



# MEETING MINUTES

## Planning and Zoning Commission

Thursday, January 6, 2022

### CALL TO ORDER

Ms. Call, Chair, called the meeting to order at 6:33 p.m. and welcomed everyone to the January 6, Planning and Zoning Commission (PZC) meeting.

### PLEDGE OF ALLEGIANCE

The Chair led the Pledge of Allegiance.

### ROLL CALL

Commission members present: Rebecca Call, Kim Way, Lance Schneier, Mark Supelak, Leo Grimes, Jane Fox, and Warren Fishman

Staff members present: Jennifer Rauch, Thaddeus Boggs, Chase Ridge, Chris Will, Michael Hendershot, and Heidi Rose

### ACCEPTANCE OF DOCUMENTS

Mr. Fishman moved, Mr. Grimes seconded acceptance of the documents into the record.

Vote: Mr. Supelak, yes; Ms. Call, yes; Mr. Schneier, yes; Ms. Fox, yes; Mr. Way, yes; Mr. Grimes, yes; and Mr. Fishman

[Motion approved 7-0.]

### CASE PROCEDURES

The Chair stated the Planning and Zoning Commission is an advisory board to City Council when rezoning and platting of property are under consideration. In such cases, City Council will receive recommendations from the Commission. In other cases, the Commission has the final decision-making responsibility. Anyone who intends to address the Commission on administrative cases must be sworn in. There are two cases eligible for the Consent Agenda. Case 2 – All Our Friends, Sign; and Case 3 - Chase Bank, Solar Panels. She asked if anyone wished to pull either case off the Consent Agenda for discussion purposes. [There were no such requests made.]

### CONSENT AGENDA

#### 2. All Our Friends, Sign at PID: 273-012214, 21-171AFDP, Amended Final Development Plan

A request for the installation of a wall sign for a new construction building on a 3.32-acre site zoned Planned Unit Development District, Thomas Kohler Subarea B-1 and is located west of the intersection of Emerald Parkway with Parkwood Place.

Approval of the Final Development Plan with two conditions:

- 1) That the applicant revise the sign design to meet the maximum permitted wall sign height of 8 feet to the top of the sign prior to Sign Permitting; and
- 2) That the applicant apply for and successfully obtain a Permanent Sign Permit through Building Standards, prior to installation of the wall sign.

**3. Chase Bank, Solar Panels at 6271 Perimeter Drive, 21-167AFDP, Amended Final Development Plan**

A request for the installation of rooftop solar panels and associated equipment for an existing bank. The 1.35-acre site is zoned Planned Unit Development District, Perimeter Center Subarea E and is located southeast of the intersection of Perimeter Drive with Avery-Muirfield Drive.

Approval of the Minor Text Modification under Subarea 5: Service Zone, Permitted Uses Sub-Section:

8. Solar Energy Equipment developed in association with a permitted use. Additional use-specific requirements include:
  - a) Building-mounted solar panel equipment shall be located on a non-street facing roof/façade and shall be integrated into the architectural character of the principal structure.
  - b) Building-mounted solar panel equipment shall not extend more than 18 inches beyond the height of the principal structure.
  - c) Ground equipment associated with solar panel equipment shall be screened from all property lines and public rights-of-way in accordance with the regulations set forth in the Zoning Code.

Approval of the Final Development Plan with three conditions:

- 1) That all wiring, ground equipment, and associated routing systems maintain a neutral color that is identical to, or closely compatible with, the color of the supporting structure, and that all wiring, cables and associated routing systems be trimmed to fit closely to the building or supporting structures;
- 2) That the applicant maintain an 18-foot clearance to any existing utilities in the area; and
- 3) That the applicant continue to work with Staff to finalize the landscape plan.

Mr. Grimes moved, Mr. Fishman seconded to approve the Consent Agenda comprised of Cases 1 and 2; For Case 1 – the second condition of approval was removed.

Vote: Ms. Fox, yes; Mr. Schneier, yes; Mr. Way, yes; Ms. Call, yes; Mr. Supelak, yes, Mr. Fishman, yes; and Mr. Grimes, yes.

[Motion passed 7-0.]

The Chair swore in anyone planning to address the Board on any of the cases to be reviewed.

**TABLED CASE**

- 1. 4012 W. Dublin-Granville Road, 21-129CP, Concept Plan**

The Chair stated this application was a request for a review of a Concept Plan for the construction of ±14,000-square-foot, two-story, mixed-use building. The 1.08-acre site is zoned Bridge Street District, Office and is located northeast of the intersection of W. Dublin-Granville Road with David Road.

### **Staff Presentation**

Mr. Ridge - The Concept Plan is step one in the Bridge Street District (BSD) Process. The BSD Code allows latitude to the Commission to approve the combination of steps two and three of which the applicant is requesting this evening. Staff is supportive given the block and street network have already been established. The aerial view of the vacant site was presented that contained the entirety of two parcels. This Concept Plan was tabled in October 2021. Commission members expressed concern with open space, massing at the intersection, and building's interaction with the streetscape. In 2020, a Concept Plan was submitted by a separate applicant and approved. This is an undeveloped and relatively flat site containing a large tree stand on the eastern half of the site. There is a hierarchy for the BSD Street Network within the Code. W. Dublin-Granville Road is identified as a Corridor Connector and a Principal Frontage Street. Banker Drive and David Road are both Neighborhood Streets as identified in the Street Network. Proposed site plans from October, 2021 and now were compared. Since the October version, the applicant has greatly increased the amount of open space relocated into the front of the building. Patio space has also been added and the size of the restaurant space has decreased in size. Renderings of the proposed mass and character as viewed from the south/W. Dublin Granville Road and the north included conceptual architecture for the Commission to consider. Primary entry from the parking lot are on Banker Drive and the rooftop amenity elements begin to appear from the northeast and northwest views from the parking lot. The perspective of the open space on the lot was highlighted: significant patio spaces on W. Dublin-Granville Road and David Road; and significant open space near the intersection of David Road with W. Dublin-Granville Road. Inspirational images of the contemporary architecture were presented of straight lines and utilizing lots of glazing, wood elements, metal, and masonry cladding. Inspirational images of the open spaces: a combination of landscape elements with hardscape elements and a variety of seating options.

The application was reviewed against the Concept Plan Criteria. Approval was recommended for the Concept Plan with two conditions:

- 1) That the applicant provide the electric instrument number with the Preliminary Development Plan so the limits of the overhead electric easement can be verified; and
- 2) That the applicant continue to work with Staff to ensure appropriate transition is provided between the shared-use path and the proposed patio space fronting W. Dublin-Granville Road.

Approval was also recommended to combine the Preliminary Development Plan with the Final Development Plan.

### **Applicant Presentation**

Chris Meyers, Meyers and Associates Architects, thanked the Commission for all the discussions they have been involved in. They are also working on the property right next door; conversation about that site at 4000 W. Dublin-Granville Road greatly translated to this site also.

Brian McNally, Meyers and Associates, 232 N. 3<sup>rd</sup> Street, Columbus, Ohio, thanked Mr. Ridge and the assistants for the excellent Staff Report prepared on their behalf. He noted the significant open space that was added as the previous design was lacking the open space. He addressed previous feedback they had received. The building size was decreased slightly, which deepened the open space along W. Granville Road by 7 or 8 feet across and makes the front side of the building more engaging. The restaurant space on the side of the

building with a patio on the side is now wrapped around to the front side of the building to tie into the open space along with setting back the corner of the building there.

