

RECORD OF PROCEEDINGS

Minutes of

Dublin City Council

Meeting

BARRETT BROTHERS - DAYTON, OHIO

Form 6101

Held

February 25, 2019

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Resolution 13-19

Authorizing the City Manager to Enter into an Agreement with the Dublin City School District Board of Education for Fleet Shared Services for Compressed Natural Gas School Buses.

Ms. Alutto introduced the Resolution.

Ms. O'Callaghan stated that the City of Dublin and Dublin City School District Board of Education have an ongoing shared services agreement with regard to the gasoline and diesel fuel service area and providing those fuels. The District recently purchased five compressed natural gas (CNG) school buses. City and School District staff have reviewed operations within their respective organizations and have determined fueling and preventive maintenance/repairs for the District's new CNG school buses would best be provided by the City of Dublin. It would result in improved efficiencies and benefit both organizations. The City's Fleet building is equipped with the required ventilation to perform maintenance on CNG vehicles indoors, and the City's technicians have the specialized training required to maintain CNG fleets. All services would be provided on a time and material basis. CNG fuel would be charged at the base price of fuel plus a surcharge that is established as part of the cost of services ordinance each year. The City of Dublin would invoice the School District monthly. Staff recommends Council approval of Resolution 13-19. The School Board approved this resolution at their last Board meeting.

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

OTHER

- Basic Plan– The Residences at Tuller Heights

Mayor Peterson moved to table the Basic Plan, as requested by the applicant.

Mr. Reiner seconded the motion.

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

- Independence Day Price Changes

Ms. LeRoy stated that the memo in the packet outlines the changes proposed for the 2019 event.

- Price of tables – increase from \$125 to \$150. Tables seat 10 people. The table price was last increased in 2014. The tables sell out on the day the table sales begin. Comparing prices with other jurisdictions who sponsor such events found that the City's prices are much lower.
- Wristbands. Change proposed from no charge on day of event to a charge of \$5 for wristbands on the day of the event. The pre-sale wristbands would also be sold for \$5. This recommendation is partially a result of confusion about wristband sales. Many residents have commented that they pay to purchase wristbands in advance of the event, while the wristbands are free the day of the event. The charge has been imposed in previous years to ensure people purchasing tickets prior to the event do attend the event. The number of wristbands available is based on capacity for safety purposes as determined by the Fire Department. Staff is now recommending that the fee for pre-sale wristbands increases from \$3 to \$5 and that \$5 is charged for wristbands the day of the event.

Ms. De Rosa stated that if the intent of charging for wristbands was not to raise funds, but ensure the residents had priority access to the wristbands, then she does not understand why all will now be charged \$5 for wristbands – pre-sale and at the gate. She does not understand the logic behind this.

Ms. LeRoy stated that pre-sales ensure that people will attend the event, especially in a rain situation. There is a limit to the number of wristbands available, so it is important that wristbands be available at the gate to fill the stadium. Staff recommends continuing the pre-sale of wristbands, which will be available only to Dublin residents/Dublin School District residents. The number of wristbands sold will likely increase dramatically, as the same price will be charged for pre-sale and at the gate.

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~~Ms. Alutto introduced the Resolutions.~~

~~Mr. Gracia stated there is no additional information. These are related to the PACE financing discussed earlier this evening.~~

~~Ms. De Rosa asked for clarification of the process for the legislation to implement this. Ms. Readler responded that for each PACE financing project, the City is required to approve resolutions and ordinances under the Ohio Revised Code. The resolutions require one reading and the ordinances require two readings. In the past, emergency action has been requested at the second reading of the ordinances due to the tight timetables for the financing approvals. After researching the Charter, there is a section that enables legislation to be effective immediately upon passage if related to assessments for improvements petitioned for by property owners. Therefore, emergency action will not be needed for the ordinances at second reading, as they will be effective upon passage based on the Charter provision 4.04(a)(3). The City does very few assessment projects and therefore has not had cause to use this Charter provision previously. But for each PACE project, resolutions and ordinances are required, per the ORC.~~

~~Ms. De Rosa thanked staff for their research and explanation of the process.~~

~~Vote on Resolutions 08-19 and 09-19: Mayor Peterson, yes; Ms. Alutto, yes; Mr. Keenan, yes; Vice Mayor Amorose Groomes, yes; Ms. De Rosa, yes; Ms. Fox, yes; Mr. Reiner, yes.~~

STAFF COMMENTS

- ~~• Dublin Corporate Area Plan Implementation Strategy – Request to Refer to Community Development Committee~~

~~Mr. McDaniel noted that this Plan was adopted in September of 2018. It includes an overall strategy encouraging certain uses, mixes and forms of development to maintain the viability of the planning area that has been designed by the Plan. Staff is working on steps for short-term and long-term implementation of this Plan and requests referral to Community Development Committee for review and guidance regarding next steps for the effective implementation of that Plan.~~

~~Mayor Peterson moved referral of the DCAP implementation strategy to the Community Development Committee.~~

~~Ms. Alutto seconded the motion.~~

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

- ~~• Update of Economic Development Strategy – Request to Refer to Community Development Committee~~

~~Mr. McDaniel noted a memo in the packet references the ongoing Economic Development Strategy Update that is being conducted by Dublin staff and TEconomy Partners LLC. Staff wants to engage the Community Development Committee throughout this process for feedback and discussion in order to formulate a recommendation to Council. The recommendation to Council would likely occur in early August. There is a timeline provided regarding the anticipated meetings needed with the Committee. The timeline envisions the topic coming to CDC on March 4. Staff is requesting referral to CDC.~~

