



To: Members of Dublin City Council
From: Dana L. McDaniel, City Manager 
Date: Tuesday, November 27, 2018
Initiated By: Vincent A. Papsidero, FAICP, Planning Director
Jennifer M. Rauch, AICP, Planning Manager
Re: Development Plan/Site Plan – Riverside Crossing Park, East Plaza, Phase 1 –
(Case# 17-124DP/SP)

Summary

This is a request for review and approval of a Site Plan for the first phase of development for the City of Dublin Riverside Crossing Park, East Plaza and associated site improvements based on the approved Master Plan and Basic Plan. The site is located on the west side of Riverside Drive, north of the intersection with SR 161. City Council members are asked to review and make determinations on the Development and Site Plan applications in accordance with the Bridge Street District (BSD) zoning regulations.

Background

The River Corridor Framework Plan was authorized by City Council in 2013, which led to the development and planning of the public infrastructure and park improvements along the Scioto River within the Bridge Street District. A series of public meetings and input sessions resulted in the creation of a Master Plan for the park along the west and east sides of the river. City Council adopted Resolution 32-16 for the Scioto Riverside Park Master Plan on May 23, 2016.

The Planning and Zoning Commission and Architectural Review Board conducted an informal review of the Basic Site Plan on November 3, 2016, with formal review and recommendation for approval by the Administrative Review Team on November 23, 2016. City Council approved the Basic Plan Review and designated themselves as the required reviewing body on December 5, 2016.

The Planning and Zoning Commission and Architectural Review Board conducted an informal review of the Development and Site Plan on January 4, 2018. Members had questions regarding the lighting design for the park given that it will be accessible day and night. Some members encouraged a vegetated roof for the pavilion to provide a more aesthetically pleasing view from the east, as well as to address sustainability. Members also discussed different materials for the pavilion in lieu of the originally proposed wood exterior. Discussion also included accessibility for bicyclists and programming for the park. Overall the Board and Commission supported the proposal and found the improvements were in keeping with the Basic Site Plan approval.

The Administrative Review Team held a formal review and made a recommendation of approval to City Council on March 29, 2018 with one Waiver and three conditions.

City Council reviewed the final Development and Site Plan at its May 7, 2018 meeting and requested additional information and public input prior to taking action on the application. An information only memo was included in City Council's June 11, 2018 packet outlining the specific items and ideas identified by the members, which is included in this packet. Additionally, staff provided a detailed memo outlining how these items were addressed and a presentation at the June 25, 2018 City Council meeting (See attached memo and Council proceedings).

A public meeting was held on July 11, 2018 following a multi-week opportunity for public comment on the proposed park design. All comments from the public meeting and the public comment are included in the packet for Council's review.

At the recent City Council CIP Budget Workshops, much discussion and emphasis was paid to the future funding and development of Riverside Crossing Park on the east side of the Scioto River. For the purposes of the CIP budget discussion, staff presented renderings of proposed areas of the park that included additional enhancements based on the feedback received from City Council during its reviews and from the public input and comments. While City Council approved the 2019 – 2023 CIP budget, the final Development and Site Plan needs to be approved in order to execute the projects slated for 2019 and beyond.

Application Overview

Layout

The proposed Phase 1 park improvements for the east side of the river include a plaza landing, upper and lower terraces, a pavilion building with restrooms, a large lawn, various seating areas, overlook areas, a promenade, water features, landscape materials, and an underground maintenance facility. The east plaza landing aligns with Bridge Park Avenue and provides access from the pedestrian bridge to the park and to private development east of Riverside Drive, as well as the cycle track.

The entrance to the east plaza landing is shown at the end of Bridge Park Avenue with a proposed pavilion and covered seating located in the southern part of the plaza space, referred to as the upper terrace. A maintenance facility is located at the base of the pedestrian bridge and integrated into the slope on the rear and below the upper terrace.

The proposed lower terrace contains fixed and movable seating areas with a water feature and landscape elements located north of the pavilion. A series of terraced seating is integrated into the grade, as users move down toward the river. The proposal includes a large green lawn to the north and a series of pedestrian paths connecting the park amenities and overlook areas. A promenade is proposed along Riverside Drive.

Uses

A majority of the site is zoned Bridge Street District – Public District, which permits institutional use, such as libraries, schools, and parks. A smaller section of the southern portion of the site contains a number of parcels located in the previous Riverside Drive right-of-way, which will need to be rezoned to BSD – Public District with a future application.

Pavilion

The pavilion is located in the southern part of the east plaza, in the upper terrace. The location and orientation of the pavilion ensures visibility to the iconic pedestrian bridge. The proposed design incorporates a rectangular building with a flat roof, gently flared that extends over the western portion of the upper terrace. The overhang provides cover for the seating and gathering space underneath. The area contains a limestone veneer fire place in the center.

Access to restroom facilities is provided on the north elevation and an adjacent storage room/small prep kitchen is located at the west end of the pavilion. The design and scale of the pavilion is intended to complement the design and scale of the pedestrian bridge. The materials include wood siding on all sides of the building with clear and fritted glass along the north and south elevations and a green roof.

Seating Areas

A variety of seating options are provided on the east plaza and throughout the park, including fixed and movable seating. The significant grade change on the east side provides several opportunities to integrate seating into the slope. The proposal includes granite and architectural concrete seating elements within the upper and lower terraces of the park. The revised drawings incorporate wood on the seating portion of the seat walls to soften the aesthetic.

Water Features

Two integrated water features are proposed in the plans. Within the upper plaza, a water feature is incorporated into the cast stone seating area. A more dramatic water feature is shown in the lower plaza area and cascades down adjacent to the stairs that lead to the lower plaza, as well as over the wall.

Maintenance Storage Area

The proposed 4,300-square-foot maintenance facility is located at the base of the pedestrian bridge and is integrated into the slope on the rear side of the upper terrace. The area will house maintenance equipment, work benches and shop space, and mechanical systems and equipment. Access to the area is provided from the southern path system.

Promenade and Green

A new, expanded promenade has been included in the proposed design but is not yet currently programmed in the five-year 2019-2023 CIP Budget. The promenade runs along the west side of Riverside Drive, directly to the west of the sidewalk and includes a variety of moveable and fixed seating, as well as swings under pergolas with planting areas. A naturalized play area is located adjacent to and below the promenade within the green. The previously proposed walls and seating located along the edge of the green near Riverside Drive have been modified and softened based on City Council's input.

Overlook Areas

A series of overlook areas have been incorporated in the revised design, located at the northern and southern portions of the park. These include plantings and a variety of seating areas.

Landscaping

Detailed planting plans have been provided for the east plaza and surrounding area. Additional plans including a tree inventory and tree removal plan are provided to address City Council concerns regarding how existing plantings and tree removal will be addressed for the park. The plans detail the trees impacted in Phase 1, which indicates the removal of 39 trees due to poor

condition or impacts of construction. Future removal may be required following the completion of the east plaza improvements to allow for greater views to the river or additional river access. Any additional tree removal will be reviewed and approved by City Council.

Parking

Vehicular access and parking are provided from the areas surrounding the proposed park. The Bridge Street District Code permits parking plan approval to address required parking for park uses. The proposed plaza does not provide designated off-street parking spaces, as it is intended to be utilized by patrons and those crossing between the east and west sides of the river via the pedestrian bridge. The existing public parking garages will provide adequate public parking, as well as the adjacent on-street spaces on Riverside Drive. Pedestrian access is provided at the intersections of Riverside Drive with Bridge Park Avenue and John Shields Parkway.

Signs

Individual pin-mounted letters are proposed on a stone seat wall on the north side of the upper plaza. The proposed sign will need to meet the Code requirements of 1/2-square-foot per linear feet of building, up to 50 square feet.

Recommendation

The Administrative Review Team has reviewed the Development Plan and Site Plan Review and recommends City Council take the following action:

1) Approve 1 Waiver:

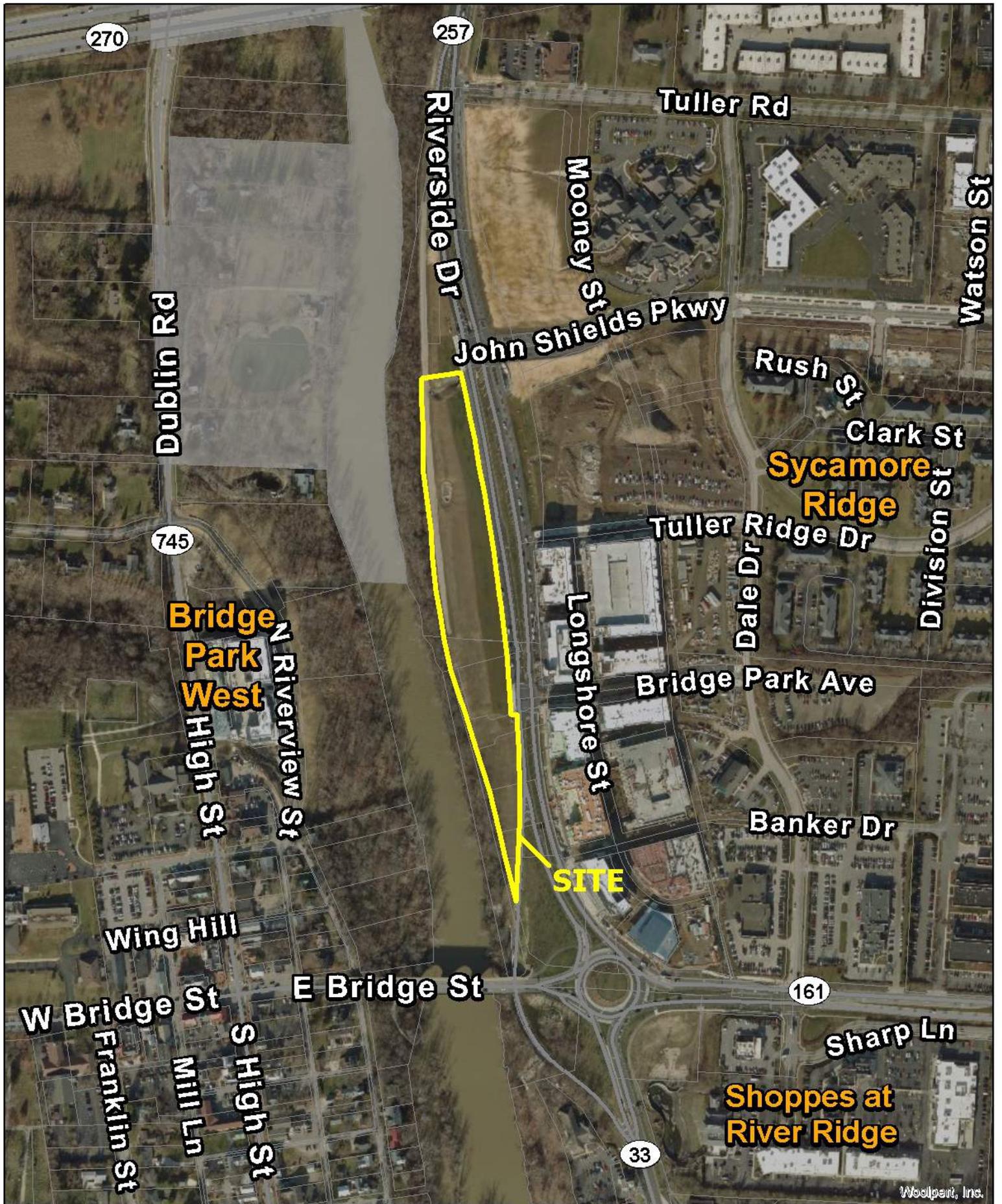
Fencing, Walls and Screening – §153.065(E)(1)(a-b).

Required: Retaining wall heights shall not exceed 4 feet in height when located to the front or 6 feet in height when located to the side or rear.

Proposed: 14.5 feet.

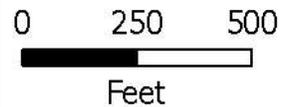
2) Approve Development Plan Review & Site Plan Review with Parking Plan with one condition:

1) A plat and a rezoning application will be submitted and processed through the appropriate approval process.



City of Dublin

17-124SPR
 Site Plan Review
 Riverside Crossing Park, Phase 1 - East Plaza





Case # 17 - 1234

PLANNING APPLICATION

This is the general application form for Boards and Commissions. In addition, applicants should submit a checklist with the requirements for the application type indicated below. Attach additional sheets if necessary.

I. REVIEW REQUESTED:

- Administrative Appeal
- Administrative Departure
- Amended Final Development Plan
- Amended Final Development Plan - Sign
- Architectural Review Board
- Basic Development Plan Review
- Basic Site Plan Review
- Building Code Appeal
- Community Plan Amendment
- Concept Plan
- Conditional Use
- Development Plan Review - Bridge Street District
- Development Plan Review - West Innovation District
- Demolition
- Final Development Plan
- Final Plat
- Informal Review
- Master Sign Plan
- Minor Modification
- Minor Project Review
- Minor Subdivision
- Non-Use (Area) Variance
- Preliminary Development Plan/PUD Rezoning
- Preliminary Plat
- Site Plan Review - Bridge Street District
- Site Plan Review - West Innovation District
- Special Permit
- Standard District Rezoning
- Use Variance
- Waiver Review
- Wireless Communications Facility
- Zoning Code Amendment

II. PROPERTY INFORMATION: Provide information about the property including existing and proposed development.

Property Address(es): Riverside Crossing Park (East)	
Tax ID/Parcel Number(s) (List All):	Parcel Size(s) in Acres (List Each Separately): 3.29
Existing Land Use/Development: Public	Existing Zoning District: BSD - Public
Proposed Land Use/Development: Park	Proposed Zoning District: /

III. CURRENT PROPERTY OWNER(S): Indicate the person(s) or organization(s) who own the property proposed for development.

Name (Individual or Organization): City of Dublin
Mailing Address (Street, City, State, ZIP): 5200 Emerald Parkway Dublin, OH 43017
Email/Phone Number: 614.410.4400

For questions or more information, please contact Planning at 614.410.4600 | www.dublinohioUSA.gov



IV. APPLICANT(S): Complete this section if the person/organization representing the applicant/ property owner is different from the applicant.

Not Applicable

Name (Individual or Organization):	Dana McDaniel, City Manager		
Mailing Address (Street, City, State, ZIP):	City of Dublin - 5200 Emerald Pkwy Dublin		
Phone Number:	614-410-4400		OH 43017
Email:	dmcDaniel@dublin.oh.us		

V. REPRESENTATIVE(S): Complete this section if the person/ organization representing the applicant/ property owner is different from the applicant (such as the project manager or property owner's legal council).

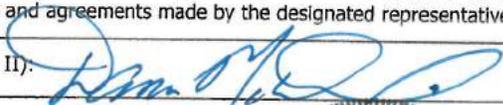
Not Applicable

Name (Individual or Organization):	Matt Earman, Parks & Recreation Director		
Mailing Address (Street, City, State, ZIP):	City of Dublin, 6555 Shier Rings Rd, Dublin		
Phone Number:	614-410-4750		OH 43017
Email:	mearman@dublin.oh.us		

VI. PROPERTY OWNER'S AUTHORIZATION OF APPLICANT(S)/ AUTHORIZED REPRESENTATIVE: The Property Owner listed in Section III must authorize the Applicant listed in Section IV and/or the Authorized Representative listed in Section V to act on the Owner's behalf with respect to this application.

Not Applicable

I Dana McDaniel, the **property owner**, hereby authorize Matt Earman to act as my **representative(s)** in all matters pertaining to the processing and approval of this application, including modification to the application. I agree to be bound by all representations and agreements made by the designated representative (listed in Sections III and/or IV).

Original Signature of Property Owner (listed in Section II):		Date: <u>Dec 20, 2017</u>
--	--	---------------------------

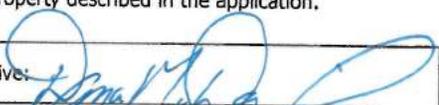
Subscribed and sworn before me this 20th day of December, 2017
 State of Ohio
 County of Franklin Notary Public _____



Candace M. Jones
 Notary Public, State of Ohio
 My Commission Expires 02/01/21

VII. AUTHORIZATION TO VISIT THE PROPERTY: Site visits to the property by City representatives are essential to process the application. The Property Owner/ Applicant/ Authorized Representative (listed in Section II), hereby authorizes City representatives to enter, photograph, and post a notice on the property described in this application. This is optional, but strongly recommended.

I Dana McDaniel, the **property owner or authorized representative**, hereby authorize City representatives to enter, photograph and post a notice on the property described in the application.

Original Signature of Property Owner or Authorized Representative:		Date: <u>12/20/17</u>
--	--	-----------------------

For questions or more information, please contact Planning at 614.410.4600 | www.dublinohioUSA.gov



EVERYTHING GROWS HERE

VIII. APPLICANT'S AFFIDAVIT OF ACKNOWLEDGMENT: This section must be completed with an **original signature** and **notarized**.

Original Document Attached

I Dana Mc Daniel, the **property owner** or **authorized representative**, have read and understand the contents of this application. The information contained in this application, attached exhibits and other information submitted is complete and in all respects true and correct to best of my knowledge and belief.

Original Signature of Property Owner or Authorized Representative: 

Date: Dec 20, 2017

Subscribed and sworn before me this 20th day of December, 2017
 State of Ohio
 County of Franklin Notary Public _____




Candace M. Jones
 Notary Public, State of Ohio
 My Commission Expires 02/01/21

FOR OFFICE USE ONLY:

Case Title:	Date Received:
Case Number:	
Amount Received:	Next Decision Due Date (If Applicable):
Receipt Number:	
Reviewing Body (Circle One): ART ARB BZA CC PZC	Final Date of Determination:
Map Zone:	
Determination or Action:	Related Cases:
Ordinance Number (If Applicable):	





FINAL SITE PLAN

BRIDGE STREET DISTRICT

RIVERSIDE CROSSING PARK: EAST PARK PHASE 1 IMPROVEMENTS

NOVEMBER 12, 2018





- 1| Pedestrian Bridge East Plaza
- 2| Pedestrian Bridge West Plaza
- 3| Pedestrian Bridge
- 4| The Green
- 5| Pathways & Trails
- 6| Indian Run Falls Trail
- 7| River Access & Overlooks
- 8| John Shields Parkway Plaza



MKSK
MKSSTUDIOS.COM

DUBLIN | RIVERSIDE CROSSING PARK
FINAL SITE PLAN

CITY COUNCIL APPROVED MASTER PLAN - MAY 2016



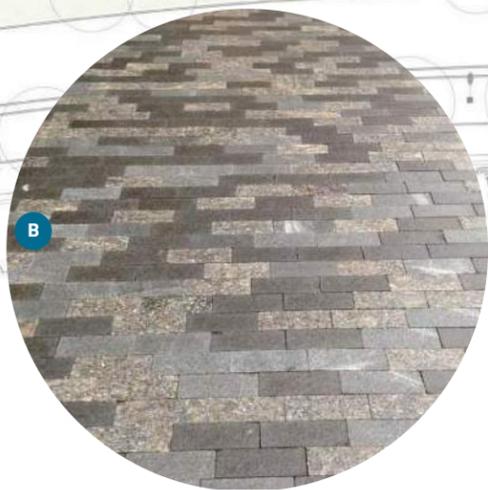
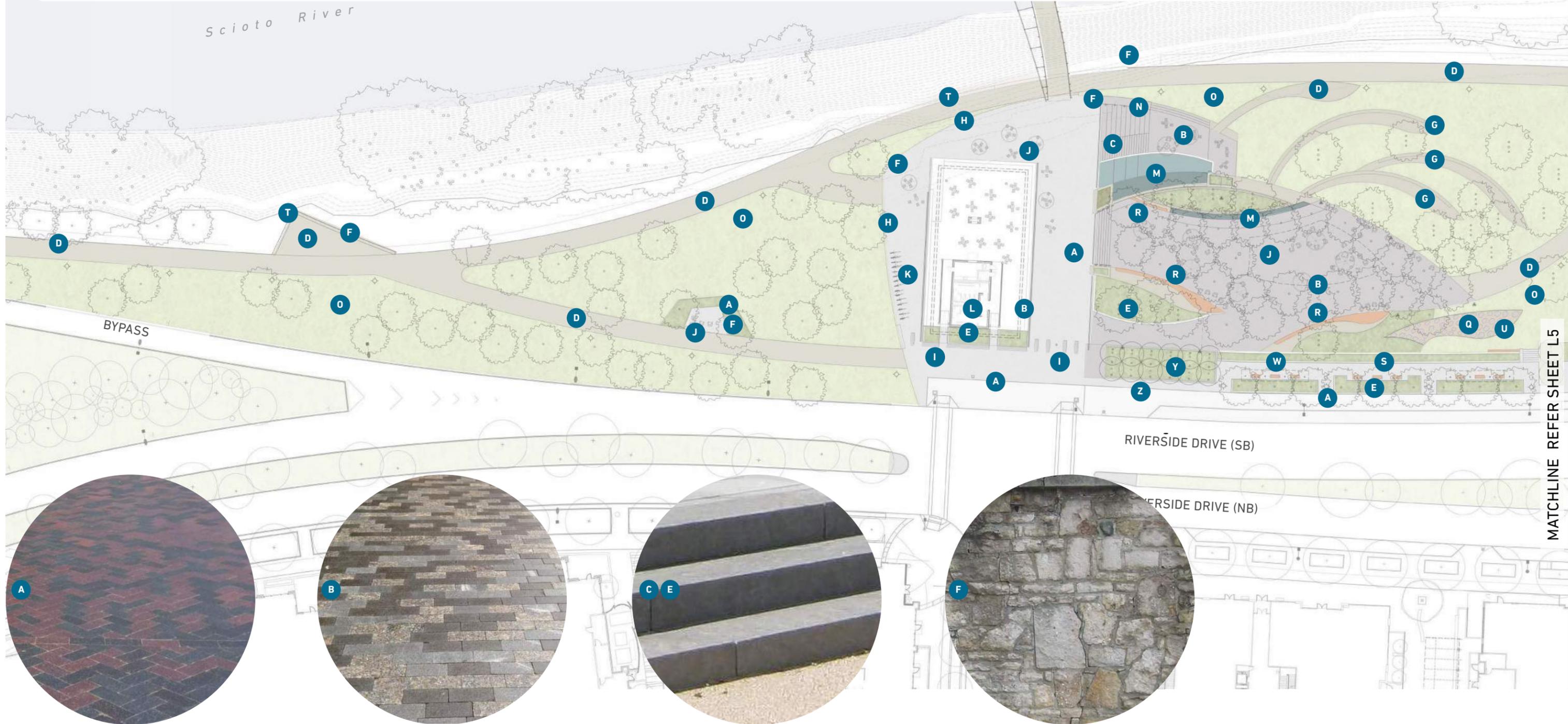




1 East Plaza Landing Upper Terrace	20,500 sf/0.47ac.
a Pavilion	
2 East Plaza Landing Lower Terrace	48,912 sf/1.22 ac.
b Water Feature	
c Seating Terrace	
3 The Green	117,092 sf/2.69 ac.
4 Pedestrian Underpass Temporary Connection	
5 South Overlook Seating Area	1,209 sf/0.03 ac.
6 South Green Overlook	350 sf/.008 ac.
7 Overlook Seating Area	2,116 sf/.05 ac.
8 Bluff Overlook Seating Area	508 sf/.01 ac.
9 Riverside Promenade	21,019 sf/.48 ac.
10 Pathways & Trails	

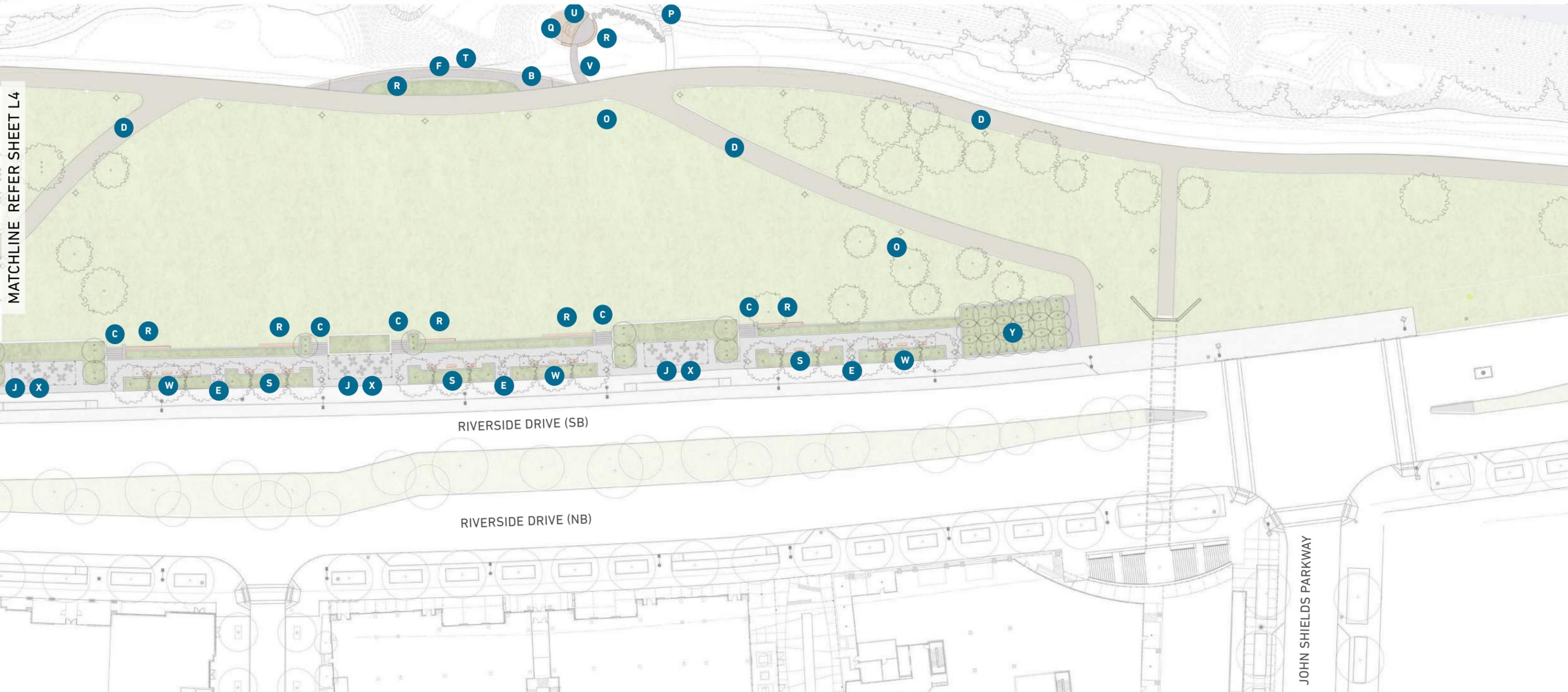
MATERIALS LEGEND

- A** Brick Pavers
- B** Granite Pavers
- C** Granite Stairs
- D** Concrete Paving w/ Architectural Finish
- E** Granite Planter Curb
- F** Site Wall with Stone Veneer
- G** Cast Stone Seating
- H** Perforated Metal Railing
- I** Granite Seat Bollards
- J** Moveable Site Furnishings
- K** Bicycle Racks
- L** Pavilion
- M** Water Feature
- N** Terrace Seating
- O** Pedestrian Light Pole
- P** River Access
- Q** Boulders
- R** Cast Stone Bench w/ Wood Top
- S** Fixed Site Furnishings
- T** Metal Railing
- U** Decorative Aggregate Paving
- V** Stone Pavement
- W** Swings Under Pergola
- X** Pergola
- Y** Raised Granite Plinth
- Z** Park Signage



MATERIALS LEGEND

- A** Brick Pavers
- B** Granite Pavers
- C** Granite Stairs
- D** Concrete Paving w/ Architectural Finish
- E** Granite Planter Curb
- F** Site Wall with Stone Veneer
- G** Cast Stone Seating
- H** Perforated Metal Railing
- I** Granite Seat Bollards
- J** Moveable Site Furnishings
- K** Bicycle Racks
- L** Pavilion
- M** Water Feature
- N** Terrace Seating
- O** Pedestrian Light Pole
- P** River Access
- Q** Boulders
- R** Cast Stone Bench w/ Wood Top
- S** Fixed Site Furnishings
- T** Metal Railing
- U** Decorative Aggregate Paving
- V** Stone Pavement
- W** Swings Under Pergola
- X** Pergola
- Y** Raised Granite Plinth
- Z** Park Signage



MATERIALS LEGEND - PAVILION

- | | | | | | |
|--|--------------------------------------|--------------------------------|---------------------------------------|--------------------------------------|-----------------------|
| A Brick Pavers | F Site Wall with Stone Veneer | K Bicycle Racks | P River Access | U Decorative Aggregate Paving | Z Park Signage |
| B Granite Pavers | G Cast Stone Seating | L Pavilion | Q Boulders | V Stone Pavement | |
| C Granite Stairs | H Perforated Metal Railing | M Water Feature | R Cast Stone Bench w/ Wood Top | W Swings Under Pergola | |
| D Concrete Paving w/ Architectural Finish | I Granite Seat Bollards | N Terrace Seating | S Fixed Site Furnishings | X Pergola | |
| E Granite Planter Curb | J Moveable Site Furnishings | O Pedestrian Light Pole | T Metal Railing | Y Raised Granite Plinth | |





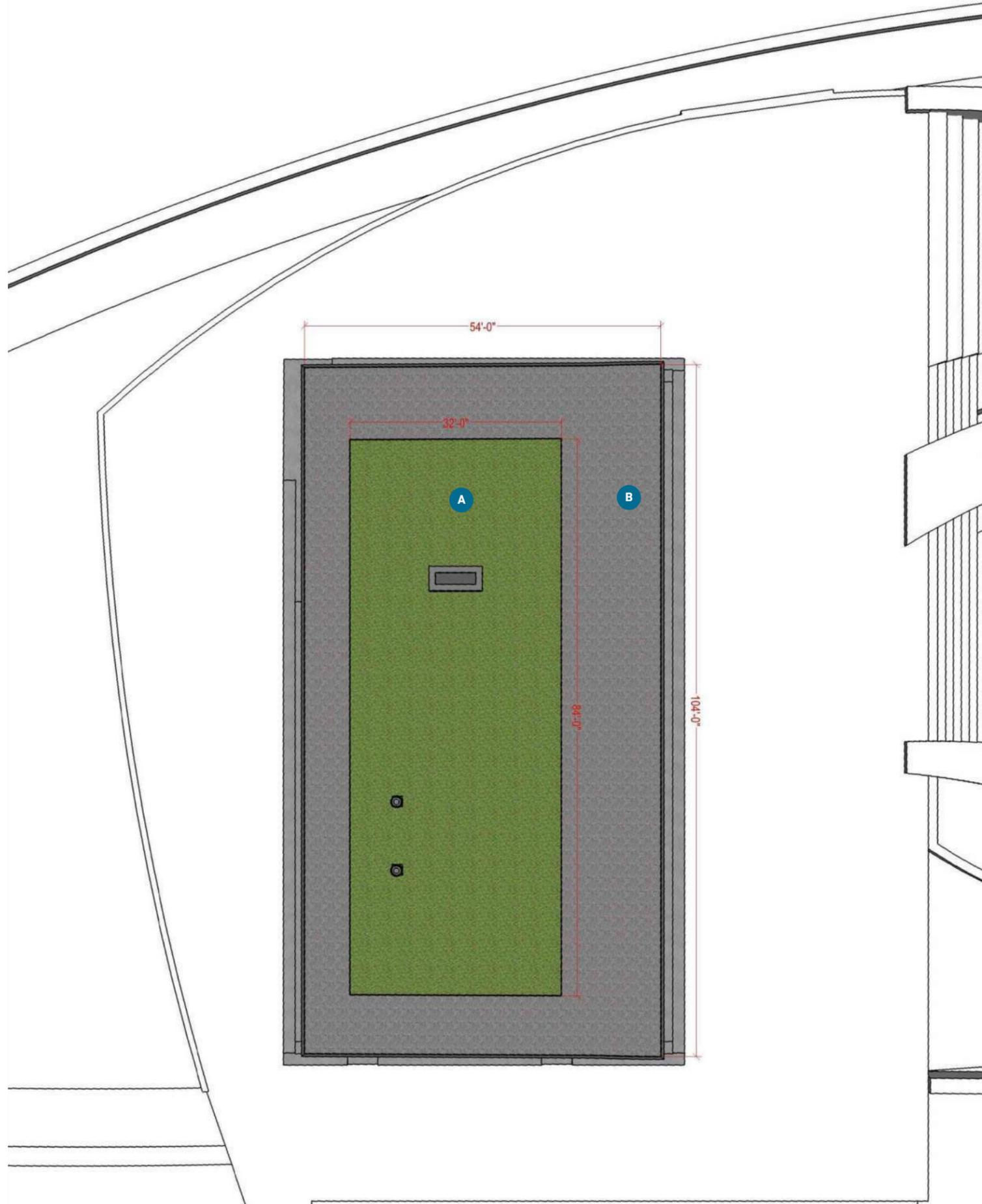




MATERIALS LEGEND



- A Sedum Tray System
- B Ballasted Roof





MATERIALS LEGEND - UPPER PLAZA

- | | | | | | |
|--|--------------------------------------|--------------------------------|---------------------------------------|--------------------------------------|-----------------------|
| A Brick Pavers | F Site Wall with Stone Veneer | K Bicycle Racks | P River Access | U Decorative Aggregate Paving | Z Park Signage |
| B Granite Pavers | G Cast Stone Seating | L Pavilion | Q Boulders | V Stone Pavement | |
| C Granite Stairs | H Perforated Metal Railing | M Water Feature | R Cast Stone Bench w/ Wood Top | W Swings Under Pergola | |
| D Concrete Paving w/ Architectural Finish | I Granite Seat Bollards | N Terrace Seating | S Fixed Site Furnishings | X Pergola | |
| E Granite Planter Curb | J Moveable Site Furnishings | O Pedestrian Light Pole | T Metal Railing | Y Raised Granite Plinth | |











MATERIALS LEGEND - LOWER PLAZA

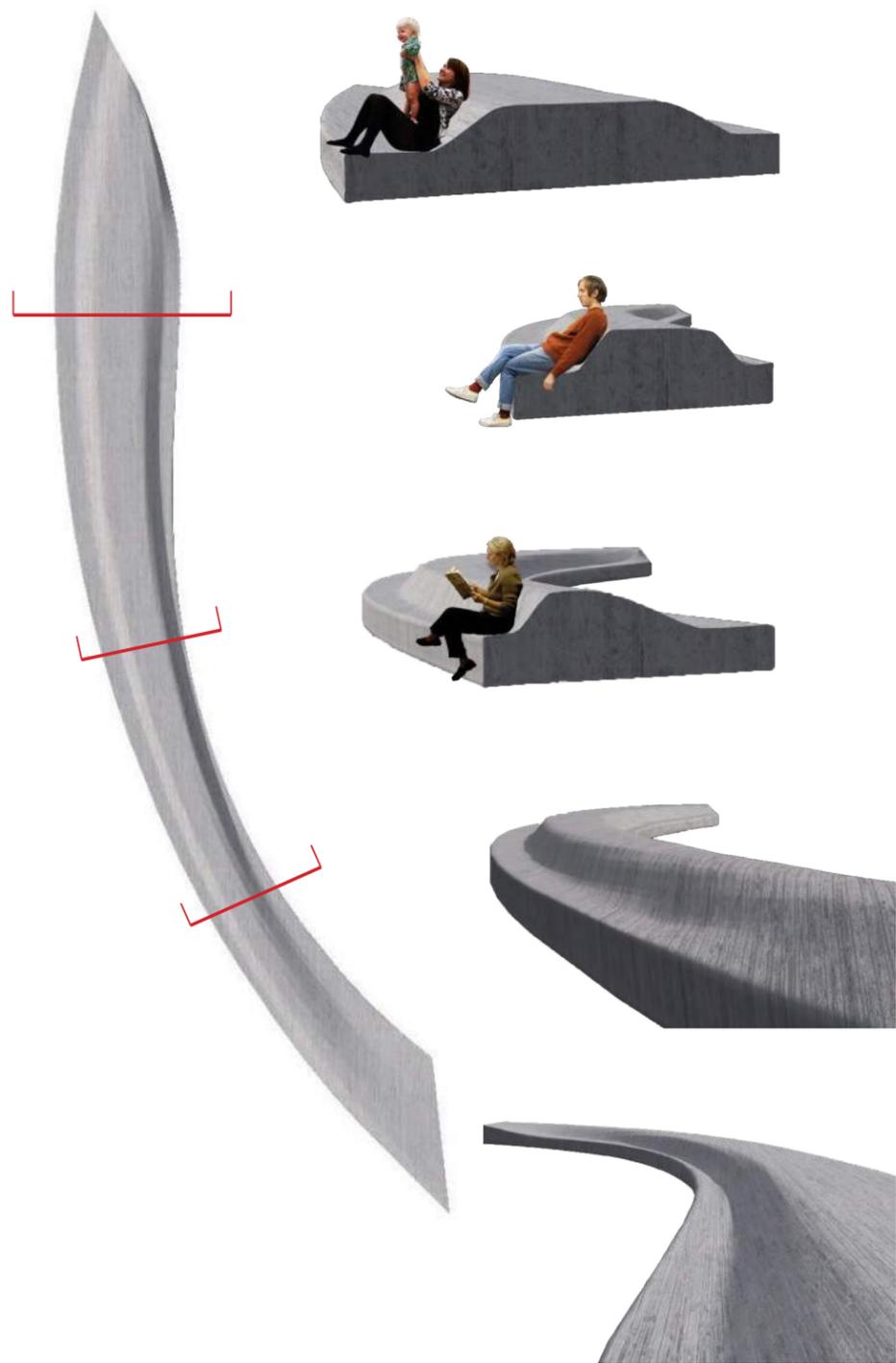
- | | | | | | |
|--|--------------------------------------|--------------------------------|---------------------------------------|--------------------------------------|-----------------------|
| A Brick Pavers | F Site Wall with Stone Veneer | K Bicycle Racks | P River Access | U Decorative Aggregate Paving | Z Park Signage |
| B Granite Pavers | G Cast Stone Seating | L Pavilion | Q Boulders | V Stone Pavement | |
| C Granite Stairs | H Perforated Metal Railing | M Water Feature | R Cast Stone Bench w/ Wood Top | W Swings Under Pergola | |
| D Concrete Paving w/ Architectural Finish | I Granite Seat Bollards | N Terrace Seating | S Fixed Site Furnishings | X Pergola | |
| E Granite Planter Curb | J Moveable Site Furnishings | O Pedestrian Light Pole | T Metal Railing | Y Raised Granite Plinth | |



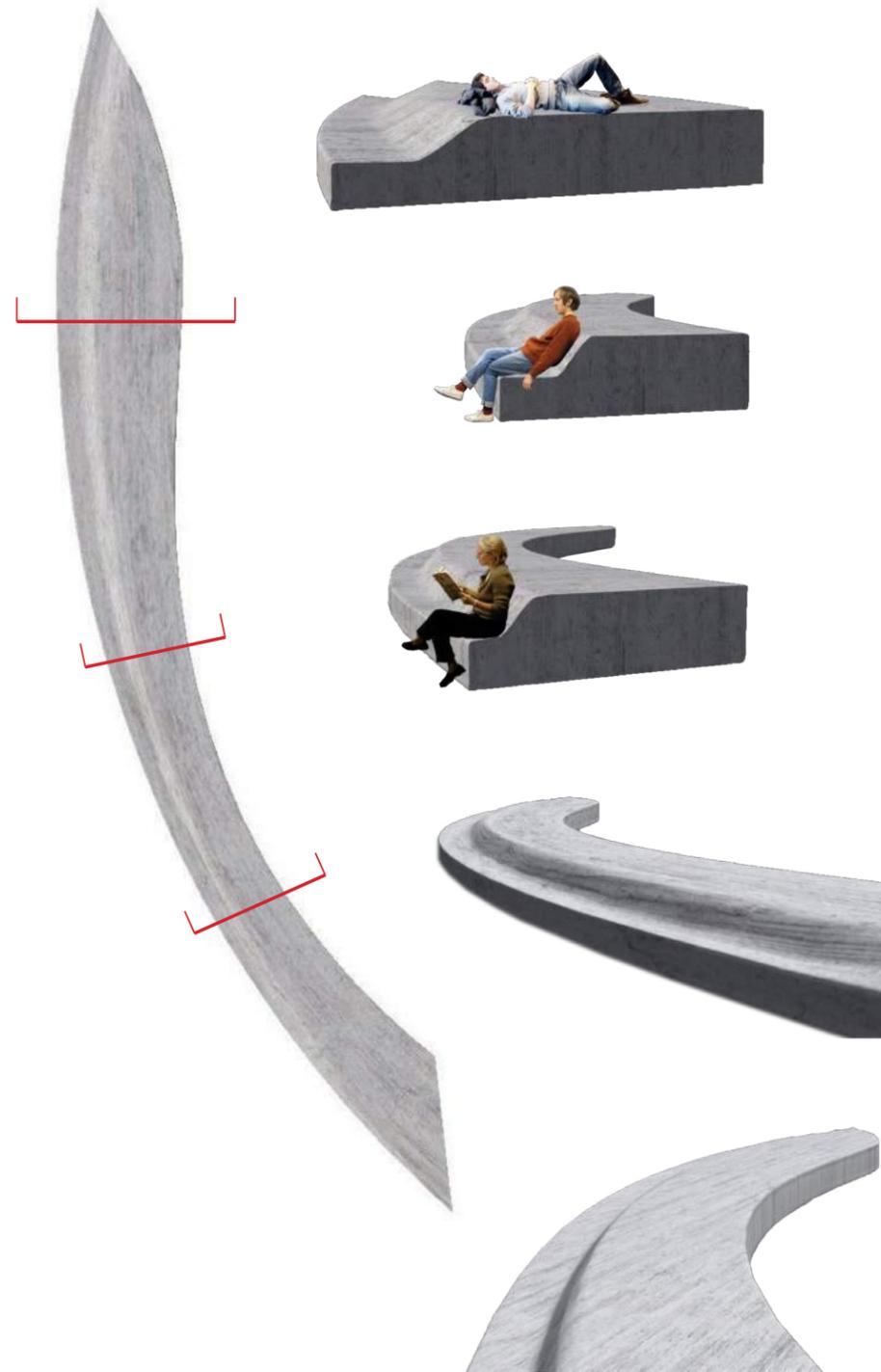




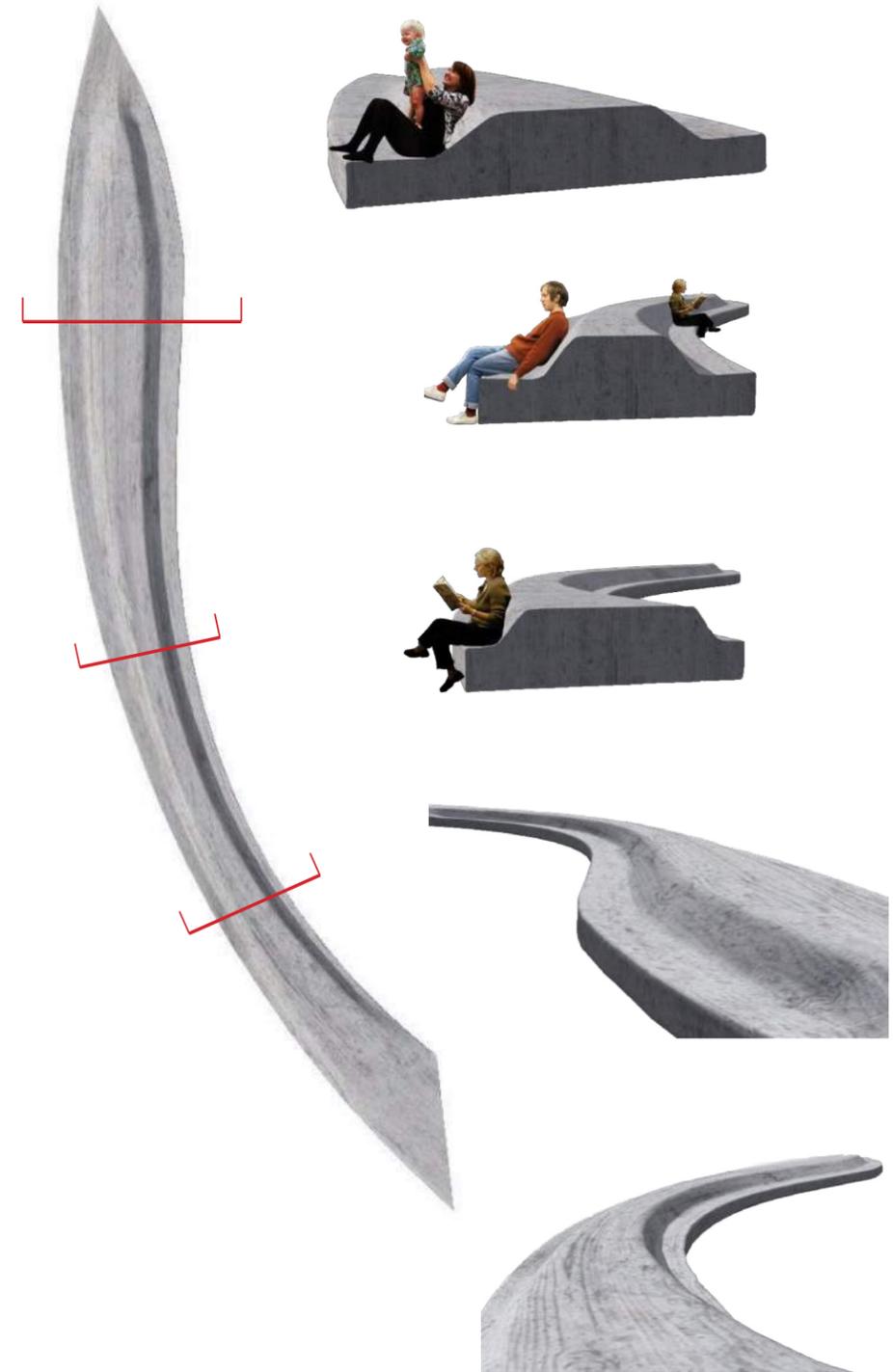
BENCH & LOUNGE



BENCH, LOUNGE & RETAINING WALL



BENCH, LOUNGE & TERRACE



















MATERIALS LEGEND - LAWN AND OPEN SPACE

- | | | | | | |
|--|--------------------------------------|--------------------------------|---------------------------------------|--------------------------------------|-----------------------|
| A Brick Pavers | F Site Wall with Stone Veneer | K Bicycle Racks | P River Access | U Decorative Aggregate Paving | Z Park Signage |
| B Granite Pavers | G Cast Stone Seating | L Pavilion | Q Boulders | V Stone Pavement | |
| C Granite Stairs | H Perforated Metal Railing | M Water Feature | R Cast Stone Bench w/ Wood Top | W Swings Under Pergola | |
| D Concrete Paving w/ Architectural Finish | I Granite Seat Bollards | N Terrace Seating | S Fixed Site Furnishings | X Pergola | |
| E Granite Planter Curb | J Moveable Site Furnishings | O Pedestrian Light Pole | T Metal Railing | Y Raised Granite Plinth | |