### **Questions for the Applicant**

Mr. Way congratulated the applicant for updating the plan to be vastly different and successful. He liked the push and pull of the building and the open spaces. The scale between a two-story building in that space feels perfect. He still has an issue with the west elevation and asked about the interior at the corner where there is a wall and no windows along David Road.

Mr. McNally – That is the mechanical space but they are considering different façade materials. He explained how to access that patio along David Road, which could be a private patio for tenants.

Ms. Fox - The plan was really nice as it now has many of the elements the Commission was looking for. She was not interested in getting right up to the RBZ because SR 161 is a hybrid, kind of urban street with the interesting movement of buildings along there. The corner is considered a pocket plaza and a feature, such as fountain, etc. would be requested for that space. Like at Riverside Park, larger smooth areas are now being fitted with "bumps" because of the skateboarders and this may be needed here, too.

Mr. McNally – This corner space is an opportunity for a lot of creativity.

Mr. Meyers – The tenant for this space has a significant art collection that is going to be part of the interior design so there may be an opportunity for art to be added to the corner on the outside.

Mr. Supelak – He applauded the debossing but it does not appear well on the current renderings. More details of the architecture were considered. He agreed to the skateboarder issue.

### **Board Discussion**

The Chair – There are two components to this application that need to be considered: 1. The Concept Plan; and 2. The Preliminary Development Plan to be combined with the Final Development Plan, as this moves forward.

Mr. Supelak – The massing is great and the architectural pallet and style is all agreeable. Carefully consider the mullions, fins, and the canopy that wraps around the corner for the cubes across the front. The debossing and relief may come in with the sign package. The elements shown on the northwest corner do not come across well. Between that, the landscaping in the front, and adding something to the brick work of the wall were the only items lacking to this proposal and shown in the renderings.

Mr. Schneier – He was quite impressed with the changes and assumed the signage is all illustrious as of now.

Mr. McNally – He confirmed the signage is represented just by basic placeholders for now.

Mr. Way –The plan is coming into place very nicely, except for the northwest corner, which he would like to see addressed. The canopy for the entrance to the bank seems like it is very precise and focused on that door and he thought wrapping the canopy a bit and tying it back to the building should be considered like the trellis on the other side, to affect the massing. The proposed benches are fabulous.

Ms. Fox –This is a very long block, there are no pedestrian byways through it, and asked the applicant to consider those as he is developing the property directly adjacent to this property.

Mr. McNally – The pedestrian way was included in the previous submission.

Ms. Fox – She emphasized getting the walkability through. She liked the softer surface for seating instead of stone. She asked that when the applicant plays with that to consider the public's comfort and what would make them stop and linger for a while in the middle of SR161 between Riverside Drive and Sawmill Road.

Mr. Grimes – He greatly appreciated the improvements made since their last meeting and the proposal is well done. He agreed with most of the comments made and recommendations on style.

Mr. Fishman – It has all been said and appreciated the applicant for listening to the Commission’s comments and making improvements.

Ms. Call – It was wonderful to listen to Mr. Meyers and Mr. McNally and she echoed the sentiments of the Commission. The design is beautiful and she looks forward to seeing it at the next stages.

Mr. Grimes moved, Mr. Schneier seconded to approve the Concept Plan with two conditions:

- 1) That the applicant provide the electric instrument number with the Preliminary Development Plan so the limits of the overhead electric easement can be verified; and
- 2) That the applicant continue to work with Staff to ensure appropriate transition is provided between the shared-use path and the proposed patio space fronting W. Dublin-Granville Road.

Vote: Ms. Fox, yes; Mr. Fishman, yes; Ms. Call, yes; Mr. Grimes, yes; Mr. Schneier, yes; Mr. Supelak, yes; and Mr. Way, yes.

[Motion passed 7-0.]

Mr. Grimes moved, Mr. Supelak seconded to approve combining the Preliminary Development Plan with the Final Development Plan.

Vote: Ms. Fox, yes; Mr. Grimes, yes; Mr. Fishman, yes; Mr. Schneier, yes; Mr. Way, yes; Mr. Supelak, yes; and Ms. Call, yes.

[Motion passed 7-0.]

## **NEW CASES**

### **4. Employers Health at 4080 W. Dublin-Granville Road, 21-187CP, Concept Plan**

The Chair stated this application was a request for a review of a Concept Plan for the construction of a three-story, ±30,000-square-foot office building and associated site improvements. The 1.49-acre site is zoned Bridge Street District, Office located northeast of the intersection of Shamrock Boulevard with W. Dublin-Granville Road.

#### **Staff Presentation**

Mr. Will - The Concept Plan is the first in the three steps of the Bridge Street District (BSD) Process, which outlines the character and nature of the development, including building massing, open space location, street network, etc. He presented the aerial view of the site and context with the adjacent businesses. The BSD Street Network Plan showed W. Dublin-Granville Road as a Corridor Connector Street, Shamrock Boulevard as a District Connector with both of them identified as Principle Frontage Streets and Banker Drive as a Neighborhood Street.

In June 2014, the property at 4080 W. Dublin-Granville Road was split into two lots. The eastern lot was developed for State Bank and the western lot is for this current proposal. State Bank is a two-story, 11,500-square-foot loft building with a drive-through kiosk and 50 parking spaces. Two platted access easements were included. Photographs of the existing conditions were shown and the stand of trees on this property were noted. The proposed site plan includes three-story, ±30,000-square-foot, multi-tenant office building

with ±890 square feet of open space, right next to the building and a parking lot in the back with 109 parking spaces. There are also 98 off-street spaces available and 11 on-street spaces on Shamrock Blvd.

The loft-style, three-story building meets the Code requirements. Parking and circulation includes a 22-foot access easement that is not being used and an existing shared drive. Staff is not supportive of adding to Shamrock Blvd, which is a district connector street immediately adjacent to W. Dublin-Granville Rd and are encouraging the applicant to continually work with Staff and the adjacent property to complete a parking plan.

A rendering showed the proposed massing – south, from W. Dublin-Granville Rd of a three-story building, comprised mainly of brick and glass with a roof height of 40 feet with some rooftop elements rising higher. Conceptual elevations indicate that the ground story is 14 feet, which is between the 12 to 16-foot requirements. Massing indicates a building architectural feature at the southwest portion of the site near the intersection of W. Dublin-Granville Rd and Shamrock Blvd. This would allow for more pedestrian circulation and open space near the street intersection. Staff will continually work with the applicant to refine the architecture, the streetscapes, and interaction with the building.

A rendering showed the proposed massing – west, from Shamrock Blvd. of a two-story portion that is approximately 26 feet in height as well as a conceptual angle of the 3rd story covered terrace.

A rendering showed the proposed massing of the rear of the building – north, from Banker Drive. The primary entry from the parking area, highlighted by the glass tower.

A rendering showed the proposed massing – east, from State Bank of the open space and some outdoor seating that will be publicly accessible.

Materials, furnishings, and plantings were shown from elsewhere in the BSD.

The application was reviewed against the Concept Plan Review Criteria and approval was recommended with three conditions:

- 1) That the applicant continue to work with Staff to address both on and off-street parking and site circulation;
- 2) That the applicant continue to work with Staff to refine the building architecture and integration with the streetscape, specifically near the intersection of W. Dublin-Granville Road with Shamrock Boulevard; and
- 3) That the applicant continue to work with Staff to refine the design of open space to be more publicly accessible.

