



## MEETING MINUTES

# Administrative Review Team

Thursday, May 12, 2022 | 2:00 pm

Department of Development Building at 5200 Emerald Parkway

### CALL TO ORDER

Mr. Fagrell welcomed everyone and called the meeting to order at 2:02 pm.

### ROLL CALL

ART Members and Designees present: Brad Fagrell, Building Standards Director (Vice Chair); Jennifer Klus, Economic Development Director; Michael Hendershot, Senior Civil Engineer; Shawn Krawetzki, Landscape Architect Manager; Chad Hamilton, Deputy Fire Marshal; and Jake Stoll, Sergeant of the Police Department.

Staff Members present: Chris Will, Planner II; Jenna Goehring, Economic Development Administrator; Jacob Miller, Planning Assistant; Madison Capka, Planning Assistant; and Laurie Wright, Administrative Assistant II.

Applicants present: Don Brogan, Vice President of Real Estate Development, Crawford Hoying

### APPROVAL OF MINUTES

Mr. Hendershot made a motion and Mr. Krawetzki seconded to approve the minutes from the April 14, 2022, meeting.

Votes: Mr. Fagrell, yes; Mr. Hamilton, yes; Sergeant Stoll, yes; Ms. Klus, yes; Mr. Hendershot, yes; and Mr. Krawetzki, yes.

[Approved 6 – 0]

### INTRODUCTION/DETERMINATION

#### 1. Bridge Park, Block F – The Bailey, Mass Excavation, 22-058MPR at 4351 Mooney Street

Mass excavation for the construction of a six-story, hybrid-podium, residential building and associated site improvements. The 1.77-acre site is zoned Bridge Street District, Scioto River Neighborhood and is located northwest of the intersection of Dale Drive with Banker Drive.

#### Staff Presentation

Ms. Martin presented an aerial view of the site and noted it was directly north of Acura and south of Springhill Suites. This will be the future site of the Bailey. There have been demolitions approved in Bridge Park, before. The ART approved a mass excavation for Springhill Suites in 2017. The Bailey was reviewed and approved for a Conditional Use and a Final Development Plan by the Planning and Zoning Commission on March 17th, 2022. Those applications included a six-story podium apartment building with 87 age-restricted, residential dwelling units and a podium parking structure for 87 spaces [graphic of site plan]. Mass excavation permits are requested

to facilitate preliminary site work, prior to issuance of a private site improvement permit. Both the Planning and Engineering Departments have reviewed the plan. Engineering provided a list of comments to the Developer as part of the Building Standards plan review that included:

- Clarifying the intended scope of work for the mass excavation permit, specifically demolition activities and building pads;
- Ensuring positive drainage is provided;
- Maintaining and controlling pedestrian access with a sidewalk detour plan; and
- Providing construction fencing and work zone protection details.

This application was reviewed against the Minor Project Review Criteria. Planning recommended approval of the Minor Project Review for the mass excavation with four conditions:

- 1) That the applicant update the drawings in Eplan to address all review comments provided by Engineering, as part of the Building Standards permit review;
- 2) That the private site improvement plans demonstrate compliance with the requirements of the Ohio EPA and Chapter 53 of the Dublin Codified Ordinances is met;
- 3) That the right of entry is signed by both the City and the applicant, prior to the start of construction; and
- 4) That the applicant obtain a permit for private site improvements within 12 months of issuance of a mass excavation permit or restore the site to the original condition.

### **Applicant Presentation**

Don Brogan, Vice President of Real Estate Development, Crawford Hoying stated he had nothing to add except to educate anyone who may not be familiar with the project. This is a joint project with Friendship Village in Dublin and will include all independent living residents. There will be a large amenity deck and the apartments will be high end with a resort feel. There will be a connection with Friendship Village if additional services are needed.

### **Questions for Staff and the Applicant**

Mr. Hendershot - He clarified that as part of a condition from the Engineer review, there must be vehicle access and the sidewalks clear at all times. This may require some fencing. Demolition is a specific scope of work. There should always be positive water drainage throughout the mass excavation process. He reiterated the fourth condition of approval that the applicant obtain a permit for private site improvements within 12 months of issuance of a mass excavation permit.

### **Public Comments**

There were no public comments received.

### **Team Members' Discussion**

No further discussion was needed in order to make a determination.

Mr. Fagrell moved, Mr. Hendershot seconded, to approve the Minor Project for mass excavation with four conditions:



- 1) That the applicant update the drawings to address all review comments provided by Engineering, as part of the Building Standards permit review;
- 2) That the private site improvement plans demonstrate compliance with the requirements of the Ohio EPA and Chapter 53 of the Dublin Codified Ordinances is met;
- 3) That the right of entry is signed by both the City and the applicant, prior to the start of construction; and
- 4) That the applicant obtain a permit for private site improvements within 12 months of issuance of a mass excavation permit or restore the site to the original condition.

**Votes:** Mr. Fagrell, yes; Ms. Klus, yes; Mr. Hendershot, yes; Mr. Krawetzki, yes; Sergeant Stoll; and Mr. Hamilton, yes.  
[Approved 6 – 0]

## **ADJOURNMENT**

Mr. Fagrell adjourned the meeting at 2:12 pm.