~~Mayor Peterson moved referral of the Update of the Economic Development Strategy to the Community Development Committee.~~

~~Ms. De Rosa seconded the motion.~~

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

OTHER

- ~~• Request to Remove the Basic Plan Review for The Residences at Tuller Heights from the Table and Schedule it for Council Review~~

~~Mr. McDaniel noted that this Basic Plan was reviewed by Council in August of 2018. Council provided feedback at that time, and staff has continued to work with the applicant on revisions. The applicant is requesting this matter be removed from the table and scheduled for hearing on February 25.~~

~~Mayor Peterson moved to take this from the table and schedule for hearing on February 25.~~

~~Mr. Reiner seconded the motion.~~

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

STAFF COMMENTS

Mr. McDaniel highlighted other reports included in Council's packet:

1. The Engaged Communities Awards application was submitted in a timely fashion as outlined in the memo.
2. There was a follow-up memo regarding Council's request that staff presentations be included in the packet prior to Council meetings. Staff is working to accommodate this request, and he acknowledged Ms. De Rosa's work on this process.
3. He and Ms. Crandall are reviewing some potential changes to the format of the staff reports, and Council will see these in the coming weeks.
4. Noted that the transfer of some duties from Planning support staff to the Clerk of Council office has been completed in accordance with Council's direction. He thanked the departments involved for effecting this transition.

COUNCIL COMMITTEE REPORTS

Administrative Committee:

Vice Mayor Amorose Groomes, Chair reported that:

1. A copy of the proposed agenda for the retreat has been circulated to Council members for their review and input. Council members had the opportunity to provide input on the proposed agenda. The retreat will be held at the future City Hall building at 5555 Perimeter Drive on the evening of February 21 and all day Friday, February 22. The meeting is open to the public.
2. The Council employees' performance reviews are scheduled for an executive session the evening of Wednesday, February 27.
3. Board and commission interviews will be scheduled soon.

Community Development Committee:

Mr. Reiner, Chair reported that the Committee met on February 4 to consider the review of the proposed amendment to the approval process in the Bridge Street District Code. Staff will provide information back to the Committee prior to moving this forward to Council.

The second item was review of Code Section 152.086(C) of the Subdivision Regulations (Fee in Lieu of Land Dedication). The Committee supports Option 5, which requires the developer to pay a fee in lieu of that is based on an individual appraisal by the City, the cost of which is to be reimbursed by the developer.

Ms. Readler stated that a Code amendment will be brought forward to Council by Planning on this recommended change.

In response to Vice Mayor Amorose Groomes' question of timing, Mr. McDaniel stated he will check with Planning staff.

COTA:

Ms. De Rosa thanked the leadership of COTA for stepping up last month to offer assistance to residents and neighbors affected by the partial federal government shutdown. COTA provided free bus services for those impacted. This highlights how the community stepped up to support in any way possible. She also commended the City of Columbus and the City of Dublin for reaching out and looking at items such as water bills or other where some type of relief could be provided to those furloughed workers. She appreciates the work of the staff on these matters.

Dublin Community Foundation:

Vice Mayor Amorose Groomes stated the Board met last week and is beginning a new grant cycle. All of the information is available on their website for interested parties who are seeking grant funding.

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

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

Resolution 47-18

Appointing Members to the Bridge Park New Community Authority.

~~Mayor Peterson introduced the Resolution.~~

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

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

Resolution 48-18

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

~~Ms. Alutto introduced the Resolution.~~

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

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

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

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

OTHER

• Final Plat – Autumn Rose Woods, Section 1

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

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

~~Mr. Keenan seconded the motion.~~

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

• Basic Plan Review – The Residences at Tuller Heights

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

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

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

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

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

Mayor Peterson invited the applicant to make a presentation.

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

He commented as follows:

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

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

Mayor Peterson invited Council members to comment.

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

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

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

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

Ms. De Rosa commented:

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

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

Mayor Peterson asked her to summarize.

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

Mr. Reiner commented:

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

Mr. Keenan commented:

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

Ms. Alutto commented:

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

Vice Mayor Amorose Groomes commented:

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

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

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

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

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

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

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

Ms. Shelly responded that it is actually the reverse.

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

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

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

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

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

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

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

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

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

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

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

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

Mayor Peterson noted the following:

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

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

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

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

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

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

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

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

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

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

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



RECORD OF DETERMINATION

Administrative Review Team

Thursday, July 19, 2018

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

**1. BSD SCN – Residences at Tuller Heights
18-021BPR**

**PID: 273-008811
Basic Plan Review**

Proposal: A four-story, 147,000-square-foot, 132-unit residential facility and associated site improvements for a 2.48-acre site zoned Bridge Street District Sawmill Center Neighborhood.

Location: Northwest of the intersection of John Shields Parkway and Village Parkway.

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

Applicant: Bridge Park Retirement Living Properties, represented by Julie Polletta, Radelet McCarthy Polletta Incorporated.

Planning Contact: Joanne L. Shelly, AICP, RLA, LEED BD+C, Urban Designer/Landscape Architect.

Contact Information: 614.410.4677, jshelly@dublin.oh.us

Case Information: www.dublinohiousa.gov/pzc/18-021

REQUEST 1: FEE-IN-LIEU

Request for a recommendation of approval to City Council for Fee-In-Lieu as the proposed plan has a missing 0.47 acres being supplemented through existing off-site open space.

Determination: The Fee-In-Lieu was recommended for approval to City Council.

