



# RECORD OF DISCUSSION

## Planning & Zoning Commission

Thursday, April 1, 2021 | 6:30 pm

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

**1. Baltimore Corner Restaurant at 4595 Bridge Park Avenue  
21-017MPR Informal Review**

Proposal: Modifications to accommodate a restaurant tenant including façade/storefront alterations, a 625-square-foot building addition, and a 400-square-foot covered patio located within Bridge Park, Block B zoned Bridge Street District, Scioto River Neighborhood District.

Location: Southeast of the intersection of Bridge Park Avenue with Riverside Drive.

Request: Informal review and feedback of a future development application under the provisions of Zoning Code Section 153.066.

Applicant: Carter Bean, Bean Architects

Planning Contact: Nichole M. Martin, AICP, Senior Planner

Contact Information: 614.410.4635, nmartin@dublin.oh.us

Case Information: www.dublinohiousa.gov/pzc/21-017

**RESULT:** The Commission acknowledged the opportunity to activate the streetscape with the design of the tenant space. Members of the Commission encouraged that the vertical expression of the building be retained. The Commission expressed support for the traditional storefront character specifically the conceptual design details depicted in the inspiration images. The Commission had reservations regarding occupation of the pocket plaza and right-of-way for indoor dining although supported the covered patio space. The Commission noted that the originally approved pocket plaza including gateway and public art serves a greater public purpose that should be preserved and enhanced. Some members supported alterations to the Riverside Drive streetscape while other members indicated the Shopping Corridor should be retained.

**MEMBERS PRESENT:**

Jane Fox	Yes
Warren Fishman	Yes
Mark Supelak	Absent
Rebecca Call	Yes
Leo Grimes	Yes
Lance Schneier	Yes
Kim Way	Yes

**STAFF CERTIFICATION**

DocuSigned by:

*Nichole M. Martin*

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Nichole M. Martin, AICP, Senior Planner



## **CONSENT CASE**

### **2. ~~7211 Sawmill Road, 21-029CU, Conditional Use~~**

~~A request for a Conditional Use to allow a Personal Service Use in an existing tenant space zoned Suburban Office and Institutional District, on a site located southwest of the intersection of Sawmill Road with Bright Road.~~

~~Mr. Grimes moved, Mr. Schneier seconded approval of the Conditional Use with no conditions.~~

~~Vote: Ms. Fox, yes; Mr. Fishman, yes; Ms. Call, yes; Mr. Schneier, yes; Mr. Grimes, yes; Mr. Way, yes. [Motion approved 6-0].~~

## **INFORMAL REVIEW CASE**

### **1. Baltimore Corner Restaurant, 4595 Bridge Park Avenue, 21-017MPR, Informal Review**

A request for modifications to accommodate a restaurant tenant including façade/storefront alterations, a 625-square-foot building addition, and a 400-square-foot covered patio on a site located within Bridge Park, Block B, zoned Bridge Street District, Scioto River Neighborhood District, southeast of the intersection of Bridge Park Avenue with Riverside Drive.

#### **Staff Presentation**

Ms. Martin stated that this is a request for review and non-binding feedback for a future restaurant, named the Baltimore Corner due to its location. The proposed site is a 6,200-square-foot vacant space located within Bridge Park Block B, Building B2, the Baltimore Building. The development is zoned Bridge Street District (BSD) – Scioto River Neighborhood District and is located southeast of the intersection of Bridge Park Avenue and Riverside Drive, adjacent to Riverside Crossing Park at the terminus of the Dublin Link Pedestrian Bridge. The site is subject to the Neighborhood District standards, which establish unique development regulations in key areas, including gateway locations, shopping corridors, open-space nodes and corridors, and also identify important street network connections and principal frontage streets. A Neighborhood District is intended to have a greater level of activation, as well as pedestrian-friendly placemaking. The intersection of Bridge Park Avenue and Riverside Drive is identified as a gateway in the Neighborhood standards. The Code defines gateways as points of interest that provide a sense of arrival to the area. Gateways are intended to provide a combination of architectural elements, landscape features and public open spaces in a manner that is pedestrian-oriented. In areas such as this, with the intersection and the terminal landing of the pedestrian bridge, terminal vistas are required by the Zoning Code. Terminal vistas are defined as vertical landscape or building elements, such as a fountain, tower, bay window or courtyard with sculpture. The final element of the Neighborhood standards is a shopping corridor. Within Neighborhood Districts, shopping corridors are required to be designated in key areas, and a shopping corridor was designated along the frontage of this tenant space. Shopping corridors have an elevated level of treatment, including a minimum of 12 feet of clear pedestrian circulation, within which neither outdoor dining nor seating are permitted. The 600-foot shopping corridor is located on the east side of Riverside Drive and the south side of Bridge Park Avenue.

#### Background

The Planning and Zoning Commission reviewed and approved a Development Plan with Conditional Use on July 9, 2015, and a Site Plan, including all final development details, on August 20, 2015 for Bridge Park, Block B. The approved development plans included building types, open space, neighborhood standards, parking, and stormwater details. The original development of Block B required that a minimum of 1.08 acres of open space be provided. At that time, 0.33-acre of open space was provided on-site; 0.75-acre of open space was provided off-site in Riverside Crossing Park; and a 514-square-foot pocket

plaza was designated at the intersection of Riverside Drive and Bridge Park Avenue. The applicant would work with the City and the Dublin Arts Council to develop final elements for that pocket plaza. The Administrative Review Team (ART) is the deciding body for Minor Project Reviews, except in cases where there are complex issues that warrant the Commission's consideration and in cases where Waivers to Code requirements are requested, which are both applicable in this case. On March 11, 2021, the ART determined that the proposal raises complex issues with potential community-wide effects, including:

- Elimination of a 515-square-foot publically accessible pocket plaza intended to serve as a gateway element with public art meeting the Open Space and Neighborhood Standards requirements of the Code;
- Encroachments into the right-of-way within a designated Shopping Corridor typically requiring a minimum 12 feet of clear pedestrian circulation area as established by the Neighborhood Standards; and
- Modifications to public infrastructure (planters) within the Riverside Drive right-of-way to accommodate adequate clear pedestrian circulation area.

The following questions are provided to guide the Commission's Informal Review discussion:

- 1) Is the Commission supportive of modifications to the Riverside Drive streetscape?
- 2) Does the Commission support a Waiver to the Shopping Corridor requirement that a minimum of 12 feet of clear pedestrian area be provided?
- 3) Does the Commission support alterations to the originally approved development plan including the pocket plaza, redesigning the gateway/terminal vista, and modifying the condition to provide public art?
- 4) Is the Commission supportive of the conceptual architectural character including building materials and design details?

#### Proposal

The proposal includes three primary elements: façade/storefront alterations, a 625-square-foot building addition, and a 400-square-foot covered patio. The primary tenant entrance is located along Bridge Park Avenue; the building addition is located at the intersection of Riverside Drive and Bridge Park Avenue, and the proposed covered patio is located along Riverside Drive. The storefront character blends traditional details and modern aesthetics with a mix of high quality materials, textures, furniture, finishes, and lighting. The tenant improvements along Bridge Park Avenue do not encroach into the right-of-way. Along Riverside Drive, the building addition and covered patio are proposed to encroach into the right-of-way by a variable width of 4 feet, 11 inches at the south to 6 feet, 5 inches at the north. The existing development agreement provides for the encroachment of patios at the discretion of the City Engineer. As a practice, the City Engineer requires no less than 8 feet of clear pedestrian circulation area throughout the BSD. This minimum circulation distance is greater within a shopping corridor where the Code requires 12 feet of clear pedestrian circulation area. In order to provide additional pedestrian circulation area, the applicant is proposing to reduce the width of two existing planters along the Riverside Drive frontage of the tenant space. The first planter south of the intersection of Riverside Drive and Bridge Park Avenue is proposed to be reduced by a width of 2 feet-4 inches; the second planter to the south is proposed to be reduced by just under 2 feet. With the expansion of the occupied space in the building and the modifications to the planters, a variable width of sidewalk is achieved, ranging from 8 feet-1 inch at the northern point to 9 feet-2 inches at the southern point.

The applicant is also seeking Commission feedback on the proposed character of the tenant space including entry design, building addition character, and covered patio finishes. The primary elevation of the entire tenant space is proposed to be finished in a tile veneer in a sage color. The entrance incorporates a display window in a decorative dark-stained wood surround adjacent to a matching full-lite wood door and prefinished aluminum revolving door. The entrance is accented by a canopy with canvas valance and marquee bulbs and a series of movable planter pots and benches. Two canopies are

proposed to be constructed: one for the main entry along Bridge Park Avenue, and one highlighting the building addition along Bridge Park Avenue and Riverside Drive. The canopies would be supported by decorative steel columns resting on cast stone plinths and will be finished in a fiber cement panel and fascia trim painted dark brown. The building addition incorporates large, operable, vertical bifold windows in a black finish. Ground-mounted planter boxes would be located between the columns, beneath the windows. The intersection is highlighted by the angle of the building juxtaposed with the corner of the canopy, which is accented with marquee bulbs, planter pots, and two oversized sconces. The covered patio would be enclosed with a dark brown, prefinished curved baluster railing with planter boxes and be covered with a closed-end, multicolor striped canvas awning. Four types of lighting are proposed: marquee bulbs, coach lights, ceiling fans and pendant lights. Patio furniture would consist of black metal table bases with Cambria table tops and brown woven aluminum chairs with a bamboo look.

### **Applicant Presentation**

J. Carter Bean, Architect, 4400 N High St, Columbus, OH, showed images of the proposed elements. They have been aware from the outset that they were requesting major conceptual deviations, but they have worked with staff on designing what is now shown to the Commission. They are showing more information than is typically necessary to give the Commission a full picture of what they are proposing. Everyone recognizes that this is a major intersection in Bridge Park due to the roadways and the pedestrian bridge. The vehicular Riverside Drive traffic and the pedestrian traffic from the bridge converge at this intersection. Although parallel parking and narrower walks exist in this area, the vehicular traffic has slowed considerably from the roundabout up to this intersection. The discussion site is located at the end of that compression of slowing traffic. [Showed slides of the area and existing conditions.] This building has a tower element at the corner, and the proposed tenant site is at the base of that tower. Although this project would eliminate some of the planned public space, currently, the existing space at this intersection is void. The proposed plan would create more sense of arrival in that gateway area. Although they would be reducing the width of the shopping corridor, the compromise will provide a width of 8 feet or more within the space. The proposed modification to the planters would not impact the existing trees. Eliminating two feet from the northern planter and nearly two feet from the southern planter will permit them to extend their space slightly into the right-of-way but still permit the flow of pedestrian traffic. Their service door on the east façade will be within a shared storefront that provides access to the stories above; the new service door will be aluminum and glass. Mechanicals for fresh air intake and HVAC hoods, etc. will be addressed via louvers within transom areas. [Showed 3-dimensional renderings of the proposal.] They have removed the corner column and opened up this corner to enable pedestrian activity. Controlled lighting will be used to activate the space at night.

### **Commission Questions for Staff**

Ms. Fox requested that staff clarify the pocket plaza within the proposed design.