### **Applicant Presentation**

Chris Jolley, Darin Maker Architect, 5925 Wilcox Place, Ste. E, Dublin, Ohio – the project started out as two volumes. The main volume is along SR161 being the three-story main massing and a slightly smaller volume off to the side to engage that corner but to also creating opportunities for that roof-top space depending on tenants that may be expanded or decreased in size. About half of the building will be owner occupied. For the building to be marketable, the parking needs to be a 4:1 parking ratio; hence the need to find more parking on-street in harmony with other sites in the BSD, creating a more urban feel with the life on the street. The applicant is willing to work with Staff to get additional information on easements and where the restrictions are. The primary materials are masonry and glass. We created a real focal point with the glass. They are exploring wood-ceiling ornaments to add some warmth. With the balcony on the second floor, more interaction with the street corner.

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

Mr. Schneier inquired about parking.

Mr. Jolley – They are requesting additional parking to the maximum allowable in the Code. Prospective tenants are requesting or requiring four spaces to every 1,000 feet as part of the negotiations for leasing. If we cannot meet that request, finding tenants would be a challenge and restricts us on the types of tenants that would consider this building.

Mr. Schneier asked why they selected mainly brick.

Mr. Jolley – Potentially, a different type of stone could be used on the three-story volume.

Mr. Way inquired about the roof terrace. The intent was that the two-story building could provide an entire roof terrace but that was not shown.

Mr. Jolley – Right now it is a small area occupying the three-story section. A roof terrace could be a possibility if the tenants wanted to improve that for a larger roof terrace area.

Mr. Way – There is a fairly wide setback on the east side of the building and asked why it is setback so far. There is a small open space shown there now and asked what the intent was for that space.

Mr. Jolley – That area would serve as some green space and more opportunities with some trees as a lot of trees will need to be removed on that site. The open space in the patio area could potentially be a little larger as they explore that more. It could serve as an outdoor function space as there is a meeting area currently on the first floor, adjacent to that part of the building if it becomes a more usable space year-round.

Mr. Way asked if that part of the site could be used more efficiently. The two-story element the way it is conceived right now feels like it is an addition to the building, or another building but somehow has an accessible roof. The Board examines the corner condition for every case in Dublin. This is an opportunity to create something very special. The idea that becomes an activated space along the street is very important and encouraged the applicant to work with Staff. The building proposed stories step up to a point. That corner is not handled well. He encouraged the applicant to take advantage of the frontage when considering massing. He understood the market forces but this is the BSD and there are certain standards to make a more attractive, walkable environment. The amount of parking proposed is limiting the spaces being created. He would like to see more green space and less parking.

Ms. Fox agreed with Mr. Way's comments. This is a very busy road and as spaces are filled in between properties, each property needs to connect to the next for continual walking space. Both the first level along the road and that corner need to speak to pedestrians as they walk by. She suggested the focus on the automobile should be less. In an urban environment like this, a shared parking agreement may be the best alternative. She was not about getting right up to the street with very small setbacks because it sacrifices the streetscape. She asked if the building could be moved back from the street and there is significant space to the north side of the lot.

Mr. Jolley – Not without sacrificing parking spaces and that is the balance the applicant is trying to achieve. Currently, they are just outside the build zone because of the easements in place.

Ms. Fox – She saw the applicant meeting the requirements for primary materials but asked if more varieties of materials could be considered.

Mr. Jolley – The applicant has considered metal being used in a variety of places and harmonizing different types of masonry materials with glass.

Mr. Grimes – The appearance is reflecting many elements being jammed into this lot. He echoed all of Staff's concerns about circulation whether it be parking, pedestrian, or otherwise. He liked the general appearance of the building; a mixture of materials may help sell the overall design, but it is too austere at the moment. The property needs to be more pedestrian friendly. This is certainly a unique design and a building people would remember, which is interesting. Overall, the concept is one he agreed with but needs adjustments.

Mr. Supelak asked Staff about the parking situation as the applicant is meeting the minimum requirement of 75 and what the maximum number is.

Mr. Will – The maximum is 94 and including on-street parking is 109 total.

Mr. Fishman - It is a large, overbuilt building for the size of the property and wants more greenspace and landscaping.

Ms. Call asked Staff about the existing tree stand that will be disrupted for development of this parcel, inevitably.

Ms. Rauch –The Code requires a building to be placed in a certain location then the applicant is not penalized and required to replace trees; lots are so limited to the placement of buildings in the BSD so tree replacement, calliper-inch for calliper-inch is not required to provide some flexibility. Staff will help mitigate at the next steps, if required.

### **Public Comment**

There were no public comments received.

### **Board Discussion**

Mr. Way- The appearance of this proposal is not working well right now. He encouraged the applicant to be more creative with the third story and less heroic with that corner, in terms of architecture. With this building, it appears the architect is trying to make a statement. Create a more balanced design. The balance between parking and open space is not right.

Mr. Supelak – He echoed parking is limiting and a problem. He understood Mr. Way is not comfortable with the two-story mass but he is not. He suggested fenestration of 18 or 24 inches instead of a long flat elevation. He advocated for push and pull that will bring a lot of life to this design. The glass tower looks like it wants to be taller than any height of the building. A rotunda element at the corner would be fine but not with a “hat”. He encouraged a variety of materials be used. Open Space is going to be a critical conversation and a sticking point for the Commission because there is an opportunity to make open space remarkable and not like an afterthought.

Mr. Fishman – It has all been said by the architects but added Dublin likes green.

Ms. Fox – She leaned towards the Commission architects’ opinions. Keeping the Community Plan in mind, there is an opportunity for each building to contribute to the walking experience. For the Concept Plan to meet the Community Plan and the plans for Bridge Street, there is a long way to go with this. There is a flexibility with Required Build Zones; concentrate on activating the street. Work with the first floor level so that it will literally speak to the pedestrians. Open Spaces need to be more than a bench and landscaping. She preferred to use the term, Active Outdoor Spaces that are an active, socially-connecting public space that makes the pedestrian want to linger and stay around.

Mr. Schneier – A building with just two different colors of brick appears institutional. He was not supportive of additional parking. He would like a push-back in terms of what tenants want for parking per square-foot. Parking needs have already changed and sees a hybrid workforce in the near future for virtually every industry. Dublin should take the lead on that trend and require less parking. A “crisis is a horrible thing to waste”. Our community does not stand for urban crawl but rather walkability. Scaling back parking opens up opportunities for design.

Ms. Call – She echoed the statements made by her fellow commissioners. She encouraged a Shared-Use Agreement for meeting requirements for tenants. The City’s Economical Department could market that space

to bring in the right tenant. At the Concept Plan stage, we are not looking for all the details but rather personality and right now the concept is pretty bland.

The Chair called for the discussion to specifically address the three conditions and determine if they should be amended in any way.

Mr. Supelak – Condition 2 should have more to it.

The Chair agreed.

Mr. Supelak – Condition 3 should address the non-support of the Commission of additional parking.

The Chair agreed.

The Chair assisted Mr. Will with rewriting the conditions.

Mr. Boggs – He requested the Commission to not put a fine point on all of the conditions.