RIVERSIDE DRIVE (SB)

RIVERSIDE DRIVE (NB)

JOHN SHIELDS PARKWAY

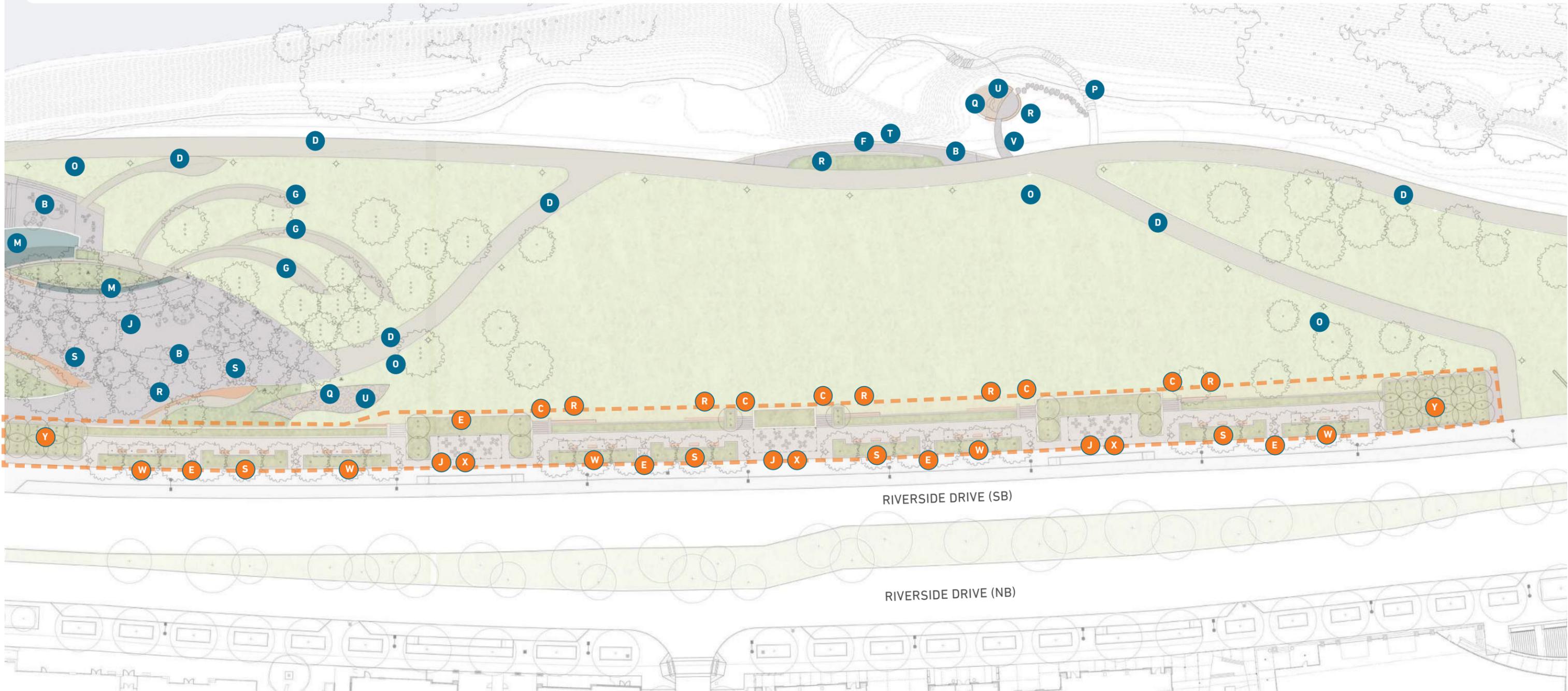






MATERIALS LEGEND - PROMENADE

- | | | | | | |
|--|--------------------------------------|--------------------------------|---------------------------------------|--------------------------------------|-----------------------|
| A Brick Pavers | F Site Wall with Stone Veneer | K Bicycle Racks | P River Access | U Decorative Aggregate Paving | Z Park Signage |
| B Granite Pavers | G Cast Stone Seating | L Pavilion | Q Boulders | V Stone Pavement | |
| C Granite Stairs | H Perforated Metal Railing | M Water Feature | R Cast Stone Bench w/ Wood Top | W Swings Under Pergola | |
| D Concrete Paving w/ Architectural Finish | I Granite Seat Bollards | N Terrace Seating | S Fixed Site Furnishings | X Pergola | |
| E Granite Planter Curb | J Moveable Site Furnishings | O Pedestrian Light Pole | T Metal Railing | Y Raised Granite Plinth | |











MATERIALS LEGEND - OVERLOOK AND SEATING AREAS

- | | | | | | |
|--|--------------------------------------|--------------------------------|---------------------------------------|--------------------------------------|-----------------------|
| A Brick Pavers | F Site Wall with Stone Veneer | K Bicycle Racks | P River Access | U Decorative Aggregate Paving | Z Park Signage |
| B Granite Pavers | G Cast Stone Seating | L Pavilion | Q Boulders | V Stone Pavement | |
| C Granite Stairs | H Perforated Metal Railing | M Water Feature | R Cast Stone Bench w/ Wood Top | W Swings Under Pergola | |
| D Concrete Paving w/ Architectural Finish | I Granite Seat Bollards | N Terrace Seating | S Fixed Site Furnishings | X Pergola | |
| E Granite Planter Curb | J Moveable Site Furnishings | O Pedestrian Light Pole | T Metal Railing | Y Raised Granite Plinth | |









PLANTING LEGEND

- A Existing Tree - Riparian
 - B Existing Tree - Streetscape
 - C Deciduous Shade Tree
 - D Ornamental Plantings
 - E Turf
 - F Potential Tree Removal
- | | |
|--|------|
| | Good |
| | fair |
| | poor |



PLANTING LEGEND

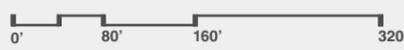
- A Existing Tree - Riparian **Good**
- B Existing Tree - Streetscape **fair**
- C Deciduous Shade Tree **poor**
- D Ornamental Plantings
- E Turf
- F Potential Tree Removal



MKSK
MKSSTUDIOS.COM

DUBLIN | RIVERSIDE CROSSING PARK
FINAL SITE PLAN

EAST PARK - PLANTING PLAN



Flag #	Latin name	Common name	DBH	Condition
1	Acer saccharum	Sugar maple	9	Good
2	Quercus muehlenbergii	Chinquapin Oak	9	Good
3	Quercus muehlenbergii	Chinquapin Oak	18	Good
4	Juglans nigra	Black walnut	11	Fair
5	Juglans nigra	Black walnut	7	Fair
6	Tilia americana	Basswood	7	Good
7	Tilia americana	Basswood	13	Good
8	Quercus muehlenbergii	Chinquapin Oak	14	Good
9	Quercus muehlenbergii	Chinquapin Oak	17	Good
10	Quercus muehlenbergii	Chinquapin Oak	16	Good
11	Quercus muehlenbergii	Chinquapin Oak	6	Good
11	Acer saccharum	Sugar maple	9	Good
12	Juglans nigra	Black walnut	15	Good
13	Juglans nigra	Black walnut	8	Poor
14	Quercus muehlenbergii	Chinquapin Oak	7	Good
15	Platanus occidentalis	Sycamore	NA	Good
16	Platanus occidentalis	Sycamore	NA	Good
17	Platanus occidentalis	Sycamore	NA	Good
18	Celtis occidentalis	Hackberry	25	Poor
19	Acer negundo	Boxelder	10	Good
20	Populus deltoides	Cottonwood	9	Fair
21	Acer saccharum	Sugar maple	9	Fair
22	Fraxinus pennsylvanica	Green ash	12	Poor
23	Ailanthus altissima	Tree of heaven	7	Good
24	Celtis occidentalis	Hackberry	8	Good
25	Celtis occidentalis	Hackberry	15	Good
26	Populus deltoides	Cottonwood	14	Good
27	Platanus occidentalis	Sycamore	28	Good
28	Acer saccharum	Sugar Maple	7	Good
29	Quercus prinus	Chestnut Oak	21	Good
30	Tilia americana	American Basswood	38	Fair
31	Fraxinus pennsylvanica	Green Ash	12	Poor
32	Acer saccharum	Sugar Maple	8	Good
33	Fraxinus pennsylvanica	Green Ash	8	Poor
34	Celtis occidentalis	Hackberry	7	Good
35	Acer negundo	Box Elder	11	Fair
36	Fraxinus pennsylvanica	Green Ash	40	Poor
37	Tilia americana	American Basswood	16	Good
38	Celtis occidentalis	Hackberry	18	Good
39	Gleditsia triacanthos	Honey Locust	14	Fair
40	Ulmus americana	American Elm	6	Fair
41	Tilia americana	American Basswood	24	Good
42	Quercus prinus	Chestnut Oak	18	Good
43	Tilia americana	American Basswood	28	Good
44	Tilia americana	American Basswood	15	Fair
45	Ulmus americana	American Elm	11	Fair
46	Tilia americana	American Basswood	17	Fair
47	Acer negundo	Box Elder	6	Good
48	Acer saccharum	Sugar Maple	8	Good
49	Ulmus americana	American Elm	8	Fair
50	Acer saccharum	Sugar Maple	8	Good
51	Platanus occidentalis	Sycamore	28	Fair

Flag #	Latin name	Common name	DBH	Condition
52	Acer saccharum	Sugar Maple	8	Good
53	Fraxinus pennsylvanica	Green ash	13	Poor
54	Fraxinus pennsylvanica	Green ash	9	Poor
55	Platanus occidentalis	Sycamore	24	Good
56	Tilia americana	Basswood	8	Fair
57	Quercus muehlenbergii	Chinquapin Oak	11	Fair
58	Tilia americana	Basswood	10	Fair
59	Celtis occidentalis	Hackberry	6	Fair
60	Quercus muehlenbergii	Chinquapin Oak	26	Good
61	Acer negundo	Boxelder	6	Poor
62	Fraxinus pennsylvanica	Green ash	18	Poor
63	Tilia americana	Basswood	8	Good
64	Acer negundo	Boxelder	9	Fair
65	Celtis occidentalis	Hackberry	6	Fair
66	Fraxinus pennsylvanica	Green ash	14	Poor
67	Fraxinus pennsylvanica	Green ash	13	Poor
68	Acer saccharum	Sugar maple	11	Good
69	Tilia americana	Basswood	42	Fair
70	Ostrya virginica	Ironwood	6	Good
71	Ulmus americana	American elm	6	Fair
72	Ulmus americana	American elm	6	Fair
73	Platanus occidentalis	Sycamore	8	Good
74	Platanus occidentalis	Sycamore	8	Good
75	Ulmus americana	American elm	9	Fair
76	Platanus occidentalis	Sycamore	21	Good
77	Acer saccharum	Sugar maple	13	Fair
78	Celtis occidentalis	Hackberry	13	Good
79	Celtis occidentalis	Hackberry	11	Good
80	Populus deltoides	Cottonwood	11	Good
81	Ulmus americana	American elm	6	Good
82	Populus deltoides	Cottonwood	7	Good
83	Acer saccharum	Sugar maple	8	Good
84	Acer saccharum	Sugar maple	9	Good
85	Acer saccharum	Sugar maple	7	Good
86	Platanus occidentalis	Sycamore	20	Good

TREES TO BE REMOVED

Flag #	Latin name	Common name	DBH	Condition
13	Juglans nigra	Black walnut	8	Poor
18	Celtis occidentalis	Hackberry	25	Poor
22	Fraxinus pennsylvanica	Green ash	12	Poor
30	American Basswood	Tilia americana	38	Fair
31	Fraxinus pennsylvanica	Green Ash	12	Poor
33	Fraxinus pennsylvanica	Green Ash	8	Poor
36	Green Ash	Fraxinus pennsylvanica	40	Poor
53	Fraxinus pennsylvanica	Green ash	13	Poor
54	Fraxinus pennsylvanica	Green ash	9	Poor
61	Acer negundo	Boxelder	6	Poor
62	Fraxinus pennsylvanica	Green ash	18	Poor
65	Celtis occidentalis	Hackberry	6	Fair
66	Fraxinus pennsylvanica	Green ash	14	Poor
67	Fraxinus pennsylvanica	Green ash	13	Poor
71	Ulmus americana	American elm	6	Fair
72	Ulmus americana	American elm	6	Fair
73	Platanus occidentalis	Sycamore	8	Good
74	Platanus occidentalis	Sycamore	8	Good
75	Ulmus americana	American elm	9	Fair
76	Platanus occidentalis	Sycamore	21	Good
81	Ulmus americana	American elm	6	Good
82	Populus deltoides	Cottonwood	7	Good
83	Acer saccharum	Sugar maple	8	Good
88	Acer saccharum	Sugar maple	8	Good
89	Acer saccharinum	Sugar Maple	14	Good
92	Fraxinus pennsylvanica	Green ash	6	Poor
93	Fraxinus pennsylvanica	Green ash	9	Poor
94	Morus sp.	Mulberry	6	Fair
95	Ulmus americana	American elm	13	Poor
96	Fraxinus pennsylvanica	Green ash	6	Poor
97	Acer saccharinum	Silver maple	14	Good
110	Acer negundo	Boxelder	18	Poor
111	Fraxinus pennsylvanica	Green ash	11	Poor
112	Populus deltoides	Cottonwood	26	Poor
115	Acer negundo	Boxelder	6	Poor



THE FOLLOWING PLANT LIST IS A WORKING PLANT LIST OF POSSIBLE ALTERNATIVE SPECIES WHICH MAY OR MAY NOT MAKE IT INTO THE FINAL DESIGN. IT IS MEANT TO REPRESENT A POINT OF BEGINNING IN PLANT RESEARCH FOR THE PARK

Riverside Crossing Park Deciduous Trees

Botanical Name	Common Name	Cultivars
Large Species (45+ ft.)		
<i>Acer nigrum</i>	Black Maple	Green Column
<i>Acer rubrum</i>	Red Maple	Autumn Flame, Red Sunset, October Glory
<i>Acer saccharum</i>	Sugar Maple	Endowment Columnar, Green Mtn., Commemoration, Wright Brothers
<i>Aesculus octandra</i>	Yellow Buckeye	
<i>Alnus glutinosa</i>	Black Alder	
<i>Carya spp.</i>		
<i>Celtis laevigata</i>	Sugar Hackberry	
<i>Celtis occidentalis</i>	Hackberry	Prairie Pride, Magnifica
<i>Ginkgo biloba</i>	Ginkgo (males only)	Autumn Gold, Princeton Sentry, Fairmount, Lakeview
<i>Gleditsia triacanthos var. inermis</i>	Honeylocust (thornless)	Skyline, Imperial, Greenglory, Shademaster, Halka, Sunburst
<i>Gymnocladus dioicus</i>	Kentucky Coffeetree	Espresso, spp.
<i>Liriodendron tulipifera</i>	Tulip Tree	
<i>Magnolia acuminata</i>	Cucumber Magnolia	
<i>Platanus x acerifolia</i>	London Planetree	Bloodgood, Columbia, Exclamation
<i>Quercus alba</i>	White Oak	
<i>Quercus bicolor</i>	Swamp White Oak	
<i>Quercus coccinea</i>	Scarlet Oak	
<i>Quercus imbricaria</i>	Shingle Oak	
<i>Quercus macrocarpa</i>	Bur Oak	
<i>Quercus muehlenbergii</i>	Chinkapin Oak	
<i>Quercus palustris</i>	Pin Oak	
<i>Quercus phellos</i>	Willow Oak	
<i>Quercus prinus</i>	Chestnut Oak	
<i>Quercus rubra</i>	Red Oak	
<i>Quercus shumardii</i>	Shumard Oak	
<i>Quercus velutina</i>	Black Oak	
<i>Taxodium distichum</i>	Baldcypress	Shawnee Brave, spp.
<i>Tilia americana</i>	American Linden	Boulevard, Redmond, Fastigiata,
<i>Tilia platyphyllos</i>	Big-leaf Linden	
<i>Ulmus americana</i>	American Elm	Triumph, Valley Forge, Princeton, New Harmony, Independence
<i>Zelkova serrata</i>	Japanese Zelkova	Green Vase, Halka, Village Green

Botanical Name	Common Name	Cultivars
Medium Species (30-45 ft.)		
<i>Acer campestre</i>	Hedge Maple	Queen Elizabeth, St. Gregory
<i>Acer grandidentatum</i>	Big Tooth Maple	Rocky Mtn. Glow
<i>Acer miyabei</i>	State Street Maple	State Street
<i>Acer truncatum x platanoides</i>	Hybrid Shantung Maple	Norwegian Sunset, Pacific Sunset
<i>Aesculus x carnea</i>	Red Horsechestnut	Briotii, Ft. McNair
<i>Betula nigra</i>	River Birch	Cinnamon Bark, Heritage, Duraheat
<i>Betula populifolia</i>	Birch	Whitespire
<i>Cladrastis kentukea</i>	American Yellowwood	
<i>Koelreuteria paniculata</i>	Goldenraintree	
<i>Ostrya virginiana</i>	American Hophornbeam	
<i>Quercus acutissima</i>	Sawtooth Oak	
<i>Sassafras albidum</i>	Sassafras	
<i>Ulmus parvifolia (or hybrids)</i>	Lacebark Chinese Elm	Dynasty, Frontier, spp., Patriot

Botanical Name	Common Name	Cultivars
Small Species (15-30 ft.)		
<i>Acer buergerianum</i>	Trident Maple	
<i>Acer ginnala</i>	Amur Maple	Beethoven, Mozart
<i>Acer trifolium</i>	Three-Flowered Maple	
<i>Aesculus pavia</i>	Red Buckeye	
<i>Amelanchier spp.</i>	Serviceberry (tree form)	Cumulus, Autumn Brilliance,
<i>Carpinus caroliniana</i>	American Hornbeam	
<i>Cercis canadensis</i>	Redbud	
<i>Chionanthus virginicus</i>	White Fringetree	
<i>Cornus alternifolia</i>	Pagoda Dogwood	
<i>Cornus kousa</i>	Kousa Dogwood	
<i>Cornus mas</i>	Cornelian Cherry Dogwood	Golden Glory
<i>Crataegus x lavalley</i>	Lavalle Hawthorn	
<i>Crataegus crusgalli var. inermis</i>	Common Thornless Hawthorne	Crusader
<i>Crataegus phaenopyrum</i>	Washington Hawthorn	
<i>Crataegus viridis</i>	Green Hawthorn	Winter King
<i>Maackia amurensis</i>	Amur Maackia	
<i>Magnolia x loebneri</i>	Loebner Magnolia	Merrill
<i>Magnolia virginiana</i>	Sweetbay Magnolia	Henry Hicks
<i>Syringa reticulata</i>	Japanese Tree Lilac	Ivory Silk, Summer Snow

Riverside Crossing Park Shrubs

Botanical Name	Common Name	Cultivars
<i>Aesculus parviflora</i>	Bottlebrush Buckeye	
<i>Aronia melanocarpa</i>	Black Chokeberry	Viking
<i>Buxus x.</i>	Boxwood	Green Gem, Green Velvet, Green Mountain
<i>Calycanthus floridus</i>	Sweetshrub	Athens, Venus
<i>Cephalanthus occidentalis</i>	Buttonbush	
<i>Clethra alnifolia</i>	Summersweet	Hummingbird
<i>Comptonia peregrina</i>	Sweet Fern	
<i>Cornus amomum</i>	Silky Dogwood	
<i>Cornus racemosa</i>	Gray Dogwood	Muskingum
<i>Cornus sericea</i>	Redtwig Dogwood	Isanti
<i>Fothergilla gardenii</i>	Dwarf Fothergilla	
<i>Hamamelis vernalis</i>	Vernal Witchhazel	
<i>Hamamelis virginiana</i>	Common Witchhazel	
<i>Hydrangea arborescens</i>	Smooth Hydrangea	Annabelle,
<i>Hydrangea paniculata</i>	Panicle Hydrangea	Bobo, Limelight, Bombshell
<i>Hydrangea quercifolia</i>	Oakleaf Hydrangea	Ruby Slippers, Sikes Dwarf
<i>Hypericum calycinum</i>	St. Johnswort	
<i>Ilex verticillata</i>	Winterberry Holly	Red Sprite, Shortcake
<i>Itea virginia</i>	Sweetspire	Little Henry, Merlot
<i>Myrica pensylvanica</i>	Northern Bayberry	
<i>Rhus aromatica</i>	Fragrant Sumac	Gro-Low
<i>Rhus typhina</i>	Staghorn Sumac	
<i>Rosa rugosa</i>	Rugosa Rose	
<i>Spiraea betulifolia</i>	Meadowsweet	Tor
<i>Spiraea x bumalda</i>	Meadowsweet	Anthony Waterer
<i>Spiraea x vanhouttei</i>	Van Houtte Spiraea	
<i>Viburnum acerfolium</i>	Maple Leaf Viburnum	
<i>Viburnum dentatum</i>	Arrowwood Viburnum	Blue Muffin
<i>Viburnum farreri</i>	Fragrant Viburnum	Nanum
<i>Viburnum nudum</i>	Smooth Witherod	

Riverside Crossing Park Grasses, Perennials, & Vines

Botanical Name	Common Name	Cultivars
<i>Achillea millefolium</i>	Yarrow	Saucy Seductions, Peachy Seduction, Apricot Delight
<i>Achillea x</i>	Yarrow	Moonshine, Oertel's Rose, Schwellenberg
<i>Akebia quinata</i>	Fiveleaf Akebia	
<i>Allium obliquum</i>	Ornamental Onion	
<i>Allium moly</i>	Ornamental Onion	Jeannine
<i>Allium neapolitanum</i>	Ornamental Onion	
<i>Allium sphaerocephalon</i>	Ornamental Onion	
<i>Allium spp.</i>	Onion	Gladiator, Globe Master
<i>Amsonia tabernaemontana</i>	Blue Star	Blue Ice
<i>Anemone x. hybrida</i>	Windflower	
<i>Aster spp.</i>	Aster	
<i>Astilbe spp.</i>	Astilbe	
<i>Bignonia capreolata</i>	Cross Vine	
<i>Bouteloua gracilis</i>	Grass	Blonde Ambitions
<i>Calamagrostis x. acutiflora</i>	Feather Reed Grass	Karl Foerster
<i>Calamagrostis arundinacea</i>	Korean Feather Reed Grass	
<i>Campsis radicans</i>	Trumpet Creeper	
<i>Carex muskingumensis</i>	Palm Sedge	
<i>Carex pensylvanica</i>	Pennsylvania Sedge	
<i>Centranthus ruber</i>	Valerian	Snow Cloud, Albus
<i>Chasmanthium latifolium</i>	Northern Sea Oats	
<i>Coreopsis verticillata</i>	Threadleaf Tickseed	Crème Brulee, Moonbeam
<i>Deschampsia caespitosa</i>	Tufted Hair Grass	
<i>Echinacea purpurea</i>	Purple Coneflower	
<i>Eragrostis spectabilis</i>	Purple Love Grass	
<i>Eryngium yuccifolium</i>	Sea Holly	Kershaw Blue
<i>Eryngium amethystinum</i>	Sea Holly	
<i>Geranium sphaeum</i>	Cranesbill	Biakovo Karmina
<i>Geranium aristatum</i>	Cranesbill	Brookside
<i>Geranium renardii</i>	Cranesbill	Rozanne
<i>Gypsophila paniculata</i>	Baby's Breath	Perfecta, Bristol Fairy
<i>Helleborus spp.</i>	Hellebore	
<i>Hemerocallis spp.</i>	Daylily	
<i>Heuchera micrantha</i>	Coral Bells	
<i>Hosta spp.</i>	Hosta	

Botanical Name	Common Name	Cultivars
<i>Humulus lupulus</i>	Hops	
<i>Hydrangea anomola subsp. Petiolaris</i>	Climbing Hydrangea	
<i>Iris sibirica</i>	Siberian/Japanese Iris	Butter and Sugar, Ruffled Velvet
<i>Leucanthemum x. superbum</i>	Shasta Daisy	Snow Cap, Banana Cream
<i>Liatris spicata</i>	Blazing Star	Kobold, Alba
<i>Liriope spicata</i>	Creeping Lily Turf	
<i>Muscari sp.</i>	Grape Hyacinth	Album
<i>Narcissus sp.</i>	Daffodil	
<i>Native Ferns</i>	Fern	
<i>Nepeta faassenii</i>	Catmint	Walker's Low
<i>Panicum virgatum</i>	Switch Grass	Shenandoah, Heavy Metal,
<i>Parthenocissus tricuspidata</i>	Boston Ivy	
<i>Perovskia atriplicifolia</i>	Russian Sage	Little Spire
<i>Rudbeckia fulgida</i>	Black-eyed Susan	Goldsturm
<i>Salvia x sylvestris</i>	Woodland Sage	Caradonna, Adrian, East Friesland, May Night
<i>Salvia pratensis</i>	Meadow Clary	Twilight Serenade, Swan Lake, Rosea
<i>Schizachyrium scoparium</i>	Little Bluestem	The Blues, Standing Ovation,
<i>Sedum spp.</i>	Stonecrop	Autumn Joy
<i>Sesleria autumnalis</i>	Moor Grass	
<i>Solidago spp.</i>	Goldenrod	Peter Pan, Solar Cascade, Baby Sun
<i>Sporobolus heterolepis</i>	Prairie Dropseed	
<i>Wisteria frutescens</i>	Wisteria	



MKSK
MKSSTUDIOS.COM

DUBLIN | RIVERSIDE CROSSING PARK
FINAL SITE PLAN CITY COUNCIL PRESENTATION

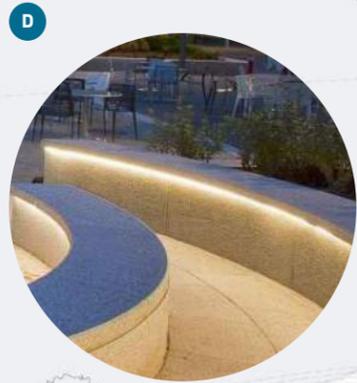
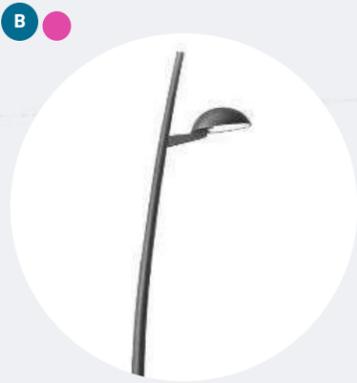
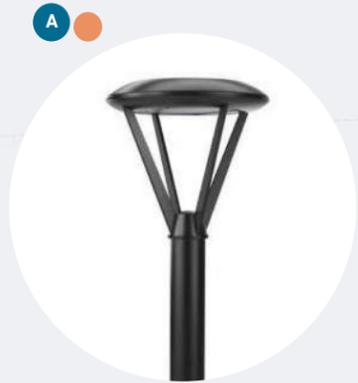
EAST PARK - WORKING PLANT LIST



L 44

LIGHTING LEGEND

- A** Post Top Light - Pathways
- B** Post Top Light - Plaza
- C** Accent Lighting/Up Lighting
- D** Bench Lighting
- E** Existing Riverside Dr Lighting



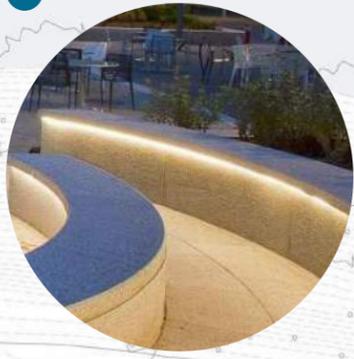
LIGHTING LEGEND

- A** Post Top Light - Pathways
- B** Post Top Light - Plaza
- C** Accent Lighting/Up Lighting
- D** Bench Lighting
- E** Existing Riverside Dr Lighting

A

B

D



Scioto River

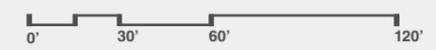
MATCHLINE REFER SHEET L17



MKSK
MKSSTUDIOS.COM

DUBLIN | RIVERSIDE CROSSING PARK
FINAL SITE PLAN

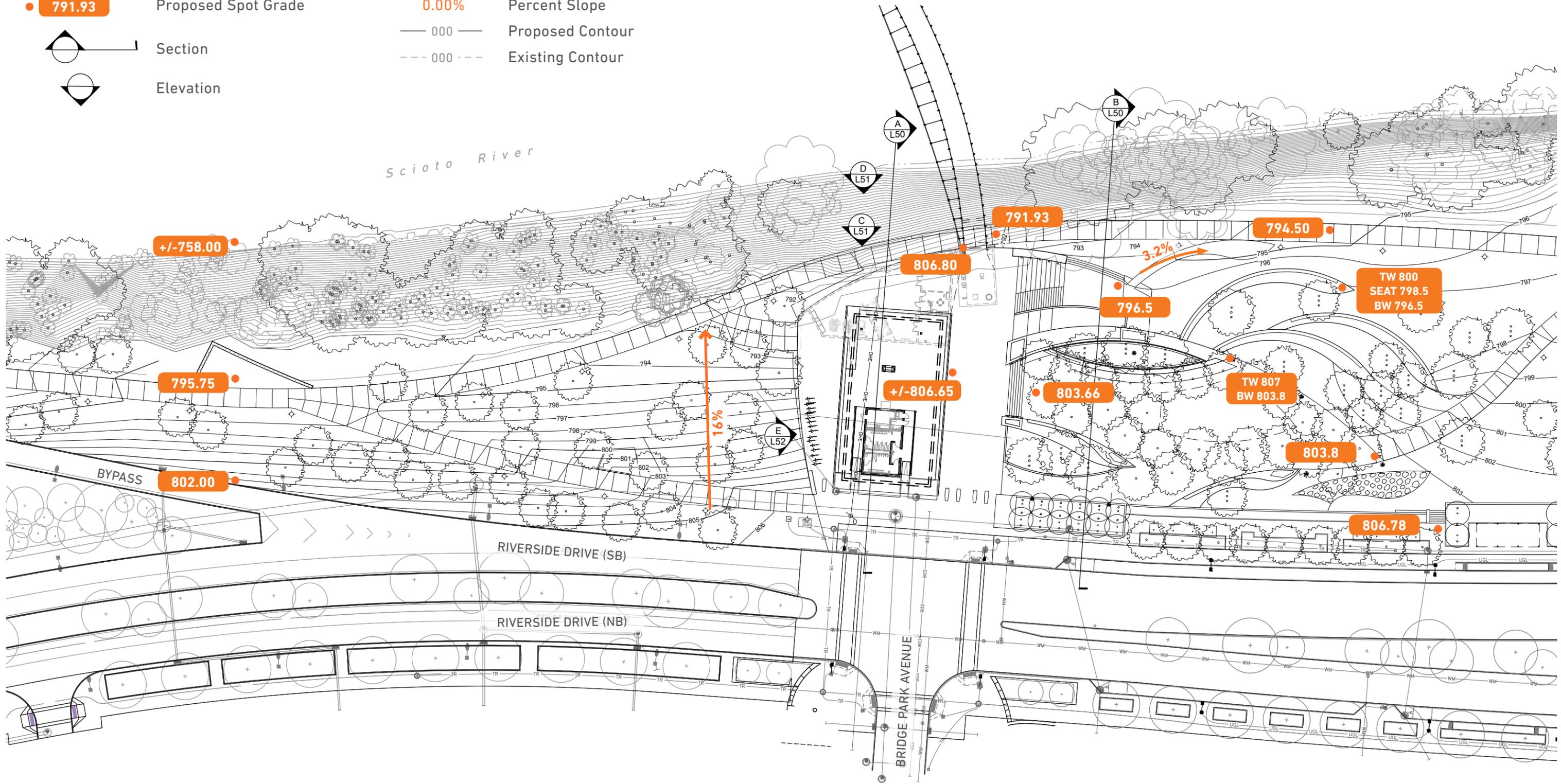
EAST PARK - LIGHTING PLAN



L 46

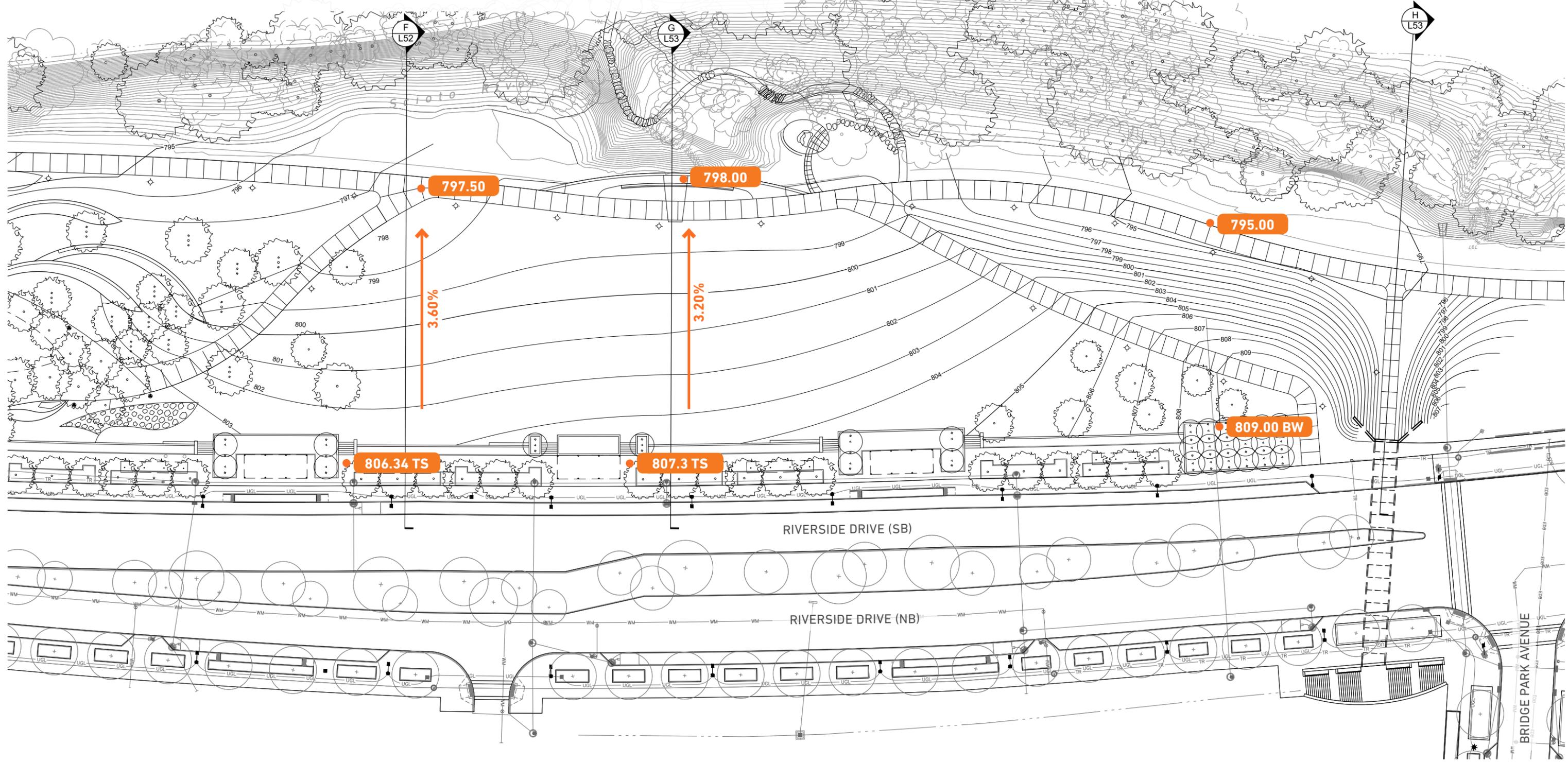
GRADING LEGEND

- 791.93 Proposed Spot Grade
- 0.00% Percent Slope
- 000 — Proposed Contour
- - - 000 - - - Existing Contour
- ↔ Section
- ⊕ Elevation

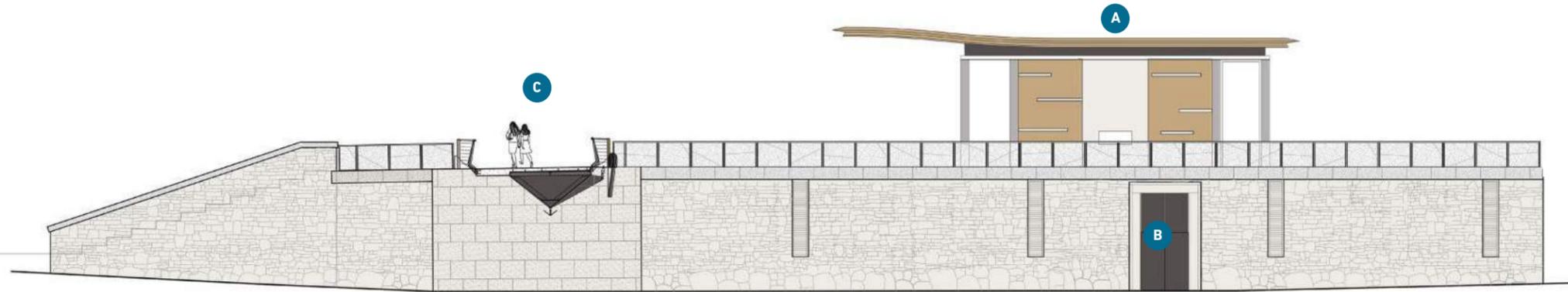


GRADING LEGEND

- 791.93 Proposed Spot Grade
- 0.00% Percent Slope
- 000 — Proposed Contour
- - - 000 - - - Existing Contour
-  Section

