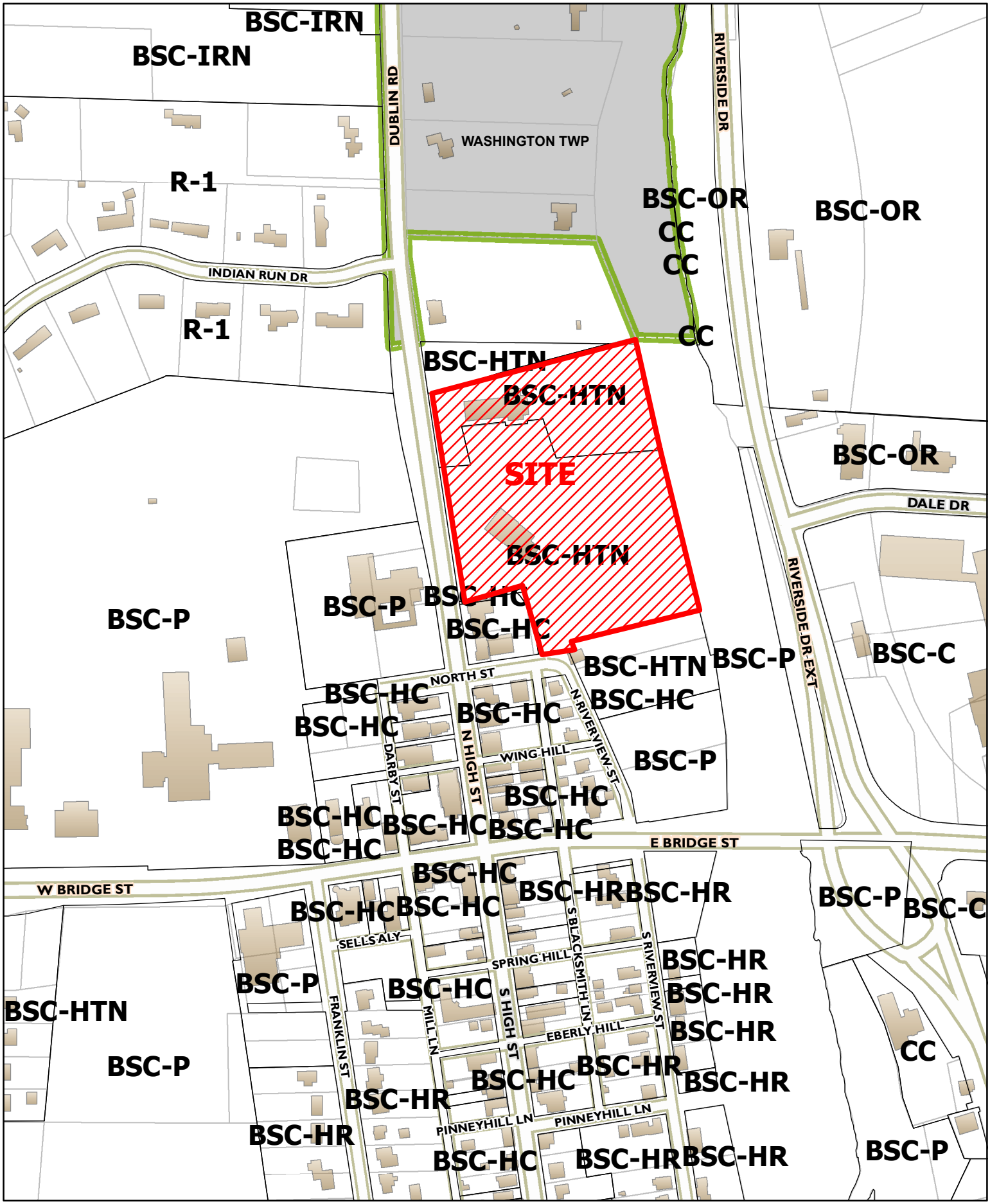

City of Dublin

14-099 ARB/BP
Basic Site Plan Review
Bridge Park West
94 and 100 N. High Street

0 200 400
Feet

City of Dublin
Land Use and Long Range Planning
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ADMINISTRATIVE REVIEW TEAM

RECORD OF DETERMINATION

NOVEMBER 13, 2014

DRAFT

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

1. BSC Historic Transition – Bridge Park West **94 and 100 North High Street**
14-099ARB/BPR **Basic Site Plan Review**

Proposal:	A development consisting of a two-story mixed-use building, 42 condominium units in a seven-story building with associated parking (375 parking spaces) and site improvements along the east side of High Street approximately 280 feet north of the intersection of North Street.
Request:	Review and approval for a Basic Development Plan under the provisions of Zoning Code Sections 153.057-153.066.
Applicants:	Nelson Yoder, Crawford Hoying; and Gerry Bird, OHM Advisors
Planning Contact:	Jennifer M. Rauch, AICP, Senior Planner
Contact Information:	(614) 410-4690, jrauch@dublin.oh.us

DETERMINATION #1: Recommendation of approval to the Architectural Review Board for seven Site Plan Waivers:

1) Loading Facility Permitted to Rear (front requested) – Apartment Building
2) Entry for Parking within Building Permitted to Rear (front requested) – Apartment Building
3) Maximum Building Height permitted at 4.5 Stories (7 requested) – Apartment Building
4) Parking within Building Permitted in Rear on 3 floors (5 requested) – Apartment Building
5) Ground Story Height – 10 to 12 foot (14.16 requested) – Historic Mixed-Use Building
6) Loading Facility Permitted to Rear (front requested) – Historic Mixed-Use Building
7) Entry for Parking within Building Permitted to Rear (front requested) – Historic Mixed-Use Building

DETERMINATION #2: Recommendation of approval to the Architectural Review Board of this request for Basic Site Plan Review with the following six conditions:

1) The following details to be presented with the Site Plan Review:
   a) Architecture, landscaping, fencing, lighting, signs and other site development details or Building Type requirements noted as TBD or SPR in this report and attached analysis;
   b) Detailed installation specifications for façade materials and material transitions, including material samples and section panels be provided to ensure high-quality and durable construction, and addressing specific items as described in this report; and
   c) Color palettes for façade materials be incorporated.
2) Terminal vista elements be provided and detailed to meet the intent of the Code;
3) The applicant addresses Engineering's comments as outlined and attached to this report, including traffic access, stormwater and utility details;
4) The applicant coordinate with the City and Washington Township Fire Department to ensure fire accessibility throughout the site as part of the Development Plan Review; and

5) Parking calculation shall be included, identifying retail, restaurants, office area and residential unit counts as well as counts and labels for standard, ADA, compact and non-standard spaces, along with justification for the additional spaces provided.
6) The applicant will demonstrate the feasibility of a public path adjacent to the Indian Run Creek. The final location will be coordinated through and approved by the Director of Parks.

RESULT: The Site Plan Waivers and the Basic Site Plan were forwarded to the Architectural Review Board with recommendations of approval.

STAFF CERTIFICATION

_____

Steve Langworthy, Planning Director

DRAFT

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ADMINISTRATIVE REVIEW TEAM

RECORD OF DETERMINATION

NOVEMBER 13, 2014

DRAFT

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

3. BSC Historic Transition District - Bridge Park West Development
94-100 N. High Street
14-106ARB/DP **Development Plan Review**

Proposal:	A request for a Development Plan for a two and a half story mixed-use commercial development and 42 condominium units in a seven-story building with associated parking and site improvements along the east side of High Street approximately 280 feet north of the intersection of North Street.
Request:	Review and approval for a Development Plan under the provisions of Zoning Code Sections 153.057-153.066.
Applicants:	Nelson Yoder, Crawford Hoying; and Gerry Bird, OHM Advisors
Planning Contact:	Jennifer M. Rauch, AICP, Senior Planner
Contact Information:	(614) 410-4690, jrauch@dublin.oh.us

DETERMINATION: Recommendation of approval to the Architectural Review Board for this request for a Development Plan Review with the following six conditions:

1) The applicant work with the City to establish a development agreement for this project, including providing the following information:
   a) Resolution of design and construction of North Riverview Street extension; and
   b) Resolution of shard parking agreements (existing and future);
2) The applicant continues to coordinate with the City and Washington Township Fire Department to finalize a plan, which ensures fire accessibility throughout the site;
3) The applicant provides an outline of the details for each open space type with exact acreages required as determined as part of the Site Plan Review;
4) The applicant describe the intent for the required BSD Historic Transition District placemaking elements at the Development Plan Review with details to be determined as part of the Site Plan Review;
5) The applicant provides a demolition/construction plan and schedule; and
6) The applicant continues to address Engineering details as part of the Site Plan Review.