The Chair understood.

Mr. Grimes moved, Mr. Way seconded to approve the Concept Plan with three conditions, as amended:

- 1) That the applicant continue to work with Staff to pursue a shared parking plan to meet Code requirements;
- 2) That the applicant continue to work with Staff to refine the building architecture, including: (a) massing and design, (b) building materials, and (c) building interaction with the streetscape; and
- 3) That the applicant continue to work with Staff to refine the design of open space to be more publically accessible.

Vote: Mr. Schneier, yes; Ms. Fox, yes; Mr. Fishman, yes; Ms. Call, yes; Mr. Supelak, Mr. Way, yes; and Mr. Grimes, yes.

[Motion passed 7-0.]

#### **Cases 5 and 6 were heard together.**

#### **5. Bridge Park, Block F - The Bailey at 4351 Mooney Street, 21-192CU, Conditional Use**

The Chair stated this application was a request to permit a podium parking structure in association with the development of a 1.77-acre site zoned Bridge Street District, Scioto River Neighborhood located northwest of the intersection with Dale Drive with Banker Drive.

#### **6. Bridge Park, Block F - The Bailey at 4351 Mooney Street, 21-182PDP/FDP, Preliminary Development Plan/Final Development Plan**

The Chair stated this application was a request for the construction of a six-story, podium apartment building consisting of 87 units 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**

Mr. Ridge presented an aerial view of the site for context to the buildings surrounding this block. Springhill Suites lies to the north, Mooney Garage –block B to the west, Car Dealership to the south, and Cota Park N Ride to the east. He recapped the Bridge Street District (BSD) Process with the Concept Plan being the first step, followed by the Preliminary and Final Development Plans. The Planning and Zoning Commission (PZC) reviewed this site’s Concept Plan on September 16, 2021, which they approved as well as approval for combining steps 2 and 3 and makes this the last opportunity for the PZC to review these applications.

In July 2021, the PZC heard an Informal Review. Height and Use were largely supported but they were concerned with the amount of open space provided. A pedestrian-friendly streetscape along Winder Drive and a reduction in the size of an auto-court was encouraged as well as activation of Dale Drive.

In September 2021, the PZC heard a Concept Plan, which was approved with five Waivers and 13 Conditions. The Waivers addressed: Incompatible Building Types; Building Siting - Required Build Zone & Property Line Coverage; Height; and Parking Location and Loading. The conditions largely addressed building siting, open spaces, landscaping, and architecture. Existing conditions of the undeveloped property were shown in photographs where there is a significant grade change from east to west.

The proposal this evening is consistent with the Concept Plan reviewed in September that includes: a six-story podium apartment building that is age restricted; 87 dwelling units; 87-space podium parking structure; ±3,500 square feet of lobby, fitness, office space; and 0.45-acre of open space. This site has frontage on three public streets – Banker Drive, Mooney Street, and Dale Drive, and one private street – Winder Drive. The following comprehensive list of the heavy-hitting updates have been proposed since the last review:

- Auto court redesigned and reduced in size
- Building shifted north and residential wings shortened
- Additional open space
- Mooney Street entrance shifted north and curb cuts consolidated
- Two additional on-street spaces
- Building shifted east eliminates encroachment past the RBZ along Mooney Street but now encroaches past the RBZ on Dale Drive
- Additional brick detailing on the podium level
- Unique lighting elements

The proposed site plan included: a 'U'-shaped footprint, which opens to the south; an Auto-court on the north side of the building; Service and garage entrances on the west side along Mooney Street; Public open spaces; a Private amenity space; and Lot Coverage of 81% impervious, which will require a Waiver and 20% semi-impervious.

Review and approval of a Parking Plan has been requested for this evening that is a revision from the Parking Plan approved in 2019 for Building F1 (Springhill Suites). The Parking Plan conservatively uses standard residential parking requirements for the Bailey units, rather than the requirements for age-restricted units; therefore, the Parking Plan goes beyond what is required by Code. New parking required is 240 spaces given the proximity to a transit stop. The revision permits continued use of Block B garage with 7 additional spaces allocated for the office use. The site is required a total of 45 bicycle parking spaces, which the applicant stated has been met but needs to be indicated on the plans. Staff has requested greater detail for Podium Parking. The structure itself requires approval for the Conditional Use in the BSD, Scioto River Neighborhood zoning district. Landscaping & exterior cladding screen the structure. The application meets the minimum required open spaces for Block F and were presented in detail.

Elevations were shown of the north/Winder Drive and the east/Dale Drive that are 6 stories in height; accommodate the change in grade; are comprised of brick, ceramic tile, glass, cementitious siding, metal panel; balconies; and with the primary entrance on Winder Drive. The applicant is deficient of primary materials on each elevation. The south and west elevations were shown including: the change in grade; the residential amenity deck; balconies; the garage entrance and service entry, and the same building materials as above. Renderings were shown of various perspectives: the corner of Dale Drive and Winder Drive; Winder Drive and Mooney Street; Banker Drive and Mooney Street; and Banker Drive and Dale Drive.

The Conditional Use application/Case 5 has been reviewed against applicable review criteria and was recommended for approval.

Staff recommended approval for Case 6 that includes: an Administrative Departure, 19 of the 20 Waivers - a disapproval of Waiver 10; a Parking Plan; and the Preliminary and Final Development Plans with 17 conditions. All recommendations are listed in detail, below:

Recommend approval of the Administrative Departure:

1. §153.062(O)(12)(a)(1) — Building Siting Requirement: A Requirement of a Corner-Side Build Zone of 5-20 feet.  
Request: To permit a Corner-Side RBZ of 4.98 feet along Mooney Street.

Recommend approval of 19 of the 20 Waivers:

1. §153.062(O)(12)(a)(3) — Parking Location and Loading Requirement: Loading areas are required to be located on side or rear elevations.  
Request: To permit a loading facility location on Mooney Street, a front elevation.
2. §153.065(B)(5)(b) — Site Development Standards – Stacking Spaces Requirement: Two vehicle lengths of 20 feet be provided between the street and garage entry gate.  
Request: To permit a stacking area of 13 feet in length.
3. §153.062(O)(12)(a)(3) — Parking Location and Loading Requirement: A minimum 5-foot wide landscape buffer be provided along perimeter of podium apartment buildings.  
Request: To permit a reduction in the required 5-foot landscape buffer for the Dale Drive frontage.
4. §153.062(O)(12)(d)(3) — Building Entrance Requirement: Principal entrances be located on a primary street façade.  
Request: To permit a principal entrance on non-primary street façade.
5. §153.062(O)(12)(a)(1) — Building Siting Requirement: A Required Build Zone of 5-20 feet.  
Request: To permit an encroachment of approximately 4 feet beyond the RBZ along Dale Drive.
6. §153.062(O)(12)(a)(1) — Building Siting Requirement: Permitted lot coverage not to exceed 70% impervious with an additional 20% semi-pervious permitted.  
Request: To permit 81% pervious lot coverage and no additional semi-pervious coverage.
7. §153.062(O)(12)(d)(3) — Building Entrance Requirement: 1 entrance per 75 feet of façade width.  
Request: To permit a reduction in the required number of entrances for each elevation.
8. §153.062(O)(12)(b) — Height Requirement: Minimum finished floor elevation a minimum of 2.5 feet above the adjacent sidewalk elevation.  
Request: To permit a reduced height between the finished floor elevation and adjacent sidewalk for approximately 47 lineal feet of the Dale Drive elevation.
9. §153.062(O)(12)(c) — Uses and Occupancy Requirements Requirement: Podium parking structures shall be screened to at least 90% opacity utilizing building materials that are integrated into and compatible with the remainder of the façade.  
Request: To permit a reduced opacity on the east, north and west elevations as follows: 76% on east elevation, 79% on the north elevation, and 42% on the west elevation.
10. §153.062(O)(12)(d)(4) — Façade Divisions Requirement: Horizontal façade division be provided within the first 3 feet of the top of the ground story.