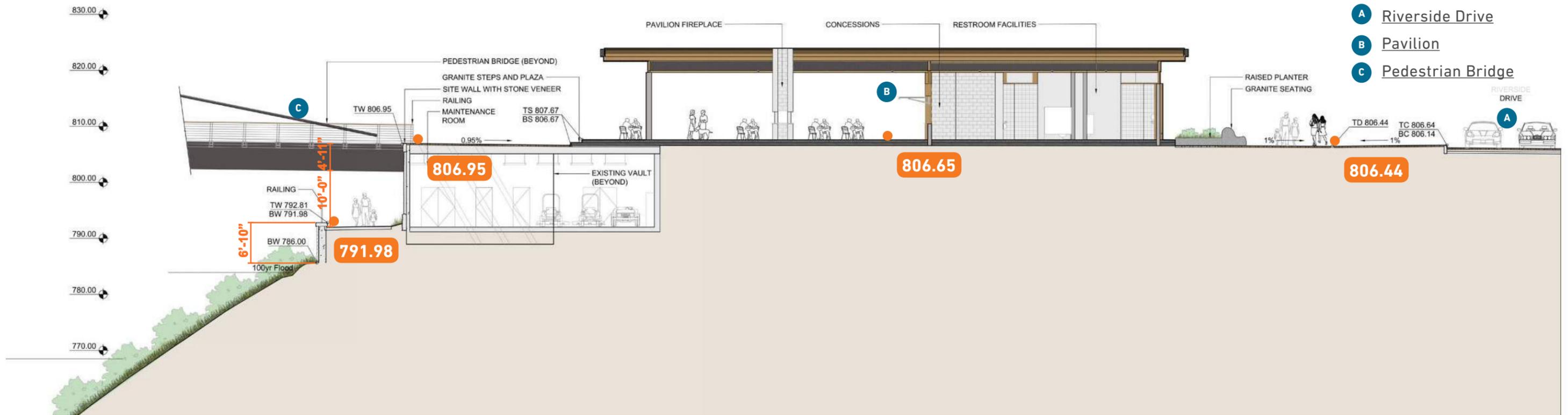


- A** Pavilion
- B** Maintenance Room
- C** Pedestrian Bridge

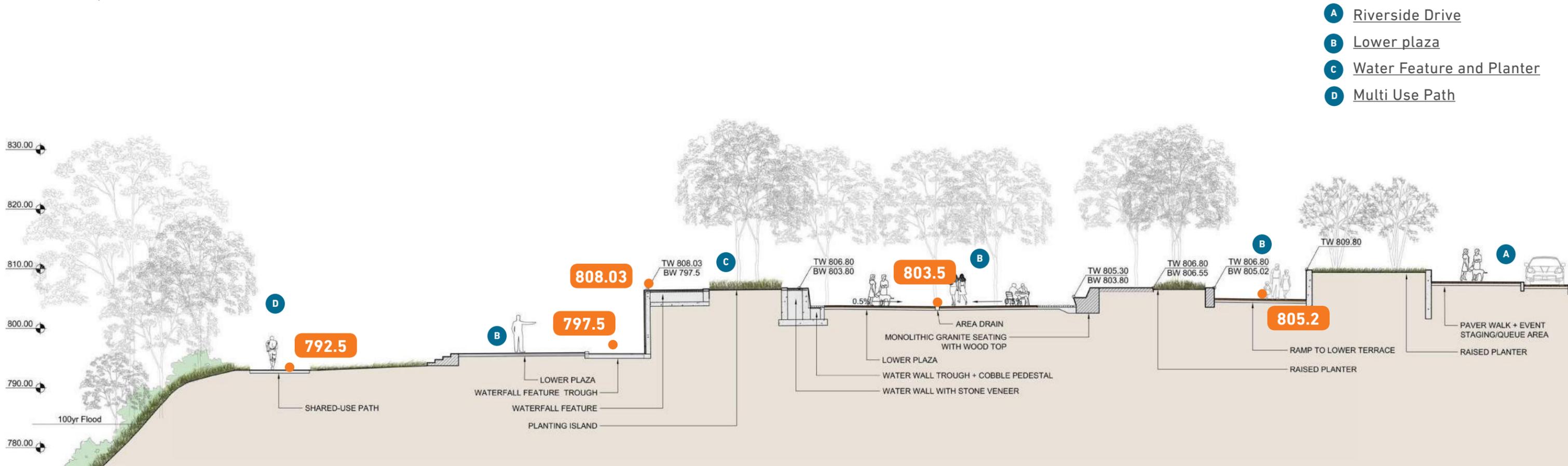


1 | EAST PLAZA WALL ELEVATION



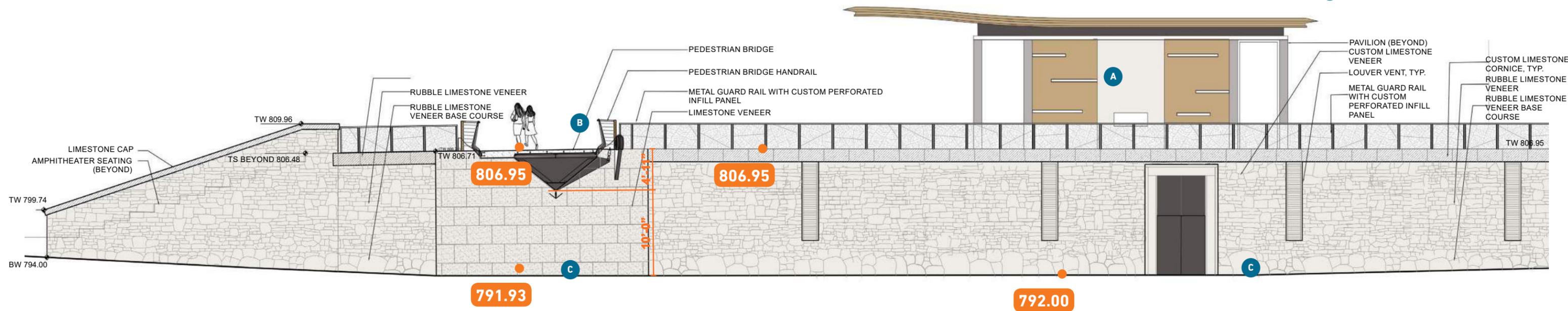


A | EAST PLAZA LANDING E/W SECTION THROUGH UPPER TERRACE



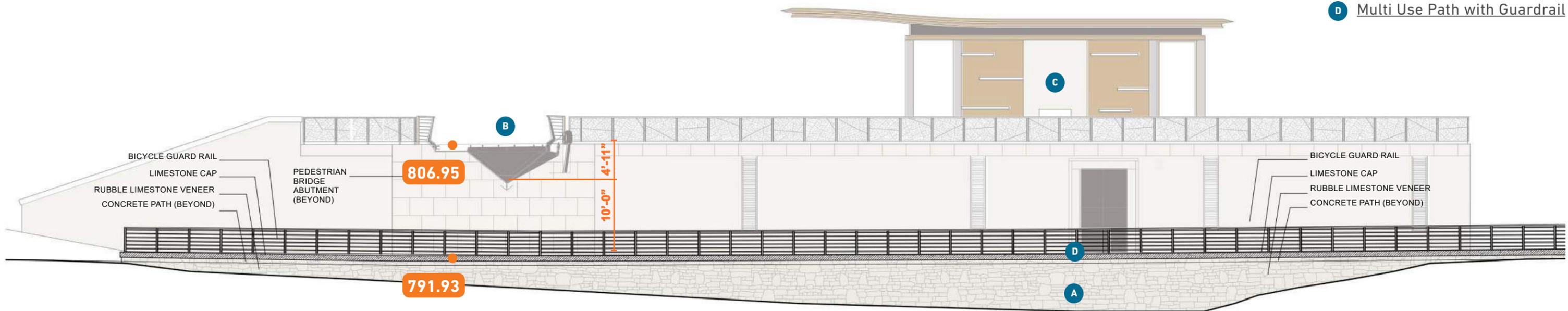
B | EAST PLAZA LANDING E/W SECTION THROUGH UPPER TERRACE

- A** Pavilion
- B** Pedestrian Bridge
- C** Multi Use Path

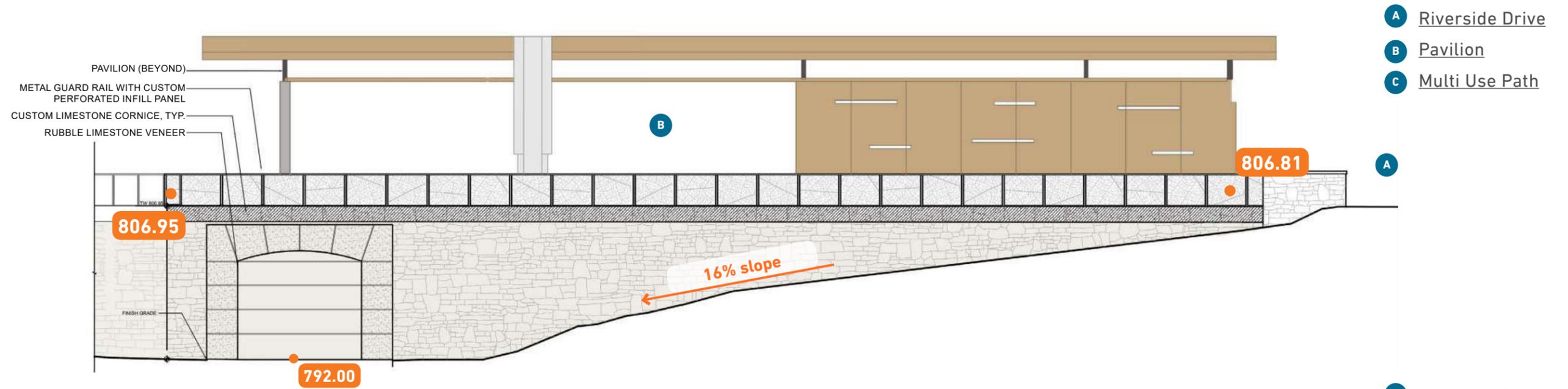


C | EAST PLAZA WEST ELEVATION

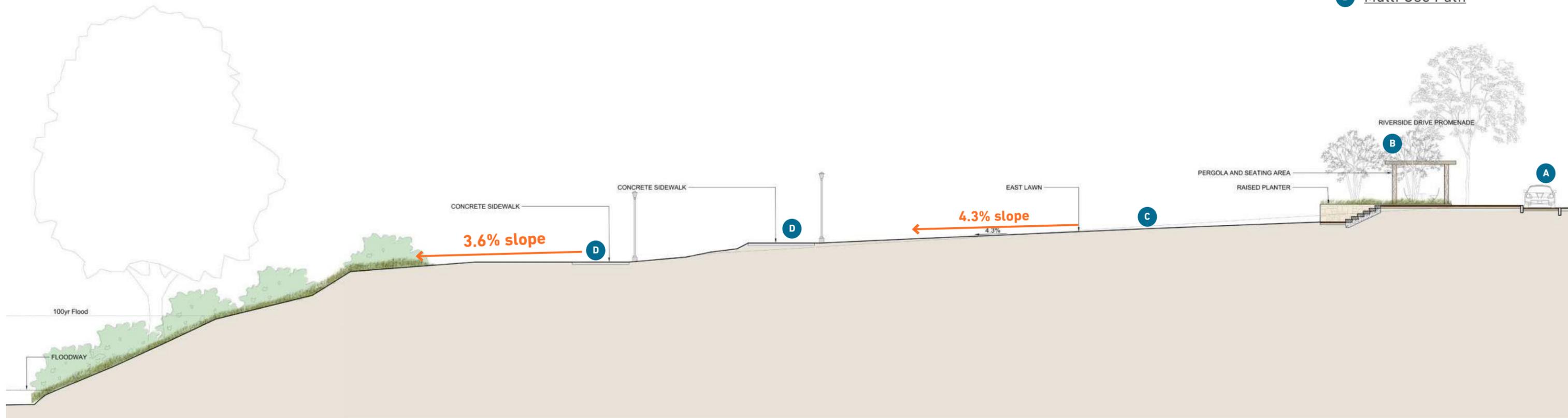
- A** G3 Wall
- B** Upper Plaza/Bridge Landing
- C** Pavilion
- D** Multi Use Path with Guardrail



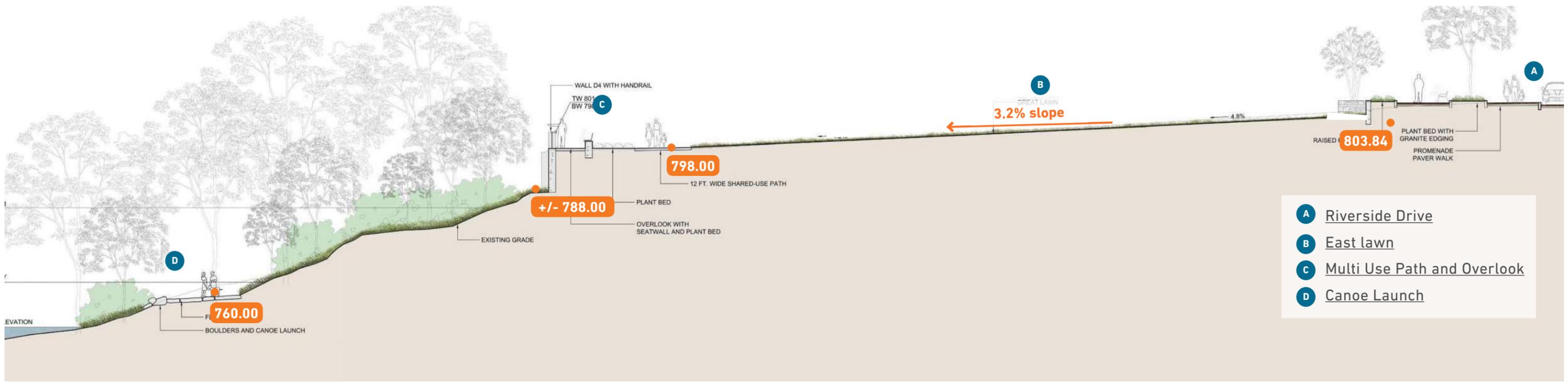
D | WALL G3 WEST ELEVATION



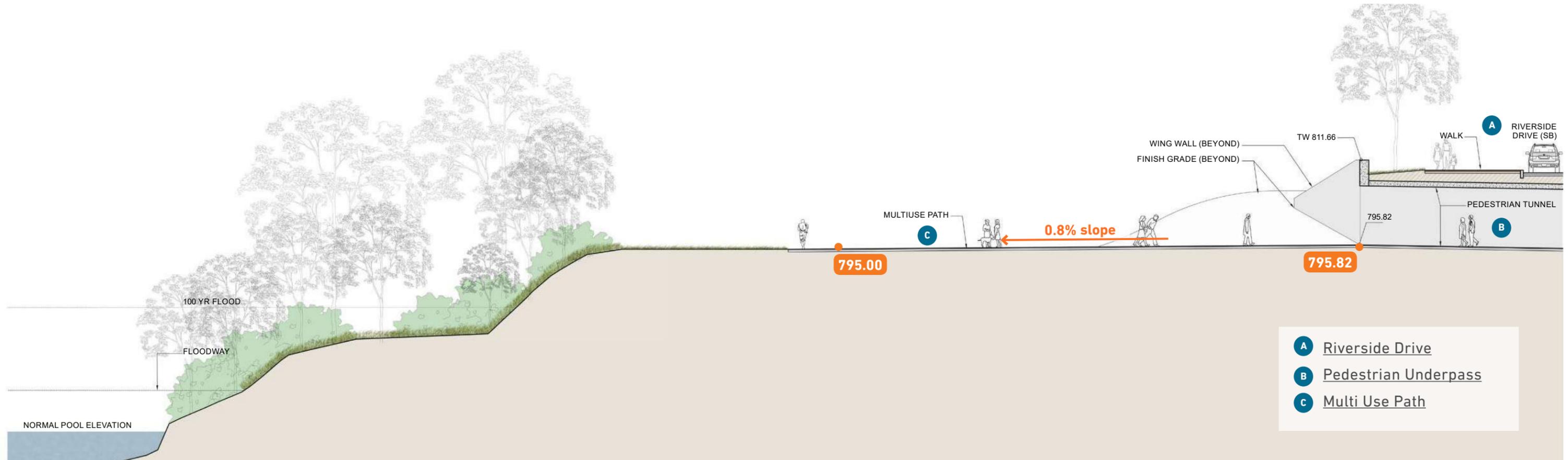
E | EAST PLAZA SOUTH ELEVATION



F | EAST LAWN E/W SECTION



G | EAST LAWN W/E SECTION THROUGH OVERLOOK



H | PEDESTRIAN UNDERPASS SECTION

SLOPE BENCHMARKS

	FLAT	
maximum sports field slope -----	1	_____
perceptible slope in paved areas -----	2	_____
lawn amphitheater minimum slope (42" stage) -----	3	_____
	4	_____
maximum accessible route longitudinal slope -----	5 %	_____
	6	_____
	7	_____
maximum accessible ramp longitudinal slope -----	8	_____
	9	_____
	10 %	_____
	11	_____
	12	_____
	13	_____
	14	_____
lawn amphitheater maximum slope (18" stage) -----	15 %	_____
	16	_____
	6:1	_____
	17	_____
	18	_____
	19	_____
	5:1	20 %
	21	_____
	22	_____
	23	_____
	24	_____
	4:1	25 %
	26	_____
	27	_____
	28	_____
	29	_____
	30 %	_____
	31	_____
	32	_____
maximum mowable slope -----	3:1	_____
	33	_____
	34	_____

Ballantrae Park

Amberleigh Park

North Bank Park

Genoa Park





Outdoor Seating
(Food + Culture)



Pop-up Shops
(Entrepreneurial Showcase)



Projected Art
(Ephemeral/Interactive Art)



Iconic Seasonal Decor
(Seasonal Interest)



Events + Meetings
(Cultural)

Other Program Potential: Sculpture, Community Education Classes





Small Yoga/Fitness Class
(Wellness)



Lounge Chairs
(Relaxation)



Water Feature
(Sensory)



Roaming Art Exhibits
(Iconic Art)



Temporary Ice Rink
(Winter Fitness)

Other Program Potential: Oversized Chess, Hammocks, Holiday Decor, Planet Watching with telescope





Food Truck Festival
(Food + Culture)



Ice Sculpture
(Winter Interest)

Other Program Potential:





Movies in the Park
(Cultural)



Community Yoga + Fitness
(Wellness)



Kite Flying
(Leisure Activity)



Summer Entertainment
(Social + Cultural)



Snow Sculpture
(Winter Activities)

Other Program Potential: Inflatables for Children, Relaxing, Picknicking, Star-gazing





Kayaking
(Fitness + Connection to Nature)



Fishing
(Connection to Nature)



Overlook
(Memory + Connection to Place)



Bird Watching
(Connection to Nature)



Biking
(Fitness)

Other Program Potential: Education, Walking



RECORD OF PROCEEDINGS

Minutes of _____

Dublin City Council _____

Meeting _____

BARRETT BROTHERS - DAYTON, OHIO

Form 6101

Held _____

August 13, 2018

Page 23 of 26

STAFF COMMENTS

- **West Plaza Infrastructure Agreement follow-up**

Mr. McDaniel stated that during Council recess, he sent a memo in follow-up to the West Plaza Infrastructure agreement. He included this in this meeting packet to ensure the public had access to the memo. He received some feedback from Council, primarily focused on the types of plantings. Those adjustments have been made, and the agreement is moving forward.

- **Request to Remove from Table - Resolution 40-18 (Agreement with Ohio University re. Cultural and Performing Arts Center) and schedule for hearing at August 27 Council meeting**

Mr. McDaniel requested that Council remove this from the table and schedule it from hearing on August 27.

Mayor Peterson moved to remove Resolution 40-18 from the table and schedule it for hearing on August 27, 2018.

Ms. Alutto seconded the motion.

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

- **Request to Postpone Consideration of Development Plan/Site Plan – Riverside Crossing Park, East Plaza, Phase 1 to September 10 Council meeting**

Mr. McDaniel stated that staff had previously requested Council schedule this item for August 27, but would request this item now be scheduled for the September 10 Council meeting.

Mayor Peterson moved to schedule this item for the September 10 Council meeting.

Mr. Reiner seconded the motion.

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

Mr. McDaniel congratulated the Finance Department for the award presented tonight by GFOA. He appreciates all of their great effort!

Mr. McDaniel acknowledged the staff and all of the volunteers who worked on the July 4 and the Dublin Irish Festival celebrations. He thanked Council members for their participation and presence at these events during the Council recess.

COUNCIL COMMITTEE REPORTS

Ms. Fox, Council representative to PZC stated that she did not attend the most recent meeting due to Council's attendance at the Marysville balloon festival. She is aware that PZC participated in a training session on that date.

Vice Mayor Amorose Groomes, Chair, Administrative Committee reported that Mr. McDaniel has forwarded his follow-up from the retreat. In addition, he and Ms. Clarke have both provided their goals and Council has the notes from their reviews. She asked that Council members provide input in order that the reports can be finalized for submission to Human Resources.

Mr. Keenan, Chair, Finance Committee:

1. Reminded everyone of Wednesday evening's CIP workshop at 6:30 p.m.; a second CIP workshop on August 20 at 6:30 p.m.; and a third workshop, if needed, scheduled on August 29 at 6:30 p.m.
2. Noted that Faye Gibson's retirement reception is scheduled on Thursday, August 23 from 4-6 p.m. at the DCRC. He urged everyone to attend.

Ms. Alutto, Chair, Public Services Committee reported that on September 5, the Committee will meet at 5 p.m. for an update on the Aging in Place initiative. She is attending a staff session tomorrow in preparation.

Ms. Alutto, Council liaison to the Dublin Board of Education reported that their meetings for the upcoming school year have now been scheduled.

Ms. De Rosa, COTA Board member reported:

RECORD OF PROCEEDINGS

June 25, 2018

Page 8

Held _____

property. The Davis Mound by Martin Road is on the Davis property. These mounds are identified by where they are located, and therefore to call this one the "Hopewell Mound" would be incorrect. The Ferris-Wright Mound would be more accurate, or perhaps the "Hopewell Mound at the Ferris-Wright Park." He believes it is important to have a name for awareness purposes by the public. He has been following the research and the development of the park through the years.

Ms. Alutto agreed that the Hopewell Earthworks needs to be noted on the park sign.

Mayor Peterson moved to name the park "Ferris-Wright Park" with some reference to the Hopewell Mound or Earthworks on the signage.

Mr. Keenan seconded the motion.

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

- **Follow-Up – Development Plan/Site Plan – Riverside Crossing Park, East Plaza, Phase 1**

Ms. Rauch stated that staff is bringing forward the proposed design solutions in response to some questions that were raised previously by Council. No formal action is requested of Council at this meeting.

Mayor Peterson moved that this item be removed from the table for purposes of discussion.

Mr. Reiner seconded the motion.

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

Ms. Rauch stated that in terms of process, the Basic Plan Review was approved in late 2016; City Council approved the Site Plan in August 2017; and in May 2018, the Development and Site Plan was presented to City Council. At that time, the application was tabled in order to address some concerns expressed by Council. At tonight's meeting, staff is seeking Council feedback. There will be another public input session in July, and this matter is tentatively scheduled for Council consideration at the August 13 City Council meeting.

Mr. Earman stated that the items that Council brought forward at the previous hearing are outlined in a presentation. He shared a video that reflected the items discussed at the May 7 meeting.

A timeline of public engagement is summarized in a memo that was provided to Council:

- January 2013, a Joint Work Session between City Council and Planning and Zoning Commission, presentation by consultant of key public projects including the new river park;
- March 2013, early stage planning concepts were shared at the State of the City;
- September 2013, Joint Work Session between City Council and Planning and Zoning Commission to review progress of the plan;
- October 2013, public forum held at OCLC to gather broad input regarding the BSD River Corridor Plan, share early planning ideas and seek citizen input;
- March 2014, State of the City, preliminary renderings of the initial park concepts were presented;
- In 2015, the Master Plan was developed and shared at the annual HOA meeting;
- In 2016, the State of the City, Open House, display at the DCRC and an online comment period were the tools of communication used regarding the park master plan; and
- The Master Plan for the park was adopted by City Council on May 23, 2016.

Mr. Earman shared the video developed by Chris Kimbrel of MKSK.

Mr. Kimbrel provided narrative to the video and explained each view.

Vice Mayor Amorose Groomes inquired about the seat wall near Riverside Drive, specifically what will be on the top of that wall.

Mr. Kimbrel responded that it would be a battered stone veneer.

RECORD OF PROCEEDINGS

Minutes of _____

Dublin City Council

Meeting

BARRETT BROTHERS - DAYTON, OHIO

Form 6101

June 25, 2018

Page 9

Held _____

Vice Mayor Amorose Groomes noted her concern with Code issues resulting from a sidewalk-level tree lawn and then a 28-inch drop.

Mr. Kimbrel responded that there is not a Code issue for this item.

Mayor Peterson clarified that the grass appears flush behind the material shown in the image.

Mr. Kimbrel stated that is correct. The material is proposed to be limestone, similar to the wall being installed at the Grounds of Remembrance.

Vice Mayor Amorose Groomes clarified that it is a poured in place concrete with a veneer stone affixed to it.

Mr. Reiner stated that something to consider in the future, along the grass strip, would be to buffer the pedestrian space from the automobile space with a hedge to separate the spaces.

Mr. Kimbrel responded that they could explore plantings on either side of the steps.

In response to Mr. Reiner's question regarding the new riverfront park downtown Columbus, Mr. Kimbrel stated that MKSK performed all of that work.

Mr. Reiner described an event that he attended recently that included a tour of the landscape work downtown Columbus. Landscape architects from around the country toured the area and found it to be very impressive. The two-level water feature was very nice and having an entertainment space was a great idea.

Vice Mayor Amorose Groomes stated that she does support having the stone steps shown in this location. However, it would be preferable to have more buffer from Riverside Drive into the park. She noted there are tables on the brickwork coming off the bridge and a bench along the pathway. She is not satisfied with the seating on concrete piers with one's back to Riverside Drive. Although she understands that needs to be retained through that area, there is no quiet space for activities such as reading. She believes it is unlikely that people will want to sit on a stone wall along Riverside Drive. She also has concerns about the slope of the next phase of the wall. Another potential issue could be bicyclists riding on the stone wall - how that will be discouraged? In the end, she believes this should be only a retaining wall and that seating should not be incorporated. Mr. Kimbrel responded that the thinking behind the seating was to provide it for people who may be passing by and/or attending events. Places for respite are provided in more secluded areas such as the lower plaza.

Vice Mayor Amorose Groomes stated that the bench that Mr. Kimbrel references appears to have a 90-degree angle, doesn't look comfortable and has a cold, concrete look. She suggested that retaining walls should retain and seating areas should simply be seats. These elements should not be combined. She referenced the Golf Club of Dublin and the retaining wall in place with seating and its lack of comfort. She is hoping this park will be a place where people will want to linger.

Mr. Kimbrel stated those comments are fair. He is not certain that the renderings shown on the video reflect exactly what will be in place, as the elements are still evolving. The intent is not to have the seating be at a 90-degree angle.

Ms. De Rosa stated that she agrees with Vice Mayor Amorose Groomes. If the amount of cement was reduced significantly and instead, there were benches surrounding the planters, it would create an entirely different feel.

Mr. Earman stated that it is important to note that the current focus is on hardscape; some of the final details like bench placement and planters will come next.

Ms. De Rosa stated the issue is more than bench placement. She would like to create inlets to cozy areas, offering a different feel in various places in the park. There should be more respite points and a change in "personality." People can explore different parts of the park each day. What makes great parks is to create respite areas within the parks. Before the foundation is laid, she would like more thinking about how to accomplish both respite and relief areas.

Mr. Reiner commented that the manner in which the benches are lined up along the waterfall works well, but he agrees that creating subspaces are important, too. He believes the park layout and circulation works as proposed. He would like to see

RECORD OF PROCEEDINGS

Minutes of _____

Dublin City Council

Meeting

BARRETT BROTHERS - DAYTON, OHIO

Form 6101

June 25, 2018

Page 10

Held _____

subspaces created in the park -- not major areas -- but interesting subspaces through landscaping, incorporating more into this design.

Mr. Kimbrel stated that they can certainly look into this.

Mayor Peterson stated that in creating outdoor living areas, it is important to define the space. The video was impressive, but what makes this park great will be a defined, comfortable space. He would like to see additional defined areas or what could be considered "destination areas" of the park.

Mr. Reiner stated the entire concept is fine, but human scale subspaces that make people more comfortable are needed.

Mayor Peterson asked Mr. Kimbrel to provide more clarification about the river access. Mr. Kimbrel shared a slide identifying where there is seating and also rustic stairs leading to where people could kayak and canoe. It is too steep for regular access or seating to be provided.

Mr. Keenan stated that he agreed there needs to be separation from the roadway and a safer area in the green space for children to play.

Vice Mayor Amorose Groomes added that she would envision some low plantings that would change in elevation and thickness behind the retaining wall. These would help with noise buffering from the roadway.

Ms. Fox asked about the detail on the far north end of the park. Her focus is the functional use of the park by those who live in Bridge Park.

Mr. Kimbrel responded that the approved Master Plan contemplates a phase at the time John Shields Parkway comes on line, which extends the pedestrian tunnel by about 40 feet to meet the location of the anticipated bridge abutment. This creates an opportunity for some retaining walls that will allow flattening of that area as opposed to the temporary condition as it exists today. The programmatic thinking is that it would be adult recreation - the walls are high enough to offer some low climbing opportunities.

Vice Mayor Amorose Groomes asked about the overall length of the future pedestrian tunnel.

Mr. Kimbrel responded it would be in the range of 120 feet or slightly more.

Vice Mayor Amorose Groomes stated that the City needs to determine what length of tunnel people would be comfortable walking through. This length may exceed that.

Mr. Kimbrel stated it is only conceptual at this time.

Vice Mayor Amorose Groomes believes it warrants a study. She asked about the internal diameter of the tunnel.

Mr. Kimbrel stated he believes it is 10 feet.

Vice Mayor Amorose Groomes stated she is not comfortable with this conceptually.

Mr. Reiner commented in regard to the overlooks for the river that there would need to be some trimming of honeysuckle, etc. There are some other stately trees that are very nice. Is there an opportunity for any additional view sheds to be created for visitors to this park?

Mr. Kimbrel stated that there may be opportunities, but their current focus is to address the dead landscape or invasive species. There are certainly opportunities to consider that after the park is completed.

Ms. Fox stated that she would like the respite areas to be differentiated by the type of material. The longer walking areas with concrete encourage people to move through them, but the areas where there is intimate planting encourage people to linger. She believes this park has great flexibility, accommodating major events as well as providing intimate experiences.

Mayor Peterson stated that the swinging benches and plantings around them are a really nice feature.

RECORD OF PROCEEDINGS

Minutes of _____

Dublin City Council

Meeting

BARRETT BROTHERS - DAYTON, OHIO

Form 6101

June 25, 2018

Page 11

Held _____

Ms. Fox stated she would like to have areas incorporated where one to five people could find a spot to sit.

Ms. De Rosa stated that she recently visited Cardiff Town Center in Wales. There were areas where people were having picnics, and there were carvings on trees that made the spaces interesting, encouraging people to stop and have a conversation. There was something new to discover at every turn, and she believes that the Riverside Crossing Park is large enough to do something similar.

Vice Mayor Amorose Groomes asked specifically about the abutment that projects out from the retaining wall. Why will that abutment project past the retaining wall?

Mr. Kimbrel responded that the abutment is set by the bridge project. The abutment is being differentiated with cut stone. There was a desire to return that so that there is not an awkward relationship between cut stone on one face and rubble stone on the next. Also, they desired to pull the adjacent walls to the extent possible without making that trajectory too far out to open up that somewhat narrow space.

Vice Mayor Amorose Groomes asked about the rationale behind use of the various materials. They will both essentially be a poured concrete face that will be adhered to. The abutment is a poured concrete base that the cut limestone will adhere to, correct? The retaining walls will be of poured concrete as well.

Mr. Kimbrel confirmed that is correct.

Vice Mayor Amorose Groomes inquired about the need to differentiate between those two pieces. She had hoped that there could be a small turf area where perhaps some ivy could grow, softening the look even more.

Mr. Kimbrel responded that there is space on either side of the abutment to introduce vines that could grow up the walls. The slide shown is an updated version of the east elevation in the packet. These images have been shared since the Master Plan stage where they emphasized the architectural detail with some relief and some cut stone contrasted with rubble stone.

Vice Mayor Amorose Groomes stated that she understands this in terms of doors and openings, but did not understand the need to draw attention to the bottom of that abutment.

Mr. Kimbrel stated that the abutment is a fairly robust architectural feature that a very contemporary bridge lands on. In their view, it was appropriate.

Vice Mayor Amorose Groomes stated that in the video shown, it did not appear that there was adequate space for any plantings.

Mr. Kimbrel responded that there is not adequate space for plantings, as the shared use path narrows slightly to minimize the height of the wall.

Vice Mayor Amorose Groomes stated that when the drawings are more detailed, it would be nice to see some plant material added to soften the wall, which currently appears very stark and harsh. She does like the cut limestone around the entryway.

Mr. Kimbrel stated they will look into the possibilities of having more plant material.

Ms. Fox stated that she likes the juxtaposition of the different stones, but her concern is with the appearance of this stone versus the old aged limestone found in Dublin. She hopes that the stone material for the face of these hearkens back to the historic walls in Dublin. The stone should come from this river, not from out of state.

Mr. Kimbrel stated that the Olen quarry runs from south Columbus to Delaware and has been quarried for 200 years. Nearly all the historic architecture in Dublin is built with this stone, and they have specified this product for the west side.

Vice Mayor Amorose Groomes clarified that the limestone for coping would actually be of Indiana Limestone, correct?

Mr. Kimbrel stated that it is commonly used for coping. They specified a gray limestone for the coping stone.

Mayor Peterson asked Council for any input regarding the new fountain design.

Ms. Alutto stated that the fountain is beautiful. She agrees that the bridge abutment could be softened and that would be helpful. She likes the seating in the retaining wall along Riverside Drive, noting this seating would be used for events. She agrees with the need for buffering along Riverside Drive. She also loves the idea of respite areas. The pavilion with the fireplace is very nice. The video tool is beneficial for visualizing.

RECORD OF PROCEEDINGS

June 25, 2018

Page 12

Held _____

Ms. De Rosa asked for an update regarding the lighting on the pavilion. Council's previous input was that the lighting was fairly intense. She is aware that modifications were to be made.

Mr. Earman stated that this topic has been discussed at length. Staff recommends that the pavilion lighting be of an ambient type.

Ms. Fox stated that there is tree uplighting that could be included, especially in the plaza. Mr. Kimbrel stated that within the plaza, the recommendation would be to uplight the trees with two lights per tree. There will be recessed lighting along the stairs and ramp – the locations where there could be safety concerns. There are curved lights that are unique to the lower plaza.

Mayor Peterson inquired about the next steps in this process.

Mr. McDaniel responded that he wants to confirm that Council is satisfied with the base and depth of the water feature. He will carry Council's input forward to the public feedback process. There was a handrail issue and an issue regarding the base of the waterfall that Council had raised previously. He understands the concerns with buffering along Riverside Drive and the safety concerns with children and bikes, etc. He asked for clarification about the seating on the retaining wall along Riverside Drive.

Vice Mayor Amorose Groomes stated that some seating is great, but the 100-foot length is not. She would like to see it broken up with staircases, plantings, etc.

Mr. Reiner stated that there has to be adequate seating for parents watching soccer. He commented that the fountain is well done, and the pedestrian traffic route is well executed. Council wants to see more respite areas, and perhaps some interesting features such as sculpture, etc.

Vice Mayor Amorose Groomes stated that the waterfall looks remarkably improved, and is reflective of Council's comments.

Mr. Reiner commented in regard to the waterfall and the slope of 3 to 1. For every foot of vertical slope, there must be three feet of horizontal to keep the water from splashing out. This can be problematic in terms of constant refilling of the ponds. The designers need to make sure the actual drop of the water is correct related to the vertical height. Mr. Kimbrel stated that he did check with the fountain professional on this design. He has not been brought on board yet for detailed drawings. The intent, although not illustrated well, is to put a slight batter on that, reducing it to a foot and a half per foot.

Ms. De Rosa asked if Council's feedback would be incorporated into the renderings that will be shared with the public on July 11.

Mr. Earman responded affirmatively.

Mr. McDaniel suggested that the discussion with the public could provide an opportunity for them to weigh in as well, keeping it very open-ended.

Ms. De Rosa clarified that she would prefer that the design that has been evolving be shown to the public, not what was presented tonight.

Mr. McDaniel agreed. Staff wanted to obtain Council's input prior to presenting updated information to the public in July.

Ms. Fox asked about the river lookouts. She believes these will be used frequently by young children. Given the history involved with the area along the river, would there be an opportunity for a bronze plaque that could include information about the history of the river area – i.e. the Old Dublin bridge history, the fact that migratory birds fly up the river, the Indian Run ravine, locations of Indian tribe campsites in the past? This would be information that would draw people to the lookouts and prompt interest in what they will view.

Mr. Kimbrel agreed there would be lots of opportunity for interpretive signage in these locations.



City of Dublin

Office of the City Manager

5200 Emerald Parkway • Dublin, OH 43017
Phone: 614-410-4400 • Fax: 614-410-4490

Memo

To: Members of Dublin City Council

From: Dana L. McDaniel, City Manager 

Date: June 21, 2018

Initiated By: Terry Foegler, Director of Strategic Initiatives
Matt Earman, Director of Parks and Recreation
Vincent A. Papsidero, FAICP, Planning Director
Jennifer M. Rauch, AICP, Planning Manager

Re: Development Plan/Site Plan – Riverside Crossing Park, East Plaza, Phase 1 –
Update (Case#17-124DP/SP)

Background

City Council reviewed the final Development and Site Plan for the Riverside Crossing Park East Plaza and Park design at its May 7, 2018 meeting and requested additional information prior to taking action on the application. As part of the June 11, 2018 packet, staff provided a follow-up memo to confirm the planning and design items raised by City Council and the proposed process moving forward. The following reflects the items and ideas identified by City Council members and how they are addressed in the revised plans. No formal action is required at this time. Following City Council's review of the revised information at the June 25, 2018 meeting, staff will hold a public input session (scheduled on Wednesday, July 11 at the DCRC) to review the entire proposal for the Riverside Crossing Park, East Plaza and Park. Formal consideration and action of the final Development and Site Plan is expected on August 13, 2018.

Planning and Design Items

The following reflects the items and ideas identified by City Council members and how they are addressed in the revised plans.

Key Steps and Timeline

Council requested detailed information regarding the public input, planning and engagement process for the Riverside Crossing Park. Attached is a detailed narrative and information outlining the steps taken to date.

Retaining walls and details

Council members expressed concerns about the 10-foot and 14-foot walls located along the western edge of the east plaza. The discussion focused on the rationale for the retaining walls, as well as the design, details and materials, and possible mitigation measures. The revised materials include the approved plans and section views from the 2016 Basic Plan for this area, showing the grade changes in relation to the plaza, bridge abutment, and the path under the bridge.

Additional views and details are provided regarding the design and quality of the railing at the top of the 10-foot retaining wall. The proposed railing on top of the 10-foot wall incorporates a simple design, while the design of the railing on top of the 14-foot wall is more decorative.

The proposed design of the exterior of the utility room under the plaza incorporates the limestone design that is consistent with the design shown at the time of the approved Basic Plan. The vehicular entrance to the utility room has been relocated to minimize the visual impact from the pedestrian bridge.

Fountain Design

The discussion regarding the proposed fountain included Council's request to provide an opportunity to interact with water, ensure ADA accessibility and address safety concerns. The fountain design has been revised to include a more dramatic water feature. The proposed grading in the area has altered to create a lower level plaza at the bottom of the stairs, allowing for a taller fountain with a wider water catchment at the base. The addition of the hardscape area allows access to the water and minimizes potential maintenance issues with the water catchment area previously located adjacent to lawn area.

Landscape Design

Council members raised concerns about the perceived starkness and the amount of hardscape shown throughout the plaza in the renderings. The plans have been revised to provide a lush, inviting, and softened landscape. Additional width was added to the planters on the upper terrace to allow for additional plantings, and the terrace seating has been reduced in the lower terrace. The proposed plant palette has been updated.

Additional Park Views

Council requested plans showing additional views from the south looking north into the park, which have been provided.

Grade Change

Council members requested additional information regarding the slope and cross section at the lawn area. The materials include information previously provided with the approved Basic Plan showing the change in grade within the lawn area. The materials included comparable grading information to other local parks for reference, as well as the existing and proposed topography on the site. The maximum slope indicated in the final Development and Site Plans is 3.2 to 3.6 across the lawn area, which is consistent with the approved Basic Plan.

Respite Areas

Council members requested a consideration for the provision of quiet nodes for respite or more intimate spaces along the length of Riverside Drive wall with the north and south ends identified as possible locations.

Tree Inventory

Council members requested the tree inventory and removal information be cleaned up and simplified. The revised plans include consolidated information charts for the individual trees impacted and are color coded to reflect what is proposed to be removed with this phase only.

Pavilion

Council expressed concerns regarding the pavilion lighting, wanting to ensure the bar lighting is not glaring, but rather provides more concealed and ambient lighting, which has been provided.

The pavilion drawings have been updated to reflect Council's direction regarding pavilion materials and the green roof.

Park Capacity

Council requested additional information regarding the analysis related to the maximum capacity for the park. The materials include previously information provided with the approved Basic Plan showing the various capacities, based on uses. Information was provided from other local and national parks for comparison with the proposed Riverside Crossing Park.

Next Steps

Public Engagement

Staff has scheduled a public open house at the Dublin Community Recreation Center (Talla 1) on Wednesday, July 11, 2018 from 6:00 to 7:30 p.m. in order to provide an additional opportunity for public input on the latest version of the East Plaza and Park plans and designs. Staff and our consultant team will be present to provide a brief overview of the proposed park plans, and provide opportunities (in small group settings) to answer questions, hear concerns and solicit any additional comments or suggestions from the public, prior to City Council's final review.

Additionally, the Communication and Public Information Division is developing an information campaign through a variety of social media platforms, City website, posting at the DCRC, sign posted on the site, and other communication methods to ensure residents and stakeholders are well informed of this opportunity. The City will also post the respective information and design renderings on the City's website, which will allow comments to be made online before, during and after the public session.

Formal Consideration

Following the public meeting, staff and our consultants will incorporate the public input as well as City Council comments from the May 7, 2018 and June 25, 2018 meetings and make appropriate revisions and refinements to the plans. Formal consideration and action of the final Development and Site Plan is expected at the Monday, August 13, 2018 Council meeting.

Recommendation

Staff requests City Council's feedback on the proposed modifications at the June 25, 2018 Council meeting. Formal consideration and action regarding the final Development and Site Plan is expected at the Monday, August 13, 2018 Council meeting.



Office of the City Manager
5200 Emerald Parkway • Dublin, OH 43017
Phone: 614-410-4400 • Fax: 614-410-4490

Memo

To: Members of Dublin City Council
From: Dana L. McDaniel, City Manager 
Date: June 21, 2018
Initiated By: Terry Foegler, Director of Strategic Initiatives
Matt Earman, Director of Parks and Recreation
Vince A. Papsidero, FAICP, Director of Planning
Jennifer M. Rauch, AICP, Planning Manager
Re: Riverside Crossing Park - Timeline Summary

Summary

This memorandum serves as a follow up to one of the requests of City Council at the May 7, 2018 City Council review of the Development and Site Plan for the Riverside Crossing Park, East Plaza, Phase 1. Specifically, this memo presents a summary and timeline of the planning, design and formal zoning review processes associated with the River Crossing Park, all of which ultimately led to and informed the current application before Council. In particular, the memo summarizes many of the key public engagement opportunities that were included during the process.

It's important to note that, at the direction of Council, the public engagement process began broadly with a public forum to gather initial ideas regarding this signature park at the earliest stages of its concept planning. The process continued to build upon this initial visioning and concept development as its foundation, and then incorporated ideas from the many additional opportunities provided for public input as the park planning process moved forward to help ensure the programming and design details were responsive to the public's priorities and ideas. Eventually, after this input was fully considered and documented, City Council approved the Master Park Plan on May 23, 2016. The Development and Site Plan now before Council is consistent with the approved Park Master Plan and Basic Plan as previously approved by Council, as well as being reflective of the extensive public input gathered throughout this planning and engagement process.

Background

City Council Meetings 2012-13

On October 29, 2012, City Council authorized staff to undertake the Scioto River Corridor Framework Plan as the initial focus area for the implementation of the Bridge Street District building on the approved 2010 Vision Plan. The Framework Plan was intended to establish the early stage conceptual planning and design framework for both the public infrastructure projects (including parks) as well as the desired private development within the corridor.

At a Joint Work Session of City Council and the Planning and Zoning Commission on January 17, 2013, the consultant team presented initial concepts for an urban design framework that identified and further defined key public projects within the Scioto River Corridor, including the relocation of Riverside Drive, the new roundabout, a new riverside park, and possible locations

for a pedestrian bridge connecting Historic Dublin to the east side of the Scioto River. These public investments were intended to serve as catalysts to encourage appropriate types of private investment in new development projects on both sides of the Scioto River, adding to the vibrancy, vitality, and walkability of Dublin's civic center.

At the second Joint Work Session on March 4, 2013, the consultant team presented refined concepts for the park, relocated roadway, and an iconic pedestrian bridge, as well as depictions of the urban design character of new private development projects. At that meeting, City Council expressed widespread support for the concepts presented and a sense of urgency for moving forward.

In March of 2013, the City shared the early stage planning concepts for the River Corridor at its annual State of the City event and encourage public input and participation. An initial Draft Scioto River Corridor Framework Plan was provided to City Council for information only, as part of the July 1, 2013 packet.

On September 16, 2013, City Council and Planning and Zoning Commission held a work session to review the progress of the plan, in particular four early "ideas" emerging from the work (realignment of Riverside Drive, implementation of the Riverside Drive and SR 161 roundabout, creation of the Riverside Crossing Park, and construction of a pedestrian bridge). Council expressed support and requested broad public input as the next step in the process. During September of 2013 the City staff and its consultant team, with assistance from the Next-Gen committee at the Dublin Chamber of Commerce, organized a series of interviews with young professionals working in Dublin to seek their input on the BSD River Corridor planning ideas.

Public Forum 2013

On October 22, 2013, the City held a major public forum at the OCLC Conference Center to gather broad input regarding the BSD River Corridor plan, to share the early planning ideas and to seek additional citizen input. The forum included a detailed public presentation on the major plan elements, a survey (assisted by Saperstein and Associates), work stations, and comment cards, as well as a follow-up email sent to all attendees with links to the presentations and graphics to gather additional input. The work stations addressed five focus areas with renderings of early park concepts, where residents interacted with staff and consultants in an open-house style format and allowing for one-on-one discussion.

Outreach efforts to publicize the forum included extensive media coverage before, during and after the event, resulting in coverage by the three local television stations, *Columbus Business First*, *Columbus Dispatch*, *Columbus Underground*, local radio stations and the *Dublin Villager* newspaper. More importantly, attendance for the forum exceeded 250 people, while an additional 68 people watched via live web stream and at least 716 people watched the presentation following the forum. The public reaction to the planning concepts was very positive and valuable comments and suggestions were received at the forum and in subsequent input.

City Council 2013

A preliminary summary of the Community Forum was provided as information only in the November 4, 2013 City Council packet. A more detailed summary report of the engagement efforts were included in the December 9, 2013.

City Council 2014

As part of the February 28, 2014 Goal Setting Retreat, City Council discussed a number of items related to the planned public projects and emerging private development opportunities in the Bridge Street District. Council members expressed interest in scheduling work sessions to discuss these opportunities.