REQUEST 2: BASIC PLAN REVIEW

Request for a recommendation of approval to City Council for a Basic Plan Review with no conditions.

Determination: The Basic Plan was recommended for approval to City Council.

STAFF CERTIFICATION



Vince Papsidero, FAICP
Planning Director





MEETING MINUTES

Administrative Review Team

Thursday, July 19, 2018 | 2:00 pm

ART Members and Designees: Vince Papsidero, Planning Director (Chair); Ray Harpham, Commercial Plans Examiner/Chief Building Official; Aaron Stanford, Senior Civil Engineer; Shawn Krawetzki, Landscape Architect; Rachel Ray, Economic Development Administrator; Tim Hosterman, Police Sergeant; and Alan Perkins, Fire Plans Examiner.

Other Staff: Jennifer Rauch, Planning Manager; Lori Burchett, Planner II; Logan Stang, Planner I; Nichole Martin, Planner I; Tammy Noble, Senior Planner; Joanne Shelly, Urban Designer/Landscape Architect; JM Rayburn, Planner I; Richard Hansen, Planning Assistant; and Laurie Wright, Administrative Support II.

Applicants: Julie Polletta, Radelet, McCarthy Polletta Incorporated; Denise Pampena and Chris Jaeger, Graziano Construction; and James Peltier, EMH& T (Case 1); and Matt Starr, Crawford Hoying Development Partners (Cases 2 and 3).

Vince Papsidero called the meeting to order at 2:02 pm. He asked if there were any amendments to the June 21, 2018, meeting minutes. [There were none.] The minutes were approved as presented.

Mr. Papsidero noted the Minor Modifications that were deemed appropriate by the Planning Director.

1. Leo Alfred Jewelers – Site improvements for existing structures to complete ordinary maintenance.
2. Bridge Park, Block H – Other modifications deemed appropriate by the Planning Director.

RECOMMENDATIONS

1. BSD SCN – Residences at Tuller Heights 18-021BPR

PID: 273-008811
Basic Plan Review

Joanne Shelly said this application is a proposal for a four-story, 147,000-square-foot, 132-unit residential facility, and associated site improvements for a 2.48-acre site zoned Bridge Street District Sawmill Center Neighborhood. She said the site is northwest of the intersection of John Shields Parkway and Village Parkway. 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 Section 153.066.

Ms. Shelly explained the Bridge Street District (BSD) process whereas the Basic Plan is being reviewed by the ART to ensure block layout, street location and design, and open space locations meet the intent of the BSD Code and standards of walkability. She said the Basic Plan will be reviewed by City Council next with an Economic Development Agreement to be determined at a later date. The next step in the process, she said, would be the Site Plan Review to ensure the development is in compliance with the BSD Code for use, building type, architectural and site design, parking, and open space requirements.

Ms. Shelly presented an aerial view of the site as well as the existing conditions which are of an empty lot with a tree row running through the center. She presented the Street Network Grid Map and pointed out that as part of this development, two new neighborhood streets are proposed and the intersection of Tuller Road and Village Parkway will be realigned to create a “T” intersection.



Ms. Shelly presented the site data on the proposed development plan and noted 0.62-acres of open space are required for this proposal based on the Code requirement for every residential dwelling unit. She said a pocket park of approximately 0.15 acres is proposed at the intersection of Village Parkway and the proposed neighborhood street on the north side of the development. She said the remaining 0.47 acres not located on-site are met by the proximity to Tuller Square Park, Cooperstone Park, John Shields Parkway Greenway, and Riverside Crossing Park, which are all within 0.6 miles of the development. She explained that a Fee-In-Lieu of Open Space will be required to meet the open space standards for the 0.47 acres of off-site open space.

Ms. Shelly said the proposed multiple-family, residential apartment building is a permitted use in the Sawmill Center Neighborhood District and the proposed on-site amenities also meet the Code standards.

Julie Polletta, Radelet, McCarthy Polletta Incorporated, provided revised elevations, which described the scale and massing of the building using various materials and textures as the height varies from three to four stories and includes large storefront windows on a majority of the first floor. Ms. Polletta pointed out the tower feature at the intersection of John Shields Parkway and Village Parkway as well as a drop-off area canopy facing the interior parking area to the north. Ms. Shelly added there is a rooftop terrace but the open space is only available to the residents, not accessible to the public. She described the materials as primarily brick with metal panels in various configurations to break the massing and with glass used for the storefront windows for the patio and bistro on John Shields Parkway.

Ms. Shelly presented the proposed Basic Development Plan layout that included 135 residential units, a total of four floors, pocket park, parking area, and associated residential amenities and stated all applicable review criteria had been met with the request of a Fee-in-Lieu of Open Space. She said the ART can make the determination of whether the goals and objectives of the BSD Vision Report, Community Plan, and Parks and Recreation's Master Plan have been met and if the proximity or potential connectivity to other open space types are appropriate.

Ms. Shelly said staff supports a recommendation for approval by the ART to City Council for a Fee-In-Lieu of Open Space as the proposed plan is missing 0.47 acres being supplemented through existing off-site open space.

Ms. Shelly said staff supports a recommendation for approval by the ART to City Council for the Basic Plan Review with no conditions.

Aaron Stanford inquired about the parking lot on the northern property. Ms. Shelly explained that with the Mobility Study, there is a good chance part of the circulator for senior/disabled will include a stop in this area so it is possible that the need for a Parking Plan that would be submitted with the Site Plan could allow for the elimination of this parking lot. She indicated the Mobility Study - Phase III implementation is scheduled to be initiated in September or October of this year and at that time, circulation routes and stops will be identified.