Ms. Martin identified the pocket plaza location and stated that the original development text for Block B of Bridge Park required a certain amount of open space, based on the composition of residential units and commercial square footages. At the time, a total of 1.08 acres for the entirety of Block B was required; the vast majority of that – 0.75 acres, was permitted to be provided in Riverside Crossing Park. The remaining 0.33 acres was to be provided within the Block. The 515-square-foot pocket plaza adjacent to Building B2 was counted toward that overall public open space requirement. The proposed building addition on this corner would incorporate that public space.

Ms. Fox inquired if the public plaza/park was within the building boundaries.

Ms. Martin responded affirmatively. The 515 square feet of open space is beneath the existing canopy, not the proposed canopy. The open space had to be within the private space, not the right-of-way, which is the reason it is within the footprint of the building.

Mr. Way inquired if the Bridge Street guidelines permit a building to be extended 6.5 feet past the building line.

Ms. Martin responded that is not a provision of the Bridge Street Code. The development agreement between the City and the developer provides some opportunities for right-of-way encroachment of up to six feet at the discretion of the City Engineer, if sufficient circulation space would be remain. The type of items that might be permitted to encroach would be outdoor patios, outdoor seating and overhead canopies.

Mr. Way inquired if there have been any other encroachments to date that fall within that category.

Ms. Martin responded that there have been other encroachments within Bridge Park, but there have not been encroachments within the shopping corridor. What makes this building unique is that it is sited at the boundary of their property and inches from the right-of-way. Consequently, any type of improvement inherently would have to be within the right-of-way.

Mr. Fishman stated that when the Bridge Street Code was developed, pocket parks and open space was a significant topic in every discussion. Although we have given up some space in residential areas of the District, this is a very important corridor. This corner will become a gathering point for people coming across the pedestrian bridge. Because of this, there was already some concern about the amount of public space provided on this corner, and if we give that up, this will be like any other downtown area – no open space to walk or gather. Although the proposed design is quite attractive, we need to look at options that would not encroach into that public area. There is already limited public area, and once it is given away, it cannot be recaptured. This was one of the key elements of the Bridge Street Development Code – open spaces where people could walk and gather. It is unfortunate that the building is inches from the right-of-way, and the only opportunity for adding square footage to the building is to encroach. His position is that the project should be designed to fit within the permitted space, and the City should not give up that very valuable open space for pedestrian activation.

### **Commission Questions for Applicant**

Mr. Way inquired the reason the applicant needs to expand the footprint.

Mr. Bean responded that the reason is to enable viability of a restaurant on this corner. Currently, there is insufficient space to justify the cost of locating there. Additional square footage would permit more seating, which would make the pro forma work. He noted that the way in which the building developed, there is remaining open space to the east; perhaps it would be possible to relocate the 515 square feet there. In addition, there may be opportunity to incorporate more open space into the next phase of development in this District.

Russell Hunter, Executive VP, Development & Design, Crawford Hoying, 6640 Riverside Dr, Ste 500, Dublin, Ohio, 43017, stated that Block G will be coming before the Commission in two weeks. There is an aggregate of over 7,000 square feet of open space in that block. The purpose of an Informal Review is to bring forth ideas that may not fit neatly within the boxes but have value. They are aware, however, that this is an “ask.”

Mr. Schneier inquired how many seats exist without the pocket plaza area, and how many additional seats would be gained with the area.

Mr. Bean responded that the addition of the pocket plaza would permit 26 additional seats.

Ms. Fox inquired if any consideration was given to placing the entrance to the building at the corner, rather than on the side of the building.

Mr. Bean responded that from the tenant’s perspective, that is their “beachfront property.” They wanted their diners to be able to look out to the pedestrian bridge. From a functional standpoint, the parking

area is located to the east; 90% of their patrons will be parking there, walking down Bridge Park, and the first opportunity they will encounter is this restaurant.

Ms. Call inquired if there had been any pedestrian traffic studies that could help the Commission understand the potential impact of a diminished pedestrian corridor.

Mr. Hendershot responded that there were no studies that he is aware of, but staff could look into whether it is an item that should be investigated.

Mr. Way requested the applicant's vision of the overall architectural character. It appears a touch of old world charm is proposed within a very contemporary Bridge Park area. What is the inspiration for this architectural character?

Mr. Bean responded that the inspiration are the restaurants that Karen Hamlin, their designer, has completed elsewhere. The concept is Italian, and the detailing is reminiscent of what their designer has done in the other restaurants. In all of them, there is a combination of old world and modern. This is achieved via materials, form, components and lighting, differentiating this building from the rest of their architectural environment, and providing a focal point on this important corner. [inspirational images shown.] They are transforming a monolithic building into a more pedestrian-friendly space at this intersection.

### **Public Comments**

No public comments were received on this case.

### **Commission Discussion**

Ms. Call stated that she would suggest the Commission begin its discussion in the reverse order, beginning with the architectural character.

Question #4: "Is the Commission supportive of the conceptual architectural character including building materials and design details?"

Mr. Fishman stated that he likes the proposed architecture.

Mr. Grimes stated that he very much likes the architecture. The materials are warm and inviting. It will provide more vitality at that corner than an art object.

Mr. Schneier stated that he has no objection to the material selections, which are consistent with the architectural theme.

Ms. Fox stated that she likes the aspirational images. She does not object to something unique at the street level, which would be attractive to those coming across the bridge. The overhead balcony overwhelms the ground floor space. Buildings located on corners are positioned to activate the public realm with visual interest. There is an opportunity with this design to add even more visual interest and further accentuate this corner by adding an art element. There was a condition in the development plan that there should be a piece of art work at this corner. To instead add a building expanse that looks like a storefront does not satisfy the promise for this gateway. She has no objection to not placing the interest on the corner, but an interesting space should be created there. She is not in favor of eliminating public space for additional table space in a restaurant, but if they can come up with a great design that will incorporate public art, interest and excitement for that corner, she would be more receptive.

Mr. Way stated that the existing architecture was designed as a vertical element to accentuate the gateway. The column extending down to grade was intended to express that tower. By obliterating the column, the tower appears to have no base. He would prefer that the column be integrated into the design at the ground level, so that it maintains the integrity of the vertical nature of that building at that corner. He likes the mix of old world charm with modern; the details are done nicely. He wonders if it

could look out of place in the Bridge Park streetscape along Riverside Drive. Will this be a “one off,” or perhaps other things will be happening in that corridor that would provide a modulation of the new with the older.

Mr. Hunter responded that there are couple of other places that do something similar, such as Cap City Diner, which is a 50’s diner at the base of a very modern building. There are some additional ones anticipated in Block D across from the North Market. He does not believe this will be a “one off;” he is excited by the layers that are happening. Five years in, the development is beginning to mature and it is beginning to feel authentic. We will continue to see this type of modulation.

Ms. Call stated that she agrees with both Mr. Way in regard to the vertical element and with Ms. Fox regarding an art element, and if Italy is the inspiration, there is no shortage of potential art pieces that would achieve both. Her only other comment concerns the planters. Water will seek the lowest level, and hence the public plaza on the corner. That corner could become unattractive quickly if the planters do not receive regular upkeep. Some of the planter frames appear to be wood, which could leak water and stain the concrete. She likes the general architecture and believes there is opportunity to further enhance its character by bringing more of it to the forefront.

Ms. Fox stated that her impression is that even though it adds a little old world Italian character at the streetscape, it is non-distinct; it could be found in any shopping district; it does not “wow” pedestrians coming across the street. If outdoor dining is included, there needs to be more emphasis between the ground floor and the second floor, as that second floor is a strong element; it overwhelms the streetscape. It will be important to make a strong effort to ensure that the architectural detailing and projections project the impression of a classy, unique restaurant. If there is insufficient detail, it will be lost by the heavy impression of the upper floors.

Question #3: “Does the Commission support alterations to the originally approved development plan including the pocket plaza, re-designing the gateway terminal vista, and modifying the condition to provide public art.”

Ms. Fox stated that she does not support the alterations as proposed. The originally approved development plan included the pocket plaza for a reason, although, currently, it is unattractive and unusable. She would consider relocation of the public plaza, but she is not willing to give up the public art and gateway feature. Currently, the trade-off is inadequate. It is important to ensure that this corner does exactly what we want it to do. The Bridge Street Development Code does permit public plazas to be covered structures. The applicant could incorporate the pocket plaza into the design of the building and include the column in an interesting manner, but it would be a creative challenge. However, she would not be willing to sacrifice this public right-of-way for the purpose of adding extra tables.

Mr. Fishman stated he agrees with Ms. Fox’s comments. He believes Mr. Hunter indicated that they could make up the public space with the next building project to the north. That might be a consideration, if they could make this corner exciting by including public art interest. He inquired if the public space to the north would be 500 square feet.

Mr. Hunter responded the current space at this corner is 515 square feet, and the overage within G Block, which is to the east, is over 7,000 square feet.

Mr. Fishman stated that he would be willing to consider this possibility, if a solid commitment were made to not take away any more public space from Bridge Street. Public space eliminated in one place would need to be made up within a reasonable distance. A significant amount of arduous work was invested in the development plan to ensure there would be pocket parks and open space that would make Dublin’s downtown area unique. This corner would need to be made spectacular, as we are envisioning hundreds of people coming across the pedestrian bridge. As has been stated, with the Italian theme, it should be

possible to identify a vertical piece of art. While the effort of the proposal is good, he opposes the loss of any more public space in Bridge Park. If the applicant would commit to replacing the public space, he would be willing to consider it, depending on how public interest on this corner would be achieved.

Mr. Way stated that his issue with the three proposed alterations is that there is no plan for replacing the public plaza, vertical element or public interest. He would feel more comfortable if options were proposed. It would be difficult to integrate a public park at this corner, so it may need to be an architectural corner, and that column should be part of it. There could also be a way to keep the open space around the column. He would like to see some options before deciding to eliminate any of these items.

Mr. Schneier stated that while he has no objection to the architectural character of the design, he does object to elimination of the public plaza. He believes it needs to remain here and not be traded off for another location -- this corner is a focal point. He is not supportive of the applicant's proposal to claim and enclose the space in exchange for open space somewhere else. Although the current public space is not attractive, it exists. He is not in favor of any tradeoff; it should remain and be enhanced. The Commission would be very interested in suggestions for making the public space more attractive.

Mr. Grimes stated that he finds it difficult to believe the existing space could be turned into something more attractive; hiding it would be better. He loves pocket parks and believes there should be many integrated frequently throughout the District; however, the size of this public space is so small, he is not convinced it rises to the level of a pocket park. This corner is immediately across the street from a large public park, and there will be a large number of pedestrians gathering on this corner before crossing the street. He is concerned that enclosing the corner could diminish the ability for pedestrians to cross the street from both directions. He believes that pedestrians crossing from the bridge would be less interested in stopping at this corner than in moving on into the District. Therefore, he would be favor of moving the public plaza up/down the street or around the corner. For relocating the public space to be considered, it would be necessary for the applicant to provide a creative, interesting solution for this corner. As such, it would be reminiscent of many other interesting corners that he has seen around the world; they become public rendezvous sites, a restaurant that is a destination. It will require a professional with artistic inspiration to find a compromise that can achieve this while also provide what the developer wants. This restaurant could be an attractive, pulsating destination point for pedestrians crossing from the other side of the river. This would have a positive impact on surrounding businesses, as foot traffic also moves further into the District. Having a busy restaurant on this corner would add appeal and draw in more visitors to the District. The volume of both vehicular and pedestrian in this area, particularly if there is an event, will need to be managed. With the plethora of outdoor amenities throughout the area, what would the City gain or lose with this proposal? That question will remain open until more information is provided for further consideration, but he likes what he has seen.

