now. He said their architect for this project, Chris Meyers, and their team have taken this through the Basic Site Plan and they desire feedback about the seven stories. For the G1 office building, he said, there will be a different architect to take them through the schematic design and that is to ensure the applicant is keeping everything fresh and authentic.

Chris Meyers, Meyers and Associates Architects, 232 N. Third St., Columbus, Ohio, said only diagrammatic massing and basic footprints were presented this evening. He said there will be a lot more detail and articulation forthcoming in the Final Site Plan. He said the applicant's objective is to enhance the community even further. He said walkability and approachability comes with that, especially at the street level. He said the increased grades will affect the access points to the buildings.

Mr. Meyers asked Ms. Burchett to present some photographs of buildings where the heights range from four stories to seven stories. He said the architecture for hotels is always repetitive as the rooms are stacked with a grid façade. He indicated their intent is to get away from the typical hotel design. He said they welcome the Commissions' feedback to help drive the direction the applicant takes.

Mr. Stidhem said he liked the artistic neatness and the photos presented were interesting. He asked if the garage will be flat or sloped. Mr. Hunter answered the garages would be sloped, similar to the garages on Blocks B and C.

Mr. Stidhem inquired about electric plug-ins for vehicles in the parking garages as he has seen some but wondered if more were coming, which Mr. Hunter confirmed.

Mr. Stidhem asked the applicant if they had considered roof access for any of the buildings. Mr. Hunter said they plan at least a portion of the rooftop of G1 to be accessible.

Mr. Stidhem asked if solar had been considered for G1. Mr. Hunter said the applicant has in the past and believes they will continue to do so. Mr. Stidhem suggested the applicant at least wire for it so solar could easily be installed in the future.

Ms. Fox inquired about the space between F1 and F2/F3. She said it appears as a driveway but asked about sidewalks, bikes, or scooter accommodations. Mr. Meyers said the entire F1 building is wrapped.

Mr. Fishman suggested the amenity/private space for the residents of Block G be instead open to the public. Mr. Hunter emphasized they have had this conversation many times about these particular spaces. He explained G4 has an interior space that has units aligned around the four sides and up against the parking garage. He said that amenity space would not be seen from the street. He said they look at those open spaces as residents' backyards. He said everyone's front yard is accessible but the people that



live at Bridge Park also deserve to have something that is kind of their own. In many cases, he explained, if those spaces were public, anyone could approach the sliding glass door and knock on it so it becomes a security issue.

Mr. Hunter said, speaking from a developer's standpoint, they do not believe they have enough grass on Blocks B and C as there is a lot of hardscapes with beautiful plantings. He said they are taking that into consideration as they are developing these open spaces for Blocks F and G. Mr. Fishman emphasized he will be looking for green.

Kristina Kennedy clarified Block F is meeting the green space requirement but the G Block is not. Mr. Hunter said together they meet the requirements.

William Wilson said he has witnessed an issue with delivery and asked if food trucks would be coming onto the scene. He asked if these situations were being analyzed.

Mr. Hunter said Crawford Hoying is living that daily as well with their office in Bridge Park. He said he likes the little bit of activity on the street, making it feel urban in a way that is not typically seen in Dublin. He said when vehicles cannot get down the street, it is an issue. He said he hears him and the applicant agrees and that is something they will need to address, especially with this block because there are two major office buildings. He said food trucks are permitted to park in those public parking spaces so the developer cannot tell them to leave. He said they do not have an answer to that yet. He said the studies determining if the on-street parking should become paid parking would effectively fix that problem. Maybe, sometimes food trucks are okay in certain areas and that is a discussion to be had. He said he is torn between the two because again, they help make the development feel more urban.

Vince Papsidero added, in the larger Code update that is underway now, food trucks are being addressed as a land use so there are regulations staff is proposing. Currently, he explained, the food trucks are regulated as any other vehicle in Bridge Park from a parking standpoint. For vehicle loading/unloading delivery, the City has designated locations and times of day when those trucks are allowed. Mr. Hunter said right now, that issue is magnified because of the construction.

Mr. Wilson said we have talked about not filling all the parking spaces for the current programming but he asked if they had considered parking for the park across the street. Mr. Hunter said the Parking Plan will address everything, holistically.

Mr. Wilson indicated there a quite a lot of residents in Bridge Park now. He asked if pets were allowed. Mr. Hunter answered pets are allowed in certain buildings on certain floors. Mr. Wilson asked if sidewalk staining is being addressed given the lack of green grass.

Mr. Fishman asked if pets can even be controlled in condominiums. Mr. Hunter indicated the condominium association probably could but he cannot say that for certain as he is not the lawyer on this issue.

Mr. Fishman reported he has been spending a lot of time in this development and complimented the applicant; the energy is fabulous and it is fun to be there. He said he visits the market on Saturdays and has noticed a lot of people are walking dogs. He said that is his concern about providing enough green space and having rules about the dogs. Mr. Hunter indicated they have taken a real cautious approach. He said pets are allowed in buildings on the lowest floor. He said as much as they try to police the dog activity, the guys cleaning the grounds have to clean up after the dogs sometimes. He concluded people love their dogs – it is the way it is.

Ms. Newell inquired about the stacking of cars at the drop-off area for the hotel. Mr. Hunter said the stacking number is six. Ms. Newell asked if the hotels will have a certain quantity of parking spaces

reserved for their guests. He suggested when they do the study, the answer is absolutely yes. The Marriott says they need about 80% a piece but it depends on the environment.

Mr. Wilson said wide sidewalks can be attractive and make an area more walkable; it is an opportunity to add benches so people have additional places to sit/meet outside of those little green spaces. He suggested adding drinking fountains for both humans and pets and by adding these things, the result can be an enriched community.

Ms. Kennedy said she loved the design proposals and they coordinate and fit with the other buildings in the development while also adding character. She said she is concerned about having room for bicycles as that is becoming more popular in Dublin. She said she loved the Bocce Ball Court in D Block and would like to see more little pocket parks like that. She said it would be so nice to have something more to do outside besides walking and 16-Bit that is inside entertainment.

Mr. Fishman said he agreed with both of his colleagues. He said it is important for sidewalks to be wide enough as now there are a lot of scooters flying by. He said couples on benches makes a lovely scene. He emphasized green, green, green; "everything grows here" is the City's tag line.

Mr. Stidhem said he is not against grass but there is going to be an amazing park across the street and that will take care of a lot of issues that were discussed this evening. He said in general, he likes the proposal and would love to see something that is a little bit different, especially in terms of the details and character with the new architect. He would like to see something "just a little bit out there", something that is unique. He said he thinks of Chicago and how all the architecture is different. He stated the proposal is absolutely walkable. He said he is not passionate about parking because the trends show not as much parking will be needed.

Ms. Fox stated the applicant has done a really good job with walkability and connecting the green space notes and the corridors. She indicated placemaking is missing on the corner of G4. She said there is nothing on Tuller Ridge Drive that would stop a pedestrian.

Ms. Fox asked if Bridge Park is still considered the designated shopping area. Mr. Papsidero clarified it is Bridge Park Avenue.

Ms. Fox said she loves the area between F1 and F2/3 and if designed correctly, can become a little individual oasis. If landscaped correctly, that just might be a hub of activity there for those walking, riding bikes or scooters.

Ms. Fox asked if an interesting archway can be created for the parking garage there and allow for a peek at the plaza park/backyard that is hidden for G4 residents. She also suggested something interesting be created for the southwest corner of F1. She stated she loved the separation of the buildings as it allows for some very interesting things to be created.

Ms. Newell said generally the proposal meets the intent of walkability. She said she was concerned about the access drive and pedestrians only permitted to walk on one side because the other space is completely green. She suggested the applicant treat the whole access drive area with some very upscale amenities so it appears as its own pocket park. If it was very well landscaped, it would encourage walkers to want to walk on just one side of the street.

Addressing question #2, Ms. Newell said the proposed open space treatment was appropriately located and sized but there is not enough design details yet to comment. She said she was concerned about the height of the buildings and the shadows they would cast on the open spaces as she wants to see any plantings truly survive.

Ms. Newell said she was completely supportive of the sharing of the parking. She said right now, she has had no issues with trying to find a parking space, even on a Friday night, going to a restaurant at peak times, which has been wonderful and convenient.

Ms. Newell said the added height to the structure to achieve seven stories creates another amenity. She recalled originally on this Commission fighting hard and had lengthy discussions holding to the six-foot height but things change as the City develops. She said when all of the buildings are going in at four and five stories, it is nice to have that change in elevations. She said she is a little concerned about going up that hill, as the proposed building may overshadow the AC Marriott Hotel.

Ms. Newell said she liked the images for Block G a little bit more than those for Block F but overall she liked the architectural design considerations.

The Chair asked the applicant if the Commission had provided enough direction and answered all the questions to which the applicant responded that this meeting was perfectly wonderful.

Mr. Fishman asked to address the seven-story building. He said he did not have a fundamental problem but it should be a unique building. He referred to the Leveque Tower downtown as an example as it is certainly different from the other buildings downtown. Mr. Hunter agreed; he would love it if a large corporation went in there and their corporate logo would be great to make it more notable. Mr. Hunter confirmed the buildings would be roughly about the same height, even with the increased height of the grade.

The Chair invited anyone from the public that wished to speak in regard to this case. [Hearing none.]

Ms. Fox asked to make a few more comments. She referred to G2/3 and said if the applicant did not create an archway there, G3 could have an interesting architectural frontage as it would be so visible from the park across the street. She said she liked the L-shape of the hotel and liked the variety of massing elements.

Ms. Fox asked to refer to the inspirational photographs. She said the photo on the bottom, left-hand side is much more interesting than the bottom, right-hand side. She noted the projections, some of the walls, the transparency of the glass, and other materials found in the BSD. She said it was more interesting than typically seen in a lot of structures like that. She restated that the space between the parking garages could be an absolutely unbelievable space. She said Dale Drive is an important, district connector so the building elevations on Block F should have a notable presentation on the street. She asked the applicant what those elevations would be like and if they had any thoughts they had been considering.

Mr. Meyers said the first approach, F3 is to mask the F2 garage and have it be a discreet veil in front. The uniqueness of the building type, the conversation of the hotel is a breakdown of mass, material, and form. That is going to translate to these other buildings; they have not gone through the planning exercise to create the real form. He said being on Dale Drive will be different than being on the access drive. He indicated they are considering an outdoor garden and a roof terrace to get that activity to that corner, not just an amenity for the tenant but also for what is visible from two miles away. He said the whole community has branched to a greater vista. He said he can see it from I-270 and the Historic District. He said the rooftop bar on the AC Marriott Hotel can be seen from miles away and those kinds of effects are being considered here, too.

Ms. Fox said that was a great idea. She hears people talk all the time about Vaso, the rooftop bar. She said the variation of architecture is very important on the residential building. She said she liked the idea shown in some of the pictures of projections off the wall so there is interest in the street, whether that is balconies or the offices but not grid-like projections. She indicated that overhangs of awnings above the ground floors enables the pedestrian to feel warm and safe.



Mr. Wilson referred to the pictures for Block G; the bottom left is the most dramatic. He noted there is not a building like this yet in the whole development. Everything is pretty much a block shape, he said, but this becomes several pieces put together with different materials in it and brings a lot of design features to it. He said seven floors could be a win-win since some large corporations are looking for that to house all their employees under one roof.

The Chair said if there are no further comments, she thanked the applicant for coming forward and is looking for development in the near future.



# MEETING MINUTES

## Administrative Review Team

Thursday, September 20, 2018 | 2:00 pm

**ART Members and Designees:** Vince Papsidero, Planning Director (Chair); Donna Goss, Director of Development; Matt Earman, Director of Parks and Recreation; Colleen Gilger, Director of Economic Development; Aaron Stanford, Senior Civil Engineer; Brad Conway, Residential Plans Examiner; Mike Altomare, Fire Marshal; Tim Hosterman, Police Sergeant.

**Other Staff:** Jennifer Rauch, Planning Manager; Claudia Husak, Senior Planner; Lori Burchett, Planner II; Nichole Martin, Planner I; Mike Kettler, Planning Technician; Richard Hansen, Planning Assistant; Jimmy Hoppel, Planning Assistant; and Laurie Wright, Administrative Support II.

**Applicants:** Gary Fischer, Fischer & Associates Architects Inc. (Case 1); Andrew Christensen, Property Owner (Case 2); Dan Morgan, Behel Sampson Dietz Architects; and Floyd Tackett, Bluebird Consulting Group (Case 4); James Peltier, EMH&T; Russ Hunter, Crawford Hoying Development Partners; Pete Scott, Meyers + Associates Architecture; and John Woods, MKSK (Cases 5 & 6).

Vince Papsidero called the meeting to order at 2:03 pm. He asked if there were any amendments to the September 6, 2018, meeting minutes. [There were none.] The minutes were approved as presented.

[...]

### CASE REVIEWS

**7. BSD SRN – Bridge Park, Block F  
18-060BPR**

**PID: 273-000867  
Basic Plan Review**

Lori Burchett said this application is a proposal for the construction of a mixed-use development consisting of a hotel, a parking structure with a residential liner, and an additional building (likely to be office) as part of the Bridge Park Development. She said the site is zoned Bridge Street District - Scioto River Neighborhood and is west of Dale Drive, southwest of the intersection with Bridge Park Avenue. She said this is a request for a review and recommendation to City Council for approval of a Basic Plan Review under the provisions of Zoning Code Section 153.066.

Claudia Husak suggested the applications for Blocks F and G be reviewed together. Ms. Burchett introduced Block G, next.

**8. BSD SRN – Bridge Park, Block G  
18-061BPR**

**PID: 273-012471  
Basic Plan Review**

Lori Burchett said this application is a proposal for the construction of a mixed-use development consisting of a residential building, a parking structure with a liner, and an additional corridor building as part of the Bridge Park Development. She said the site is zoned Bridge Street District - Scioto River Neighborhood and is west of Dale Drive, northwest of the intersection with Bridge Park Avenue. She said this is a request for a review and recommendation to City Council for approval of a Basic Plan Review under the provisions of Zoning Code Section 153.066.

Ms. Burchett reported since there were many changes to the original plan and there is a development agreement associated with this project, the final approval will be made by City Council. She explained the



applicant had requested a brief meeting with the ART to present materials in a basic form and receive feedback.

Ms. Burchett presented an aerial view of Blocks F & G and the site plans for both blocks within the Bridge Park Development to illustrate their location in relation to all other blocks. She presented the general layout proposed for the three buildings in Block F with a possible future building. She said the applicant has proposed building F1 to contain a hotel and restaurant, F2 as a parking garage, F3 which is a liner for the parking garage for hotel/commercial use, and F4 that is intended for office space in the future. She noted Dale Drive serves as the principal frontage street.

Ms. Burchett presented basic shapes of the buildings illustrating the intended massing as these buildings face northwest. She explained the scale and heights within the block as well as the general layout of the buildings on the site with the street network throughout. She said the hotel (F1) would be the tallest building on this block. She presented another graphic that illustrated another massing view of the proposed hotel highlighting the access drive and canopy drop-off area.