Mr. Stanford addressed the right-of-way widths and talked about on-street parking. He said the right-of-way widths are appropriate and align with the BSD Street Network Map but the applicant would need to further refine driveway locations for the neighborhood streets. He indicated the access drive spacing is tough with a proposed parking lot to the north. He stated, when this is submitted for Site Plan Review, they will need to discuss alignment to provide better driveway spacing and overall function. Ms. Shelly indicated the sight north of this site will get developed in the future, and his comments would be taken into consideration for design of the driveway locations.

Ms. Polletta said they gave a presentation to the Greystone Mews HOA and thought it went well. Vince Papsidero asked if that group had any questions regarding this proposal. Chris Jaeger, Graziano Construction said they had questions about a schedule and when this development would happen. Ms. Polletta said the HOA consisted of eight people and they were all happy and interested in the development. Mr. Jaeger and James Peltier, EMH&T, showed new renderings of the building and streetscape to the ART.

Denise Pampena, Graziano Construction, explained how the porches had been pulled out further from the face of the building and some would be accessible to the public realm as others will be considered common areas. Mr. Papsidero asked how deep the porches were now. Ms. Pampena answered approximately 20 feet deep. Mr. Stanford asked if any porches connected directly to the street. Ms. Pampena answered affirmatively and clarified the common area porches connect to the sidewalk to entrances on both sides, which are at grade and also connect into the outdoor seating for the cafe.

Mr. Papsidero noted the increased glass on the corner tower gave more presence and will enable more activity to be visible, which is a great design feature. Ms. Pampena pointed out they revised the floor plan for the common areas on each floor to be located at this tower. She said additionally, they view other open spaces are provided with the oval at the entrance of the building and common green on the north side of the parking lot. Mr. Stanford asked how they envisioned the interior parking lot connection being used. Ms. Pampena answered it will be permeable pavement and is provided to simplify internal circulation to prevent someone from having to exit onto the street to return to the parking.

Mr. Papsidero asked if there were any further questions or concerns regarding this application. [There were none.] He called for a vote for a recommendation of approval to City Council for the Basic Plan Review with no conditions. Shawn Krawetzki motioned, Ray Harpham seconded, and the Basic Plan Review was recommended for approval. Mr. Papsidero called for a vote for a recommendation of approval for the Fee-In-Lieu of Open Space to City Council. Shawn Krawetzki motioned, Rachel Ray seconded, and the Fee-In-Lieu of Open Space was recommended for approval.

2. BSD SRN – Bridge Park, Blocks A, B, & C Amendment **6515 Longshore Loop**
18-043MSP **Master Sign Plan**

~~Nichole Martin said this application is a proposal for amendments to the Master Sign Plan for Bridge Park, Blocks A, B, & C, specific to the A1 office building zoned Bridge Street District Scioto River Neighborhood. She said the site is east of Riverside Drive, north of the roundabout with SR 161 and West Dublin Granville Road. She said this is a request for review and recommendation of approval to the Planning and Zoning Commission for a Master Sign Plan under the provisions of Zoning Code Sections 153.065(H) and 153.066, and the Bridge Street District Sign Guidelines.~~

~~Ms. Martin said this application was introduced to the ART on July 19, 2018, and explained the Master Sign Plan (MSP) review process. She said the MSP allows for flexibility to sign regulations based on cohesive sign design for a single building or group of buildings. She said it also encourages creative sign design to warrant deviation from the Code. In the case of Bridge Park, she said the MSP provides a framework for tenants to work by providing clear expectations and guidance on the character, types, number, and location of appropriate signs throughout the development. She added any future modifications to the plan or request of a tenant unable to meet the MSP is required to come before the Commission with a new application for review and approval. She said the ART will make a recommendation to the Planning and Zoning Commission and they are scheduled to review this application August 9, 2018. She said once approved, the applicant may apply for sign permits.~~



RECORD OF DISCUSSION

Planning & Zoning Commission

Thursday, May 17, 2018 | 6:30 pm

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

**2. BSD SCN – Residences at Tuller Heights
18-021BPR**

**PID: 273-008811
Informal Review**

Proposal: A four-story, 147,000-square-foot, 132-unit residential facility and associated site improvements for a 2.48-acre site zoned Bridge Street District Sawmill Center Neighborhood.

Location: Northwest of the intersection of John Shields Parkway and Village Parkway.

Request: Informal review and feedback on a Basic Plan Review application prior to formal review by City Council.

Applicant: Bridge Park Retirement Living Properties, represented by Julie Polletta, Radelet McCarthy Polletta Incorporated.

Planning Contact: Joanne L. Shelly, AICP, RLA, LEED BD+C, Urban Designer/Landscape Architect.

Contact Information: 614.410.4677, jshelley@dublin.oh.us

Case Information: www.dublinohiousa.gov/pzc/18-021

RESULT: The Commission conducted an informal review on the proposed residential facility with associated site improvements. Commission members discussed the proposed use and operational details, opening up the amenities to the public, and providing more open space. The Commission also discussed the parking provisions for the site. The members requested to see more correlation between the inspiration images and the proposed architectural character of the building.