Ms. Call stated that to help in distinguishing between a public plaza and a pocket park, she would read the Code definition for public plazas. "Pocket plazas are intended to provide a formal open space of relatively small scale to serve as an impromptu gathering place for civic, social or commercial purposes. The pocket plaza is designed as a well-defined area of refuge separate from the public sidewalk. These areas contain a greater amount of impervious coverage than other open spaces. Seating areas are required, and special features such as fountains and public art installations are encouraged." Pocket plazas serve a different purpose than pocket parks, and the Code encourages uniqueness within these spaces. In addition to the lack of an impromptu meeting place with seating area, there is the issue of the terminal vista. Traffic from the pedestrian bridge is not all destined for the same restaurant. The public plaza should be a meeting place and a transitory place. It is not just an issue of how the front of the building is faced. What is there now was never going to be its future.



Mr. Fishman stated that he agrees with those comments. In retrospect, he would be agreeable to trading off the public plaza only if there was no other support on the Commission for keeping it. Keeping it is consistent with the significant planning investment that went into this District. He believes the Commission should encourage the applicant to revise the design in a way that would not eliminate the public plaza.

Question 2: "Does the Commission support a Waiver to the Shopping Corridor requirement that a minimum of 12 feet of clear pedestrian area be provided?"

Ms. Call stated that a large number of pedestrians crossing from the bridge will be congregating at this corner, as they have not yet decided where they are going when they reach this stretch of sidewalk. As the foot traffic dissipates into the District as their destination is known, the density of pedestrians will become lighter. The greatest density will be at the terminus of the bridge, directly across the street, and at this corner. It is important to consider the question from the perspective of visitors experiencing this area for the first time and from a 5- to 20-year planning perspective.

Mr. Grimes and Mr. Schneier expressed support for the Waiver.

Mr. Way stated that he was not supportive of the Waiver. Much time and effort were invested in establishing the guidelines for how development would occur in this area, and it includes many good ideas. He has worked on shopping corridors all over the world, and there are certain dimensions that should not be reduced. Four people -- two people walking side by side from both directions -- can meet and pass within a 12-foot corridor. That is an intended dimension, one which he himself has used many times, as it allows for easy movement. Reducing it to 8 feet would be too constrained. He believes it is important to retain the 12-foot corridor.

Mr. Fishman expressed agreement.

Ms. Fox stated that in general, she also agrees. However, she would consider some encroachment for outdoor dining. The Code states that, "the shopping corridor is to provide continuous mixed-use street frontages, with retail uses, eating and drinking facilities occupying the ground floor of buildings located on streets with a well-defined and detailed pedestrian realm." That is the key. Because the area along Riverside Drive is the front door for pedestrian traffic coming from the bridge, it should be activated. Unfortunately, it is difficult to achieve activation from streetside dining because of the lack of space here. Therefore, she would give some consideration to the outdoor dining piece including the possibility of adjusting the planters. However, the design will have to be so impressive and satisfy all the desired elements for her to give that consideration. This restaurant must be significantly classy and stunning to give away such valuable right-of-way and be able to create a streetscape that is very activated and inviting. She is thinking of European plazas -- this proposal is not there yet with just a striped awning, wrought iron dividers and planter boxes. Currently, no level of beauty exists for which she would consider giving away right-of-way. It may be able to reach that; however, it would be a challenge. At this point, she can say only that she would give it some consideration.

Ms. Call stated that because of all the previous thought and planning and due to how dense the foot traffic can be in areas of passing, she would be more supportive of shrinking the shopping corridor at the end of the denser area, in the transition areas. Here, a width of 12 feet is necessary for stacking traffic, children and strollers. She agrees with Ms. Fox that there might be some possibility, if there were some appealing trade-off.

Question 1: "Is the Commission supportive of modifications to the Riverside Drive streetscape?"

Mr. Way stated that if the 12-foot corridor is not retained, there is no need to reduce the width of the planters. The comment was made earlier that reducing the width of a planter would not impact the plants

within it; however, in order to re-install the curb, it will be necessary to cut into that planter significantly. That would be disruptive to the existing landscape, although it could be replaced. Because a beautiful streetscape has been implemented here and is now enjoyed, eliminating and changing some parts of it does not seem to be the right direction. In view of the intensive level of thought, effort and investment previously made, he believes the streetscape should be left as it is.

Mr. Schneier stated that he has no objection to reduction of the planter space. He would be willing to consider it in order to gain the outdoor dining, which would bring energy to the area. Facilitating the necessary outdoor seating to have that would be worth the trade-off.

Mr. Grimes stated that he would be supportive of the modification to the Riverside Drive streetscape.

Mr. Fishman stated that he is in agreement with the comments offered by Mr. Way.

Ms. Fox clarified that for the building footprint, she is not willing to reduce the 12-foot corridor. For the outdoor dining component, she would be willing to consider a lesser amount of encroachment, although she would prefer to keep the sidewalk 12 feet. We have been supportive of outdoor dining throughout the District both to activate the streetscape and for pandemic-related reasons, and that outdoor dining has proven to be popular. It would be preferable to tuck the outdoor dining more into the building footprint, if it were possible. Although she is not supportive of the building encroaching into the right-of-way, she would be inclined to consider a waiver for the outdoor dining.

Ms. Call stated that although it is not desirable to disrupt attractive landscaping, she would be more supportive of shrinking a planter slightly than shrinking the width of the walkway.

Mr. Hunter stated that the 12-foot area they are asking to reduce is to the south of Bridge Park Avenue and along Riverside Drive; it is not the side adjacent to Bridge Park Avenue. The planter that they are proposing to reduce is currently 16 feet wide.

Ms. Fox inquired if the planter on the corner of Riverside Drive and Bridge Park within the area of the proposed outdoor dining and the planter on Bridge Park Avenue near the restaurant entrance were the same widths.

Mr. Hunter responded that the planter on Bridge Park Avenue is 8 feet wide; the planter on Riverside Drive is 16 feet wide.

Ms. Fox inquired if moving southward on Riverside Drive, the planter widths decreased, or if they were all 16 feet wide.

Mr. Hunter responded that he believes they are all 16 feet wide up to Banker Drive.

Ms. Call stated that the Commission appreciates working with partners who are attempting to bring incredible assets to the City. This restaurant would be a significant asset; however, there will be hurdles to jump.

Mr. Way inquired if there is a residential unit immediately above the canopy on the corner.

Mr. Bean responded that he believes it is a dentist's office.

Mr. Way questioned the safety situation for a dentist's office with a railed balcony. If someone were to climb over that railing and access the roof, the roof has no barriers. Are there any associated Code requirements?

Mr. Bean responded that the existing railing satisfies Code.

Ms. Call inquired if the applicant had sufficient direction to proceed.

Mr. Bean responded that they appreciate the feedback, none of which was a surprise. They would consider the comments and determine if modifications were possible that would enable them to proceed with the project.



# RECORD OF DETERMINATION

## Administrative Review Team

Thursday, March 11, 2021

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

**4. Baltimore Corner Restaurant** **4595 Bridge Park Avenue**  
**21-017MPR** **Minor Project Review**

Proposal: Construction of a ±6,200-square-foot restaurant with 400 square feet of outdoor dining patio space at an existing tenant space zoned Bridge Street District, Scioto River Neighborhood.

Location: Southeast of the intersection of Bridge Park Avenue with Riverside Drive.

Request: Review and approval for the Minor Project Review to be forwarded to the Planning and Zoning Commission for determination under the provisions of Zoning Code Section 153.066.

Applicant: Carter Bean, Bean Architects

Planning Contact: Nichole M. Martin, AICP, Senior Planner

Contact Information: 614.410.4635, nmartin@dublin.oh.us

Case Information: www.dublinohiousa.gov/art/21-017

**Request:** Forward the Minor Project Review application to the Planning and Zoning Commission for review and determination as raises complex issues with community-wide effects that would benefit from a public review and decision.

**Determination:** This application will be forward to the Planning and Zoning Commission for determination (7 – 0).

### STAFF CERTIFICATION

DocuSigned by:

*Jennifer Rauch*

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Jennifer M. Rauch, AICP  
Planning Director



conditions.

~~**Votes:** Ms. Gilger, yes; Mr. Fagrell, yes; Mr. Hamilton, yes; Mr. Hendershot, yes; Mr. Flora, yes; Sergeant Rice, yes; Mr. Hiatt, inaudible; and Ms. Rauch, yes. The Minor Project was approved with three conditions (7-0).~~

## RECOMMENDATION

### 4. **Baltimore Corner Restaurant 21-017MPR**

### **4595 Bridge Park Avenue Minor Project Review**

Ms. Martin said this a recommendation for a proposal for the construction of a ±6,200-square-foot restaurant with 400 square feet of outdoor dining patio space at an existing tenant space zoned Bridge Street District, Scioto River Neighborhood. The aerial view showed the multiple blocks and buildings in this development. Building B2 (the Baltimore Building), where the tenant space is located, was highlighted and she noted the terminus of the Dublin Link Pedestrian Bridge and River Crossing Park, which are nearby.

Ms. Martin presented the existing conditions of the tenant space as viewed from Riverside Drive looking east up Bridge Park Avenue, including the outside patio, sidewalk, and cycle track. The second view is the primary entrance located along Bridge Park Avenue. Building B2 sits right along the right-of-way line with the majority of the sidewalk and planter in the public right-of-way of Riverside Drive. The tenant improvements along Bridge Park Avenue do not encroach the right-of-way.

Ms. Martin stated on July 9, 2015, the PZC reviewed and approved the Development Plan with Conditional Use and a Site Plan, including all final development details, on August 20, 2015, for Bridge Park, Block B. This included the designation of a shopping corridor. Also in 2015, publically accessible open space was required to be provided based on a calculation of the combination of uses. One of the uses was a 515-square-foot pocket plaza where this tenant will reside.

Ms. Martin said the proposal includes façade/storefront alterations, a 625-square-foot building addition, and a 400-square-foot covered patio. The tenant modifications are intended to establish a brand identity and to activate the streetscape consistent with the goals and objectives of the BSD. The storefront character blends traditional details and modern aesthetics with a mix of high-quality materials, textures, furniture, finishes, and lighting. The primary entrance is located along Bridge Park Avenue. Along Riverside Drive, the building addition and covered patio are proposed to encroach the right-of-way by a variable width of 4 feet, 3<sup>1</sup>/<sub>8</sub> inches at the south gradually widening to 6 feet, 5 inches at the north end. The approved development agreement provides for the encroachment of patios at the discretion of the City Engineer. As a practice, the City requires no less than 8 feet of clear pedestrian circulation area throughout the BSD. The applicant is proposing to reduce the width of an existing planter by 2 feet, 4 inches, located within the right-of-way, originally constructed with the Riverside Drive realignment. With the proposed planter modifications, the applicant is able to provide a variable clear pedestrian circulation width of 8 feet, 1<sup>1</sup>/<sub>2</sub> inches at the north to 9 feet, 9<sup>3</sup>/<sub>4</sub> inches. Adjacent to the covered patio further south, there is an 8-foot-<sup>5</sup>/<sub>8</sub> inch width of clear pedestrian circulation.