Request: No horizontal façade division be provided above the podium level.

11. §153.062(E)(1) — Façade Materials Requirement: A minimum of 80% of each façade visible from a street or adjacent property, exclusive of windows and doors, shall be constructed of permitted primary materials.  
Request: To permit a reduction in the percentage of primary materials on each façade.
12. §153.062(D)(a) — Parapet Height Requirement: Parapet height of 2 to 6 feet is required.  
Request: A parapet height of 1 to 5.8 feet in height.
13. §153.062(E)(2) — Façade Material Transitions Requirement: When more than one façade material is proposed vertically, the 'heavier' material shall be incorporated below the 'lighter' material.  
Request: To permit a deviation from this requirement to permit a vertically oriented application of brick on the structure.
14. §153.065(B)(c)(3) — Internal Circulation Requirement: Clear ceiling height of 12 feet where a parking structure has street frontage.  
Request: To permit a clear ceiling height of 9.67 feet.
15. §153.064(G)(1) — General Open Space Requirements – Proportion Requirement: Open space types shall be sized at a ratio of not more than 3:1, length to width.  
Request: To permit a ratio of 5.68:1 for the southernmost and largest open space, and a ratio of 3.16:1 for the northwest pocket plaza.
16. §153.064(G)(A) — General Open Space Requirements – Table Requirement: Pocket parks consist of a maximum of 30-percent impervious surface, plus an additional 10-percent semi-pervious surface.  
Request: To permit up to 34-percent of the southern pocket park to consist of impervious surfaces.
17. §153.064(G)(A) — General Open Space Requirements – Table Requirement: Pocket plazas consist of a minimum of 40-percent impervious surface.  
Request: To permit 24-percent of the north-central pocket plaza to consist of impervious surfaces.
18. §153.064(G)(A) — General Open Space Type Requirements – Table Requirement: Pocket parks are to be a minimum of 0.10-acre in size.  
Request: To permit a pocket park of approximately 0.061-acre in size at the northeast corner of the site.
19. §153.064(G)(A) — General Open Space Type Requirements – Table Requirement: Pocket parks are to be a minimum of 0.10-acre in size.  
Request: To permit a pocket park of approximately 0.061-acre in size at the northeast corner of the site.
20. §153.064(G)(A) — General Open Space Type Requirements – Table Requirement: Pocket parks are to be between 300 and 1200 square feet in size.  
Request: To permit two pocket plazas of approximately 1,800 square feet and 2,060 square feet in size on the north side of the building.

Recommended approval for the Parking Plan for Block F:

- 1) Requirement: A total of 59 parking spaces are required for The Bailey's residential and office components, and a total of 239 are required for the entirety of Block F. 98 spaces are provided within Block F.  
Request: To continue to utilize the 142 excess parking spaces in the Block B garage to fulfill required parking.

Recommended approval for the Preliminary and Final Development Plans with 17 conditions:

- 1) That the plans be revised to provide full-depth brick, as a replacement material for the vertical, wood-look metal panel elements on the building, subject to Staff approval;
- 2) That the applicant continue to work with Staff on the selection of appropriate plant species, subject to Staff approval prior to building permit submittal;
- 3) That the applicant provide additional detail on the interior layout of the podium parking structure to verify that the number of bicycle spaces indicated on the plans can be provided, subject to Staff approval and prior to submitting for building permits;
- 4) That all façade material transitions occur at inside corners, subject to Staff approval and prior to submitting for building permits;
- 5) That the applicant provide material specifications for all proposed windows, subject to Staff approval and prior to submitting for building permits;
- 6) That the window sills and lintels be provided where appropriate, subject to Staff approval and prior to submitting for building permits;
- 7) That the balconies be independently secured and unconnected to balconies above or below; and the underside of the balconies be finished, subject to Staff approval and prior to submitting for building permits;
- 8) That all roof mounted mechanical equipment be screened per Code, subject to Staff approval;
- 9) That the horizontal expression line be implemented as reflected on the architectural perspective drawings submitted, subject to Staff approval;
- 10) That the applicant provide additional details regarding the height of the stone gabion wall and its construction materials, subject to Staff approval; [Staff disapproves]
- 11) That the applicant notify City of Dublin Staff when installing street trees, and that Staff be present when installation occurs to verify proper installation;
- 12) That the street tree wells be at least 5 feet wide per Dublin City Code;
- 13) That the Hedge Maple trees be added to the Dale Drive streetscape, and that street tree locations will be marked in the field by the forester prior to planting, subject to review and approval by the City Forester;
- 14) That all final open space furnishing details be provided to Planning for review, prior to submittal for building permits;
- 15) That the applicant continue to work with Engineering to dedicate a necessary right-of-way for Banker Drive via a deed, to the satisfaction of the City Engineer;
- 16) That the applicant continue to work with Engineering and Planning Staff to better align the access into the Bailey garage with the Block B garage access, subject to Staff approval; and

- 17) That the applicant continue to work with Engineering to install curb ramps designed and installed to the satisfaction of the City Engineer.

### **Board Questions for Staff**

Mr. Way requested an explanation for number 9 of the 17 conditions and an ADA ramp on Winder Drive.  
Mr. Grimes asked for explanations for each of the 17 conditions.  
Mr. Hendershot was able to clarify all.

Mr. Grimes asked if they are to vote on the Administrative Departure.  
Mr. Boggs answered that can be approved by Staff.

Ms. Fox – This is a lot to consider and is not certain the 17 conditions are addressing the Commission's comments from the past meetings on this application. She asked why the horizontal line is such an issue, the use of primary materials, and impervious coverage. She thought this block was to contain less impervious coverage. The Commission had asked for a variety of Primary materials but on the one façade with a brick column, the first and second floor are covered in bricks and the street level is where there should be transparency in order to show activity inside. The crushed granite in the amenity space is an issue for seniors; they would not like to walk over it or try to get a wheelchair or a cane over that stone.

Mr. Ridge – Staff has requested more construction details and the height of the Gabion Wall but staff is mostly supportive. Secondary materials versus Primary materials have been addressed in a few conditions. Staff is supportive of the percentage of impervious coverage as the applicant meets the requirements in the overall total.

Mr. Schneier – The pedestrian circulation does not appear to connect for a complete loop on Mooney Drive.

Mr. Ridge – The applicant is just indicating where the curb cuts are located but the circulation connects.

Mr. Way – He was concerned about the shifting of the building to the east so that Mooney Drive can work. This pushes the 6-story building 15 feet into Dale Drive with less than a foot for landscaping.