MEMBERS PRESENT:

Victoria Newell	Yes
Stephen Stidhem	Absent
Jane Fox	Yes
Robert Miller	Yes
Warren Fishman	Yes
Kristina Kennedy	Absent
William Wilson	Yes

STAFF CERTIFICATION

Claudia D. Husak, AICP, Senior Planner
Current Planning Manager





MEETING MINUTES

Planning & Zoning Commission

Thursday, May 17, 2018

AGENDA

- 1. PUD, Perimeter Center, Subarea C – Schoedinger Funeral Home** PID: 273-010149
18-019INF Informal Review (Discussion only)
- 2. BSD SCN – Residences at Tuller Heights** PID: 273-008811
18-021BPR Informal Review (Discussion only)
- 3. BSD-SRN – Fado Irish Pub** 6652 Riverside Drive
18-026WR Waiver Review (Approved 5 – 0)
- 4. Dublin Corporate Area Plan** Administrative Request
17-093ADM Introduction (Discussion only)
- 5. PUD, Autumn Rose Woods** 7540 & 7660 Hyland Croy Road
18-023Z-PDP-FDP Rezoning with Preliminary Development Plan (Approved 5 – 0)
Final Development Plan (Approved 5 – 0)
- 6. PUD, Coffman Homestead – Sign** 6659 Coffman Road
18-024ARB-AFDP Amended Final Development Plan (Approved 4 – 0 – 1)

The Chair, Victoria Newell, called the meeting to order at 6:32 p.m. and led the Pledge of Allegiance. Other Commission members present were: Jane Fox, Council Representative; Bob Miller, Warren Fishman, and William Wilson. Kristina Kennedy and Steve Stidhem were absent. City representatives present were: Claudia Husak, Vince Papsidero, Phillip Hartmann, Lori Burchett, Devayani Puranik, Tammy Noble, Rachel Ray, Nichole Martin, Cathy DeRosa and Laurie Wright.

Administrative Business

Motion and Vote

Mr. Fishman moved, Mr. Miller seconded, to accept the documents into the record. The vote was as follows: Ms. Fox, yes; Mr. Wilson, yes; Ms. Newell, yes; Mr. Miller, yes; Mr. Fishman, yes. (Approved 5 - 0)

Motion and Vote

Ms. Fox moved, Mr. Fishman seconded, to approve the meeting minutes from April 5, 2018. The vote was as follows: Mr. Miller, yes; Mr. Wilson, yes; Ms. Newell, yes; Mr. Fishman, yes; and Ms. Fox, yes. (Approved 5 - 0)



~~Mr. Schoedinger said he can talk to adjacent businesses and ask for areas to be used for overflow parking; there are a number of neighbors they do that with in other locations.~~

~~Mr. Wilson emphasized the need for overflow parking as well as pedestrian access. He said it would be nice to provide seating for the pedestrians as they come in, especially when it gets busy, because this is a large property and a large number of people arriving will be elderly. He said he does not see the need for required mounding but it is nice to see some movement of the earth so maybe there is undulation in the landscape here and there.~~

~~Ms. Newell said she believes this proposal is compatible with existing development. She said she has no objection to the funeral home being here. She said generally a mound is used in landscaping when there is something to hide or not to be visible directly. She confirmed this is a retention pond of which she would be supportive of with good landscaping and a mound is not necessary. She said Mr. Ford said “flat roof” but maybe “low slope” is more what the architect meant like a quarter-inch per foot. She suggested the side elevations could use more attention and to soften the structure. She recommended overflow drainage with the scuppers that are on the outside of the building so this could be unsightly unless they are architecturally well planned into the building. She said the overhead door would have to be screened so she is anticipating additional landscaping on the site.~~

~~The Chair asked the applicant if he received enough feedback from the Commission to which he answered affirmatively.~~

**2. BSD SCN – Residences at Tuller Heights
18-021BPR**

**PID: 273-008811
Informal Review**

The Chair, Victoria Newell, said the following application is a proposal for a four-story and 132-unit residential facility with associated site improvements for a 2.48-acre site zoned Bridge Street District Sawmill Center Neighborhood. She said the site is northwest of the intersection of John Shields Parkway and Village Parkway. She said this is a request for an informal review and feedback on a Basic Plan Review application, prior to formal review by City Council.

Claudia Husak said she was filling in for the case manager, Joanne Shelly who is traveling.

Ms. Husak said since new Commission members have come onboard, staff is reviewing the process and she explained the process contained in the Bridge Street Code. Ultimately, she said, City Council will receive a formal recommendation from the ART and then Council is the reviewing and approval body for this application and would select a reviewing body for any future applications.

Ms. Husak presented an aerial view of the site and explained it is not a parcel but it is portions of land leftover from the old Buyer’s site as well as land that Casto currently owns and it is just east of Tuller Flats and west of the AMC Theatre in Dublin Village Center. Therefore, she said, this would be situated on a very prominent corner of the two rights-of-way. She added that the City has the John Shields Parkway Greenway planned. She mentioned that the Greystone Mews residential development is to the south and the City has reached out to those residents and there have been no requests for a meeting or any kind of negative feedback or concerns expressed.

Ms. Husak presented photographs of the existing conditions and noted the vacant lot and the sidewalk that is within John Shields Parkway – the brick pavers are what is being used throughout the district.

Ms. Husak presented the proposed site plan with the schematic footprint on the aerial view. She said this is a proposal for a Senior Living Apartment complex, which is permitted in the district as a multi-family

use. With this proposal, she explained, there will be a street connection from John Shields Parkway going north toward Tuller Road; an east/west street connection would connect Village Parkway through to Tuller Flats; and the intention is to straighten out the existing curve to a 90-degree intersection at Village Parkway and Tuller Road. She indicated this proposal could be a catalyst to get the street changes started.