Most recently, the proposed tenant modifications were introduced to the ART on March 4, 2021. At the time, the ART identified a number of items for the applicant's consideration detailed below:

- Projects in the BSD require a delicate balance between pedestrian circulation and streetscape activation.
- Riverside Drive frontage is an underutilized opportunity for Bridge Park tenants.



- Concern regarding constricted pedestrian circulation at the intersection of Bridge Park Avenue and Riverside Drive acknowledging that in the future this may be one of the busiest pedestrian intersections in Dublin.
- The Gateway element, required by the Neighborhood Standards, at the intersection of Bridge Park Avenue and Riverside Drive should be maintained.
- Public art and open space, meeting the original intent, should be provided.
- Opportunity to provide more integration between the second story balcony, proposed canopy, and sign design at the intersection of Bridge Park Avenue and Riverside Drive.
- Encouraged a more organic arc to the proposed planter modifications.

Ms. Martin stated Staff has identified several complex items, which are the basis for a recommendation to the Administrative Team Review that the application be forwarded to the Planning and Zoning Commission for their consideration as follows:

- 1) Elimination of a 515-square-foot publically accessible pocket plaza intended to serve as a gateway element with public art meeting the Open Space and Neighborhood Standards requirements of the Code;
- 2) Encroachments into the right-of-way within a designated Shopping Corridor typically requiring a minimum 12 feet of clear pedestrian circulation area as established by the Neighborhood Standards; and
- 3) Modifications to public infrastructure (planters) within the Riverside Drive right-of-way to accommodate adequate clear pedestrian circulation area.

Ms. Martin said there were no public comments at this time.

Mr. Bean, Architect, said he wanted to address some of the items of concern from last week's ART meeting and had additional materials to share. Conversation constricting pedestrian flow at the corner toward the south along Riverside Drive only showed modifications to the northern most streetscape planter. The plans today show a decrease to the width of the second planter as well. He presented updated renderings that showed less construction, removed a column, and showed the additional modifications to the planters so they align with a gentle arc design, as recommended by the ART. The result is favorable as originally they proposed 8 feet of pedestrian circulation clearance and now they can provide 9 feet, 2 inches. To address the ART's concerns about photometric light levels, the applicant generated a new Photometric Plan. The original plan showed maximum output levels but they will not have the light set at full output, using dimmers to use 60% light levels. A rendering was shown of the overhead view to show the proposed modifications that included the adjusted planters with the gentle curve. The column had been removed and contrasting color pavers added. The windows retracts up and out of which he provided in the nighttime view. Wall washing features were added to rail planter boxes. He presented a rendering of the proposed covered patio with awning. Renderings indicated the trees and configuration in the existing planters with the modified curve will not affect the root zone.

Russell Hunter, Crawford Hoying Development Partners, addressed the shopping corridor and open space issues. He said Crawford Hoying Development Partners are willing to find other areas or blocks for open space. He ensured this proposal is activating this gateway and corner, while acknowledging the loss of open space at the same time.

Mr. Starr, Crawford Hoying Development Partners, said he had been meeting with potential users and this location is where they all wanted to be. He stated this is an important corner and Crawford Hoying wanted a particular use to activate this corner in a high quality way. Additionally, the tenant had to tie into what was happening across the street; these are not easy asks but achieved with the height quality approach. If the tenant had to strictly operate within the boundaries of the property lines, this project would not be financial viable.



Ms. Rauch recalled the complexity discussion at the last ART meeting. She said the applicant will need a Waiver in conjunction with the proposed improvements and will require the PZC's review. She asked the ART members for further comment. Mr. Hendershot said he appreciates the updates, including moving the post. He agreed, this will need a review from the PZC as this is now not within the ART's authority.

Ms. Martin said there were no public comments to add.

Ms. Rauch made a motion and Mr. Hendershot seconded, for the recommendation to allow further review from the PZC and they will be the determining reviewing body for this application.

**Votes:** Mr. Flora, yes; Sergeant Rice, yes; Mr. Hiatt, inaudible; Mr. Hamilton, yes; Mr. Fagrell, yes; Ms. Gilger, yes; Mr. Hendershot, yes; and Ms. Rauch, yes. The motion passed 7 – 0.

## **ADJOURNMENT**

~~Ms. Rauch asked if there were any other comments or questions [Hearing none]. She adjourned the meeting at 3:04 pm.~~





# RECORD OF DISCUSSION

## Administrative Review Team

Thursday, March 4, 2021

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

- 1. Baltimore Corner Restaurant** **4595 Bridge Park Avenue**  
**21-017MPR** **Minor Project Review**
- Proposal: Modifications associated with the construction of a restaurant including a 625-square-foot building addition, and a 400-square-foot covered outdoor dining patio space at an existing tenant space located within Block B of the Bridge Park Development.
- Location: Southeast of the intersection of Bridge Park Avenue with Riverside Drive.  
Request: Review and non-binding feedback of a Minor Project under the provisions of Zoning Code Section 153.066.
- Applicant: Carter Bean, Bean Architects  
Planning Contact: Nichole M. Martin, AICP, Planner II  
Contact Information: 614.410.4635, nmartin@dublin.oh.us  
Case Information: [www.dublinohiousa.gov/art/21-017](http://www.dublinohiousa.gov/art/21-017)

**Request:** Review and non-binding feedback at the introduction of a Minor Project.

**Result:** The Administrative Review Team provided non-binding feedback on the proposed site and building modifications. Members generally agreed that the reduction in clear pedestrian area was not preferable, specifically citing the requirements for pedestrian walkways in dedicated Shopping Corridors. Additionally, members expressed that in no case should the pedestrian clear area be reduced to less than eight feet in width. ART members requested that the applicant explore ways to ensure adequate clearance in the area adjacent to the proposed restaurant along Riverside Drive. The Team identified that foot traffic in the immediate area is expected to increase once Riverside Crossing Park opens to the public. ART members acknowledged and generally agreed that the pedestrian activation along Riverside Drive has not reached intended levels, partly due to a lack of tenant space engagement with the street, and this proposal provides the desired activation. ART members expressed that the gateway element should be maintained, and emphasized the importance of the gateway in relation to the pedestrian bridge. The ART generally agreed that there is an opportunity to provide more integration between the second story balcony, proposed canopy, and sign design at the intersection of Bridge Park Avenue and Riverside Drive. Members encouraged a more organic arc to the planters along Riverside Drive, should they be modified.

### STAFF CERTIFICATION

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Jennifer M. Rauch, AICP  
Planning Director





## MEETING MINUTES

# Administrative Review Team

Thursday, March 4, 2021 | Live Streamed on YouTube at 1:00 pm

### CALL TO ORDER

Ms. Rauch welcomed everyone and called the meeting to order at 1:02 pm.

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.

### ROLL CALL

ART Members and Designees present: Jennifer Rauch, Planning Director (Chair); Brad Fagrell, Director of Building Standards; Colleen Gilger, Director of Economic Development; Aaron Stanford, Senior Civil Engineer; Shawn Krawetzki, Landscape Architect Manager; Renae Rice, Police Sergeant; and Brad Flora, Washington Township Fire Department Inspector.

Staff Members present: Chase Ridge, Planner I; Nichole Martin, Planner II; and Laurie Wright, Administrative Assistant II.

Applicants present: (Case 1) Carter Bean, Architect; Wayne Schick, Cameron Mitchell Restaurants and Karen Hanlon, Karen Hanlon Design.

### APPROVAL OF MINUTES

Ms. Rauch made a motion and Ms. Gilger seconded, to approve the minutes from the meeting on February 11, 2021.

**Votes:** Mr. Fagrell, yes; Mr. Stanford, yes; Mr. Krawetzki, yes; Mr. Flora, yes; Sergeant Rice, yes; Ms. Gilger, yes; and Ms. Rauch, yes. The minutes were approved 7 – 0.

Ms. Rauch noted the two Minor Modifications:

1. Bates and Brown Barbershop – Storefront modifications – Change in building material or color.
2. Germain Honda of Dublin – Permeable pavement – Other modifications deemed appropriate by the Planning Director.

### INTRODUCTION

#### 1. **Baltimore Corner Restaurant** **21-017MPR**

#### **4595 Bridge Park Avenue** **Minor Project Review**

Ms. Martin said this an introduction for a proposal for the construction of a ±6,200-square-foot restaurant with 400 square feet of outdoor dining patio space at an existing tenant space zoned Bridge Street District, Scioto River Neighborhood. The site is southeast of the intersection of Bridge Park with Riverside Drive in Block B of the Bridge Park Development. She presented a graphic of the proposed site plan and noted the tenant space was in the northwest corner Building B2. She provided detail of the site, noting the terminus of the Dublin Link Pedestrian Bridge and River Crossing Park.



Ms. Martin presented the existing conditions of the tenant space as viewed from Riverside Drive looking east up Bridge Park Avenue, including sidewalk, cycle track, and outside patio. The tenant space above will be discussed later in this presentation. The tenant space is within the black enclosure proposed to be occupied by the applicant. Additional views were provided of the site and the surrounding context. The first looks south along Riverside Drive; note the black enclosure is the tenant space to be modified with this application. Looking north along Riverside Drive; note the planters along Riverside Drive that were part of public improvements with the realignment of Riverside Drive. Building B2 sits right along the right-of-way line with the majority of the sidewalk and planter in the public right-of-way. Additional context of the pedestrian gathering area right at the intersection was presented.

Ms. Martin presented a graphic of the overview of Block B in context with the surrounding blocks in the development. It is important to note that with the original approval of this block development, a shopping corridor was designated as required by the neighborhood standards and this site is presently zoned the Scioto River Neighborhood District. The shopping corridor has additional standards with a use-specific standard of a minimum 12-foot clear pedestrian circulation area that shall be provided along the shopping corridor frontage. This allows for activation of the public street in the shopping area.

Ms. Martin presented two graphics of the approved open space plan in detail. She noted the designated public open spaces and the 512 square feet of open space designated as a pocket plaza for Building B2, which serves as a gateway location and contributes to the overall amount of open space.

Ms. Martin presented the site plan in detail with interior tenant improvements as well as exterior improvements proposed. She highlighted the right-of-way encroachments including the open and enclosed patios along Riverside Drive. The enclosure of the plaza area extends along Riverside Drive, west of the right-of-way line. The enclosed patio encroachment is 6 feet, 5 inches and encroachment of the open and covered patio area is 4 feet, 3 inches. To accommodate the clearance requirement, the applicant is proposing to modify the size of the City planter within the right-of-way by decreasing the width by 2 feet to provide 8 feet of clear circulation. This modification would provide only 6 feet in some areas whereas 12 feet is the minimum requirement in the shopping corridor.

Ms. Martin said the applicant provided character images to help the ART understand the text and scope of improvement. In the graphic, the enclosed covered patio and the Nano wall system for the covered and open patio system, along with the modified planter width were shown as part of this proposal. She noted the main entrance to the restaurant and the modifications along Riverside Drive that occur within the public right-of-way. For context, a view looking north along Riverside Drive shows the covered and open patio as well as the enclosed patio, which becomes a building addition in this case. The main entrance enclosure is part of the original dedicated open space area.

