



CITY OF DUBLIN.

Land Use and
Long Range Planning
5800 Shier-Rings Road
Dublin, Ohio 43016-1236

Phone: 614-410-4600
Fax: 614-410-4747
Web Site: www.dublin.oh.us

PLANNING REPORT

PLANNING AND ZONING COMMISSION

AUGUST 7, 2008

SECTION I - CASE INFORMATION:

1. Tuttle North Extension PUD – IGS 08-064FDP

Emerald Parkway Final Development Plan

Proposal: A 104,419-square-foot corporate office building and associated site improvements, within Phase One of the Tuttle North Extension PUD, located on the east side of Emerald Parkway.

Request: Review and approval of a final development plan under the Planned District provisions of Code Section 153.050.

Applicant: David C. Warner, IGS Energy; represented by James M. Houk, Bird Houk Collaborative.

Planning Contact: Rachel E. Swisher, Planner, and Claudia D. Husak, AICP, Planner II.

Contact Information: (614) 410-4600; rswisher@dublin.oh.us or chusak@dublin.oh.us

Case Summary:

This is a request for review and approval of a final development plan for a 104,419-square-foot corporate office building and associated site improvements within Phase One of the Tuttle North Extension PUD, Planned Unit Development District. The site consists of 16.17 acres located on the east side of Emerald Parkway at the intersection with Innovation Drive. It is Planning's opinion that the proposal adheres to the previously approved preliminary development plan, and approval of this request is recommended.

Case Background

The rezoning/preliminary development plan for this site was recommended for approval by the Planning and Zoning Commission on May 15, 2008 and approved by City Council on June 16, 2008. The applicant has fulfilled all conditions of the preliminary development plan approval (See ROA 08-020Z). Since the rezoning approval, an additional 0.03-acre portion of property to the south has been added to the proposed IGS site in order to accommodate a joint identification sign and a cross-access curb cut with the property to the south.

Site Description

Existing Conditions

The undeveloped site contains substantial tree rows along the southern and western property lines and along Cosgray Creek on the northern edge of the site. The northern third of the site is within the FEMA designated floodplain for Cosgray Creek.

Zoning

The site is currently zoned PUD, Planned Unit Development District, as part of the Tuttle North Extension PUD. To the south is the Qwest office building, zoned PCD, as part of the Thomas Kohler PCD. Adjacent properties to the west are zoned RI, Restricted Industrial District, and property to the north is zoned, LI, Limited Industrial District.

Plan Description

Overview

This proposal is for a four-story corporate office building with underground parking in the southeastern portion of the site. A proposed traffic circle is located to the west of the proposed building and provides access to the main drive aisle from Emerald Parkway. Surface parking is located west of the building. A plaza area between the building and I-270 is shown with a series of tiered patios and landscape areas along with a retention pond.

Rezoning/Preliminary Development Plan Approval

The rezoning/preliminary development plan was recommended for approval by the Planning and Zoning Commission on May 15, 2008 with four conditions, all of which have been addressed. Specifically, a revised development text and a stormwater management report that complies with the City's stormwater management plan have been submitted. The area planned for Phase Two will be graded and seeded with this application as requested by the Commission at the rezoning.

Development Standards

The plan meets all required setbacks. The southernmost portion of a proposed patio on the east side of the proposed building includes a permitted five foot encroachment into the 100-foot building and parking setback along I-270.

Access

The proposal meets the preliminary development plan for access, including a full-service, primary access drive at the intersection with Innovation Drive and Emerald Parkway. A secondary, right-in, right-out access drive from Emerald Parkway will be shared with the property to the south and used primarily for employees, service vehicles, and truck deliveries. This secondary connection is necessary to fulfill a requirement of the previously approved PUD (original 1989 Tuttle North Extension plan). A 0.03-acre piece of land has been transferred to IGS in order to construct this common access point. This required modification will need to be shown on the construction drawings for the project and approved as part of the building permit process.

