

BLUE ASH BOARD OF SITE ARRANGEMENT

August 13, 2012

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ITEM 1. – Meeting Called to Order and Roll Call

Chair Terry Peck called the regular meeting of the Board of Site Arrangement to order at 7:00 p.m. on Monday, August 13, 2012 and requested a roll call.

MEMBERS PRESENT: Terry Peck, Paul Collett, Jr., Mike Duncan, Mark Kirby and Marc Sirkin

ALSO PRESENT: Assistant City Manager Kelly Harrington and Administrative Clerk Traci Smith

ITEM 2. – Approval of Minutes

The Board waived the reading and approved the minutes of the Board of Site Arrangement regular meeting of March 12, 2012.

ITEM 3. – New Hearings

a. Kenwood Road and Osborne Boulevard – Forest Pharmaceuticals

Approval of a new office/industrial site

PRESENT: Ken Popham, Process Plus – Applicant

Ken Popham, an architect with Process Plus, said they are the architectural engineering firm for Forest Pharmaceuticals, which plans to build an 188,000 sq. ft. office and pharmaceutical packaging facility on a 16 acre site. During the day, there are approximately 120-140 employees on the site. They have provided 188 parking spaces on site, which is less than what the Zoning Code calls for but exceeds the need during the course of the business day. There is area to provide more on-site parking, but they do not want more impervious surface than necessary. The proposed building location satisfies all setback requirements. The parking areas are spread out in the north and east frontages. The truck yard is screened from Ilmenau Way because it is about 7-feet below grade and will be heavily screened with landscaping. There will be a stormwater detention pond at the corner of Osborne Boulevard and Kenwood Road that is also decorative and will provide irrigation water for landscaping on the site.

In answer to a question by Marc Sirkin regarding noise, Mr. Popham said they do not have manufacturing operations on site. The main source of potential noise would be rooftop HVAC units, most of which are actually enclosed within the building. Truck traffic at the site is limited and would be much less than when it was a General Foods warehouse.

Mr. Popham described the proposed signs and commented that the amount of proposed signage is less than what the Zoning Code allows. The materials for the building are pre-cast concrete for the main production and warehousing area and the front office portion is a combination of glazing and metal panels. What HVAC units that would be visible from that side would be behind a screen wall on the roof. There are three docks that face west. There is one dock each for receiving, shipping, and trash. There will be one dumpster for trash and one for recycling plastics and cardboard. The docks and dumpster area will be screened as one collective area across the west property line, including a 6-foot high aluminum fence with controlled access. There will be a call box outside of the fenced area and the fence can be opened by a site Control Officer or from the shipping/receiving office.

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The headquarters for Forest Pharmaceuticals is located in New York; this office and packaging operation is being relocated from Oakley.

John Del Verne, Bayer Becker Engineers, said the detention pond and other storm sewer infrastructure are sized to accommodate potential future expansion.

In answer to questions about the proposed parking, Kelly Harrington explained that the reduced amount could be approved by the Board. The parking could be expanded, if necessary, but Forest knows what its actual demand should be, it is a single-user facility, and there is no off-site parking available to the site. Providing too little parking availability would only be detrimental to Forest.

Mike Duncan asked about the potential future parking shown on the plans. Mr. Del Verne explained that it would be curbed for now, but the curb would be removed if necessary in the future. The trees will be planted as part of Phase 1. Mr. Duncan said there should be an island every 15 spaces, so one needs to be added. He added that the parking should still be adequate even with losing that space.

Todd Wales, Landscape Architect with Vivian Llambi & Associates, Inc., said the trees in the future expansion area are deliberately spaced in a way to accommodate the future curb. He had a question regarding another landscape island. He said he was under the impression that as long as that edge is adjacent to green, they did not need an island and only needed if it butts up to a double loaded bay. Mr. Duncan said that is correct, he was just wondering if they were going to put in with this or the future phase since there was no indication how the edge was terminated at the parking. Mr. Duncan stated that they had a very attractive landscaping plan and building. He said he noticed there were a lot of shrubs by the street asked if they considered adding shrubs along the building line since that faces one of the major corridors. Mr. Wales said they took the requirements and grouped in areas where they made sense, like taller evergreens to shield the service area. With the type of facility it is, having landscaping directly adjacent to the building attracts bugs, birds and insects. The landscaping is also planned to accommodate future expansion without disruption.

Mike Duncan advised that the City adopted the Hamilton County Stormwater Regulations and gave a strong recommendation they be followed during and post construction. Mr. Wales acknowledged that they will be followed.

Paul Collett asked if all comments by City Staff and CDS will be addressed with further detail for the water quality, traffic, and utility availability. Mr. Wales said they will address all those items with plan submission of the construction drawings.

In answer to a question, Mr. Popham explained that the lower lighting levels on the photometric plan do not account for adjacent street lighting or interior light that will illuminate the paved areas in front of the offices. An area below the minimum in the truck yard is not a pedestrian location. Mr. Collett asked about the nighttime safety of people working in the truck dock area. Mr. Popham explained that truck operations do not go late into the evening and that the area near the face of the building, where the trucks would be backing up, is very well lit.

DECISION: Paul Collett moved, Marc Sirkin seconded to grant final approval for construction of Forest Pharmaceuticals at 10901 Kenwood Road as submitted. A roll call vote was taken. All members present voted aye. Motion carried.

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ITEM 4. – Continued Hearings

None

ITEM 5. – Old Business

None

ITEM 6. – New Business

None

ITEM 7. – Adjournment

DECISION: There being no further business, Marc Sirkin moved, Paul Collett seconded to adjourn the Board of Site Arrangement. A voice vote was taken. All members present voted aye. The meeting was adjourned at 7:28 p.m.

Terry Peck, Chair

MINUTES RECORDED BY:

Traci Smith