RESULT: The Development Plan was forwarded to the Architectural Review Board with a recommendation of approval.

STAFF CERTIFICATION

_____
Steve Langworthy, Planning Director

City of Dublin

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ADMINISTRATIVE REVIEW TEAM

MEETING MINUTES

NOVEMBER 13, 2014

DRAFT

ART Members and Designees: Steve Langworthy, Planning Director; Gary Gunderman, Planning Manager; Alan Perkins, Fire Marshal; Fred Hahn, Director of Parks and Open Space; Jeff Tyler, Building Standards Director; Aaron Stanford, Civil Engineer; Colleen Gilger, Economic Development Director; and Laura Ball, Landscape Architect.

Other Staff: Jennifer Rauch, Senior Planner; Rachel Ray, Planner II; Joanne Shelly, Urban Designer, Landscape Architect; Devayani Puranik, Planner II; Marie Downie, Planner I; Andrew Crozier, Planning Assistant; and Laurie Wright, Staff Assistant.

Applicants: Mike Burmeister, OHM Advisors; Brian Quackenbush and James Peltier, EMH&T (Cases 1 3 & 4); and Kevin McCauley, Stavroff Interests Ltd. (Case 5)

Steve Langworthy called the meeting to order. He asked if there were any amendments to the November 6, 2014, meeting minutes. The minutes were accepted into the record as presented.

DETERMINATIONS

1. BSC Historic Transition – Bridge Park West **94 and 100 North High Street**
14-099ARB/BP **Basic Site Plan Review**

Joanne Shelly said this is a request for a development of a two-story mixed-use building, 42 condominium units in a seven-story building with associated parking and site improvements along the east side of High Street approximately 280 feet north of the intersection of North Street. She said this is a request for review and approval for a Basic Site Plan under the provisions of Zoning Code Sections 153.057-153.066.

Ms. Shelly presented the Bridge Street District Zoning Map and the proposed Site Plan pointing out the major development components: gateway towers, apartment building, historic mixed-use building, garage, and green open space. She showed the elevations from August 2014 and the current proposal to compare all the revisions. She commented on the changes as seen in the North High Street/west elevation as proposed today. She said the changes were prompted due to the ARB's review comments at their informal review on October 28, 2014, where they requested actual transition between the architectural character and the front and back portions of the buildings, and more historic elements. She explained the transition from the right side of the elevation on the screen that is more traditional and then moves to more contemporary features going north. She said this reflects the ARB's comments of requesting the buildings to look developed over time with different styles of architecture so the result did not look like one massive building.

Mike Burmeister, OHM Advisors, said he thought this proposal was the best solution to show the buildings to appear as they developed over time; the transition effect; and the mass of these buildings to appear scaled down.

Jenny Rauch indicated the ARB felt more comfortable with the August proposal than the more recent October version.

Mr. Burmeister added that the High Street façade was the elevation the Board was most concerned with, and not the river-facing elevation, where the majority of the residential units are located.

Ms. Shelly pointed out the front of the North High Street elevation, with the river-facing portion of the building showing in the background, and noted the new relationship between all the components of the development. She said awnings were added and signs will need to be added to complete the visual effect. She explained the entrance to the private drive will provide a view all the way through from front to back of the buildings.

Mr. Burmeister explained the garage door will operate via a remote, and the gates will swing out towards the street. Ms. Shelly recommended some sort of barrier will be needed where the gates open out into the sidewalk area.

Mr. Burmeister described the newest façade, which is clad in red brick with two black awnings at street level and louvered sun shades over the top of the windows on the second floor. He indicated this reflects the style of a revitalized a warehouse.

Ms. Shelly confirmed the residential units are behind. Mr. Burmeister added the façade on High Street is ±120 feet from the rear façade of the apartments.

Mr. Burmeister said vignettes were being created to show the perspectives at street level, where the residential building behind the High Street portion would not be visible.

Ms. Rauch reiterated the ARB's request for the vehicular entrance to be well lit, and inviting. She said this current illustration makes the entrance look cavernous. Mr. Langworthy suggested the applicant downplay the fact that it is a garage and asked if an awning or some other architectural feature could be added.

Mr. Burmeister said cornice detailing could be added. He said signs will be proposed over the entrance for wayfinding purposes.

Fred Hahn inquired about the bridge above the garage and the white material.

Mr. Burmeister said the material was metal cladding, and the portion of the building over the garage entrance will have offices.

Jeff Tyler inquired about a scenario whereas the plaza scale does not work and if future direction could be given to the buildings sited across the future plaza, south of this building, for appropriate scale.

Ms. Rauch referenced the "jewel building" that the ARB had a lot of questions about, but is not included in this application. She said they had asked that the height would be limited to 2.5 stories at a maximum. She reported Nelson Yoder had agreed to this during the ARB meeting last month, but she asked if a condition should be provided.

Mr. Tyler suggested that guidance be given so the building does not impose itself too much on this project.

DRAFT

Mr. Burmeister explained the pedestrian circulation path from the future pedestrian bridge to the plaza is uncertain until the site is graded out. He said at this point, the termination point is not known. He said it was shown by a dashed line on the south elevation.

Mr. Hahn asked if the discussion regarding the proposed extension of North Riverview Street was being pursued in earnest, to which Mr. Langworthy said it was to be addressed through the development agreement.

Ms. Rauch explained the plan shows the road extended, but it is unknown if it will be a park road or an actual road until an agreement is reached with the City.

Mr. Hahn asked if there any determination had been made on this subject, to which the answer was no.

Ms. Rauch said width of the road is the issue and additional discussion is needed. She indicated the road extension was a significant issue, because without it, Fire cannot access the building, and therefore will not be able to sign off on the building permit.

Ms. Rauch said the construction and staging needed to be determined for providing access to the site. She said construction access cannot occur directly off of North High Street or between Oscars and this site due to the Historic District traffic disruption it would cause. She said serious consideration should be made for demolition and the building process. She said the applicant can deconstruct on their own site, but at some point the debris will have to be removed.

Ms. Rauch said nothing officially has been decided with the proposed future pedestrian bridge location.

Mr. Burmeister said he understood that this project would need to have the least amount of intrusion to the Historic District.

Ms. Rauch said that a demolition and construction plan and schedule will need to be part of the final Site Plan Review.

Mr. Burmeister referred back to the architecture and stated that the back upper two or three floors had a bay removed to make it bigger and provide more depth on the floors. He provided street level perspectives.

Mr. Langworthy said he had heard the ARB had requested more vertical elements than horizontal elements. Ms. Rauch added they requested more recesses and projections.

Mr. Burmeister said the applicant had looked at depth and shadow lines. He said there were detached residential units back towards the historic front by the garage opening.

Rachel Ray asked if the garage was mechanically ventilated. Mr. Burmeister said the garage would be.

Mr. Hahn inquired about elevator access. Mr. Burmeister said the tower is a terminal vista and as pedestrians come across the bridge they would be able to access all levels of the parking garage from the south. He said the entrance for the tower elevator is from inside the garage; there is no outer door.

Mr. Langworthy asked how the rock face integrates into the proposed open space.

Mr. Burmeister said the applicant is using it as a focal point for the public plaza open space below and to engage the back of the building. He said the triangle-shaped open park is accessible from the lower level and will be visible from the pedestrian bridge and tower elevator.

DRAFT

Mr. Hahn asked for clarification for the location of the bridge, which is not visible in the renderings. He asked if the bridge piers, or supports for an elevated walkway would encroach the open space. Mr. Langworthy said it was possible, but the exact locations were still unknown.

Mr. Langworthy inquired about the north end of the building. Mr. Burmeister explained the north elevation contained office on the upper level, and the center stories were the kitchen area for the restaurant.

Mr. Hahn asked if the ground floor units would have walkouts. Mr. Burmeister said walkout patios would be provided from recessed doors with steps down to the sidewalk. He said these are right on the edge of the Indian Run.

Brian Quackenbush clarified the steps lead to the private sidewalk that is higher than the public path which is at the bottom of the slope near the Indian Run. He said farther east, the path transitions up the slope and the exact location will depend on the location of the trees.

Mr. Burmeister said the slope would be gradual.

Mr. Hahn cautioned that these details be worked out now so it does not require the City to alter their plans causing design problems. He asked if there was an adjusted property line. He emphasized the need for the applicant to demonstrate that the public is well served. He suggested maybe shifting the sidewalk 10 feet and a somewhat parallel path but with trees in between to separate the two paths. He asked if this could be a condition and the location be coordinated with Parks and Open Space.