The plans indicate internal sidewalks leading from the proposed building to the existing eight-foot concrete bike path that runs north and south along the east side of Emerald Parkway. Sidewalks connect all parking areas to the building, and service and delivery areas are provided at the southwest corner of the building.

Parking

The development text permits a combination of standard-sized (9 feet by 19 feet) and not more than 20 percent compact car parking spaces (9 feet by 17 feet) to decrease the amount of impervious surface on the site. A total of 418 parking spaces are required, with 451 provided. There are a total of 86 compact car parking spaces, or nineteen percent of the total.

The proposed plan indicates 38 compact parking spaces along the Emerald Parkway frontage designated as future parking. The future parking spaces are proposed for construction as the need arises, however this leaves a parking deficit of five spaces. These spaces will need to be constructed immediately in order to meet the text requirements.

Eight ADA accessible spaces are proposed adjacent to the building entrance, and two of the 66 spaces in the underground parking garage are ADA accessible.

Architecture and Building Materials

The four-story, 75-foot height of the building meets the development text requirement of a maximum of six stories and no more than 90 feet. The text also requires four-sided architecture, which is met by incorporating the primary building material, a brick veneer, on all sides of the structure up to the third level. A cast limestone trim above the third floor distinguishes the fourth floor from the rest of the building and is primarily composed of clear insulated glass and is capped by an EIFS-finished cornice. The applicant has also provided architectural detail along the I-270 building frontage through articulation and the use of brick, and the lowest level on the eastern side of the proposed building utilizes a tri-colored cast stone veneer.

The development text requires the use of natural materials including brick, stone, and limestone as the primary building materials. The applicant has provided a sample board indicating the material to be used on the building. The proposed building is constructed utilizing a brick veneer (*Glen-Gery Brick – Stratford Papercut Facebrick*) with a cast limestone trim (*Continental Cast Stone in Natural Stone*) and a tri-colored cast stone veneer on the lowest level (*Desert Buff, Briar, and Chamois*). The elevations show a cornice composed with an EIFS finish (*Dryvit Limestone*) that will be custom colored to match the limestone trim. The main building entrance is covered by a metal panel canopy (*Reynobond ZCM Zinc Panels*), and all doorways utilize an aluminum storefront curtainwall system (*Kawneer* or equal in *Antique Bronze*).

The text also states that glass color and reflectivity will be determined on the basis of energy efficiency in order to assist with LEED certification. The applicant has proposed an insulating glass with a blue tint (*Viracon VNE I-63* and *Viracon VE I-85*) for all windows.

LEED Certification

The applicant is pursuing LEED (Leadership in Energy and Environmental Design) certification for the building, which includes the use of alternative energy sources and the installation of energy creating devices. The development text permits energy creating devices such as solar panels, wind turbines, and other similar mechanisms to be located on the roof of the building. The text also permits any energy creating devices to extend above the roof line. The proposed roof plan shows solar panels mounted on the southern portion of the roof, extending approximately two feet past the roof line when fully extended.

Proposed Signs

The development text states that corporate office signs are permitted on the I-270 building frontage, which is consistent with Code. The text also states that one ground sign is permitted at the main entrance on Emerald Parkway, with the option of an additional tenant panel should a future lot split occur with development of Phase Two. One joint identification sign will also be

permitted at the shared access entrance with the property to the south to provide directional assistance for service deliveries. All signs must be landscaped in accordance with Code, and the applicant must obtain an easement encroachment agreement from the City for any signs located within easements.

The applicant is proposing one wall sign and two ground sign options. The applicant would like to have both options approved by the Commission in order to allow for flexibility at the time of occupancy.