Mr. Ridge – Along Mooney, the request was to push the building back as it was encroaching the RBZ. The suggestion came because of the proximity of the podium at the time that was overwhelming in combination with the garage across the street. Essentially, the pedestrian would be surrounded by garage. Staff was supportive of encroaching the RBZ on Dale Drive given the curvature of the street that mitigates the impact of the building and varies the pedestrian experience.

Mr. Way challenged that comment. Yes, there is curvature to the street but there is still a six-story building close to the street. Landscaping is really needed here to soften the back façade; it is basically a wall. He asked if Staff asked the applicant to cant that tower.

Mr. Ridge – That suggestion was not made but Staff had asked the applicant to narrow the building. He deferred to the applicant to state the design intent and how that section would function.

Ms. Call – On the impervious and the semi-impervious coverage there are two separate areas we are looking for Waivers to deviate from the requirements in the Code. She asked if all things are equal, if 50% impervious material was worth the same as semi-impervious.

Mr. Hendershot - From a semi-impervious to impervious, the crushed granite allows infiltration into the ground from the stormwater management standpoint. This area of the City is exempt from water quantity requirements so we do not need to look for ways to retain water and regulating release rates from the site, given the proximity to the Scioto River. There are water quality requirements. There is an existing hydrodynamic separator that is basically a water quality unit that treats water as the water is filtered to it. A semi-impervious product is better than a solid/impervious material from a stormwater management standpoint.

Mr. Boggs asked to address Mr. Grimes' question. Conclusively, yes, there will need to be a separate motion for the Administrative Departure.

### **Applicant Presentation**

There is representative online, Russell Hunter, Crawford Hoying Development Partners. The applicants in person have prepared a presentation.

Joe Pax, architect with M+A Architects, 775 Yard Street, Columbus, Ohio.43212. The RBZ encroachment at Dale Drive was part of the challenge the applicant was facing with the building and meeting the parking requirements. Within the garage they permitted 87 spaces with this footprint. There was a design change between Concept and this step, where the applicant bumped the façade about two feet to get relief along the façade on that frontage at Mooney Drive with a walkway. This created a pedestrian scale they felt was important. They set the building back 17 feet instead of the required 5 feet to accommodate the shift, pushing the building further to the east/Dale Drive. They intend to landscape with irrigation from the face of the building to the edge of the sidewalk. The applicant intends to keep the aisles in the parking lot at 24 feet. The area of the decomposed granite is recessed 3 feet from the main podium terrace level as a public plaza but the residents could use it. It is not intended for the tenant or resident's space. With seating and nice shaped trees

### **Board Questions for the Applicant**

Mr. Supelak – Why is the Curb ramp access on the north side being maintained? Make the connection. It makes a little bit more sidewalk on the plaza park.

Mr. Pax – There are issues with grade and slopes there to accommodate road access while providing a turnaround for the Washington Township Fire Dept. fire apparatus. Grade was an issue with ADA access across Winder with the island element that is there. The applicant's intent is for the residents with wheelchairs to cross at the corners; not to get to the hotel but to get down to the shopping area.

### **Board Discussion**

Mr. Supelak – One of the conditions is to lose the columns on the balconies that will significantly change the appearance. He was still concerned about the lower level public plaza park on the south side. He was concerned about access. The light posts on the corner are fun and a nice touch. There are a lot of white panels on the north side and encouraged the applicant to use more primary materials like glass. There has been a lot of heartburn with wood material especially when it is used robustly. The further away from real wood the less comfort we have with the material. There have been some really nice projects in BSD where we have not allowed that material. Generally, this proposal is agreeable and a nice project. Massaging the direction east or west a foot or so either way to the adjacent street is immaterial at this point.

Mr. Way – His pet peeve is still the shift of the building to Dale Drive. The whole argument about Mooney Street, there is nothing happening on Mooney from a pedestrian standpoint. It is a parking garage and yes, there is an entrance to the building but we are putting a lot of emphasis on that being a people place and that is really not going to be one. Mooney Street is literally access to parking mostly. He did not see that as a heavy pedestrian street. He preferred the building tight to Mooney Street and more space on Dale Drive to handle the façade of the building there that is not activating the street. This would provide more space that probably is still not enough space to get some taller landscaping close to the building to soften it. The recommendation in the Staff Report is an absolute must. Generally, it is a nice project and actually liked the park. He requested that bike racks be taken out of the center of everything and slide benches around so there is more focus on viewing the corner piece. The Gabion Wall needs a seat on it. He was intrigued that there is a space now preserved for public art. He asked how the space is going to be curated. Another corner in Bridge Park we have been discussing turned over as a special design and maybe this is a situation where that corner is designed by someone other than that developer on that property, more engagement with a wider variety of

people and the community thinks of it as an art place. The light sticks are so faddish these days, seen everywhere, and nothing unique. Lighting is important. He requested more creative lighting. The courtyard is nice with the terracing.

Mr. Grimes – There certainly is a lot here to consider. A lot of points have been made. Mooney Street ties the building more together with the neighborhood. Dale Drive is more of a thoroughfare and Mooney Street is more of a neighborhood street. He was pleased with the project.

Mr. Fishman – He agreed with what most everyone said on the podium. This should be more pedestrian friendly rather than accommodating automobiles.

Ms. Fox – She recognized she was not an expert on architecture but she is a walker and knows how architecture affects her. This project has come a long way. There are a lot of Waivers. The building is still overwhelming to the space because there is a need to shift it back and forth for one street to sacrifice space on another street. Shrink the building and neither side will be lost. There are a lot of brick, blank walls on the first floor. She appreciates what the applicant has given to the people that live. There is a little bit of transparency at the front door on one side of the entrance but very little on the other. She tried to imagine what it will be like for seniors living in an urban environment and why they would move here. This is a “Friendship Village” of sorts. The seniors are moving for social connection, an active lifestyle, the ability to be full of life and enjoy the amenities. Everything on the first floor does not relate to the street. Even though she understands we have underground parking there are still opportunities to bring transparency to the active life. On the west side of the front door, perhaps more can be done to show there is lots of life inside this building so she did not like flood walls. There cannot be an entire block of walls. Even on the terraced area, on Banker Drive, she still feels as if one has to transverse the wall to get to the public space. Instead of being able to be on the streetscape and enjoying the view to the terraces. She understood there was a grade issue but there might be a way to bring visual reveal to the space. She was not a fan of the Gabion Walls. They can be found on a new rehabilitation hospital she walks to and it literally looks like someone just set them down from unloading the truck. You will not feel comfortable sitting there.

The crushed granite is another issue. Yes, it is public but this is an area where seniors will invite visitors, see their children and play with the grandchildren. The kids are going to want to ‘go play’ but Grandma and Grandpa cannot go down there with a walker or any type of wheeled transportation because it is not accessible to them. If the walls must stay, create something really nice as focal interest. She sees the attempt on Winder but it reads like a drop-off; it does not feel like a place one would want to stay. On the south side and Dale Drive are the biggest opportunities to create softness that draws people to want to stay. This is residential building for seniors and it is really important that the applicant has amenities on the inside that are not just a cookie-cutter amenity. Ms. Fox said she had provided Staff with some inspirational images. This project is close and has great potential but there are still elements to be dealt with. She did not feel comfortable moving this forward to the final.

Mr. Ridge – There is an issue with trying to access those images from this computer.

Ms. Fox explained, on the amenities inside the U-shape, areas need to be created that can be used in all seasons so these places can be interactive with family and friends even during the pandemic.