Ms. Shelly stated that a recommendation of approval to the Architectural Review Board is recommended for eight Site Plan Waivers:

1) Loading Facility Permitted to Rear (front requested) – Apartment Building
2) Entry for Parking within Building Permitted to Rear (front requested) – Apartment Building
3) Maximum Building Height permitted at 4.5 Stories (7 requested) – Apartment Building
4) Parking within Building Permitted in Rear on 3 floors (5 requested) – Apartment Building
5) Ground Story Height – 10 to 12 foot (14.16 requested) – Historic Mixed-Use Building
6) Loading Facility Permitted to Rear (front requested) – Historic Mixed-Use Building
7) Entry for Parking within Building Permitted to Rear (front requested) – Historic Mixed-Use Building
8) Quantity of Towers Required 1 Allowed (2 requested)

Mr. Langworthy asked about Waiver eight, for the towers. He said a Waiver would not be needed if it is determined that this proposal includes three buildings instead of one large building, and therefore, two towers would be permitted. A brief discussion ensued about how the buildings are characterized. It was decided that the Waiver was not needed, and the buildings are considered to be three separate buildings.

Mr. Langworthy said the above Waivers need to be revised to show three buildings, one apartment and two mixed-use buildings.

Ray Harpham said he liked the new proposal and asked if any problems are anticipated with any of these Waivers when proposed to the ARB. Ms. Shelly answered these Waivers were already agreed upon through the Basic Development Plan.

Mr. Langworthy requested that the language for the Waivers be improved and confirmed that the height was already agreed upon.

Ms. Shelly added that the ARB's only concern with the seven stories was if the buildings would be physically separated. Her impression was that the ARB will be agreeable to the Waivers.

DRAFT

Mr. Langworthy asked if there were any issues for any of the Waivers. [There were none.] Mr. Langworthy confirmed the ART's approval of the seven Waivers.

Ms. Shelly said approval is recommended for a Basic Site Plan with the following five conditions to be forwarded to the Architectural Review Board:

1) The following details to be presented with the Site Plan Review:
   a) Architecture, landscaping, fencing, lighting, signs and other site development details or Building Type requirements noted as TBD or SPR in this report and attached analysis;
   b) Detailed installation specifications for façade materials and material transitions, including material samples and section panels be provided to ensure high-quality and durable construction, and addressing specific items as described in this report; and
   c) Color palettes for façade materials be incorporated.
2) Terminal vista elements be provided and detailed to meet the intent of the Code;
3) The applicant addresses Engineering's comments as outlined and attached to this report, including traffic access, stormwater and utility details;
4) The applicant coordinate with the City and Washington Township Fire Department to ensure fire accessibility throughout the site as part of the Development Plan Review; and
5) Parking calculation shall be included, identifying retail, restaurants, office area and residential unit counts as well as counts and labels for standard, ADA, compact and non-standard spaces, along with justification for the additional spaces provided.
6) The applicant will demonstrate the feasibility of a public path adjacent to the Indian Run Creek. The final location will be coordinated through and approved by the Director of Parks.

Mr. Langworthy asked the applicant if they agreed to the conditions. Mr. Burmeister said they did.

Mr. Langworthy asked the ART if there were any questions or concerns regarding this application for a Basic Site Plan. [There were none.] Mr. Langworthy confirmed the ART's recommendation of approval of this request for a Basic Site Plan Review with six conditions will be forwarded to the Architectural Review Board for their meeting on November 19.

Ms. Shelly cautioned the applicant that there will be additional questions about loading, and the ARB will have concerns with sanitary management, particularly for restaurant use. She emphasized the fire access road has to be there, the stormwater bio-swale facility has to be very well-designed, and a lighting plan is also needed.

2. BSC Historic Core – Chelsea Borough Home **54 South High Street**
14-101ARB-MPR **Minor Project Review**

Andrew Crozier said this is a request for a new 9.58-square-foot wall sign for an existing commercial building on the east side of South High Street, between Spring Hill and Eberly Hill. He said this is a request for review and recommendation of approval to the Architectural Review Board of a Minor Project Review in accordance with Zoning Code Sections 153.066(G) and 153.170 and the *Historic Dublin Design Guidelines*.

Mr. Crozier said this application was introduced last month to the ART. He explained at that time, the sign was proposed to be attached to a wooden post in the right-of-way. He reported that the applicant has since changed the proposal to a wall sign. He said the proposed wall sign meets Code for location, height, and colors and fits in with the character of the surrounding buildings. He said the proposed sign does not meet Code for size and will need to be reduced form 9.58 square feet to 8 square feet.

DRAFT

Mr. Crozier presented a photo of the proposed sign. He said the application has since been revised, and the condition of approval has been met, and so the revised sign will be forwarded to the ARB.

Mr. Crozier said a recommendation of approval to the Architectural Review Board with one condition is recommended:

1) That the sign area be reduced to eight square feet to meet Code and a revised plan and sign details be submitted with the sign permit.

Mr. Langworthy asked the ART if there were any questions or concerns regarding this application for a Minor Project Review.

Fred Hahn commented that the sign appears to be appropriately located on the building wall. He said the rendering makes the sign look large, and reducing the sign to 8 square feet would help.

Mr. Langworthy confirmed the ART's recommendation of approval with one condition to the Architectural Review Board.

3. BSC Historic Transition District - Bridge Park West Development

94-100 N. High Street

14-106ARB/DP **Development Plan Review**

Jennifer Rauch said this is a request for a Development Plan for a two and a half story mixed-use commercial development and 42 condominium units in a seven-story building with associated parking and site improvements along the east side of High Street approximately 280 feet north of the intersection of North Street. She said this is a request for review and approval for a Development Plan under the provisions of Zoning Code Sections 153.057-153.066.

Ms. Rauch said the Development Plan is different from the Basic Site Plan, but will have some overlapping elements.

Ms. Rauch said two Waivers were granted with the Basic Development Plan.

Ms. Rauch stated that, with respect to the ODOT easement, the City is waiting on final details but ODOT has indicated they are supportive of allowing the easement to be vacated.

Ms. Shelly said approval is recommended for the Development Plan Review with the following six conditions to be forwarded to the Architectural Review Board:

1) The applicant work with the City to establish a development agreement for this project, including providing the following information:
   a) Resolution of design and construction of North Riverview Street extension; and
   b) Resolution of shard parking agreements (existing and future);
2) The applicant continues to coordinate with the City and Washington Township Fire Department to finalize a plan, which ensures fire accessibility throughout the site;
3) The applicant provides an outline of the details for each open space type with exact acreages required as determined as part of the Site Plan Review;
4) The applicant describe the intent for the required BSD Historic Transition District placemaking elements at the Development Plan Review with details to be determined as part of the Site Plan Review;
5) The applicant provides a demolition/construction plan and schedule; and
6) The applicant continues to address Engineering details as part of the Site Plan Review.

DRAFT

Mr. Langworthy asked the applicant if they agree to the six conditions. Mr. Burmeister agreed.

Mr. Langworthy asked the ART if there were any questions or concerns regarding this application for a Development Plan Review. [There were none.] Mr. Langworthy confirmed the ART's recommendation of approval of this application for a Development Plan Review with six conditions to be forwarded to the Architectural Review Board.

DRAFT

Mr. Crozier said approval of this application for a wireless communication facility is recommended with two conditions:

1) That the applicant select colors for the antenna panels, remote radio heads, OVP-distribution box, and hybridflex coax cable that are designed to be as unobtrusive as possible on the existing monopole; and
2) That any associated cables are trimmed to fit closely to the panels.

Mr. Langworthy asked the ART if there were any questions or concerns regarding this application. [There were none.] He confirmed the ART's approval of this application with two conditions.

INTRODUCTIONS

2. BSC Historic Transition District - Bridge Park West Development

94-100 N. High Street

14-106ARB/DP **Development Plan Review**

Joanne Shelly said this is a request for a Development Plan for a two and a half story mixed-use commercial development and 42 condominium units in a seven-story building with associated parking and site improvements along the east side of High Street approximately 280 feet north of the intersection of North Street. She said this is a request for review and approval for a Development Plan under the provisions of Zoning Code Sections 153.057-153.066.

Jennifer Rauch explained this is the next step for the approval process. She reported the Architectural Review Board (ARB) approved the Basic Development Plan on October 22, 2014, and are expected to review this application and a demolition application and the Basic Site Plan on November 19, 2014.

