



MEETING MINUTES

Administrative Review Team

Thursday, July 2, 2020 | Live Streaming on YouTube at 2:00 pm

ART Members and Designees: Claudia Husak, Senior Planner/Current Planning Manager (Acting Chair & Moderator); Colleen Gilger, Director of Economic Development; Shawn Krawetzki, Landscape Architect Manager; Aaron Stanford, Senior Civil Engineer; Renae Rice, Police Sergeant; and Chad Hamilton, Fire Inspector.

Other Staff: Chase Ridge, Planner I; and Laurie Wright, Administrative Support II.

Applicants: Don Brogan, Crawford Hoying Development Partners (Case 1)

Ms. Husak welcomed everyone and called the meeting to order at 2:00 pm. She said per the State of Emergency, laws were enacted including the Stay at Home Order for which the City will need to live stream all public meetings until that order has lifted. Comments can be submitted on the City's website before or during the meeting and we appreciate your patience.

Ms. Husak stated there were no Minor Modifications made recently and asked if there were any amendments to the meeting minutes from June 18, 2020. [There were none.] The minutes were approved as presented.

INTRODUCTION/DETERMINATION

1. Bridge Park Barricade Planters 20-113MPR

Minor Project Review

Mr. Ridge said this application is a proposal for five, three-foot diameter planters that will act as barricades along Longshore Street, immediately west of the intersection with Larimer Street. The planters are located in front of the office lobby at 6767 Longshore Street and would provide a protective barrier between pedestrians and vehicles traveling west on Larimer Street. This site is west of Longshore Street, approximately 250 feet south of the intersection with John Shields Parkway and zoned Bridge Street District Scioto River Neighborhood.

Mr. Ridge presented the proposed site plan with the planters shown west of the intersection and east of the lobby in building D2. He noted the existing open space between buildings D1 and D2 that is on the south side of the proposed site plan. He said the applicant desires that the planters serve as a protective barricade between the office lobby at 6767 Longshore Street and traffic coming from Larimer Street, which is fairly steep as it moves west, toward the river. These barricade planters would likely prevent vehicles from possibly sliding down the hill in inclement weather events, jumping the curb, and running into the lobby or hitting pedestrians walking in the vicinity. The planters would be within the city right-of-way, which ultimately requires approval of the City Engineer and the Administrative Review Team (ART).

A graphic of a rectangular planter was shown composed of the planter's exterior, soil placement, rebar cage within cast-fill, ready-mix concrete, and a barrier insert form all on top of a concrete slab. However, the proposed planters will be a cylindrical shape, three feet in diameter and 30 inches in height. Sample pictures were provided that were most representative of the planters they are proposing. The applicant has not



indicated a color yet and staff is recommending the color be complimentary with building's D1 and D2, subject to staff approval.

Mr. Ridge said this proposal was reviewed against the Minor Project Review Criteria and staff is recommending approval with two conditions:

- 1) That the applicant work with Engineering Staff in the permitting phase to locate the planters to minimize disruption to the pedestrian circulation of the public sidewalk; and
- 2) That the applicant choose a color for the planters that is complementary to buildings D1 and D2, subject to staff approval.

Mr. Krawetzki asked if the applicant has provided a planting plan and what type of soil will be used. Mr. Ridge replied that information has not yet been provided by the applicant. Dan Brogan, Crawford Hoying Development Partners said the barricade is about six inches below the surface and is pretty narrow so there will be a significant amount of soil. Plants will be semi-annuals and change with the seasons as part of the rotation like other planters. Mr. Krawetzki confirmed the applicant will provide semi-annual, seasonal type plants for interest.

Mr. Krawetzki asked Mr. Stanford about the circulation around the planters. What the distance was from the street tree grates, planting beds or to the curb. Mr. Stanford said they walked the area on Thursday, June 25 with the City Engineer and all are okay with the location of the planters and the concept but that is where the first condition came from as in the drawings. The City would not necessarily change the location now but he is charged with (as the plans come in and have more detail), ensuring the walkway is utilized appropriately. He said he would focus on the size and location of the tree grates.

Mr. Brogan said they will pour a concrete slab on the entire area, but there is flexibility if the City would prefer the planters closer to the curb, etc.

Mr. Stanford asked if Crawford Hoying would be responsible for the planting; and therefore, if there were any sort of maintenance agreement when the planters are in the right-of-way. Mr. Stanford noted there are some other planting beds in the area. He asked if this project will be added to that agreement. Mr. Brogan answered they would need to make some sort of adjustment; for them, it is part of routine maintenance, and watering, etc. He said they are still working out the purchase of these planters, awaiting for the conclusion of this meeting and thought the planters would have a natural finish. He said they will provide more information as they enter the design phase during ordering and that is when they will determine the design finish.

Ms. Husak suggested there be a third condition where any necessary maintenance agreements be updated to address these planters. The ART agreed.

Mr. Krawetzki confirmed these planters are immobile, once they are installed. Mr. Brogan said when they are placed on site, a site meeting can be arranged with city staff to determine the precise location of these planters. He explained rebar is drilled into the concrete slab, a cage is inserted, and concrete is poured to provide an epoxy for the rebar into the concrete. He said if the barricade planter is hit, that is what it is tied to for stability.

Ms. Husak recommended a fourth condition whereas the applicant work with staff to field locate the planters.

The applicant was asked if he agreed with all four conditions as follows to which he replied affirmatively.

- 1) That the applicant work with Engineering Staff in the permitting phase to locate the planters to minimize disruption to the pedestrian circulation of the public sidewalk;
- 2) That the applicant choose a color for the planters that is complementary to buildings D1 and D2, subject to staff approval;
- 3) That any necessary maintenance agreements be updated to include the proposed planters; and
- 4) That the applicant work with Staff to field locate the planters.

Ms. Husak asked if there were any other questions or concerns. [Hearing none.] She called for a vote on the Minor Project Review. (Approved 6 – 0) She said the next ART meeting is scheduled for July 16 and there are currently a couple of cases to be reviewed so it is likely a meeting will be held but it should be a short one. She adjourned the meeting at 2:13 pm.