On March 10, 2014, City Council approved a resolution affirming key public infrastructure improvement projects in the Scioto River Corridor Area of the Bridge Street District and directed the administration to proceed with the final design of various public improvements, including the Riverside Crossing Park.

State of the City 2014

In March, 2014, preliminary renderings of the initial park concepts were presented at the State of the City, providing additional public visibility to the ongoing planning efforts.

HOA Leadership Meeting 2015

In April, 2015, another public input session was hosted by the City to secure resident input on the river park planning efforts during the annual HOA Leadership meeting at La Scala restaurant. Similar to the OCLC Public Forum, renderings, conceptual layouts, programming ideas, and amenities were shared on display boards. Attendees and staff participated in small group discussions, and note cards and an on-line feedback tool were provided. HOA representatives were asked to promote the on-line tool to their members in order to spread the word, and seek additional input. Staff offered to attend any group or association meeting to provide additional information, respond to questions, and solicit feedback on the park planning concepts and plans.

State of the City 2016

Further refinement of the park design continued throughout 2015 into 2016 as the final alignment of the pedestrian bridge and the location of the west landing plaza (pivotal design elements) were finalized. Revised renderings were displayed for public feedback during the March 2016 State of the City in the lobby of Wendy's Corporate Headquarters. The upcoming March 2016 public open house for the park master plan was publicized at the State of the City.

Open House 2016

On March 28, 2016, the City held an open house to present the updated park plans. Almost 200 people attended and the input was very positive relative to the park design and programming. Similar to the previous forum, the proposed Master Plan was presented and stations presented the detailed plans and renderings.

Dublin Community Recreation Center 2016

In addition to the March 28th open house, the updated plan was displayed at the DCRC with a drop box for comment cards to achieve additional outreach.

Online Comment Period 2016

Through the use of multiple social media platforms and the City's website, the public was provided additional opportunities to review the updated plan.

City Council Work Session 2016

On April 18, 2016, staff provided an update on the park planning efforts to City Council at a work session. The staff presentation summarized public input to date, the ways in which the revised concepts reflected that input, and the status of park planning and programming direction. As part of the discussion at the work session, City Council discussed retaining the role of reviewing body for the zoning approval process associated with the implementation of the park master plan, although specifying that board and commission input on the plans should be secured.

Master Plan Adoption 2016

On May 23, 2016, City Council adopted the Master Plan for this park. As noted during the staff presentation, the Master Plan was substantially informed by, and generally consistent with the extensive public engagement provided over the previous three years, and this input informed the park design concepts and shaped the anticipated park programming.

Park Naming 2017

Following plan adoption, staff initiated in July, 2016 the park naming process, which included engaging the public via the City's website and social media to submit name nominations. More than 200 responses were received, which were reviewed by the Community Services Advisory Commission (CSAC) in a series of public meetings to narrow the search. CSAC recommended six names for the park. City Council officially adopted the name of Riverside Crossing Park on January 10, 2017.

Basic Plan Review

Following the approval of the Master Plan in May of 2016, the formal zoning approval process began with the Council review of the Basic Plan.

On November 3, 2016, an informal review of the Basic Plan was conducted by the Planning and Zoning Commission (PZC) and Architectural Review Board (ARB). Members were supportive of the proposed park, design details, incorporation of sustainability principles, park amenities and programming. They emphasized the need to provide activities and programs that draw patrons to the park and allow for interaction with the river, visually and physically, and the need to allow this to evolve with usage over time. The members identified the importance of design details such as lighting, path locations, seating areas, wayfinding and signs, and materials. They wanted to ensure that great views are provided into the park and for visitors while they are in the park. Support was expressed of the design and program of the pavilion and discussion about the need to move the structure to the south to ensure that views of the iconic pedestrian bridge are not obscured. The members recognized the importance of the ways in which the park engages both sides of the river and the sense of place that is created with the design proposal.

The feedback was incorporated into a revised Basic Plan, which was formally reviewed and recommended for approval by the Administrative Review Team (ART) on November 23, 2016. On December 5, 2016, City Council reviewed and approved the Basic Plan and designated themselves as the required reviewing body. Council expressed a desire to have informal reviews by PZC and ARB for all subsequent reviews -- prior to ART and City Council review and determination.

West Plaza and Park Design

Following approval of the Basic Plan, the more detailed Site Plan was prepared for Phase One of the West Plaza of the Riverside Crossing Park. The Site Plan reflects a relatively advanced stage of project design (45% construction drawings).

On June 28, 2017, the ARB conducted an informal review of the Development and Site Plan. The discussion focused on the intent of the plaza, the goal to provide open views to the pedestrian bridge and the river, and ensuring the plaza provided adequate access and flow between the Historic District and the pedestrian/bike bridge, seating design and layout, public congregation concurrent with bike and pedestrian access to the bridge, and final planting design, including incorporation of vertical planting elements that would not interfere with views. The Board recommended bollards at the western edge of the plaza be modified to better reflect the traditional character of the Historic District. Overall, ARB supported the proposal and found the improvements were in keeping with the approved Basic Plan.

On August 23, 2017, ART held the formal review required by code and recommended approval for the revised Site Plan to City Council. On August 28, 2017, City Council approved the Site Plan.

East Plaza and Park Design

Following conclusion of the West Plaza zoning process, the Development and Site Plan for Phase One of the East Plaza and park design of the Riverside Crossing Park was prepared. Similar to the West Plaza, this submittal provides final details and is the last zoning step to implement the approved Basic Plan. All of these submittals were consistent with the adopted Master Plan.

On January 4, 2018, PZC and ARB conducted an informal review of the Development and Site Plan. The discussion focused on lighting design (day and night), support for a vegetated roof for the pavilion to provide a more aesthetically pleasing view from the east as well as to address sustainability, different materials for the pavilion in lieu of the proposed wood siding, accessibility for bicyclists, and programming for the park. Overall, the members were very supportive of the proposal and found the improvements in keeping with the approved Basic Plan.

On March 29, 2018, ART held a formal review of the revised Development and Site Plan as required by code and recommended approval to City Council.

On May 7, 2018, the Development and Site Plan was presented to City Council, and the application was tabled in order for staff to address the following comments:

1. Provide an overview of the key steps and timeline in the public planning and engagement process for the River Crossing Park.
2. Address concerns raised about the 10-foot and 14-foot walls located along the western edge of the east plaza.
 - a. Provide additional graphics and information related to the design, rationale for, and possible mitigation measures associated with the 10-foot and 14-foot walls.

- b. Provide additional details regarding the design and quality of the railing at the top of the 10-foot retaining wall.
 - c. Provide real cut stone on 14-foot east-facing plaza wall.
3. Review the fountain design of water collection area – provide opportunity to interact with water, ensure ADA accessibility and address safety concerns.
4. Address concerns from the renderings about the apparent starkness and the amount of hardscape throughout the plaza in the renderings. Area needs to provide a lush, inviting, and softened landscape. Refine the graphics to depict actual condition.
5. Provide an additional view from the south looking north.
6. Clarify the slope and cross section at the lawn area. Provide cross sections throughout this lawn area.
7. Consider the provision of quiet node for respite or more intimate spaces along the length of Riverside Drive wall. North and south ends identified as possible locations.
8. Provide updated tree inventory and removal information.
 - a. Clean up and simplify the tree inventory information.
 - b. Tree plan needs to be revised to indicate the trees removed – change the color coding to reflect what is removed.
9. Consider revising the building lighting to ensure the bar lighting is not glaring, but rather provides more concealed and ambient lighting - or explore a different lighting option.
10. Provide park analysis related to the maximum capacity for the park.
11. Modify the drawings to reflect direction regarding pavilion materials and the green roof.
 - a. Include the wood option for the northern, southern and westward facing walls of the pavilion, and stone material for the eastern facing wall.
 - b. Include the green roof version for the pavilion.

Recommendation

Reference only.

RECORD OF PROCEEDINGS

June 25, 2018

Page 8

Held _____

property. The Davis Mound by Martin Road is on the Davis property. These mounds are identified by where they are located, and therefore to call this one the "Hopewell Mound" would be incorrect. The Ferris-Wright Mound would be more accurate, or perhaps the "Hopewell Mound at the Ferris-Wright Park." He believes it is important to have a name for awareness purposes by the public. He has been following the research and the development of the park through the years.

Ms. Alutto agreed that the Hopewell Earthworks needs to be noted on the park sign.

Mayor Peterson moved to name the park "Ferris-Wright Park" with some reference to the Hopewell Mound or Earthworks on the signage.

Mr. Keenan seconded the motion.

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

- **Follow-Up – Development Plan/Site Plan – Riverside Crossing Park, East Plaza, Phase 1**

Ms. Rauch stated that staff is bringing forward the proposed design solutions in response to some questions that were raised previously by Council. No formal action is requested of Council at this meeting.

Mayor Peterson moved that this item be removed from the table for purposes of discussion.

Mr. Reiner seconded the motion.

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

Ms. Rauch stated that in terms of process, the Basic Plan Review was approved in late 2016; City Council approved the Site Plan in August 2017; and in May 2018, the Development and Site Plan was presented to City Council. At that time, the application was tabled in order to address some concerns expressed by Council. At tonight's meeting, staff is seeking Council feedback. There will be another public input session in July, and this matter is tentatively scheduled for Council consideration at the August 13 City Council meeting.

Mr. Earman stated that the items that Council brought forward at the previous hearing are outlined in a presentation. He shared a video that reflected the items discussed at the May 7 meeting.

A timeline of public engagement is summarized in a memo that was provided to Council:

- January 2013, a Joint Work Session between City Council and Planning and Zoning Commission, presentation by consultant of key public projects including the new river park;
- March 2013, early stage planning concepts were shared at the State of the City;
- September 2013, Joint Work Session between City Council and Planning and Zoning Commission to review progress of the plan;
- October 2013, public forum held at OCLC to gather broad input regarding the BSD River Corridor Plan, share early planning ideas and seek citizen input;
- March 2014, State of the City, preliminary renderings of the initial park concepts were presented;
- In 2015, the Master Plan was developed and shared at the annual HOA meeting;
- In 2016, the State of the City, Open House, display at the DCRC and an online comment period were the tools of communication used regarding the park master plan; and
- The Master Plan for the park was adopted by City Council on May 23, 2016.

Mr. Earman shared the video developed by Chris Kimbrel of MKSK.

Mr. Kimbrel provided narrative to the video and explained each view.

Vice Mayor Amorose Groomes inquired about the seat wall near Riverside Drive, specifically what will be on the top of that wall.

Mr. Kimbrel responded that it would be a battered stone veneer.

RECORD OF PROCEEDINGS

Minutes of _____

Dublin City Council

Meeting

BARRETT BROTHERS - DAYTON, OHIO

Form 6101

June 25, 2018

Page 9

Held _____

Vice Mayor Amorose Groomes noted her concern with Code issues resulting from a sidewalk-level tree lawn and then a 28-inch drop.

Mr. Kimbrel responded that there is not a Code issue for this item.

Mayor Peterson clarified that the grass appears flush behind the material shown in the image.

Mr. Kimbrel stated that is correct. The material is proposed to be limestone, similar to the wall being installed at the Grounds of Remembrance.

Vice Mayor Amorose Groomes clarified that it is a poured in place concrete with a veneer stone affixed to it.

Mr. Reiner stated that something to consider in the future, along the grass strip, would be to buffer the pedestrian space from the automobile space with a hedge to separate the spaces.

Mr. Kimbrel responded that they could explore plantings on either side of the steps.

In response to Mr. Reiner's question regarding the new riverfront park downtown Columbus, Mr. Kimbrel stated that MKSK performed all of that work.

Mr. Reiner described an event that he attended recently that included a tour of the landscape work downtown Columbus. Landscape architects from around the country toured the area and found it to be very impressive. The two-level water feature was very nice and having an entertainment space was a great idea.

Vice Mayor Amorose Groomes stated that she does support having the stone steps shown in this location. However, it would be preferable to have more buffer from Riverside Drive into the park. She noted there are tables on the brickwork coming off the bridge and a bench along the pathway. She is not satisfied with the seating on concrete piers with one's back to Riverside Drive. Although she understands that needs to be retained through that area, there is no quiet space for activities such as reading. She believes it is unlikely that people will want to sit on a stone wall along Riverside Drive. She also has concerns about the slope of the next phase of the wall. Another potential issue could be bicyclists riding on the stone wall - how that will be discouraged? In the end, she believes this should be only a retaining wall and that seating should not be incorporated. Mr. Kimbrel responded that the thinking behind the seating was to provide it for people who may be passing by and/or attending events. Places for respite are provided in more secluded areas such as the lower plaza.

Vice Mayor Amorose Groomes stated that the bench that Mr. Kimbrel references appears to have a 90-degree angle, doesn't look comfortable and has a cold, concrete look. She suggested that retaining walls should retain and seating areas should simply be seats. These elements should not be combined. She referenced the Golf Club of Dublin and the retaining wall in place with seating and its lack of comfort. She is hoping this park will be a place where people will want to linger.

Mr. Kimbrel stated those comments are fair. He is not certain that the renderings shown on the video reflect exactly what will be in place, as the elements are still evolving. The intent is not to have the seating be at a 90-degree angle.

Ms. De Rosa stated that she agrees with Vice Mayor Amorose Groomes. If the amount of cement was reduced significantly and instead, there were benches surrounding the planters, it would create an entirely different feel.

Mr. Earman stated that it is important to note that the current focus is on hardscape; some of the final details like bench placement and planters will come next.

Ms. De Rosa stated the issue is more than bench placement. She would like to create inlets to cozy areas, offering a different feel in various places in the park. There should be more respite points and a change in "personality." People can explore different parts of the park each day. What makes great parks is to create respite areas within the parks. Before the foundation is laid, she would like more thinking about how to accomplish both respite and relief areas.

Mr. Reiner commented that the manner in which the benches are lined up along the waterfall works well, but he agrees that creating subspaces are important, too. He believes the park layout and circulation works as proposed. He would like to see

RECORD OF PROCEEDINGS

Minutes of _____

Dublin City Council

Meeting

BARRETT BROTHERS - DAYTON, OHIO

Form 6101

June 25, 2018

Page 10

Held _____

subspaces created in the park -- not major areas -- but interesting subspaces through landscaping, incorporating more into this design.

Mr. Kimbrel stated that they can certainly look into this.

Mayor Peterson stated that in creating outdoor living areas, it is important to define the space. The video was impressive, but what makes this park great will be a defined, comfortable space. He would like to see additional defined areas or what could be considered "destination areas" of the park.

Mr. Reiner stated the entire concept is fine, but human scale subspaces that make people more comfortable are needed.

Mayor Peterson asked Mr. Kimbrel to provide more clarification about the river access. Mr. Kimbrel shared a slide identifying where there is seating and also rustic stairs leading to where people could kayak and canoe. It is too steep for regular access or seating to be provided.

Mr. Keenan stated that he agreed there needs to be separation from the roadway and a safer area in the green space for children to play.

Vice Mayor Amorose Groomes added that she would envision some low plantings that would change in elevation and thickness behind the retaining wall. These would help with noise buffering from the roadway.

Ms. Fox asked about the detail on the far north end of the park. Her focus is the functional use of the park by those who live in Bridge Park.

Mr. Kimbrel responded that the approved Master Plan contemplates a phase at the time John Shields Parkway comes on line, which extends the pedestrian tunnel by about 40 feet to meet the location of the anticipated bridge abutment. This creates an opportunity for some retaining walls that will allow flattening of that area as opposed to the temporary condition as it exists today. The programmatic thinking is that it would be adult recreation - the walls are high enough to offer some low climbing opportunities.

Vice Mayor Amorose Groomes asked about the overall length of the future pedestrian tunnel.

Mr. Kimbrel responded it would be in the range of 120 feet or slightly more.

Vice Mayor Amorose Groomes stated that the City needs to determine what length of tunnel people would be comfortable walking through. This length may exceed that.

Mr. Kimbrel stated it is only conceptual at this time.

Vice Mayor Amorose Groomes believes it warrants a study. She asked about the internal diameter of the tunnel.

Mr. Kimbrel stated he believes it is 10 feet.

Vice Mayor Amorose Groomes stated she is not comfortable with this conceptually.

Mr. Reiner commented in regard to the overlooks for the river that there would need to be some trimming of honeysuckle, etc. There are some other stately trees that are very nice. Is there an opportunity for any additional view sheds to be created for visitors to this park?

Mr. Kimbrel stated that there may be opportunities, but their current focus is to address the dead landscape or invasive species. There are certainly opportunities to consider that after the park is completed.

Ms. Fox stated that she would like the respite areas to be differentiated by the type of material. The longer walking areas with concrete encourage people to move through them, but the areas where there is intimate planting encourage people to linger. She believes this park has great flexibility, accommodating major events as well as providing intimate experiences.

Mayor Peterson stated that the swinging benches and plantings around them are a really nice feature.

RECORD OF PROCEEDINGS

Minutes of _____

Dublin City Council

Meeting

BARRETT BROTHERS - DAYTON, OHIO

Form 6101

June 25, 2018

Page 11

Held _____

Ms. Fox stated she would like to have areas incorporated where one to five people could find a spot to sit.

Ms. De Rosa stated that she recently visited Cardiff Town Center in Wales. There were areas where people were having picnics, and there were carvings on trees that made the spaces interesting, encouraging people to stop and have a conversation. There was something new to discover at every turn, and she believes that the Riverside Crossing Park is large enough to do something similar.

Vice Mayor Amorose Groomes asked specifically about the abutment that projects out from the retaining wall. Why will that abutment project past the retaining wall?

Mr. Kimbrel responded that the abutment is set by the bridge project. The abutment is being differentiated with cut stone. There was a desire to return that so that there is not an awkward relationship between cut stone on one face and rubble stone on the next. Also, they desired to pull the adjacent walls to the extent possible without making that trajectory too far out to open up that somewhat narrow space.

Vice Mayor Amorose Groomes asked about the rationale behind use of the various materials. They will both essentially be a poured concrete face that will be adhered to. The abutment is a poured concrete base that the cut limestone will adhere to, correct? The retaining walls will be of poured concrete as well.

Mr. Kimbrel confirmed that is correct.

Vice Mayor Amorose Groomes inquired about the need to differentiate between those two pieces. She had hoped that there could be a small turf area where perhaps some ivy could grow, softening the look even more.

Mr. Kimbrel responded that there is space on either side of the abutment to introduce vines that could grow up the walls. The slide shown is an updated version of the east elevation in the packet. These images have been shared since the Master Plan stage where they emphasized the architectural detail with some relief and some cut stone contrasted with rubble stone.

Vice Mayor Amorose Groomes stated that she understands this in terms of doors and openings, but did not understand the need to draw attention to the bottom of that abutment.

Mr. Kimbrel stated that the abutment is a fairly robust architectural feature that a very contemporary bridge lands on. In their view, it was appropriate.

Vice Mayor Amorose Groomes stated that in the video shown, it did not appear that there was adequate space for any plantings.

Mr. Kimbrel responded that there is not adequate space for plantings, as the shared use path narrows slightly to minimize the height of the wall.

Vice Mayor Amorose Groomes stated that when the drawings are more detailed, it would be nice to see some plant material added to soften the wall, which currently appears very stark and harsh. She does like the cut limestone around the entryway.

Mr. Kimbrel stated they will look into the possibilities of having more plant material.

Ms. Fox stated that she likes the juxtaposition of the different stones, but her concern is with the appearance of this stone versus the old aged limestone found in Dublin. She hopes that the stone material for the face of these hearkens back to the historic walls in Dublin. The stone should come from this river, not from out of state.

Mr. Kimbrel stated that the Olen quarry runs from south Columbus to Delaware and has been quarried for 200 years. Nearly all the historic architecture in Dublin is built with this stone, and they have specified this product for the west side.

Vice Mayor Amorose Groomes clarified that the limestone for coping would actually be of Indiana Limestone, correct?

Mr. Kimbrel stated that it is commonly used for coping. They specified a gray limestone for the coping stone.

Mayor Peterson asked Council for any input regarding the new fountain design.

Ms. Alutto stated that the fountain is beautiful. She agrees that the bridge abutment could be softened and that would be helpful. She likes the seating in the retaining wall along Riverside Drive, noting this seating would be used for events. She agrees with the need for buffering along Riverside Drive. She also loves the idea of respite areas. The pavilion with the fireplace is very nice. The video tool is beneficial for visualizing.

RECORD OF PROCEEDINGS

June 25, 2018

Page 12

Held _____

Ms. De Rosa asked for an update regarding the lighting on the pavilion. Council's previous input was that the lighting was fairly intense. She is aware that modifications were to be made.

Mr. Earman stated that this topic has been discussed at length. Staff recommends that the pavilion lighting be of an ambient type.

Ms. Fox stated that there is tree uplighting that could be included, especially in the plaza. Mr. Kimbrel stated that within the plaza, the recommendation would be to uplight the trees with two lights per tree. There will be recessed lighting along the stairs and ramp – the locations where there could be safety concerns. There are curved lights that are unique to the lower plaza.

Mayor Peterson inquired about the next steps in this process.

Mr. McDaniel responded that he wants to confirm that Council is satisfied with the base and depth of the water feature. He will carry Council's input forward to the public feedback process. There was a handrail issue and an issue regarding the base of the waterfall that Council had raised previously. He understands the concerns with buffering along Riverside Drive and the safety concerns with children and bikes, etc. He asked for clarification about the seating on the retaining wall along Riverside Drive.

Vice Mayor Amorose Groomes stated that some seating is great, but the 100-foot length is not. She would like to see it broken up with staircases, plantings, etc.

Mr. Reiner stated that there has to be adequate seating for parents watching soccer. He commented that the fountain is well done, and the pedestrian traffic route is well executed. Council wants to see more respite areas, and perhaps some interesting features such as sculpture, etc.

Vice Mayor Amorose Groomes stated that the waterfall looks remarkably improved, and is reflective of Council's comments.

Mr. Reiner commented in regard to the waterfall and the slope of 3 to 1. For every foot of vertical slope, there must be three feet of horizontal to keep the water from splashing out. This can be problematic in terms of constant refilling of the ponds. The designers need to make sure the actual drop of the water is correct related to the vertical height. Mr. Kimbrel stated that he did check with the fountain professional on this design. He has not been brought on board yet for detailed drawings. The intent, although not illustrated well, is to put a slight batter on that, reducing it to a foot and a half per foot.

Ms. De Rosa asked if Council's feedback would be incorporated into the renderings that will be shared with the public on July 11.

Mr. Earman responded affirmatively.

Mr. McDaniel suggested that the discussion with the public could provide an opportunity for them to weigh in as well, keeping it very open-ended.

Ms. De Rosa clarified that she would prefer that the design that has been evolving be shown to the public, not what was presented tonight.

Mr. McDaniel agreed. Staff wanted to obtain Council's input prior to presenting updated information to the public in July.

Ms. Fox asked about the river lookouts. She believes these will be used frequently by young children. Given the history involved with the area along the river, would there be an opportunity for a bronze plaque that could include information about the history of the river area – i.e. the Old Dublin bridge history, the fact that migratory birds fly up the river, the Indian Run ravine, locations of Indian tribe campsites in the past? This would be information that would draw people to the lookouts and prompt interest in what they will view.

Mr. Kimbrel agreed there would be lots of opportunity for interpretive signage in these locations.



City of Dublin

Office of the City Manager

5200 Emerald Parkway • Dublin, OH 43017
Phone: 614-410-4400 • Fax: 614-410-4490

Memo

To: Members of Dublin City Council
From: Dana L. McDaniel, City Manager 
Date: June 7, 2018
Initiated By: Matt Earman, Director of Parks and Recreation
Jennifer M. Rauch, AICP, Planning Manager
Re: Info Only – Riverside Crossing Park East Plaza Follow up

Background

City Council reviewed the final Development and Site Plan for the Riverside Crossing Park East Plaza and Park design at its May 7, 2018 meeting and requested additional information prior to taking action on the application. The following includes a summary of the planning and design items outlined by City Council. Additionally, staff will hold an additional public input and engagement session prior to returning to City Council for the final Development and Site Plan. A tentative schedule is outlined below for additional citizen engagement and advancing the plan review and approval process for this plan.

Planning and Design Items

The following reflects our understanding of the items and ideas Council members would like staff and the consultant team to further address prior to City Council's reconsidering of the final Development and Site Plan:

1. Provide an overview of the key steps and timeline in the public planning and engagement process for the River Crossing Park.
2. Address concerns raised about the 10-foot and 14-foot walls located along the western edge of the east plaza.
 - a. Provide additional graphics, and information related to the design, rationale for, and possible mitigation measures associated with the 10-foot and 14-foot walls.
 - b. Provide additional details regarding the design and quality of the railing at the top of the 10-foot retaining wall.
 - c. Provide real cut stone on 14-foot east-facing plaza wall.
3. Review the fountain design of water collection area – Provide opportunity to interact with water, ensure ADA accessibility and address safety concerns.
4. Address concerns from the renderings about the apparent starkness and the amount of hardscape throughout the plaza in the renderings. Area needs to provide a lush, inviting, and softened landscape. Refine the graphics to depict actual condition.
5. Provide an additional view from the south looking north.
6. Clarify the slope and cross section at the lawn area. Provide cross sections throughout this lawn area.
7. Consider the provision of quiet node for respite or more intimate spaces along the length of Riverside Drive wall. North and south ends identified as possible locations.
8. Provide updated tree inventory and removal information.
 - a. Clean up and simplify the tree inventory information.

- b. Tree plan needs to be revised to indicate the trees removed – change the color coding to reflect what is removed.
9. Consider revising the building lighting to ensure the bar lighting is not glaring, but rather provides more concealed and ambient lighting - or explore a different lighting option.
10. Provide park analysis related to the maximum capacity for the park.
11. Modify the drawings to reflect direction regarding pavilion materials and the green roof.
 - a. Include the wood option for the northern, southern and westward facing walls of the pavilion, and stone material for the eastern facing wall.
 - b. Include the green roof version for the pavilion.

Staff and our consultant team will provide additional information and responses to City Council's items and concerns for discussion and consideration at the June 25, 2018 meeting. No formal action by City Council on the Site Plan will be sought at that meeting.

Public Engagement

Staff has scheduled a public open house at the Dublin Community Recreation Center (Talla 1) on July 11, 2018 from 6:00 to 7:30 p.m. in order to provide an additional opportunity for public input on the latest version of the East Plaza and Park plans and designs. Staff and our consultant team will be present to provide a brief overview of the proposed park plans, and provide opportunities (in small group settings) to answer questions, hear concerns and solicit any additional comments or suggestions from the public, prior to City Council's final review. Additionally, the Communication and Public Information Division is developing an information campaign through a variety of social media platforms, city website, posting at the DCRC, sign posted on the site, and other communication methods to ensure residents and stakeholders are well informed of this opportunity. The City will also post the respective information and design renderings on the City's website, which will allow comments to be made online before, during and after the public session.

Following the public meeting, staff and our consultants will incorporate the public input and City Council comments from the May 7, 2018 and June 25, 2018 meetings and make appropriate revisions and refinements to the plans.

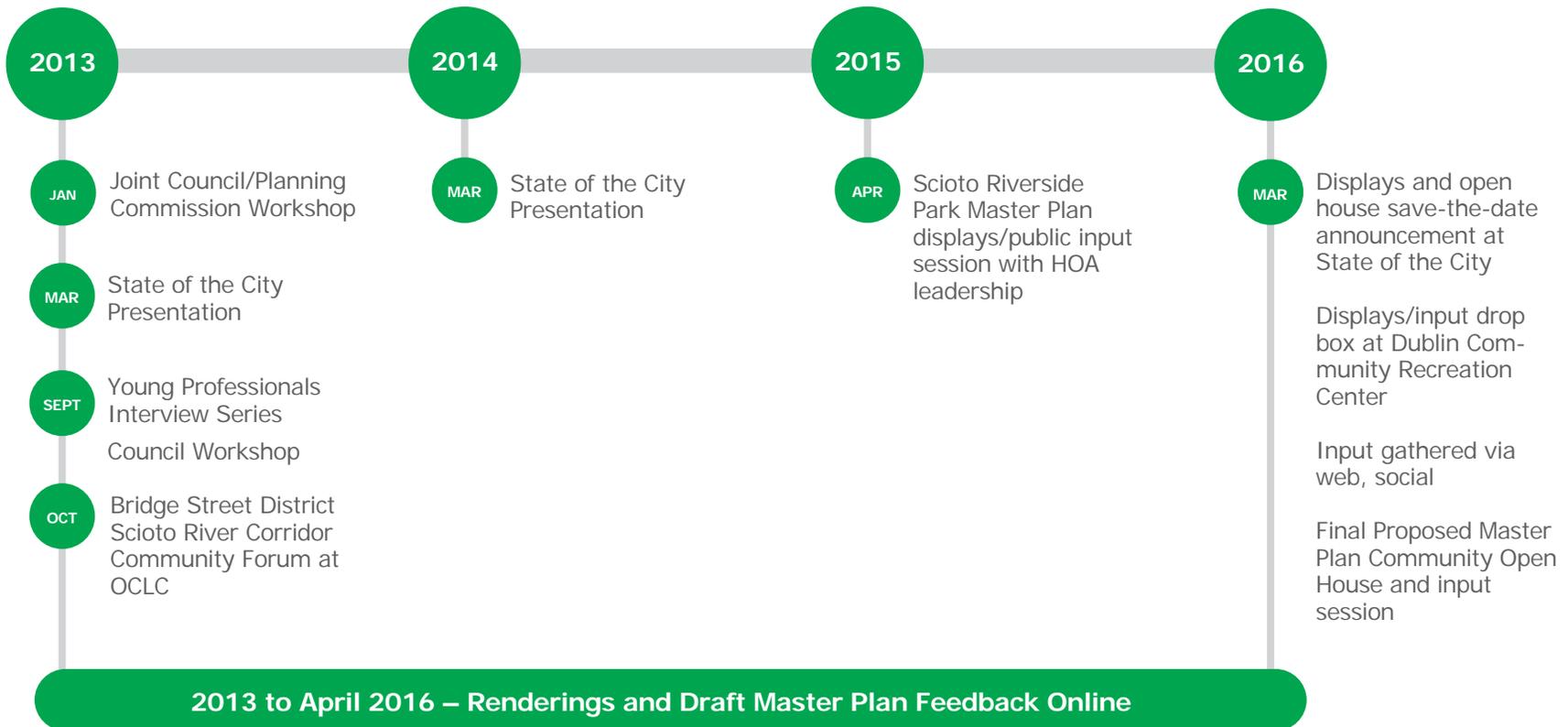
Recommendation

Staff requests City Council confirm the following schedule of a City Council discussion on June 25, 2018, the public open house on Wednesday, July 11, 2018, and formal consideration and action of the final Development and Site Plan on August 13, 2018.

Please direct any questions regarding the park details to Matt Earman or planning process to Jenny Rauch.

RIVERSIDE CROSSING PARK

PUBLIC INPUT TIMELINE



RECORD OF PROCEEDINGS

Minutes of

Dublin City Council

Meeting

BARRETT BROTHERS - DAYTON, OHIO

Form 6101

May 7, 2018

Page 10

Held

Ms. Cornish responded that they would not. Previously, they have offered a third show, but they have discovered that at the time of the Dublin Irish Festival, it is best left to the Irish Festival. They are looking into the possibility of offering another show after the Dublin Irish Festival, but that will not occur this season.

Vice Mayor Amorose Groomes stated that in the past, they have done a good job of separating themselves, visibly and physically, during the reception from the Dublin Recreation Center population. Do they intend to continue that this year?

Ms. Cornish stated that the receptions do not begin until after the shows are over. She would ask Council that if the Dublin Recreation Center is closed by the time the receptions begin, they would not have to erect the barrier since the facility is closed.

Vice Mayor Amorose Groomes stated that she believes the intent was to separate the alcohol serving from the teens using the building. If the facility is closed and the teens are not present, there should not be a need for a barrier.

Ms. Crandall stated that the Rec Center closes at 9:30 p.m., so this event would occur after that time. However, there may be other activities or rentals occurring in the facility, so staff will ensure that there is a barrier to block off this event.

Ms. Fox inquired if there is much demand for the Abbey Theater for summer camps during the summer, or do they have other options?

Mr. Earman stated that when the Tantrum Theater group requested use of the Abbey Theater, staff worked diligently to relocate the camps to other venues, some of which were school sites.

Mayor Peterson moved to approve the two waivers requested by the Tantrum Theater.

Ms. Alutto seconded the motion.

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

• **Riverside Park/East Plaza Site Plan**

Ms. Rauch stated that she, Mr. Earman and the MKSK consultants will be making a collaborative presentation to share the details and the programming for the park. She will provide the background, other team members will provide the details and programming, followed by a video simulation.

Background:

- This Site Plan for the first phase of development for the City of Dublin Riverside Crossing Park, East Plaza and associated site improvements is based on the approved Master Plan and Basic Plan approved by Council in May 2016. The site is located on the west side of Riverside Drive, north of the intersection with SR 161.
- The River Corridor Framework Plan was authorized by City Council in 2013, which led to the development and planning of the public infrastructure and park improvements along the Scioto River within the Bridge Street District. A series of public meetings and input sessions resulted in the creation of a Master Plan for the park along the west and east sides of the river. City Council adopted the Scioto Riverside Park Master Plan on May 23, 2016 with Resolution 32-16. That plan showed the possibilities of what could occur on both the east and the west sides of the river, the opportunities that the City has to engage both sides of the river and incorporate that into the overall development of this area of the City.
- The Planning and Zoning Commission and Architectural Review Board conducted an informal review of the Basic Site Plan on November 3, 2016, with formal review and recommendation for approval by the Administrative Review Team on November 23, 2016. City Council approved the Basic Plan Review on December 5, 2016. This proposal is very much in line with that plan.
- The Site Plan for the West Plaza was approved in August of 2017. Tonight, Council will review the details of the Site Plan for phase 1 of the East Plaza.

RECORD OF PROCEEDINGS

May 7, 2018

Page 11

Held

Darren Meyer, MKSK, project lead from the consultant side was joined by colleagues Chris Kimbrel, MKSK and Dan Haynes, Columbus Architectural Studio. Mr. Haynes will focus on the architectural components of the project.

Mr. Meyer stated:

- The east side of the park is a very exciting portion of the overall Park Master Plan. The Master Plan as a whole is a very passive work – it is a natural-resource based park, based around a river. There are areas within the park which are anticipated to be higher traffic, higher use in terms of engaging the community. They began by looking at the future pedestrian bridge and where that traffic would land on the east side of the river; considering the energy that is starting to develop at Bridge Park and how that would spill across Riverside Drive into this; and also looking at the major points of access into the park at John Shields Parkway and Bridge Park Avenue. A lot of those come together at this location. This is one portion within a largely passive park that does have some more amenities, more hardscapes, and more opportunity for the public to engage and gather.
- He shared a slide, which splits this portion of the final site plan into two views. There are two largely hardscaped areas where the bridge lands and where it transitions into the park. What we are calling the upper plaza is where the pavilion is, is where the pedestrian bridge traffic flows across, where there is traffic crossing at the existing signal and crosswalks on Bridge Park Avenue over Riverside Drive, and that is at street grade. As one transitions to the north to the right hand side, there is a lower plaza which starts to make that transition from street grade down into the park and towards the grades as one approaches the river.
- Tonight, he will review the primary materials, features and amenities in the park. The high quality both in the public streetscapes and in the private development are reflected in the park design with brick, stone masonry and granite and a significant amount of limestone as part of the walls and retaining systems.
- The next image moves to the north – the second half of the view. This is an open lawn space for flexible community events and activities. There is a ridge pathway that takes one along approximately where the former Riverside Drive was located. There is a connection to the underpass that goes under John Shields Parkway as well as a connection where it comes across at grade. retaining wall along Riverside Drive, which will be reviewed in detail.
- The next slide shows a white rectangle, which is the pavilion at the east landing.

He invited Mr. Haynes to speak about this pavilion structure.

Mr. Haynes stated they have made significant progress. The pavilion has been situated so that it is at the terminus of Bridge Park, but it is off to the side. The key component is the pedestrian flow that goes in front of it onto the Bridge Park. Architecturally, it is meant to be a secondary building with the bridge itself as the primary focal point into the area. The key component of the shelter/pavilion in the park is that it is on a very slight, raised step, but will also be fully accessible. The idea is that the pavilion will be of wood underside, with a combination of glass and wood side onto it as well as some interesting lighting features. There is limestone at the base and they have considered a couple of options for the front. After presentation to the ARB, they had some options they felt best to share with Council. The image on the right is a limestone entrance front, and on the left is shown a wood front. The design team favors the wood front on the piece, but these are options to consider.

The next slide shows the pavilion in use throughout the various seasons. It is designed to have a fireplace as a focal point under the canopy piece. Lighting will be a key component to the facility, enabling use in the evening hours.

They are proposing a green roof for the top of the main facility itself. This would consist of a sedum roof, and he shared the options. This request for a green roof came from the ARB.

Mr. Reiner stated that they propose either a stone or wood façade, correct?

RECORD OF PROCEEDINGS

Minutes of _____

Dublin City Council

Meeting

BARRETT BROTHERS - DAYTON, OHIO

Form 6101

May 7, 2018

Page 12

Held _____

Mr. Haynes responded that stone would be just at the south, and that would mirror what is being done at the fireplace.

Mr. Reiner noted that the wood preservation would be challenging. Is this set up in such a way that the overhang protects the wood?

Mr. Haynes responded that the area under the overhang will be fully protected. On the south side, there may be some need for maintenance and for this reason, they are proposing limestone.

Mr. Reiner stated that limestone is proposed for the south, and wood for the other three sides. His concern is with eliminating the need for maintenance going forward.

Mr. Meyer continued, noting that one of the other major features of the east landing and plaza is a water feature. In some previous discussions, there was talk of the opportunity to have some type of water feature. There are some views shown, from the lower east plaza looking west. There is also an opportunity for the potential coming off the pedestrian bridge and looking east to have the feature incorporated in the view. In the last view, an overview of how those work together is depicted.

Mr. Reiner stated that for every vertical foot of water, typically three feet of horizontal catch basin is needed. This appears to be 5-6 feet high and there might be two feet of catch base. If the horizontal component is not done correctly, there is a chance of constant burning out of pumps. It is an expense and problematic. He is not sure how the waterwall works from the illustration. Perhaps a wider catch basin is warranted.

Mr. Meyer responded that these are good questions. As the detail design is done, they will determine what level of roughness is needed on the surface to have a bit of whitewater and additional noise, as well as what the implications are from a water catch basin standpoint. It is a good observation.

Vice Mayor Amorose Grooms stated she agrees with Mr. Reiner that there is not much of a catch provided – perhaps the top portion could be rounded to actually channel the water back into the feature. From reading the material, she understands that the water feature is not to be interacted with physically.

Mr. Meyer responded that, for example, at Ballantrae there is a different kind of interaction. In this case, it would be reach out and touch, but not like the interaction of a splash pad such as at Ballantrae.

Vice Mayor Amorose Grooms stated that he described Ballantrae as a less intensive use than this park.

Mr. Meyer clarified that Ballantrae is a much more intensive water use than is envisioned at this park.

Vice Mayor Amorose Grooms asked what quantity of people this park is designed to accommodate on a regular basis.

Mr. Meyer responded that will vary, depending upon whether there are planned activities or events. When they looked at both the west plaza, east plaza and the lawn, they put together some typical event capacities – whether there is blanket seating or standing room only. This information can be provided in a follow-up.

Vice Mayor Amorose Grooms stated she would like typical use numbers as well as the maximum numbers that can be accommodated. In terms of the water feature, it is her understanding from the drawings that the area just under the waterfall is a small retaining wall, six inches off the ground, correct?

Mr. Kimbrel responded that what is seen is a slightly raised lip around the base. There would be a lower area, a basin, that is spilling into and getting recirculated.

Vice Mayor Amorose Grooms asked for the elevation change from the “lip” to the bottom of the basin where the water is caught. It appears to be about six inches.

Mr. Meyer stated that there is a similar format downtown on Civic Center Drive where it is not an open trough one could fall into. There are stones mounted on there with gaps between the stones without filters so that the water can pass through. Or a grate could be used alternately. It allows one to stand or step there without actually being in the basin.

RECORD OF PROCEEDINGS

Minutes of

Dublin City Council

Meeting

BARRETT BROTHERS - DAYTON, OHIO

Form 6101

May 7, 2018

Page 13

Held

Vice Mayor Amorose Groomes stated that her preference would be not to have any obstacles to getting to that point – understanding if there had to be a slope to retain the water in a lower section. It appears to be about five feet high, and children could interact with the water in a more meaningful way. It would spill down into concrete as exists at Easton, and the water disappears. There is nothing to fall into or trip over. She would prefer to see something far more interactive in that water feature and something safer. The drawings indicate the trough to be about 18 inches deep.

Mr. Meyer stated there would be a grate or a paver on top of that – not an open 18-inch deep trough.

Vice Mayor Amorose Groomes stated she prefers to have nothing so that if someone walked in, there would be a perforated ground catch of concrete on top with some openings that were covered, similar to what is seen in many spray parks.

Mr. Meyer responded that, based upon the concerns about safety and the desire for more interaction, this can be accomplished in the plans.

Vice Mayor Amorose Groomes stated that if visitors to the park can't touch the river from this side of the park, it would be desirable for families to be able to go to the riverfront park and touch some water – even if it isn't the river.

Mr. Meyer stated that the intent is consistent with her goals. Perhaps they will need to consider expanding more pavement there – whether for water catchment or just because of the location that appeals to children. They will work through those details, based on some great examples in the region.

Ms. Alutto agreed, adding that this would be important for those with disabilities. A visitor using a wheelchair who has to reach across a lip of some type will have a safety issue. She agrees with having the ability to come up onto the water.

Mayor Peterson asked where those changes would be incorporated into the plans. Will Council review these plans again?

Mr. Meyer responded that the final site plan is at about 45 percent construction documents. The general design intent being presented tonight would be refined and developed, based on comments received from Council. The immediate issues they will address would be catchment, safety, accessibility – making sure the issues are addressed into this overall intent.

Mayor Peterson asked if Council will have another opportunity to review the changes.

Ms. Rauch responded that Council's final review is scheduled for tonight, so Council would not necessarily see more iterations.

Vice Mayor Amorose Groomes stated that Council can certainly request another review.

Ms. Rauch stated that perhaps a condition of approval could be included as well that would address the issues.

Ms. De Rosa asked staff to describe the process of review in terms of where this goes after tonight and share the points at which there has been public input and review of the plans.

Ms. Rauch responded that tonight's agenda includes the final development plan and site plan for this project. The Basic Plan was approved by Council previously, and this is the last step that requires formal review by Council. From there, it would move to the next level of construction drawings and through the CIP process for funding and phasing. Unless Council directs otherwise, this is the final review by this body. In terms of public review, there was a lot of initial input in 2013 and the PZC and ARB have had special meetings for review. The last review done by PZC and ARB was in January of 2018 where they reviewed a preliminary version of these plans.

Ms. De Rosa asked when the general residents had the opportunity to review these park plans.

Ms. Rauch responded that the plans have not gone to the public in a formal review capacity. Staff is carrying out the direction of Council from 2013 regarding the process of review.

RECORD OF PROCEEDINGS

Minutes of

Dublin City Council

Meeting

BARRETT BROTHERS - DAYTON, OHIO

Form 6101

May 7, 2018

Page 14

Held

Mr. Meyer added that there was a public meeting where the park plan was shared. The Master Plan was informed in a public meeting in 2013. Subsequent public meetings and HOA meetings were also held. Staff can prepare a summary of those public engagement points.

Mr. McDaniel added that public input was solicited via the website for those who could not attend meetings.

Ms. De Rosa stated she was involved at PZC fairly early in the process when the park was in concept form. This is such an important amenity to the City as its central park, and it is vital that the residents have input into their park. She wants to make sure the time is provided for this public input.

Ms. Fox concurred with Ms. De Rosa. She complimented the team's consideration of different uses for the park, and the various areas where these uses can all be integrated. But she wants to meet the needs of the residents, one of which was access to the river. That is not occurring for the most part. She does believe that this plan needs to have more review by the public before a decision is made to move forward. She is interested in residents' opinions of the proposed plan. She recalls that in 2013, there was a desire for more of a naturalistic feel. This park is fairly contemporary and streamlined, and she welcomes hearing more feedback.