Ms. Rauch said the information for the Development Plan is similar to what was provided with the Basic Development Plan. She said fire access and flood plain issues still need to be resolved, which are largely procedural on the part of the City. She said she anticipates conditions will be part of the recommended approvals to ensure these issues are addressed as part of the future development agreement.

Steve Langworthy asked what Waivers have already been approved. Ms. Shelly said the ART approved the Administrative Departure for the Midblock Pedestrianway and the ARB approved the following three Waivers with the Basic Development Plan:

1) Maximum Block Size – Section 153.060(C)(2)(a): Increase the maximum permitted block dimensions for the Apartment Building (increasing maximum block length from 300 feet to ±400 feet on the east and ±378 feet on the west façade; and a maximum block perimeter from 1,000 to ±1,271 feet).

2) Midblock Pedestrianway – Section 153.060(C)(6)(a): Waive requirement of midblock pedestrianway for a Historic Mixed-Use Building.

3) Building Heights – Section 153.063(D)(4)(b): Waive requirement of 2 1/2 story limit for the Apartment Building.

Ms. Shelly added the Basic Development Plan was approved by the ARB with five conditions:

1) That the applicant works with the City to establish a development agreement for this project;

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ARCHITECTURAL REVIEW BOARD

RECORD OF DISCUSSION

OCTOBER 28, 2014

The Architectural Review Board took the following action at this meeting:

1. BSC Historic Transition – Bridge Park West **94 and 100 North High Street**
14-099ARB/BPR **Informal Review**

Proposal: A development consisting of a two-story mixed-use building, 42 condominium units in a seven-story building with associated parking (375 parking spaces) and site improvements along the east side of High Street approximately 280 feet north of the intersection of North Street.

Request: Informal review and feedback for a future Basic Site Plan under the provisions of Zoning Code Sections 153.057-153.066.

Applicants: Nelson Yoder, Crawford Hoying; and Gerry Bird, OHM Advisors

Planning Contact: Jennifer M. Rauch, AICP, Senior Planner and Joanne Shelly, RLA, AICP, LEED BD+C, Urban Designer

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

RESULT: The Board reviewed and provided informal feedback for the proposed modifications to the architecture and site plan from the August, 2014 meeting. The Board expressed concern regarding the revised architectural concept and found the proposed design more contemporary along North High Street that seemed to fit with Historic Dublin. The Board asked the applicant to further refine the drawings to ensure the North High Street elevations are compatible with the character of the District. They also provided additional feedback regarding the details of the multiple-family building.

DRAFT

BOARD MEMBERS PRESENT:

Robert Schisler	Yes
Bob Dyas	Yes
David Rinaldi	Yes
Neil Mathias	Absent
Thomas Munhall	Yes

STAFF CERTIFICATION

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Jennifer M. Rauch, AICP, Senior Planner

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ARCHITECTURAL REVIEW BOARD

MEETING MINUTES

OCTOBER 28, 2014

AGENDA

1. BSC Historic Transition – Bridge Park West **94 and 100 North High Street**
14-099ARB/BPR **Informal Review**

Robert Schisler called the meeting to order at 6:31 p.m. and led the Pledge of Allegiance. Other Board members present were David Rinaldi, Bob Dyas, and Thomas Munhall. Neil Mathias was absent (due to conflict of interest). City representatives were Jennifer Rauch, Joanne Shelly, Alan Perkins, and Laurie Wright.

Motion and Vote
Mr. Dyas moved, Mr. Rinaldi seconded, to accept the documents into the record. The vote was as follows: Mr. Munhall, yes; Mr. Schisler, yes; Mr. Rinaldi, yes; and Mr. Dyas, yes. (Approved 4 – 0)

1. BSC Historic Transition – Bridge Park West **94 and 100 North High Street**
14-099ARB/BPR **Informal Review**

Jennifer Rauch said this application is for a development consisting of a two-story mixed-use building, 42 condominium units in a seven-story building with associated parking (375 parking spaces) and site improvements along the east side of High Street approximately 280 feet north of the intersection of North Street. She said this is a request for informal review and feedback for a future Basic Site Plan under the provisions of Zoning Code Sections 153.057-153.066.

Ms. Rauch said the applicant submitted a Basic Site Plan, which includes the detailed basic information such as the architecture that is slated for the November 19, 2014 ARB meeting. She said the review tonight will allow the applicant to further refine the proposed design based on the ARB's comments, as well as Jon Barnes' architectural review as the City's outside consultant and previous ART comments and return at the end of November.

Ms. Rauch presented the site and explained there are two existing buildings that will be demolished. She pointed out the Historic Mixed-Use buildings along North High Street and the Apartment Building along the river that will face the North Riverview Street extension with a parking garage located internally. She also showed the elevations from August 2014 and now. She noted the previous North High Street elevation on the top of the slide showing the large garage entrance. She said when this proposal was reviewed by the Board in both May and August the character, access, architectural detail, and transitions around the sides between the two Building Types were discussed.

Ms. Rauch said the applicant has made some modifications to the architecture. She showed the proposal on the North High Street elevation, where it appears as three separate buildings, noting the main access garage to parking northern end of the proposed buildings and secondary entrance for the five residential units on the top. She pointed out two tower elements, one at the northern most point of the building and another on the south used to make the transition between the elevations.

DRAFT

Ms. Rauch said as part of the review, a number of discussion questions were included in the Planning Report and are as follows:

1) Are the proposed architectural concepts appropriate to the adjacent area?
   a) North High Street
   b) Scioto River

2) Does the site, site elements, and architecture relate properly to North High Street?
   a) Architectural Character
   b) Scale
   c) Relationship to street
   d) Commercial elevations
      i) Storefront façade
      ii) Variety vs customizable blank storefront
      iii) Signs
      iv) Circulation
         (1) Pedestrian
         (2) Vehicular
         (3) Service
   e) Tower – Gateway
      i) What characteristics are important?
      ii) Where are the height considerations in relation to the building mass?
   f) Residential
      i) Architectural character
      ii) Scale of façade details
      iii) Relationship to site
      iv) Circulation
         (1) Pedestrian
         (2) Vehicular
         (3) Service
      v) Tower – Vista
         (1) What characteristics are important?
         (2) What are the height considerations in relation to the building mass?

3) Other considerations by the Board?

Ms. Rauch turned the floor over to the applicant to provide their perspective of the changes since August.

Gary Sebach, OHM Advisors, 600 Creekside Plaza, Gahanna, OH 43230, provided an overview. He presented the project site where the library sits right now and the Indian Run subdivision. He presented an enlargement of the improvements along the roadway in relation to the existing buildings. He showed the green space and how it related as well as some additional green space inside that courtyard.

Mr. Sebach said there has been a lot of discussion about this future plaza and the pedestrian bridge that will connect in this area. He noted the grade change from 775 feet to 820 feet and the location of the pedestrian bridge landing would be a nice way to have a landing platform and circulation down. He noted the intended sidewalk and how it would connect into Historic Dublin and then another connection to Indian Run. He said there are currently two entry points on either side of the driveway for the public to access the lower level of the garage. He highlighted the stairs and the vertical circulations enclosed for the residents. He pointed out where the cars come into the garage at a flat entrance on P4 that is at grade and circulate to reach the lower levels, P3, P2, and P1 to then egress.

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Mr. Sebach pointed out the stairs that were discussed at the last meeting providing vertical circulation from P1 up to P5. He pointed out the two internal stairs and elevators and the drive that goes up to P5, which is the private parking deck. He noted the at-grade entry point that becomes the lobby to the office above. He said there is a stair and elevator, whereas the stair goes down to P3, the last level of parking under this side. He said the same could be done on the other side. He pointed out the proposed tower providing access to the public right-of-way that will tie into the plaza. He said the path leads naturally along the plaza and straight into that tower.

Mr. Sebach said the dumpsters are four feet wide, eight feet long, and six feet tall on wheels, and attach to each other like little train cars. He said these types of dumpsters are used at Creekside in Gahanna, Ohio. He said they are hooked together early in the morning (or any off-peak hours) and taken through the garage to where the trash is collected. He said he would make sure the Board saw how this all worked and said a similar concept is used at Easton. He said there is an inside trash room with a back-of-house enclosed circulation. He noted where two restaurants are proposed. He said the trash will be collected in the residential section to be brought over to the trucks that will be scheduled, off-peak hours.

Bob Dyas asked if it would be a private trash service to which Mr. Sebach said it would.