Ms. Martin provided an overview of the ART process for this application. She said in today's meeting, the expectation is that the ART makes a determination that this proposal impacts the greater surrounding community so it should be further reviewed by the PZC for ultimate consideration. Hence, the scope of the presentation today only covered overarching improvements of this proposal; at the next ART hearing, Ms. Martin plans to provide design finishes. She concluded her presentation by opening the meeting up for discussion.

Mr. Krawetzki said he understands modifying the front planter but inquired about how the pedestrian way is impacted on the other side with the cycle track. Ms. Martin answered, the modifications along Bridge Park Avenue will not encroach the right-of-way. Therefore, clearance for the cycle track and sidewalk will be maintained.

Mr. Fagrell asked how patrons enter into the narrower eating area. Mr. Bean, Architect, shared his screen to show there are accessible paths for the two doors leading out to the eating area in the outdoor patio space. He indicated it is tight at the pier but he established accessible eating in the northern portion of the dining area. He noted the access and egress aisle is 44 inches narrowing down to a 36-inch path. Mr. Fagrell

requested the total width of the area out toward the building. Mr. Bean answered 7 feet, 8 inches.

Mr. Bean asked if it was appropriate to add some discussion about building materials or to just entertain more questions. Ms. Rauch asked the ART if there were additional questions. [Hearing none] the applicant was permitted to move forward with a presentation.

Mr. Bean indicated he was aware the proposal does not fit within the original requirements established for this block. He indicated the submission did not address overarching planning for getting where they are today. Mr. Bean said he had a series of slides he wanted to present to show their thought process for this project. As one drives along Riverside Drive from the roundabout, the vehicle is at a higher speed of travel and the site scape and the buildings react to this condition with taller buildings with detail elevated, pedestrian spaces on the exterior, and elevated pedestrian areas to establish clear definition between car and person. Proceeding north, the traffic slows down in the "compression zone". Approaching the end of Block A, views start to open up, the scale of buildings is reduced, and more pedestrian ways are introduced continuing north. Block B is the beginning of the compression zone; pedestrian areas become closer to street level. Moving toward Pins, there is more guarded outdoor space. The building is set back and the height of the building is reduced down to two stories. Levels of pedestrian space open up above. This is where one becomes aware of the Dublin Link Bridge. Along with the pavilion in Riverside Crossing Park that is now erected, one starts to see break lights from the stacking of traffic. Moving toward the northern part of Block B, where this proposal exists, the northern building has a much more reduced scale, and the pedestrian activity is down at the streetscape level. This is where the pedestrian crossing is approached. The intersection shows the tenant space and area the applicant plans to occupy along the street. There is a clear definition of street scape space and the intention of slowing traffic approaching the pedestrian crossing where there is: more outdoor activity spaces; canopies coming off the building at a pedestrian scale; off-street parking; and pedestrian seating areas translating these zones to an overall plan. He noted the Dublin Link Bridge, terminating at the north side of the intersection. Along Block A there is a higher vehicular speed zone, along the south half of Block B is the beginning of the compression zone and in the north part of Block B is the height of compression approaching the pedestrian crossing. Once through that intersection with on-street parking, there is a reduced speed zone. With a reduction in scale and the increase of detail and activity, this proposal reinforces the evolution of space and perception additionally, as one is arriving as a pedestrian that crossed the bridge, creating an inviting, energized space. This tenant space is an opportunity to further detailing of the building and pedestrian scale for further awareness of pedestrian activity and calmness of traffic.

Mr. Bean presented renderings of a higher quality than what was submitted. He said they created intentional spaces where pedestrians are invited, feel comfortable, and activate that area to increase everyone's awareness and experience.

Mr. Bean explained the precession of elements from a covered outdoor patio to an indoor/outdoor enclosed space is further compression from outside. This piece on the corner will be indoor/outdoor space. The windows will fold up and project out providing a lot of communication at a high level of detail to this plaza. By building out into this area, this is still a very sizeable plaza at the corner.

Mr. Bean indicated he likes how the pavilion has turned out across the street. The best aspects of it, since he has seen it mainly at night, is how that corner is lit up at night. The applicant does not want this to disappear at night and by adding a nice lighting plan, it will heighten one's awareness and marks the important pedestrian intersection crossing. Lastly, he presented a patio view for the pedestrian.

With regard to the 12-foot pedestrian way along the street, Mr. Bean said they are asking for a reduction in width, in conjunction with modifying the planter, proposing 8 feet of clearance instead of 12 feet. He presented the City's planter in its existing condition - a before and after modification of the planter as proposed with the new edge pushed in. This will still remain out of the drip line of the trees planted there and will not impact the plantings negatively. The building would project out and they would maintain an 8-foot clearance. The aerial view he presented was a recap of everything he mentioned – the scale heading

northbound from Block A to Block B south to Block B north. This proposal is in line with the intention of reducing scale and increasing interest and activity in this area.

Ms. Rauch indicated that by the applicant providing a background and the additional pictures, it was helpful to the team to better understand the proposal.

Ms. Rauch asked if any public comment was received. Ms. Martin answered there were no public comments. Ms. Rauch called for questions.

Mr. Krawetzki indicated there has been a lot of discussion on how protrusions might affect the cycle track and movement of pedestrians. He noted that the rendering shows that it is still fairly open for the cyclist. He stated he was not concerned with the planter but is concerned about the compression of that open space that is receiving pedestrians from the Dublin Link Bridge and cycle track as that whole movement is being compressed.

Ms. Martin stated pedestrian circulation is the number one goal of the Bridge Street District as a whole - to prioritize the pedestrian experience. When we consider vehicular uses versus pedestrian uses, we will always maintain as much room for the pedestrian as possible. Hence, the reason for the 12-foot clearance that was adopted in the Zoning Code. By asking to narrow pedestrian circulation that is asking for a deviation of the Code and conflicts with the goals and objectives for the Bridge Street District. The PZC may be better able to address. Staff would always advocate for as much space as possible for pedestrians. Staff believes the applicant can still achieve objectives while being cognizant of the City's intentions.

Mr. Krawetzki said he likes the design but because this is a gateway and the amount of space that was carved out for that purpose, he is concerned about the gathering of people happening at that corner. He thought the PZC should review.

Ms. Rauch asked Mr. Krawetzki where he thought people will be coming from. Mr. Krawetzki answered the corner and how it protrudes into the space where the brick was a little deeper into that corner. This puts pedestrians in conflict with cyclists at the corner. Ms. Rauch noted the corner of the building extends out a little bit.

Mr. Bean addressed to some degree movement around the corner to be eased is the goal and was a design challenge for establishing a canopy and dealing with the relation with the balcony above. From an aesthetic standpoint, it was completed while allowing for a path at the corner. Mr. Krawetzki asked if the post for support could be removed and have the corner of the balcony cantilever out. Mr. Bean said he will consider that option as he could justify removing the column. Mr. Schick said the corner was designed as such because of the structure above it. He agreed to study what type of support would be needed in place of that post.

Mr. Krawetzki added that with the south end of the planter being modified, there are two bike racks that may need to be adjusted so the back of bikes do not extend into the pedestrian way.

Mr. Stanford indicated Engineering focused on transportation mobility and the streetscape. He said a reduction of 12 feet to 8 feet is fine by engineering as measured from outside the planter boxes to the planter bed areas. He requested the applicant study the streetscape purpose and not just modifying the end planter and then engineering would evaluate.

Mr. Stanford asked the applicant to consider the second planter in this transition as it is a long planter. This is an opportunity to ease transition, visually. Mr. Stanford asked Mr. Krawetzki if all planters in the Bridge Street District have irrigation. Mr. Krawetzki answered there may be drip irrigations and they are not difficult to move. He added he likes Mr. Stanford's idea of transition. Mr. Stanford further explained, that overall, engineering wants balance and activations to make this happen but not by making critical mistakes. Engineering believes 8 feet gives everyone what they need while still allowing pedestrians space in that zone. Engineering can provide their perspective while providing the applicant guidance and direction.

Mr. Bean asked if they needed to modify the whole planter or organically transition just part of it. Mr. Stanford answered this is an opportunity to achieve the goal of a fixed point to the south, lining up with the short planter. He suggested making the transition gradual so it does not appear abrupt or forced, opening naturally to the corner. Tree placement is important as well.

Mr. Krawetzki stated conceptually that could work. He reiterated ensuring there is no abruptness from a holistic standpoint.

Ms. Rauch asked Mr. Fagrell, Mr. Flora, and Ms. Gilger if they had any comments. Ms. Rauch said she would relay any concerns Sergeant Rice might have had; she had to leave the meeting early due to a scheduling conflict.

Ms. Martin reiterated that with the development of Block B, there was an open space plan approved by the PZC and in order to alter, the PZC needs to be the reviewing body. She added the neighborhood standards include a schematic that shows a gateway at this intersection. Because of the overlap between the shopping corridor and the gateway requirement, this corner was designated as a pocket plaza. A condition of approval was imposed on the original application to work with the Dublin Arts Council for public art to be installed at a future date.

Ms. Rauch asked what the Code states for meeting gateway requirements. Ms. Martin paraphrased from the Code that states gateways are identified as points of identification, provide a sense of arrival, are required to be pedestrian oriented in scale, and may include a combination of architectural elements, landscape features, and/or public open space. The area is required to be consistent with the Principles of Walkable Urbanism, as defined in the Code and should be provided per the schematic in the neighborhood standards.

Ms. Rauch advised the applicant to prepare to answer the gateway questions during the PZC review and how that requirement might be accommodated.

Mr. Bean said that by creating a place that is architectural, begins to satisfy the gateway requirement. He stated he would work with Crawford Hoying Development Partners for the transplant of 514 square feet and establish a place for public art.

Ms. Rauch inquired about the sign as shown on Riverside Drive and the adjacency to the balcony above.

Mr. Bean stated final signage has not been determined but will return when fully designed but this is what they are working toward. A dentist's office is the second floor user at this corner. They would see the sign out and below them but it would not be terribly obtrusive. Because of their use, the space would be unoccupied at night so light from the sign would not affect the dentist office. Residential units start on the fourth floor.

Ms. Rauch asked the ART if they are comfortable recommending this proposal to be heard by the PZC. She said the recommendation would be determined at the next ART meeting. By asking each member: Mr. Krawetzki agreed; Mr. Stanford agreed, as he said this is a very important corner and a lot has to be taken into consideration; Mr. Fagrell agreed, stating the proposal is important enough to do that; and Mr. Flora and Ms. Gilger agreed, also.

Ms. Rauch asked if there were any other comments or questions [Hearing none]. She stated staff will be meeting internally and will provide feedback to the applicant in time so they can review the comments and direction. She adjourned the meeting at 1:57 pm.