Mr. Pax – The south terrace has an open pavilion.

Ms. Fox – She did not see any trees.

Mr. Ridge was able to present the photos. He clarified that the BSD encourages transparency on the first floor but this style of building requires 90% opacity from the parking areas.

Mr. Schneier – His fellow Commissioners all made great points and agreed with just about all of them. It seems difficult to get any kind of access from the west to the Plaza on the south requested that be explored. The lighting is attractive, will stand out, and will make this building a little more interesting than otherwise.

The Chair - For the Conditional Use there are 10 conditions of approval, 19 Waivers, and Preliminary and Final Development Plans with 17 conditions. This application is a heavy lift. She thanked the Commissioners for their time and preparation on this proposal. There are always going to be differences in applications based on building type, application, and use, etc. Just looking at the Waivers, she counted 4 that are specific to topography whether we agree with the or not, 2 others on Building Type, 1 that is not recommended by Staff, But then there are others where they are part of the give and take during the evolution of a building. She reviewed the meeting minutes from the last meeting and some of the comments are echoed here tonight: reduction in building size, open up the open space, to allow both street facing to open up with engagement with the pedestrian walkways. There are some items like the height of the parking structure where maybe it is not as critical but she challenge staff with 3 or 4 of these that need to be revisited in Code, specifically impervious versus pervious to take into consideration like when a quantity does not need to be met because of adjacent location next to a waterway. The fact that the Commission is reviewing the Preliminary Development Plan and the Final Development Plan coupled together, there is a lot of discomfort among the Commission Members. She asked Legal if there is an opportunity to now segment those, once they have been combined.

Mr. Boggs – The Code does not expressly address that situation.

Ms. Rauch – Because these are so intrinsically linked, she was not sure how they could be divided cleanly.

The Chair – There are 5 motions, counting the Administrative Departure, but one of those is approving the Preliminary and Final Development Plan that all interplay with each other and can see the original thought to combine the two, but the Commission does not appear to be as comfortable with the application as it currently sits to move forward without some significant work.

Mr. Boggs – The Code calls out that Preliminary and Final Development Plans can be combined as it was in this case and the Commission has done with previous cases. There is not a procedure provided for de-coupling them once the combination had occurred. We have advised previous applicants and he did not recall whether that occurred with this one, as it was not in the minutes. We have advised applicants to table their case to address comments that were made during the course of the meeting.

The Chair – Her only hesitation was by keeping them coupled, there will be a total of three meetings versus if they were separate could be two.

Ms. Rauch – The Chair could ask the applicant if they wanted to table the case.

The Chair – She did not want to lose time for this applicant and asked if the Commission could buckle down and get a consensus initially on the Preliminary Plan as there may not be enough traction to give them final feedback on both this evening for the applicant to be comfortable returning.

Mr. Underhill - A straw poll might be worth taking to provide an indication to the applicant, if both could be approved this evening.

The Chair – She took a straw poll to see how many members would be in favor of moving forward with an approved Prelim and Final this evening. She wanted the Commission as a whole to provide a consensus this evening. She asked the applicant if they had an appetite for tabling the Preliminary and Final Development Plans and bring the application back to move this project forward.

Mr. Hunter – There is no harm nor foul to bring this back. He saw no reason for not tabling this and coming back for one more turn. He asked if he could address a couple of points, yet this evening.

The Chair – She wanted to provide feedback and for Mr. Hunter to ask whatever he wanted to gain clarity on the comments this evening.

Mr. Hunter – The applicant is working through several avenues regarding public art for the corners. On the position of moving the building back and forth between Dale Drive and Mooney Street, the applicant landed where they did because Mr. Hunter felt they learned a lesson on Mooney Street going north from prior developments. He requested clarity on grading issues all over the site, how the open spaces are acting, and how the podium building is interacting. This is a very challenging site because on all four sides, there are roads that already exist and those grades and sidewalks cannot move and yet building heights and story heights are largely set in the BSD. There are only so many gymnastics we can do there. The applicant tried to meet Code and when they were not able to, they tried to compensate in other areas. The more sidewalks we add the less

green space is available. The crushed granite was proposed to diversify from some of the other materials we have used in Bridge Park but that is an easy fix. The grading issues more than anything he wanted to ensure all eyes were wide open.

The Chair asked to run through the Waivers and Conditions, one by one.

Waivers:

1. To permit a loading facility location on Mooney Street, a front elevation - SUPPORTIVE
2. To permit a reduction in the required 5-foot landscape buffer for the Dale Drive frontage - SUPPORTIVE – DUE TO PODIUM PARKING BUILDING?
3. To permit a stacking area 13 feet in length - SUPPORTIVE
4. To permit a principal entrance on non-primary street façade - SUPPORTIVE
5. To permit an encroachment of approximately 4 feet beyond the RBZ along Dale Drive – NOT SUPPORTIVE
6. To permit 81% pervious lot coverage and no additional semi-pervious coverage - SUPPORTIVE
7. To permit a reduction in the required number of entrances for each elevation - SUPPORTIVE
8. To permit a reduced height between the finished floor elevation and adjacent sidewalk for approximately 47 lineal feet of the Dale Drive elevation *MIGHT NEED FURTHER DISCUSSION*
9. To permit a reduced opacity on the east, north and west elevations as follows: 76% on east elevation, 79% on the north elevation, and 42% on the west elevation - SUPPORTIVE
- 10. No horizontal façade division be provided above the podium level **STAFF RECOMMENDED Disapproval.** *THE BOARD WAS ALSO NOT SUPPORTIVE.***
11. To permit a reduction in the percentage of primary materials on each façade.  
*THE BOARD NEEDS A SPECIFIC PERCENTAGE*
12. A parapet height of 1 to 5.8 feet in height - SUPPORTIVE
13. To permit a deviation from this requirement to permit a vertically oriented application of brick on the structure - SUPPORTIVE
14. To permit a clear ceiling height of 9.67 feet - SUPPORTIVE
15. To permit a ratio of 5.68:1 for the southernmost and largest open space, and a ratio of 3.16:1 for the northwest pocket plaza.  
*THE BOARD WAS SPLIT. NEEDS FURTHER DISCUSSION*
16. To permit up to 34-percent of the southern pocket park to consist of impervious surfaces - SUPPORTIVE
17. To permit 24-percent of the north-central pocket plaza to consist of impervious surfaces - SUPPORTIVE
18. To permit a pocket park of approximately 0.061-acre in size at the northeast corner of the site

*NEEDS FURTHER DISCUSSION*

~~19. To permit a pocket park of approximately 0.061 acre in size at the northeast corner of the site. DUPLICATE to 18.~~

20. To permit two pocket plazas of approximately 1,800 square feet and 2,060 square feet in size on the north side of the building - SUPPORTIVE

*20. is really 19 as 17 & 18 are duplicates*

The Board emphasized that Open Space has to be Usable Space.

Mr. Hunter – He did not have any additional questions.

Mr. Pax – He questioned Waiver 8 – reduced height of 47 linear feet.

The Chair – The Commission was not crystal clear on what this is going to look like, challenged with topography. Come back understanding our sensitivity and show the Commission what is proposed is the best you can do with what you have to work with.

Mr. Pax – He questioned Waiver 9.

The Chair – The Commission is supportive of the reduction. We are looking for fewer blank walls.