Mr. Sebach showed the two stair towers that can be used by the public from the garage to get out on the lower level. He said there is private access, (be buzzed in per intercom) for the doors to be released for entry. He said there are public lobbies that connect so you could come down the elevator and exit to access the walking path to old Dublin.

Mr. Sebach said they have been trying to stay "honest" to Dublin. He said they wanted the scale, the materials, and appearance to fit in, be fresh, and not foreign. He started describing the North High Street elevation and said the tower is the focal point that terminates that plaza, anchors the public to any circulation, and allows for transition of some of the architectural elements from the larger seven-story piece to the two and a half story piece. He pointed out the larger glass to make an easier transition. As he moved from the south end of the High Street elevation to the north, he further explained the architecture by highlighting the rhythm, scale, brackets, deep overhang, stone blend, and fiber-cement panels to not be heavy like stucco or siding. He showed the standout entrance features for the office buildings. He said there is a landscaped retaining wall out front to maintain access into the building. He showed the entrance to the garage and the bridge across. He said the flat roof downplays the bridge as much as possible. He explained how the architecture was changed again to avoid repetition, having its own tower to provide a beacon on the corner, changed scale of glass and windows but allowed for transition to the other architecture, working in concert with the rest of the architecture.

Mr. Sebach explained the architecture for the south elevation with the dotted line that represents the proposed future bridge. He said it was not right up against the building but wanted to show the landing point at about 820 feet to slowly slope to the river. He said the future pedestrian bridge would pass the building at about two stories up. He pointed out the large scale glass and the tower that becomes the visual terminus to the plaza. He started at the left of this elevation and moved to the right, describing the architecture.

Mr. Sebach described the architecture for the North Riverview Street elevation before ending with the north elevation descriptions.

Ms. Rauch asked if anyone from the public would like to speak with respect to this application.

Thomas McCash, 6864 Fallen Timbers Drive, said he had a past history with Dublin as he had served on Council in 1995 and has seen a tremendous transition in this area. He said this proposal looks like it should be in Upper Arlington along Tremont Road or down on the OSU campus. He said the towers are going to appear as lighthouses on the corners. He said the proposal appears to be too big and does not

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fit in the context of the Historic District. He added the architecture is not quite there and too modern on Scioto River side. Mr. McCash concluded he is supportive of having a project like this but is concerned it will look like an elephant along High Street.

Thomas Munhall asked Mr. McCash if the North High Street façade and the south elevation with the tower were changed to more traditional architecture or closer to what was created in August would the residents be more receptive.

Mr. McCash said it starts to reflect Historic Dublin and allows the backside more room for something different because it is not necessarily seen from the Historic District area but rather from the side of the river. He said the top would still be seen from High Street and was not sure the metal panels were appropriate for the Historic District. He indicated metal panels may be more appropriate on the backside.

Mr. Munhall said he thought Mr. McCash's comments were a reflection of what the ARB has been discussing. He added the backside has not been as crucial.

Garrick Daft, 21 Indian Run Drive, said he likes the previous illustration better. He thought Dublin would desire a design more like a historic castle, using stone like Dublin, Ireland. He said he did not see this as a landmark type building as presented today, it can be seen anywhere, and he is not excited about the drawings.

Mr. Munhall asked if the High Street side was the concern or the river side, or both. Mr. Daft replied when he saw the High Street elevation online in August he was not concerned and could live with that. He said he does not like the renderings proposed today; it is monstrous and very visible.

Mr. Munhall said the discussion has been it will only be visible from the pedestrian bridge. He indicated if the Scioto River elevation is developed in a more modern approach it allows the transition from old to new. He said the front elevation should be more historic in nature.

Mr. Daft said this is an opportunity for something very iconic to be built for Dublin.

Robert Schisler said it is hard to see the building that is there now and it is four stories tall and if you are across the river, it is not highly visible. He indicated this project would not appear as massive due to the way it is situated in the site; he said it is hard to see the whole building from a distance.

Mr. Daft said Riverside Drive is being moved up and understands more modern architecture on the east side but thought Historic Dublin should stay more in historic character. He suggested perhaps 'castle meets modern'.

David Rinaldi said as a point of reference, Riverside Drive is 785 feet in elevation and the roof is at 860 feet, about 65 feet higher than the current Riverside Drive elevation.

Bob Dyas said he appreciated the public feedback on the proposed project and ensure it meets the expectations of the community.

Mr. Rinaldi said something successful was beginning to happen in August when the High Street elevation had the appearance of developing over time and believes that has gone away with the new High Street elevation proposed today. He said this definitely looks and feels like a large development.

Mr. Munhall said he wanted to make the point that the Board does not necessarily care about transitioning the two buildings. He said when this was discussed in the past, there were two separate buildings, one traditional and one modern.

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Mr. Dyas said he did not have a problem with modern architecture in the back and more traditional detailing in the front.

Mr. Schisler said he preferred the original elevation because they appeared to all be in the same family but each had their own character. However he said, the glass connector still made it look massive and now that this is opened up, it cuts down on the scale. He suggested some different architectural elements. He said this sits on a large parking structure to give us everything we want but it still looks like two buildings and was disappointed to find it was connected on the south elevation, as the corner was turned. He suggested a flat area for a plaza before reaching the apartments where now it appears to take up a whole city block, which increased the scale by connecting it. He added people are mainly going to see the top two levels. He said he understands the transition aspect but is not certain he wants to deviate that much.

Mr. Schisler indicated he recently drove down High Street in the Short North area and the Arena District and noticed they use a lot of different materials in a lot of different ways; some of it is modern infill, in between some of the more historic buildings. He said more modern materials were used in a more traditional way. He said some of it was done very well and some not but it seems like the applicant is "over doing it" by bringing in stone, brick, and glass. He said it is a mixture, not really a modern or traditional but rather a mixture of style. He said being so flat, it increases the scale. He said the perspective rendering looks like a whole city block, which it is at 400 feet long. He suggested a building 'A' and a building 'B', both with their own character would reduce the scale. Mr. Schisler said the stairs that do not come to the outside, they have to and wants to see the changes now rather than later.

Mr. Sebach said the two stairs in the office buildings empty directly outside.

Ms. Schisler said he understands but the towers that go up and down, he noted the stairs that empty into a lobby and not directly to the outside.

Mr. Sebach said there are stairs at the other ends but did not show those as they are the points of public access.

Mr. Schisler explained it has to pass Code without changing the plan and the elevation. He does not want to see the whole façade changed because the stairs had to be moved to the outside. He said it is an issue, now.

Mr. Schisler inquired about the mechanicals, specifically the heating and air conditioning in all the residences. Mr. Sebach said they are working on a ventilation and garage solution. He said they have talked about how they are going to heat and cool the units independently. He said screened condensing units will be on the roof. He said units on the front of the building will have louvers for fresh air intake. He said toilet exhaust out of the building is done typically on the outside of the building. He indicated all those pieces will have to be shown when the applicant returns.

Mr. Schisler said he wanted the vertical circulations inviting and walkways enhanced. Mr. Dyas agreed with Mr. Schisler's assessments.

Mr. Rinaldi said the higher elevations are important and the High Street elevation will get the most attention. He said he would like the buildings to appear smaller and developing over time. He said the towers at the terminals that create the transition between buildings makes a lot of sense and can be successful. He asked if the towers would be illuminated he will be interested to see if they will become big beacons at night on High Street. He stated he did not have a problem with the modern style for the Scioto River elevation. He suggested relating the front to the back with materials. He said the Scioto River elevations are so close and the two halves almost want to be symmetrical but it is not quite there.

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He said he is not sure about metal panels. He asked if the intent on the sloping roofs was for shingles or metal standing seam elements.

Mr. Sebach said in the transition district, it suggests that metal be used and that is what we prefer.

Mr. Rinaldi inquired about the big heavy brackets. Mr. Sebach answered the brackets will probably be a powder-coated aluminum for a flat finish. He said the applicant is struggling with the transition area as much as the Board. He said the discussion has been when is "enough is enough" and we are going to be honest and do architecture of this century and not historic. He said the applicant wants to please the client and the community and it is a tough decision to rip the band aid off.

Mr. Munhall said the problem is this is in Historic Dublin and these areas are expected to be quaint. However, he said, when the corner is turned to these new condominiums, a more modern style can be understood. He said an architect's standpoint is different than the public's standpoint or policy standpoint. He said the issue is what is going to sell at the end of the day and what is not going to be a problem. He said he has no problem with modern architecture, but there is an appropriate time and place. He said he does not feel the public or the speakers that are here tonight feel like this is the time and place. He believes the most vocal folks want it to be traditional. He said the Board is trying to reflect that in the comments today.