**1. BSD SRN- Bridge Park – B Block  
15-052 DP-BSD/SP-BSD/CU**

**Riverside Drive & Bridge Park Avenue  
Site Plan Review**

**RECORDED VOTES:**

Victoria Newell	Yes
Amy Salay	Yes
Chris Brown	Yes
Cathy De Rosa	Yes
Robert Miller	Yes
Deborah Mitchell	Yes
Stephen Stidhem	Yes

**MOTION #3:** Ms. Newell moved, Ms. Mitchell seconded, to approve 13 Site Plan Waivers:

1) §153.062(D)(1)(a)-(c), Parapet Roof Type

- a. *Parapet roof height shall be between 2 – 6 feet in height;* A request to allow the height of parapets to drop below the minimum height of 2 feet in numerous locations on buildings B1, B2, B3 & B4 as the roofline jogs in height across the elevations.
- b. *Parapets shall wrap around all sides of the building;* A request to allow parapets, which are not continuous. Parapets are present on portions of the front and side facades of all buildings, but as the roofline jogs up and down along the elevation, the parapet is not continuous.
- c. *Horizontal Shadow Lines:* Encouraged to distinguish parapets from upper stories and to define the top of the parapet. Horizontal shadow lines have been incorporated to define the tops of some parapets, but not always between the upper story and the bottom of the parapet.

2) §153.062(N)(4)(a)5, Façade Requirements

- a. *Visible Vents/AC Units/Other Utility Elements;* these elements are not permitted to be part of any street-facing façade, unless permitted for individual building types. A request to allow dryer vents, range vents and fresh air intake vents located on street-facing facades of buildings B1, B2, B3, and B4.

3) §153.062(O)(5) & (12) (1)a, Building Siting

- a. *Front Required Building Zone, 0 - 15 feet;* A request to allow building B1 to have 128 feet of the building façade outside of the RBZ due to a recess in the building centered on the façade to create a large entry and private patio. A large staircase enhances the public streetscape and accommodates some change in grade.
- b. *Corner Side RBZ, 5 - 25 feet;* A request to allow building B5 (parking garage) to encroach on the RBZ below the minimum 5-foot requirement.
- c. *Right-of-Way Encroachments, none allowed;* A request to allow the pedestrian bridge to encroach over the public right-of-way of Longshore Street to building B5.

*(Continued on Next Page)*

**1. BSD SRN- Bridge Park – B Block  
15-052 DP-BSD/SP-BSD/CU**

**Riverside Drive & Bridge Park Avenue  
Site Plan Review**

- 4) §153.062(O)(5)&(12) (a)(2), Buildable Area
- a. *Maximum Impervious Lot Coverage, 80%*; A request to allow 98% impervious lot coverage for:
    1. Lot 3 – buildings B1 & B2; and
    2. Lot 4 – buildings B3 & B4/B5
- 5) §153.062(O)(5)(d)1-2, Façade Requirements, Transparency
- a. *Ground Story Street Facing Transparency, 60% minimum*; A request to allow less than the 60% transparency required for building B4 west, east & south elevation at residential units. Typical residential transparency would be 30%.
  - b. *Street Façade, Blank Wall Limitations, not permitted*; A request to allow a blank wall on building B4 (west elevation) due to service.
  - c. *Street Façade, Blank Wall Limitations, not permitted*; A request to allow a blank wall on building B5 (south elevation) due to grade changes.
  - d. *Non-Street Façade, 15% minimum*; A request to allow less than 15% transparency required for building B4 (north elevation) due to the change in grade across the site.
  - e. *Non-Street Façade, Blank Wall Limitations, not permitted*; A request to allow a blank wall on buildings B1 & B4 (north elevations) due to service rooms on the building interior.
- 6) §153.062(O)(5)(d)3, Building Entrances
- a. *Principal Entrance Location, on primary street façade*; A request to allow building B2 entrance not on a PFS and building B3, primary entrance on the open space and not on the primary façade.
  - b. *Street Façade Number of Entrances, 1 per 75 feet*; A request to allow the 2 lobbies for building B4 to substitute for the 4 required street entries.
  - c. *Street Façade Number of Entrances, 1 per 75 feet*; A request to allow less than the required number of entries per street façade for building B5, east elevation 4 required, 1 provided; south elevation 3 required, 1 provided (through lobby); west elevation 1 required, 1 provided.
- 7) §153.062(O)(5)(d)4, Façade Divisions
- a. *Vertical Increments Divisions, no greater than 45 feet*; A request to allow the following deviations, which are greater than the 45-foot maximum due to variations in the overall building design.
    1. B1 – west, south & north elevations at parapet
    2. B2 – west elevation at parapet
    3. B3 – north, south, east & west elevations at parapet
    4. B4 – northwest section adjacent to building tower
    5. B5 – east & south elevations over garage vehicle access points

*(Continued on Next Page)*

**1. BSD SRN- Bridge Park – B Block  
15-052 DP-BSD/SP-BSD/CU**

**Riverside Drive & Bridge Park Avenue  
Site Plan Review**

- b. *Horizontal Façade Divisions, within 3 feet of the top of the ground story;* A request to allow building B5 to forego horizontal façade division requirements where the façade is covered by the green screen screening material.
- 8) §153.062(O)(5)(d)5, Façade Materials
- a. *Permitted Primary Material, Stone, Brick & Glass, minimum 80%;* A request to allow façade materials to be less than 80% on the following elevations:
1. B1 – east elevation, 71%
  2. B3 – north elevation, 56% & south elevation, 71%
  3. B4 – north elevation, 69% & east elevation, 69%
- b. *Permitted Secondary Façade Materials, maximum 20%;* A request to allow secondary façade materials to exceed 20% on the following elevations:
1. B2 – east elevation, 25%
  2. B4 – north elevation, 31%, east elevation, 31% & west elevation, 24%
- 9) §153.062(O)(12)(d)6, Parking Structure, Roof Types
- a. *Tower height/width, maximum height may not exceed width;* A request to allow the height and width to exceed the allowable height of 14 feet and width of 14 feet for the tower on the following buildings:
1. Tower height: B4/B5 16.88 feet
  2. Tower width: B4 – south elevation 41.61 feet & west elevation 27.15 feet
  3. Tower width: B5 – north elevation 34.85 feet & west elevation 48.18 feet
- 10) §153.064(G)(1)/Table 153.064-A, Open Space Types
- a. *Pocket Plazas, minimum 300 square feet/maximum 1,200 square feet;* A request to allow The "Plaza" – pocket plaza to exceed the size requirements for pocket plazas.
- 11) §153.065(B)(5)(a)-(d), Site Development Standards Parking Structure Design
- a. *Entrance/Exit, Number of Exits Lanes 5 required;* A request to allow one less (4) than the required entry/exit lanes.
- b. *Stacking Spaces, two 20-foot stacking spaces to be provided between right-of-way and entry gate;* A request to allow the stacking to occur interior to the structure.
- c. *Interior Circulation, Ceiling Clearance, 12 feet required.;* A request to allow the Mooney Street entry to be 10.66 feet, which is less than the minimum requirement.
- d. *Pedestrian Safety/Circulation – Maximum distance to nearest exit 200 feet;* A request to allow the maximum distance to the nearest exit to be exceeded by 60 feet.

*(Continued on Next Page)*



**1. BSD SRN- Bridge Park – B Block  
15-052 DP-BSD/SP-BSD/CU**

**Riverside Drive & Bridge Park Avenue  
Site Plan Review**

12) §153.065(I)(2)(a), Walkability Standards

- a. *Mid-Building Pedestrianways, Requiring a mid-building pedestrianway on buildings over 250 feet in length*; A request to allow the following: building B4 – 291.48-foot building length without a mid-building pedestrianway.

13) §153.062(E)(2)(a) Building Types, Materials, Façade Material Transitions

- a. *Material transitions shall occur at an inside corner*; A request to allow the materials to transition at the return of the primary material to the material on the balcony interior for buildings B1, B2, B3.

**VOTE:** 7 – 0.

**RESULT:** The Site Plan Waivers were approved.

**RECORDED VOTES:**

Victoria Newell	Yes
Amy Salay	Yes
Chris Brown	Yes
Cathy De Rosa	Yes
Robert Miller	Yes
Deborah Mitchell	Yes
Stephen Stidhem	Yes

**MOTION #4:** Ms. Newell moved, Ms. Mitchell seconded, to approve this application for Site Plan Review with 11 conditions:

- 1) That the Development Agreement that includes the aerial easements for the pedestrian bridge encroachments be enabled through the permitting process and infrastructure agreements;
- 2) That the applicant obtains Minor Project approval for any ground floor tenant that elects to install a patio and/or modify the exterior tenant storefronts, prior to tenant occupancy.
- 3) Building Type Conditions
  - a. That the balconies are modified to provide the required material transitions on the interior of the corner of the balconies;
  - b. That the applicant provide additional details for the canopies at the building entrances, including material, illumination, and mounting details, prior to building permitting and to be reviewed and approved by the Planning and Zoning Commission with the Master Sign Plan or by the ART through the Minor Project Review process, as applicable;
  - c. That the applicant continue to work with the City and the Dublin Arts Council as they develop the final elements for the building B2 and Bridge Park Avenue pocket plaza located at the terminal vista of the pedestrian bridge; and

*(Continued on Next Page)*

**1. BSD SRN- Bridge Park – B Block  
15-052 DP-BSD/SP-BSD/CU**

**Riverside Drive & Bridge Park Avenue  
Site Plan Review**

- d. That the applicant selects vents that are coordinated with the color of the adjacent exterior building finish materials, or that they are painted a coordinating color, subject to Planning approval.
- 4) Open Space Conditions
    - a. That the applicant continue to work with ART to provide a variety of design and seating opportunities within the pocket plaza prior to building permitting, subject to Planning approval;
    - b. That the building permit plans and Final Plat include notes that state that the Pocket Parks and Pocket Plazas will be owned and maintained by the property owner, with public access easements; and
    - c. That the applicant continues to work with Staff to ensure that additional pervious pavement is provided within the open space, subject to Planning and Engineering approval at building permitting.
  - 5) Parking & Loading Conditions
    - a. That the applicant provides information about how the parking spaces within the garage are to be controlled and/or designated for resident use, valet use, etc. at building permitting; and
    - b. That the applicant provide the cut sheets for the bicycle parking facilities (on-street and in the garages) at building permitting, subject to Planning approval.
  - 6) That the plans demonstrate compliance with the City of Dublin Stormwater Management Design Manual at building permitting, subject to approval by the City Engineer;
  - 7) That the applicant addresses Engineering comments subject to approval by the City Engineer;
  - 8) That the rooftop and parking garage mechanical units are screened in an architecturally appropriate manner in accordance with Zoning Code Section 153.065(E)(3) subject to Planning approval, prior to building permitting;
  - 9) That the applicant revise the lighting plans and provide fixture power and efficiency information at building permitting to verify that the exterior lighting requirements of Zoning Code Section 153.065(F) and Engineering standards are met, subject to Engineering approval at building permitting;
  - 10) That a Master Sign Plan be approved by the Planning and Zoning Commission for the shopping corridor segments prior to occupancy of any of the buildings (B2 and B3); and
  - 11) That the applicant addresses the comments in the "Additional Plan Review/Detail Comments" section of this report at building permitting.