- *Wall Sign* – Code permits corporate offices with frontage along I-270 to have one wall sign facing the Interstate with a maximum area of 100 square feet per story, not to exceed a total of 300 square feet. The proposed wall sign is 94 square feet, located 45.88 feet above grade (between the third and fourth floors) on the eastern façade facing I-270. The sign is four feet high and 23½ feet long, composed of individual white (PMS #7328) internally illuminated acrylic letters flush-mounted to the wall.
- *Ground Sign Option 1* – The text requires that ground signs not exceed a height of eight feet or a maximum of fifty square feet per sign face. Ground signs must also be placed on a masonry base and integrated into a landscape feature. Option 1 is approximately 7.36 feet high and composed of a 25-square-foot pre-cast sign face with white (PMS #7328) internally illuminated acrylic lettering with translucent blue vinyl (3M #3630-127; *Translucent Intense Blue*) applied to each surface and a coordinating logo (3M #3630-127; *Translucent Intense Blue* and 3M #3630-57; *Translucent Olympic Blue*). The sign face will be installed on a one-foot cornice resting on a brick base that is two and a half feet high.
- *Ground Sign Option 2* – Option 2 is also a ground sign proposed for the main entrance at Emerald Parkway. The proposed sign is also approximately 7.36 feet high and composed of a 25-square-foot brick sign face with white (PMS #7328) internally illuminated acrylic lettering and a coordinating logo. The sign face will be installed on a one-foot cornice resting on a two-and-a-half-foot base composed of a natural stone material intended to match the building trim.

Lighting

The Dublin Zoning Code was amended in February 2008 to establish exterior lighting requirements, and the development text states that the proposed development must adhere to these requirements. Code requires shielded lighting to reduce glare and cut-off type light fixtures with fixture height limited to a maximum of 20 feet. Code also requires parking lot illumination for lots with more than 150 spaces to be reduced by 50% of full lighting levels at 10 pm or within one hour after the building closes.

Requirements for fixture height, type (*Guardco, LSI, Kim*, or equal), and lighting intensity are met. The applicant has indicated that the 50% lighting reduction will be achieved by programming the lighting to reduced levels when the building is unoccupied. The lighting plans will need to be updated to include this information.

Planning has noted discrepancies between plan sheets depicting lighting fixtures, which must be reconciled prior to filing for a building permit.

Patio & Site Amenities

The plan shows samples of various site amenities including flag poles, benches, café tables, and trash receptacles proposed for the landscaped patio area overlooking the retention pond. A smoking pavilion is located south of the proposed building. Bicycle racks are proposed for the patio area north of the entrance to the proposed building and within the proposed underground parking structure.

Landscaping

The applicant has provided an extensive landscape package which meets Code requirements for property perimeter screening, parking area perimeter screening, and site planting. Additionally, special landscape treatment is indicated on the plans along Emerald Parkway and I-270, which reflects the Commission's comments regarding the need for consistent high-quality landscaping along these key corridors.

- *Emerald Parkway Treatment* - The plan continues the Emerald Parkway landscape treatment established by other developments such as Qwest and Nationwide. This landscape treatment includes Stella D'Oro daylilies, fountain grass, Snow Queen Oakleaf Hydrangea, Mission Arborvitae, Goldfruited Cranberrybush, Heavy Metal Switch Grass, and Magic Carpet Spirea, among others.
- *I-270 Landscape Treatment* – The approved development text requires that the applicant utilize a landscape treatment along the I-270 frontage similar to other properties, such as Qwest. The proposed landscape plans adhere to this requirement, utilizing a retention pond and a landscape package that includes Swamp White Oak, Heritage River Birch, Black Gum, Ruby Red Horsechestnut, Shumard Oak, Autumn Gold Ginkgo, Green Mountain Sugar maple, Skyline Honeylocust, Liberty London Planetree, Winter King Hawthorn, Autumn Brilliance Serviceberry, Colorado Blue Spruce, White Spruce, Serbian Spruce, Gold Tide Forsythia, Doublefile Viburnum, and Goldfruited Cranberrybush, among others.

In order to meet all Code requirements regarding landscaping, the landscape plans will need some revisions.

- *Vehicular Use Area Interior Landscaping* – Code requires that parking areas with more than 20 spaces include interior landscaping that may be in either islands or projections along the perimeter of the parking area and planted with at least one deciduous shade tree. One projecting island along the southern line is missing a tree, and Planning recommends that a small to medium, understory, deciduous shade tree be used in this island due to the close proximity to the mature tree row along the southern boundary of the site.