Mr. Sebach said he understands this is a process. He said a large castle does not fit either and believes there has to be a transition from front to back.

Mr. Munhall asked if the Board needs to make decisions on the skin of the building or is that something that can be worked through, as opposed to their discussion last Wednesday.

Ms. Rauch explained the applicant will submit the Basic Site Plan, which will show conceptual architecture the Board will be expected to sign off. She added the point of tonight is to figure out if the applicant's proposal is heading in the right direction and the Board will feel comfortable approving moving forward. She said the very fine details will be worked out as part of the final Site Plan, which comes later, but this is the Board's opportunity to give informal feedback before the applicant returns. She said the Basic Site Plan will need to meet Code, Historic Guidelines, and the context of the Historic District.

Mr. Schisler said he does not like the side elevation with the mansered roof, which will then get flat in the back. He said that is going to be a difficult elevation to work out. He said we want it separate so it does not feel like a full city block without any breaks. He noted which corners would be easier to transition and not look like they were cut or dropped.

Mr. Schisler said the problem is to separate from the scale. He said as an architect and a resident, he does not have an issue with more modern architecture; it is the character and side character that each one is a nice piece that we are going to be proud of. He said he was concerned about the rooflines being cut when a height limit is reached. He wants these buildings to have character where it looks like people can walk along all sides. He reiterated his desire for smaller scale, again suggesting building 'A' and 'B' and being able to see all the way through.

Mr. Dyas said he agreed with the public input tonight and did like the August elevation better than this. He said the proposal tonight is beautiful but he is not sure it fits. He said he understands a lot of work has gone into this application but it needs fine tuning. He said his biggest fear is we collectively as a team approve this and make a mistake. He said there is nothing we can do once it is constructed and have to get right.

Mr. Sebach indicated we thought we were going in the right direction, based on feedback they have received. However he said, if there is a strong consensus, he does not want to come back again hear the

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Board was wrong, we changed their mind. He said he wants to make sure the Board has time to digest this. He said the applicant will go back and do their best to address all the concerns. He said it was a big shift to go from where we were in August to here and back to there.

Mr. Munhall asked from the City's standpoint or feedback to the applicant has there been a shift toward more modern architecture on the High Street side.

Mr. Sebach said they have been trying to interpret what they heard at ARB about consistency the last time. He said obviously there were studies done by Elkus Manfredi and Goody Clancy, and the applicant is trying to follow the Bridge Street Corridor plan. He said ultimately, someone has to take a stand.

Joanne Shelly confirmed this is in the Historic Transition District and not in the Historic District. She said she hears concerns that while this is not in the Historic District, it is visible.

Mr. Munhall said his concern was what people expect that live in the Dublin area. He said people on High Street are not going to recognize they are 50 feet from the Historic District so it is supposed to look modern.

Ms. Shelly agreed there was not a dashed line on the street that separates the Historic Transition District from the Historic District. She asked for confirmation that she was hearing a modern style was more comfortable on the north end because that is at the other end of the building and as you move towards Historic Dublin, you want see more of the detailing that is typical of Historic Dublin.

Mr. Dyas said that was part of his point and agrees with Mr. Schisler that the center building jumps out at him like it does not fit as well as the long roof on the other side.

Ms. Shelly said the northern building has a distinct character and then there are two buildings that have very similar character. She noted it has been said that the Board wants to see this look as though it has been built over time. She asked if each of those buildings were seen as a separate character, if the Board would be more comfortable.

Mr. Rinaldi said nobody wants to design a historic building and as you go down High Street there is a rhythm to the buildings, 40 feet, 50 feet, whatever the depth is, and here we have changed that dramatically. He said in terms of detail this has to be historic architecture; it does not have to mimic a Disneyland version of historic architecture. He said the rhythm needs to be carried through. He said he referred back to the August meeting minutes. He pointed out that at that time, we thought the project was headed in the right direction and what was important was how the corner was turned. He said using an element like a tower or something is a successful way to make that transition from the front to the back. Mr. Rinaldi said he is a little shocked that we have made this drastic change when the Board's indication was the application was headed in the right direction.

Mr. Munhall said he was going to say the exact same thing. He said the residents that this Board represents would have a pretty big problem if we started interviewing them all the time saying here is what it is going to be, what do you think.

Mr. Schisler asked if the library was just across the street. He pointed out that the library is more modern, and at some point it will be torn down and something totally modern may be built there. He said we do not know what is going to happen across the street but it will not be a historic building.

Ms. Shelly suggested taking cues from what is may happen with the library from the two most recent libraries that the developer has been done. She said the developer is using the same architect and she believes it is going to be a more contemporary building, attracting people to the library with new needs.

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She said there will be the virtual library, it will be very child friendly, and there will be a lot of public space.

Mr. Schisler said he does not mind more modern as long as the traditional materials are used that we are used to in Dublin. He pointed to the Recreation Center as an example. He said it comes down to the details and that is how you transition from front to back. He stated the proposal tonight is very stark. He sees the materials transitioning but the scale and character is still not right and this architecture is making it look massive.

Mr. Sebach said he has some good feedback and understands what the concerns are; he said he did not want to come back with pure historic architecture.

Mr. Munhall asked to see the split screen again to compare the renderings from August to October and noticed a floor was removed from the back. Ms. Shelly pointed out the elevations from August were much taller and when speaking of pedestrian scale and scale that is in Historic Dublin, those buildings are one to two stories high and the ones presented in August are significantly taller than that. She said the Board would actually be getting a bigger mass and thought the Board preferred a smaller mass.

Mr. Schisler said he likes the elevations that step down and use the site better. Mr. Rinaldi said he did not have a problem with the height, he said it is the vertical rhythm. Mr. Dyas agreed.

Mr. Munhall said this has to work economically. He added this Board did not want to hold the applicant up from acting in a proper economic way, thought this was pretty close in August. However, he said, he does not want to "just go with something" as it will be here for the next 100 years.

Mr. Munhall said he mentioned the economics because there are many projects such as these in other cities that have not gone anywhere due to these types of issues. He said the Board wants to be as reactive as possible and the intention between August and now was not to delay matters or keep the development from happening.

Russ Hunter, 555 Metro Place, Crawford Hoying Development Partners, said as a developer, they want to see this go forward and are really excited about this project. He said as far as the architecture goes on the High Street side, we have talked ourselves into both ways – modern or traditional. He said the roof lines really jump out at him and thought the Board's comments were right on the money. He said he is trying to understand all the steps and every week we delay, pushes all those other steps back months and months and we all want to see this happen.

Mr. Munhall said we have all said this is a very important project and understands it may take additional time to process.

Mr. Schisler thought that working out the massing and footprints on the High Street elevation is easier than the condominium issues.

Mr. Hunter said the condominium side of the building has not really been discussed tonight and is not sure how to steer that ship. He asked Mr. Sebach if he had a good grasp on the direction for the condominiums.

Mr. Schisler said to break up the scale of the condominiums, they should not be symmetrical. Mr. Rinaldi said what bothers him is when it is really close but not quite.

Mr. Schisler commented on the use of the glass and said he was not thrilled with the top.

Mr. Munhall asked for more ideas on the condominiums regarding materials and top.

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Mr. Schisler said in the Arena District, some of the buildings transition to the metal panels after using brick, which seems elegant where this is stark. Mr. Hunter indicated the difference between the Arena District and this building is the best units in the house want openness so this would straddle the line between traditional and modern architecture and asked for further direction.

Mr. Schisler offered suggestions for architectural changes.

Mr. Rinaldi said the top sections do not bother him and understands what the applicant is trying to do with the expanse of glass.

Mr. Dyas requested the windows and long roofs be broken up somehow. He said he was not sure if it was the materials or the actual structure but similar to the way we looked at elevations from August and now.

Mr. Hunter said he was sure there are ways the applicant could break the mass up a little bit. He said it was a balance as these units will be someone's home so layout and function need to be considered. He agreed verticality could go a long way.

Mr. Rinaldi suggested maybe part of the problem was in the rendering itself.

Mr. Hunter clarified he has heard from the Board that it is ok for the back to be different from the front and maybe transition is not as important. Mr. Rinaldi said transition is still important. Mr. Munhall suggested the tower could be more traditional.

Mr. Hunter thanked the Board for the additional comments on the back side.

Mr. Daft asked from the audience, what the inspiration was for this project. Mr. Sebach said the inspiration has always been transitional architecture for the Historic Transitional District. He said the challenge is, not too modern, not too historic but rather something in between. He added we are blazing new territory so the inspiration is not to look like the Arena District or Historic Dublin.