Ms. Burchett presented the western elevations of F2 & F3 that showed the unlined portion of the parking garage that face Dale Drive, which is the principle frontage street. She presented inspirational images for the proposed contemporary design characteristics for the block, which are very similar to the established character of the development.

Ms. Burchett presented the proposed open space for Block F as the applicant is proposing to provide 0.35 acres where 0.09 acres would be required. She indicated the applicant would be submitting a Parking Plan as they will be requesting less than Code requires based on the parking garage on Block C that is underutilized based on preliminary calculations.

Ms. Burchett presented the basic plan for Block G. She said the proposal is for three new buildings with 170,000 square feet of office, 16,000 square feet of commercial, 110,000 square feet of residential, 0.43 acres of open space, and associated site improvements on the ±2.28-acre site.

Ms. Burchett presented a basic drawing to depict massing as viewed from the southwest corner. She presented similar drawings for east, west, north, and south elevations. She indicated the applicant will need to request a Waiver to allow for the requested 7 stories for the office building (G1) where 6 stories is the maximum permitted in the Code. She noted this will not be the tallest building in the development and noted the variety of heights on this block.

Colleen Gilger asked if building G1 would appear taller given the increased grade change to which Ms. Burchett responded the AC Marriott Hotel should still appear taller.

Ms. Burchett indicated the unlined parking garages will require Waivers as well.

Ms. Burchett presented the inspirational images for the proposed character for Block G. She noted the images included brick, glass, and metal details. She said the proposed design is contemporary with multiple projections and a defined first floor. She said the images show glass as a predominant material with a complementary brick or stone material.

Ms. Burchett presented the proposed open space for Block G and pointed out the area in G4 of a private amenity space the size of ±7,667 square feet. She said 0.43 acres of on-site open space is proposed for Block G with 0.16 proposed as an off-site public open space on Block F, to meet the open space requirement of 0.59 acres.

Ms. Burchett stated the proposed uses require a minimum of 435 parking spaces for Block F and 669 parking spaces for Block G. She said the applicant is providing 288 structured parking spaces and 11 on-

street parking spaces. She said the applicant is proposing to use 136 parking spaces from the garage on Block C to close the deficit for Block F and 355 parking spaces from the Block C garage for Block G. She reported that a study provided by the applicant revealed there is an excess of parking in Block C with a minimum of 506 parking spaces and a maximum of 740 parking spaces available.

Vince Papsidero confirmed the proposal for parking is below the parking requirement and would require approval of a Parking Plan, which he thought was feasible per the applicant's studies.

Ms. Burchett said a few Waivers have been identified for the project such as allowance of the seven-story building (G1), front property line coverage, and occupation of corner (G4 & F4).

Ms. Burchett shared the discussion questions she planned to use for the Planning and Zoning Commission review:

1. Does the proposal effectively meet the intent and purpose of the walkability standards and promote the principles of walkable urbanism?
2. Is the proposed open space treatment appropriately located, sized, and designed?
3. Do the provided images achieve an appropriate design direction; and are there any architectural design consideration or variety in materials and colors that should be applied to these two blocks?
4. Are there additional design considerations that should be made for the unlined portions of the parking structures, particularly as it faces the principal frontage street (Dale Drive)?
5. Are there other considerations by the Commission?

Claudia Husak inquired about the lack of building liners for G3. Russ Hunter, Crawford Hoying Development Partners, said the detail was not shown but the plan was approached similar to C Block.

Ms. Husak asked how the liners would work for the hotel proposed on Block F. Mr. Hunter explained the Marriott offers an Exec-U-Stay like a studio apartment, which is different from the AC Marriott Hotel. He explained the Exec-U-Stay apartments will be managed out of the F1 hotel, which is an interesting concept.

Mr. Papsidero asked if the Marriott ExecuStay was nationwide. Mr. Hunter answered it was specific to commercial users. Mr. Papsidero asked if there would be use issues for this type of operation. He said adding this use would be appropriate for the Bridge Street District.

Colleen Gilger asked if there would be a bed tax issue and asked for confirmation that this building would be four levels. Mr. Hunter responded in the affirmative on the building height.

Mr. Hunter said F1 will be ready to be constructed first. He said in the long term they will rely on the B Block garage for Block F but there is not an elevator on that side so they would eventually need to modify that garage for easier accessibility. Mr. Papsidero asked if improvements would only be internal. Mr. Hunter answered that they hope not to touch the skin. Mr. Papsidero inquired about zoning clearance. He indicated a Parking Plan would need to be approved before F1 was built. Ms. Gilger suggested the garage on B Block could be used during the construction of F1 and to leave F2 & F3 free.

Ms. Husak asked if hotel vents would be needed under the windows. She indicated there could be a separate grill but it would need to be integrated into the architecture. She referred to the Heartland of Dublin and said they did a good job with their vents and it appears purposeful.

Mr. Papsidero said service to the buildings is an issue for the Boards and Commissions, which will need to be addressed.



Aaron Stanford stated there needs to be more space for pedestrian circulation around the hotel. Ms. Burchett clarified the pedestrian crossing from F1 to F2 along a private drive.



## MEETING MINUTES

# Administrative Review Team

Thursday, September 6, 2018 | 2:00 pm

**ART Members and Designees:** Vince Papsidero, Planning Director (Chair); Ray Harpham, Interim Chief Building Official; Colleen Gilger, Director of Economic Development; Aaron Stanford, Senior Civil Engineer; Shawn Krawetzki, Landscape Architect; Mike Altomare, Fire Marshal; Tim Hosterman, Police Sergeant.

**Other Staff:** Logan Stang, Planner I; Claudia Husak, Senior Planner; Lori Burchett, Planner II; Nichole Martin, Planner I; Mike Kettler, Planning Technician; Richard Hansen, Planning Assistant; Jimmy Hoppel, Planning Assistant; and Laurie Wright, Administrative Support II.

**Applicants:** Gary Fischer, Fischer & Associates Architects Inc. (Case 1); James Peltier, EMH&T; Russ Hunter, Crawford Hoying Development Partners; Pete Scott, Meyers + Associates Architecture; and John Woods, MKSK (Cases 2 & 3); Andrew Christensen, Property Owner (Case 4); Kara McCoy, Simplified Living Architecture Design (Case 5); Dan Morgan, Behel Sampson Dietz Architects; and Floyd Tackett, Bluebird Consulting Group (Case 6).

Vince Papsidero called the meeting to order at 2:03 pm. He asked if there were any amendments to the August 30, 2018, meeting minutes. [There were none.] The minutes were approved as presented.

[...]

### 2. **BSD SRN – Bridge Park, Block F** **18-060BPR**

**PID: 273-000867**  
**Basic Plan Review**

Lori Burchett said this application is a proposal for the construction of a mixed-use development consisting of a hotel, a parking structure with a residential liner, and an additional building (likely to be office) as part of the Bridge Park Development. She said the site is zoned Bridge Street District - Scioto River Neighborhood and is west of Dale Drive, southwest of the intersection with Bridge Park Avenue. She said this is a request for a review and recommendation to City Council for approval of a Basic Plan Review under the provisions of Zoning Code Section 153.066.

Claudia Husak suggested the applications for Block's F and G be reviewed together. Ms. Burchett introduced Block G, next.

### 3. **BSD SRN – Bridge Park, Block G** **18-061BPR**

**PID: 273-012471**  
**Basic Plan Review**

Lori Burchett said this application is a proposal for the construction of a mixed-use development consisting of a residential building, a parking structure with a liner, and an additional corridor building as part of the Bridge Park Development. She said the site is zoned Bridge Street District - Scioto River Neighborhood and is west of Dale Drive, northwest of the intersection with Bridge Park Avenue. She said this is a request for a review and recommendation to City Council for approval of a Basic Plan Review under the provisions of Zoning Code Section 153.066.

Ms. Burchett presented the site plans for both blocks and reported since there is an Economic Development Plan (EDA) associated with this project, this requires review and approval by City Council.



She presented the general layout proposed for the three buildings in Block G and the two buildings with a future building proposed for Block F. She explained the applicant had requested a brief meeting to present materials in a basic form and still receive feedback from the ART.

Ms. Burchett pointed out existing roadways have been established that surround these blocks. She noted the private drive between Mooney Street and Dale Drive to service the hotel. She said there is concern regarding the amount of pedestrian clearance around the private drive, especially near the hotel entrance. She said she would let the applicant describe the intent behind these blocks.

James Peltier, EMH&T, presented the utility plan map and reported utility wise, these plans are in good shape.

Russ Hunter, Crawford Development Partners, noted the hotel occupies all upper floors and some space on the first floor. He explained all public-facing amenities would face Bridge Park Avenue and noted the slab step to accommodate the grade change. He said there is a separate restaurant planned on the west side but it is not affiliated with the hotel. He pointed out that the liners on the garage have not been programmed so they may become optional liners or an enhanced architectural façade. He said they are seeing interest from larger office users.

Vince Papsidero asked if the height and capacity was influx for the parking garage. Mr. Hunter answered to some degree because they still have to base the size on specific tenants, which are unknown at this time. He indicated they will need a comprehensive parking study. He reported the parking garage in Block C has never been 100% full and there are lots of open parking.

Ray Harpham asked what is driving the timing for these blocks. Mr. Hunter answered he wants these two blocks constructed as quickly as possible. He said currently, the view east from the Local Cantina is barren because there is no construction started yet on Blocks F and G and he wants to see that changed.

Mr. Papsidero asked why the applicant is not able to confirm the third building proposed for Block F. Mr. Hunter answered they are holding off due to market forces. He indicated the building will be used as office space but he does not know yet about the size and it is dependent on the sizes/footprints that may fluctuate for the other two buildings.

Mr. Papsidero asked how large the parking structure is in Block G. Mr. Hunter answered four levels more or less are set. He said once two restaurants go in, he will be able to determine the amount of parking that will be needed as they can offset parking to existing garages.

Shawn Krawetzki asked if enough green space had been proposed. Ms. Husak answered the plans only include some green space but since no number of residential units has been provided it's difficult to determine. She suggested additional open space where the garage space is not lined. Mr. Hunter agreed and said it should feel like a public space but they are not able to count it toward the open space requirement.

Colleen Gilger asked if there will be restaurants on the first floors. Mr. Hunter answered affirmatively; there is restaurant space planned in Building G1 facing Bridge Park Avenue and office use planned for the backside facing the proposed green space.

Mr. Papsidero asked how the G2 parking garage and the corridor Building G4 will work architecturally. Pete Scott, Meyers + Associates Architecture, answered there will be two different skins on the exterior and they are considering some sort of live green screen. He said G4 will be a four-story, podium type building and the G2 Parking Garage will be four to five stories tall. Mr. Hunter cited buildings in an urban

environment are usually right up against each other. Mr. Scott pointed out the facades of buildings G4, G2, and G3 are not in line with the property line on Dale Drive. He said they will be recessed in such a way as to change the building massing. Mr. Hunter said there are too many unanswered questions. He indicated if a certain single large tenant were to come through for Building G1, needing X amount of square feet, then maybe it would need to be a seven-story building. Ms. Husak said at that point, a Waiver would need to be requested for the height.

Mr. Harpham asked the applicant if they felt comfortable for review by City Council. Mr. Hunter said they will continue to develop the plans in the meantime. He indicated the plans will have the same amount of detail as Block B when it was presented. He said they plan to provide inspirational images for Building G1 since the plans are so loose. He indicated a wall may need to be shifted, which would impact the other buildings. Ms. Burchett recommended the applicant provide a dotted line for those variables so the Commission can respond. Mr. Hunter said they do not know at this point; they are trying to navigate without losing a tentative tenant. Mr. Harpham emphasized that leaves a lot of room for questions.

Aaron Stanford indicated he anticipated Block F to be an area heavily traveled by pedestrians and not enough space is allocated so far. Ms. Husak inquired about how the private drive would be treated from a platting perspective. She asked if this would become a reserve to which Mr. Peltier answered affirmatively as it was done on Block A. Mr. Stanford reported that had worked out really well and if the applicant were to set it up in the same manner, then Engineering would be supportive.

Ms. Husak asked how the roadway on Block H was treated on Dale Drive and if this would be a similar discussion. Mr. Peltier clarified Block F is the same as Block H but they will need more space on Block G along Dale Drive since they will retain the existing ditch.

Mr. Papsidero asked if there were any other questions or concerns for this proposal by the ART. [Hearing none.] He said a recommendation by the ART is scheduled for September 20, 2018



**PLANNING AND ZONING COMMISSION**

**RECORD OF ACTION**

**JULY 7, 2016**

**3. BSD SRN – Bridge Park East, Section 4 - G Block  
16-044FP**

**Mooney Street  
Final Plat**

Proposal: The creation of an approximately 2.28-acre lot (Lot 9) and associated access easement for open space for a mixed-use development, including two buildings containing residential dwelling units, commercial uses and a parking structure.

Request: Review and recommendation of approval to City Council of a final plat under the provisions of the Subdivision Regulations (Chapter 152 of the Dublin Code of Ordinances).

Applicant: Crawford Hoying.

Planning Contact: Claudia D. Husak, AICP, Senior Planner.

Contact Information: (614) 410-4675, chusak@dublin.oh.us.

**MOTION:** Chris Brown moved, Stephen Stidhem seconded, to recommend approval to City Council of this Final Plat because it complies with the final plat criteria and the existing development standards, with one condition:

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

\*Crawford Hoying agreed by consent to the above condition.


**VOTE:** 7 – 0.

**RESULT:** A recommendation of approval will be forwarded to City Council.

**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



## Planning

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## PLANNING AND ZONING COMMISSION

### MEETING MINUTES

**JULY 7, 2016**

#### AGENDA

- 1. BSD SRN – Bridge Park East, Section 4 - G Block** **Mooney Street**  
**16-044FP** **Final Plat (Recommended for Approval 7 – 0)**
- 2. BSD-SRN – Bridge Park East, Section 5 – H Block** **Bridge Park Avenue**  
**16-045PP/FP** **Preliminary Plat/Final Plat (Recommended for Approval 7 – 0)**
- 3. BSD-OR – Vineyard Church** **4140-4150 Tuller Road**  
**16-047ADMC-CU**  
**Administrative Request – Code Amendment (Recommended for Approval 7 – 0)**  
**Conditional Use (Approved 7 – 0)**

The Chair, Victoria Newell, called the meeting to order at 6:31 p.m. and led the Pledge of Allegiance. Other Commission members present were: Chris Brown, Bob Miller, Cathy De Rosa, Stephen Stidhem, Amy Salay, and Deborah Mitchell. City representatives present were: Claudia Husak, Vince Papsidero, Nick Badman, Cameron Roberts, Laura Leister, 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. De Rosa, yes; Ms. Salay, yes; Ms. Newell, yes; Ms. Mitchell, yes; Mr. Stidhem, yes; Mr. Miller, yes; and Mr. Brown, yes. (Approved 7 - 0)

Ms. Newell moved, Ms. Salay seconded, to table the minutes until the next meeting since there was not sufficient time provided for review. The vote was as follows: Ms. Newell, yes; Ms. Salay, yes; Mr. Brown, yes; Ms. De Rosa, yes; Mr. Miller, yes; Ms. Mitchell, yes; and Mr. Stidhem, yes. (Approved 7 – 0)

The Chair briefly explained the rules and procedures of the Planning and Zoning Commission. She said certain cases on tonight's agenda may be approved by consent. She stated that two cases were postponed prior to the meeting. She said two cases were eligible for the consent agenda tonight – Bridge Park E, G Block and Bridge Park E, H Block. She determined to take the cases in the order as they were published in the amended agenda.