Tree Preservation/Replacement

Code requires the mitigation of protected trees removed from a site by on-site replacement or the payment of the replacement fee or a combination of the two options. Protected trees are defined

as those greater than six inches in diameter, and protected trees in good or fair condition that are removed will need to be replaced on an inch-for-inch basis. The plan indicates the removal of 37 trees, totaling 297 caliper inches, and 250 caliper inches of protected trees which will be mitigated through on-site replacement.

Planning is concerned that the proposed storm sewer structures located along the parking spaces on the southern property line may extend into the critical root zone of a large Burr Oak tree that is shown to be preserved on the plans. Minor modifications to the storm sewer location could increase the survivability of this tree. Planning will work with the applicant to find a solution to this concern prior to obtaining a building permit.

Engineering

- *Traffic*

The development text requires that a traffic study be conducted by the applicant, and that any necessary improvements based on the findings be agreed upon prior to the final development plan approval. The recommendations of the traffic study will be reviewed by City staff and will be implemented through the Economic Development agreement. If a signal is installed at the intersection of Emerald Parkway and Innovation Drive and the main entrance to the site, it would operate during limited hours, flashing yellow for the Emerald Parkway traffic and red for the east-west traffic on weekday evenings and weekends.

- *Utilities*

The plans indicate water service from a sixteen-inch water main located on the west side of Emerald Parkway, and sewer service will be provided from an existing eight-inch line on the east side of Emerald Parkway. Open cutting of Emerald Parkway will not be permitted.

- *Stormwater Management*

The applicant has submitted preliminary calculations for the stormwater management plan for the site. A landscaped retention pond is planned to provide for stormwater management for the entire site at complete build-out. Additional details will need to be provided during building permit review to demonstrate compliance with the Stormwater Management Regulations.

- *Phase Two*

An amended final development plan application will be required for the development of Phase Two. Should the applicant desire to develop Phase Two as a separate parcel, a subdivision plat will be required in addition to a final development plan.

SECTION II - REVIEW STANDARDS:

Final Development Plan

The purpose of the Planned Unit Development process is to encourage imaginative architectural design and proper site planning in a coordinated and comprehensive manner, consistent with

accepted land planning, landscape architecture, and engineering principles. The PUD process consists of up to three stages:

- 1) Concept Plan (Staff, Commission, and/or City Council review and comment);
- 2) Zoning Amendment Request (preliminary development plan; Commission recommends and City Council approves/denies); and
- 3) **Final Development Plan (Commission approves/denies).**

The intent of the final development plan is to show conformance with and provide a detailed refinement of the total aspects of the approved preliminary development plan (rezoning). The final development plan includes all of the final details of the proposed development and is the final stage of the PUD process. The Commission may approve as submitted, approve with modifications agreed to by the applicant, or disapprove and terminate the process.

If the application is disapproved, the applicant may respond to Planning and Zoning Commission's concerns and resubmit the plan. This action will be considered a new application for review in all respects, including payment of the application fee. Appeal of any action taken by the Commission shall be to the Court of Common Pleas in the appropriate jurisdiction.

Following approval by the Commission, the applicant may proceed with the building permit process. In the event that updated citywide standards are applicable, all subsequently approved final development plans shall comply with the updated standards if the Planning and Zoning Commission determines that the updated standards would not cause undue hardship.

Evaluation and Recommendation based on Final Development Plan Criteria

Section 153.055(B) of the Code identifies criteria for the review and approval for a final development plan. Following is an evaluation by Planning based on those criteria. The criteria are arranged in the following categories and may be in a different order than listed in the Code:

Adopted Policies and Plans (Criteria 1, 3, 9, & 10). The proposed modifications conform to the approved preliminary development plan, have adequate public facilities and open spaces, are carried out in progressive stages, and conform to all other applicable zoning text and Code requirements.

Criteria may be met with conditions. The proposal conforms to the approved preliminary development plan and text in terms of permitted use, architecture, and setbacks. In order to meet parking requirements at least five of the compact parking spaces designated as future parking will need to be constructed with the required parking (Condition 1).