Mr. Meyer noted that this discussion focuses on one of the more intensely hardscaped portions of the park. He shared a slide, noting that the east side of the park has fairly steep bluffs. River access is planned, as identified as No. 7 on the slide. It is a challenge to get down there, but they believe access is important on both sides of the river. The greater opportunity for access to the river is on the west side where there is more general floodplain environment. There is significant access on the west side, trailhead parking allowing for accessible route to the river, potential to bring kayaks and canoes down to the river. There are a couple of touch points – some that exist just south of the bridge and in a number of places, although not all are labeled on the slide shown. These will allow people to engage with the river. Taking the park in its entirety – not just the portion of the Phase 1 final site plan before Council tonight – is important. What they are hearing is a great reinforcement of what they have heard publicly about access to the river. It is more of a challenge on the east side, but there is that opportunity as part of this final site plan being proposed.

Mayor Peterson asked him to elaborate about No. 7 on the slide.

Mr. Meyer shared the slide of the Master Plan, approved in May of 2016. It is not possible to achieve an accessible route down to the river on the east side, as it is a long and steep drop. What this will be is a more naturalized access. Instead of broad, concrete staircases, this will be more like embedded stones down to the river. This is shown at No. 5 on this master plan.

Ms. Alutto stated that it appears there are accessible routes from either side of the pavilion downward.

Mr. Meyer responded affirmatively.

Mr. Reiner stated that the topography of the east and west sides of the river were discussed in great detail in the past. He was very pleased with the hard surfaces used that will stand the test of time. He commented about Milwaukee, WI where there is a beautiful green space along the river, and every weekend there is an ethnic festival. He was hoping that over the next 20-30 years, Dublin's greenspace will be able to accommodate such activity in this park. Sheet L5 leaves this open enough for that to occur. Over time, amenities will be likely be added to upgrade the park even more.

Mr. Meyer stated that the Milwaukee example is a good one. At the end of the presentation, one of the questions they have received – both in public discussions and with PZC, ARB and Council – relates to what activities are envisioned there. At the end of the presentation, Mr. Earman will share some concepts developed about programming and how the spaces created support that initially and how that can evolve and grow over time.

Mr. McDaniel stated in regard to the east side of the river that to the north of it is river access in which the City invested significant dollars – underneath the Emerald Parkway

RECORD OF PROCEEDINGS

Held _____

May 7, 2018

Page 15

bridge. There is great access there for fishing. Another gem is the wetlands park just to the south, on the other side of the 161 bridge, which will ultimately have connectivity to this area. One can walk the edge of the river very safely in this location.

Mr. Meyer stated that there is a path designed to connect those – a ridgeline path extends off to the north to that location and to the south as well. In addition, there will be lots of access to the river on the west side.

Ms. Fox asked how parking for the disabled will be handled – for those who cannot walk from the parking garage.

Mr. Meyer responded there are some accessible spaces that exist in the portions of Riverside Drive that have been improved – on street, accessible spaces as well as in the garage. Those are the two primary parking options for the east side access to the park. There is not a parking lot per se on the east side.

Vice Mayor Amorose Groomes asked for clarification about the slope of the green space from the bottom of the retaining wall, listed as "N" on the drawing to "D" to the north and south and "B" to the east. It appears there is approximately 10 and 15-foot change in grade.

Mr. Meyer responded that visiting the site today, the one big change from what exists today to what is being proposed is that the slope from "N" to the path "D" is going to be more gradual. A low retaining wall will be created along Riverside Drive. The slope will be relatively gradual, and this wall will provide some options for seating as well as flattening out and creating a buffer between the park and the roadway itself.

Vice Mayor Amorose Groomes requested a drawing with slopes – finished, at grade slopes – because it is difficult to tell from the contour line drawings provided.

Mr. Meyer responded that they can provide this.

Vice Mayor Amorose Groomes added that the image looks really flat – assuming the wall is an 18-20 inch wall if it is seat height.

Mr. Meyer responded that these are great concerns. The best way to get a feel for this is to walk it, as it exists. It is not far off today from what the future condition will be with the exception of adding this retaining wall. They can provide the percent slopes along there and some cross sections that will provide details.

Ms. De Rosa noted she has questions about lighting. The plan is that this park is open 24/7, 365 days a year. Is that correct?

Mr. Earman responded that this is an open space and active area, and enforcing hours would be difficult.

Ms. De Rosa asked if the facilities in the pavilion are open 24/7.

Mr. Earman responded that has not yet been determined. It is dependent upon need and programming.

Ms. De Rosa stated that the drawings in the packet were different than the images shown tonight. On one of the images, she noted about five lighting poles in the park and two to three other ground illuminations. Is that the extent of the lighting?

Mr. Meyer responded there is a sheet with the lighting summary available. It shows two split views of the southern and northern halves of the park. In the area of the upper plaza where the pavilion is located, the plan is to use imbedded lighting in the stairs, under rail lighting, ambient light from the building, so that the lighting from the pedestrian bridge is highly visible. Particularly in this area, it is not desirable to overflight the park and impact the views of the bridge. In the balance of this, the fixture currently on John Shields Parkway will be the predominant fixture on the pathways. Fixture B would be specific to the lower landing.

Ms. De Rosa asked for clarification about location of light posts.

Mr. Meyer responded there would be a regular spacing of those posts along the trails.

Ms. De Rosa asked if these are ground lights for illumination.

Mr. Meyer responded they are pedestrian scale, similar to John Shields Parkway – with 16-foot high poles.

RECORD OF PROCEEDINGS

Minutes of

Dublin City Council

Meeting

BARRETT BROTHERS · DAYTON, OHIO

Form 8101

Held

May 7, 2018

Page 16

Vice Mayor Amorose Groomes commented in regard to the lighting in the pavilion itself. It appears that behind the glass, there are bar lights mounted to the wall that shine out. Given how dark this area will be, and that light makes things darker if one sees the source of it, the lights that are mounted on that wall actually make it darker versus ambient or deflective light.

Mr. Meyer responded that the goal with those is more of a glow or diffuse light versus looking into a flood or spotlight. Her observation about seeing the source of the light is correct in terms of the darkness.

Vice Mayor Amorose Groomes stated she is not supportive of seeing any light sources in this. The path lights are well done – domed over – and reflective.

Mr. Meyer stated that with any park or public space, there is a balance to be achieved between creating space that doesn't feel dark or dangerous and a gas station overlit feel. All of these comments are on track in terms of respecting dark skies, adjacent residents, and not being overpowered by looking at direct light sources. These will be taken into account when the lighting design is refined for the plans, walking that appropriate line between those two concerns.

Ms. Fox recommended that this park is such an important piece that making a decision tonight seems shortsighted. She personally would support having an opportunity for the community to review it. She would support another session to allow Council to discuss this and to hear input from the community. The design team has done a beautiful job of capturing much of the activity and spaces, and sensitivity about lighting along the river. She would not be comfortable tonight with taking action, given the questions raised, without further study or a work session. She asked that Council consider this option.

Vice Mayor Amorose Groomes asked that the consultant proceed with the remainder of his presentation prior to Council's discussion of next steps.

Mr. Meyer stated that the next element to discuss is terraces. There is a grade change from street grade down to the old Riverside Drive, where there is a ridge trail. This creates both a practical constraint in terms of providing an accessible route, but also creates some opportunities. These terraces are part of the social experience of the park. The idea is to create great broad benches in the park. This facilitates seating for small groups or families. Similar to that, this creates a buffer between the park and the roadway, allows flattening of the grade, and gives some built-in seating. One of the concerns brought up previously is the grade change, so it has been modified to be much more gradual, with built-in seating, etc. The wall proposed is of limestone.

Mr. Kimbrel shared the east park planting plan, which is largely unchanged from what was shown at the Basic Site Plan stage. It is a turf and trees landscape with some ornamental plantings and planters within the plazas. Otherwise, turf and deciduous shade trees are proposed. There are also some colors layered onto the plan, which indicate the condition of trees that they requested to have graded at areas with a high concentration of construction, impacting the slope or the bluff. Also, potentially, creating some opportunity for views. What is shown on the slide, trees in green, are existing trees that have been surveyed. The trees in yellow are in good condition, and the trees in orange are in fair condition. Trees in red are in poor condition. With regard to potential tree removal, the current thinking is these would include only invasive trees, trees in poor condition and trees impacted by construction.

Vice Mayor Amorose Groomes asked for clarification. She understands that the green shaded trees remain, the yellow, orange and red are removed.

Mr. Kimbrel clarified that green are existing trees where only dead wood would be addressed. The colored trees are an indication of the grade given as a result of the condition established in the survey.

Vice Mayor Amorose Groomes asked what condition has been established for the green shaded trees.

Mr. Kimbrel responded that there is not a grade established for the trees along the entire length of the corridor – only caliper size and location are identified at this point. There is always an opportunity to gather additional information in any areas felt to be significant.

RECORD OF PROCEEDINGS

Held _____

May 7, 2018

Page 17

Mayor Peterson asked how that decision is made regarding what trees to grade and what not to be graded.

Mr. Kimbrel responded it is focused on the area of construction of the bridge and predominantly the upper landing, the overlook to the south, and the area of the river access. These are areas where it was felt construction would impact the vegetation.

Vice Mayor Amorose Grooms stated that the only drawing Council has been given that indicates tree removal is the one with the trees that are shaded on the drawing. It is confusing in terms of numbering. The trees scheduled to be removed appear to be less than a dozen.

Mr. Kimbrel clarified there are 39 trees to be removed.

Ms. Rauch noted that the last five sheets in the packet materials should be the colored renderings, but the sheets are numbered differently in tonight's presentation.

Ms. De Rosa stated that the images shown tonight are different from those in the packet.

Mr. Kimbrel apologized that this slide is out of order. There are areas with a large canopy tree that has a tree in poor condition underneath it. The red tree in poor condition is actually what is slated for removal. Generally, the only trees shown coming out are those in poor condition. There are a few that will likely be impacted in providing the access downward.

Mr. Earman added that the policy direction given to the design team regarding the final site plan is that no trees are to be removed as part of this plan with the exception of those that must be removed for construction, or dead trees impacting the views that can be removed without damage to other vegetation. The only other vegetation to be removed is the honeysuckle at the very top of the bench of the cliff – whatever portion can be removed without impacting the integrity of the cliff itself. Again, staff will not remove anything in the future without an onsite review with all of the parties involved – no trees that are unnecessary to be removed will be removed.

Vice Mayor Amorose Grooms applauded staff for taking this stance going forward, because on the west side of the river, it was almost clear-cut. She hopes that the City is far more sensitive on the east side of the river, as it will be very difficult to re-establish vegetation in this location.

Ms. De Rosa commented about plantings. Up near the pavilion, an earlier slide showed a couple of planters of flowers near the water feature. Are those the only two plantings?

Mr. Kimbrel responded that in the background beyond that – across the plaza – there is a planter on that side, too. Just out of view to the left, there is a planter on the northeast side of the plaza.

Ms. De Rosa asked if there is a view of the plaza from the south side looking north.

Mr. Meyer responded that view is not contained in this package.

Ms. De Rosa asked about access, given it is a lower terrace with an elevation change. Are there stairs?

Mr. Meyer responded there are. On the south side, there are no stairs down – just an accessible route. There is a wall and railing.

Ms. De Rosa asked for details about the elevation change.

Mr. Meyer stated that the grade change from Riverside Drive down to the old Riverside Drive is approximately 12-16 feet, depending upon your location in the park. The wall on the south side goes from nothing to a 14-foot high grade as you get down to the path.

Ms. De Rosa stated that an illustration of this would be very useful.

Mr. Meyer stated that in coming off the street, there is a flat, gradual grade from the pedestrian bridge across; the grade drops as one goes toward the river. As the grade drops against the plaza, the wall height grows.

Ms. De Rosa stated that in the rendering with the planters, there is a heavy cement feel. Some of the other terrace seating shown could be softened with plantings. What is the plan for behind those terraces?

RECORD OF PROCEEDINGS

May 7, 2018

Page 18

Held _____

Mr. Meyer responded that shade trees will be mixed in and around those terraces on the slope to provide a shady place to sit. The balance of the ground cover is currently proposed as turf.

Ms. De Rosa stated that one of the great things about the park going in now is the chance to observe what has happened in Bridge Park. Context is everything, and we have an opportunity to do that. She knows there is a fair bit of this type of cement seating or terrace seating between some of the buildings in Bridge Park as pocket plazas. In looking at them now, they appear more cement-like than inviting. To make this more inviting, it is important to break up that cement with landscaping. The renderings shown tonight indicate a heavy cement feel.

Mr. Meyer responded that one of the shortcomings of the quick view created is that it lacks texture – there is some stone built in around the fountains, and the trees are faded back so they don't obscure what is being reviewed. They will be enhancing this to make sure the feel is not stark or barren.

Ms. De Rosa stated that "green" is Dublin's brand – so this should feel lush and inviting. These renderings feel a bit cold. We have already seen how this plays out in Bridge Park with the pocket parks.

Mr. Meyer stated that there is a lot of plant material that has not been installed yet in Bridge Park, and it may take some time to mature the plants. Her point is well taken.

Mr. Meyer continued with slides showing the architectural components. He shared an elevation looking east, containing a cross-section of the pedestrian bridge. From Riverside Drive, there is an accessible grade. There is less than two percent in any direction on the plaza. It is fairly level as one comes out to the pedestrian bridge. What that creates is the grade change of 14 feet, plus or minus. It accommodates the depth of the bridge in this location plus the clearance needed to have a continuous path running north to south. There is a path that takes one up to Riverside Drive to the upper plaza and down at an accessible slope. There is also a continuous ridge path that runs north to south from Emerald Parkway all the way to Kiwanis Park. At the plaza itself, one can see the pavilion above; one can see the handrail; and because of the raised area, because of the vault that accepts the pedestrian bridge, there was the ability to either fill this entire area with earth or use it as open space to help with storage of park maintenance equipment, etc. This is shown on the slide. The area underneath the pavilion has the water feature mechanicals and some equipment storage. Regarding the south side, there is a wall and the rail. The wall gradually decreases in height as one travels up to Riverside Drive. He shared some benchmark images, some from Historic Dublin with the idea of the limestone wall at the entry and at the base of the bridge, where there is cut limestone.

Vice Mayor Amorose Groomes stated that on L30 of the packet plans, it has a retaining wall that is 10 feet in height, sidewalk area and access for the storage referenced, and then a retaining wall that is 14.5 feet in height. How long is the 10-foot wall – does it run the length of the 14-foot wall?

Mr. Meyer shared a plan view, pointing out the 14-foot high wall and the north end of the 10-foot high wall that roughly aligns with that. The south end extends perhaps 5-10 feet beyond it. Generally speaking, the 10-foot and 14-foot walls are roughly the same length.

Vice Mayor Amorose Groomes asked about the treatment of the top of the 10-foot wall. She assumes that will have to be a significant railing of industrial strength, due to the operation of maintenance vehicles in and out of that location. What about the railing on the top of the 14-foot wall, as the other side of that is the plaza.

Mr. Meyer responded that in both cases, the 14-foot wall will have more visibility than the lower wall. In terms of architectural qualities of that railing, the desire is for something appealing at the plaza level, given most people will view the river and bridge from that location. For the lower wall, not only will there be a railing, but there may be some sections along that ridge path where additional curb and/or railing will be needed as well. There will be some continuity of that railing design seen all the way along the ridge path, all the way along the north-south extent to the park. They may not be the exact same railing, but will have some relation.

RECORD OF PROCEEDINGS

Held _____

May 7, 2018

Page 19

Vice Mayor Amorose Groomes stated that the relation of these two will be important. Her concern about the appearance of this area is traveling west to east on the pedestrian bridge. No one is going to look up when walking across, but rather over the side. These 14-foot and 10-foot walls will be very visible to pedestrians. She hopes that real limestone will be used.

Mr. Meyer agreed with the use of real limestone.

Vice Mayor Amorose Groomes stated that a 14-foot high wall is not a pedestrian scale wall. Before approving this, it must be very special and well done. The railings must be done just right.

Mr. Meyer agreed.

Programming

Mr. Earman stated that the most feedback staff has received about the park is about programming and amenities. A major challenge is building the amenities to accommodate all of the desires. The concept from the outset was to capture some of the input, recognizing that the design should accommodate all of those things – some on a temporary or evolving basis throughout the seasons. Recently, the structure for event permitting has been redesigned. The City receives over 150 applications for various types of events each year. His expectation for this park, based on inquiries, is the number of applications will double just in this area. Staff must therefore be prepared administratively and by the design of the park not to limit future uses.

He shared examples of the upper plaza with outdoor seating, facilitating food carts and other items seen in urban settings, pop-up shops, market areas, project art pieces, seasonal décor, different types of events and meetings. This is the kind of character desired – allowing the City to evolve to meet future requests.

The lower section, the terraced area and the plaza, will have group fitness, exercise opportunities, and leisure/relaxation. The water feature will provide some attraction; roaming art exhibits; and a temporary ice rink. A permanent ice rink was determined to be very expensive and very time consuming. There are businesses that will provide temporary ice rinks.

The lawn area itself and the access to it provides that linear structure that gives opportunities for food trucks, rib and jazz fest concept events, and seasonal events.

Some larger events such as movies in the park, community yoga, and fitness can be accommodated in the park. Kite flying and summer entertainment are also possibilities for the park.

Staff made sure that access by the general public will not be limited when programmed events are planned. The park is not designed for exclusive use of the park by groups.

In regard to the natural side of the area, it is seasonal dependent and water depth dependent. There are areas where the access is available to the river edge. The desire is for the area to remain natural and offer another view shed from the west side looking east to make sure that what is enjoyed on the west side is complimented by what is happening on the east side.

There will be canoe and kayak opportunities along the river; current programming that requires river access will be expanded.

[He shared a brief video that provides a visual dimension for the project.]

Vice Mayor Amorose Groomes asked, given the construction drawings are 45 percent complete, what is the price tag for this park.

Mr. Foegler stated that what the design team has been asked is to stay consistent with the capital budget estimates provided in the approved CIP. What has been viewed tonight is consistent with those estimates. If this is approved, the design will be further refined and updated.

Vice Mayor Amorose Groomes asked what is the budget in the approved CIP for this park.

Mr. Foegler responded that he believes that the Phase 1 improvements over the Five-Year CIP are funded for approximately \$22-23M. These improvements would include the west plaza, east plaza, and all the park improvements programmed within the CIP.

RECORD OF PROCEEDINGS

Held _____

May 7, 2018

Page 20

Vice Mayor Amorose Groomes noted that contracts have already been executed for the plazas.

Mr. Foegler responded that contracts have not yet been signed; Council has approved the final development plan for the West Plaza. This is included in the \$22-23M referenced. He added that the infrastructure reimbursement agreement for the West Plaza will be brought to Council in June. With regard to process in terms of moving forward, should Council approve the plan, there is one element discovered in association with the pedestrian bridge that needs to occur as part of the pedestrian bridge work that is moving forward. The 10-foot wall discussed holds in the path that goes underneath the pedestrian bridge. This 10-foot wall needs to go in place now, not after the pedestrian bridge is built. It has been in design for months to resolve the technical problems, the detailed surveying in the field, understanding how it will drain ultimately. None of the rail systems, none of the surface rock or those things will need to go on now. As he understands, the structural steel for the pedestrian bridge is slated to begin in the summer, and therefore this wall work needs to be done in June. That element of the retaining wall, absent details on stone or design elements, will be much more expensive to do post pedestrian bridge construction.

Mayor Peterson clarified that the concerns raised about the railing, the stone and façade are not impacted by this portion moving forward.

Mr. Foegler responded this is strictly related to the structural work – not the other elements.

Mr. Reiner stated this is simply the reinforced concrete work for that wall.

Vice Mayor Amorose Groomes stated that PZC did not recommend approval of the waivers for the retaining wall heights.

Ms. Rauch stated that the ART makes the formal recommendation for that, and they recommended approval of the waivers. PZC is not the required reviewing body for this item – it is Council. PZC and ARB had informal review as part of the process.

Mr. Foegler added that one other matter related to the 14-foot high wall is the rationale – it is as it was in the Basic Plan approved by Council. The pedestrian bridge has a V shape that projects down four feet. What remains is 10-foot clearance for the path. The design engineers advised nothing less than that, if it can be avoided. The 14-foot clearance allows for the vehicles that need to use the path over time, and creates good usable space for the park people in the building that it accommodates to the east of that. That is part of the minimum height rationale that supports that 14-foot height.

Mr. Foegler noted that, historically, a number of Council members present now were not involved in the Master Plan for the park. At the time the Master Plan for the park was presented, all of the comments from citizens were provided to Council in a large packet. That should be recirculated to new Council members.

Ms. Fox stated that it has been three or four years since the residents have had input, and she would like another opportunity for input from residents at this point in time. She walked the site today. On the pavement on the plaza level, will it be the same color as what is on the other side, or is that the natural orange look on the Historic District side?

Mr. Foegler responded that it will be the brick standard for the east side of the river. The plaza on the west side is the same brick as that used in the Historic District. Both sides match their respective districts.

Ms. Fox stated that she agrees with Ms. De Rosa. There is a severity to this concept. It is one long strip, and when things are added that create a more longitudinal sense, particularly if they are strong and hard edged, it reinforces that feeling. She loves the intimacy of terraces; they are a great piece. She would recommend taking a look at how the seating feels and evaluating how much softness in the landscaping would mitigate that feeling. People are looking for a naturalness to the river. She does not want to create a park that relates to Bridge Park only. It should be a park that connects to the City's riverfront character. Although the plan can pull some contemporary elements from Bridge Park, this community looks for the softness of natural settings. In 2013, there was discussion about the value of natural settings. She would caution that as they continue with this design, they remember people want a respite from their hectic, urban lives; they

RECORD OF PROCEEDINGS

Held _____

May 7, 2018

Page 21

are looking for passive, soft places. They also want activity, but she believes both are achievable.

Ms. De Rosa stated that she would prefer to have resident feedback. When she served on the Planning and Zoning Commission, the Commission reviewed an early concept. A plan can differ significantly from concept phase to where it is today. When the City is planning to spend \$23 million and build the best park in central Ohio, Council needs to take some more looks at the plan and obtain more feedback. There is the advantage of having some of the area already developed, so there is some context. It is not a bad idea for the "people's park" to have more input from the people.

Mayor Peterson stated that he agrees that public input is important, but there has already been a large amount of public input on this plan. Council also had a public work session on this subject.

Ms. De Rosa stated that was a general type of discussion a few years ago.

Mr. Foegler stated that is a fair characterization. Initially, staff used graphics in its presentation, and later the staff met with neighborhood groups, organizations and business associations to discuss the details of the basic and the concept plans. The final development plans that Council is viewing today are the most refined versions. The entire design team wants Council and the community to be comfortable with this plan, because this plan will be moving from 45% completion to 100% completion. At that point, it is a final, irreversible plan. We do not want to go back to the drawing board at 45%, because that would mean a significant increase in time and cost. However, staff can provide an updated memo to Council ensuring that they have captured Council's comments tonight. The team can also share the more refined version of the plan that Council is viewing tonight within the same type of public venues that staff held previously, to seek additional input at this time. Staff can also share with Council the public input that was collected in prior meetings. He is confident the design team and management would support those steps.

Mr. McDaniel noted that public input on this plan has not been terminated. Staff has taken a large amount of public input, and will continue to do so. It is very easy to share this presentation at public meetings. The pedestrian bridge is the foundational piece, and the bridge landing is dictating much of the plan. Other elements are developed from that, and those amenities can be re-visited. However, it is essential to have the hardscape components right. He noted that staff has received a large amount of public input regarding programming. The objective is to build a unique park with maximum flexibility to respond to trending programming. That is where the opportunity lies – how to leverage the programming opportunities. Currently, there are programs that have been taken beyond the walls of the Recreation Center to the parks. The critical component is the effect of this on the bridge construction. The structural wall element is critical. We will soon be entering the CIP discussion process. The funding can be retained and adjusted, if needed. However, he does not believe Council is asking to have the plan re-designed but rather to submit it to another level of public exchange and input. There is sufficient time to do that.

Mr. Foegler stated that it is important that the plan be right, because the pedestrian bridge is anticipated to be completed the summer of 2019. At that time, people will want to be able to cross the completed bridge. One of the challenges is that, as the east plaza and improvements are under construction, how is an interim walkway provided. The sooner that we can reach an understanding and complete the construction drawings for what will be built and how it is built, the sooner we can plan the phasing in an informed way, including the interim access measures. Much of this plan cannot be constructed before the bridge construction is completed – only some minor elements – so there is time to make sure everyone is comfortable with the plan. He asked that Council keep those timeframes in mind.

Ms. Fox stated that this is a good opportunity to start to promote this park. Dublin has not had a town hall meeting in a long time. We can use our social media, share the plan, give the public opportunity to tell us what they think, and then sit down to discuss the plan again. We will be much happier if we have great public support.

RECORD OF PROCEEDINGS

Held _____

May 7, 2018

Page 22

Mr. McDaniel stated that there is a town hall meeting in Dublin every other week. There have also been work sessions, PZC and ARB meetings. He does not want the public to hear tonight that there has not been opportunity for input.

Ms. Fox responded that what she is suggesting is a dedicated opportunity to see this plan. She is aware of only what PZC and ARB have said; she is not aware of what the public has said.

Mr. Foegler stated that neighborhood meetings were held at La Scala's, the Rec Center and at OCLC, and a variety of small discussion groups to secure input. Those comments were catalogued and compiled into a large report. That input informed the Master Plan. Looking at the previous public input could be helpful in suggesting some strategies for public input at this point, with the current level of design and planning. Staff will take a look at that and bring back a recommended approach for soliciting additional input at this stage.

Vice Mayor Amorose Groomes requested that when Council talks about this plan again, Council should be aware ahead of time the decisions that have been made. She spent 4.5 hours studying the drawings, looking for opportunities for retaining walls that would more closely meet Code, and then learns tonight that in 21 days, construction of the 10-foot and 14.5-foot retaining walls are necessary if the bridge is to land; otherwise, the bridge is built to nowhere.

Mr. Foegler responded that nothing has been said about the wall that requires a variance/waiver for 14.5 feet. The 10-foot retaining wall is a structural element that holds up the western edge of the pedestrian path. That does need to move forward with the bridge construction.

Vice Mayor Amorose Groomes stated that in the drawings, it appears that the pedestrian bridge lands on top of the 14.5-foot retaining wall.

Mr. Foegler clarified that the abutment where the bridge lands is built. It is the retaining wall underneath the structural steel that needs to be built now.

Vice Mayor Amorose Groomes inquired if the 14.5-foot retaining wall has already been built.

Mr. Foegler requested that Ms. O'Callaghan provide additional detail about the abutment that has been built.

Ms. O'Callaghan stated that at this time, what has been built is the abutment, which is the western end of the bridge; it is a large, square section of concrete. That is the landing point and set elevation; everything else needs to be built around that point.

Vice Mayor Amorose Groomes stated that, according to the drawings, the 10-foot retaining wall is the low wall on which the sidewalk is built. The 10-foot retaining wall is the one on which the bridge lands.

Mr. Meyer responded that the bridge lands on the abutment. The question with this design is whether we desire a plaza at bridge and street grade that accepts the traffic at that grade, which would require a 14.5-foot wall or whether we want the bridge to land on a 14.5-foot high abutment and slope down with a narrow path or some other design solution that would preclude the need for a 14.5-foot high wall. Earth could be sloped down with gravel or groundcover. There could be a 14-foot wide path that reaches from the abutment to Riverside Drive. However, their belief is that a greater plaza gathering space would be preferable, which requires the area to be level and accessible; hence, the need for the 14.5-foot retaining wall.

Mayor Peterson inquired if that is dictated by the height of the abutment.

Mr. Meyer noted that it is also dictated by the grade of Riverside Drive and the bridge landing.

Mr. Reiner noted that the landing is also the floor elevation of the bridge

Mr. Foegler stated that neither the 14.5-foot or 10-foot retaining wall are included in original bridge contract. However, the 10-foot retaining wall is essential to accommodate a walkway along river's edge. It would be very expensive and highly undesirable to build after the pedestrian bridge is completed.

RECORD OF PROCEEDINGS

Held _____

May 7, 2018

Page 23

Ms. O'Callaghan stated that the 10-foot retaining wall would fall between the abutment that has been built and is in the river today. Essentially, the retaining wall is built on the end of the cliff.

Vice Mayor Amorose Groomes inquired if the 14.5-foot retaining wall encloses the existing abutment.

Mr. Meyer responded that, in essence, it does. The abutment is only as wide as it needs to be to accept the 14-foot wide bridge, but we have used the wall to expand that space a little more to create the plaza around the landing.

Mayor Peterson stated that although a vote on the Site Plan is not occurring tonight, is a vote on the waiver for the retaining wall still needed?

Mr. Foegler stated that a vote on the waiver for the 14.5-foot retaining wall is not needed. What is needed is Council's acknowledgement that there is a need to move forward on the 10-foot retaining wall as part of the bridge project. That is the time-sensitive piece.

Ms. Readler stated that what is needed is a motion to authorize the construction of the 10-foot retaining wall. The remainder of the items can be tabled at this time.

Mayor Peterson moved to authorize the construction of the base elements of the retaining wall (retaining wall G3) in conjunction with the pedestrian bridge to provide for the construction sequencing of these structures.

Mr. Reiner seconded the motion.

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

Mayor Peterson stated that the issues for which Council has requested further staff input are:

- The retaining wall and retaining wall railing
- Diagrams that show the grading percentages
- Issues with the waterflow design of the fountain
- Explanation of the lighting
- Plantings and seating, hard edge vs. softening effects
- Views from south, looking north

Vice Mayor Amorose Groomes noted that the color coding for the tree survey was confusing and requested that a key or color code be provided that indicates the trees that will be removed.

Mayor Peterson responded that Mr. Earman has indicated that only the trees that are dead will be removed in addition to trees that must be removed to permit construction; all others would remain.

Ms. Alutto stated that her questions have been answered, and her understanding is that staff's follow-up memo will provide information on the previous public input that has been received on the riverside park and plaza plan.

Council indicated consensus for the use of wood on one side and stone on three sides of the pavilion.

Mr. Reiner stated that Ms. Fox suggested the addition of quiet nodes within the larger, open space. Could this be addressed in this design?

Mr. Meyer responded that it is a great idea, and quiet nodes/spaces would be included in the design.

Council indicated consensus to include the proposed green roof.

Ms. Fox inquired if there would be opportunity to create some intimacy in the environment on the south end of the park, heading toward the Bridge Street bridge.

Mr. Meyer responded that there would be such an opportunity there.

Ms. Fox stated that in her visit to this area earlier today, she parked in front of Cap City Diner. At that point, it would have been a very long walk to the intersections to cross Riverside Drive. Are there any plans for a pedestrian crossing in this location? She is concerned that people will not walk to the intersections to cross Riverside Drive to the park.

RECORD OF PROCEEDINGS

Held _____

May 7, 2018

Page 24

Mr. Foegler stated that is probably correct, as it relates to people who park on the east side of Riverside Drive. People using the parking structures will probably gravitate to the streets where signalized crossings are provided. Council also approved an underpass at John Shields Parkway to make that more appealing. Staff is concerned about that crossing issue, but it will require training, enforcement and signage. All of the pedestrian crossing options possible have been included in the design.

Mayor Peterson suggested that after staff has provided the updated information that Council has requested, a public meeting be scheduled, perhaps at the Rec Center, to present and review the plan for the public. Perhaps an online opportunity could be provided for the public to share their comments. Council can review those comments, and at a following meeting, Council can consider the plan for approval/disapproval.

Council expressed consensus about scheduling the meetings as suggested.

Mayor Peterson moved to table the Riverside Crossing Park and East Plaza Site Plan. Ms. Alutto seconded the motion.

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

STAFF COMMENTS

Mr. McDaniel pointed out several staff memos in Council's informational packet:

1. Status report on the Jacquemin Farms/Jerome Grand development. This update also includes the terms of the Infrastructure Agreement between Schottenstein Real Estate and Union County. Staff is looking at road widening options and phasing. Preliminary, order-of-magnitude costs for several options are included. Staff is engaged with Union County regarding these options and will be providing Council future updates, as they progress. The goal is to have those items resolved to the point that they can be included in the upcoming CIP discussions.
2. Maintenance of Muirfield Village Street Signs. The association has requested a transfer of responsibility for all street sign maintenance within Muirfield Village to the City, and the City has agreed to make the conversion. In the past, the City has asked Muirfield Village to consider this, as the new signage will meet a higher standard of safety. Staff's report provides the estimated costs and phasing of the project. It will be included in the Operating Budget. There may be an opportunity to begin the project this year, but it will not be completed in one year.
3. Frantz Road/Rings Road Neighborhood Commercial Development RFQ Process. It was the direction of the previous Council that the City-owned land at the corner of Frantz and Rings roads not sit idle. Therefore, the City will begin accepting statements of interest to collaborate on developing this 10-acre site, which is the residual from the 23.7-acre parcel acquired in 2016, of which 13 acres is being developed with a parking lot as part of an Economic Development Agreement with Cardinal Health. Guided by the recommendations of the draft Dublin Corporate Area Plan, a tentative project timeline has been established for gathering resident input regarding options for development.
4. Cold In-Place Recycling Pilot Project Follow-Up. During the April 9, 2018 Council meeting, Council requested additional information on the environmental benefits of the Cold In-Place Recycling. Rings Road west of Cosgray Road has been chosen as a pilot project for Cold In-Place Recycling (CIR). The CIR reuses 99% of the existing material. The only thing that escapes is the dust.

Ms. Alutto thanked staff for providing this follow-up. How many other cities have a similar program?

Mr. McDaniel responded that there some cities in the west that have these programs, but not many in this region.

5. Advisory Speed Limit on Muirfield Drive during the Memorial Tournament. At the March 19, 2018 Council meeting, Council requested that staff investigate the possibility of temporarily reducing the speed limit on Muirfield Drive during the Memorial Tournament week to enhance pedestrian safety. Although it is not

Riverside Crossing East - Public Input

The following comments were collected from the dropbox stationed in the Dublin Community Recreation Center and any comments provided from the website during July and comments provided at the Riverside Crossing East Public Input Meeting on July 11, 2018.

(Percentages shown express the portion of the original comments relating to each given topic)

Water Feature (21%):

- It would be great to have an interactive water feature for kids (i.e. splash pad- think of Ballantrae or Scioto Mile). Can double as "art."
- Need to understand annual operating costs. Ex. If +\$300-500/household, then no thanks to water features
- Cooling features H2O on hot days
- Water feature similar to the Bunny Park for kids to play
- "The Banks" in Cincinnati has a lot of water fountains that are geared to kids. Has anyone looked at these ideas?? Interactive is good!
- Would love to learn more about how water features can help entertain children and families. Saw none in video and hope doesn't cater to only Bridge Park residents who likely would be empty nesters or young professionals. Thanks!
- Would be nice to have water features, kid friendly like the dancing bunnies.
- Include splash pads for families with young children/grandchildren.
- (current proposed water feature) looks more industrial than natural
- (in regards to the upper portion of the proposed water feature) Would love the plants here to be natives – big blue stem, sideoats, etc. Please no invasives! This is right at the river.
- Possible mister system? (East plaza shelter)
- I would love to see a splash pad or a fountain or playground area that kids can play in. Downtown Cincinnati's Washington Park is a great example of this. For example, there are stairs that flank the splash park that are slip resistant but also act as a waterfall - it's beautiful but also functional. I'd envision going there on a hot summer morning and walk/bike over to downtown Dublin or Bridge Park afterward for lunch with my family.
- Can you tell me if the water feature is something to look at or something for people to play in?
- Will there be "walk-in spray fountains" (like at Easton for children)
- I prefer a water feature more natural and dynamic – like Nationwide Plaza, and more attuned and intrinsic – like the falls at Bridge and High.

General (17%):

- Awesome
- I love it.
- I think it's a great use of taxpayer money!!!
- Lighting will also be important in supporting the park's feel. My guess it will be lit to the hilt...negating any specialty. So, I urge using multiple forms of lighting – tailored to the

specific need; but will also add interest. Use indirect and dramatic lighting when appropriate. Use appropriately scaled and subdued levels, instead of maximum coverage.

- Why are the citizens in the video not very diverse- it showed more white citizens than other races? There are others in Dublin. Other than that it is a great project.
- Good morning! I work right around the corner from here (XPO Logistics on Emerald Parkway) and am THRILLED to see this! When does Dublin expect to have the park completed? Will there be a celebration/dedication type of event?
- Though I am no longer a Dublin resident, I was for ten years and only recently moved out of the City. When my family moved from Upper Arlington to River Forrest in 2004 the property taxes of the two suburbs were comparable. In the next 10 years I experienced ever increasing property taxes and saw little increase in quality of life or benefit from the tax escalation. Since 2014 I have witnessed the Dublin leadership go on a veritable 'spending spree' of questionable public works and projects of obvious 'self-aggrandizement! True, the 'pedestrian bridge' over the Scioto is a wondrous project, but is it worth \$25,000,000+ for something that few people will ever use!? The extravagant 'River Edge' project will likely be raised in 15 to 20 years at great expense and what will take its place then? Thankfully, my tax dollars are no longer funding extravagant follies!
- Awesome!!!! Amazing!!! Can't wait!!!!
- We love it
- I love the idea for this park! Bridge Park has already seen such wonderful success the new park will be icing on the cake. I'd suggest allowing individuals the opportunity to rent areas of the park for events. Specifically, I think it is an ideal location for wedding ceremonies, especially with The Exchange being so nearby, as well as so many fantastic restaurants.
- can you share the link to the video shown tonight, please
- The plans for the park are great. I would urge the council to not second guess this or try to (re)-design it as a committee. I have followed the development of this park from the beginning and have greatly appreciated the careful, consulted, and measured way the city and previous city councils went about it—getting citizen comments, council feedback and engaging knowledgeable experts (MKSK) who really know what they are doing. The fabulous bridge needs carefully worked out landings on each side that have certain consistent design principles. The plans have this. The bridge will join the newly (re)-developed area on the east with the historic transition district on the west. In my opinion we should not want a tale of two cities approach, but a bridge between east and west that can engage and leverage the energy, vitality and life on the east side to hopefully reinvigorate the historic district, and ensure its long-term financial viability. The park plans are lovely. Great materials, interesting design, and flexible spaces that will be welcoming, and design that looks forward, not backwards. The east and west parks will work together harmoniously. West side is more natural, river access, etc., and the east side is a new central gathering place for city residents. And please, no fake "historic" security bollards on the west side. Stick with something clean and fresh as designed. A park built in the second decade of the 21st Century shouldn't have to pretend that it was built by John Shields. As it happens, I have just returned from Copenhagen. My reaction was similar to recent visits in the past few years to Rome,

London, Paris, and Amsterdam. In each of these places, one thing that stands out is the mixing of different historical styles, with fabulous contemporary buildings and public infrastructure next to historic buildings. Each thing reflects the time and circumstances under which it was built, over hundreds of years. And the new buildings do not detract from the older ones. But they do help people understand what is distinctive about the different eras. Preserving our history is important. But I believe we should not attempt to build fake historical things today. The city has hired quality consultants and designers. Listen to them, and we will all be proud of the results.

Playground/Child-friendly Space (14%)(24% including those from 'water feature' section):

- Children focus for park.
- Need more child friendly areas- young kid friendly fountains- not just a park for 20 somethings
- You need seats, play areas for under 12 years.
- Ensure there are features for young children- not simply features that will appeal to 20-somethings and 30-somethings.
- No playground? Really?
- It looks beautiful and we cannot wait for completion, we only have 1 request. Something for kids, anything for kids, a big rock or something. We live in a walkable neighborhood (Greystone Mews/BSD), but there is not a park with a swing or a slide or anything geared towards children that we can walk to.
- The renderings for the park look beautiful, however I don't see a children's area. Are there no plans for a playground, interactive garden or other family focused spot? We've so been looking forward to experiencing this new part of Dublin with our children and feel like you are missing an opportunity to invite families into the mix. Please consider adding an awesome playground or children's garden to the plans.
- Add a splash pad for kids and playground to make it kid friendly.
- Will there be a playground for children
- Child-accessible playground area

Seating (13%)

- You need seating at the overlook and more in the plaza. Also, maybe extend seating that is built in farther each way instead of just having sloped stone banks.
- ability to dedicate park benches on both sides of the river
- Incorporate "Adirondack" style rocking chairs near the swings at the North end of the park- like the ones at the charlotte N.C., airport.
- (Northern seating plan) doesn't look very inviting. I don't think this will be used much
- We like the built-seating on the retaining wall. Why not implement this throughout?
- Seating aesthetic is rather "corporate" vs family friendly. Sharp edges don't feel inviting/relaxing.
- Those recycled plastic benches, while environmentally friendly, eventually sag in the heat. There is one at Scioto High and it is permanently sagging. I also observed many on the East Coast while visiting colleges. Finally, Please put butt- to- bench before purchasing for comfort's sake!!!

- More chairs with backs
- You also appear to need a lot more seating based on video

Green Space (11%)

- Green space, no chemicals more nature friendly planting pollinator.
- When I hear it referred to as a "Central Park" I would hope it could provide that same feel that allows you to be in the park and find areas of solitude like NYCS Central Park. The video you showed looks pretty open and not the same Central Park "vibe" I've experienced. Overall, I love it!!
- Consider electrical and event team (trucks, etc.) access on the Green.
- Pavers retaining heat vs. grass.
- Congratulations for carefully planned development of the natural beauty of the riverside area. I hope I can attend the public meeting on July 11th. It is not clear to me from the drawings, but is there a way to descend from the pedestrian bridge to the riverside green area for senior citizens, i.e. is there any provision for them to reach the bottom when you mention steep descents
- It would be great to see an area developed as "Butterfly" natural habitat that would attract different types of butterflies to enhance the beauty. This also would be attractive to children too.
- Please consider appropriately-scaled elements: Conservatory / Botanical Garden / Arboretum - similar to Chadwick, Gardens along Lane Ave., & the Red Trabue grasses
- Aviary

River (10%)

- I like views of the river, so any space that has a clear view down to the river is appreciated. I have a concern that someone driving down Bridge Park Ave might not realize they can't go straight. I hope there are obvious signs saying the street ends.
- Preserve and expand water access for food and water traffic.
- Rain gardens to filter water going to river
- border along the water
- Planting along river and filtering plants.
- Where is this actually located? I only ask because I am user of the waterways. I know that people have these beautiful ideas that actually ruin natural flow for aesthetics, ie the park upstream of Indian run and someone placed boulders under the foot bridge which inhibits paddling and creates hazards. I would definitely like more info pertaining to river access and any changes planned for water flow ie diversion for water features?
- I would like to ask about olde windmill in river in Dublin, Ohio. I thought of it

Aesthetic (8.5%):

- Overall, it seems that the design responds more closely to the Bridge Park Buildings than the natural setting
- I find the connection point of the Bridge path and the plaza to be weak and unceremonious. Could it be more inviting - both enticing plaza users to explore the

bridge and west side as well as welcoming those from the west? As shown, it appears as an after-thought - that the bridge was tacked on after the plaza was in place. Given the fluid and graceful and sinuous lines of the bridge, it seems like the juncture element lacks the same design finesse. Consider a more integrated and thoughtful connection experience of these two elements. There are many ways to make this connection more free-flowing than the current abrupt stoppage into a big retaining wall and the differently-scaled plaza area. At a minimum the bridge pavement could be gently integrated into the plaza pavement material. The plaza retaining wall might step-down or be less massive. Perhaps an arching element ties the bridge path to the land. Consider having the bridge path extend into the plaza, perhaps even an elevation differential. Maybe there is a transitional element or gateway type elements to signify this significant juncture. The plaza's design maybe be altered to reflect its acceptance of this major element. The degree of such acknowledgement of this bridge/plaza connection can vary, but the current non-recognition is disturbing and seems to miss a design opportunity.