- 1. BSD SRN – Bridge Park East, Section 4 - G Block** **Mooney Street**  
**16-044FP** **Final Plat**

The Chair, Victoria Newell, said the following application is a proposal for the creation of an approximately 2.28-acre lot (Lot 9) and associated access easement for open space for a mixed-use development, including two buildings containing residential dwelling units, commercial uses, and a parking structure. She said this is a request for a review and recommendation of approval to City Council

of a Final Plat under the provisions of the Subdivision Regulations (Chapter 152 of the Dublin Code of Ordinances).

**Motion and Vote**

Mr. Brown moved, Mr. Stidhem seconded, to recommend approval to City Council for a Final Plat. The vote was as follows: Ms. Salay, yes; Mr. Miller, yes; Ms. Mitchell, yes; Ms. De Rosa, yes; Ms. Newell, yes; Mr. Stidhem, yes; and Mr. Brown, yes. (Recommended for Approval 7 – 0)

**2. BSD-SRN – Bridge Park East, Section 5 - H Block  
16-045PP/FP**

**Bridge Park Avenue  
Preliminary Plat/Final Plat**

~~The Chair, Victoria Newell, said the following application is a request for the subdivision of an approximately 4.57-acre site into two lots (Lots 10 and 11) and a right-of-way for two streets (Mooney Street and Larimer Street) for the development of 6 townhome buildings. She said this is a request for a review and recommendation of approval to City Council of a Preliminary and Final Plat under the provisions of the Subdivision Regulations (Chapter 152 of the Dublin Code of Ordinances).~~

**Motion and Vote**

~~Mr. Brown moved, Ms. Mitchell seconded, to recommend approval to City Council for a Preliminary Plat and Final Plat. The vote was as follows: Ms. Newell, yes; Mr. Stidhem, yes; Ms. Salay, yes; Ms. De Rosa, yes; Mr. Miller, yes; Ms. Mitchell, yes; and Mr. Brown, yes. (Recommended for Approval 7 – 0)~~

**3. BSD-OR – Vineyard Church  
16-047ADMC/CU**

**4140-4150 Tuller Road  
Administrative Request – Code Amendment  
Conditional Use**

~~The Chair, Victoria Newell, said the following application is a request for an amendment to the Zoning Code to allow "Religious or Public Assembly" as a conditional/size limited use in the BSD-Office Residential District and a proposal for an existing 17,000-square-foot tenant space to be used as a "Religious or Public Assembly" use located on the north side of Tuller Road, approximately 200 feet west of Village Parkway. She said this is a request for a review and recommendation of approval to City Council for an Administrative Request - Code Amendment under the provisions of Zoning Code §153.232 and §153.234 and a request for a review and approval of a Conditional Use under the provisions of Zoning Code §153.236.~~

~~The Chair swore in anyone intending to address the Commission with regards to this case.~~

~~Claudia Husak confirmed the applicant was present. She said based on research, Staff could not find a reason for the Conditional Use being permitted in the Zoning Code for all of the districts (exclusive of the Historic Residential District) and not this one. She said during the 2014 Code Review, it is possible that this one district was inadvertently omitted.~~

~~Chris Brown asked if there was any other consideration for this omission. Ms. Husak said part of it was the size restrictions, which are covered in the size limitations that were proposed for all of the church uses within the BSD so they are limited in size to under 100,000 square feet to prevent a mega-church establishment that would require a lot of parking spaces. She indicated that from a land use perspective, widespread sprawling development is probably not going to continue in the future in this particular district, as discussed by Staff. She said there does not appear to be an issue to accommodate this proposal in this Office Residential District. She clarified that there are Conditional Uses in all of the districts. She said the rezoning portion of this application gets forwarded to City Council that is a Code~~

# RECORD OF PROCEEDINGS

Minutes of

Dublin City Council

Meeting

BARRETT BROTHERS - DAYTON, OHIO

Form 6101

Held

July 5, 2016

Page 8 of 32

~~Mr. Lecklider stated that the permit is not unique to the fact that the church is in the Historic District.~~

~~Ms. Anderson stated that as she understands it, the ARB review fee was waived because the Church is within the Historic District. That is what she understood. Mr. Keenan stated that the information is slightly confusing.~~

~~Mayor Peterson seconded the motion to approve the waiver request.~~

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

~~Mr. Keenan requested that the record reflect that the Food Pantry is a 501(C)(3), the primary basis for his comments.~~

## **~~• Alcohol Waiver - Dublin Historical Society – Business After Hours to be held at The Coffman Homestead~~**

~~Ms. Crandall stated that the Dublin Historical Society (DHS) has the opportunity to hold one of the Chamber Business After Hours programs at the Coffman Homestead. Tom Holton, the DHS Board president is present to respond to questions. This event would occur on Tuesday, August 16 from 5:30-7 p.m. Staff is working with the DHS on an event permit, and will be assisting with placement of the event fencing and some other DHS needs associated with this event.~~

~~Tom Holton, DHS President, 5957 Roundstone Place, Dublin, stated that DHS is hosting the Business After Hours event. It is held on the third Tuesday of the month and its location rotates. They have submitted an Event application, and will be working with the City to make sure the grounds are in good shape following their event.~~

~~Vice Mayor Reiner stated that the event is a good way in which to create interest and broaden their base of support.~~

~~Vice Mayor Reiner moved to approve the DHS request for an alcohol waiver. Mayor Peterson seconded the motion.~~

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

## **~~• Bridge Park G Block Basic Plan Review~~**

~~Ms. Husak stated that G Block consists of 2.29 acres of proposed development.~~

### ~~Background~~

- ~~• In 2014, Council made changes to the Bridge Street Code to require Basic Plan Review by Council, in cases where there is a development agreement in place. There is a development agreement with Crawford Hoying in place for the Bridge Park development.~~
- ~~• The Basic Plan review is the first formal step in the process. At the suggestion of staff, the applicant requested and received an informal review of the proposed Bridge Park, G Block development by the Planning and Zoning Commission on June 9, 2016. This was not a required, but rather a voluntary review. The minutes from that meeting were included in this packet.~~
- ~~• At the formal Basic Plan review, Council reviews the concept of the scope and character of the proposed development. Approval by Council of the Basic Plan is required before the plan can move forward.~~



# RECORD OF PROCEEDINGS

Minutes of

Dublin City Council

Meeting

BARRETT BROTHERS - DAYTON, OHIO

Form 6101

Held

July 5, 2016

Page 9 of 32

- Tonight, staff is requesting three motions from Council: one on the waivers for the Basic Plan; one on the Basic Plan itself; and one to determine the required reviewing body for future applications related to this block.
- Council reviewed Block C, just to the west of Block G, in January 2015, and determined that the Planning & Zoning Commission (PZC) would be the required reviewing body for future applications. PZC approved the final proposed plan in June.
- Council reviewed Block B in January 2016, also designating PZC as the required final reviewing body. PZC reviewed the Plan and made their final determinations in August.
- The most recent Block approved was Block A, which is located at the roundabout and includes a hotel, parking structure and event center. That Basic Plan was approved by Council in December 2015. PZC conducted their review in February of that same year.
- In the meantime, Council and PZC have also approved preliminary and final plats for development, public street dedication, and the master sign plan, which currently includes G and C Blocks only.

## Block G Basic Site Plan

- The application for Block G of the Bridge Park Development is a proposed development for 2.9 acres located north of Bridge Park Avenue and south of Tuller Ridge Drive between Mooney Street and Dale Drive.
- This is a request for two buildings: (1) G-1 is a new six-story, 75,562-square-foot mixed use (retail, office, residential) building, and (2) G2 - G3 is a five-story, 286,258-square-foot parking structure that is completed wrapped on all sides with commercial, office and residential uses.
- In total, the project proposes 11,428 square feet of retail, 10,769 square feet of office, 180 residential units ranging from micro units to three-bedroom units, 396 structured parking spaces, 0.33-acre of open space, and associated site improvements on the ±2.29 acre site.
- At mid-block, a plaza is proposed, which aligns with the plaza of C Block. One of the waivers requested relates to the provision of additional open space as part of the Scioto Riverside Park.
- G-1 Building is the smaller building – 75,000 square feet, six stories, and includes commercial and office on the first and second floors and 48 residential units on the remaining floors. There is also an elevated walkway to connect to the G-2 building.
- G-2 Building is the larger building – a parking structure comprises the interior of the building; 286,000 square feet; four or five stories, depending on which street it fronts; commercial and office on the first and second floors; 132 residential units of different sizes on the remaining floors.

The Administrative Review Team (ART) has reviewed the Basic Site Plan and recommends City Council take the following actions:

- Approval of Basic Site Plan Waivers for Block G:
  1. Open Space Maximum Distance  
This is the maximum distance an existing open space could be located from the main entrance of a building. In this Block, it exceeds the 660 feet that Code would permit.
  2. Parking Garage Entrance Location for Building G-2/G-3  
The Code does not permit parking garages to have entries on principal frontage streets, and Dale Drive is considered such a street. Due to the grading and street locations, as approved thus far, the applicant was not



# RECORD OF PROCEEDINGS

Minutes of

Dublin City Council

Meeting

BARRETT BROTHERS - DAYTON, OHIO

Form 6101

Held

July 5, 2016

Page 10 of 32

able to provide an entrance on any of the other sides, other than Mooney. The waiver would permit a garage entry to be located on a principal frontage street.

3. Ground Story Height for Building G-1

This waiver request is also due to site constraints associated with the grading. The request is to allow a ground story to be taller than the Code requirement of 12 to 16 feet. The proposed height is 20 feet.

- Approval of Basic Plan for Block G with two conditions:
  1. That the applicant continue to work with staff to detail construction of portions of Dale Drive to a public street standard appropriate for occupancy of the residential units, including construction design and cost sharing; and,
  2. That the applicant work with staff to determine appropriate locations for bicycle parking outside the parking structure.
- Determine the required reviewing body determination for future Development Plan Review and Site Plan Review applications (Council, PZC, or ART).

Council Discussion:

Ms. Amorose Groomes:

- Requested clarification of the location of the proposed greenspace that is located 715 feet rather than 600 feet from the main entrance.

Ms. Husak responded that the space is essentially the distance from the corner of the G2-G3 building to the Riverside Park.

Ms. Amorose Groomes inquired if the greenspace they are providing is an existing public park.

Ms. Husak responded that is correct – it is an existing greenspace.

Ms. Amorose Groomes stated that the Code states that each development is responsible for actually providing the open space, not that they can claim somebody else's open space as their provision of that requirement. It does suggest fee in lieu of, if that open space will not be provided. Code Section 153.064 states that:

"There shall be a minimum of 200 square feet of publicly accessible open space for each residential dwelling unit. Required open space shall be located within 660 feet of the main entrances of the residential units or the main entrance of a multi-family building..."

It also refers to existing open spaces that can only qualify if approved by the required reviewing body. Has the City already approved designation of a City park as meeting the open space requirements for this developer?

Ms. Husak responded affirmatively. This question came up when Council reviewed the Basic Plan for the entire Bridge Park development. That was one of the considerations --- that the park would be able to be used as open space.

Ms. Amorose Groomes stated that she did not see any notes on that determination in the materials.

Ms. Husak responded that if those minutes were not included, they can be provided. Beginning in paragraph 5, there is the verbiage that "the applicant shall either add to the existing open spaces, create new open space, or pay a fee..." It has been determined that they are providing additional open space as part of this Block.

Ms. Amorose Groomes inquired if that is by providing the public park.

Ms. Husak responded that it is by providing additional open space also on site.

Ms. Salay stated that the greenspace depicted on the slide is open space that the applicant is providing.

Ms. Husak noted that there are three open space sections.

Ms. Salay stated that the applicant is providing those, and, in addition, they are in proximity to the City park.



# RECORD OF PROCEEDINGS

Minutes of

Dublin City Council

Meeting

BARRETT BROTHERS - DAYTON, OHIO

Form 6101

Held

July 5, 2016

Page 11 of 32

Mr. Keenan inquired if provisions were made at the time Ballantrae was developed with respect to the golf course being considered as part of their open space area.

Ms. Salay responded that she believes it was. There are pocket parks throughout Ballantrae, but she believes the golf course was considered, as well.

Mr. Keenan stated that his point is that this case is not setting a precedent. Bridge Park is a dense project that the City is trying to accomplish with respect to Bridge Street in general.

Ms. Salay stated that there really is no other option. The City Park is located here, and she does not have a problem with considering it as part of the open space.

Mr. Keenan stated that it can also be argued that the park would not be here, if not for the development occurring.

Ms. Salay asked for clarification of the additional distance away.

Ms. Husak responded that ART's approval was for 715 feet.

Ms. Salay stated that it would need to be 660 feet to meet Code.

Ms. Husak noted that the site meets the 660 feet requirement, but it needs to be the maximum distance from the nearest entrance to the G2-G3 building.

Ms. Amorose Groomes inquired how many residential units are in that building.

Ms. Husak responded that the total of both buildings is 180 units.

Ms. Amorose Groomes inquired if the City park is eliminated from the equation, how many square feet of greenspace is being provided for that number of dwelling units.

Ms. Husak responded that .333 acre is being provided of the required .8 acre.

Ms. Amorose Groomes stated that nearly a third of these units are two to three bedroom units. There may be pets associated with those units. That is a minimal amount of space for pets. She believes the City needs to require that there is sufficient space and in proximity. Those amenities need to be nearby for any good urban residential setting; it is a quality of life issue. She is skeptical about the number of residents who will cross Riverside Drive in the winter to take their dogs outside.

Mayor Peterson inquired if Council has any questions about the other two waiver requests.

Ms. Amorose Groomes inquired if the applicant is precluded from having two entrances/exits on Mooney Street - one to the north and one to the south.

Ms. Husak responded that there is a distance apart requirement, which could potentially result in another waiver request.

Ms. Amorose Groomes stated that she would be interested in seeing if both entrances/exits could be on one street, rather than have the disruption on a principal frontage street, as well as the side street on Mooney.

Mr. Keenan stated that he would like to see how the parking would work with that layout - it could change it.

