



City of Gahanna

Office of the Clerk of Council
200 South Hamilton Road
Gahanna, Ohio 43230

Meeting Minutes

Planning Commission Workshop

Wednesday, March 4, 2015

6:30 PM

City Hall

Roll Call

Present 7 - Joe Keehner, Jennifer Tisone Price, Donald R. Shepherd, David K. Andrews, Bobbie Burba, Kristin E. Rosan, and Thomas J. Wester

Additional Attendees

Carter Bean, Greg Gallas, Jason Zadeh, Rob Priestas, Michael Blackford, Bonnie Gard, Press

Chair

Discussion Item

1. Annex at Rocky Fork

Jason Zadeh brought forward another phase of the Shops at Rocky Fork; see it as a distinctively different project; calling it the Annex; acquired 9 more homes; balance of the block to Rocky Fork North; originally only contracted 4 pieces with a much smaller project in mind and some early comments in discussions with Staff they suggested connectivity, access management, and consistency in design; successful in obtaining property from balance of homeowners; now have entire block; have a couple of very specific end users; one at corner will be a 2,000 square foot building and a 4,000 square foot building; larger one is a bank; smaller one is a coffee operator; in the middle is another 8,000 square foot multi-tenant structure; about 50% of that is pre-leased with no marketing; there will much of the same (as Shops at Rocky Fork) in some ways; different components when we get to architecture; would continue all the landscape and hardscape planning; breaks about halfway between lights; would continue that all the way up; limestone, metal fencing, etc; new sidewalks; appropriate buffering; fences along back; will include all the way around the large conifers; same material proposed behind poles for Shops at Rocky Fork; will continue hedgerow in pier design; consistent theme; fencing and landscaping concepts will be similar; two planned dumpster enclosures; tried to be thoughtful of tenants in

that they demand certain distances they won't exceed and residents at the rear; bank does not have a dumpster enclosure; Commons at Clark Hall was a nice test balloon on what is the least amount of appropriate parking; this sets up nicely employee and consumer parking; most likely 2 restaurants and general merchandise in that middle building; have users with staggered peak parking times; have parking to the side; have done a traffic study; was forwarded to City Engineer yesterday afternoon; anticipate comfortable pedestrian movement even along Hamilton Road; developed Shops at Rocky Fork with a traditional early 20th century industrial look; early on, we challenged architect to find common themes through Gahanna; could not do that; allowed a broad canvas to approach different types of architecture; see the bank as transitional piece; more traditional piece with pitched roofs; as we move to 2 north buildings; big fans of mid-century modern architecture; want to introduce very rich and beautiful materials not traditionally used on shopping centers; found wood called shou sugi ban where wood is sheared, burnt and made water-tight; distributor out of Austin, Texas; have taken that wood concept and brought it into a mid-century modern design.

Carter Bean said very proud of Commons at Clark Hall and Shops at Rocky Fork but get tired of doing the same thing over and over again; established very nice consistency within project with settings of buildings; like to explore setting different Easter Eggs inside that basket; different aesthetics; we have immediate control over aesthetics on 2 northern buildings and will work with bank to be a transitional building; there is a respectful distance from building to building; bank will be more traditional, standard modular, brick building; through its coloring we will use it as a nice transition; displayed renderings of northern most building; drive-thru on north side; patio space and store-front glass facing Hamilton Road; today's adaptation of mid-century modern; simple forms, shou sugi ban wood sample presented; mix that with nice synthetic stone; third material you'll see more in next building are these metal canopies; don't have deco treatment in the middle; nice clean look; with the multi-tenant building, got more interesting with form; introduced canted line across top of building; expressed horizontality of building with all the glass; have a low corner on the southeast; parapet goes up and down as you move around the building; propose same wood material on the back of the parapet, you would see more wood; will be conscious of sight lines moving into parapet. Greg Gallas said wanted that designed with flexibility for number of tenants.

Bean continued need north and south side to be be more solid for functionality purposes; give us a place to put utilities; south end displayed; changing materials and playing with depth of facade.

Chair asked Commission for questions or comments.

Andrews said you will likely get trouble from 3 houses on the other side of Rocky Fork North; really like it; think it's a beautiful design. Bean said we are tight from existing curb to right of way; pulling sidewalk onto our property to give it some distance from the road there; have some area to do additional screening; nothing that will completely relieve the fact that we're building a development here. Zadeh said we will be thorough with landscaping. Chair said not sure they will care as much about screening as the traffic. Wester asked what the traffic study shows; if that drawing is correct, looks like streets taper; what will intersection look like; what about a turn lane. Zadeh said net result of study was that light is very high grade; not a lot of traffic; condition as currently planned can more than handle traffic coming in and out; less impact in terms of count going into project than at the southern portion; physical condition works; stacking works; could've supported additional right in/right out on Hamilton but chose to avoid that. Andrews suggested thinking about moving entrance to northern building west to avoid headlights into houses. Zadeh said traffic study in part has to govern that for us; think his feedback was that is generally the area that needs to be. Chair said that gives more room for stacking as well.