Ms. Husak restated this is a facility intended for seniors to live independently within fully functional apartment units with additional services being provided on the first floor at street level and highly visible facing the public street that include: outdoor patio seating for the café and bistro-style dining areas that wrap around the tower; a pub-style recreation area, planting area, art studio, library/lounge, salon, and fitness center all at the corner of John Shields Parkway and Village Parkway. She said these are amenities these residents can take part but are not required. She pointed out the residential units are on the opposite corner, which is John Shields Parkway and a future street.

Ms. Husak pointed out the drop off area and internal parking that is proposed for the north side of the site, off the (future) public street. She said the need for parking spaces is fairly low so the applicant is likely to request a Waiver for parking. She said the number of spaces required for a multi-family building is not appropriate in this instance. She pointed out the open spaces around the building on all sides that include foundation plantings, streetscape created, formal open spaces on the north ends of the wings. She added there is a rooftop terrace proposed.

Ms. Husak presented renderings of the proposed conceptual elevations that include a lot of brick and a variation in windows – some a storefront and some on the tower element. She reported the ART had suggested that perhaps the tower element could be enhanced to give more presence on this prominent corner. She noted there are balconies, windows, and many projections within the building.

Ms. Husak suggested discussion topics:

- Walkability
- Architectural style
- Open spaces
- Other considerations

Ms. Husak said there is a lot of open space required within the Zoning Code for this type of development. She said the applicant is proposing hardscapes and soft space, and getting close to meeting the open space requirement. She said the four-acre park at Tuller Flats that the City owns and will program, is less than a half mile away.

The Chair asked if there were questions for staff.

Bob Miller said if this project were to go forward, would it go 'hand and glove' with the street realignment to which Ms. Husak answered affirmatively.

William Wilson said he assumes that when people come to the area there will be pedestrian activity and Ms. Husak answered yes. He asked then if walkability will be ensured. Ms. Husak said, ultimately, John Shields Parkway is intended to go to the east, north of the movie theatre. She indicated the City is waiting for the owner of that shopping center to be ready to do that and she agreed there needs to be pedestrian accommodations to get to that area because there are attractions that these residents would use.

Warren Fishman said he was concerned about the street realignments happening in conjunction with this project as well. He asked how many units would be independent to which Ms. Husak explained that all of the units are for independent living. She noted that early in the discussions, the applicant had considered

assisted living units. She emphasized that in the Code, assisted living would not be permitted in this facility.

Mr. Fishman asked about parking. Ms. Husak answered there are on-street spaces as well as 39 interior spaces.

The Chair asked if there were any more questions for staff. [Hearing none.] She invited the applicant to speak.

Denise Pampena, Graziano Construction, 654 Alpha Drive, Pittsburgh, PA, 15238, said she is the president of the company. She said they have been working with Ms. Husak and the City for over two and a half years to get to this point. She said they believe this will be a great project for the retirees and the seniors in the City of Dublin. She stated that Graziano Construction Development Company, based in Pittsburgh, has been in operations for over 66 years. She said they started out as a general contracting firm and in the early 80s, phased into development of senior housing, skilled nursing facilities, assisted living, and independent living. She said not only did they construct these for themselves but also for national operators as well as institutional clients.

Ms. Pampena mentioned that in 2001, they had been 100% woman-owned and are nationally certified as a woman-business enterprise and also certified by the Commonwealth of Pennsylvania. Their focus is independent living, which is mostly 55 and older but they have expertise in all senior communities.

Ms. Pampena said their communities are all rental, there are no buy-in fees, and they are month-to-month so the seniors are not forced to sign a long-term lease. She said their focus is on lifestyle and their typical seniors would be a widower or any elderly person living on their own that needs the socialization, the nutrition, and the support services and amenities. She emphasized they are not a healthcare community like assisted living would be or a skilled nursing facility; they are offering strictly independent living units. She said they offer 1 bedroom, 2 bedroom and studio apartments that are full service units including kitchens with granite countertops, bathrooms with pull-cords for safety but they offer three meals a day, large dining room, café and bistro, pub, billiard rooms, lounges, a creative arts studio, fitness center and wellness studio, and movie theater. She said in this environment she found the seniors thrive because of the support services and activities that keep them vibrant.

Ms. Pampena said they like this area for the walkability and the opportunity for the residents of Dublin as they retire to be in an area with entertainment, shopping, and dining for when they want to be outside the community. She said community transportation will also be offered for excursions or doctor appointments as a lot of residents would no longer drive.

Mr. Wilson asked if the services would just be for the residents and not open to the public. Ms. Pampena answered they are private and they are focusing their amenities and services on the first floor; typically in their communities, they are peppered throughout the building. She said the result will be the visibility and interaction with John Shields and Village Parkways.

Mr. Fishman asked about private versus public areas. Ms. Pampena said they are private for safety reasons. Because they are now locating all the amenities on the first floor, there may be a way to engage the outside community into some of those amenities because they have a beauty parlor and a barber shop. She said they could also potentially have the outside community use the outdoor café and bistro or perhaps the fitness center.

Mr. Fishman asked how many employees will be at this facility. Ms. Pampena said there are shift employees and they also have live-in managers. Mr. Fishman asked how many employees total could be

on the property at one time. Her answer was about 12 employees. She said they also have overnight staff but they are not nurses that live there. She said they have housekeeping, dietary support, the chef, servers, and the activity director but some of the servers and those in housekeeping can serve other functions. She emphasized the impact on traffic and parking is very low. Ms. Pampena answered typically, when they have conducted parking demand studies, they have about 56 spaces. She said in some communities, they have been able to obtain a Variance or a Waiver for that because most of their residents do not drive and there has never been an issue.