Engineering has requested that the survey for the site be verified regarding easements, and that any corrections to easement titles be made prior to obtaining a building permit (Condition 2).

Site Safety and Circulation (Criteria 2 & 5). The proposed modifications provide for safe and efficient pedestrian and vehicular circulation and provide adequate lighting for such uses.

Criteria may be met with conditions. The site provides adequate vehicular and pedestrian circulation. The construction drawings will need to show the required curb cut for the cross-access drive with the property to the south (Condition 3).

Adequate lighting has been provided both to ensure the safety of residents and employees and to minimize light trespass onto adjacent property. Discrepancies between the various plan sheets depicting lighting fixtures must be reconciled prior to filing for a building permit (Condition 4). A lighting plan indicating adherence to the reduced lighting level requirement will also be required prior to obtaining a building permit (Condition 5).

Development Details (Criteria 4, 6, 7, & 8). The details of the development are sensitive to the natural characteristics of the site, include appropriate landscaping and signs, and provide adequate storm drainage.

Criteria may be met with conditions. The details of the development are sensitive to the natural characteristics of the site by preserving existing trees and providing stormwater management through the construction of a retention pond. The development will provide a high-quality landscape package, however modifications to the landscape plans will be required to address parking area interior landscaping and other landscaping details (Condition 6).

Planning is also concerned that the proposed plantings in the portion of land west of the proposed cross-access point will interfere with vehicular sight lines. The applicant will need to select an alternative plant species that will meet screening requirements while addressing potential sight line issues prior to filing for a building permit (Condition 7).

SECTION III – PLANNING OPINION AND RECOMMENDATION: Approval.

In Planning's opinion, this proposal adheres to the approved preliminary development plan and the final development plan criteria. Approval with seven conditions is recommended.

Conditions:

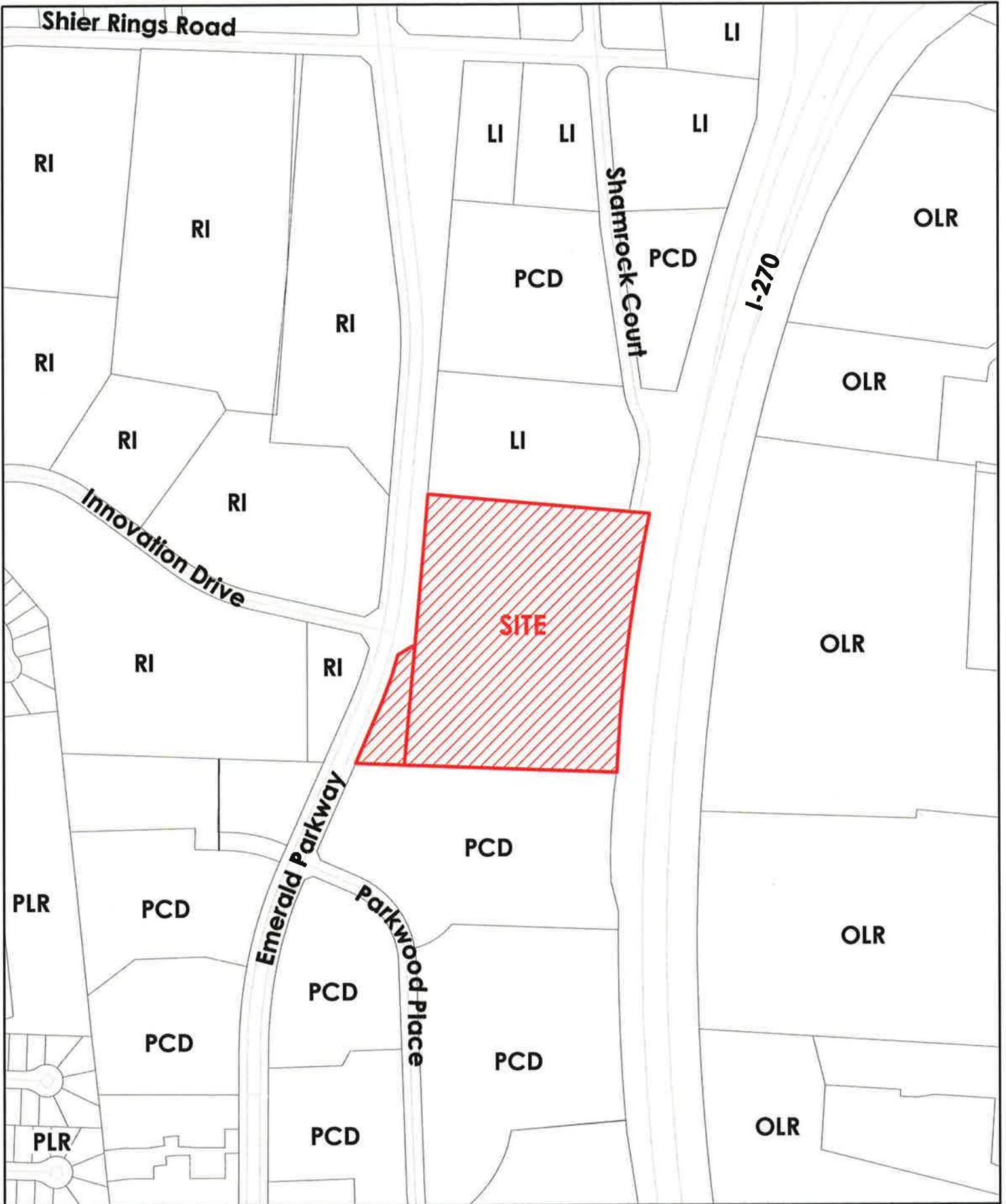
- 1) At least five of the designated future parking spaces must be constructed with the required parking in order to meet the requirements of the development text;
- 2) A survey for the site must be submitted and any corrections to easement titles made prior to obtaining a building permit;
- 3) A cross-access curb cut modification plan must be included with the construction drawings for the building permit;
- 4) Discrepancies between the various plan sheets depicting lighting fixtures must be reconciled prior to filing for a building permit;
- 5) A revised lighting plan must be submitting upon filing for a building permit noting adherence to the light level reduction requirement.
- 6) Comments related to site landscaping listed in this Report must be addressed; and
- 7) An alternative plant species must be approved by Planning prior to issuing a building permit for the proposed plantings within the portion of land west of the cross-access curb cut.

Final Development Plan

Review Criteria:

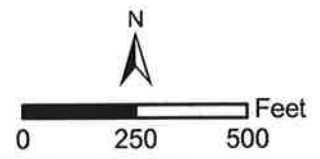
In accordance with Section 153.055(B) *Plan Approval Criteria*, the Code sets out the following criteria of approval for a final development plan:

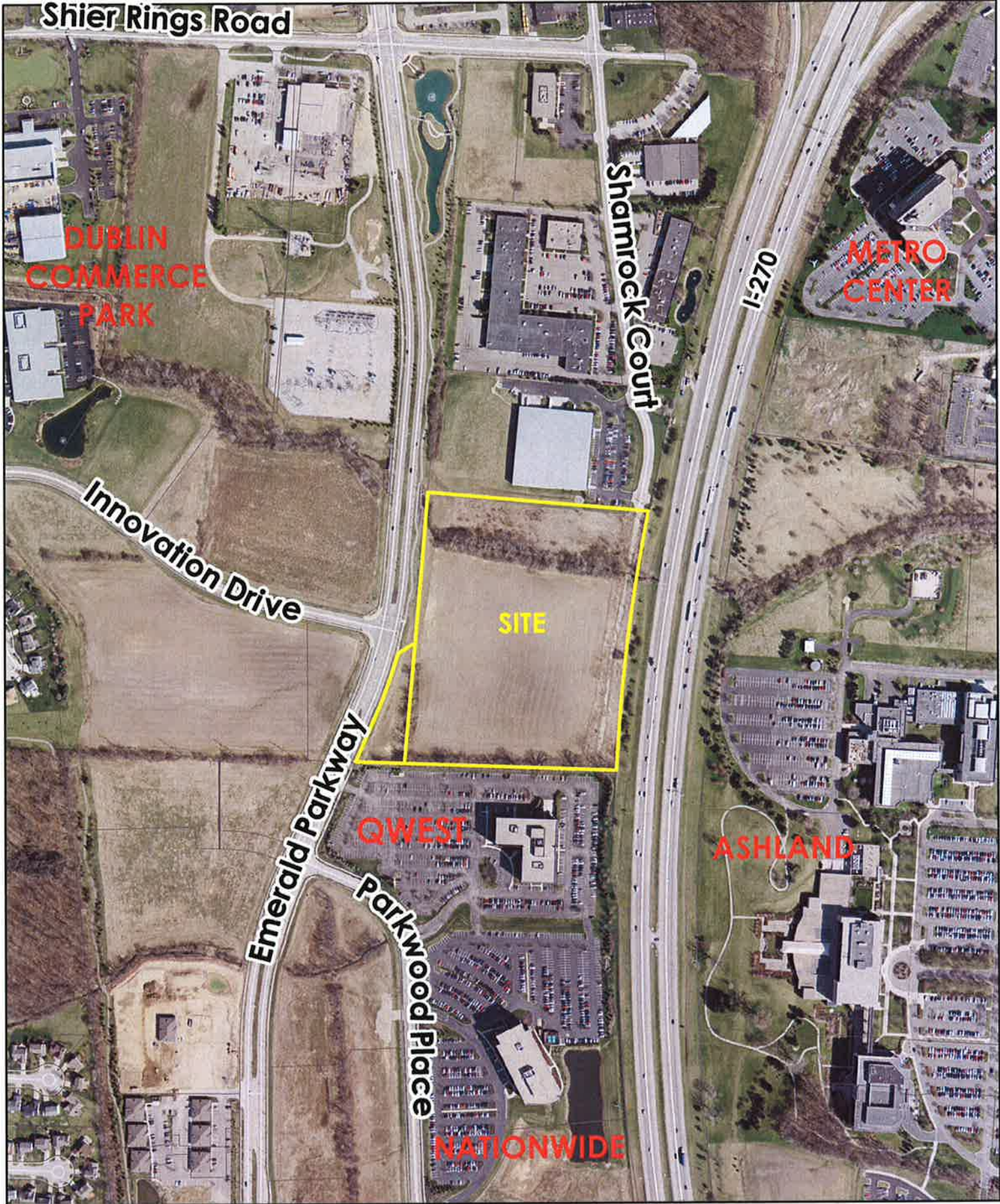
- 1) The plan conforms in all pertinent respects to the approved preliminary development plan provided, however, that the Planning and Zoning Commission may authorize plans as specified in §153.053(E)(4);
- 2) Adequate provision is made for safe and efficient pedestrian and vehicular circulation within the site and to adjacent property;
- 3) The development has adequate public services and open spaces;
- 4) The development preserves and is sensitive to the natural characteristics of the site in a manner that complies with the applicable regulations set forth in this Code;
- 5) The development provides adequate lighting for safe and convenient use of the streets, walkways, driveways, and parking areas without unnecessarily spilling or emitting light onto adjacent properties or the general vicinity;
- 6) The proposed signs, as indicated on the submitted sign plan, will be coordinated within the Planned Unit Development and with adjacent development; are of an appropriate size, scale, and design in relationship with the principal building, site, and surroundings; and are located so as to maintain safe and orderly pedestrian and vehicular circulation;
- 7) The landscape plan will adequately enhance the principal building and site; maintain existing trees to the extent possible; buffer adjacent incompatible uses; break up large expanses of pavement with natural material; and provide appropriate plant materials for the buildings, site, and climate;
- 8) Adequate provision is made for storm drainage within and through the site which complies with the applicable regulations in this Code and any other design criteria established by the City or any other governmental entity which may have jurisdiction over such matters;
- 9) If the project is to be carried out in progressive stages, each stage shall be so planned that the foregoing conditions are complied with at the completion of each stage; and
- 10) The Commission believes the project to be in compliance with all other local, state, and federal laws and regulations.