**VOTE:** 7 – 0.

**RESULT:** The Site Plan Review was approved.

*(Continued on Next Page)*

**1. BSD SRN- Bridge Park – B Block  
15-052 DP-BSD/SP-BSD/CU**

**Riverside Drive & Bridge Park Avenue  
Site Plan Review**

**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**

  
Joanne Shelly, AICP, RLA, LEED BD+C  
Urban Designer/Landscape Architect

## PLANNING AND ZONING COMMISSION

### MEETING MINUTES

**AUGUST 20, 2015**

#### AGENDA

- 1. BSD SRN- Bridge Park – B Block** **Riverside Drive & Bridge Park Avenue**  
**15-052 DP-BSD/SP-BSD/CU** **Site Plan Review (Approved 7 – 0)**
- 2. NE Quad, Subarea 4A & 4B – Estates at Scioto Crossing III**  
**15-061AFDP** **7850 Scioto Crossing Boulevard**  
**Amended Final Development Plan (Approved 6 – 0)**
- 3. Hoot Studio LLC – Fitness Use** **6365 Shier Rings Road, Suite D**  
**15-067CU** **Conditional Use (Approved 6 – 0)**
- 4. Bridge Park, Section 2** **Riverside Drive & Bridge Park Avenue**  
**15-069FP** **Final Plat (Recommendation of Approval 7 – 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: Amy Salay, Robert Miller, Cathy De Rosa, Deborah Mitchell, and Stephen Stidhem. Christopher Brown was delayed. City representatives present were: Philip Hartmann, Steve Langworthy, Alan Perkins, Claudia Husak, Joanne Shelly, Marie Downie, Aaron Stanford, Donna Goss, Logan Stang, and Laurie Wright.

#### Administrative Business

##### Motion and Vote

Ms. Newell moved, Mr. Stidhem seconded, to accept the documents into the record. The vote was as follows: Ms. Salay, yes; Ms. De Rosa, yes; Mr. Miller, yes; Ms. Mitchell, yes; Mr. Stidhem, yes; and Ms. Newell, yes. (Approved 6 - 0)

The Chair briefly explained the rules and procedures of the Planning and Zoning Commission. She said Case 3, Hoot Studio, LLC was eligible this evening for the consent agenda. She determined the cases would be heard in the following order: Case 3, 2, 1, then 4.

- 1. BSD SRN- Bridge Park – B Block** **Riverside Drive & Bridge Park Avenue**  
**15-052 DP-BSD/SP-BSD/CU** **Site Plan Review**

The Chair, Ms. Newell, said the following application is a request for a new mixed-use development, including four buildings containing residential; office; eating and drinking uses; and an 849-space parking structure on a 5.74-acre site. The site is on the east side of Riverside Drive, south of the intersection of (future) Bridge Park Avenue. She said this is a request for review and approval for a Site Plan under the provisions of Zoning Code Section 153.066.

The Chair swore in witnesses that intended to address the Commission regarding this case.

Joanne Shelly said there are four motions for the Commission this evening:

1. Primary materials review;
2. Secondary materials review;
3. Site Plan Waivers (13 requested); and
4. Site Plan Review

Ms. Shelly reiterated the previously approved applications:

1. Basic Development Plan – City Council (January 20, 2015)
2. Basic Site Plan – City Council (January 20, 2015)
3. Preliminary Plat – PZC and City Council (March 9, 2015)
4. Final Development Plan, Conditional Use, and Fee-in-Lieu (The Site Plan was tabled) – PZC (July 9, 2015)

Ms. Shelly presented the Bridge Park site along Riverside Drive in context with surrounding areas (Dublin Village Center, Wendy's International, Historic Dublin, and OCLC). She noted the dirt that has been moved on the site in preparation for development. She highlighted Block B as it appears in the proposed plan in the entire site. She said the proposal includes Lot 3 and Lot 4:

4 Mixed-Use Buildings & 1 Parking Structure

- B1 – Commercial / Residential
- B2 – Commercial / Residential
- B3 – Commercial / Residential
- B4 – Residential / Service
- B5 – Parking Structure

6 Open Spaces

- 1 Pocket Park
- 5 Pocket Plazas

Proposed Parking

- 850 garage spaces
- 44 on-street spaces
- 138 garage bicycle racks
- 30 on-street bicycle racks

Ms. Shelly presented the site plan overview of the four Mixed-Use Buildings distinguishing between the various areas:

- 228 Dwelling Units
- 42,644 square feet of Office space
- 55,500 square feet of Restaurant/Retail space
- 284,534 square feet for a Parking Structure (850 spaces)
- 18,141 square feet of Service areas
- 0.33 acres of Open Space

Ms. Shelly presented each of the buildings included in this Site Plan proposal, their locations in relation to the site, and the buildings they are adjacent to. She said for building B1, the applicant has added brick (Thin Brick) on the upper stories instead of the use of cementitious siding at the request of the Commission and they replaced the siding with composite metal panels. She noted that no changes have been made since the previous review to buildings B2, B3, B4, or B5.

Ms. Shelly presented the open spaces, how they are designated, their size, and location.

Ms. Shelly reported the ART did not conduct a new review so she restated a summary of the prior review from July 1, 2015, and included detailed illustrations.

Russ Hunter, Crawford Hoying Development Partners, 555 Metro Place, Dublin, said he was excited to be here again. He said he visited the site on the way to this meeting and noted the progress that was being made.

Mr. Hunter said he returned tonight to discuss much of what has been discussed in the past, including several of the buildings but focusing on material changes. He noted there was a change to building B2; the fiber cement on the tower is now a composite metal panel but it looks the same on the elevation. He said they just received information about a product and confirmed they would like to use it on building B3. He pointed out where composite metal panels have replaced the fiber cement panels on both locations of building B1. He indicated that pedestrians will see that detail. He said by adding the thin brick to reach up to the sky and also wrap the building helped with the massing. He explained full-depth brick cannot be used at that height for that building type. He said the Thin Brick provides shadow lines and returns in the windows; it is cut from the bricks used on the rest of the building so they are all going to match. He presented the before and after renderings to highlight the changes.

Mr. Hunter proposed a new ribbed aluminum metal panel system for building B3 that can be installed vertically or horizontally, is a concealed fastener, comes with a 30-year warranty, and it is not outrageously expensive. He said this information was not provided in the packets and not even presented to Staff yet as he was just informed of this yesterday. He said they have absolutely fallen in love with this product, it adds another material to the building, and it enhances the warehouse in an industrial contemporary way.

Mr. Hunter discussed bike racks, introducing more whimsy. He said they have introduced more wood style benches in addition to some of the Adirondack chairs. He presented the different bike rack designs as well as the new benches, both to be used throughout the open spaces.

Mr. Hunter presented the composite views of B1/B4, C2/B1, and C3/B3 to compare the various buildings. He concluded that the design team has "captured it" and agreed with the Commission that "they had not been there" before.

The Chair invited questions or comments.

Bob Miller inquired about colors of brick as they appear to have been changed. Mr. Hunter confirmed that the brick colors have not changed and explained that different applications used to create the images can change a color, which is not intended.

Amy Salay approved of the colors.

Cathy De Rosa asked if landscaping was part of this proposal this evening. She commended the applicant on their updates to the benches and bike racks. Ms. Shelly confirmed there have been no changes to the landscaping, itself. She said that through the permitting process there will be another scrutiny of the landscape material and plant selections.

Ms. Salay questioned the ivory and gray tones on building B2; her concern was whether these colors were going to clash or work well together.

Miguel Gonzales, Moody Nolan, 2501 Bristol Road, Upper Arlington, said the palette for B2 is warm and the colors all coordinate. He said for the images created with Revit, the color is hard to control.

The Chair invited public comment. [Hearing none.]

Ms. Newell said she really liked the improvements to the elevations and they looked really nice. She said the Thin Brick will add to the building and is supportive of the materials proposed.

Ms. Salay agreed with her comments.

Chris Brown said he also agreed and was glad the brick reaches to the top of the buildings. He said kudos to the horizontal corrugated panels. He indicated the proposal is nice but not perfect.

Steve Langworthy said Staff does not have anything in the record about that latest material, just what was included in the applicant's presentation this evening. He confirmed that Staff had not seen this material before tonight. He said that specific language should be incorporated into the determination.

Ms. Newell asked if this would change Staff's calculations, which could affect the proposal this evening.

Ms. Shelly said Thin Brick is being requested for a secondary material and added into the other secondary material calculations as a second approved material for this project; the calculations would be wrong but would not significantly change the percentage. She said the Waivers are for 80% less of the primary material, that would not change.

Mr. Brown confirmed Thin Brick could be approved for building B1 and not the whole block. He said he did not want to see the applicant "handcuffed"; we do not want monotony as this project builds out.

Mr. Langworthy suggested this be dealt with tonight and when the next blocks come forward, we will explore options for a broader palette of materials.

Mr. Brown said other materials are good and said it was exciting that the applicant researched this product for it to be brought forward. He said that corrugated material lends itself dynamically to the urban environment to provide contrasting materials.

Ms. De Rosa said this proposal is great. She thanked the applicant for providing a landscape view and composite view because the images helped her to put the project together and in perspective and encouraged the applicant to continue to do that with future proposals. She said she liked the benches and racks and encouraged the applicant to push that envelope for design.

Ms. De Rosa asked Staff if some of these whimsical bike racks could be incorporated into the Park and Ride project. Ms. Shelly said COTA has some interesting options within their standards.

Steve Stidhem asked Staff what the speed limit will be on Riverside Drive. Aaron Stanford answered there is no proposed change to the speed limit. He said a speed study will be conducted and certain statutes will need to be met to change the speed limit. Ms. Salay said City Council is also interested in speed limits.

Mr. Stidhem said he is a huge fan of the whimsical side of this project.

Mr. Hunter said they would love for the Tim Horton's restaurant to be demolished sooner than later but the issue has been Columbia Gas. He said they need to disconnect it and remove the meters, which is two separate processes. Ms. Shelly confirmed the ART approved the demolition of Tim Horton's today.

Deborah Mitchell indicated her fellow Commissioners had already stated what she was thinking. She said she loved the whimsical bike racks and the benches are more sophisticated, which is really great and much desired.

Mr. Miller indicated that Nelson Yoder was frustrated at the last meeting and rightfully so. He said it is an example of the process working well and a credit to Crawford Hoying because even though they were frustrated, they returned with a better product.

The Chair said there will be four motions, the first being the approval of primary materials:

1. Composite Metal Panels (CMP)
2. Stainless Steel Metal Mesh Panels (MMP)

**Motion and Vote**

Ms. Newell made a motion, Ms. Salay seconded, to approve the primary materials as stated. The vote was as follows: Ms. De Rosa, yes; Mr. Miller, yes; Ms. Mitchell, yes; Mr. Stidhem, yes; Ms. Salay, yes; and Ms. Newell, yes. (Approved 7 - 0)

**Motion and Vote**

Ms. Newell made a motion, Ms. De Rosa seconded, to approve the secondary materials:

1. Thin Brick
2. Profile Metal Horizontal Panel, smooth and not embossed, 032 thickness or equal

The vote was as follows: Mr. Brown, yes; Ms. De Rosa, yes; Mr. Miller, yes; Ms. Mitchell, yes; Mr. Stidhem, yes; Ms. Salay, yes; and Ms. Newell, yes. (Approved 7 – 0)

**Motion and Vote**

Ms. Newell made a motion, Ms. Mitchell seconded, to approve 13 Site Plan Waivers as presented:

- 1) §153.062(D)(1)(a)-(c), Parapet Roof Type
  - a. *Parapet roof height shall be between 2 – 6 feet in height;* A request to allow the height of parapets to drop below the minimum height of 2 feet in numerous locations on buildings B1, B2, B3 & B4 as the roofline jogs in height across the elevations.
  - b. *Parapets shall wrap around all sides of the building;* A request to allow parapets, which are not continuous. Parapets are present on portions of the front and side facades of all buildings, but as the roofline jogs up and down along the elevation, the parapet is not continuous.
  - c. *Horizontal Shadow Lines:* Encouraged to distinguish parapets from upper stories and to define the top of the parapet. Horizontal shadow lines have been incorporated to define the tops of some parapets, but not always between the upper story and the bottom of the parapet.
- 2) §153.062(N)(4)(a)5, Façade Requirements
  - a. *Visible Vents/AC Units/Other Utility Elements;* these elements are not permitted to be part of any street-facing façade, unless permitted for individual building types. A request to allow dryer vents, range vents and fresh air intake vents located on street-facing facades of buildings B1, B2, B3, and B4.