Mr. Fishman said he owns a property across from an assisted living facility and the biggest problem they have is parking. Ms. Pampena pointed out that assisted living is a different concept than independent living. He clarified the facility he is referring to is mostly independent and some assisted living.

Ms. Pampena said 55 and older are permitted in their community but their average age of residents are in their 70s.

Ms. Husak noted that in the district there are on-street parking spaces within all of the streets they are allowed to count. She said at this time, there are 23 on-street spaces that can be dedicated to this facility.

Julie Polletta, Radelet McCarthy Polletta, Architecture and Interior Design; 100 First Avenue, Suite 300, Pittsburgh, PA, 15222 said conceptual, preliminary renderings have been presented. She said the building is ±400 feet long – they broke it down into human scale volumes and also controlled the perception of a four-story mass by using different colors of brick different planes on that façade. Unfortunately, she said, the projections and recessions are not showing up clearly. She clarified, part of this structure is four stories and part of it is three stories. She said they are introducing a metal panel on the fourth floors. She said there is a lot more design detail to work out between now and the next time it is presented. She pointed out that the red metal roofs are over porches.

Ms. Polletta explained there is a five-foot grade from one end to the other and the three-story area is the lower area, and those porches are lined along there. She said even though the porches would be above grade level, people can see the residents and the residents can see what is happening on the street and that is part of the residential experience. She referred to the corner of John Shields Parkway and Village Parkway where all the amenities are, which are still serving the residents but residents have the opportunity to sit on a sidewalk café patio and there would be canopies covering these areas.

Ms. Polletta referred back to the tower they were articulating earlier in the conversation. She said there is an opportunity to create a public space on that corner because they would be coming right up to sidewalk and they have a placeholder in there for a piece of public art.

Ms. Polletta said they need to mitigate the grade difference in two places as far as exiting the building and getting down to grade. She described the footprint as a horseshoe and the grade difference is at the top of each horseshoe. She said she is going to work with a landscape architect to develop these two-tiered plazas where one would exit from the building at a higher level and go to the street level – a combination of an accessible route and stairs and that would be right on the sidewalk level, which makes it an outdoor plaza available to anyone in the neighborhood.

Mr. Wilson said he sees this as a lot of strong pieces together and more of a monumental residential building. He suggested if the applicant went more towards the inspiration pictures included in their packets, they would get a better result because now, it appears as an office building in some sections. He encouraged the applicant to frame windows and consider separating the buildings and making it more of a residential scale. He said he anticipates parking to really be an issue, especially when visitors come like for Mother's Day or Father's Day; he could not count on the on-street parking. He said maybe putting parking

underground could be a solution but parking really needs to be addressed. He said he visits his elderly family members in facilities such as this and there is never enough parking and he gets frustrated because he has to park several blocks away.

The Chair asked if there was anyone from the public that wished to speak on this application. [There were none.] She opened the meeting up for comments from the Commissioners.

Mr. Fishman agreed with what the other members said about the architecture. He asked if real brick was going to be used. Ms. Polletta answered affirmatively. She said they are considering load-bearing masonry as a structure. Mr. Fishman emphasized it is going to be an important corner so we want it to look rich and stunning.

Mr. Miller applauded the proposed metal panels for an alternative material. He said he was concerned that there is too much building on too little of a space. He said parking is an issue and more parking will need to be added to the site itself. He said he also considers this corner a gateway entry into Bridge Park and encouraged the applicant to do a lot with the tower itself or with a different design aspect that would need to pop. He said he liked the engaging porches. He said the public space will be behind the building so it is not going to add to the character of the building as there will be another building behind it. Ms. Polletta said her understanding is that those lots would become residential. Ms. Husak said a multitude of uses are permitted within the residential district.

Ms. Fox explained the intent in the Code is to create a sense of place and to engage pedestrians. She encouraged the applicant to give serious consideration about the intent of this space and structure the building to engage the pedestrian walking down the street. She agreed this is 400 feet of a huge mass. She repeated this corner is one of the main gateways and the tower is lacking interest. She said having to walk around a very large building to get to parking goes against walkable urbanism. She said in terms of the architectural style, there needs to be a lot more interest at the street level. However, she really liked the porch idea and thought that was wonderful. She said when she looked at the inspirational pictures in the back of the packet, she did not see any of that in the proposed renderings. She said she is over 55 and she would love to live in a building similar to this but does not want the building labeled '55 and over'. She encouraged the applicant to not design this like a '55 and over community' but just as an apartment building. She suggested opening up the pub and dining area to the street so the residents do not feel as they have left anything. She said she sees very little articulation to the stories and would also like to see the structure broken in half. She encouraged the applicant to have their green space on site because the residents may not want to walk to another space. She added the open spaces need to be interactive with the sidewalk. In conclusion, she said, the rooftop is wonderful but it needs a lot of shaded areas or it would not get used.

Victoria Newell said in terms of walkability and the open spaces, the Commission has been consistent with all of their applicants. She said all the pocket parks and plazas should be public spaces as that is the intent. She said she has designed and worked on assisted living facilities and nursing homes and the applicant gave the definition of an assisted living facility but would leave that up to staff's interpretation. She said she does not have an objection to this being in the district but that is something to be worked out with staff how they define this. She said the massing can be improved, finishes can be developed, greater attention should be paid to the corner, and she completely agrees with staff on the tower feature and with her fellow Commissioners about the lack of parking. She concluded by saying she liked the placeholder for the public art.

Ms. Polletta said she appreciated all the comments.