- The park looks fantastic. I love the flexibility of the space and the contrast between the natural and built. Getting better access to the river is something Dublin should have done a long time ago. Kudos to City Staff for a great plan.
- This is not an urban park. At best it is transitional between a more urban environment and a historic village center. But foremost, it is transitional to a natural riparian environment (a small river front). Though it serves as a respite for the adjacent urban housing and as a receptor of a pedestrian connection across the river, it should reflect its position and hopefully be distinguishable as characteristic Dublin (not a park that could be anywhere). The formal and static water feature suggests the park is more an extension of the urban development. I'd prefer it reflect its transitional nature. A more timeless architecture would stir people to wonder whether the park was here way before the development, instead of easily concluding it is merely a park built in 2018 – as part of the adjacent urban development.
- Too many hard edges for a natural park (feels more institutional rather than an extension of the river's edge)
- ...but most importantly, elements that convey Dublin, and/or the history of Dublin. I find the in vogue pattern and architecture of the Bridge Street development lacking in character and indistinguishable from the many, many other such similar-looking developments around the country. The park land along the river still allows the opportunity for a personal statement, one that can be unique and owned by Dublin, instead of a collection of pavement, walls, and standard elements similar to many other riverfront parks. From what I've seen, the area seems to lack animation, activity, and opportunity for learning (enrichment). The limited space presents a challenge, however this should foster character. Lasting character also is derived over time, so perhaps we allow the park to organically, yet planned, grow over time.

Animal Amenities (8.5%):

- It would be nice to see a dog walk area, considering all the apartments being built. Those people will need places to take their pets.

- Would love a dog park- an enclosed space to let our dogs off-leash and enjoy Dublin as much as we do! Could consider this at Ferris-Wright Park, too.
- dogs focus for park
- Dog station for waste
- Drinking water station for pets & humans
- Please make sure there are "Pick up after your dog" signs everywhere, and those nice doggie bag dispensers. Need many Trash cans with secure lids. Ours lids in Campden Lakes were stolen for scrap value! If dogs are to be kept on leashes, then we need signage for that too. BTW there are many creative and funny "pick up after your dog" signs if you look online!

Safety (8.5%):

- Wondering about security cameras around area at dusk or dark as you return to car or walk bridge to return to car.
- Lights under, near 161 bridge to keep safety as #1 priority in that area.
- Are they planning to have security cameras? (in regards to the pedestrian underpass and northern seating plan)
- Will the dark spaces, particularly under the 161 (Bridge St.) bridge be well lit and patrolled? Notice messes left behind on walks in that area
- Will there be a park police presence to keep such a large, wooded (dark spaces) safe? With so many bars, hoping the park safe. Particularly under the 161 bridge and along the water. Thank you very much for asking for public concerns and questions!
- Path emergency call boxes

Swings (8.5%):

- I'd love to see swinging benches like on the Scioto Mile. And shade.
- More swings (porch).
- Many porch swings!
- Aesthetically differentiate the overlook swings from the swings in Columbus (distinctly Dublin).
- lots of swings overlooking the river
- Looks like downtown Columbus (in regards to swing overlook)

Traffic/Roads (8.5%):

- Public city/local transportation to/from park
- Roads are too narrow for amount of traffic. Not enough parking
- Reduced speed on Riverside for easier/safer access.
- Why is a new Shields road bridge in the plans? Is it really necessary? It is such a short distance between Bridge St and Emerald that I wouldn't think another full bridge would necessary. It would interrupt the solitude, natural setting and wildlife activity of the park.
- There should be an emphasis on parking. I'd hate to see this beautiful park developed but people avoid it because the parking is too difficult or scarce. I'd be nice to see a larger parking structure on the downtown side (west) of the river to balance the garage

that's already in place at Bridge Park. The overall design of the green space couldn't be better.

- Regarding the west side of the river, so I just wanted to express a concern for the other piece of the puzzle in case we don't get a chance later. We live south of old Dublin in Llewellyn Farms and would like to be able to access the new pedestrian bridge in a safe and easy manner by walking and by bike. We would love to have a cross walk from the new path along Dublin road to Short Street and then be able to bike or walk through South Riverview and go UNDER the 161 Bridge and have a path that would connect to the new pedestrian bridge. It's very scary trying to cross 161/Bridge Street at the corner due to increased traffic (and the now crazy, frustrated drivers) from all the new builds. Just waiting to cross at the corner of Bridge and High is dangerous with children on bikes. Please tell us that you have a plan in place for Dublin residents that live south of Bridge Park because you have a large population that exists below Old Dublin.

Activities (7%):

- Activity draw; such as the splash pad at North Bank Park Boat House and Ballentrae.
- Not sure of the ice skating form or function, but take a look at the Maggie Daley Park in Chicago, where the skating (roller & ice) form is integrated into the landscape. The park utilizes multifunctional elements to animate and enhance a park with activity...and becomes a destination. Also note how the bridge seamlessly connects to the park ground. Obviously the powers-to-be set a program for a passive open green space, but I think there is room for more depth. It's a matter of balance and scale. Bicentennial Park has a pavilion/restaurant, restrooms, kid play fountain, stage, as well as paths, benches, and gardens...all in a limited space. All of Dublin residents should be welcomed to enjoy this park...not just the condo dog owners or the hotel guests.
- I would like consideration be given to outdoor activity areas, such as a boules pitch and maybe room for volleyball. Boules (bocce and petanque) can be great social opportunities and would add to the character of the community.
- Add workout course area similar what to glacier ridge to keep area active.
- Will there be a running course along the river?

Amenities (7%):

- Grilling areas would be beneficial
- Need grills. How about outdoor fire pits?
- Plug Walk. (maybe meant wall?)
- Fire pit opportunity? (northern seating plan)
- wide 14 ft. lots and umbrellas on every table

Kayaking (7%):

- What a wonderful addition to the Bridge Park area. Cannot wait to kayak with the family.
- Highly recommend boat/kayak drop off by car (walk to shore at Emerald Parkway and Riverside Drive is a hike with 50 lb. Kayak) and one further down the river so drop off

one area and park second car at later destination, so kayak trip can be down river by choice.

- If you plan to have canoe/kayak access the steps with boat rails at Amberleigh are much better than the winding path going down to the river at Emerald Bridge. It's longer to walk going down the meandering trail at Emerald and we cut the meandering path to get up to the top faster. I prefer a shorter path and boat rails are really helpful when heading down to the water.
- As a frequent visitor to Bridge Park already, I'm very excited to see the progress! With the recent huge boom in kayak and paddle-board popularity, I would love to see a small river access area, along with a "bicycle rack" type of locking area for these small boats. I would love to be able to enjoy the reservoir, and briefly lock up my kayak to enjoy some bridge park amenities, and I'm confident I'm not the only one. Thank you for your time!
- Will the access route to the river to put in a kayak be barrier free for someone in a wheelchair? Where would someone park, how will they get a kayak down to the river? What material (concrete/paved, dirt, grass) will be at the access point for putting in or taking out a kayak? Your video implies putting in at Amberleigh but that is impossible for someone in a wheelchair.

Stage/Concerts (7%):

- I like the idea of a natural amphitheater/stage in the open grass area to allow for summer concerts by the river
- opportunity for stage for music
- Small concerts (jazz), Shakespeare in the park. Open green space.
- Also, for the proposed concert area, where will people sit? Is it amphitheater style or flat?
- Recommend pavilion for outdoor concerts.

Trees/Plants (7%):

- Needs more trees
- More plants and less black top. no chemicals
- Plant a wide variety of trees to avoid loss of an entire park with an invasive parasite/pest. Thank You!
- I think there needs to be more vegetation. What about flooding with all of the newly installed concrete?
- Wildflower & indigenous floral respites, including trellises, labyrinth, and sculptures. Fairgrounds Natural Resources environment.

East Plaza Shelter (6%):

- It will be freezing with the wind in the winter. Can they add either glass sliding doors, "garage" style rollups or even doors that can come out all summer and be put back in when fall/winter hits and then taken out again in the summer. Otherwise it will be bitterly cold with the open wind whipping through

- It will be freezing next to the river in winter. To truly make use of the pavilion, you need to have a way to "close up" the sides. Maybe you can do sliding doors or drop down "garage" style doors like many parks, restaurants, have.
- Will this design be outdated in a few years?
- What opportunities does the pavilion provide- programming, casual access, vendors?

Biking (6%):

- Should be lines on the bike paths and bridge
- Mandate that bike riders on the bridge get off their bikes and walk them across the bridge. Otherwise, you'll have wrecks with pedestrians, particularly those who are entranced by their cell phones.
- Don't like those bike racks- they damage nice bikes
- I think Riverside Crossing will truly turn into a wonderful park and I am already looking forward to biking / kayaking / running / playing chess / reading books / yoga and picking up something to eat in old Dublin / bridge street district. Will be spending my retirement days on my bike / my kayak / cross country skis and golfing. I'm also an avid cross country skier and hope to see new paths / trails similar to red Trabue for cross country skiing - I think Dublin should form a cross country ski group! Hopefully there will be a new 5k event in the years to come to support old Dublin. Are there any plans to create a bike path along the Scioto River from Riverside Crossing to the O'Shaughnessy Dam or Home Road (or wishful thinking to Kenton OH)? I recently rode my bike along the Delaware Raritan Canal - it has a 66 mile bike trail - it was awesome and loved it! Also stopped / parked our bikes in Lambertville / Washington Crossing (a cute old town with lots of history that looks like old Dublin) - we had lunch in this old train station on the canal / Delaware River and we just enjoyed every minute of it! Please look up the Delaware Raritan Canal for ideas - it's a great example in keeping Old Dublin going. It would also be great if Dublin / Columbus could connect the Dublin bike paths to the Camp Chase Trail in Battelle Darby which extends to Cincinnati. Thank you again for the wonderful work and I can't wait to bike / run / kayak / cross country ski in the new park!



RECORD OF DETERMINATION

Administrative Review Team

Thursday, March 29, 2018

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

2. BSD P – Riverside Crossing Park, Phase 1 – East Plaza **Riverside Drive**
17-124SPR **Site Plan Review**

Proposal: Site improvements include a pavilion, a seating water feature, paths, and landscaping for the first phase of the Riverside Crossing Park, East Plaza.
Location: West of Riverside Drive, north of the roundabout with SR 161.
Request: Review and recommendation of approval to the Planning and Zoning Commission for a Site Plan under the provisions of Zoning Code Section 153.066.
Applicant: Christopher Kimbrel, MKSK.
Planning Contact: Jennifer M. Rauch, AICP, Planning Manager.
Contact Information: 614.410.4690, jrauch@dublin.oh.us

REQUEST 1: SITE PLAN WAIVER

Request for an approval recommendation to City Council for the following Development and Site Plan Waiver:

§153.065(E)(1)(a-b) Fencing, Walls, and Screening – Wall Height Required: Retaining wall heights shall not exceed four feet when located to the front or six feet in height when located to the side or rear; Requested: Portions of the retaining walls exceed the six-foot height limitation.

Determination: The Development and Site Plan Waiver was recommended for approval to City Council as part of the Development and Site Plan Reviews.

REQUEST 2: DEVELOPMENT AND SITE PLAN REVIEW

Request for a recommendation of approval to City Council for Development and Site Plan Reviews with a Parking Plan and three conditions:

- 1) That a Plat and a Rezoning application be submitted and processed through the appropriate approval process;
- 2) That a tree inventory and tree removal plan be submitted prior to City Council review; and
- 3) That the wall sign proposed along the eastern elevation will be required to meet the Zoning Code.

Determination: The Development and Site Plan Reviews with a Parking Plan were recommended for approval to City Council with three conditions.

STAFF CERTIFICATION


Vince Papsidero, FAICP
Planning Director



Ms. Rauch noted this proposal has been reviewed on various occasions by all the City's reviewing bodies. She presented the Scioto Riverside Park Master Plan that was approved by City Council on December 5, 2016, that included both the west and east side developments of the park. She said the Site Plan for the West Plaza has been approved and that plaza is currently under construction. Today, she said, only the Development and Site Plans for the East Plaza are being reviewed.

Ms. Rauch reported the Planning and Zoning Commission (PZC) and the Architectural Review Board (ARB) conducted an informal review of the Development and Site Plan on January 4, 2018. She said members questioned the lighting design given the park will be accessible day and night; different materials and design details were discussed for the pavilion; and accessibility for bicyclists and programming for the park were also discussed. She added tree inventory and tree removal was a concern for City Council.

Ms. Rauch said the pavilion has been shifted farther to the south to open the view of the (future) Pedestrian Bridge and the design has been refined. She said wood siding was on one end of the pavilion as it was proposed for the Basic Plan but asked if stone should be used instead. The consensus was to keep the wood since stone has been used extensively already throughout the park. She reported a green roof was discussed for the pavilion at the ARB and PZC, which was supported by both. She asked if the ART wanted to see a green roof on the pavilion, as well. She noted there are a lot of retaining walls and hardscape proposed. She pointed out an area that could be a site for a skating rink but a rink has not been shown at the present. Ms. Rauch explained the proposed 4,300-square-foot maintenance facility is buried at the base of the Pedestrian Bridge and is integrated into the slope on the rear side of the upper terrace. The facility, she said, will house maintenance equipment, work benches and shop space, and mechanical systems and equipment. She said access to the area is provided from the southern path system. A nice rendering of the plaza was presented as it would appear in the day and at night. Ms. Rauch reported these changes are a result of meeting with the applicant and staff on a weekly basis.

Ms. Rauch indicated that parts of the site are still in the right-of-way so it will need to be platted.

Ms. Rauch said a sign is proposed on the front of the pavilion and will meet the Code requirements but discussions for all of the park signs are on-going.

Aaron Stanford said the applicant meets the stormwater requirement.

Ms. Rauch said a Waiver has been requested for retaining walls as they exceed the height requirement even though the heights have been reduced to the extent possible given the significant grade changes and still be safe. She said a Parking Plan is proposed because dedicated parking is needed as there is no parking lot.

Ms. Rauch said the following Waiver is recommended for approval to City Council:

§153.065(E)(1)(a-b) Fencing, Walls, and Screening – Wall Height Required: Retaining wall heights shall not exceed four feet when located to the front or six feet in height when located to the side or rear; Requested: Portions of the retaining walls exceed the six-foot height limitation.

Ms. Rauch said a Development Plan and Site Plan Review with a Parking Plan are recommended for approval to City Council with three conditions:

- 1) That a Plat and a Rezoning application be submitted and processed through the appropriate approval process;
- 2) That a tree inventory and tree removal plan be submitted prior to City Council review; and
- 3) That the wall sign proposed along the eastern elevation will be required to meet the Zoning Code.

Vince Papsidero reported a lot of the issues have been dealt with at this point through bi-weekly meetings for the last year or so and the application is scheduled to be reviewed by City Council.

The Chair asked if there were any further questions or concerns regarding this application. [There were none.] He called for a vote, the motion carried, and the Waiver was approved as well as the Development Plan and Site Plan with a Parking Plan with three conditions as stated above and the vote was unanimously approved for the complete proposal.

INTRODUCTIONS

3. BSD SRN – Bridge Park, Block D 18-007SPR

**PID: 273-012703
Site Plan Review**

~~Claudia Husak said this is a proposal for a mixed-use development located within Block D of Bridge Park. She said the site is southeast of the intersection of John Shields Parkway and Riverside Drive. She said this is a request for a review and recommendation of approval to the Planning and Zoning Commission for a Site Plan Review under the provisions of Zoning Code Section 153.066. She called on the applicants to present their proposal.~~

~~Miguel Gonzalez, Moody Nolan, said the block consists of four buildings with open space between buildings D1 and D2. Block D at Bridge Park, he said, is bound by Riverside Drive to the west, John Shields Parkway to the north, Mooney Street to the east, and Tuller Ridge Drive to the south. A graphic was presented to show the positioning of each building; D1 fronts the corner of Riverside Drive and Tuller Ridge Drive; D2 fronts the corner of Riverside Drive and John Shields Parkway; D3 fronts the corner of John Shields Parkway and Mooney Street; and D4/D5 fronts the corner of Mooney Street and Tuller Ridge Drive. Longshore Street bisects the four buildings with D1 and D2 on the west side of Longshore Street and D3 and D4/D5 on the east side. In addition, Larimer Street runs between buildings D3 and building D4/D5 which ends at Longshore Street and extends east to Dale Drive.~~

~~Nelson Yoder, Crawford Hoying Development Partners, said there have been changes since the Basic Plan. He said originally a giant grocer was planned for D2 but now they are proposing a smaller concept and moved the grocer to building D5 to provide access and circulation in the parking garage utilizing a speed ramp and patrons will not have to cross any streets to get to the store after parking. Additionally, there is a loading dock for D4/5 off Tuller Ridge Drive.~~

~~Mr. Yoder said D Block includes the following:~~

- ~~• D1 – mixed-use, six story “podium” building – the ground floor is comprised of retail and restaurant over 23,000 square feet, the second floor is office use at over 22,000 square feet, and the upper four floors are comprised of 43, for-sale, condominium units.~~
- ~~• *D2 – office building with retail below (not submitted at this time)*~~
- ~~• *D3 – retail with residential above (not submitted at this time)*~~
- ~~• D4/D5 – 35,000 square feet of retail – store front all around with access to parking on ground floor (D4) residential liner with (D5) garage. There is an open out area for a north market or grocer.~~

~~Mr. Yoder said each building has a unique character, which is expressed through a variety of material finishes and details. An open green space is proposed between the buildings D1 and D2 to be a plaza marked by~~

17-124DP/SP – EAST PLAZA

Site Location

West side of Riverside Drive, north of the intersection with SR 161.

Proposal

Waiver Review (WR), Development Plan Review (DPR) and Site Plan Review (SPR).

Zoning

Bridge Street District – Public District

Property Owner

City of Dublin

Applicant/Representative

Christopher Kimbrel, ASLA, LEED AP, MKSK

Applicable Land Use Regulations

Zoning Code Sections 153.057-066

Staff Recommendation

Recommendations of approval with conditions

Contents

1. Context Map.....	2
2. Overview.....	3
3. Proposal.....	4
4. Site Plan	6
5. Criteria Analysis.....	6
WR	6
DPR	7
SPR.....	7
6. Recommendations	8

Case Manager

Jennifer M. Rauch, AICP, Planning Manager
(614) 410-4690

jrauch@dublin.oh.us

Summary

Review and approval of site improvements including pavilion, seating, water feature, paths and landscaping for the first phase of the Riverside Crossing Park, East Plaza.

Zoning Map

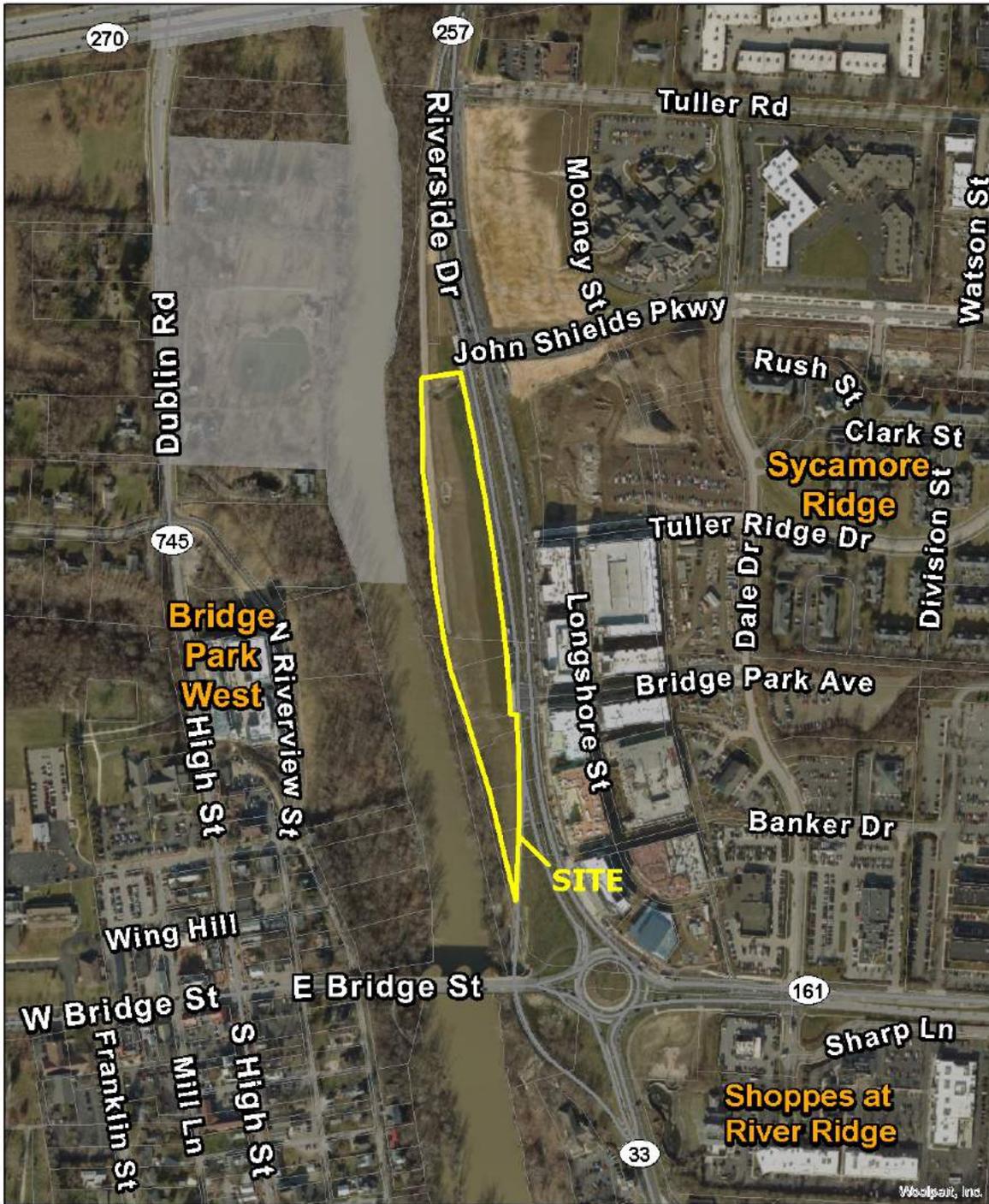


Next Steps

Upon recommendation of approval from Administrative Review Team, the applications will be forwarded to City Council for review and approval.

1. Context Map

The site is located on the west side of Riverside Drive, north of the intersection with SR 161.



 <p>City of Dublin</p>	<p>17-124SPR Site Plan Review Riverside Crossing Park, Phase 1 - East Plaza</p>	<p>0 250 500 Feet</p> 
---	---	---

2. Overview

A. Background

1) Master Plan Approval

The River Corridor Framework Planning was authorized by City Council in 2013, which led to the development and planning of the public infrastructure and park improvements along the Scioto River within the Bridge Street District. A series of public meetings and input sessions resulted in the creation of a Master Plan for the park along the west and east sides of the river. City Council adopted resolution 32-16 for the Scioto Riverside Park Master Plan on May 23, 2016.

2) Basic Plan Approval

The Planning and Zoning Commission and Architectural Review Board conducted an informal review of the Basic Site Plan on November 3, 2016, with formal review and recommendation for approval by the ART on November 23, 2016. City Council approved the Basic Plan Review and designated themselves as the required reviewing body for future applications on December 5, 2016.

3) Site Plan - West Plaza

The Architectural Review Board conducted an informal review of the Site Plan for the western portion of the park on June 28, 2017. The Administrative Review Team held a formal review and made a recommendation of approval to City Council on August 3, 2017 with no conditions. City Council approved the Site Plan for Phase 1 of the development for the City of Dublin Riverside Crossing Park, West Plaza and associated site based on the approved Master Plan on August 28, 2017.

4) Site Plan – East Plaza

The Planning and Zoning Commission and Architectural Review Board conducted an informal review of the Development and Site Plan on January 4, 2018. Members had questions regarding the lighting design for the park given that it will be accessible day and night. Some members encouraged a vegetated roof for the pavilion to provide a more aesthetically pleasing view from the east as well as to address sustainability. Members also discussed different materials for the pavilion in lieu of the proposed wood. Discussion also included accessibility for bicyclist and programming for the park.

B. Site Characteristics

1) Natural Features

There is significant grade change across the site, with the largest change from east to west from Riverside Drive toward the Scioto River.

2) Historic and Cultural Facilities

No historic and cultural facilities are present on the site.

3) Surrounding Land Use and Development Character

- North: BSD-P, Public District (Riverside Crossing Park)
- West: Scioto River

- East: BSD-SRN, Scioto River Neighborhood District (Mixed use development)
- South: SR 161

4) **Road, Pedestrian and Bike Network**

The site is bordered by Riverside Drive along the east which provides a shared use path. The east plaza improvements include pedestrian and bike facilities that connect throughout the proposed park area and to the pedestrian bridge.

3. Proposal

1) **Summary**

The proposal is for the development for the first phase of the Riverside Crossing Park - East Plaza which includes the landing for the pedestrian bridge, plaza, pavilion, seating, water feature, park maintenance building, bridge abutment walls, paths and landscaping.

2) **Process**

The Zoning Code requires review by the Administrative Review Team (ART) with a recommendation forwarded to the City Council for a determination, as the required reviewing body.

3) **Uses**

A majority of the site is zoned Bridge Street District – Public District, which permits institutional use, such as libraries, schools, and parks. A smaller portion of the southern portion of the site contains a number of parcels located in the previous Riverside Drive right-of-way, which will need to be rezoned to BSD-Public District in the future.

4) **Layout and Design**

The proposed Phase 1 park improvements for the east side of the river include a plaza landing, upper and lower terraces, a pavilion building with restrooms, a large green, seating, water features, landscape materials, and an underground maintenance facility. The east plaza landing aligns with Bridge Park Avenue and provides access from the pedestrian bridge to the park and to private development east of Riverside Drive.

The entrance to the east plaza landing is shown at the end of Bridge Park Avenue with a proposed pavilion and covered seating are located in the southern part of the plaza space, referred to as the upper terrace. A maintenance facility is located at the base of the pedestrian bridge and integrated into the slope on the back side of the upper terrace.

The proposed lower terrace contains fixed seating with a water feature and landscape elements located north of the pavilion. A series of terraced seating is integrated into the grade, as users move toward the river. The proposal includes a large green lawn area to the north and a series of pedestrian paths connecting the park amenities.

5) Pavilion

The pavilion is located in the southern part of the east plaza space, in the upper terrace. The location and orientation of the pavilion ensures visibility to the iconic pedestrian bridge. Given the comments and discussion by ARB and PZC at the Basic Plan Review, the pavilion was shifted farther to the south to open the view of the pedestrian bridge, while maintaining a comfortable size for the east plaza.

The proposed design incorporates a rectangular building with a flat roof, gently flared that extends over the western portion of the upper terrace. The overhang is intended to provide cover and shade for the seating and gathering space underneath. The area contains a limestone veneer fire place feature within the center.

Access to the restroom facilities is provided on the north elevation and a small prep kitchen area is located at the west end of the pavilion building. The design and scale of the pavilion is intended to complement and not interfere with the design and scale of the pedestrian bridge. The materials include wood siding on all sides of the building with clear and fritted glass along the north and south elevations.

During the Informal Review, ARB and PZC provided feedback regarding the proposed materials and design of the pavilion and the drawings include an option for a green roof and an option for stone on the exterior of the building for ART's consideration. Planning recommends the incorporation of the green roof to improve the aesthetics, as the roof will be visible from the adjacent streets and buildings; and also for the incorporation of a sustainable design. Planning recommends the use of the wood siding for the pavilion, which is in keeping with the original design, as it is a lighter material among the large expanses of hardscape.

6) Seating and Water Feature

A variety of seating options are provided on the east plaza, including fixed and movable seating. The significant grade change on the east side provides several opportunities to incorporate seating into the slope. The proposal includes granite and architectural concrete seating elements within the upper and lower terraces of the park. A water feature is proposed within the upper terrace integrated into the seating area and intended to provide an amenity for park patrons.

7) Maintenance Storage Area

The proposed 4,300-square-foot maintenance facility is located at the base of the pedestrian bridge and is integrated into the slope on the rear side of the upper terrace. The area will house maintenance equipment, work benches and shop space, and mechanical systems and equipment. Access to the area is provided from the southern path system.

8) Parking

Vehicular access and parking are provided from the areas surrounding the proposed park. The Bridge Street District Code permits parking plan approval to address required parking for park uses. The proposed plaza does not provide designated off-street parking spaces, as it is intended to be utilized by patrons and those crossing between the east and west sides of the river via the pedestrian bridge. The existing public parking garages will provide adequate public parking, as well as the adjacent

on-street spaces. Pedestrian access is provided at the intersections of Riverside Drive and Bridge Park Avenue and John Shields Parkway.

9) Signs

Individual pin mounted letters are proposed along the eastern elevation, but no dimensions are provided. The proposed sign will need to meet the Code requirements of ½-square-foot per linear feet of building, up to 50 square feet.

10) Landscaping

Detailed planting plans have been provided for the East Plaza and surrounding area. Additional plans including a tree inventory and tree removal plan are needed to address City Council concerns regarding how existing plantings and tree removal will be handled for the site. These plans will be required to be submitted prior to City Council review.

4. Site Plan

The site plan shows the geography of this phase of the development of the east plaza, including the bridge landing, pedestrian paths, shelter, landscaping and water features.



5. Criteria Analysis

A. Waiver Review Analysis [§153.066(I)(6)]

1) 153.065 – Fencing, Walls and Screening (E)(1)(a-b) – Wall Height

Retaining wall heights shall not exceed 4 feet in height when located to the front or 6 feet in height when located to the side or rear.

Request: Portions of the retaining walls exceed the six-foot height limitation.

Criteria Met. The portions of the retaining wall heights exceed the requirement to account for the significant grade change occurring on the site. The heights have been reduced to the extent possible and are located to the side or rear of the site to minimize the visual impact and incorporate high quality materials.

B. Development Plan Review Analysis [§153.066(E)(3)]

- 1) **Street Network and Block Framework.**
Criterion met with condition. The street network and block layout were approved with the Bridge Park West development applications. A smaller portion of the southern portion of the site contains a number of parcels located in the previous Riverside Drive right-of-way, which will need to be replatted and rezoned to BSD-Public District.
- 2) **Street Types Consistent with Walkable Urbanism.**
N/A
- 3) **Open Spaces and Building Types meet Siting Requirements.**
Criterion met. The plaza is located appropriately and meets Code.
- 4) **Infrastructure, Transportation and Environmental Requirements**
Criterion met with condition. Additional plans including a tree inventory and tree removal plan are needed to address City Council concerns regarding how existing plantings and tree removal will be handled for the site. These plans will be required to be submitted prior to City Council review.
- 5) **Creation of a Signature Place**
Criterion met. The proposed plaza is design to create a unique space along the river and provide a transitions between the new development along the east side of Riverside Drive and the Historic District.

C. Site Plan Review Analysis [§153.066(F)(3)]

- 1) **Similar to Basic Plan.**
Criterion met. The site design approved with the Basic Plan is substantially similar to the design proposed with the Site Plan.
- 2) **Consistent with Development Plan.**
Criterion met. The site design is consistent with the development plan and coordinates with surrounding development.
- 3) **Meets Sections 153.059 and 153.062-153.065.**
Criterion met with parking plan and condition. The proposal meets Code with approval of a parking plan. No dimension are provided for the wall sign proposed along the eastern elevation. The proposed sign will be required to meet Code.
- 4) **Safe and Efficient Circulation**
Criterion met. The site has been designed to allow for safe pedestrian circulation within the plaza, and access to and from the pedestrian bridge.
- 5) **Relationship of Buildings**
Criterion met. The proposed layout of the plaza provides for coordination and integration of the site within the surrounding area, while providing a transitional space between the river and the adjacent development.

- 6) **Open Space**
Criterion met. The plaza provides publically accessible open space and meets Code.
- 7) **Adequate Services**
Criterion met. This proposal connects to existing public utilities.
- 8) **Stormwater Management**
Criterion met. The proposal meets stormwater management.
- 9) **Phasing**
Criterion met. The proposal is for the first phase of park construction.
- 10) **Consistency with BSD Principals**
Criterion met. The proposed plaza provides public gathering and pedestrian circulation opportunities that meet the intent of the Bridge Street District Area plan and the approved Master Plan for the Riverside Crossing Park.

6. Recommendations

Waiver Review

The proposed Waiver Review meets all applicable review criteria. **Approval** is recommended to City Council for the waiver for Fences, Walls and Screening.

Development Plan Review & Site Plan Review with Parking Plan

The proposed Development Plan and Site Plan Review are consistent with all applicable review criteria. **Approval** is recommended to City Council with the following conditions:

- 1) A plat and a rezoning application will be submitted and processed through the appropriate approval process.
- 2) A tree inventory and tree removal plan be submitted prior to City Council review.
- 3) The wall sign proposed along the eastern elevation will be required to meet Code.

ANALYSIS & DETERMINATIONS – DEVELOPMENT PLAN

Applicable Site Plan Review Criteria

Includes 153.060 – Lots & Blocks

153.060 – Lots & Blocks			
Code Section	Requirement	Notes	Met
(A)	Intent	Intent is to establish a network of interconnected streets with walkable block sizes organized to accommodate multiple modes of transportation. It is intended that block configurations encourage and support the principles of walkable urbanism provided in 153.057(D) and the walkability standards of 153.065(I). The existing street network meets the intent of establishing walkable blocks.	Met
(B)	Applicability	As this application involves the construction of only one new building, on two parcels totaling less than 5 gross acres and does not involve the construction of new streets, and does not involve the subdivision of land, no Development Plan Application is required.	Met
(C) General Block and Lot Layout			
(1)(a)-(f)	Interconnected Street Pattern	The network of streets within the Bridge Street District is intended to form an interconnected pattern with multiple intersections and resulting block sizes as designated in 153.060(C)(2)	Met
(2)	Maximum Block Size—	East: Public Max. Block Length: 300 ft., Max. Block Perimeter: 1000 ft. (No change to Existing Block Length or Block Perimeter is proposed)	Met
(5)	Block Access Configurations	(a) Access for alleys, service streets and driveways shall not be permitted from a Principal Frontage Street.	Met

ANALYSIS & DETERMINATIONS – SITE PLAN

Applicable Site Plan Review Criteria

Includes 153.059 - Uses, 153.062 – Building Types, 153.064 – Open Space Types, and 153.065 – Site Development Standards (Parking, Stormwater Management, Landscaping and Tree Preservation, Fencing Walls and Screening, Exterior Lighting, Utility Undergrounding, Signs, and Walkability Standards).

153.059 – Uses			
Code Section	Requirement	Notes	Met
Table 153.059-A	Permitted Uses	Parks and Open Space is a permitted use in Public Districts. A plat and rezoning will be required to address the southern portion of the site in the former Riverside Drive right-of-way.	Met with condition
153.062 – Building Types			
Code Section	Requirement	Notes	Met
N/A			

153.064 – Open Space Types			
Code Section	Requirement	Notes	Met
(C)(2)	Provision of Open Space	There shall be a minimum of one square foot of publicly accessible open space for every 50 square feet of commercial space or fraction thereof and 200 square feet of open space per residential unit. Required open space shall be located within 660 feet of the main entrance to the commercial space as measured along a pedestrian walkway.	N/A
(D)	Suitability of Open Space		N/A
(F)	Open Space Types		N/A
(G) General Requirements			
(1)	Size	(a) <i>Minimum Dimension:</i>	N/A
		(b) <i>Proportion Requirement:</i>	N/A
(2)	Access	(a) <i>Minimum Percentage of ROW Frontage Required:</i>	N/A
(4)	Improvements	(c) <i>Site Furnishings:</i>	N/A
		(d) <i>Public Art:</i> Encouraged:	N/A
		(f) <i>Impervious and Semi-Pervious Surface:</i>	N/A
		(h) <i>Fencing and Walls:</i>	N/A

153.065 – Site Development Standards			
Code Section	Requirement	Met/Notes	
(B) Parking and Loading			
(1)(b)	Parking Location	Location based on building type	N/A

153.065 – Site Development Standards

Code Section	Requirement	Met/Notes	
(2)	Required Vehicle Parking	Per approved parking plan. No dedicated parking areas is provided. Adjacent on-street parking and parking facilities meet the parking needs for the park.	Parking Plan Approval Required
(2)(b)6	Adjustments to Required Vehicle Parking: Demonstration of Parking Need	The required reviewing body may approve a parking plan for fewer than the minimum required parking spaces or more than the maximum based on a demonstration of parking need by the applicant.	Parking Plan Approval Required
(2)(c)	Accessible Parking Spaces	Per approved parking plan	Parking Plan Approval Required
(3)	Required Bicycle Parking	Bicycle parking is provided on the south side of the pavilion.	Met
(4)	Off-Street Parking Space and Aisle Dimensions	Required Parking Space length is 19 feet	N/A
		Required drive aisle width is 22 feet.	N/A
(6)	Surface Parking Lot and Loading Area Design and Construction	Per Code	N/A
(7)	Required Loading Spaces	No dedicated loading spaces are required.	N/A
(C) Stormwater Management			
(1-2)	Requirements	Stormwater management details are met.	Met
(D) Landscaping and Tree Preservation			
(2 -11)	Requirements	Detailed planting plans provided. Tree inventory and tree removal plans required prior to Council review.	Condition
(E) Fences, Walls and Screening			
(1)	Fence and Wall Standards	Retaining wall details provided for site. Several sections of the retaining walls located throughout the site exceed the six foot limitation due to the site grade.	Waiver
(3)(b)	Roof Mounted Mechanical Equipment Screening	All roof mounted mechanicals are incorporated into roof design of the pavilion and meet Code.	Met
(3)(d)	Outdoor Waste and Storage Containers and Enclosures	NA	NA

153.065 – Site Development Standards			
Code Section	Requirement	Met/Notes	
(F) Exterior Lighting			
(F)(1)-(12)	Exterior Lighting	Lighting details have been included. All site lighting will be required to meet Code.	Met
(G) Utility Undergrounding			
(G)(1)-(3)	Utility Undergrounding		Met
(H) Signs			
(H)	Signs	Code permits ½ square foot per linear feet of building, up to 50 square feet. Individual pin mounted letters are proposed along the eastern elevation, but no dimensions are shown.	Met with condition
(I) Walkability Standards			
(I)	Walkability Standards	Enhance connectivity, improve pedestrian safety, and promote comfortable walking and sitting environments.	Met



RECORD OF ACTION

Planning & Zoning Commission

Thursday, January 4, 2018 | 6:30 pm

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

- 1. BSD P – Riverside Crossing Park, Phase I – East Plaza** **Riverside Drive**
17-124SP **Informal - Site Plan**
Proposal: Site improvements includes pavilion, seating water feature, paths and landscaping for the first phase of the Riverside Crossing Park, East Plaza.
Location: West of Riverside Drive, north of the roundabout with SR 161.
Request: Informal review and feedback prior to City Council review of a Site Plan under the provisions of Code Section 153.066.
Owner: Dana L. McDaniel, City Manager.
Applicant: Matt Earman, Director of Parks and Recreation.
Representative: Christopher Kimbrel, ASLA, LEED AP, MKSK.
Planning Contact: Jennifer M. Rauch, AICP, Planning Manager.
Contact Information: (614) 410-4690, jrauch@dublin.oh.us
Case Information: www.dublinohiousa.gov/pzc/17-124

RESULT: The Planning and Zoning Commission and the Architectural Review Board jointly reviewed and provided informal feedback on this proposal for site improvements to include a pavilion, seating, water feature, paths and landscaping for the first phase for the East Plaza of the Riverside Crossing Park. Members had questions regarding the lighting design for the park given that it will be accessible day and night. Some members encouraged a vegetated roof for the pavilion to provide a more aesthetically pleasing view from the east as well as to address sustainability. Members also discussed different materials for the pavilion which is proposed as wood. Discussion also included accessibility for bicyclist and programming for the park.

STAFF CERTIFICATION

Claudia D. Husak, AICP
Senior Planner



~~Claudia Husak mentioned there is a lot of new Information Technology equipment and requested that there be an allowance of time for training before the next PZC meeting. She said the full benefits are not being utilized this evening but this allows the Board and Commission to get introduced to it.~~

~~Ms. Husak said additional ARB members are expected for the Joint Session that starts at 6:30 pm.~~

~~Claudia Husak called the Joint Session of the Planning and Zoning Commission and the Architectural Review Board to order at 6:30 p.m. Commission members present were: Victoria Newell – Chair, Warren Fishman, Bob Miller, and Steve Stidhem. Architectural Review Board Members present were: David Rinaldi – Chair, Gary Alexander, and Shannon Stenberg. City representatives present were: Claudia Husak, Vince Papsidero, Phil Hartmann, Matt Earman, Shawn Krawetzki, Jane Fox, and Flora Rogers.~~

~~Ms. Husak explained four microphones can be on at one time for those to speak and this meeting is being recorded.~~

**1. BSD P – Riverside Crossing Park, Phase I – East Plaza
17-124SP**

**Riverside Drive
Informal - Site Plan**

Ms. Husak said the Joint Session is an informal meeting for a proposal for site improvements that include a pavilion, a seating water feature, and paths and landscaping for the first phase of the Riverside Crossing Park, East Plaza located west of Riverside Drive, north of the roundabout with SR 161. She said this is a request for an informal review and feedback prior to City Council review of a Site Plan under the provisions of Zoning Code Section 153.066.

Ms. Husak recalled that a similar Work Session covered the Basic Plan for this site, which City Council ultimately approved in December 2016. At that time, she said Council also appointed themselves to be the required Reviewing Body for all the applications moving forward based on the fact that the park is a large public investment and touching on many different jurisdictional boundaries. She indicated Council values input via questions and discussions between the Board and the Commission. She stated staff will provide Council with that information as this application moves forward for final approval.

Ms. Husak said since the West Plaza is in the jurisdiction of the Architectural Review Board, input was provided on that part of the park, which Council approved in August 2017.

Ms. Husak said she was filling in for Jennifer Rauch, who is the Planner on this case, as she had a schedule conflict.

An aerial view of the site was shown. Ms. Husak said the park is within portions of the vacated Riverside Drive right-of-way when the road was moved east, to open up this park land. She said the City will also eventually bring forward a rezoning application to make sure all the pieces are zoned, including the right-of-way. She presented the proposed site plan and explained this was approved by City Council as part of the Basic Plan that included the first phase of the park development.

Ms. Husak pointed out the details of Phase 1 - East:

- Upper Terrace that will contain the pavilion
- Lower Terrace that will contain a water feature and seating terrace
- The Green
- Pedestrian Underpass
- Overlook
- Pathways and Trails

Also included on this slide:

- The (future) Pedestrian Bridge
- West Plaza Landing
- Pathways and Trails on the West side of the River

Ms. Husak stated more phases will be coming forward in the future and would follow this same process for review and approval. She said discussion questions have been provided, which she will cover after the presentation to help facilitate the meeting for input to City Council.

Matt Earman said this project goes back to 2013 when City Council approved the River Corridor Plan and subsequent to that, the Master Plan for the entire park was created and approved by Council. He said we are here tonight with the Site Plan for the east side of the river. He suggested the east side will offer a variety of different opportunities, some of which are natural but more opportunities will be the result from a man-made type of park design, taking advantage of some of the topography but most of the natural opportunities will come from the west side of the river. He reported staff has been trying to take advantage of some of the natural features as much as they possibly can to capitalize on what is already there, such as the cliff edge of the river and the river itself with the addition of Riverside Drive providing a buffer. The east side of the park, he said, offers the most dynamic and diverse types of activities that can actually be programmed into that park.

Taking into consideration the City as a whole, Mr. Earman said, we probably process about 150 different requests for the use of our properties for different reasons and those are events, activities, tournaments, and things that this Board and Commission are fairly familiar with. He indicated, with the design of this park, staff is anticipating that number to at least double, just for this park alone. He asked the Board and Commission to imagine the enormous variety that this park can offer to the public from a 30,000-foot level. The design in itself, he said, will be more of a blank slate, which exists every single day so that they can change what is going on in that park - not just every season, not just every month, but every day, and every time of day. He said something can be programmed for the morning that will not be there in the afternoon; and something could be programmed in the afternoon that will not be there in the evening. He indicated staff anticipates this to be a very flexible space that will be used for a variety of different opportunities, whether those are food truck rallies, art galleries, snowmen building contests, or use your own creative imagination as this park can accommodate almost anything.