Mr. Munhall emphasized the issue is economic. He said we need parking, we want to live here, and we want restaurants. He concluded, at the end of the day, this Board has to represent Dublin to get the best product.

Ms. Shelly said there is a vision for Bridge Street District that is slightly different than the vision for the rest of the Dublin community. She said this vision includes taking the community forward into the next century. She said Dublin has a solid foundation but it also needs to continue to attract new businesses, the next generation of people that are going to live here and buy here. She said what the Community Plan and other studies have shown is that something different is desired so this small area was carved out to create something that is more contemporary in nature while respecting the history of Dublin. She said by respecting it, you do not try and copy it you try and look at the features that make it so beloved, which is the pedestrian scale and materials. She said what is proposed for the backside is the next generation of Dublin.

Communications
[There were none.]

Mr. Schisler adjourned the meeting at 8:19 p.m.

As approved by the Architectural Review Board on _____, 2014.

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ARCHITECTURAL REVIEW BOARD

BOARD ORDER

OCTOBER 22, 2014

The Architectural Review Board took the following action at this meeting:

1. BSC Historic Transition – Bridge Park West **94 and 100 North High Street**
14-099ARB/BPR **Basic Development Plan**

Proposal: A development consisting of a two-story mixed-use building, 42 condominium units in a seven-story building with associated parking (375 parking spaces) and site improvements along the east side of High Street approximately 280 feet north of the intersection of North Street.
Request: Review and approval for a Basic Development Plan under the provisions of Zoning Code Sections 153.057-153.066.
Applicants: Nelson Yoder, Crawford Hoying; and Gerry Bird, OHM Advisors
Planning Contact: Jennifer M. Rauch, AICP, Senior Planner and Joanne Shelly, RLA, AICP, LEED BD+C, Urban Designer
Contact Information: (614) 410-4600; jrauch@dublin.oh.us or jshelly@dublin.oh.us

MOTION #1: Mr. Munhall moved, Mr. Dyas seconded, to approve a request for Development Plan Waivers:

1) Maximum Block Size – Section 153.060(C)(2)(a): Increase the maximum permitted block dimensions for the Apartment Building (increasing maximum block length from 300 feet to ±400 feet on the east and ±378 feet on the west façade; and a maximum block perimeter from 1,000 to ±1,271 feet).

2) Midblock Pedestrianway – Section 153.060(C)(6)(a): Waive requirement of midblock pedestrianway for a Historic Mixed-Use Building.

3) Building Heights – Section 153.063(D)(4)(b): Waive requirement of 2 1/2 story limit for the Apartment Building.

VOTE: 3 – 0.

RESULT: This request for Development Plan Waivers were approved.

RECORDED VOTES:

Robert Schisler	Yes
Bob Dyas	Yes
David Rinaldi	Absent
Neil Mathias	Recused
Thomas Munhall	Yes

1. BSC Historic Transition – Bridge Park West **94 and 100 North High Street**
14-099ARB/BPR **Basic Development Plan**

MOTION #2: Mr. Dyas moved, Mr. Munhall seconded, to approve this application for a Basic Development Plan with the following five conditions:

1) That the applicant work with the City to establish a development agreement for this project;
2) That the applicant address Engineering details as part of the Development Plan Review, including finalizing the drive access off of a principal frontage street;
3) That the applicant coordinate with the City and Washington Township Fire Department to ensure fire accessibility throughout the site as part of the Development Plan Review;
4) That the applicant describe the intent for the required BSD Historic Transition District gateways at the Development Plan Review, with details to be determined as part of the Site Plan Review; and
5) That the applicant provide an outline of the details for each open space type, including the intended uses, exact acreages required and provided, and general program, at the Development Plan Review, with determinations as part of the Site Plan Review.

VOTE: 3 – 0.

RESULT: This request for a Basic Development Plan was approved.

RECORDED VOTES:

Robert Schisler	Yes
Bob Dyas	Yes
David Rinaldi	Absent
Neil Mathias	Recused
Thomas Munhall	Yes

STAFF CERTIFICATION

_____
Jennifer M. Rauch, AICP, Senior Planner

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ARCHITECTURAL REVIEW BOARD

MEETING MINUTES

OCTOBER 22, 2014

AGENDA

1. BSC Historic Transition – Bridge Park West **94 and 100 North High Street**
14-099ARB/BPR **Basic Development Plan Waivers (Approved 3 - 0)**
Basic Development Plan (Approved 3 - 0)

2. Zoning Code Amendment-Bridge Street District
13-095ADMC **Zoning Code Amendment (Approved 3 - 0)**

Robert Schisler called the meeting to order at 6:30 p.m. and led the Pledge of Allegiance. Other Board members present were Bob Dyas, Neil Mathias, and Thomas Munhall. David Rinaldi was absent. City representatives were Jennifer Rauch, Joanne Shelly, Rachel Ray, Newar Messina, Alan Perkins, and Laurie Wright.

Motion and Vote
Mr. Mathias moved, Mr. Schisler seconded, to accept the documents into the record. The vote was as follows: Mr. Dyas, yes; Mr. Munhall, yes; Mr. Schisler, yes; and Mr. Mathias, yes. (Approved 4 – 0)

Motion and Vote
Mr. Schisler moved, Mr. Munhall seconded, to approve the proposed 2015 – 2016 meeting dates. The vote was as follows: Mr. Dyas, yes; Mr. Mathias, yes; Mr. Munhall, yes; and Mr. Schisler, yes. (Approved 4 – 0)

Motion and Vote
Mr. Dyas moved, Mr. Munhall seconded, to accept the August 27, 2014, minutes as presented. The vote was as follows: Mr. Schisler, yes; Mr. Dyas, yes; Mr. Mathias, yes; and Mr. Munhall, yes. (Approved 4 – 0)

Motion and Vote
Mr. Munhall moved, Mr. Mathias seconded, to accept the September 24, 2014, minutes as presented. The vote was as follows: Mr. Schisler, yes; Mr. Mathias, yes; Mr. Dyas, abstain; and Mr. Munhall, yes. (Approved 3 – 0)

Mr. Schisler briefly explained the rules and procedures of the Architectural Review Board [the minutes reflect the order of the published agenda.] He swore in anyone who intends to address the Board on these cases.

1. BSC Historic Transition – Bridge Park West **94 and 100 North High Street**
14-099ARB/BPR **Basic Development Plan**

Jennifer Rauch said this application is for a development consisting of mixed-use commercial and office, and 42 condominium units with associated structured parking and site improvements along the east side of North High Street approximately 280 feet north of the intersection of North Street. She said this is a request for review and approval for a Basic Development Plan under the provisions of Zoning Code Sections 153.057-153.066.

Ms. Rauch introduced the case and provided an overview of the review and approval process for this application. She explained the Basic Development Plan application before the Board tonight was the first official review and approval step in the process. She said the application has been reviewed informally before this first step in the approval process. She said tonight will cover: the street network and types; the block layout, how the lots are developed (but not looking at specific details of architecture); and how this framework fits into Historic Dublin and BSC Historic Transition District. She said the next step in the process is the Basic Site Plan Review, which covers the uses, buildings, how the buildings are sited, the open space, and the details of the architecture. She explained there are two existing buildings, which will require demolition approval by the Board with a future application. She stated the final steps will be the Development Plan Review and the Site Plan Review.

Ms. Rauch presented the existing site layout and noted the property line extends farther to the south but noted the master plan for the area including the future pedestrian bridge is not complete. She showed the site limits and the two existing buildings and parking lot on this site. She said the details of the pedestrian bridge and development/redevelopment within the area related to the library site, North Street, and the potential extension of North Riverview Street all impact this site. Ms. Rauch noted the Zoning Map and the various adjacent districts, including BSC Historic Core to the south.

Ms. Rauch said the proposed plan includes: four buildings set on ± 2.4 acres of an existing commercial site; three historic mixed-use buildings set along High Street and one apartment building positioned along the proposed North Riverview Street extension; and an integrated parking structure with two public access points (High Street and proposed North Riverview Street extension) and one private access (High Street). She said based on the ARB and ART's discussions, the applicant has broken up the massing of building frontage along North High Street. She said vehicular access is not permitted from Principal Frontage Streets without the approval of the City Engineer; the City Engineer has reviewed the proposed access points and traffic improvements proposed for North High Street and are supportive. She said the Fire Department has raised concerns regarding access to the condominiums along the river side. She said there is only an internal drive within the existing parking lot; however, as this moves forward this will need to become a more significant drive. She said several solutions are under review by the City, as this area is owned by the City and the applicant's property ends along the western edge of what is shown as the future North Riverview Street extension.