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

**3. BSD SCN – Tuller Heights
18-021BPR**

**PID: 273-008811
Basic Plan Review**

Sierra Saumenig said this proposal is for a four-story, approximately 140,000-square-foot retirement facility consisting of approximately 130 residential units - 20 of which may be allocated for personal care, two dining areas, two studio spaces, and a fitness center. She said the site is zoned Bridge Street District Sawmill Center Neighborhood and is northwest of the intersection of John Shields Parkway and Village Parkway. She said this is a request for a review and recommendation of approval to City Council for a Basic Plan Review under the provisions of Zoning Code Section 153.066.

Ms. Saumenig said the official name for this facility is "Residences at Tuller Heights" and presented an aerial view of the site to support the 140,000-square-foot facility. Ms. Saumenig said she would turn over the presentation to the applicants and asked that they introduce themselves.

Julie Polletta, architect for Radelet McCarthy Polletta Architecture and Interior Design introduced herself; Denise Pompena, representative for Graziano, the developer and contractor introduced herself; and Chris Jaeger, with Graziano Construction introduced himself.

Ms. Polletta said the site for the new Retirement Living Facility is on the corner of John Shields Parkway and Village Parkway. She said the residents' common areas will all be located at street level and highly visible facing the public street so the life of the residents can be seen. She said outdoor patio seating will be included for the Café and Bistro-style dining areas that wrap around the tower as to not show a cafeteria-style look traditionally found in retirement facilities. Other interior spaces clustered on the ground level, she said, include a pub-style recreation area, planting studio, art studio, library/lounge, salon, and fitness center. She said the apartment units are for residents living independently and for residents with personal care needs. She emphasized that this prominent location and scale of the proposed facility will provide both visual interest and opportunities for social interaction at the street level.

Ms. Polletta indicated they are still in the early stages of architectural design so they have not applied details to the building. She presented images to illustrate the types of design elements that will be incorporated. She stated they would use traditional materials such as brick as the primary material. She emphasized how they want to use porch elements to allow for more interaction between the residents and life on the street. She added a roof garden may also be incorporated.

Ms. Polletta said at the prominent intersection of John Shields Parkway and Village Parkway the facility will be set back 18 feet from the street. She said with a sidewalk and a patio there will be a fairly large paved area perceived as public space but in reality it would be their private space. She suggested this area would be good for public art installment and they would work with the Dublin Arts Council to determine what is most appropriate for this space.

Ms. Polletta stated many units will have porches and each will have a standing seam roof. On the west end of the site, she explained the slab level will be several feet above the sidewalk so the porch will be raised from street level. At the northwest corner, she said, they propose a two-tier, outdoor plaza with one level at grade and the other at floor level. She said both levels would be accessible to the public. At the northeast corner, she said, they are proposing a similar two-tier plaza that will be screened from the service area by hardscape.

Ms. Polletta said the main entrance is in the middle of the block with a slight grade change so stairs with a ramp will be incorporated. She said they would provide a decorative element to the wall that runs between the surface lot and the sidewalk. She said they are considering the traditional limestone walls like what is used all over the City but are open to ideas.

Ms. Polletta presented a diagram of the first floor to demonstrate how the facades for the residential units project and recede with the use of porches. She indicated the service areas will be screened with hardscape and some sort of plaza will be created for both front corners of the site. She noted parking and the pick-up/drop-off entrance for the residents.

Ms. Polletta indicated the structure will be predominantly brick but different colors of brick used in different areas for variety and only the fourth floor will use a metal panel.

Claudia Husak said staff has been meeting with this applicant for a span of two years to find the appropriate site. She indicated this team has taken serious effort in understanding the area and even reviewing the Zoning Code to aid in designing their proposal. Ms. Husak said this immense effort is greatly appreciated by staff.

Vince Papsidero inquired about the residual parcel and how it might be used in the future. Denise Pompena, representative for Graziano, indicated that parcel will be used for townhomes or some sort of residential but not for another retirement community and they will be on a much different scale.

Aaron Stanford stated Engineering is especially focused on the corner of Village Parkway and Tuller Road. He said where Village Parkway curves there are commitments for reconstruction to "T" this intersection that would be a joint venture between the City and the developer. Mr. Stanford said this will be a large undertaking but is something that has always been envisioned for this intersection.

Ms. Husak reported a Preliminary Plat is required to address many of the items Mr. Stanford highlighted and suggested they work to align that review with Council's review of the Basic Plan. Vince Papsidero asked if the right-of-way issue for this proposal has been ironed out. Mr. Stanford answered affirmatively and added that they have worked with the applicant on this matter. Ms. Husak indicated the plat would be fairly complex as there are many areas that would either be vacated or dedicated to create the proper street network. Mr. Stanford agreed and added the utilities would pose a challenge as well.

Ms. Husak said the Basic Plan Review could go to Council in June. She said this proposal would first go informally to the Planning and Zoning Commission and would then receive a recommendation from the Administrative Review Team (ART) before going to Council. She said the next steps are for a more detailed proposal to be discussed with the ART on April 19, and then for an informal with the PZC on May 3, and finally then the ART would have an opportunity to make a recommendation to Council for their first meeting in June.

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

**4. ~~BSD HC – Daso Custom Cabinetry – Signs~~
~~18-022ARB-MPR~~**

**13 S. High Street
Minor Project Review**

~~Nichole Martin said this is a proposal for two, eight-square-foot wall signs and one, six-square-foot projecting sign for an existing tenant space, zoned Bridge Street District Historic Core. She said the site is west of South High Street, approximately 125 feet southwest of the intersection with Bridge Street. She said this is~~