Mr. Earman recalled one of the amenities that staff considered early on was the ability to provide an ice skating rink. When the City got down to the design, the cost, and the labor it takes to operate such a facility, he said, they determined once something is built like that, it is not just something that goes away. Instead, the City has an opportunity to design a space for an ice rink in a way that will accommodate a private sector vendor to come in and build - to be used for three or four months and then it is gone. That way, he said, we do not have to be committed to an ice skating rink until the end of time.

Mr. Earman reported a lot of public input has been gathered along the way from public workshops and public and private meetings to find out what the community wants from this park. He said the City cannot put in certain amenities requested but staff built upon the ideas that were more advantageous to the park. He restated this park will be changing on a daily basis and asked the Board and Commission to keep that in mind for this whole unique side of the park.

Mr. Earman said the east side of this park is not going to have a concession stand built on site. If we want a concession stand, he said, there are whole concessions that staff can get on site that can change all day long. Putting a permanent concession stand on site, he explained, limits us for the use of that

square footage and that geography. He said staff recommends we do not build a concession stand and go with flexibility and programming as the public also wants something that may accommodate every age group and that can be achieved through programming.

Mr. Earman indicated the design of the amenities is something of a stagnate nature and those amenities stay still in time, whereas, if we think of the programming opportunity with the design, it allows us to move amenities forward as this whole Bridge Park area evolves. He noted the amount of energy and time commitment that MKSK and their enormous team put into this project has been stellar and staff has really enjoyed working with them through this project.

Chris Kimbrel, Sr., Associate with MKSK, 462 S. Ludlow Alley, Columbus, Ohio, said he has been the project manager for this project, working with Darren Meyer since late 2012 and also worked on a lot of other facets in the BSD, which is pretty much all the public work that has occurred.

Mr. Kimbrel presented the Master Plan that was approved by City Council in May of 2016 that reflected an older iteration of the park, an older Plaza configuration, potential for an expanded park on the west side, and part of the park that is in a future scope. He explained it also shows the (future) John Shields Parkway extension and a potential Plaza that can occur there. In late 2016, he said, they came with a Basic Site Plan for input. He pointed out the areas that they are focused on tonight, which is what Ms. Husak presented. He zoomed in and said the intent is to carry the quality of natural material and the integrity of those natural materials into this park as seen used throughout the BSD already to create both a quality space and a space with a lot of longevity that will also reduce maintenance.

Mr. Kimbrel noted the upper terrace where they are proposing the same brick that is seen on the sidewalks inside the BSD today; it is an Endicott Brick – a blend of dark brick and dark red brick. In the lower terrace and Plaza, he said, they are proposing a cut granite with varying thermal finishes to provide texture. In the areas of the stairs, he said, they are proposing granite stair treads. He explained the reason for the large retaining walls are due to the abutment and grade changes from Riverside Drive to the edge of the riverbank and the elevation where the (future) Pedestrian Bridge comes in creates significant grade changes so there will be a fairly substantial walls on that side but the more traditional, Dublin-type limestone veneer is proposed. He said they proposed cast-stone lawn terraces as an additional unique way to traverse the terrain in the park and provide a new, additional, interesting way to get down into the Great Lawn space and also provide a place to rest with views of the (future) Pedestrian Bridge.

Mr. Kimbrel pointed out where a more robust water feature would be placed; the feature will be an improvement over what was shown in 2016 and attract more age groups that will serve as an amenity to the Plaza. He pointed out the pavilion foot print and recalled some of the feedback received from this group in 2016; the Pavilion was positioned too far to the north and interfering with views to the bridge from Bridge Park Avenue - more than what was desirable. As a result, they expanded the footprint of this Plaza to the south to allow a shift of the pavilion south. In the northern portion of this phase, they are proposing an existing stormwater outfall. He said there is a natural spring there that has a pipe that had been inserted at some point. Additionally, he said, there is a ravine that creates an opportunity for an Overlook providing quality views across the river to the western park and to Bridge Park West.

Mr. Kimbrel pointed out the one opportunity to provide access down to the river as the bank is extremely steep on this side. He recalled at one point they proposed a fairly massive staircase down but they have revised this to be more of a natural, metro park style access. He said one might be able to pull a kayak down there but it is probably more feasible on the west side.

The pedestrian tunnel, Mr. Kimbrel said, is anticipated to be extended about 40 feet when the John Shields Parkway Bridge comes online with an opportunity to create another plaza space. In the interim, he explained the City is just providing a temporary connection to that tunnel so people moving west along John Shields Parkway or coming up/down Riverside Drive will be able to get onto the trail system from the tunnel. There will be a path to bring pedestrians up to street level, which he noted on the graphic.

Mr. Kimbrel noted they proposed a continuous wall along Riverside Drive in the Master Plan, which would allow them to depress the grade in the park somewhat and lesson the slope so the green space is at an acceptable slope to be usable. He said they maintained that proposal but some of the staff is concerned that people would have difficulty getting up and down from the park for food trucks that might be staged during an event along Riverside Drive. As a result, he explained that in this iteration, they have proposed terraced amphitheater-style seating intermittently along the wall, flanked by stairs on either side at a typical height to facilitate that access back and forth between Riverside Drive and the park. He referred to a rendering that was included in the packet.

Dan Hanes, The Columbus Architectural Studio, 405 N Front St, Columbus, OH 43215, said he would like to state the overall architectural character they were trying to create with this is playing off the second node to the primary node of the (future) Pedestrian Bridge. He said they tried to make sure the roofs are low but still maintain enough space underneath and ensure the primary focus is the bridge tower and the bridge itself. He said they tried to define small comfort areas inside of this piece, putting in some additional glass. He said the materials for the pavilion are comprised of a wood siding and glass.

Bob Miller inquired about the roofing material on the pavilion. Mr. Hanes answered it is a ballast roof but the trim is metal to ensure the views from above will be nice, too. He showed an exterior fireplace, interior comfort facilities and family toilet. He said there is a programmable exterior patio space. There are two architectural components, the pavilion up top, the exterior fireplace, the restroom facilities, and a preparation area for events. He said they have some mechanical storage space, space for maintenance equipment, space for fountains, and storage of vehicles useable to employees of Parks and Recreation Department, all under cover. He asked if there were any questions.

Mr. Kimbrel, restated that the feedback on the water feature was that it should be a little more robust. He presented a bird's-eye view, looking towards the river, and noted the (future) Pedestrian Bridge, the shelter, the lower terrace, and on the side of the planter, it is being encircled with water. He said it is not dissimilar from what was shared for the Basic Site Plan. He described it as a low wall with water shooting over the top of it, about seawall height and falling into a grill below. To achieve robustness, he said they introduced a larger water wall, which will be a feature when viewed coming towards the Pavilion on the (future) Pedestrian Bridge. He presented the larger water wall view from the lawn terraces, looking toward the Pavilion in the lower terrace as well as venturing down to the Great Lawn.

Mr. Kimbrel reported they have been working with staff on designing this in such a manner that it does not unduly encourage access to the top of the water. He shared another option they are continuing to develop – introducing a secondary planter, which would separate that but something in this vane could address some of the concerns heard from staff. He presented a view from the opposite side where the wall is slightly higher than the seating height, which will just provide visual interest and white noise within the plaza. He presented a view approaching Bridge Park East as a pedestrian, just stepping off of the (future) Pedestrian Bridge. He said the fireplace will be on one side and the water wall on the other to create a threshold into Bridge Park East from the (future) Pedestrian Bridge.

Mr. Kimbrel said the lawn terraces are visible in some of the renderings but he wanted to give a notion of what they are thinking with those. He said if anyone has been to the public square in Cleveland, Ohio, since it has been renovated, and seen the cast stone planters and seating that occurs throughout there, it has an organic flowy kind of feel to it; that is where they want to go with the terraces here and what they want to convey. He said there are many different options and configurations that would provide seating opportunities for lounge seating. He focused on the seating for the retaining wall on Riverside Drive. He noted the four locations that will keep the slope of the park usable. He pointed out the area to be used for the underground storage space and mechanicals for the fountains, under the Plaza. He said the nine-foot clearance under the bridge will allow cyclists to easily pass through there as well as small maintenance vehicles. He explained there are accessible routes down from the Plaza and all of the paths are under 5% so they do not require railings, but they will provide them along the primary path and locations that are close to steep drop offs. He pointed out an area to pull up a kayak or canoe and a series of stairs that will allow folks to get up to park level from the river.

In terms of the planting plan, Mr. Kimbrel said, the concept behind this park has always been to let the river do the 'heavy lifting' and use the natural beauty that exists. He indicated they intend to clear selective views, which he pointed out to the Board and Commission. In the planter areas, he said, they are proposing a mix of ground cover and shrubs. He said the remainder of the park will be turf and they are not investing a lot of money in terms of planting for the Great Lawn.

Mr. Kimbrel said for lighting on the paths, they are proposing to use the same fixtures as used along John Shields Parkway and for the perimeter of the lower Plaza, proposing more modern lights that play well with the forms in the Plaza itself. Within the walls, he said there will be accent lighting as well as up lighting for the trees in the Plaza.

Mr. Kimbrel suggested the upper Plaza is an opportunity for pop-up shops, food, projected art, events, meetings, and a change in seasonal décor. He said the lower Plaza could lend itself to yoga & fitness classes, lounge chairs, a water feature, roaming art exhibits, and a temporary ice rink – should that be desirable in the future. He noted, along Riverside Drive they envision staging food trucks, festivals, ice sculptures and different winter interest opportunities. The Great Lawn, he said, could be used for movies in the park, fitness classes, kite flying, concerts, and snow sculptures; at the core of the park, along the river – opportunities for kayaking, fishing, bird watching, and biking. This concluded his presentation.

Ms. Husak said staff wanted to guide the discussion by presenting the Discussion Questions:

- 1) Does the design and layout of the Plaza provide safe and efficient circulation?
- 2) Does the Pavilion design complement and integrate with the surrounding building and context?
- 3) Does the proposed design and layout provide appropriate seating, amenities and design elements? What other elements should be provided?
- 4) Are there other considerations by the Commission or the Board?

Victoria Newell asked what height the lights were Mr. Kimbrel answered it is a 16-foot pole and the luminaire sits at the top so it is about 18 feet total in height. He said that is important because what they understand from facilities is that they need that height in order to accommodate the Wi-Fi access throughout the park.

Ms. Newell asked about the curved light. Mr. Kimbrel answered that comes in different heights and it would not need to be as high as the others. Typically, he said, they are a 12 – 16-foot pole for a pedestrian height and that will probably be closer to the 14 to 16-foot range.

Ms. Newell asked about lighting for the water feature and possible up lighting around the trees. She asked if night time lighting is associated with the water features. Mr. Kimbrel said they would want to up light the water feature so as the water cascades down the wall, the intent is to have a fractured surface so there is a lot of movement and light for dramatics.

Ms. Newell said it is nice that there was some care put into the roof of the pavilion but she hoped it would have a vegetated roof just like what was done on The Exchange. She indicated that turned out really nice on that structure. She said when one is coming down the hill they would see this park element. She said it would not change the design of the Pavilion substantially other than maybe the height. She said everyone is going to see those structures and this is a great opportunity for sustainable design. Overall, she stated she really likes the park design and elements. She said she is not a huge lighting person so will have to just deal with this tall lighting.

Mr. Earman said they struggle with the lighting proposed because typically, the parks are closed at dusk unless they are programmed otherwise and this is one of those parks that is going to be open probably 18 hours a day, if not more.

Shannon Stenberg asked what the final lighting decision was for the (future) Pedestrian Bridge. Mr. Earman answered the bridge will be lit but more ambient lighting will be used and the tower will have up lighting to show it off.

Warren Fishman said the applicant mentioned wood. Mr. Kimbrel presented the pavilion. Mr. Hanes said there is a combination of wood, glass, and stone. Mr. Fishman said wood gets abused in a shelter if it is exposed to the outside as far as graffiti and weathering. He asked if more stone could be used. Mr. Hanes said graffiti is much easier to replace when the material is wood but he does not expect that to be an issue. Mr. Fishman said stone can be washed off and added stone would show much less wear and tear. Mr. Hanes said the feedback received was that everyone preferred the warmth of wood.

David Rinaldi said he likes the warmth of the wood and the contrast as there is already a lot of stone used in the park, as a whole. He said he likes the idea of a vegetative roof, if that is something that could be worked in but noted it will require additional maintenance. He asked if there was any consideration to enclosing this structure for special events. Mr. Earman said they went back and forth on that as well. He said he could not recall the criteria that led them to keeping it open other than potential vandalism and from a programming standpoint; they do not anticipate renting this facility out as it will be used for permitted use for an event only. He said this is a public space that will have a lot of fluent pedestrian traffic through it that will be coming in from three different directions.

Mr. Rinaldi thanked the applicant for putting in the river access on this side.

Steve Stidhem said the applicant has done an awesome job listening to public feedback and making revisions as a result. He said he likes the idea of the steps going up instead having people try to climb a wall. He said he has seen steps used a lot on the west coast and believes it will work out very well to get people back up to street level. He said he is a fan of lighting and likes the idea of a vegetative roof for the Pavilion. He said he likes the option of the water feature with a planter as it creates a little bit of separation that will be worthwhile. He said he likes the wood and is a fan of wood as it brings warmth and it can be one of those materials that if it does not work after four or five years, then Mr. Earman will do something about it. He said he is surprised to hear there will not be a rentable space in the park. He suggested there is going to be a lot of demand for hosting events from businesses across the street. He encouraged the applicant to consider the needs of the tenants across the street. He said he works close by and cannot wait for this to be open, as he thinks it will be awesome.

Bob Miller inquired about bike parking coming off of the (future) Pedestrian Bridge. He thought there were to be bike racks across from the Pavilion; he asked how many bikes it would accommodate. Mr. Kimbrel answered 25 – 30 bicycles. Mr. Miller said he is anticipating bike traffic on and off of that bridge. He asked how that amount of traffic is going to move through that plaza area and up towards Riverside Drive. He wanted to know how that congestion could actually function. Mr. Kimbrel said from a safety perspective, people should probably dismount and walk their bikes through there because there is not a designated cycle track like what is on John Shields Parkway. Mr. Miller said, as he looks at that design, the reality is someone his age is probably going to walk their bike but most people are going to come ripping through there up towards Riverside Drive or down towards the bridge and then it is a question of safety. Mr. Kimbrel said that is one reason that this center core was left wide open, which is a pretty generous space in anticipation of that kind of congestion. He anticipates the bottleneck would occur at the bridge, itself.

Mr. Miller asked if there a bollards between that plaza and Riverside Drive or if the grade is high enough to prevent a vehicle from driving into the plaza. Mr. Kimbrel said it is a little hard to see, but there are bollards there and they have also contemplated if it makes sense to pull them out and carry them off across to protect the building.

Mr. Miller asked how we are going to get people safely across Riverside Drive. He asked if traffic that is not that far from the roundabout that is moving 45 – 50 mph would be stopped in some way. Mr. Papsidero said Public Works is in the process of getting the 40 mph limit lowered. He said the expectation with all the on-street parking, as well as traffic signals, that traffic will naturally slow down. With all the visual clutter, it will start to change the behavior of the drivers we are seeing today. Mr. Miller said that makes sense but asked if there is going to be a signifying crosswalk there. Mr. Papsidero answered there is today. Mr. Miller asked if it would have the blinking lights. Ms. Husak clarified there is a red light there. Ms. Newell said there is a light there but she does not think people are using the light and she has witnessed people running across Riverside Drive.

Mr. Miller concluded he loves the design of the park. In terms of the materials, he said he likes the wood but to Mr. Fishman's point, the maintenance that may be needed is a concern. He asked if pavers are going to be a lot of work 5 – 7 years from now as opposed to stamped concrete. He said the granite looks great but he is not a fan of the granite curbs because they ate one of his wheels. Mr. Earman said if anything is not constructed properly, it is going to be a maintenance nightmare. If constructed correctly, which we plan to ensure, then maintenance will not be any more than usual. He said they will have to power wash and do the superficial routine maintenance that they would not have to normally do with a different material. He said he envisions with the traffic and the amount of use this area is going to get, the pavers and granite will need to be cleaned on a daily basis. He indicated routine wise it is going to be a maintenance challenge and that is why they put a permanent Maintenance Facility under the Plaza so they can hide all the equipment and staff from the public.

Mr. Stidhem asked the same question of why stamped concrete is not used instead of pavers. Mr. Kimbrel said that is a discussion that goes back to the very beginning of the BSD as they considered the quality and integrity of materials. He said the choice for brick is not just for aesthetics or because it is the applicant's preference, it is because it is a material that has a lot of longevity; its life cycle easily exceeds stamped concrete. He said stamped concrete is extremely hard to maintain beyond 10 years. As the color fades and it cracks, it cannot just be patched because it would never match and when it completely fails, the entire Plaza would have to be torn out. He said brick is a reusable material. He said one of the examples he shared with staff when making decisions on selections of material was the Arena District in downtown Columbus, which has been in place for approximately 20 years. He said they even went to them and asked about the maintenance of that material.

Mr. Rinaldi asked if anyone considered selling the bricks and have names put on as revenue for the City. Mr. Earman answered affirmatively.

Gary Alexander said he really liked the planning of the park, particularly the north and south stratification and it shows up most obviously in the grading as the grading changes so dramatically to the south and how the functions change moving north. He said there are a lot of positives he likes about the park. He asked why the Pavilion does not reflect that difference in size a little more. He said he understands the inflective roof towards the north, but there is such a difference between north and south on the site. He said he likes conceptually, the design of the Pavilion as it is a box with a cantilever roof and masonry walls, clearly wanting the roof to read. Even under that roof, he asked why the functional things do not shift more to the south so the two walkways are identical, even though the amount of people using the one on the north is far greater. He said he is not sure a vegetative slab can be added to a cantilever roof. Ms. Newell said from a structural standpoint that should be achievable.

Mr. Alexander asked if some of the seating can be brought down along the north edge. He said maybe the building and the glass changes from north to south because clearly environmental conditions are different. He said he liked the design but it just seems like there is this is a very symmetrical building, beginning to acknowledge the difference between north/south, and wishes the applicant could do it a little bit more.

Mr. Hanes said that makes sense. Additionally, he said, they are considering a variation of pattern on the Pavilion glass. Mr. Alexander clarified he was requesting a difference in inflection between the two sides, not necessarily breaking the form. He added the functional ability to bring some of the seating a little bit further down and closer to the street might help to draw people in when they can see activities are occurring. Ms. Newell said she was glad to hear that the applicant is researching patterns to be added on the glass because birds are not going to like that glass. Mr. Earman then added he will not like kid's fingerprints on the glass.

Mr. Rinaldi said the ARB had discussions for the west side for subtly ensuring the park does not become a skate park as there will be all these low walls, whether there is recesses cast in or whatever, we obviously do not want to come back and see the stainless steel plates every four feet or whatever as a retro fit. He encouraged the applicants to design something into the plan to diminish the likelihood of skateboarders. Mr. Kimbrel indicated this has been a challenge on every single project because skateboarders can skate just about anywhere. Mr. Rinaldi said he understands it may not be easily solved. Mr. Kimbrel said it is not reading great in here but they are proposing granite cobble along these walls in the Plaza because it would make the dismount for the skateboarder difficult, which is just as effective as making the mounting difficult for them. He said recessed notches can be used but that only stops one sort of skateboarder.

Mr. Rinaldi noted what is already happening down at the Columbus Commons during events and wants to ensure this park does not become a dog park but admits he does not have the solution. He said residents can already be seen over there walking their dogs and leaving their deposits. He indicated that is not a design issue, but more of a City maintenance issue.

Mr. Rinaldi asked if the applicant plans to do anything with that wall that goes under the overpass of SR161. He said that concrete wall is hideous and even if there was a cast-in pattern on that wall, it would make it a lot better than it is now. He said it is unfortunate that we have this beautiful park and the transition and then you have a connector going further south. Mr. Kimbrel reported they proposed veneering that wall but due to the nature of the ODOT regulations, in that particular scenario, it makes that very difficult to do because it is directly adjacent to the shoulder and any kind of projection is a

snag. Ultimately, he said, the City decided the frequent repairs that would likely occur because of it being impacted so much, made it not viable from their perspective. He said he does not disagree with that decision and thinks it would get hit constantly. He said there have been discussions about the brightness of it. He said that is the curing compound that will fade over the next year or so. He reiterated it is not an easy fix because of all the requirements for that wall to protect cyclists and to deflect and redirect cars. Mr. Rinaldi asked about a timber guardrail bolted to the concrete in addition to doing more to the concrete itself. Mr. Kimbrel said that might be a possibility. He said it has been quite a few years since those discussions occurred so he would have to go back and talk to the Engineers.

Mr. Fishman said that wall was one of his complaints. He said as soon as that wall went up he inquired about it and was told "it is what it is". He said that used to be one of his favorite places; he drives that way every day to his office. He asked why that wall was built so close to the road. Mr. Kimbrel answered because the slope is immediately on the other side of the bike path. Mr. Fishman said he liked Mr. Rinaldi's wood idea as it would soften the wall, too.

Ms. Stenberg inquired about programming and directional signage. Mr. Kimbrel answered they have not activated their wayfinding consultant at this time because they wanted to get through this phase to understand the geometry of the park before they started to add signs. He indicated they have plans to work with the City's consultants in designing the signage throughout the BSD. Mr. Earman said this is something that they have been discussing. He said the signs in the current parks need to be standardized but that is a challenge in itself because what works at Avery Park may not work here. He indicated the challenge would be exactly the same with even the park entrance signs. He asked if that is something we want to reconsider here, too. He said we need to decide if we want the sign for the park to better match its surroundings.

Ms. Newell asked if dogs will be permitted to walk through the park to which Mr. Earman answered affirmatively. He said he does not know of anything that would permit the City to prohibit that as there are ordinances requiring leashes and to pick up after your pet. Ms. Newell suggested doggie bag stations. She said Arizona is a highly dog-friendly community, and it took her awhile to get used to the dogs in the grocery store. She reported it is really nice that they have dog stations in all their parks along the walkways, fairly frequently, so it encourages dog owners to pick up the deposits. She said people are fined really heavily if they are caught not picking up after their dogs.

Ms. Newell said she listened to the presentation and heard all the programming with different activities, and the desire to have that pavilion portion completely open on the one side. The weather in the summer months is very nice she said but if we consider doing some winterfest-type activities and things like that, it might be nice if there was some thought put on how some temporary canvas could be anchored across portions of that opening to keep out the weather. She suggested the same things they have done on some of the outside park places; a really nice material or a clear material could be used that was trimmed nicely that the City owned that could be put up for a special event, just to break some wind to make that space usable associated with it.

Mr. Fishman inquired again about the bike parking device. He asked how long the (future) Pedestrian Bridge will be. Mr. Kimbrel answered 650 feet with 500 feet of it, fully suspended. Mr. Fishman said he is a biker and he cannot fathom people getting off their bike and walking it 650 feet. He said he thinks most people are going to ride across it and he wonders about safety. He asked why the bike racks have to be clustered all in one place because this is a big park. Mr. Kimbrel said they will definitely want to locate more bike racks in other locations but did not think that far ahead at this stage. Mr. Fishman suggested if there is not a bike rack available, people might just chain their bike to a tree. He concluded he is excited about this project and echoes what everybody else said; he said this is fabulous and the applicant did an

unbelievable job. Mr. Earman said when Mr. Fishman asked about bikers dismounting their bikes to walk them, he said he thinks the environment will dictate that. He said if there are just a few people to contend with you could bike across but if there are wall to wall people across that bridge, you are not going to be able to navigate that bridge on you bike without either running people over or putting your foot down so it may be different depending on the time of day or what is going on in the area. Mr. Kimbrel presented a rendering showing an average day; there are just a few bikers in there, he said, it is pretty robust. To repeat what Mr. Earman said, he concluded it is going to depend on what is happening down there.

Mr. Fishman said he has ridden his bike in Washington DC and New York Central Park and people just weave on their bikes right around the pedestrians. He explained that on a Sunday in Central Park it can be jammed and bikers do not get off their bike. Mr. Kimbrel said it is like the Oval at The Ohio State University. First they put up signs stating people should dismount their bikes and then later, they started enforcing it. Mr. Fishman said signs might be something to consider.

Mr. Stidhem suggested the bike rack designs be more creative. Mr. Earman said staff can look at all kinds of options. He indicated he received feedback about how all the bike racks in the BSD are all the same and diversity might help to make it fun. Ms. Newell said the City needs the whimsical signage that we cannot get. Ms. Stenberg asked if underground bike storage was considered like they do in Japan and Europe. Mr. Earman answered an underground storage would certainly not be in the budget. He noted the bike racks in the parking garages. Ms. Newell indicated there are bike vaults that sit above ground, which she would not necessarily recommend for the park area but if there are a lot of bikers riding to and from work, it may be better not to have them scattered all along the roadway all day. Mr. Papsidero confirmed there are bike facilities in the parking garages.

Mr. Earman said, the way this park is designed, as we learn how it is being used and see the challenges we face - whether it is bicycles, dogs, or whatever the case might be, we will adapt to it. He said he likes the 'campus theory' - wait for the students to come and create the paths before we pave them.

Communications

In terms of moving forward, Ms. Husak said this will require final review and approval by City Council and they will receive all of this input by way of the minutes.

Ms. Husak said staff would like to have the PZC meet at 6:00 pm on their next regularly scheduled meeting on January 18, 2018, to provide any necessary training on the monitors that the members will be allowed to access. She said the ARB's next meeting is scheduled for January 24, 2018, so ideally we would do the same thing by having the Board Members arrive early for any technology training needed.

Ms. Husak said the Commission will only have one case to review on January 18th, which is the previously postponed request for a Stealth Wireless Communications Facility on the St. John's Lutheran Church property. She alerted the Commissioners to an email they will receive regarding the legal aspects of the case, prior to the meeting.

Ms. Husak adjourned the meeting at 8:06 pm.

As approved by the Planning and Zoning Commission on February 15, 2017.

Vince Papsidero said this is primarily used for coverage of a single parking spot. He said after visiting the site, the canopy almost disappears and is not quite as prominent as it had appeared in the renderings. He said there could be concern though since this detail was discussed with the Planning and Zoning Commission when the original proposal came through for their review.

Rachel Ray said that it did not appear there were drastic changes from the approved plan to now. She indicated she was curious to know how the discussion went during the initial review with the Planning and Zoning Commission. She said the original design allowed for light to come through the canopy, which was a nice detail that the corrugated metal would not provide.

Jennifer Rauch said that the proposed design might fit better with the design scheme. She said the original proposal of the canopy provided visual interest per the renderings but that canopy may appear differently in person. Ray Harpham said he is underwhelmed by the change and is reluctant to make a decision based on what the discussion was with the Planning and Zoning Commission.

Mr. Harpham asked if the door could be replaced with a window as opposed to completely closing off that façade. Mr. Stang answered that staff had discussed that option as well but have yet to hear back from the applicants. He said staff would continue working with the applicants to address the request for removal of the door as this case has just begun staff review.

Ms. Ray asked how staff felt about the removal of the door. Mr. Stang indicated this elevation is considered the back of the building and would only be visible once one is on-site. He said ideally, if the door could be replaced with a window, then that is the best option but staff could support the removal given its location.

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

**3. BSD P – Riverside Crossing Park, Phase I – East Plaza
17-124SP**

**Riverside Drive
Site Plan Review**

Jennifer Rauch said this is a proposal for site improvements that include a pavilion, a seating water feature, paths, and landscaping for the first phase of the Riverside Crossing Park, East Plaza. She said the site is west of Riverside Drive, north of the roundabout with SR 161. She said this is a request for a review and approval of a Site Plan under the provisions of Zoning Code Section 153.066.

Ms. Rauch said the Pedestrian Bridge Landing at the West Plaza recently received approval and now designs have been finalized for the East Plaza. She stated the East Plaza includes several pieces and is substantially similar to the approved Basic Plan Review.

Ms. Rauch said the proposal includes an upper terrace with direct access to the (future) bridge, a pavilion along the edge of the terrace with seating areas throughout, a small kitchen, and a restroom facility. She said the pavilion is surrounded by mostly hardscape and provides connections to the lower terrace, which has built-in concrete seating. She said a water feature can house a temporary ice rink for special events.

Ms. Rauch stated there are many pedestrian paths that provide connections throughout the park and the design of Riverside Drive along the park provides for flexibility to allow for food trucks. She said there is significant grade change towards the river, which allows for a service area to be located underneath the pavilion. She said this will house mechanical equipment and provide storage for Parks and Recreation to use for maintenance equipment for the park. She said the pavilion is predominantly a wood and metal

structure with a standing seam metal roof. She concluded there is lots of transparency to encourage activity along with a covered section that includes a large fireplace.

Rachel Ray asked if the water feature was located on both sides of the area. Ms. Rauch responded in the affirmative. Ms. Rauch stated that the water feature and concrete seating are designed to look organic as they move throughout the site.

Ms. Ray inquired from a use perspective, what the large lawn area can support. She thought this was a great opportunity to provide programming for the City of Dublin's corporate wellness program, called "FitBiz," which allows employees of Dublin companies to participate in a wide range of physical activities and wellness classes, and she was hoping the lawn could accommodate different options.

Ms. Rauch said that the lawn area is relatively flat but does contain a slight grade change. Vince Papsidero stated the grade change is more gradual than what is depicted in the renderings. Ms. Rauch said that north of the East Plaza are larger areas that could accommodate games such as kickball but this area could definitely house yoga and other group activities. Ms. Rauch said that there has not been much programming at this time to allow for flexibility. Ms. Ray asked if the plaza could be rented. Ms. Rauch said that has not yet been determined but indicated it would most likely not be available for rent.

Ms. Rauch said that there is a joint meeting scheduled on January 4, 2018, for the Planning and Zoning Commission and the Architectural Review Board to review this proposal and that City Council has the final approval authority. She indicated this proposal will most likely be back before the ART in late January for a recommendation to City Council.

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

ADJOURNMENT

Vince Papsidero asked if there were any additional administrative issues or other items for discussion. [There were none.] He adjourned the meeting at 2:58 pm.

RECORD OF PROCEEDINGS

Minutes of _____

Dublin City Council _____

Meeting _____

BARRETT BROTHERS - DAYTON, OHIO

Form 8101

Held _____

December 5, 2016

Page 9 of 19

Transportation Congestion Management Technology Deployment Grant in the amount of \$5.9 million. The entities involved in the COG would be the City of Dublin, the City of Marysville, Union County and the Union County Port Authority. Staff recommends adoption of this Resolution in order to continue a good productive partnership with the entities along the US 33 Corridor.

Ms. Amorose Groomes asked about any fees or dues related to membership in the COG.

Mr. McDaniel responded that he does not know the exact cost at this time, but it will not be substantial, based on his knowledge.

Vote on the Resolution: Mr. Keenan, yes; Ms. Amorose Groomes, yes; Vice Mayor Reiner, yes; Mr. Lecklider, yes; Ms. Alutto, yes; Mayor Peterson, yes; Ms. Salay, yes.

Resolution 72-16

Authorizing the City Manager to Cooperate and Enter into an Agreement with the Ohio Department of Transportation for the Logan/Union/Franklin – Smart Mobility. (PID Number 103719)

Mr. Lecklider introduced the resolution.

Mr. McDaniel stated this is a design/build project of approximately 100 miles of ground fiber optic lines constructed along two different routes. The first route would be along U.S. 33 from Dublin to East Liberty, Ohio. The second route would be a return route along Industrial Parkway. This project is completely funded by the U.S. Department of Transportation.

Mr. Reiner noted that the only expense is essentially the costs involved with the connection to the Dublink system.

Mr. McDaniel responded that is correct. It is possible that they will connect to Dublink, although that is not all finalized at this time. They will be installing a fairly significant sized fiber optic line, but Dublin will ensure there is such connectivity to the local data center as well as the GENI rack and the OARNET connectivity that is critical to make this research and development backbone work.

Vote on the Resolution: Mayor Peterson, yes; Ms. Salay, yes; Mr. Lecklider, yes; Ms. Amorose Groomes, yes; Vice Mayor Reiner, yes; Ms. Alutto, yes; Mr. Keenan, yes.

OTHER

- Basic Plan Review - Riverside Park, Phase 1

Ms. Rauch addressed the process portions of this plan review, noting that Mr. Meyer of MKSK will review the details of the park, followed by updates from Ms. O'Callaghan regarding the pedestrian bridge.

Council approved a resolution adopting the Master Plan for the park on May 23, 2016. This Master Plan is the guiding document for the park development on both sides of the river and is based on extensive collaboration among staff, consultants, and public input. Tonight, Council is reviewing the first phase. The packet documents outline the phase one improvements. There was an informal joint review with the Planning and Zoning Commission and the Architectural Review Board in November to seek their input and feedback. The general feedback was supportive.

Before Council tonight is the Basic Plan, and staff is seeking guidance in the form of two motions. The first motion requested is approval of the recommendation from the Administrative Review Team (ART) with four conditions as outlined in the staff report; the second motion is to determine who the required reviewing body will be moving forward. It is Council's discretion per the Code to determine who will review the subsequent applications for site plan review going forward.

RECORD OF PROCEEDINGS

Minutes of _____

Dublin City Council _____

Meeting _____

BARRETT BROTHERS - DAYTON, OHIO

Form 6101

Held _____

December 5, 2016

Page 10 of 19

Mr. Lecklider asked for an update about the ice rink.

Ms. Rauch responded that, although it could be considered at a later date, it is not currently included in the plan.

Mr. Meyer presented the park design. A development of the Master Plan included public input sessions, which indicated the importance of better access to the river and a desire for increased use of the river. Community input also dictated that the natural green space and naturalized passive space must be preserved. The east and west landings of the pedestrian bridge and how they connect to the urban fabric on either side of the river are also considerations at this stage. The drivers of what is included in this first phase are support of the pedestrian bridge and some spaces that are supporting those bridge landings.

The east landing of the pedestrian bridge is likely to be one of the most active areas because of the gateways to the park. This is where it is anticipated a large amount of passive use will take place. They are working with Parks and Recreation to understand what activities would be anticipated in conjunction with this space.

The major features of the east landing space are the pavilion, a small water feature, and terraces that will take users of the park to upper and lower levels. With regard to architectural materials, the quality is consistent through the Bridge Street District and park areas.

- The pavilion is considered to become a centerpiece of the park for activities and events, provide comfort for users such as restroom area, etc., and will be a building within a park, not a building that dominates the park.
- The water feature on the east landing will not recreate what exists at Ballantrae, but will be more of a reach and touch lower waterfall feature versus a water "play" type feature. It will also be accented with lighting features.
- The terraces offer a few different approaches. The difference in grade between Riverside Drive down to the lower path is between 13 to 15 feet.

In response to Ms. Amorose Groomes, Mr. Meyer indicated that the percent slope varies through the park, but from Riverside Drive where it is flat toward the center of the park is about a four to five percent slope. The goal is to have the transition in grade be as smooth as possible from street level to the "heart of the park," meaning the green space.

Mr. Meyer continued:

- There are two levels of landings with a variety of ways to access the grade change in the plan to accommodate users' abilities to navigate the park. The terraces offer a resting place for people to take in the scenery and activities in the park. There will also be some seating options between the terraces.
- With regard to the ice rink possibilities, there are a number of ways that ice rinks can be implemented in public spaces. They range from built in place with all plumbing, refrigeration and railings to a scenario where everything is brought in and then taken out after winter. The pros and cons were weighed in the planning process, and it was determined that -- while they did not want to preclude the possibility of having an ice rink brought in -- the idea of a permanent ice rink, the maintenance and what it would look like in the off season was not the best use of the space.

In response to Mr. Keenan's question, Mr. Meyer stated that there are companies that will lease the equipment needed for an ice rink. Therefore, if an ice rink was desired in the space for one year, but not the next year, it would be possible.

RECORD OF PROCEEDINGS

Minutes of _____

Dublin City Council _____

Meeting _____

BARRETT BROTHERS - DAYTON, OHIO

Form B101

Held _____

December 5, 2016

Page 11 of 19

Mr. Meyer then presented to Council some illustrations of what is planned on the park property to date and discussed the grade changes and slope percentages. For example, approximately 20-30 feet behind the sidewalk there will be a low wall that could function as a grade change device, but also as an informal seating in an amphitheater style.

In response to Mr. Reiner, Mr. Meyer stated that there are two to three acres of lawn space.

Mr. Reiner asked if additional water features have been considered because of the river. He thought it would be a great opportunity to showcase another water feature in that steep slope area by the river.

Mr. Meyer stated that had not been considered, but agreed it was a great idea.

Ms. Amorose Groomes asked what is available from the lower walkway to the water of the river.

Mr. Meyer responded that they are exploring options for a natural path or some access to the river on the east side.

In response to Ms. Amorose Groomes' question regarding clearing of the area, Mr. Meyer stated that there will be selective clearing of invasive plants, but in general, mature trees will be preserved.

Mr. Meyer continued his presentation of slides and illustrations regarding grade changes, storage spaces and materials used in keeping with the integrity of Historic Dublin.

- For the west landing, similar to what was shown on the east side, Historic Dublin brick will be used for continuity. Sculptural seat walls and plantings are also being considered for the west side. The approach to the landings on both the east or west side off the pedestrian bridge will have similar continuity in railing detail.

Ms. Amorose Groomes inquired about the application submitted for development for the park. Based on the applicants listed, will the park be City-owned property or privately owned?

Mr. Foegler stated that Crawford Hoying is still the owner of record of the property but land transfers will take place as development continues, and it will be a City-owned park.

Ms. Amorose Groomes asked for more information about the pavilion and the space behind the glass.

Mr. Meyer stated this area will be open to the public 365 days a year. The space includes a warming kitchen for public events; restrooms; and an outdoor fireplace.

Ms. Amorose Groomes asked about cleaning and security of the pavilion.

Mr. Earman stated that this facility will be included in the rotation of the normal city facility cleaning. As for the locking of the facility, it would be on an automatic timed lock.

Ms. Amorose Groomes stated that she strongly believes that the building should be stone and not the brick as shown on the plans.

She added that she attended the NLC conference in November and had the opportunity to tour Schenley Plaza and speak to the person responsible for programming the park. They discussed the importance of making the park a multi-generational park. There were permanent structures in place, including a carousel, coffee shops, and green space in Schenley Plaza, which offered something for everyone. She would like to see some of the same ideas and activities for everyone in this new park. She believes that programming planning should be initiated in order that the activities can be well executed. She does not see enough in the park

RECORD OF PROCEEDINGS

Minutes of

Dublin City Council

Meeting

BARRETT BROTHERS - DAYTON, OHIO

Form 6101

Held

December 5, 2016

Page 12 of 19

to attract different generations of people. She wants to ensure the programming is age appropriate, engaging, and intentional and that we begin with the end in mind.

Mr. Keenan stated that there were some interactive water activities included in Homestead Park in Washington Township that were successful, so there is value in age appropriate interactive water features.

Mr. McDaniel concluded by noting he is seeking clarification regarding some comments made tonight about finishes, etc. He wants to ensure that the majority is on board with what has been presented to Council tonight. If there is a desire for material changes, it would be important to know that now in terms of efficiency in the process. At this point, not hearing other support for material changes, he assumes what was presented tonight is acceptable moving forward.

(No further comments were made.)

Mr. McDaniel asked Ms. O'Callaghan to provide a brief update on the pedestrian bridge prior to Council considering a motion in regard to the Basic Plan Review for the riverside park.

Ms. O'Callaghan provided an update on the design effort for the pedestrian bridge.

- The design concept remains consistent with what was planned and the tower height remains at 110 feet above the deck for a total height of 169 feet as discussed previously.
- The suspended span length remains at 500 feet.
- She shared some updated renderings with Council.
- One aspect of the bridge that has been a challenge moving forward has been the lighting. Three levels of conceptual lighting were discussed with Council last summer, and Council selected the intermediate level lighting package. The intermediate package includes many lighting elements, and the majority of the elements have been able to be maintained in the planning process. The lights are LED, color programmable, the walkway is lit, the keyhole is lit, the pylon base has up lighting and the underside of the bridge also has lighting.
- Challenges have been encountered, however, with the hanger cable lighting. There are concerns with the up close appearance of the cables with the lighting wrapped around it. There are also concerns with the increased loading of the hanger cable lighting elements. Other options are being explored, but no solution has been identified yet.

In response to Mr. Keenan, she indicated that the LED diodes on the cable lighting are one inch in diameter.

Mr. Keenan agreed that other options should be explored. He also mentioned that discussion was held regarding incorporating some lighting on the State Route 161 bridge in conjunction with the lighting on the new pedestrian bridge. Ms. O'Callaghan had responded that she was aware of bridges that use these LED diodes on vehicular bridges. Are these still being considered for the SR 161 bridge?

Ms. O'Callaghan responded that lighting for the SR 161 bridge is on the "radar," but planning and design has not begun for that bridge.

Mr. McDaniel stated that he recalls a discussion about the SR 161 bridge lighting, and assured Council that staff has not forgotten about it.

Ms. O'Callaghan stated that an update will be provided to Council when a solution to the hanger cable lighting for the pedestrian bridge has been identified.

Regarding the construction budget and schedule, she stated that the construction budget remains within the budget discussed during the CIP process. Staff is working toward a 90% design submission by the end of the month, with final construction documents anticipated in February 2017. Construction is anticipated to begin in the spring and the pedestrian bridge will be completed in approximately two years.

RECORD OF PROCEEDINGS

Held _____

December 5, 2016

Page 13 of 19

In the October update, Council was informed of staff's desire to use a qualification-based selection process. Since that time, a Request for Qualifications was sent out and four bids from construction companies were received last week. Staff is very pleased with the interest in the project. The proposals are currently being evaluated and a contractor will be selected.

Mayor Peterson moved approval of the Basic Site Plan for riverside park with the four conditions as recommended by the Administrative Review Team.

Vice Mayor Reiner seconded the motion.

Vote on the motion: Ms. Salay, yes; Mr. Lecklider, yes; Vice Mayor Reiner, yes; Mayor Peterson, yes; Ms. Amorose Groomes, yes; Mr. Keenan, yes; Ms. Alutto, yes.

Mayor Peterson moved that the Planning and Zoning Commission be the reviewing body going forward.

Ms. Readler clarified that the option identified is to have both PZC and ARB be the reviewing bodies, as both have jurisdiction. However, because of the level of investment, the fact that it is a City project and the fact that ARB and PZC have already reviewed the project, staff is recommending that Council retain the final reviewing body authority for the riverside park.

Mayor Peterson withdrew his motion.

Ms. Amorose Groomes moved that PZC and ARB continue to hold joint reviews and provide feedback to Council, and that Council retain final reviewing authority.

Ms. Alutto seconded the motion.

Mr. Keenan and Ms. Salay clarified that PZC and ARB will offer input only, achieved through their joint meetings. Council will be the final determining body.

Vote on the motion: Ms. Salay, yes; Mr. Lecklider, yes; Vice Mayor Reiner, yes; Mayor Peterson, yes; Ms. Amorose Groomes, yes; Mr. Keenan, yes; Ms. Alutto, yes.

North High Street Widening and Downtown Dublin Improvements and Communication Plan Update

~~Mr. Foegler stated that a lot of attention and focus in terms of construction activity has been on the east side of the river, with some on the west side. He will give an overview of what is being initiated in the downtown Dublin area.~~

~~Mr. Foegler provided a slide presentation of the improvements scheduled in the District. The major purpose of this presentation is to provide information about a construction project ready to begin, which will be most impactful to the area -- the widening of North High Street. A contemplated roadway system around the library and parking garage is in the preliminary engineering stage and will move forward with the development of the parking garage and library. If the development and engineering process moves as quickly as it could, construction could begin in the fall of 2017. Under the proposed agreement with the library, the development of the library, parking garage and roadway will all be done through one construction manager. The retention wall may need to be moved forward more quickly than the construction of the bridge due to some of the logistics anticipated with the bridge construction. Collectively, this project -- including the pedestrian bridge, the infrastructure, road improvements, public improvements, and private investment -- totals approximately \$120 million in this portion of the district. The backbone for all of this is the reconstruction of North High Street.~~

~~Ms. O'Callaghan stated that the North High Street widening project is out to bid. It is anticipated that legislation to accept a bid will be brought to Council in January.~~



RECORD OF DETERMINATION

Administrative Review Team

Wednesday, November 23, 2016

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

- | | |
|--|---|
| 1. BSD SRN – Riverside Park
16-094BPR | Riverside Drive
Basic Plan Review |
| Proposal: | The first phase of development for the City of Dublin Scioto Riverside Park, including park amenities and conceptual details based on the approved Master Plan. |
| Request: | Review and recommendation of approval to City Council for a Basic Plan Review under the provisions of Zoning Code §153.066. |
| Applicant: | Dana McDaniel, City Manager; represented by Matt Earman, Director of Parks and Recreation |
| Planning Contact: | Jennifer M. Rauch, AICP, Planning Manager; (614) 410-4690, jrauch@dublin.oh.us |

REQUEST: Recommendation of approval to City Council for a Basic Plan Review with 4 conditions:

- 1) That the applicant submit a Parking Plan with the site application;
- 2) That the location of the proposed pavilion be shifted south to allow for increased views of pedestrian bridge;
- 3) That the applicant will continue to provide additional material and design details with the Site Plan Review; and
- 4) That final details regarding landscaping, lighting, utilities and stormwater will be required with the Site Plan Review.