Vice Mayor Reiner stated that he believes that if the vehicles are backing up, it is probably preferable to have them exit on a principal street and clear the space. He complimented the developer. Council asked them to wrap the parking garages. There were many inexpensive ways and materials to use, but this is a very comprehensive way in which to do that. The parking garages will not be viewable at all. It is nice, well-executed architecture. He asked if all the residential units would be rentals.

Mayor Peterson invited the applicant to speak.



# RECORD OF PROCEEDINGS

Minutes of

Dublin City Council

Meeting

BARRETT BROTHERS - DAYTON, OHIO

Form 6101

Held

July 5, 2016

Page 12 of 32

Nelson Yoder, Crawford Hoying Development Partners, Ltd., 555 Metro Place, Dublin, responded that the block under discussion will contain all rental units. H Block, which will be discussed next, will contain for-sale condominium units. His response to the previous points made:

- Open space. The question of open space has been under discussion since the beginning of the project. It was recognized early on that the requirement of 250 feet square feet per unit would need to be adjusted, and that was determined before these projects began to roll out. Crawford Hoying has determined at this point that Bridge Park C Block would become one gigantic park under the current formula. With a 12-acre park right across the street, it is preferable to have that park activated with people, not lie empty. It is their opinion that -- by not ignoring it and embracing the fact that the park is there and counting it towards the open space -- it better facilitates people using it and activating that space. That will enable it to look activated 24 hours/day, 365 days/year. The open space that they are providing for these units was included in the comprehensive Master Plan for Bridge Park presented two years ago. Pocket parks were strategically located throughout the project and were interconnected. They were all thoughtfully laid out. They do understand that means a slight extension of the distance to the greenspace. The project engineer has clarified that the distance from the G-2 entrance is actually 770 feet -- and that is the amount requested for the waiver tonight, not 715 feet.
- Quality of the open spaces provided. They are spending millions of dollars on the open spaces they are delivering. Concerning a fee in lieu of land dedication, they are investing significantly in these individual pocket parks and open spaces. A fee on top of that would make it necessary to remove a level of finish in a commensurate amount in order to maintain the budget for the project. It is preferable to deliver less at a higher quality that is thoughtfully planned and executed.
- Parking garage entrance off Dale Drive. That section of Tuller Ridge that would be entered is on a very steep slope, because there are two points to connect. Tuller Ridge and Dale Drive are already in place, and they would be connecting Points A and B, which has a significant slope. Introducing a curb cut on Tuller Ridge would require a flat area, so the remaining segments of street would become even steeper and less safe than they are currently. By having the entry location points on Dale Drive and Mooney Street, they can maintain a consistent grade between Dale and Mooney Street, east to west. That is steep, but those two points need to be connected. This also allows a Level 2 entry off Dale Drive and a Level 1 entry off Mooney Street. That works well for circulation and practicality.

Ms. Amorose Groomes inquired if there would be internal circulation.

Mr. Yoder responded that there is interior circulation. From an entry at Mooney Street on the lower, southern end, the movement would be north and up an entire level before making the first turn -- parallel with Mooney Street. That would be 9-10 feet on one continuous ramp. Then, the driver would head up the remaining 9-10 feet and heading south. It loops -- everything interconnects.

Ms. Amorose Groomes clarified that she never suggested an entry on Tuller Ridge. The suggestion was perhaps two entry/exit points on Mooney, so that the exits would not be on a principal frontage street.

Vice Mayor Reiner inquired if renters would be permitted to have pets.

Mr. Yoder responded that, at this point, a limited number might be permitted -- ground floor units only in certain buildings. The goal is to maintain quality of living for everyone in the units above, and ground floor units tend to lend



# RECORD OF PROCEEDINGS

Minutes of

BARRETT BROTHERS - DAYTON, OHIO

Dublin City Council

Meeting

Form 6101

Held

July 5, 2016

Page 13 of 32

themselves to that in terms of durability, finishes and elimination of sound transfer between the units. At this point, however, that is only a possible consideration. Per their current policy, their units are not yet pet-friendly. Some of the older residents have been requesting it, so they are looking for ways to include it in certain areas that will not affect the quality of life for people without pets. In the communities in which they do allow pets, there are also weight and size limitations.

Ms. Amorose Groomes inquired if those provisions are codified or general practice.

Mr. Yoder responded that the animal weight limits are codified and written into the lease agreements.

Ms. Amorose Groomes inquired if they could change the terms of the lease agreements.

Mr. Yoder responded that they could do so. The leases are annual. If a policy change were made to which a current renter objected, they could accommodate them by moving them to another location or allowing them to terminate their lease.

Mr. Keenan inquired if the policy is the same, more, or less restrictive for the condominium units.

Mr. Yoder responded that at this point, there are no pet limitations for condominium units. The condominium units in Block H are individual townhomes separated by party walls on both sides, three to four stories in height. There is no risk of sound transfer between the walls. They are owner-occupied, and owners have fewer restrictions than renters.

Ms. Amorose Groomes inquired if the construction is slab on deck or slab on grade.

Mr. Yoder responded that it is a combination of slab and stick. Some cast-in-place podiums are being poured as part of the project. The area on Mooney Street is slab, as well as the area above it. Then the construction converts to stick and wraps around the remainder of the project. Typically, the lower, more commercial floors – the first story on Mooney and wrapping around the open space, is concrete. In the purely residential units, it is stick construction.

Ms. Amorose Groomes inquired if the stick construction is load-bearing or just interior finish.

Mr. Yoder responded that there are some load-bearing walls. The party walls would be load-bearing, as well as ¼ walls or exterior walls. Many interior walls would not be load bearing, simply partitions.

Mr. Lecklider stated that with respect to the comments that the Planning and Zoning Commission made -- he thought they were insightful, and, in general, he agreed with them. He has a skeptical view of the use of the cement fiber panels and metal. He assumes that the percentage will be minimal. He could be persuaded, but presently, these are of concern.

Ms. Amorose Groomes stated that she concurs and would also include aluminum windows in that list of concerns.

Mr. Yoder stated that Mr. Hunter will give his presentation and address the architecture and materials, as well.

Russ Hunter, Crawford Hoying Development Partners, Ltd., 555 Metro Place – Suite 600, stated that staff's presentation covered the details of the project well, so he will address how some of PZC's comments have been addressed.



# RECORD OF PROCEEDINGS

Minutes of

Dublin City Council

Meeting

BARRETT BROTHERS - DAYTON, OHIO

Form 6101

Held

July 5, 2016

Page 14 of 32

- G-1 Building – Goal is for a unique building with a character of its own. It should not look like the building next to it. With the original design presented to PZC, the massing felt similar to the other buildings. There was much discussion about the volume in the middle. The buildings tend to get busy and ins/outs with balconies. The thought was that some relief was needed. Juliette balconies have been utilized to add that. Moody Nolan has done a nice job of articulating them in a unique way on both corners, which will be highly visible from Bridge Park Avenue and Dale Drive – the gateway into this project. There is a weaving of the materials, vertically and horizontally, that does occur on other projects. There may be different reactions to some of colors, and he believes that the use of colors needs to be further studied. Perhaps a bright yellow should not be used, but another contrasting color. However, the message they received was to develop the design further, and make sure it is unique. They architect has done a nice job differentiating the G-1 Building from the other buildings.
- G-2 Building - Discussion focused on the issue raised that “there was too much going on.” There were double the amount of vertical balcony penetrations through the building, so that was revised. In place is a much more successful version of that design. This will be a transitional building, less contemporary than some of the other buildings on Bridge Park Avenue and Riverside Drive. That is intentional, because there is legacy property to the east that does not match everything else that is occurring along Bridge Park Avenue. The building is wrapped around all four sides. That is intentional, because there will be residential units on adjacent blocks to the east and the west. The red color was discussed, which some PZC members liked; others did not. The color needs to continue to be studied – perhaps it should not be red, or if it is, it needs to be a different texture – perhaps a woodgrain, cementitious panel. The goal is that it be a relief that is woven through the building. In working with the three approved primary materials of brick, stone and glass, it is difficult to come up architectural variety – which is the goal. Cementitious siding and metal panel, to a lesser degree, provide flexibility in the texture of the building. A brick is 8” x 2” -- a hardi panel could be 12’ by 4’. It is not recommended for an entire building, or even an entire façade, but it does allow some design flexibility. As long as it is installed properly, it can be effective. Metal panels offer something that hardi panel doesn’t – sheen. As the designers look at all the elevations, they take all of that into consideration to create the best composition.

Mayor Peterson asked staff to explain the two conditions associated with the Block G Basic Plan approval.

Ms. Husak stated that the two conditions ART has recommended are:

1. That the applicant continue to work with staff to detail construction of portions of Dale Drive to a public street standard appropriate for occupancy of the residential units, including construction design and cost sharing. There is currently a ditch there that needs to be addressed in some manner; and
2. That the applicant work with staff to determine appropriate locations for bicycle parking outside the parking structure.

Both conditions can be resolved prior to the final site plan/development plan application.

Vice Mayor Reiner stated that the younger professionals who will reside in these units tend to be very bicycle-friendly. Often, they carry their bicycle up the stairs and keep



# RECORD OF PROCEEDINGS

Minutes of

Dublin City Council

Meeting

BARRETT BROTHERS - DAYTON, OHIO

Form 6101

Held

July 5, 2016

Page 15 of 32

them in their residences, so that they are not stolen. What bicycle accommodations will be made? Will there be an area inside the parking garages to secure their bicycles?

Mr. Hunter responded that there is a secured bicycle parking area inside the garages for the tenants, underneath the concrete podium. Additional bicycle racks are provided throughout the public spaces. Tenants do not necessarily want to provide their guests keys to the garage, but guests need to be able to secure their bikes to visit a tenant or a restaurant.

Ms. Alutto inquired why both the entrance and exit from the parking garage could not be located on Mooney Street. Is there a required distance issue or a design issue?

Mr. Hunter responded that the difference in grade from Mooney Street to Dale Drive is such that ramps are needed for both sides of those. In order for the parking structure to function, the ramping must begin immediately. The result is that the ramp is several feet above the level of Mooney at the other end – approximately 18 feet.

Ms. Amorose Groomes noted that many of the balconies are Juliette balconies. How many of the units will have outdoor space versus a Juliette balcony?

Mr. Hunter stated that, typically, most of the units have balconies. It is just the ones along Bridge Park Avenue that are used to create architectural variety on the front.

Ms. Salay inquired if all the ground floor units have outdoor space.

Mr. Hunter responded affirmatively. G-2 has the typical balconies. However, on G-1, there are Juliette balconies on Bridge Park Avenue.

Mr. Lecklider inquired the reason for not having functional balconies on Bridge Street, but just a visual architectural element.

Mr. Hunter responded that balconies are inset six feet, taking a large portion of the building. Some visual relief was needed. In order to bring the elevation together, it was necessary to treat those balconies differently.

Ms. Amorose Groomes stated that it was an important element in activating Bridge Street – having activity on the building, not a flat face.

Mr. Keenan said that it appears to be possible to have only one or the other, not both. It seems that putting those in changes the mass, and it was necessary to make that mass look different.

Ms. Salay stated that there are many units with balconies and outdoor space in all of Bridge Park. The Planning Commission and architects talked about the massing and the face of the building. Juliette balconies are one-plane buildings. Although, there is not the typical balcony, the space has a French door that opens inward. Although some people may prefer an outdoor space, others do not.

Mr. Hunter stated that, effectively, this increases the amount of covered living space. However, in every building, there will be amenity spaces, and renters at Bridge Park have access to all of them. For example, in Building C-1 -- which is just to the north of the office building – there is "cut out" in the middle and a terrace. That is an outdoor open space that is accessible to any resident of Bridge Park at any time. Therefore, for even those who would choose a larger living room and the Juliette balcony, they would be able to walk down the street, or upstairs in their building, to access an outdoor space.

Ms. Amorose Groomes inquired how those spaces would be tied together if ownership of those buildings should change. Is it a binding legal arrangement that would transfer with the sale of the building to ensure that continued access?



## RECORD OF PROCEEDINGS

Minutes of

Dublin City Council

Meeting

BARRETT BROTHERS - DAYTON, OHIO

Form 6101

Held

July 5, 2016

Page 16 of 32

Mr. Hunter responded affirmatively.

Mr. Yoder stated that Crawford Hoying is not contemplating selling these buildings. Their intent is to keep them indefinitely, because they are making a significant investment in Dublin. They are over-amenitizing the project. For the total number of units – 800, it has significantly more amenities than any other community in the area. They have the ability of leveraging everything that the City of Dublin is doing around the project, and, in addition, have added all these other amenities. If any one of the pieces was eliminated, as a stand-alone building – with the amenities that are in it and the surrounding mixed use, including restaurants and spas, it far exceeds any such building within the area.

Ms. Amorose Groomes inquired if surrounding retail is considered an amenity.

Mr. Yoder responded that potential renters look at the "walk score," as well. What is around it is often one of the most important things that people look for when making a purchase. He noted that by introducing Juliette balconies, they are satisfying two needs: (1) PZC's request to make the massing look different; and (2) the market demand to provide something different. There will be a larger living space within and a Juliette balcony, which some people prefer. This will be beneficial when attempting to draw more renters to choose this environment over Grandview or the downtown area.

Ms. Salay inquired if Juliette balconies are permitted in the Bridge Street Code.

Ms. Husak responded affirmatively. There is a size requirement of six or eight feet width.

Vice Mayor Reiner stated that he assumes that the deed or lease restrictions address what is restricted on outdoor balconies.

Mr. Hunter responded that restrictions are included in the lease agreements, and that is policed closely.

Ms. Amorose Groomes continued:

(1) The Bridge Street Code requires that all of the buildings are convertible, meaning that they can serve different uses over the course of time. Can these dwelling units be repurposed, such as office? Does their construction permit that level of flexibility?

Mr. Hunter responded that they do not. Stick built construction does not have that level of flexibility. There is a big difference between concrete or steel and stick built. That difference is not just flexibility, but also cost. Market-rate apartments in this region could not be built from a completely steel or concrete structure and be able to rent them for what people are willing to pay. The design team has come up with a way to create the best product possible out of that material.

Vice Mayor Reiner stated that Council had asked previously about the possibility of converting rental units into condominiums. Does that remain a possibility?

Mr. Hunter responded that it is, as this would be essentially conversion of a residential use to a residential use. It is not possible with an office floorplate. On the G-2 building, there is concrete under the first slab. He noted that with the B-block garage on Longshore Street, there were originally residential units planned. Because the first floor was concrete slab, they were able to convert the first floor to retail.

Ms. Salay stated that the objective of Bridge Street was to have mixed uses throughout, including living, retail, restaurants, and entertainment.

In response to a question of whether millennium tile is being used on the top level of the G-1 building, Mr. Hunter responded affirmatively.

Ms. Amorose Groomes inquired if the reason the tiles are being used at the top of the building, instead of fiber cement board, is their lighter weight load.