Conditions with consensus of the Board on support, per discussion:

- 1) The plans be revised to provide full-depth brick, as a replacement material for the vertical wood-look metal panel elements on the building, subject to Staff approval;  
*There is not a commitment from the Commission that it has to be full-depth, brick. The Commission will consider a quality, non-woodlike material and are requesting an approved primary material.*
- 2) The applicant continue to work with Staff on selection of appropriate plant species, subject to Staff approval prior to building permit submittal;  
*This is standard.*
- 3) The applicant provide additional detail on the interior layout of the podium parking structure to verify that the number of bicycle spaces indicated on the plans can be provided, subject to Staff approval and prior to submitting for building permits;  
*This is standard.*
- 4) All façade material transitions occur at inside corners, subject to Staff approval and prior to submitting for building permits;  
*This is standard.*
- 5) The applicant provide material specifications for all proposed windows, subject to Staff approval and prior to submitting for building permits;  
*This is standard.*
- 6) Window sills and lintels be provided where appropriate, subject to Staff approval and prior to submitting for building permits;  
*This is standard.*
- 7) Balconies be independently secured and unconnected to balconies above or below; and the underside of the balconies be finished, subject to Staff approval and prior to submitting for building permits;  
*This is standard.*

- 8) All roof mounted mechanical equipment be screened per Code, subject to Staff approval;  
*This is standard.*
- 9) The horizontal expression line be implemented as reflected on the architectural perspective drawings submitted, subject to Staff approval;  
*This is standard.*
- 10) The applicant provide additional details regarding the height of the stone gabion wall and its construction materials, subject to Staff approval;  
*If done well, the Commission could be supportive.*
- 11) The applicant notify City of Dublin Staff when installing street trees, and that Staff be present when installation occurs to verify proper installation;  
*This is standard.*
- 12) Street tree wells be at least 5 feet wide per Dublin City Code;  
*This is standard.*
- 13) Hedge Maple trees be added to the Dale Drive streetscape, and that street tree locations will be marked in the field by the forester prior to planting, subject to review and approval by the City Forester;  
*A specific tree species has been requested.*
- 14) All final open space furnishing details be provided to Planning for review prior to submittal for building permits;  
*This is standard.*

*Michael Hendershot spoke to the following three conditions, earlier in the meeting.*

- 15) The applicant continue to work with Engineering to dedicate necessary right-of-way for Banker Drive via deed to the satisfaction of the City Engineer;
- 16) The applicant continue to work with Engineering and Planning Staff to better align the access into the Bailey garage with the Block B garage access, subject to Staff approval; and
- 17) The applicant continue to work with Engineering to install curb ramps designed and installed to the satisfaction of the City Engineer.

Mr. Pax - He questioned the comment about the alignment of the garage entries on Block B and our proposed entry. He asked to address that and some of the limitations within the first floor plan. Looking at the plan provided, you will notice the ingress/egress comes into an end of a parking space as safety is a factor. If the garage entry from Mooney Street were moved further to the north, it creates a very vicarious condition on the interior that is not safe for the drivers within the garage.

Mr. Way – If the opening was moved further to the north, vehicles would be coming in on an aisle and could drive right in. The way it is proposed, vehicles have to be driven and turn in order to get down an aisle to park.

Mr. Pax – There is a site compactor at the corner of the site that is being used by the hotel as this building would. Between elevator 2 and the trapezoidal figure on the outside, which is an exterior structure (8-foot high wall) the transformers are enclosed. There is a limit of getting the public access elevator in there for access from Mooney Street. The applicant does not see the ability to shift that entry to the north with these factors.

Mr. Way – He thought there was a lot of space there. He asked if it would align using that aisle.

Mr. Hendershot – From Staff’s standpoint, and confirming with our Transportation and Mobility Group, we feel strongly we need to have those driveways align because we feel it is an unsafe condition on Mooney Street for two vehicles of opposing traffic, making those left turns into the sites. Staff is adamant the driveways should line up from a safety standpoint.

Mr. Pax – This is going to be a 65-plus building so there will not be a heavy load of traffic in the mornings or the evenings and asked this to be considered as far as a hazard for parking. He asked that the interaction between vehicles coming in and out of those garages be taken into consideration.

The Chair stated the Commission will definitely take a look at this in the future as there are solid arguments on both sides. She asked Staff to prepare that analysis for the next Staff Report. If the recommendation has changed, please note it. If it has not changed, include the applicant’s request at the same time.

The Chair summarized there are five items on the agenda requiring five motions:

1. Conditional Use
2. Parking Plan
3. 19 Waiver Reviews total but Staff disapproves the condition requiring a horizontal façade division above the podium level.
4. One Administrative Departure
5. Preliminary and Final Development Plans

Mr. Boggs – The question is whether the applicant wants to table everything that is on the agenda or divide it up. The Waivers fall under the approval of the Preliminary and Final Development Plans.

The Chair asked Mr. Hunter if he wanted to request to table everything so it can all come back to the Commission holistically for discussion.

Mr. Hunter – He was not sure he saw any harm in that.

Ms. Rauch – She said it makes sense if Mr. Hunter wants to table everything at once. You have heard the Commission is supportive of this proposal with modifications.

The Chair – The Commission has a request from the applicant to table items 5 and 6 for modifications pending based on this evening’s discussion.

Mr. Supelak moved and Mr. Way seconded to approve the applicant’s request to table.

Vote: Mr. Fishman, yes; Ms. Call, yes; Mr. Schneier, yes; Mr. Grimes, yes; Ms. Fox, yes; Mr. Way, yes; and Mr. Supelak, yes.

[Motion passed 7-0.]

## **COMMUNICATIONS**

Ms. Rauch – Ms. Holt had updated everyone on the Residential Development Standards in November, 2021 and she proposed dates for the Commission to meet with Staff. The goal would be to get the Commission’s feedback of which Staff would develop outcomes to be forwarded to City Council. Discussion questions were provided to facilitate the meeting with Staff when the Commission Member’s examples of different residential neighborhoods preferred would also be covered. The expectation is the Commission would provide ideas for what is considered ideal development.

Ms. Call – She had forwarded an Open Space Code to Staff that used a point-based system that included a definition of open space - to provide recreational amenities to residents. The point-based system matrix starts with a minimum point required based on the size of the open space. A splash pad that could accommodate 25 people would have a point value of 90 points, for example. A Bocce Ball area would have a value. A table of a certain size and a bench were at the very low end of the point value system. It was easy to determine if the open space would meet the needs of the community and could be adjusted as the community evolved. It

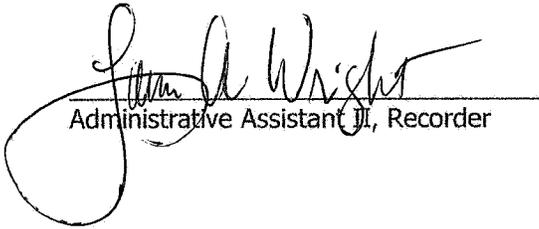
is a living, breathing codified document. She requested the Commission present this to City Council and determine if they would support this points-based system for open spaces in Dublin.

The Chair adjourned the meeting at 10:15 p.m.



Handwritten signature of the Chair, appearing to read "M. Call".

Planning & Zoning Commission, Chair



Handwritten signature of the Administrative Assistant II, Recorder, appearing to read "John A. Wright".

Administrative Assistant II, Recorder