Determination: The Basic Plan was recommended for approval to City Council with 4 conditions.

STAFF CERTIFICATION



Vince Papsidero, FAICP
Planning Director



MEETING MINUTES

Administrative Review Team

Wednesday, November 23, 2016 | 2:00 pm

~~**ART Members and Designees:** Vince Papsidero, Planning Director; Jeff Tyler, Building Standards Director; Donna Goss, Director of Development; Rachel Ray, Economic Development Administrator; Shawn Krawetzki, Landscape Architect; Michael Hendershot, Civil Engineer II; Mike Altomare, Fire Marshall; Matt Earman, Director of Parks and Recreation; and Tim Hosterman, Police Sergeant.~~

~~**Other Staff:** Jennifer Rauch, Planning Manager; Nichole Martin, Planner I; Mike Kettler, Planning Technician; and Cameron Roberts, Planning Assistant.~~

~~**Applicants:** Matt Earman, Director of Parks and Recreation (Case 1).~~

~~Vince Papsidero called the meeting to order at 2:00 pm. He asked if there were any amendments to the November 17 meeting minutes. The minutes were accepted into the record as presented.~~

DETERMINATION

1. BSD SRN – Riverside Park 16-094BPR

Riverside Drive Basic Plan Review

Jennifer Rauch said this is a request for the first phase of development for the City of Dublin Scioto Riverside Park, including park amenities and conceptual details based on the approved Master Plan. She said this is a request for a review and recommendation of approval to City Council for a Basic Plan Review under the provisions of Zoning Code §153.066.

Ms. Rauch presented the approved master plan and accompanying proposed site plans, stating that the determination will be for Phase 1 of Riverside Park. Items of discussion included a site layout, materials, grading, proposed plantings, a potential temporary ice skating rink, comfort facility, and additional specific site details. She stated that the proposed park is a permitted land use and the proposal contains no major Code issues. She additionally said that when presented at City Council additional architectural details will be provided. She stated the proposal was reviewed informally by the Planning and Zoning Commission and Architectural Review Board on November 3, 2016.

Ms. Rauch stated the proposed location of the pavilion within the east plaza's upper terrace was discussed at the informal review and separately by staff. She said the discussions centered on adjusting the pavilion farther south to provide greater views of the (future) pedestrian bridge, and a condition of approval was added to this effect.

Ms. Rauch noted there has been additional research regarding a potential ice skating rink in the park. She said that the park design leaves the possibility open for a rink as a future amenity, but it is not explicitly proposed at this time.

Donna Goss asked if the plan preserves the potential for an ice skating rink as either a permanent or temporary use within the park. She stated that she wants to leave the opportunity open for an ice rink at a future time.

Matt Earman agreed and expressed concern regarding the accompanied infrastructure, wear and tear on public plaza spaces, and permanent City operation of an ice skating rink. He stated that creating the



infrastructure necessary and reserving the space for a third-party to temporarily set-up and operate an ice skating rink would be preferred.

Ms. Rauch confirmed that the option for a temporary ice skating rink facility will be preserved with the plan.

Ms. Rauch presented the portion of Phase I located west of the Scioto River, which includes the West Plaza landing. She noted discussions regarding the design of the proposed permanent area design.

Ms. Goss stated that an artist has shared plaza projects that have been completed in Tokyo and Staff should review these for additional feedback to be included on the west plaza. She indicated that these should help provide staff with an idea of what has already been done. Staff reviewed the Tokyo plaza design. Mr. Earman stated that in addition to the plaza and seating design the consultant would consider sculptural planter designs. The ART was supportive of the design approach.

Ms. Rauch stated a Parking Plan will be required with the site plan application to address vehicular and bicycle parking and wayfinding should also be addressed.

Vince Papsidero asked whether the applicants have provided any specifications regarding the lighting, benches, or trash receptacle finishes, etc. that are proposed. Ms. Rauch responded further details will be provided with the site plan application phase.

Michael Hendershot stated that from an engineering standpoint the applicant should ensure that stormwater management is appropriately considered. Ms. Rauch affirmed this as a key consideration moving forward.

Ms. Rauch stated that the proposed recommendation for the application includes four conditions and City Council will also be required to designate the reviewing body for the future applications related to this proposal.

Ms. Rauch said approval is recommended to City Council for a Basic Plan Review with the following 4 conditions:

- 1) That the applicant submit a Parking Plan with the site application;
- 2) That the location of the proposed pavilion be shifted south to allow for increased views of pedestrian bridge;
- 3) That the applicant will continue to provide additional material and design details with the Site Plan Review; and
- 4) That final details regarding landscaping, lighting, utilities and stormwater will be required with the Site Plan Review.

Mr. Papsidero asked if there were any further questions or concerns regarding this application. [There were none.] He confirmed the ART's recommendation of approval to City Council for the Basic Plan Review with four conditions.

ADJOURNMENT

Vince Papsidero asked if there were any additional administrative issues or other items for discussion. [There were none.] He adjourned the meeting at 2:18 pm.

**1. Scioto Riverside Park, Phase 1
16-094BPR – INFORMAL REVIEW**

**Riverside Drive
Basic Plan Review**

Jennifer Rauch said this is the Basic Plan Review for the first phase of development for the City of Dublin Scioto Riverside Park, including park amenities and conceptual details based on the approved Master Plan. She said this is a request for informal review and feedback of the proposed park along the east and west sides of the Scioto River, prior to the review from the Administrative Review Team, who would make a recommendation to forward to City Council for review. She said Council will determine who the future reviewing bodies would be as this moves forward.

Darren Meyer, MKSK, said he would compress the last three years of some of the park design and development that has led us up to the adoption of the Master Plan by City Council earlier this year and the Basic Site Plan submittal being reviewed this evening.

Mr. Meyer said Riverside Park was identified as a catalytic project as well designed and maintained urban parks have a number of positive impacts on a community. He said it provides a lifestyle community that is great for attracting and retaining talent so there is an economic development component to it and there is a health and wellness component getting people active and recreating in the park. He said you have the great community building and social fabric as well, and this park will create that great core in the center of the community. He noted the private development taking shape on each side of the river. He indicated currently the center of the city is considered BriHi Square. He said the goal is as we begin to turn the community around to face the river, to create useful park space there, and develop the east side to complement the great historic core on the west side. He pointed out the framework planning process they went through from a design standpoint as well as a public engagement standpoint.

Mr. Meyer showed the progression of construction on Riverside Drive and noted the access points to the park and early connectivity to the river. He explained a lot of work went into determining the size of the park and its relation to the surrounding areas and the feasible footprints to best serve the community, anticipating how it will be programmed and used. He said they reviewed regional and national park sizes. He said they studied the relationships between the development, road, park, and river. He said all great urban parks have public street frontage. He said they studied the grade and compared the slopes to popular parks. He explained they put together a programming document of three parts: 1) community needs; 2) economic impact on parks; and 3) case studies. From the community needs standpoint, he said they reviewed the most recent parks master plan and conducted a number of community interviews including HR professionals from local companies, staff, private developers, and other stakeholders. He said they produced two rounds of community preference surveys, which influenced this process as well as goals Council had set. He said they reviewed case studies from around the world that would influence this. For parks economic impact on surrounding real estate, he said there are some nuances to that discussion. He reported features of parks that create value are natural resource based parks. He said they heard people wanted more views and access to the river for using it. He said they also studied 24 of the most recent built public urban parks and how they served park users in terms of food and drink. He concluded this was a very robust process over the past several years.

Mr. Meyer said eight major features have been identified in this park:

1. Pedestrian Bridge East Plaza
2. Pedestrian Bridge West Plaza
3. Pedestrian Bridge
4. The Green
5. Pathways & Trails
6. Indian Run Falls Trail
7. River Access & Overlook
8. John Shields Parkway Plaza

Mr. Meyer presented the East Park Layout and Materials Plan that include brick and granite pavers, granite stairs, concrete paving with an architectural finish, granite planter curb, stone veneer site wall, precast seating element, metal railing, bollards, moveable site furnishings, bicycle racks, pavilion, water feature, terrace seating, and pedestrian light pole. He also presented the potential ice skating rink and the Maintenance Room Plan to house various equipment.

Mr. Meyer presented the West Plaza Materials Plan that include brick, flagstone, and limestone pavers, limestone stairs, granite planter curb, stone veneer site wall, seat wall, and pedestrian bridge handrail.

Mr. Meyer said the west side of the park is very natural resource based. He said they want to preserve as many mature trees as they can but also provide access to the river. The east side he said will become more traditional park space by relocating Riverside Drive. He said there will be a few points of focused activity, primarily at the east and west landing of the pedestrian bridge crossing to balance the quieter, natural areas.

Mr. Meyer presented renderings of the park that included a park pavilion, private development behind, the lawn area in gentle grades, and the pedestrian bridge in the background. He showed the connection to Indian Run Falls and several views of the pedestrian bridge, itself. He said the bridge is the main driver for the park and will determine the phasing/timing of park completion. He said he will want to create the plaza landings in concert with when the bridge goes in, which is the first phase.

Ms. De Rosa requested some general dates around that.

Mandy Bishop said the current CIP shows the west and east plaza and part of the green in 2017 as well as the pavilion. She said the John Shields Parkway Area 4 is programmed beyond the 5-year CIP because it needs to be constructed with the John Shields Parkway Bridge, which is not currently programmed for design or construction. She said the West Park build out is programmed into 2019. She said May 2019 is the intended completion date for the pedestrian bridge.

Steve Stidhem asked what the driver was for the west plaza landing, specifically where the bridge is planned to land. Mr. Meyer answered one of the chief drivers was grade and the other had to do with surrounding private development including the renovated library, Bridge Park West, and connection to Indian Run Park space, etc.

Everett Musser inquired about the connection with the river. He asked if utilizing the river was being considered for boating, canoeing, etc. Mr. Meyer answered that has been one of the comments heard through the public engagement process; there is a lot of desire for canoeing and kayaking, etc. He said they are looking for connections to both sides of the river for recreational water craft (non-motorized) to get in and out.

Chris Brown inquired about the west plaza and trail seven. He asked if it leads down to the river, to which Mr. Meyer answered affirmatively.

Mr. Brown said the beautiful, expensive, iconic pedestrian bridge is fundamental to creating this wonderful sense of place. He encouraged the designers to open up the vistas so the bridge is recognized from various places. He asked if any of the trees at the river on the steeper grades are going to be thinned out.

Mr. Meyer stated there is going to be a significant amount of thinning of understory invasive species. He said it is difficult to see the river, even in winter unless one is crossing on SR 161. He said there will need to be shade on the east bank because it will be accepting all the western sun. He agreed we want to have views to the iconic tower of the pedestrian bridge. He said the applicant will be able to make more informed decisions as some of this gets built.

Mr. Brown said he is concerned about the upper terrace on the east side and thinks it is in a terrible place. He said he is also concerned about private functions impeding the public.

Jane Fox inquired about the assessments. She asked what the top three activities are anticipated for the park's use. Mr. Meyer said based on public engagement, the river, natural features, and lunchtime concerts that are not major stage events. He said people are also looking forward to the open space/lawn areas for Frisbee throwing and such.

Matt Earman said there will likely be some programmatic events down there; it is a prime area for yoga classes, for instance. He said there is no intention of creating an event down there that competes with parking, restaurants, etc. He indicated anything we do down there should be a complement to the development there or providing for some of the things the residents might want.

Tom Munhall said there is not one place to get something to eat where you would view the river in this whole area. He indicated that anything to be done to attract people to the park is better.

Mr. Meyer said the way the residential is developing it is very food centric and there are a number of places. He said on the west side, the eateries are at the landing so you would have the best chance to eat and see the river there. He said they are still trying to figure out how one could have a coffee, lemonade, or a sandwich in the park without creating a separate commercial entity that does not really fit in the overall economic picture there.

Terry Foegler said from information shared by the developers, there will be 13 tenant spaces serving food currently and the prime spaces are the ones that front the park or the plazas on both sides.

Mr. Munhall restated that none of them have a view of the river.

Cathy De Rosa said what is nice about Central Park in New York City is that you turn a corner and there will be bench, food stand and the hot dog stands do not compete with the Cap City type restaurants. She indicated she does not see that as competition but rather as variety, family friendly, and kid friendly amenities. She said we should really consider how to manage concessions there because that is going to be fundamental to have people wanting to come back and stay. She said that will bring a vibrancy to the park.

Mr. Brown said hot dog stands and ice cream stands create that sense of community.

Mr. Earman said he is worried about constructing a building for concessions as that building is set where it is set. He said opportunities for mobile units would serve the needs for 'grab n go' not sit-down dining. He suggested we determine what that need is before we invest anything into it.

Jane Fox said she totally agreed. She said it would be nice to let this space evolve a little bit. She read that the biggest principles on really successful public places is that you have a triangulation of an eating space, a viewing space, and a resting space. She indicated that pergolas provide a place where people feel protected and safer and it is more intimate to draw people in, giving them a reason to go to an area.

Mr. Munhall emphasized there is not a place to sit and eat with a view of the river.

Vicki Newell said the pedestrian bridge is a long walk from one side to the other. She asked if seating will be incorporated. She said that would provide a spectacular view of the river. She said the bridge itself becomes a destination, just not the way to get across the river. Mr. Meyer said seating is not planned on the bridge but people will stop, lean on the rail and take pictures, etc.

Ms. Newell stated it is a miss if it does not include seating.

Mr. Foegler said the bridge is designed for bikes as well.

Mr. Meyer indicated seating can be found on bridges but the reason it is not used a lot from a practical standpoint is because it is a second plane for many people. He said they are very conscientious about the height of railings and when you add seating, someone is higher and safety becomes an issue.

Ms. De Rosa inquired about lighting. Mr. Meyer stated the intention is for this to be an 18-hour park in the same way Historic Dublin and the development on the east side is going to be a vibrant evening and after-hours district. He said the romance and ambiance of the park as well as the safety of using it at night are both going to be considered.

Mr. Munhall inquired about the lighting that Council voted on. Mandy Bishop explained that three lighting packages were presented. She said what is currently in the plan is up lighting on the base of the pylon, lighting in the key-hole feature, lighting the bottom of the bridge that follows the wind mane, lighting along hanger cables, and lighting along the handrails.

Mr. Meyer added lighting for the public plazas will be diffused lighting for ambiance. There will be handrails with down lighting he said and the pathways will have post op lighting, traditionally lit.

Ms. Newell suggested lower level pathway lights instead of power pole lighting for the pathways. She said studies have shown that one sees better when the surface of a path is lighted because eyes adjust to the darkness as opposed to overhead lighting and the ambiance achieved is much nicer. She said there is probably a happy mix.

Mr. Brown suggested some appendages off of the pedestrian bridge. He said we want the people from the hotel on the east side to cross the new pedestrian bridge to visit Historic Dublin and then return via the bridge on SR 161, making a loop.

Ms. Fox addressed the pavilion space and hard surface scape as well as the ice skating rink. She said there are two separate areas and neither one is very big.

Mr. Earman said in the early phases of this park, an amenity for this area to be enjoyed all twelve months was considered. He said they looked long and hard at how an ice skating rink could be incorporated into this plaza area. He indicated the rink at Coffman Park depends on the freeze of the body of water and it is closed more than it is open, typically. He said an environment like this would require some kind of refrigeration unit in order for it to be used for several months in the winter. In order to create that environment, he said the design of that patio was going to have to be fairly large and would be expensive for the refrigeration component. He said then they questioned what it would look like during the summer months. He said they reviewed both temporary and permanent options as well as the operational aspects of it. He said he was concerned about the areas surrounding it to be protected from damage caused by metal skates. He said the construction would become a seven-figure expense, added to the operation of it, as well as the maintenance costs. He said even the restrooms would need a protective coating to prevent damage caused by the skates.

Mr. Earman said after gaining more public input, they found that the rink was not a particular draw for people. He said from a logistics and cost-prohibitive perspective the ice rink has been eliminated from the plans.

Ms. De Rosa reported she has had the opportunity to visit European Christmas markets or holiday markets where they create very portable winter activities including slides, etc. She said they create that

feel and it can go on for several months of the year in these very confined spaces. She recommended making sure power sources are available.

Ms. Fox brought up the activity that happens on High Street when it is closed off. She said it is very confined but people really get excited. She indicated everyone seems to congregate around the small spring at BriHi Square. She said if we can make this park organic where it changes with the community, it will be a big hit. She asked what is planned for the plaza to get people to stay there and play.

David Rinaldi said seeing the river has been discussed but how many times can one touch the river. He said it would be challenging on the east side with the steep grades but having access to the river is important.

Mr. Meyer said the views of the river are still going to be somewhat limited, which is largely a function of the existing grade. He said they are still reviewing ways to allow people access to skip rocks, or fish off the banks, or put in a kayak or canoe.

Mr. Brown said he cannot stress it enough that the river vistas are important as well as access to the river. He emphasized this is why this is all taking place there.

Mr. Brown addressed the talking points from the Planning Report. He said he likes the architecture of the pavilion but hates the location. He said it fits in well with the modern side of the river, likes the organic stone walls to provide structure, and likes the shape of the terrace and it is dynamic and relates to the curvilinear form of the bridge. Addressing sustainability, he said he does not care where materials come from as long as they last a long time; he said what is inevitably green is providing a great life cycle out of a material. He stated the seating amenities are well thought out and engages the river and creates a sense of place. He said the last thing he wants to see happen is for the businesses in Historic Dublin to dry up; he would prefer to change the location of the landing on the west side. He said it is important to get people circulating around.

Mr. Meyer said he believes this loop could achieve that goal.

Mr. Earman said the plan is capitalizing on natural features. Per public input, he said people were most interested in rock climbing. He made it clear that the water feature is not a spray pad, it is a place for people to enjoy the white noise of the running water.

Deborah Mitchell asked if pets would be allowed. Mr. Earman said there is no dog park but pets are permitted in all the public parks so long as the leash laws are followed, pets are allowed.

Ms. Fox suggested cliff-side seating for migrating bird watching to which Mr. Meyer agreed. She also suggested seating by the river's edge. She emphasized that natural stone should be used and not artificial stone.

Ms. De Rosa concluded the plans for the park are fantastic.

Jennifer Rauch asked how others felt about the architecture as only one member had commented so far.

Ms. Newell said she always envisioned the east side would take on a more open appearance and the west side of the river would be far more naturalized with the character of Historic Dublin preserved. She said she would like the structure to reach more into the plaza and become more integrated instead of so rectangular and box-like.

Ms. Fox said she has not seen a picture of the pavilion outside of the website. She agreed it should be moved one way or the other to give a little more open space. She said she wanted to ensure the restrooms are not the focal point. She concluded she liked the design.

Ms. Mitchell said she loves the design; it is really great.

Mr. Rinaldi inquired about the architectural view from the west side looking back to the east side where there is a maintenance garage. Mr. Meyer said he hopes to incorporate the stone for that opening. Mr. Earman said there will not be an aluminum garage door.

Mr. Stidhem said the flat roof for the pavilion would be a great place for solar panels and for electricity to be stored that could provide electricity to the lighting or to outlets. Mr. Meyer said the top of that roof is going to be highly visible from a lot of the surrounding buildings and upper floors.

Mr. Munhall indicated he is not a big fan of the architecture. He said it looks more modern than anything built on the other side. Mr. Meyer said it is a contemporary arrangement but the materials selected are warmer. Ms. Fox suggesting unearthing some of the old stone foundations.

Mr. Brown inquired about the programming for the pavilion. Mr. Meyer said they are continuing to refine that discussion. He said it is a comfort facility and also an open air shelter that provides shade and comfort. He said the seating can be moved in/out.

Mr. Earman said they are considering an outdoor fireplace. Several members liked the idea of a fireplace.

Mr. Brown said he liked all the glass but it needs to be kept pristine and glass does not allow then for hidden storage.

Mr. Stidhem said we are expecting a lot of walking across Riverside Drive and it is a pretty high-speed area. He asked if there was anything in the park that was going to address that. Mr. Meyer answered a lot of pedestrian traffic promotes traffic calming.

Ms. Bishop said currently the speed on Riverside Drive is 40 mph but once the improvement is built, they can go back and seek a speed reduction of 35 mph; that will happen as early as January 2017, weather permitting.

Ms. Fox said she loves the idea of the fire pit but is concerned that unless the pavilion has daily activity she does not know why she would go there. She encouraged the applicant to find something that creates energy in there.

Mr. Earman said this could be a location for afternoon music concerts.

Mr. Brown said he would invite street performers. He concluded he loves this plan. He said without the pavilion, he would give it a grade of A+.

Claudia Husak said she distributed the tentative PZC meeting dates for next year, which will be voted on at the next meeting.

Ms. Husak adjourned the meeting at 8:18 pm.

As approved by the Planning and Zoning Commission on December 1, 2016.

INTRODUCTION

2. BSD SRN – Riverside Park 16-094BPR

Riverside Drive Basic Plan Review

Claudia Husak said this is a request for the first phase of development for the City of Dublin Scioto Riverside Park, including park amenities and conceptual details based on the approved Master Plan. She said this is a request for a review and recommendation of approval to City Council for a Basic Plan Review under the provisions of Zoning Code §153.066.

Ms. Husak explained the Architectural Review Board would review the west side of the park and the Planning and Zoning Commission would review the park on the east side. She said City Council determined that since this falls under more than one jurisdiction and this is a capital improvement project that they would be the final reviewing body. She said there will be a joint session with the ARB and the PZC on November 3, 2016, to provide informal comments to Council for their meeting tentatively scheduled for November 21, 2016.

Ms. Husak presented the Master Plan for the park and stated it was approved by Council in March 2016. The Basic Plan Review she said just covers Phase 1, which includes the plaza on the west side between buildings Z1 and Z2 and includes the east plaza where the pedestrian bridge lands. She explained that paths, seating, and general plaza programming would be included. She presented Phase 1 specifically and noted the east upper and lower terraces, potential ice skating rink, lawn area, pedestrian tunnel connection, overlook, and the plaza paths on both sides.

Ms. Husak indicated that Staff asked MKSK to eliminate any architectural renderings of a possible restroom building and band shelter since it is still in the concept phase and not moving forward yet. She said it would be helpful though if they provided "bubbles" of inspirational images of what architectural style is contemplated for the facilities so Staff could gain feedback from the ARB and the PZC about general styles such as traditional or modern as a preference.

Ms. Husak presented details and close-ups of the plans and a grading plan that Staff has concerns with. She presented the pedestrian bridge landing on the east plaza where there will be a facility for Parks and Recreation to store maintenance equipment.

Matt Earman said an ice skating rink has been contemplated and a lot of options have been discussed. He said skates damaging the pavers is an issue so two restrooms might be needed. He said if it is a permanent space or a space that could be rented or a combination of the two, there are questions as to how it would all operate and how it would be staffed. He said the ice rink is in the Master Plan and on the City's website but staff is not currently recommending it.

Ms. Husak asked for input for potential programming for the west plaza and how it could be used. She inquired about the path of travel and if it would be a good area to provide public art.

Donna Goss said the idea was presented to an artist but it is yet to be determined. Ms. Husak indicated the area is calling for public art. She questions what the green half-moon areas are made out of and if they are meant to be walked on or not.

Ms. Husak presented a different perspective of the plaza landing. Shawn Krawetzki said he needs clarification on the details and materials. Aaron Stanford inquired about the grade on the back side of that wall.

Mr. Stanford asked why the parks are not separated in two applications. The ART determined that if it were two applications, if there were issues with just one side, they would most likely impact the other side as well.

Mr. Stanford indicated that the half-moon section on the west appears designed for public art. He said we could plan with that in mind and prepare ramps and crossings, and consider materials and maintenance where the public may be traversing the area. He inquired about lighting and how it might be a challenge for design when one is coming off the modern pedestrian bridge directly into the historic area. He questions if the regular Historic District brick will need to be incorporated.

Ms. Husak questioned if too much was being planned for the small space. Mr. Krawetzki said it would depend on how it all works out on the art and if benches would be involved, etc.

Ms. Husak said she was concerned with the maintenance of these little areas.

Mr. Earman said he would like to see large beautiful elements that can be moved and not permanent like what has been proposed.

Jeff Tyler indicated this could be a prime location for events to occur. He proposed that permanent elements could be too limiting. To Mr. Tyler's point, Ms. Goss said we have to consider potential programming.

Ms. Husak indicated she thought the plans had been scaled back and there are now too many unanswered questions.

ADJOURNMENT

Claudia Husak asked if there were any additional administrative issues or other items for discussion. [There were none.] She adjourned the meeting at 2:30 pm.

As approved by the Administrative Review Team on November 10, 2016.

RECORD OF PROCEEDINGS

Minutes of _____

Dublin City Council _____

Meeting _____

BARRETT BROTHERS - DAYTON, OHIO

Form B101

Held _____

May 23, 2016

Page 15 of 24

requiring renewal at the time of expiration. Given the continuing nature of the levy approved by the voters in 1981, no further action is required of the City to maintain this levy. The follow-up memo included in Council packets provided additional details regarding the nature of expenditures, which make up the 2016 Contractual Services category in both Community Environment and General Government functions.

(At this point, Ms. Salay returned to Council Chambers.)

Ms. Alutto requested clarification of a projected difference of \$1 million in the Information Technology category. The only reason for the difference she could find listed was outsourcing of printers—is that the bulk of that difference?

Mr. Smith responded that there were more items than simply the printers. The category includes some other citywide communication items, including phones and mobile computing for Police. This item reflected an attempt to save costs with printers through purchase rather leasing, and having a maintenance plan.

Mr. McDaniel stated that this is a best estimate. In the area of Information Technology, as the new CIO has assumed his role, there will be some changes in technology and emphasis. This is an estimate of that cost. The details are not yet available but will be provided within the Operating Budget process.

Ms. Alutto responded that she understands that; however, the other categories had much more detail. This category just referenced printers as the cause for that sum of money, and she recognized that could not be the sole reason.

Mr. McDaniel responded that is correct.

Ms. Amorose Groomes referred to the Parkland Acquisition Fund and millage dedication to that. She does not have an issue with moving to .35 mills, but she would like to see that return to where it historically has been—at .95 and 1.75. As Dublin's population grows, it will experience greater parkland needs, particularly with all the development occurring. Adequate funds will be needed to provide that.

Ms. Alutto asked if that is a restricted fund.

Mr. Keenan stated that it is restricted solely for Parkland Acquisition. He asked staff how much was spent and from what source for the riverfront properties purchased? It cost millions of dollars, and it did not come from the Parkland Fund.

Mr. McDaniel stated that those purchases were done through the General Fund.

Ms. Salay stated that this has been a policy decision that Council has made over the years. Council can consider that during the CIP budget discussion.

Mr. McDaniel noted that he appreciates the inquiry at this point. Staff will prepare information for the CIP budget.

Vote on the Ordinance: Ms. Alutto, yes; Mayor Peterson, yes; Mr. Keenan, yes; Vice Mayor Reiner, yes; Mr. Lecklider, yes; Ms. Amorose Groomes, yes; Ms. Salay, yes.

INTRODUCTION/PUBLIC HEARING/VOTE - RESOLUTIONS

Resolution 32-16

Adopting the Scioto Riverside Park Master Plan.

Mayor Peterson introduced the resolution.

Mr. Earman stated that this park has not yet been formally named. It has been referred to by geographical reference. He will present two items tonight – the Master Plan and the formal park naming policy.

In 2013, City Council authorized the River Corridor Framework Plan for the Bridge Park and the Bridge Street development area, including this park. Since that approval, there have been several public engagement meetings, working with the lead consultant MKSK on the details of the plan. These have included tours of the proposed Master Plan area, community engagement events, and public work sessions. In March of 2016, a public input meeting was held for the public to provide input on the proposed components of the park. A Council work session was held in April of 2016.

RECORD OF PROCEEDINGS

Minutes of _____

Dublin City Council

Meeting

BARRETT BROTHERS - DAYTON, OHIO

Form 6101

Held _____

May 23, 2016

Page 16 of 24

Mr. Earman presented a slide overview of the Master Plan area and key elements.

- The first three significant components of the park are the two plazas and the pedestrian bridge. The plazas are designed in conjunction with design of the bridge (currently under design). These key components of the Master Plan will occur at the forefront of future development, pending approval of the Plan.
- The fourth component is the longitudinal green area on the east side of the east plaza.
- There are a series of pathways throughout the park on both sides of the river, which will provide river access and overlook areas. An area in the west side of the park has unique, natural features within the Indian Run corridor leading to the confluence with the river. There will be input and output for canoes and kayaks on the west side and, potentially, on the east side with river overlooks, as well
- As John Shields Parkway is constructed, a plaza will connect that area with a pedestrian tunnel under Riverside Drive into the park.

[Views of and from the proposed pedestrian bridge and plazas shown]

- Ice rink. With a park of this magnitude and investment, there is a challenge to maximize its use 12 months of the year. Without a popular outdoor winter activity, that could not be accomplished. This area could be a patio in the summer months and converted to an ice rink in the winter. The patio area could provide programmatic opportunities, including concerts, recreational activities and gatherings.
- The shelter structure to the south would include public restrooms and covered gathering space.
- A lawn space area along the east side Riverside Drive south of John Shields Parkway. A wall will extend along the Riverside Drive elevation. There is a substantial east/west slope toward the cliffs along the river. The wall makes that slope a more manageable/usable space.
- The west plaza provides for a confluence of pedestrian traffic to the east side of the river. It will be surrounded by private developments on both sides and offer public seating areas for restaurants.
- On the west side near the Indian Run corridor, walking trails will provide access to the unique features in that area.

The cost estimate of the Master Plan components is \$44 million. Staff will be compiling a financial and phasing framework for Council's consideration at the August CIP workshop. Adopting the Master Plan will facilitate staff's ability to advance the design of the first phase. If the City is constructing a pedestrian bridge, it is necessary to make sure the bridge connects to something, so that the bridge will be used to access some public amenity. The Master Plan will inform future CIP decisions and future phasing of all the park projects with other competing CIP projects. It will also instruct staff to propose some amendments to the Community Plan and the Parks and Recreation Master Plan to reflect the geographic areas depicted within the Scioto Riverside Park Master Plan. Currently, the Community Plan does not show these geographic areas as parkland. Those changes would be presented to Council for approval at a later date. Approving the Master Plan does not limit the City's ability to amend the parkland. As the improvements are implemented, ideas will evolve. Staff recommends approval of the proposed Master Plan. Darren Meyer from MKSK is the lead consultant and is present to respond to any questions.

Ms. Alutto inquired about the \$20 million estimate for the pedestrian bridge.

Mr. Earman responded that a preliminary cost of \$19 million was provided for last year's CIP budget and was updated this year to \$20 million.

Ms. Alutto inquired if the revised number is reflective of a more advanced design. She recalls an earlier discussion that a better cost estimate would be available when reaching the 50% design point.

Mr. Earman responded that it does reflect that fact that the design phase is more advanced. They are nearing the 30% design point at this time.

RECORD OF PROCEEDINGS

Held _____

May 23, 2016

Page 17 of 24

Mr. McDaniel stated that the pedestrian bridge is budgeted at \$20 million. The project is at the 30% design point. This will be discussed in more detail at the upcoming Council workshop on June 20.

Ms. Alutto inquired if the pedestrian bridge will be a discussion topic of that agenda.

Mr. McDaniel stated that an update would be provided at that workshop. Council had asked that an update on the bridge be provided at some point, and staff believed the best time to provide that update was at the 30% design point. An updated workshop agenda including the pedestrian bridge was provided in Council's packet.

Ms. Alutto inquired if there is only one river access point.

Mr. Earman stated there is an access point under Bridge Street, at Dublin Springs, on the southwestern side of the park. Also on the west side, there is access at the confluence of Indian Run with the river. The pathway system will also likely provide close proximity to the river's edge in the informal walking areas that will not have hard surfaces. On the east side, there is a potential access point at an overlook.

Mr. McDaniel stated that on the east side, there would not be much access because of the amount of cliff face. To the north, where the recent park improvement under the I-270 bridge has occurred, there is river access. There is a gradual slope in that location.

Ms. Amorose Groomes inquired if one new point of access is certain, and possibly, a second access point.

Mr. Earman responded that there could be two, and possibly a third – just north of the John Shields Parkway Bridge. An opportunity for rock-climbing activities is being considered in that location, which would also have an access point to the river.

Ms. Amorose Groomes indicated that she has questions about the retaining wall. When the Golf Club of Dublin was being built, a retaining wall behind the clubhouse was included. There was discussion about the need to place a railing system on the top of the wall, because the height was greater than 18 inches. From the drawings, the height of this wall appears to be 36 inches or more. Wouldn't a railing on the top side be required?

Mr. Earman responded that, as depicted in the drawing, it would require a safety railing to prevent someone walking off the ledge. As part of the detailed plans, any safety features for pedestrian access points along the wall and the cliff face would be added.

Ms. Amorose Groomes inquired approximately the approximate square footage of the green.

Mr. Meyer responded that it would be four to five acres.

Ms. Amorose Groomes inquired if that is the only expected greenspace of size in the park.

Mr. Earman responded affirmatively.

Mr. Keenan noted that there is much greenspace below on the other side in walking pathways, etc., but it is not open space.

Mr. Earman responded that is correct. It is not lawn space.

Ms. Amorose Groomes stated that the green would be active space, as opposed to passive space.

Mr. Keenan stated that the City of Savannah recovered one of the squares on which they previously had a parking garage. The garage was removed and placed underground. An area for the public and restrooms was placed on one side, and within the square, dancing water features were included. This is now a very popular, active area. Although Dublin may not want to do that, plumbing and water installed for an ice rink could be used for both purposes; a patio space could be in this location, as well.

Ms. Amorose Groomes inquired what an affirmative vote tonight would enable staff to do, moving forward, that would not be possible otherwise.

Mr. McDaniel responded that the request is for approval of the Master Plan framework, which will provide guidance on key components. More detail will be worked out in the detail planning process and on an ongoing basis. Implementation of the Plan is subject to affordability determined in the CIP process. The pedestrian bridge is budgeted. The plazas will tie into the bridge and be part of that construction. Those components will be

RECORD OF PROCEEDINGS

Minutes of _____

Dublin City Council

Meeting

BARRETT BROTHERS - DAYTON, OHIO

Form 6101

Held _____

May 23, 2016

Page 18 of 24

seen early in the process; other program elements will be added later in the budget process. Approval of the major components and layout of the park indicates that the plan is moving in the right direction. The Master Plan is consistent with the public input that was received.

Ms. Amorose Groomes inquired about the mode for public input moving forward. Approval of a \$44 million park is very different from approval of a typical park.

Mr. Earman responded that the next step would be to provide staff's phasing and funding recommendation for Council feedback. From there, it would follow the public review process.

Mr. McDaniel stated that the Master Plan lays out the key components that make the park work. Program elements, such as a climbing wall, skate park versus water park would be brought back for public review or through the CIP process, which includes public review and input. As with the Coffman Park and Avery Park developments, the process includes many opportunities for check in. Occasionally, components are changed. Coffman Park has evolved over the years, based on this same process.

Ms. Amorose Groomes stated that her struggle is with the magnitude of scale and the price tag. She is unsure what is currently the City's most expensive park.

Mr. McDaniel responded that the cost would not be close to this. Occasionally, certain things cannot occur until a certain point in the life cycle of a city, because it was previously too difficult. For decades, Council has been assembling greenspace along the river. Now that the assemblage is advanced, the City is at the point of rolling out a park with these major components, accenting the other development occurring around it. These components do not have small price tags. They are key infrastructure pieces that will make this park work.

Ms. Salay stated that it is possible to agree or disagree regarding some of the concepts of Bridge Street, Bridge Park or this grand, iconic park. However, when she looks back over what she is most proud of during her service on Council, this will be in the top two. This piece will define the community. A number of years ago, Council decided that they wanted a park along Riverside Drive. They wanted to assemble the land and have a pedestrian bridge connecting the east and west sides of the river. This is the centerpiece of the Bridge Street vision. The City is now at the point of seeing glimpses of that vision becoming reality. She inquired how many public meetings occurred regarding this Master Plan – six or eight?

Mr. Earman responded affirmatively. The Plan was also posted on the website and displayed at the Community Recreation Center.

Ms. Salay stated that it is a very expensive undertaking, but the City has planned for it. It has preserve capital funds and debt capacity so that this vision could be realized. Now, the City is looking at the realization of that vision.

Ms. Amorose inquired how far out are the early estimates for the pedestrian bridge. In the CIP budget, \$20 million is currently budgeted for the bridge. The last formal estimate she saw was \$18 million. When will Council know the realistic cost?

Mr. Earman stated that at the workshop, staff would have a better confidence level on those costs.

Ms. Amorose Groomes stated that she would have to know that number in order to vote on the Plan. Can this resolution be tabled?

Mr. Earman responded that the pedestrian bridge is budgeted and the design process is proceeding, unless Council wants to revisit its funding. The most concrete item in the Plan is the pedestrian bridge – it is funded and its design is proceeding, currently at 30% design. However, Council can choose not to proceed at any point in the process.

Mr. Keenan stated that at last year's CIP workshop, Council direction was to include the pedestrian bridge.

Mr. McDaniel responded that it has always been included, but scheduled differently in terms of timeframe. The bridge is budgeted in the CIP. The intent is to have it under construction early next year.

RECORD OF PROCEEDINGS

Minutes of _____

Dublin City Council _____

Meeting _____

BARRETT BROTHERS - DAYTON, OHIO

Form 6101

Held _____

May 23, 2016

Page 19 of 24

Mr. Keenan noted that, currently, the City is paying for its design.

Mr. McDaniel stated that there is a difference between the budget process and the framework process.

Ms. Amorose stated that she is hopeful that the project remains at budget.

Mr. McDaniel responded that he cannot promise a project would be at, below or above budget until the bids are received. It will be designed at 100%, and when it is bid, staff will learn the cost. During the design process and estimates, if it is discovered that the cost will be above the estimated cost, Council will be made aware of that. Sometimes, that is not known, however, until the bid process is completed.

Mr. Lecklider stated that his understanding is that Council is voting on a concept – a conceptual Master Plan, including estimated numbers. He appreciates receiving ballpark numbers, but as an example, he is not holding staff or anyone else to a \$3.7 million figure for the John Shields Parkway plaza. When Council receives the detail, they will have an opportunity to approve or disapprove. However, he is wholly in support of the pedestrian bridge and east and west plazas.

Ms. Alutto stated that her understanding is that Council is voting on the key pieces of the overall project, understanding that these are ballpark numbers and that Council will be involved with the process as it moves forward. She understands the trepidation about the lack of a known cost, but is trying to keep in perspective that what Council is actually voting on tonight are the key pieces of the project. She requests clarification of the requested Council action, as Council guidance is also requested regarding the park naming process to be used.

Mr. McDaniel responded that staff is requesting that Council vote on the resolution regarding the Master Plan, and Council guidance is requested separately for the park naming process. He noted that these estimates are the numbers that will be budgeted in the CIP. They are the best estimates known at this time, but they can change in future CIP budget updates.

Vote on the Resolution: Vice Mayor Reiner, yes; Mr. Keenan, yes; Ms. Salay, yes; Ms. Alutto, yes; Ms. Amorose Groomes, yes; Mayor Peterson, yes; Mr. Lecklider, yes.

Park Naming Options

Mr. Earman stated that per the City's Park Naming Policy:

"Criteria for selecting names for City parks/facilities will include, but are not limited to:

- Geographical names descriptive of the location or significant natural features in or near the park or facility.
- Historical names relevant to the park or facility.
- Gaelic/Celtic references relevant to either the historical or geographical significance of the park or facility.

A park or facility (or portion thereof) may be named for an individual or sponsor if the land and/or development of the park/facility is privately donated/funded."

The park naming process could include one of two options, or a third, if Council should determine that a Kids Vote is desired:

- (1) Council shall refer the matter to the Community Service Advisory Commission (formerly the Park and Recreation Advisory Commission). CSAC would develop a list of possible park names for approval by Council, soliciting public input in developing this list of names. Council would formally approve the list of potential park names before the question is placed on a Kids Vote ballot. CSAC would forward the results of the Kids Vote ballot to the City Council for adoption by Resolution.

RECORD OF PROCEEDINGS

Minutes of _____

Dublin City Council _____

Meeting _____

BARRETT BROTHERS · DAYTON, OHIO

Form 6101

Held _____

May 23, 2016

Page 20 of 24

- (2) In the event the City Council determines that a public naming procedure is appropriate, City staff shall generate a notice soliciting nominations from the public for park or facility names. CSAC would review those submissions and make a formal recommendation to City Council.
- (3) Council will adopt the recommended name or choose a preferred name.

Ms. Salay stated that she recalls Mr. Hammersmith's comments that traffic engineering by public opinion is not a good way to do traffic engineering. It is important to "be careful what we wish for."

Mr. Keenan stated that once Council chooses one of these options, it would be difficult to change. He wants to ensure that a quality name is given to this park, one to which Council has collectively given much thought.

Mr. Lecklider stated that he would suggest that Council follow the general public naming procedure, which is open to everyone, funneled through CSAC. Council does make the final decision, however. He would want to hear input from staff, as well.

Mr. Keenan stated that if Council chooses that process, it is desirable to identify several name options, as opposed to one, for Council consideration.

Mr. Earman clarified that CSAC would review all the submissions and make a formal recommendation of a list of names.

Mr. Keenan stated that Council does not want a recommendation for one name, but a list of many suggestions.

Ms. Salay inquired if the names would be generated solely by the public, or would staff make a list of suggestions, as well, including Celtic names. "Darree" was a name suggested by staff. Kosciusko Park was a staff suggestion, as well.

Mr. Earman stated that if it is Council's pleasure, staff could prepare a draft list and seek input from the community as well.

Council consensus was that staff proceed accordingly.

Resolution 34-16

~~Authorizing the City Manager to Enter Into an Agreement with Washington Township to Provide Dispatching Services for the Washington Township Fire Department.~~

~~Mr. Keenan introduced the resolution.~~

~~Mr. Somerville stated that Resolution 34-16 would authorize the City Manager to enter into an agreement renewal with Washington Township for the purposes of providing dispatch and 911 service. The City has a longstanding partnership with the Township. This contract is proposed with a five percent escalator. An escalator clause was included in the previous contract, which will be exercised with the agreement of the Township. This is a one-year agreement, as opposed to a three year agreement. The parties discussed whether Washington Township would be under the funding formula that is calculated for the other partners, recognizing that the City has a unique partnership with Washington Township. They are the City's Fire and EMS Department serving the same citizens that the City serves. Staff believes the best course of action is to enter into a one-year agreement with the five percent escalator clause, while evaluation continues of the overall level of service that is provided to the Township and the costs thereof.~~

~~Vote on the Resolution: Ms. Alutto, yes; Ms. Salay, yes; Mr. Lecklider, yes; Mayor Peterson, yes; Vice Mayor Reiner, yes; Ms. Amorose Groomes, yes; Mr. Keenan, yes.~~

STAFF COMMENTS

~~Mr. McDaniel referred to items in the Info Only packet:~~

- ~~1. Given the discussion regarding the Nyrop property that occurred at the last Council meeting, he asked staff to validate funding for the demolition of that building, which was to have occurred a couple of years ago. That did not occur, however, because the City retained it for storage purposes relative to the Dublin Irish Festival. It is staff's intention to demolish the building, but the natural setting around the structure will be preserved. He wants to ensure that is consistent with Council direction.~~