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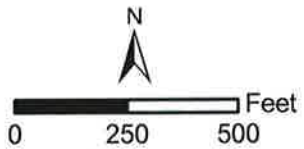
08-064FDP
Final Development Plan
Tuttle North PCD - IGS
Emerald Parkway



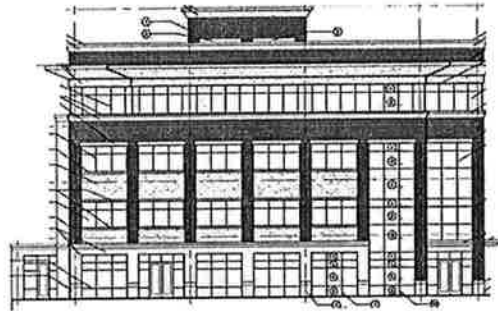


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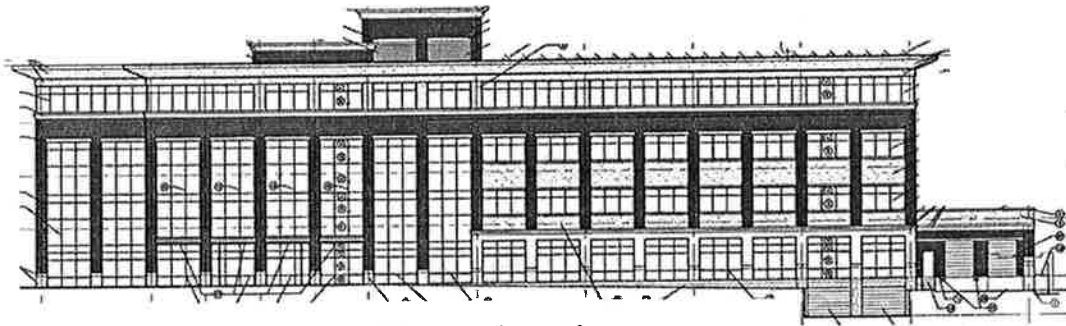
Context Map
08-064FDP--IGS



Proposed Elevations



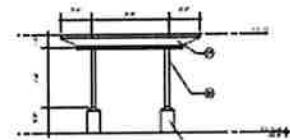
North Elevation



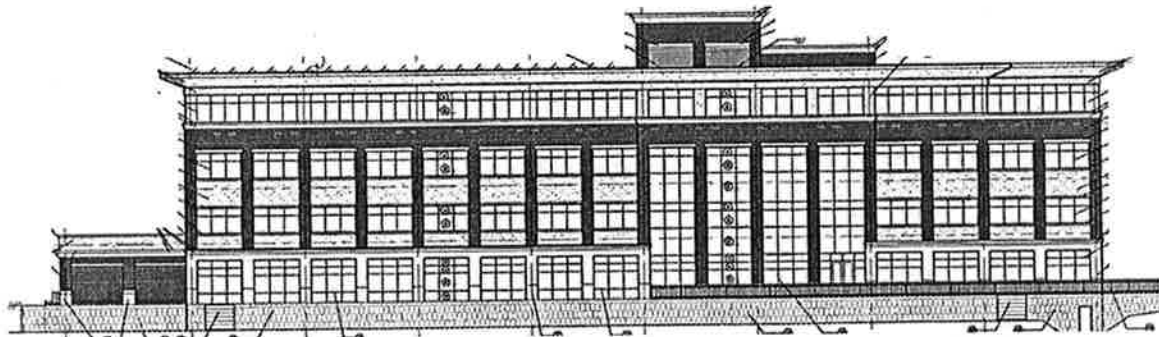
West Elevation



South Elevation



Smoking Pavilion



East Elevation

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Emerald Parkway

Proposed Signs



Monument Sign: Option 1



Monument Sign: Option 2



Wall Sign (I-270 Frontage)

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