# RECORD OF PROCEEDINGS

Minutes of

Dublin City Council

Meeting

BARRETT BROTHERS - DAYTON, OHIO

Form 6101

Held

July 5, 2016

Page 17 of 32

Mr. Hunter responded affirmatively. There is a building code provision that the use of brick must end at a certain height.

Ms. Salay suggested that everyone Google search for examples of the application of millennium tile. It is a great-looking building material. It should make a difference in the appearance – a WOW factor – for this building.

Mr. Hunter noted that the Columbus Library is using it on some of their newest buildings, so there are examples of that application around the Columbus area.

Mr. Lecklider stated that his primary concern as expressed in his earlier comments regarding building materials is long-term sustainability. Although he does have a concern with the color choices, his primary concern is sustainability.

Vice Mayor Reiner stated that he understands that they went to the extra length of changing the fasteners on the building, so there wouldn't be any corrosion. He believes some of the recently appointed PZC members caught that item, which is typically missed.

## Block G Actions:

1. Open Space Maximum Distance – Site – Code Section 153.064(C)(1)-(2)

Mayor Peterson moved to approve the first Basic Site Plan Waiver.

Ms. Salay seconded the motion.

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

2. Parking Garage Entrance Location – G-2/G-3 – Code Section 153.065(B)(5)(a)(3)

Mayor Peterson moved to approve the second Basic Site Plan Waiver.

Mr. Keenan seconded the motion.

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

Ms. Amorose Groomes explained her votes, noting that this all began with a blank slate. We could have located it anywhere and not required waivers. Waivers are designed to meet a need that arises in a real pinch, such as is typical with the infill or the last pieces. With this, there was a lot of opportunity – it involved the whole site.

Vice Mayor Reiner stated that there are elevation changes that are severe. They are simply asking for an adjustment related to those elevation changes.

Mr. Keenan stated that Council also knew that under Form Based Code, that there would be waivers requested.

Ms. Salay responded that is correct. It was expected and that is why a waiver provision was included in the Code.

3. Ground Story Height – G-1 – Code Section 153.062(O)(5)(b)

Mayor Peterson moved to approve the third Basic Site Plan Waiver.

Ms. Salay seconded the motion.

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

## • Approve the Basic Site Plan with two (2) Conditions:

- 1) That the applicant continue to work with staff to detail construction of portions of Dale Drive to a public street standard appropriate for occupancy of the residential units, including construction design and cost sharing; and,
- 2) That the applicant work with staff to determine appropriate locations for bicycle parking outside parking structure.



# RECORD OF PROCEEDINGS

Held \_\_\_\_\_

July 5, 2016

Page 18 of 32

Mayor Peterson moved to approve the Basic Site Plan with the above two conditions.  
Mr. Keenan seconded the motion.

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

- Determine the required reviewing body determination for future Development Plan Review and Site Plan Review applications (CC, PZC, or ART).

Mayor Peterson moved to refer the review of the Development Plan and Site Plan to the Planning and Zoning Commission.

Mr. Lecklider seconded the motion.

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

## • **Bridge Park H Block Basic Plan Review**

~~Ms. Husak stated that H Block is to the north of the G Block. It is adjacent to Sycamore Ridge Apartments and Vrable Health Care to the north. It has frontage on John Shields Parkway, which is to the north. South of the site is Tuller Ridge Drive.~~

### Overview

- ~~• The proposal is for six buildings, totaling 73 for-sale condominium units. Each unit would have a private garage to the rear of the unit, which is accessed by an auto port.~~
- ~~• One new public street is proposed as part of this block – Larimer Street, which would provide access between Mooney Street and Dale Drive.~~
- ~~• The proposal also includes John Shields Parkway greenway at their northern property boundary. The Planning and Zoning Commission will be reviewing the proposed preliminary and final development plan for that lot on Thursday, which will not be for development, but for open space. There is a requirement of .34 acres open space. The provision is .45 acres – the John Shields Parkway greenway, which will be dedicated as a lot.~~
- ~~• There is also a mid-block crossing, as required by Code. It will be used as a more private open space. There is public access from Mooney Street to Dale Drive, but the intent is to have this open space be used by the residents of the condominium units.~~
- ~~• A swimming pool is proposed as a private amenity.~~
- ~~• At their June 6 meeting, the PZC expressed the need to ensure public access through this area.~~
- ~~• Given the height and the type of units proposed, the architecture is more contemporary than has been seen to date in the Bridge Park development. Towers are included, which will provide access to rooftop amenities, as well.~~
- ~~• There are one or two-car garages provided for each unit, which are accessed through interior courtyards. Each of those has an open space in the center, which will also provide stormwater management. There is bicycle parking within each of the private garages. In total, 153 parking spaces are proposed, which includes the garage spaces and on-street spaces surrounding the Block.~~

~~The Administrative Review Team has reviewed the Basic Site Plan and recommends City Council take the following actions:~~

- ~~• Approval of Basic Site Plan Waivers for Block H:
  1. Front Property Line Coverage – Building Type – Code Section 153.062(O)(4)
  2. Permitted Roof Types – Building Type – Code Section 153.062(O)(5)~~



## RECORD OF DETERMINATION

JUNE 23, 2016

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

**3. BSD SRN – Bridge Park, G Block  
16-038BPR**

**Mooney Street  
Basic Plan Review**

Proposal: A mixed-use development, including two buildings containing 179 residential dwelling units, approximately 12,000-square-feet of office use, 11,000-square-feet of retail use, and a parking structure. The site is bounded by Tuller Ridge Drive to the north, Dale Drive to the east, Mooney Street to the west, and Bridge Park Avenue to the south.

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

Applicant: Russ Hunter, Crawford Hoying Development Partners.

Planning Contact: Claudia D. Husak, Senior Planner; (614) 410-4675, chusak@dublin.oh.us

**REQUEST 1: SITE PLAN WAIVERS**

Request for an approval recommendation to City Council for 3 Site Plan Waivers:

1. Open Space Types - §153.064(C)(1)-(2) – Distance from Publicly Accessible Open Space – Within 660 feet (required); Within 715 feet (requested).
2. Site Development Standards - §153.065(B)(5)(a)(3) – Location of Parking Structure Entrance/Exit Lanes – Entrance/Exit Lanes not on Principal Frontage Street (required); Entrance/Exit Lane on Principal Frontage Street (requested).
3. Building Types - §153.065(O)(b) – Ground Story Height – Ground story height must be between 12 feet and 16 feet (required); 20 feet due to grade change (requested).

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

**REQUEST 2: SITE PLAN REVIEW**

Request for a recommendation of approval to City Council for a Site Plan Review with 2 conditions:

- 1) That the applicant continue to work with staff to detail construction of portions of Dale Drive to a public street standard appropriate for occupancy of the residential units, including construction design and cost sharing; and
- 2) That the applicant work with staff to determine appropriate locations for bicycle parking outside of the individual units.

**Determination:** The Site Plan was recommended for approval to City Council with 2 conditions.

**STAFF CERTIFICATION**



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Vincent A. Papsidero, FAICP  
Planning Director

~~Scott Engebretson, Vineyard Columbus, said currently Vineyard Church is just around the corner on the edge of Dublin Village Center and their main operations are centered in Westerville.~~

~~Rachel Ray asked if there would be enough parking to which the applicant replied affirmatively. He said most of the businesses in the area are open Monday through Friday and they would mainly need parking on the weekends.~~

~~Vince Papsidero asked if there were any questions or concerns. [There were none.] He stated the ART's recommendation to the Planning and Zoning Commission is scheduled for next week for the PZC meeting on July 7, 2016.~~

## **DETERMINATIONS**

### **3. BSD SRN – Bridge Park, G Block 16-038BPR**

### **Mooney Street Basic Plan Review**

Lori Burchett said this is a request for a mixed-use development, including two buildings containing 179 residential dwelling units, approximately 12,000-square-feet of office use, 11,000-square-feet of retail use, and a parking structure. She said the site is surrounded by Tuller Ridge Drive to the north, Dale Drive to the east, Mooney Street to the west, and Bridge Park Avenue to the south. She said this is a request for review and recommendation of an approval to City Council for a Basic Plan Review under the provisions of Zoning Code §153.066.

Ms. Burchett presented the block locations for context. She said this was reviewed by the ART and then by the Planning and Zoning Commission as an Informal Review. She briefly reviewed what was presented last week at the ART meeting as a result of the PZC meeting.

Ms. Burchett said approval is recommended for three Site Plan Waivers:

1. Open Space Types - §153.064(C)(1)-(2) – Distance from Publicly Accessible Open Space – Within 660 feet (required); Within 715 feet (requested).
2. Site Development Standards - §153.065(B)(5)(a)(3) – Location of Parking Structure Entrance/Exit Lanes – Entrance/Exit Lanes not on Principal Frontage Street (required); Entrance/Exit Lane on Principal Frontage Street (requested).
3. Building Types - §153.065(O)(b) – Ground Story Height – Ground story height must be between 12 feet and 16 feet (required); 20 feet due to grade change (requested).

Ms. Burchett said approval is recommended for a Site Plan with two conditions:

- 1) That the applicant continue to work with staff to detail construction of portions of Dale Drive to a public street standard appropriate for occupancy of the residential units, including construction design and cost sharing; and
- 2) That the applicant work with staff to determine appropriate locations for bicycle parking outside of the individual units.

Tim Hosterman inquired about the ramp off Dale Drive given the grade changes. He said if the incline is too dramatic, the bike hitches on the police cruisers can gouge the concrete. James Peltier, EMH&T, answered the ramp is six inches but there is no actual ramp, it just goes into the second floor. He added that the ramps inside the garage are the gradual standard.

Rachel Ray asked if the engineers supported the Waiver regarding the parking garage entrance off Dale Drive that is being requested as they were not present. Ms. Burchett answered the engineers were supportive of the Waiver.

Ms. Ray noted that Blocks G & H were proposing to count a portion of the Scioto River Park toward meeting the open space requirement, as did Blocks B & C under previous applications. She suggested that a table accounting for the amount of park acreage being used to meet the open space requirements be maintained to ensure none of the parkland is double-counted with future applications.

Mr. Papsidero asked if there were any further questions or concerns. [There were none.] He confirmed the ART's recommendation of approval to City Council for a Basic Site Plan with three Waivers and two conditions.

**4. BSD SRN – Bridge Park, H Block  
16-039BPR**

**Bridge Park Avenue and Mooney Street  
Basic Plan Review**

Lori Burchett said this is a request for a residential condominium development consisting of approximately 73 townhome units with parking below each unit. She said the site is surrounded by John Shields Parkway to the north, Dale Drive to the east, Mooney Street to the west, and Tuller Ridge Drive to the south. She said this is a request for review and recommendation of approval to City Council for a Basic Plan Review under the provisions of Zoning Code §153.066.

Ms. Burchett presented the proposed site plan. She reviewed what was presented the previous week. She noted the 75 townhome units originally proposed were reduced to 73 as the applicant had to remove two units to accommodate the relocation of the pool. She said 38 parking spaces on the street were required in addition to the garage spaces under each unit. She asked the applicant to submit a Parking Plan. She explained this is just another check box to be completed for the review process.

She said this was reviewed along with Block G by the ART and then by the Planning and Zoning Commission as an informal to which they were supportive. She noted that a technical Waiver is needed for the tower.

Ms. Burchett said approval is recommended to City Council for two Site Plan Waivers:

1. Building Type – §153.062(O)(4) – Front Property Line Coverage – The structure is required to cover a minimum of 75% of the front property line. A portion of building H1 is approximately 70% at the easterly boundary and 52% at the southerly boundary. The public space has been designed to give the appearance of a closer setback through plaza areas, walls, and landscaping.
2. Building Type – §153.062(O) (5) – Permitted Roof Types – Towers are permitted on facades only at terminal vistas, corners at two principal frontage streets, and/or adjacent to an open space type. Towers will be necessary in order to provide access to the roof top decks.

Ms. Burchett said approval is recommended to City Council for a Site Plan with four conditions:

- 1) That the applicant submit a parking plan that includes location of all on-street spaces that will count toward meeting the minimum parking requirement;
- 2) That the applicant continue to work with Staff to determine the width and location of the Greenway;
- 3) That the applicant continue to work with staff to detail construction of portions of Dale Drive to a public street standard appropriate for occupancy of the residential units, including construction design and cost sharing; and



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**PLANNING AND ZONING COMMISSION**

**RECORD OF ACTION**

**JUNE 9, 2016**

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

**1. BSD SRN – Bridge Park, G Block  
16-038BPR**

**Mooney Street  
Basic Plan Review**

**Proposal:** A mixed-use development, including two buildings containing 179 residential dwelling units, approximately 12,000 square feet of office uses, 11,000 square feet of retail uses, and a parking structure.

**Request:** Informal review and feedback of a Basic Plan Review prior to review by City Council under the provisions of Zoning Code Section 153.066.

**Applicant:** Crawford Hoying.

**Planning Contact:** Claudia D. Husak, AICP, Senior Planner.

**Contact Information:** (614) 410-4675, [chusak@dublin.oh.us](mailto:chusak@dublin.oh.us).

**RESULT:** The Commission informally reviewed and commented on a proposal for a mixed-use development, including two buildings containing 179 residential dwelling units, approximately 12,000 square feet of office uses, 12,000 square feet of retail uses, and a fully-wrapped parking structure located northeast of the intersection of Bridge Park Avenue with Mooney Street. The Commission was concerned that the proposed architecture did not provide necessary relief from architectural rhythms established in previously approved blocks of the Bridge Park development. The Commission challenged the applicant to consider future uses of the site and encouraged versatile, long-lasting construction wherever possible. The Commission was supportive of the amount and location of the proposed open spaces noting the plaza's design compliments the plaza to the west.

**STAFF CERTIFICATION**

Nichole Martin  
Planner



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## **PLANNING AND ZONING COMMISSION**

### **MEETING MINUTES**

**JUNE 9, 2016**

#### **AGENDA**

- 1. BSD SRN – Bridge Park, G Block  
16-038BPR** **Mooney Street  
Basic Plan Review (Discussion only)**
- 2. BSDSRN – Bridge Park, H Block  
16-039BPR** **Bridge Park Avenue and Mooney Street  
Basic Plan Review (Discussion only)**
- 3. BSD SCN - Charles Penzone Grand Salon  
16-015BPR** **6671 Village Parkway  
Basic Plan Review (Approved 6 – 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: Chris Brown, Bob Miller, Cathy De Rosa, Stephen Stidhem, and Amy Salay. Deborah Mitchell was absent. City representatives present were: Claudia Husak, Vince Papsidero, Philip Hartmann, Donna Goss, Nichole Martin, and Flora Rogers.

#### **Administrative Business**

##### **Motion and Vote**

Ms. Newell moved, Mr. Brown seconded, to accept the documents into the record. The vote was as follows: Ms. De Rosa, yes; Mr. Miller, yes; Mr. Stidhem, yes; Mr. Brown, yes; and Ms. Newell, yes. (Approved 5 - 0)

The Chair briefly explained the rules and procedures of the Planning and Zoning Commission. She said certain cases on tonight's agenda may be approved by consent. She stated that no cases were eligible for the consent agenda tonight. She determined to take the cases in the following order: 3, 1, and 2 and the minutes will reflect the cases recorded in the order as they were published in the agenda.