- 3) §153.062(O)(5) & (12) (1)a, Building Siting
  - a. *Front Required Building Zone, 0 - 15 feet;* A request to allow building B1 to have 128 feet of the building façade outside of the RBZ due to a recess in the building centered on the façade to create a large entry and private patio. A large staircase enhances the public streetscape and accommodates some change in grade.
  - b. *Corner Side RBZ, 5 - 25 feet;* A request to allow building B5 (parking garage) to encroach on the RBZ below the minimum 5-foot requirement.
  - c. *Right-of-Way Encroachments, none allowed;* A request to allow the pedestrian bridge to encroach over the public right-of-way of Longshore Street to building B5.
  
- 4) §153.062(O)(5)&(12) (a)(2), Buildable Area
  - a. *Maximum Impervious Lot Coverage, 80%;* A request to allow 98% impervious lot coverage for:
    1. Lot 3 – buildings B1 & B2; and
    2. Lot 4 – buildings B3 & B4/B5
  
- 5) §153.062(O)(5)(d)1-2, Façade Requirements, Transparency
  - a. *Ground Story Street Facing Transparency, 60% minimum;* A request to allow less than the 60% transparency required for building B4 west, east & south elevation at residential units. Typical residential transparency would be 30%.
  - b. *Street Façade, Blank Wall Limitations, not permitted;* A request to allow a blank wall on building B4 (west elevation) due to service.
  - c. *Street Façade, Blank Wall Limitations, not permitted;* A request to allow a blank wall on building B5 (south elevation) due to grade changes.
  - d. *Non-Street Façade, 15% minimum;* A request to allow less than 15% transparency required for building B4 (north elevation) due to the change in grade across the site.
  - e. *Non-Street Façade, Blank Wall Limitations, not permitted;* A request to allow a blank wall on buildings B1 & B4 (north elevations) due to service rooms on the building interior.
  
- 6) §153.062(O)(5)(d)3, Building Entrances
  - a. *Principal Entrance Location, on primary street façade;* A request to allow building B2 entrance not on a PFS and building B3, primary entrance on the open space and not on the primary façade.
  - b. *Street Façade Number of Entrances, 1 per 75 feet;* A request to allow the 2 lobbies for building B4 to substitute for the 4 required street entries.
  - c. *Street Façade Number of Entrances, 1 per 75 feet;* A request to allow less than the required number of entries per street façade for building B5, east elevation 4 required, 1 provided; south elevation 3 required, 1 provided (through lobby); west elevation 1 required, 1 provided.
  
- 7) §153.062(O)(5)(d)4, Façade Divisions
  - a. *Vertical Increments Divisions, no greater than 45 feet;* A request to allow the following deviations, which are greater than the 45-foot maximum due to variations in the overall building design.
    1. B1 – west, south & north elevations at parapet
    2. B2 – west elevation at parapet

3. B3 – north, south, east & west elevations at parapet
  4. B4 – northwest section adjacent to building tower
  5. B5 – east & south elevations over garage vehicle access points
- b. *Horizontal Façade Divisions, within 3 feet of the top of the ground story;* A request to allow building B5 to forego horizontal façade division requirements where the façade is covered by the green screen screening material.
- 8) §153.062(O)(5)(d)5, Façade Materials
- a. *Permitted Primary Material, Stone, Brick & Glass, minimum 80%;* A request to allow façade materials to be less than 80% on the following elevations:
    1. B1 – east elevation, 71%
    2. B3 – north elevation, 56% & south elevation, 71%
    3. B4 – north elevation, 69% & east elevation, 69%
  - b. *Permitted Secondary Façade Materials, maximum 20%;* A request to allow secondary façade materials to exceed 20% on the following elevations:
    1. B2 – east elevation, 25%
    2. B4 – north elevation, 31%, east elevation, 31% & west elevation, 24%
- 9) §153.062(O)(12)(d)6, Parking Structure, Roof Types
- a. *Tower height/width, maximum height may not exceed width;* A request to allow the height and width to exceed the allowable height of 14 feet and width of 14 feet for the tower on the following buildings:
    1. Tower height: B4/B5 16.88 feet
    2. Tower width: B4 – south elevation 41.61 feet & west elevation 27.15 feet
    3. Tower width: B5 – north elevation 34.85 feet & west elevation 48.18 feet
- 10) §153.064(G)(1)/Table 153.064-A, Open Space Types
- a. *Pocket Plazas, minimum 300 square feet/maximum 1,200 square feet;* A request to allow The “Plaza” – pocket plaza to exceed the size requirements for pocket plazas.
- 11) §153.065(B)(5)(a)-(d), Site Development Standards Parking Structure Design
- a. *Entrance/Exit, Number of Exits Lanes 5 required;* A request to allow one less (4) than the required entry/exit lanes.
  - b. *Stacking Spaces, two 20-foot stacking spaces to be provided between right-of-way and entry gate;* A request to allow the stacking to occur interior to the structure.
  - c. *Interior Circulation, Ceiling Clearance, 12 feet required.;* A request to allow the Mooney Street entry to be 10.66 feet, which is less than the minimum requirement.
  - d. *Pedestrian Safety/Circulation – Maximum distance to nearest exit 200 feet;* A request to allow the maximum distance to the nearest exit to be exceeded by 60 feet.

12) §153.065(I)(2)(a), Walkability Standards

- a. *Mid-Building Pedestrianways, Requiring a mid-building pedestrianway on buildings over 250 feet in length;* A request to allow the following: building B4 – 291.48-foot building length without a mid-building pedestrianway.

13) §153.062(E)(2)(a) Building Types, Materials, Façade Material Transitions

- a. *Material transitions shall occur at an inside corner;* A request to allow the materials to transition at the return of the primary material to the material on the balcony interior for buildings B1, B2, B3.

The vote was as follows: Ms. Salay, yes; Mr. Brown, yes; Ms. De Rosa, yes; Mr. Miller, yes; Mr. Stidhem, yes; Ms. Mitchell, yes; and Ms. Newell, yes. (Approved 7 – 0)

**Motion and Vote**

Ms. Newell made a motion, Ms. Mitchell seconded, to approve this application for Site Plan Review with 11 conditions as presented:

- 1) That the Development Agreement that includes the aerial easements for the pedestrian bridge encroachments be enabled through the permitting process and infrastructure agreements;
- 2) That the applicant obtains Minor Project approval for any ground floor tenant that elects to install a patio and/or modify the exterior tenant storefronts, prior to tenant occupancy.
- 3) Building Type Conditions
  - a. That the balconies are modified to provide the required material transitions on the interior of the corner of the balconies;
  - b. That the applicant provide additional details for the canopies at the building entrances, including material, illumination, and mounting details, prior to building permitting and to be reviewed and approved by the Planning and Zoning Commission with the Master Sign Plan or by the ART through the Minor Project Review process, as applicable;
  - c. That the applicant continue to work with the City and the Dublin Arts Council as they develop the final elements for the building B2 and Bridge Park Avenue pocket plaza located at the terminal vista of the pedestrian bridge; and
  - d. That the applicant selects vents that are coordinated with the color of the adjacent exterior building finish materials, or that they are painted a coordinating color, subject to Planning approval.
- 4) Open Space Conditions
  - a. That the applicant continue to work with ART to provide a variety of design and seating opportunities within the pocket plaza prior to building permitting, subject to Planning approval;
  - b. That the building permit plans and Final Plat include notes that state that the Pocket Parks and Pocket Plazas will be owned and maintained by the property owner, with public access easements; and
  - c. That the applicant continues to work with Staff to ensure that additional pervious pavement is provided within the open space, subject to Planning and Engineering approval at building permitting.

- 5) Parking & Loading Conditions
  - a. That the applicant provides information about how the parking spaces within the garage are to be controlled and/or designated for resident use, valet use, etc. at building permitting; and
  - b. That the applicant provide the cut sheets for the bicycle parking facilities (on-street and in the garages) at building permitting, subject to Planning approval.
- 6) That the plans demonstrate compliance with the City of Dublin Stormwater Management Design Manual at building permitting, subject to approval by the City Engineer;
- 7) That the applicant addresses Engineering comments subject to approval by the City Engineer;
- 8) That the rooftop and parking garage mechanical units are screened in an architecturally appropriate manner in accordance with Zoning Code Section 153.065(E)(3) subject to Planning approval, prior to building permitting;
- 9) That the applicant revise the lighting plans and provide fixture power and efficiency information at building permitting to verify that the exterior lighting requirements of Zoning Code Section 153.065(F) and Engineering standards are met, subject to Engineering approval at building permitting;
- 10) That a Master Sign Plan be approved by the Planning and Zoning Commission for the shopping corridor segments prior to occupancy of any of the buildings (B2 and B3); and
- 11) That the applicant addresses the comments in the "Additional Plan Review/Detail Comments" section of this report at building permitting.

The Chair asked the applicant if they agreed with the conditions. Mr. Hunter responded affirmatively.

The vote was as follows: Ms. De Rosa, yes; Mr. Miller, yes; Mr. Stidhem, yes; Ms. Salay, yes; Mr. Brown, yes; Ms. Mitchell, yes; and Ms. Newell, yes. (Approved 7 - 0)

The Chair thanked the applicant for being so patient as this has been a long process.

## **2. NE Quad, Subarea 4A & 4B – Estates at Scioto Crossing III**

**15-061AFDP**

**7850 Scioto Crossing Boulevard  
Amended Final Development Plan**

The Chair, Ms. Newell, said the following application is a request for a revision to the approved Final Development Plan to permit 43 detached, single-family condominiums with associated site improvements within Subarea 4, Sections 4A and 4B, of the NE Quad Planned Unit Development. The site is on the west side of Sawmill Road, north of the intersection with Emerald Parkway. She said this is a request for review and approval of an Amended Final Development Plan and three Minor Text Modifications under the provisions of Zoning Code Section 153.050.

The Chair swore in witnesses that intended to address the Commission regarding this case.

Marie Downie presented an aerial view of the site located just east of Emerald Fields Park and west of the existing multi-family units. She noted the site contains portions of Sections 4A and 4B. She said Section 4C is located north of the site and was previously approved for an Amended Final Development Plan to change unit types from multi-family to single-family. She said Section 4A is approved for a total of 144 multi-family units within 15 buildings and Section 4B is approved for 72 multi-family units within 10