Price said used the Hamilton Road Corridor Plan; looks like the place you veered off a bit is the architecture; my concern is as we move further into Gahanna, we have to be more careful; the dislikes in the plan is that slanted roof; not sure the public would be receptive to it; not sure it is a style they will embrace; think that is something we need to give consideration to; like the idea and think the plan does support changing the architectural style but not sure this is the style that would be palatable to residents; this is my opinion based on looking at study again; wood and stone is beautiful; maybe someone else can speak to the plan and that. Keehner said think stone and wood fits in more with Gahanna; artsy/craftsy; think materials nail it; not unlike the Burger King across the street, the library building at Stygler Road and US62 or what OSU did with the old Big Bear; don't think style is out of place; think materials offset notion of super modernist building; since it's the entrance to a neighborhood have to take more consideration; basically 4 drive-thrus in this development sort of keeping with that southern corridor; pocket park may help; to our advantage to have same developer to keep consistency of street-scape; might even help with traffic calming.

Andrews asked how hard it was to obtain those other houses. Gallas said we had a few immediate friends and didn't have a few immediate friends; they were all willing sellers. Zadeh said pricing process was very different than the first phase.

Wester said like architecture; provides nice transition; have to realize development is going to travel north. Zadeh said further north, the lots lose 30' in depth. Gallas said a couple of people who just contacted us told me 3 years ago this would never happen.

Keehner asked if lights are similar to Clark Hall lights on middle building. Bean said they are a little different; a thin, simple elegant light. Keehner asked what is the corner parking spot numbered 13. Bean said it will be striped asphalt for a turn around.

Chair asked do we plan for too much parking; is there a need for all that parking or would that be better suited for green space or gathering space; if your feeling is that you can do without that parking, that may be more palatable to neighbors; somewhat like courtyard at Shops at Rocky Fork; not anything like that in the annex. Bean said we don't have buildings paired together with purely pedestrian space between them. Zadeh said we can look at it. Gallas said the area you mentioned to the west of the coffee shop is where that would be. Chair asked if there is a sidewalk on Iroquois. Zadeh said no; concrete, fence and asphalt. Bean said trying to keep cars and traffic away from neighbors. Zadeh said could keep a pedestrian opening. Bean said natural place to pull parking back would be in line with front of that house just to the south and line up access with drive; would net out same space and soften the area.

Price asked in terms of middle building and potential interest on half of that already; do you see that being retail or restaurant. Gallas said more like quick service; heavier lunch; fast casual. Price said in line with Chipotle or Piada. Gallas said yes; more like Piada.

Blackford said think architecture hits on points from Hamilton Road Corridor Plan but this is reminiscent of the dislikes; materials make it a more acceptable style; that is just a guide. Zadeh said it is exciting to us that our building is having this kind of discussion; know there are components of this building that can elicit strong reactions. Gard said Burger King across the street is very similar; Wendy's on Granville Street is considering a similar design; Tim Horton's is similar as well.

Keehner asked if the roof is flat. Bean yes. Keehner said that would be a good opportunity for a green roof or solar panels.

Price said bank might mingle the two; do you see it as more a traditional roof. Bean said we've been told we're going to have some flexibility; we won't be building this but will have some cooperation. Gard asked if bank will have a generator. Bean said no.

Price asked for a point of reference for size of coffee building. Bean

said Tim Horton's across the street is a little bigger; Duncan Donuts at Shops at Rocky Fork is exactly the same size. Price said like the idea of more gathering spaces and that sense of community in place; will this have enough seating space. Gallas said this individual user designs each location with more or less of that depending on how they see that trade area; given amount of residential in immediate vicinity and high school in vicinity, it will be more. Zadeh said this particular national tenant is very committed to the experience. Price said that is not a decision we can make but if we can influence them, think there is a need for that in Gahanna. Gallas said this is a bigger than normal store. Chair said you tend to not have that with Tim Horton's or Duncan Donuts; they cater to a different customer. Price said we lost that with Caribou and Peet's leaving. Zadeh said there are not a lot of these stores that are free-standing in Columbus; they asked to enlarge and make it free-standing; going for that third place; your home, work and that third place; they want to be the third place; when this company does this, it means they want that third place. Wester asked about traffic study and this user. Gallas said specified this type of user to the square footage.

[2015-0055](#)

Shops at Rocky Fork Annex

Attachments: [Preliminary Elevations 3-2-15](#)
[Site Plans 3-2-15](#)

Jayne Maxwell, CMC, Reporting