- 1. BSD SRN – Bridge Park, G Block  
16-038BPR** **Mooney Street  
Basic Plan Review**

The Chair, Victoria Newell, said the following application is a proposal for a mixed-use development, including two buildings containing residential units, office and retail uses, and a parking structure. She said the site is south of Tuller Ridge Drive, north of Bridge Park Avenue, west of Dale Drive, and east of Mooney Street. She said this is a request for an informal review and feedback of a Basic Plan Review prior to review by City Council under the provisions of Zoning Code §153.066.

Nichole Martin asked if cases for Block G and H could be heard together as the sites are adjacent to one another. The Chair introduced Block H as well so both cases could be heard simultaneously.



**2. BSDSRN – Bridge Park, H Block  
16-039BPR**

**Bridge Park Avenue and Mooney Street  
Basic Plan Review**

The Chair, Victoria Newell, said the following application is a proposal for a residential condominium development consisting of approximately 75 townhome units. She said the site is located with John Shields Parkway to the north, Dale Drive to the east, Mooney Street to the west, and Tuller Ridge Drive to the south. She said this is a request for an informal review and feedback of a Basic Plan Review prior to review by City Council under the provisions of Zoning Code §153.066.

Nichole Martin noted G Block is located in the Bridge Park development, south of H Block, west of Dale Drive. She explained an informal review is not required but since the Basic Site Plan Review will be going to City Council per a development agreement, this informal review provides an opportunity for the PZC to provide feedback for Council's consideration.

Ms. Martin provided a brief history of the Bridge Park development. She said Blocks G and H are the fourth and fifth blocks of development in Bridge Park. She explained G is in a transitional area between some of the previously approved projects in C, B, and A blocks. She said H will have a very different feel from the other blocks of development.

Ms. Martin said two buildings are proposed for G Block labeled as G1, which is a 72,000-square-foot, six-story, mixed-use building and Building G2/G3 as a 300,000-square-foot, 5-story, fully residential wrapped parking structure. She stated that 0.33-acre of public open space is proposed along Mooney Street and Tuller Ridge Drive while 0.84-acre is required. She explained the main plaza is proposed between buildings G1 and G2/G3 and accounts for the majority of the public open space provided within the block. She said the plaza design aligns with the Block C plaza to the west to provide a cohesive connection between the two blocks. She said there are also two smaller open spaces provided, accessible from the residential units in G2/G3 building.

Ms. Martin said G1 contains retail on the first floor, office on the second floor, and a mix of 48 residential units (efficiencies, 1, 2, and 3 bedrooms) located along Bridge Park Avenue and Mooney Street. The G2/G3 building, she said, contains 406 parking spaces and a mix of 132 residential units (micro units, efficiencies, 1 and 2 bedrooms) on all four sides. She said the fourth floor will provide a private residential access between buildings G1 and G2/G3. She presented the floor plans for both buildings. She noted the façade materials: G1 depicts three different colors of brick and glass as primary materials for the retail and office located on stories one and two and stories three through six introduce two different metal panels with subtle façade articulations as well as private residential balconies. G2/G3 depicts two different colors of brick primarily present on the lower stories of the building. She said fiber cement siding, fiber cement panels, and metal panels are introduced on the upper stories; red fiber cement panels are depicted where the façade is inset for residential balconies and the parking garage entrance. She said the western elevation along Mooney Street is the only location where individual residential units (6) have access to a public street, not through a common entrance. The individual units she noted have entrances oriented to the side and are masked by brick-clad planters.

Ms. Martin said there are two vehicular access points for the garage: one on Mooney Street and the other on Dale Drive. She noted the pedestrian and public access points.

Ms. Martin concluded her presentation on Block G with the following discussion questions:

1. Does the proposal provide an appropriate transition given the surrounding development?
2. Does the Commission support the proposed architectural style and building materials?
3. Is there adequate open space provided in appropriate locations?
4. Are there other considerations by the Commission?

Ms. Martin said Block H is located north of Block G, directly west of the Sycamore Ridge Apartments and directly south of the Grand facility. She said a new public street is proposed (Larimer Street) to connect Mooney Street to Dale Drive and provide vehicular access to the auto courts in the development. She said public and private open space is provided. She explained there are three pairs of buildings (H1, H2, and H3), each split in a north/south direction to provide access to the auto courts and garages. She explained that part of the site is the John Shields Greenway so the applicant has determined the appropriate amount of dedication required. She indicated the proposal shows some steps to the front entries extending into the Greenway and the applicant will have to work with staff to reconfigure these areas. She explained Code requires 0.34-acre of public open space for the proposed development of H Block and private open space is proposed between buildings H1 and H2 for exclusive use by residents. She said the proposal shows ground level parking under all 75 units and will include one- or two-car garages, depending on the size of the unit. She said currently 153 spaces are provided within enclosed garages and at adjacent streets for the 75 units and all garages are accessed through an auto court with a permeable paver system with an ingress/egress in one location for each building off of a secondary street.

Ms. Martin presented an illustration using building H3 as an example. From the site plan, she said it appears that some of the units may have difficulty maneuvering vehicles in and out of their unit's garage.

Ms. Martin presented the architecture for the proposed Mooney Street and Tuller Ridge elevations. She noted the renderings show a contemporary architectural style emphasizing geometric forms with various roof heights, balconies, railings, and front stoops. She explained the illustrated building materials include glass, brick, wood, and cement fiber panels. To create architectural interest, she said, the applicant addressed facade diversity with two colors of brick to break down the massing of the facades into a pedestrian scale; horizontal and vertical facade articulations to further break down the massing; and secondary materials will be used to create building variety and diversity. She indicated the applicant is proposing a neutral color palette; however, specific building materials have not been chosen at this time and more detail will be provided in the future. She added metal sunscreens and decorative balconies that provide visual interest along the street.

Ms. Martin concluded Block H with discussion questions for the Commission's consideration:

1. Does the Commission support the proposed site layout and design of the units?
2. Does the proposed design and architectural elements of the buildings fit with the intended character of this area of the district?
3. Does the Commission have concerns with circulation and access within the auto court?
4. Should the greenway be the only public open space for the proposal?
5. Are there other considerations by the Commission?

Bob Miller inquired about the auto courts from an engineering perspective. Ms. Martin said further maneuverability detail has been requested.

Russell Hunter, Crawford Hoying Development Partners, 555 Metro Place, said Ms. Martin did a really good job at going through all the details for these two blocks. He presented the Site Plan noting this is a continuation of the Bridge Park Avenue streetscape. He said the open space aligning with the C Block open space differ in design so they each have a unique identity. He said how the block differs from the other blocks is that it contains a completely wrapped parking garage. He pointed out the residential liners along C Block so it is important to maintain that character on the G Block.

Mr. Hunter explained that they have continued to push the architect so the buildings have a strong identity. He said the outdoor spaces were enhanced that included balcony space overlooking Bridge Park Avenue, second floor office space provides covered space on the ground floor so the restaurants that

move in will have a unique space. He noted how the materials weave, highlighting the horizontal and vertical aspects of the building.

Mr. Hunter summarized the Bridge Park experience. He said C2 is along Riverside Drive, C3 is under construction, and now they have worked their way up the development, creating unique identities for each of the buildings. He said they share common themes and materials but the uniqueness comes from the detail. He said the G1 building is a transitional building and on the edge of their property as it exists today. He noted there is a legacy product across the street (Dale Drive) of shorter heights so they paid more attention to that.

Mr. Hunter introduced a new product called millennium tile; it was installed on 5<sup>th</sup> Avenue, a branch of the Columbus Public Library. He explained it was originally designed to be a roofing tile but it is starting to be used on the sides of buildings and it has a reflective quality and it comes in different textures and colors. He said they would like to use it on the top of the building without using a strong cornice to bring down the scale.

Mr. Hunter said they are using a different architect for the condominium buildings in Block H and asked him to come forward.

David Keyser, dkb Architects, 52 E. Lyn Street, explained every unit will either face onto the public street or onto a public or private open space per the crescent configuration of the six buildings. He said the auto courts are accessed and primarily shielded from the public areas. He said the massing of the buildings is broken down to a pedestrian scale. He said some units have porches or balconies. He said one of their challenges was the 17-foot grade difference between Dale Drive and Mooney Street. He said it helps the units individualize with varying heights of stoops with steps moving up the Tuller Ridge elevation creating a pedestrian friendly relationship.

Chris Brown inquired about the taller towers. Mr. Hunter said there are larger units with roof terraces where that tower element pops up to the fourth floor.

Amy Salay asked if the stairs were divided. Mr. Hunter answered that yes the stairs are individualized.

Ms. Martin again presented the discussion questions for G Block.

Mr. Brown stated he liked the new and improved version of building G1. He said as the whole project develops, other than the hotel, we have much of the same building vocabulary going on everywhere from Tuller Flats to C Block to B Block. He said the variation is not tremendous so he considers this new millennium tile as a dynamic element. He said he looked at G1 and G2 to see if they would be able to be converted to another use in the future. He encouraged the applicant to consider a different framing structure above the second level. He said he likes that the envelope is still being pushed with the architect. He stated Bridge Park is a very important drive and there should be building diversity for the pedestrian experience. He said the monolithic building mass has been broken up as dictated by the Code. He said there needs to be enough variation from façade to façade to façade that he currently does not see. He suggested the style of G2/G3 be changed. He explained from the panoramic view of the development, metal is all that is visible from the tops of each building, which he does not like. He said it is all urban contemporary architecture but between the building materials and the rhythm, there is too much sameness. He referred to Seaside, FL as a good example for variation. He said G1 is an important building because it is not on the river and transitional to other development of Bridge Park.

Victoria Newell agreed with Mr. Brown's comments. She said if she was just looking at one building and not in context with everything else, she would probably like it. She said it repeats a lot of what the Commission has already been presented with and was hoping for a new rhythm for these two blocks. She said G2 becomes very vertical per the elements so the massing is not right. She said it is busy and not

helping. She said nothing is providing a backdrop or a relief from the rhythm and patterns created. She suggested extending brick to the top of the building. She stated she did not know anything about the millennium tile and cautioned the applicant about tile not aging well as glazing starts to wash away. She requested more information about the material.

Mr. Hunter said it is a metal tile formed to have a shape to it and not glazed. He said some have a more galvanized look and some have more of a reflective sheen.

Cathy De Rosa asked what unique voice this building is trying to make. She inquired about the amount of glass.

Mr. Hunter said there is metal used with the glass. He asked for the Commission's feedback on the color blocking and the use of color. He said a lot more can be done with fiber cement panels as they come in a variety of color.

Ms. De Rosa said color brings energy.

Ms. Newell suggested more brick to get away from the repeat of pattern and bring relief. She said she was not opposed to bringing bright colors to a building as long as she can be convinced they will stand the test of time and keep it fresh and maintained.

Mr. Brown said he liked the glass and the openness of the corner.

Ms. Salay said she likes the idea of all brick. She asked if millennium tile would be a way to introduce color instead of fiber cement panels. She inquired about the red color for G2.

Mr. Hunter said specific bricks have not been determined.

Steve Stidhem said G2/G3 looks like a Tetris screen so he wants to see something different. He said he liked the red the way it was used.

Ms. De Rosa said she liked the park plaza between the two buildings, including the water elements and the different elevations.

Ms. Newell said she liked the plaza, too.

Bob Miller said he visited the site. He said he liked G1 and for G2/G3 he thought at first it looked boring but when he stood down on Riverside Drive, and envisioned what was going to be in front and going into Sycamore Ridge, he thought the design would work really well. He asked if there was any chance to bring any green into the roof for G2/G3.

Mr. Hunter said it is a flat roof.

Mr. Miller said he loved the architecture for Block H. He said it felt like two completely different separate projects. He was concerned about units fronting the greenway and others fronting the pool, while some units front on no open space. He said he understands the auto courts but there are too many units going into too small of a space. He indicated he envisioned a lot of congestion at the am and pm rush hours. He clarified that H1 and H2 looked like one project and H3 is a separate project separated by Larimer Street. He asked if the pricing would be consistent across all three buildings to which Mr. Hunter said they would. Mr. Hunter said there would be a consistent cost per square foot.

Mr. Hunter said the engineers at EMH&T calculated the turning radii of the auto courts.

Ms. Newell thought it was still an issue and believes residents will have trouble maneuvering and it will be tough for the applicant to make the corner garage unit work. She said the intent of the BSD is to make it feel walkable and is concerned with the public private space with the swimming pool. She said she liked the architecture and looks forward to seeing more detail about the materials, etc.

Mr. Hunter said the area is private but it is not gated. He said the pool is worth a conversation and per the Ohio law, there would have to be a gate.

Ms. Salay said she likes the architecture a lot and likes the idea of the pool area. She cautioned about making the auto courts too large but likes the islands in the middle. She did not think there will be an issue with too many cars coming and going at the same time. She said the buildings are gorgeous and will add an element to the BSD that has been missing. She said these designs far exceeded her expectations.

Ms. De Rosa said she liked the architecture and the balconies are interesting, not monotonous like other buildings. She said the courtyards felt European. She asked if the on-street parking would be reserved. Mr. Hunter said parking spaces would not specifically be reserved.

Mr. Stidhem said he liked the architecture and overall the plan was cool. He said it reminded him of San Francisco.

Mr. Brown said he liked the architecture and is not opposed to a pool but the public should be able to go east to west. He said there would be on-street parking on Larimer and he would like having a space right in front of this unit. He said the pool would be used, minimally, and questioned the amount of sun it would receive. He said he liked the taller ridge elevations and how they tumble down the hill like San Francisco. He asked how mail will be managed.

Mr. Hunter indicated the US Postal Service will require that the mail be consolidated. He said there is a building by the pool that would be able to house something like that.

Mr. Brown inquired about the alignment of Larimer Street and the connectivity to the east of this block.

Mr. Hunter indicated the developers want to introduce a grocer but it requires a service bay so this area works the best.

Mr. Brown said he anticipates this being a large empty-nester community and asked where larger units might go that have a lot of money. Mr. Hunter said he did not think this would be the only condominium product on the east side and they are contemplating other areas.

The Chair asked if there were any further questions or comments. [Hearing none.]



**3. BSD SCN - Charles Penzone Grand Salon  
16-015BPR**

**6671 Village Parkway  
Basic Plan Review**

The Chair, Victoria Newell, said the following application is a proposal for the construction of a 12,000-square-foot building and associated site improvements for a salon on the west side of Village Parkway at the roundabout with Shamrock Crossing. She said this is a request for a review and recommendation of approval for a Basic Plan Review under the provisions of Zoning Code §153.066.

The Chair swore in anyone intending to address the Commission.

Claudia Husak said Aaron Stanford, our Senior Civil Engineer, is available to discuss some of the issues to be addressed this evening.

Ms. Husak explained the applicant presented this spa/salon proposal for a Case Review with the Administrative Review Team (ART) on March 24, 2016. She said Staff recommended an Informal Review to receive initial feedback from the Planning and Zoning Commission before coming with the Basic Plan Review application. The Commission she said, provided the applicant with several comments and recommendations and the revisions stemmed from that review are what is being presented this evening. She stated the Commission is being asked to evaluate the proposal for consistency with applicable Codes and policies and render a decision on the application. She indicated that several items, particularly with open space, landscaping, and signs will be addressed in further detail later in the application process as only limited detail has been provided on these items and staff will continue to work with the applicant on meeting these requirements as the project moves forward.

Ms. Husak said there are three motions as part of this application:

1. Basic Site Plan Waivers (10 proposed)
2. Basic Plan Recommendation (3 Conditions)
3. Required Reviewing Body Determination

Ms. Husak presented an aerial view of the site. She pointed out the project is located on a portion of the existing Charles Penzone Salon parcel and the vacant portion of the site is under consideration. She explained the parcel adjoins private properties to the north, south, and west. She said the property does not have direct frontage on Shamrock Boulevard; the principal frontage street is Village Parkway along the eastern boundary of the property. She noted the property contains stormwater, right-of-way, and utility easements that constricts site placement options.

Ms. Husak said the Commission informally reviewed and commented on this proposal on April 7, 2016. She indicated many Commissioners were concerned that the proposal felt too suburban in the proposed location where an urban, walkable, and energetic atmosphere is envisioned. She said the Commission complimented the applicant on the material selected for the proposed building, while also commenting on a lack of excitement for the building different from what is envisioned for the Bridge Street District. She said the Commission reiterated the district's vision for a dynamic, exciting entrance off Village Parkway for this area. She indicated the Commission encouraged the applicant to create opportunities with lighting, sophisticated site furnishings and elements to create space that diminishes the parking lot presences in the site plan. She said the Commissioners also discussed the location of right-of-way for a neighborhood street in relation to the existing driveway and structure.

Ms. Husak presented the revised Site Plan where the applicant removed the 13 parking spaces facing Village Parkway – identified as a loading area; the orientation of the rear parking area was shifted to align with the rear property line; and a plaza space was added and reconfigured.

Ms. Husak presented the revised elevation as seen from Village Parkway. She noted there is a single consistent roof type designed to give a second story appearance; more glass along the front of the

building has been incorporated with façade transitions; a front entrance feature to extend the presence along Village Parkway was added; and the transparency along the frontage has been increased. She presented additional elevations for each of the four sides and explained the orientation. She indicated a Master Sign Plan will be coming forward unless the applicant revises the proposal to meet all sign requirements so the signs shown are not part of the proposal tonight.

Ms. Husak said 10 Waivers are being requested as part of this application. She explained that some of these Waivers should be grouped together under a single request and this is more for procedural reasons than the applicant not meeting the intent of the Code. For example, she said to allow for the one-story building, three Waivers are necessary.

Ms. Husak said the first three Waivers are to allow for the applicant to construct a one-story Loft Building type and these include minimum building height, articulation of stories on street facades, and ground story height.

1. Minimum Building Height – 2 stories (required); ±31-foot high, one-story building (requested).
2. Articulation of Stories on Street Façades – The building façades have been articulated to create the impression of a one- and one-half or two-story building on a one-story building.
3. Ground Story Height – 12 feet to 18 feet ground story height (required); ±31-foot ground story height (requested).

Ms. Husak said Waivers 4, 5, 6, and 10 allow for the applicant to meet the intent of the BSD Code while working with specific site constraints including an electric easement along Village Parkway.

4. Front Required Building Zone - Structure located between 0-15 feet from the front property line required: 23 feet requested
5. Front Property Line Coverage - Minimum of 75% of the front property line required: no Front Property Line Coverage proposed
6. Right-of-Way Encroachments - Awnings, canopies, eaves, patios, and projecting signs may encroach. The site has been designed with a street wall to meet the intent of other Code requirements.
10. Street Wall Standards - Street Walls to be located within Required Building Zone: Proposed street wall approximately 27 feet to the east of the nearest building façade

Ms. Husak said Waivers 7, 8, and 9 are to accommodate functionality of the proposed use.

7. Parking Location – The parking area to be located in the rear yard or within the building (required). Parking to the rear and side (requested).
8. Principal Entrance Location – Primary Street Façade (required); North Elevation (requested).
9. Off-Street Parking Space and Aisle Dimensions – Maximum width 22 feet (required); ±24 feet off-street parking drive aisles (requested).

Ms. Husak said Aaron Stanford will discuss the street network.

Aaron Stanford said he is the Senior Civil Engineer with the City of Dublin. He reported staff met with some of the residents from Greystone Mews on Monday.

Mr. Stanford explained a comprehensive district-wide transportation analysis was conducted during the development of the BSD Code. He said the key conclusions of the Nelson/Nygaard report were:

1. A dense, grid-style street pattern was verified to operate well in an urban core context of the BSD;

2. Multiple grid connections help alleviate congestion so turn lanes would not be required except at key locations;
3. A dense, mixed-use development environment (as envisioned for the BSD), supported by a and multi-modal transportation system would likely result in about a 40 percent internal capture of vehicle trips in the District;
4. River bridges would improve overall neighborhood connectivity but would not relieve current or projected congestion for the Bridge Street/High Street intersection; and
5. Street Families classifications, rather than traditional roadway functional classes, were used to better convey the character of its streets and the BSD as an urban core, rather than as a more traditional suburban development model.

Mr. Stanford said one of the main goals of the Bridge Street District is Walkability - A measure of how friendly an area is to walking. He said the factors include:

- Presence and quality of sidewalks;
- Traffic and road conditions;
- Land use patterns;
- Building accessibility; and
- Safety, among others.

To understand how to provide a successful transportation system, supporting walkability, he said, transportation studies were conducted.

Mr. Stanford presented Zoning Code §153.061 – Street Types. He said the intent is to develop a transportation network that can accommodate multiple modes of transportation and that encourages and increases an areas' walkability. He said the street we are discussing tonight as it relates to this proposal would be a neighborhood street type. He explained this type of street is designed to handle low-medium volumes of traffic, to provide for pedestrian and bicycle facilities, and typically connects residential uses to neighborhood-serving uses.

Mr. Stanford presented the Bridge Street District Street Network map that was a result of this analysis and became part of the Code §153.061-A. He explained the map is organized by street families:

- Corridor Connector Streets (Pink) are important for our long trips and convey the most traffic, while opening access to new streets.
- District Connectors (Yellow) are important to convey pedestrians, bikes, and vehicles through and between main areas of activity.
- Neighborhood streets (Green) are important to provide comfortable and convenient connections to pedestrians and bikes, while allowing vehicles to distribute across the grid.
- Alleys and service streets are needed for required access and maintenance activities within a site.

He stated this map reflects the existing infrastructure is over-laid with proposed street network grids. He said this is used in addition to the Thoroughfare Plan as a guide in determining the appropriate locations and alignments of new streets during the development plan approval process as required in Code §153.066.

Mr. Stanford presented the site in context with this street network map. He clarified this property does not extend to the property of Greystone Mews so the right-of-way dedication is not connected to the Greystone Mews community. He explained the dashed green line illustrates the neighborhood streets within the BSD grid.

Mr. Stanford presented a photo of John Shields Parkway as an example that showed some of the pavement finishes for a typical BSD street, which makes the pedestrian experience more friendly and walkable.

Ms. Husak reiterated that three votes were needed this evening for this application:

1. Basic Site Plan Waivers (10 proposed)
2. Basic Plan Recommendation (3 Conditions)
3. Required Reviewing Body Determination

Ms. Husak said approval is recommended for 10 Site Plan Waivers:

1. Minimum Building Height: §153.062(O)(4): one-story building
2. Articulation of Stories on Street Façades: §153.062(G): one-story building
3. Ground Story Height: §153.062(O)(4): one-story building
4. Front Required Building Zone: §153.062(O)(4): site constraints
5. Front Property Line Coverage: §153.062(O)(4): site constraints
6. Right-of-Way Encroachments: §153.062(O)(4): site constraints
7. Parking Location: §153.062(O)(4): parking plan
8. Principal Entrance Location: §153.062(O)(4): building use
9. Off-Street Parking Space and Aisle Dimensions: §153.065(B)(4): parking plan
10. Street Wall Standards: §153.065(E)(2)(j): site constraints

Ms. Husak said approval is recommended for the Basic Site Plan with three conditions:

- 1) That the applicant submit a Parking Plan application with the Development Plan/Site Plan application;
- 2) That the applicant submit a Preliminary and Final Plat application; and
- 3) That the applicant work with staff to determine the location of the neighborhood street right-of-way.

Ms. Husak said a required reviewing body needs to be determined for the Parking Plan and Final Development Plan, Final Site Plan, and a potential Master Sign Plan. She said the Planning and Zoning Commission has the option of appointing the Administrative Review Team or the PZC to review all future applications.

Amy Salay inquired about the right-of-way. She asked he owned the land between Hobbs Landing and the Penzone parcel. Ms. Husak explained there are a couple of different ownerships in place. She explained the parcel with the parking on it is shared by Penzone's with the owners of the Dublin Village Center. She said the parcel that includes the retention pond and frontage along Shamrock Boulevard are owned by the owners of the Dublin Village Center. She said the piece of land, part of Greystone Mews, east of Hobbs Landing, is owned by the City and maintained by the HOA.

Ms. Salay asked what would trigger the construction of the proposed neighborhood street. Ms. Husak explained it would be the development of the parcel that contained the retention pond.

Ms. Salay asked for the location of the power line easement to which Ms. Husak pointed out.

Steve Stidhem asked if the Penzone development was triggering the construction of the proposed street. Ms. Husak clarified the Penzone application is triggering the dedication of the right-of-way.

Chris Brown asked if this was a preservation of opportunity.

Ms. Husak explained that in the BSD, based on the street network map, any kind of parcel that is coming to the City for development or redevelopment that has a proposed street through it, Staff would have that conversation with the applicant, first.

Mr. Brown said when he looks at it as preservation of a right-of-way, it is not as much a potential for developing where the retention pond is, it is what might happen at Dublin Village Center in the future and how the grid connects with the rest of the district. He clarified that is why the City views it as vital. He said he understands the people are concerned not by what Mr. Penzone is trying to do but rather this street going through. He asked everyone to understand there are two separate issues: 1) business man trying to expand and do something that is part of the community; and 2) Master community plan. Phil Hartmann added the preservation of a right-of-way was City Council's vision so it is not in the PZC purview to deviate from that.

Bob Miller said parking was discussed a lot at the Informal Review. He asked about the number of spaces that were requested then and where we are now and if Staff had any concerns with the amount of spaces.

Ms. Husak said Staff continually has concerns regarding the underutilization of the site in terms of there being more parking than building on the site. She said the data that the applicant provided for their parking use is solid. She said the applicant also provided possible additional uses on the site. She said Staff interpreted the Commission's comments as not being as concerned about the amount of parking requested as the ART may have been. She indicated Staff feels pretty comfortable with the parking as it is and appropriate.

The Chair invited the applicant to come forward.

Charles Penzone, 6671 Village Parkway, said he has appreciated having an operation in Dublin. He said he is the Chairman and Founder of the company started in 1969, and for 32 years there has been a presence in Dublin. He emphasized this has been very important for their company. He indicated they have plans to develop this property even further and he is concerned with bisecting their "campus". He said they want to extend this property long-term.

Chris Meyers, Meyers and Associates Architecture, echoed Mr. Penzone's comments about working with Dublin. He said staff has been fantastic. He said they started with something much different and have since gained an understanding of the Code and how we can make this a true example as best as we can to meet the BSD Code. He said Ms. Husak did a great job of presenting this application.

Mr. Meyers said they started with 93 parking spaces and brought it down to 80. He said the area designated as loading is for the VIP drop off area like for brides, moms for Mother's Day spa treatment, prom goers, etc. He said the canopy covered entry space is intended to be a continuation of that pick-up space. He said they envision that space to embrace the landscape and the plaza. He stated internally, there are 40 salon stations, a full spa with seven treatment rooms, a nail and skin care space, and also an event space for small groups. He said with the constrictions of the site, they have really tried to meet the intent of the Code but 10 Waivers were still identified.

Mr. Meyers said they were asked to come up with a Master Plan that is not part of this application. He said they are considering supplemental buildings on the site for different components of health and wellness and clinical or medical related spa functions or treatment facilities. He said they have expanded the landscaping and seating areas that will tie into the bike path. He said the character and appearance of this parking lot is not a big black sea of asphalt but there is detail and refinement to it and it incorporates pervious pavers. He said they are being mindful with how the walkways can continue to the roundabout and beyond.



Mr. Meyers explained the Penzone's are in the process of rebranding and the direction they are headed has been reflected in the signs for the building. Even though the signs are not part of this application, he said they plan to return to address that and welcomes any feedback the Commission would like to provide at this preliminary stage.

Mr. Meyers stated the applicant is agreeable to the first two conditions of the Site Plan approval. He said for a neighborhood street to go through their property, a 50-foot right-of-way will need to be dedicated. He said they have proposed a right-of-way that would be 37 feet wide that would lessen the elimination of so many parking spaces since they are already at a premium. He said traffic also became a concern as it related to the adjacent neighborhood. He said they are proposing to create an identity of a neighborhood street but restrict it as a campus entry and the west end connection limited to pedestrians and cyclists rather than automobiles. He emphasized that the applicant wants to meet the intent of the BSD Code by having a connection but not have it be a fully auto-oriented street. He concluded by saying he is requesting the Commission's vote so they know if they can go forward and they are in a bit of a hurry.

Mr. Miller asked what material would be used for the street wall. Mr. Meyers said he likes the stone farm walls and the nod to being in Dublin.

Victoria Newell referred to landscaping photographs as examples. Mr. Meyer said the one illustration is for the paver band design. He said the building design has a number of horizontal slat conditions and part of that banding and regulated pattern would be translated into some of the landscape components. He said they intend on landscape up lighting to light canopies of the trees. He said they would like to mesh the landscaping with the hardscape, especially for that loading area. He said the Penzone's host a lot of events so they planned on potted plants at the perimeter of the building. He pointed out the path intended for the staff to use providing access across the campus from the current building, which may be repurposed for more office space. He said it is the intent that staff parking be further from the building to allow the customers closer access. He said low lighting bollards would be needed for the path at night. He pointed out where the bicycle racks and spaces would be located.

Ms. De Rosa noted the parking behind the current salon that is staff parking. Mr. Meyers confirmed that was included in their parking analysis.

Matt Dunlap, 6671 Village Parkway, clarified the west parking is shared parking with the other property owner but if that site ever gets developed the development supersedes the ability to park so it is a temporary situation.

The Chair invited public comment.

Roger Ansel, 4232 Hobbs Landing Drive, W., said he and his wife have resided in Greystone Mews for seven and a half years and absolutely love it. He indicated a "mews" is supposed to be a retreat or a hideaway. He said their community contains 132 condominiums surrounded by a walking path and a mature tree line and hedgerow. He said there are already three entry points into Greystone Mews. He said they are not opposed to development in the neighborhood. He said a new neighborhood street will not help the traffic concerns in the area. He said if it is not going to benefit Mr. Penzone's development, he does not see a reason to add a street; the neighborhood asked the Commission to vote no on the right-of-way as they oppose the street but would welcome a bike path.

Lee Bruinich, 4254 Troutbrook, said he agreed with everything Mr. Ansel just said. He said he cannot see how the added street would ever be used in a productive residential manner.

Terry Burnside, 6689 Hobbs Landing Drive, E., said there is a lot of contention about this proposed street. He indicated Greystone Mews is an island onto itself. He said they live there to avoid the traffic of

Sawmill Road. He said the walking path is used by people pushing strollers, walking dogs, our children and grandchildren. He said he opposes anything that provides a danger to their community. He said he is in favor of the Penzone project and the development in the Bridge Street District. He said they feel like they are being invaded. He asked the Commission to consider the current plan and come up with a better solution for the community.

Jill Kilanowski, 6756 Cooperstone Drive, said she and her husband are from New York City and they came to Ohio ±19 years ago. She said they were attracted to the Mews because of the development in the area and it was a protected environment. She said data changes over the years and the Commission cannot go on something that was determined several years ago and new assessments need to be made to see if it is still valid. She asked the Commission to consider headlights that would come into their windows if they had to live at a T-intersection. She questioned the stormwater pond and how it would affect future businesses. She urged the Commission to vote against this.

John Hayden, 6697 Hobbs Landing Drive, E., said he moved into Greystone Mews a year ago and it is a very unique and beautiful community. He said he is excited about the development in the Bridge Street District and the designs for this new building are beautiful. He questioned how much walking would happen in this area. He said people going to Lowe's would need a vehicle for their purchases. He said he loves that Mr. Penzone is expanding as it is great for the community. He said he understands the Code needed for the BSD but in this instance to consider common sense. He said people coming to the salon will want to come in and off of Village Parkway, not Hobbs Landing. He asked the Commission to vote against this part.

Bill Fullerton, 4223 Tuller Ridge Drive, said he has lived in Greystone Mews since 2009. He said the road is not necessary, it will adversely affect the planning at Penzone's, and it is a waste of money. He said he is supportive of the Penzone's plan, he thinks it is great, but he asked the Commission to vote against the road.

Jenny Dipaolo, 6713 Hobbs Landing Drive, E., said the road would meet at her front door. She said she loves her community and loves where she lives. She said she grew up in Columbus, Ohio. She said she found Greystone Mews six years ago and was told it would remain green space. She stated her front door is 13 feet from the street and those headlights would go directly into her windows. She said she does not want to move. She was quite upset. She said she would speak for a number of people on her street who will be detrimentally affected by a new street. She said it would not benefit Penzone and it would hurt the neighbors. She restated she does not want to move but cannot live on the end of a dead end street. She said she cannot risk a car missing that stop sign or cutting the corner too much because again, her door is only 13 feet away. She said her office is in that front room. She indicated today she had a conference call from 10 am to 5:30 pm, 7.5 hours on the phone, she counted 11 cars that drove past during that time and that is what she signed up for. She said Bridge Street is going to be wonderful and provide a lot of opportunities. She said earlier, Mr. Stanford referenced walking paths and bike paths five times. She said if a connector is needed, to please put in a walking path.

Phil Beckwith, 6739 Cooperstone Drive, asked if the use of a right-of-way demand a use of motor vehicles or can it by policy be interpreted as bicycle traffic only. Ms. Newell said it would always refer to vehicle traffic.

Ms. Husak said a right-of-way is for transportation.

Mr. Beckwith said he heard earlier that City Council already approved this and the PZC cannot do anything about that. He asked if that was correct.

Mr. Brown said the Commission is appointed by Council to make recommendations, however, Council members are elected and there is a large group that does not want this and the developer does not want

this. He said Staff prefers to keep it for latitude. He said the Commission can always make a recommendation to Council that they revisit it.

Mr. Beckwith said he agrees with much of what everyone else said. He said it seems to be a notion that solves no particular problem and it improves no particular condition and therefore it is a capricious defacement of an established community and a waste of money.

Colleen Connor, 4239 Troutbrook Drive, said she understands wanting to preserve a grid pattern for the future but agrees with her neighbors that we do not gain any efficiencies by adding the right-of-way.

Mr. Hartman said what would happen is a preservation and the possibility of that going forward but Council at some time in the future could always change that; right-of-ways are vacated all the time. He said the condition states that the right-of-way be dedicated and that does not occur until the roadway is platted and then we would not use that until we would have some reason to think traffic wise, that that needs to go through, which would generally be the development of the adjacent parcel and who knows when that would be. He said it does not mean a road will be there, it just means it is a preservation at some point in the future if in fact they want to keep the grid system the way it is set up now in the codified ordinances.

Ms. Salay said she is on the Commission as well as City Council. She said the Council approved the grid style street network and when looking at this site, it would make sense to ask for a right-of-way. She said she sees that a lot of people would be detrimentally affected and there is an established business that also does not want the roadway. She indicated there would need to be a really compelling reason to build the road and tonight she does not see that scenario but we do not know what the future will hold. She said when the residents are asking the Commission to vote no, she explained they would not be voting on the construction of the roadway per se, the Commission is voting on an approval of a site plan with a right-of-way called out in the middle of it.

Rowene Bessey, 6737 Hobbs Landing, E., asked if there was anyone on City Council that is a realtor. She questioned whether anyone would be able to sell their house if it was known that a right-of-way was going through there and it would affect the price.

John Suba, 6740 Cooperstone, said he does not understand preserving land for a possible good opportunity or development. He said we have a good development now. He said when a different development is brought to this Commission, a dialogue should be brought to the residents to determine if it would be something that would benefit the neighborhood and does not deter from the value of the neighborhood. He said that would make sense but to say today we are going to rubber stamp an easement just in case something happens down the road, and take away from something great that is there now, does not make sense. He said if something is in the works, let us know, otherwise there is no need for this. He said if nobody else plans on developing the property and Mr. Penzone does not want it, then if there is a way to stop it then he thinks it should be stopped.

Jessica Pepper, 4250 Troutbrook Drive, said she agreed with her neighbors, and added when there are cars parked in the street, it is a challenge for two cars to pass each other so if a road were built, this would not be a good neighborhood to allow for cut-through traffic, besides there being a lot of kids and pets.

Loren Miller, 4247 Troutbrook Drive, said he would love to see the Penzone's site developed without the right-of-way so they could use the land as they see fit and to make it as prosperous as possible not only for jobs and community but for tax base and for the beauty of it. He said per the drawings, the building is beautiful.

The Chair asked if there was anyone else in the public that wanted to speak on behalf of this case. [Hearing none.] She closed the public portion of the meeting.

Mr. Brown asked for clarification from staff. He indicated his understanding of the Commission's role in this particular case is dealing with the right-of-way is determining if this particular plan responds to the right-of-way. Ms. Husak confirmed that was correct per the requirements of the BSD Code.

Mr. Brown said the Commission does not write the Code, they respond to the Code and sometimes grant Waivers to the Code. He clarified the question is whether Chris Meyers and the Penzones responded to that Code with their plans. As a Commission member and a citizen, he said looking at that grid, he cannot understand why that stub is there. He said Greystone Mews is stunning and it is an enclave that is going to be surrounded by wonderful area with a lot of vitality. He said we do not know what is going to happen at Dublin Village Center. He said surprisingly it has made a little bit of a rebound, which he did not expect. He said the way this development is laid out, he does not see ever cutting through there and he is a cut-through guy. He said it makes no sense. He said I cannot go through there to get to another street that gets me anywhere that I want to be. He said John Shields Parkway would be my path. He said when he votes on this tonight, it is not in regard to the right-of-way. He said he believes this should be brought back to City Council to revisit to see if this is preserving a right-of-way and can it be defined what it is for.

Mr. Hartmann clarified this is a recommendation that goes to Council so Council will be the final decision-maker. Ms. Husak added that when the plat is brought before the Commission, it is a recommendation to Council.

Mr. Brown proposed a future condition for when this is platted that the street be used for pedestrian and bicycle traffic and not used for automobiles. He indicated Council is very responsive but they are also strong and they see a bigger picture. He said he liked their vision but at the same time, he said he has never seen them totally squash a neighborhood.

Victoria Newell said she was around to see the original presentation of this street grid and they discussed how existing neighborhoods were going to intermesh with the new grid work and the other areas. She said her perception of the roadway there was this was a point where we might be able to create that grid section. She said she understands Council has voted on this network, but the Commission has granted Waivers for other development in the BSD for eliminating the right-of-way.

Ms. De Rosa said one of the wonderful things about living in the City of Dublin is that the community and the people you elect to lead the community and the people they hire to do our work, try very hard to put forward thinking ideas out for creating the grand visions that have led to this development and others. She said the value of having grid systems like this in these proposals allows us to think bigger. She indicated plans are approved but then they are revisited and resident input is obtained. She said it makes a lot of sense when this comes back for the plat, that whatever we can recommend to put conditions around that to make it useful in its current and potential future development makes a lot of sense. She said maybe there is an opportunity to have some walking and bicycling at some point so maybe it makes sense to preserve that option. She said she agrees with what she has heard tonight by not seeing where it adds value and where it detracts.

Ms. Salay said she would take this conversation back to her colleagues on Council and it is one of our first tests to our 50-year vision for a road system. She said this is one of the times the existing neighborhood and its residents run up against this vision. She said they all live in Dublin and do not want to see a neighborhood harmed. She said there are a lot of different ways to communicate with Council. She said she agrees with what she has heard tonight in that this does not make sense immediately; there will be a lot of evolution and change and cited Riverside Drive and Bridge Street as an example.

Mr. Brown commended staff as they work on the behalf of the residents.

Ms. Newell clarified that whenever water engineering occurs in the City of Dublin, by law, it is always analyzed and never permitted to be designed so it impacts the surrounding property owners.

Mr. Brown said the architecture is outstanding and he loves it. He said he knows Mr. Penzone and is familiar with a lot of Mr. Meyer's work and they both have high design standards. He said this plan has the quality and pizzazz we are looking for at this intersection. He said he understands the high tension tower is tough to deal with on this site. He referred to the sketch that showed potential future buildings and he is a big advocate of that. He recommended tying in the campus to the streetscape and developing a rhythm between the buildings to unite in an urban fashion making the area dynamic. He said he wanted to see the landscape become part of the framework.

Mr. Meyers said the essence of an urban street is the proximity and dimension between the facades. He said the existing building is fairly large. He said they plan to integrate the signage into the architecture of the buildings.

Ms. Newell said she really liked the architecture and it will look nice on the site. She said she liked the streetscape amenities and the pocket park. She said she is happy to see Charles Penzone stay in the City of Dublin and redevelop. She inquired about the grill work on the entry canopy.

Mr. Meyers said Mr. Penzone is a fantastic art collector of which there is an enormous amount of metal work. He said the entry canopy has the grill work incorporated into acrylic to provide cover from the weather and casts an interesting shadow which is also a reflection of the interior designs.

Ms. Newell said the ground sign will not fit well on this site as it looks like it is for an office park.

Mr. Meyers said the sign is existing on the current building site. He said the visibility of the new building to the roundabout and vehicular traffic, the intent of the branding and identity of the campus is pulled to that corner.

Ms. Newell said she drives by the sign on a regular basis and did not realize it was there; it is hidden by vegetation. She said she liked the stone wall feature in front of the parking and it conflicts with the sign. She suggested incorporating the sign into the wall.

Ms. De Rosa said she likes the CP sign and can see it being used as an interesting piece of art in the plaza. She said the architecture brings the urban feel of energy, which is fantastic.

Steve Stidhem said he appreciated the covered entrance.

Bob Miller said he liked how the mechanicals were screened on the roof. He asked if they would be visible as one was coming down from Lowe's to the roundabout. Mr. Meyer said some of the shielding will be visible from a long view.

Mr. Brown said there is opportunity outside for art and this Commission likes seeing fun, cool, and neat stuff. Mr. Meyers jokingly said metal sculptures in electrical easements are challenging.

### **Motion and Vote**

Ms. Newell moved, Mr. Brown seconded, to approve 10 Site Plan Waivers. The vote was as follows: Ms. De Rosa, yes; Mr. Miller, yes; Mr. Stidhem, yes; Mr. Brown, yes; Ms. Salay, yes; and Ms. Newell, yes. (Approved 6 – 0)



The Chair asked Mr. Hartmann if the Commission has the ability to make a recommendation that the location of the right-of-way be considered further. Ms. Husak said the best strategy might be for the applicant to do the preliminary and final plat as their very next step before doing a lot of work on the Final Development and Site Plan. The Chair said that if Mr. Penzone moves forward with the development of the adjoining property, the design may meet the intent of the Code without necessarily having the roadway there; there are creative ways of preserving that same thing.

Vince Papsidero said he thought this was a process issue because the only way to resolve it is for the plat to move forward. He said staff has no way to interpret Council policy and the Commission's ability is somewhat limited on this issue.

The Chair said she trusts Ms. Salay to express the Commission's conversation to Council as it moves forward.

Mr. Brown said the right-of-way becoming a bike and walking path that continues that grid is important, given the size of the block.

Mr. Meyers restated that they would like to create the character of a neighborhood street, get it into the campus, and then create a pedestrian/bicycle, dog walk connection to the neighborhoods.

Mr. Dunlap said he agrees with everything but they are concerned with what could happen. If what might happens in two years, then they lose 40 parking spots and there will not be enough parking to support the business.

#### **Motion and Vote**

Ms. Newell moved, Ms. Salay seconded, to approve the Basic Plan Review with three conditions:

- 1) That the applicant submit a Parking Plan application with the Development Plan/Site Plan application;
- 2) That the applicant submit a Preliminary and Final Plat application; and
- 3) That the applicant work with staff to determine the location of the neighborhood street right-of-way.

The vote was as follows: Mr. Brown, yes; Mr. Stidhem, yes; Ms. Salay, yes; Mr. Miller, yes; Ms. De Rosa, yes; and Ms. Newell, yes. (Approved 6 – 0)

#### **Motion and Vote**

Ms. Newell moved, Mr. Brown seconded, that the future required reviewing body is the Planning and Zoning Commission. The vote was as follows: Ms. Salay, yes; Ms. De Rosa, yes; Mr. Miller, yes; Mr. Stidhem, yes; Mr. Brown, yes; and Ms. Newell, yes. (Approved 6 – 0)

#### **Communications**

The Chair asked if there were any communications from staff. [Hearing none.] She adjourned the meeting at 10:31 p.m.

As approved by the Planning and Zoning Commission on August 11, 2016.