Ms. Rauch reported the ART approved an Administrative Departure for a Midblock Pedestrianway due to the site constraints. She said the ART made a recommendation of approval to the ARB for the three Waivers and the Basic Development Plan with five conditions:

Waivers

1) Maximum Block Size – Section 153.060(C)(2)(a): Increase the maximum permitted block dimensions for the Apartment Building (increasing maximum block length from 300 feet to ±400 feet on the east and ±378 feet on the west façade; and a maximum block perimeter from 1,000 to ±1,271 feet).
2) Midblock Pedestrianway – Section 153.060(C)(6)(a): Waive requirement of midblock pedestrianway for a Historic Mixed-Use Building.
3) Building Heights – Section 153.063(D)(4)(b): Waive requirement of 2 1/2 story limit for the Apartment Building.

Conditions

1) That the applicant work with the City to establish a development agreement for this project;
2) That the applicant address Engineering details as part of the Development Plan Review, including finalizing the drive access off of a principal frontage street;
3) That the applicant coordinate with the City and Washington Township Fire Department to ensure fire accessibility throughout the site as part of the Development Plan Review;

4) That the applicant describe the intent for the required BSD Historic Transition District gateways at the Development Plan Review, with details to be determined as part of the Site Plan Review; and
5) That the applicant provide an outline of the details for each open space type, including the intended uses, exact acreages required and provided, and general program, at the Development Plan Review, with determinations as part of the Site Plan Review.

Neil Mathias recused himself due to possible conflict of interest.

Robert Schisler asked if Historic Mixed-Use is the criteria they should be using to review the application. Ms. Rauch said the front buildings are classified as Historic Mixed-Use Building Types and the rear building is the Apartment Building type but this not what the ARB is being asked to approve.

Mr. Schisler asked for further clarification regarding the 2.5-story requirement. Ms. Rauch said the Waiver request to exceed the 2.5-story limitation is regarding the adjacency to Historic Code outlined in the Historic Transition Neighborhood requirements.

Bob Dyas inquired about the ART approval of the Administrative Departure for a Midblock Pedestrianway. Ms. Rauch said the ART was able to approve the Administrative Departure as it applied to the apartment building because it met the criteria. She explained the Waiver requests are more extensive and require ARB approval.

Mr. Schisler asked for clarification regarding the numbers for the lot sizes and dimensions. Ms. Rauch explained the Lots and Blocks requirements were based on the Historic Transition requirements and directed the Board to Lots and Blocks, which is Section 153.060.

Mr. Schisler asked if the park was part of the block. Ms. Rauch said the applicant is showing the park preliminarily, but the details will be ultimately determined as part of the next step, the Basic Site Plan Review.

Mr. Schisler said as it is shown, the lots makes the perimeter 1421 feet instead of 1271 feet, if the future park and area to south is included. Ms. Rauch conceded it could be interpreted that way.

Mr. Schisler asked if the future park area will be preserved for open space. Ms. Rauch said the applicant is required to provide Open Space and the area shown is intended to meet those requirements.

Thomas Munhall asked if North Riverview Street will be extended to the north. Ms. Rauch said it is being considered, because appropriate access has to be provided to the condominiums along the river side to meet the Fire Department's requirements. Mr. Munhall said he did not want to hold up this application but expressed concern that if the road was not extended then public access becomes an issue.

Mr. Dyas said the ARB could approve this application, but there could be certain pieces that may not fall into place. He asked what happens if that occurs. Ms. Rauch said the applicant would need to return to the ART and ARB with revised plans for approval, depending on the changes. She said the City is aware of the need for access improvements and is working to resolve it without holding up this project unnecessarily. She said the review criteria for the Development and Site Plan require the proposal to be substantially similar to the Basic Plan and if it is dramatically different, the applicant has to regain the necessary approvals.

Mike Burmeister, OHM Advisors, 101 Mill Street, Gahanna, Ohio said the upper level 'Z9' has been removed to decrease the building height. Mr. Dyas clarified the building would be 79 feet tall.

Mr. Schisler asked how the loading/unloading would occur without a service street. Mr. Burmeister said the plan currently proposes the loading/unloading along North High Street through a series of parking spaces delineated as a loading zone and a striped area dedicated to fire, trash, and valet to accommodate equipment.

Mr. Schisler asked if the dumpsters would go across a pedestrian sidewalk on North High Street. Mr. Burmeister said the dumpsters are internal to the building and the dump trucks will pull in the driveway at North High Street to access them.

Mr. Burmeister explained the topography of High Street and how it meets the parking deck. Mr. Schisler asked about the height of the parking deck and asked for clarification on the layout.

Mr. Schisler said it appears the cars will be coming in/out where the dump trucks will be loading/unloading. Mr. Burmeister said there would be restricted hours for loading/unloading.

Mr. Schisler expressed he was not pleased that this was all happening out front.

Mr. Schisler asked if High Street was a district connector. Ms. Rauch replied High Street is a principal frontage street and a corridor connector street.

Mr. Schisler asked if the Fire Department was supportive of the presented fire accessibility. Mr. Burmeister said the plan was still developing the building access requirements between High Street and the lower section of North Riverview Street extended.

Mr. Schisler said the applicant exceeds the maximum parking permitted. Ms. Rauch acknowledged this and stated this detail would be covered as part of the Site Plan Review and will require approval to exceed that maximum. She said the intent is to provide additional parking for the public.

Mr. Schisler suggested the application be reviewed as a podium building as there are less height restriction under a Podium Building than an Apartment Building. Ms. Rauch said this topic was discussed internally.

Mr. Schisler inquired about the Midblock Pedestrianway requirement whereas the applicant is requesting to more than double the length on High Street. Mr. Munhall confirmed this was one of the Waivers. Mr. Burmeister explained the Waiver was due to the site restrictions and topography where the midblock could not be achieved but provided an opportunity to break up the building mass and scale.

Mr. Schisler expressed concern regarding how a pedestrian would gain access from High Street to the condominiums. He said he understands a visitor is not walking through the building to the park but the entrances appear gated and closed, and looks like they are for vehicles not pedestrians.

Mr. Burmeister confirmed the circulation path. Mr. Schisler suggested the applicant use the plaza in some way to allow a pedestrians to traverse through.

Mr. Munhall inquired about the middle entrance for vehicles that is only ±12 feet wide and only serves the top five units. Mr. Burmeister said it was a way to break up the scale of the 2.5 stories on High Street and provided private access for the other units as well. Mr. Munhall said he was supportive but unsure how useful since it is for only the five units.

Mr. Dyas inquired about the southeast corner and counts six stories. He said his biggest concern was approving a project of this scale and ensuring it fit within the Historic District and with the expectations of the community. He asked if the other Board members were comfortable with the proposed height of the condominium building at 79 feet.

Mr. Munhall said he is concerned with the North High Street elevation and how the two-story height is viewed from up the hill at the Veterans' Park and behind the library.

Mr. Schisler said his concern was the proximity to the Historic Core and how the remaining area to the south might develop. He said he would not want that piece to develop with a height that exceeds 2.5 stories.

Joanne Shelly confirmed that portion of the site would require approval by the ARB. Mr. Schisler said he understood but it might be a few years before it comes back and he is concerned nobody will remember. He said it wanted to assess it and protect it now, as he would not want to see seven stories on that parcel because this site was permitted seven stories. Mr. Dyas said he had that concern as well. Ms. Rauch agreed.

Nelson Yoder, Crawford Hoying Development Partners, said their vision is that 2.5 stories on that portion of the site to the south is the appropriate scale for High Street and said he would be fine with that as a condition of the ARB's approval.

Mr. Munhall suggested height could be based on elevation as part of the Historic Core.

Ms. Rauch said Staff had this discussion of approving this height over 2.5 stories without seeing elevations and approving the Basic Site Plan. She said if the Board is not comfortable with approving the Waiver at this point it could be disapproved and the applicant could request it at a later application with more information or you approve the request with a condition not exceeding a certain height.

Mr. Dyas asked if the application materials were available for the public and whether the public was notified. Ms. Rauch answered affirmatively and explained the materials are available on the City website. Mr. Dyas asked if there was even anyone present this evening from the public. [Hearing none.] He stated there was zero turnout to discuss one of the biggest developments in downtown Dublin.

Ms. Rauch asked Mr. Burmeister to discuss the height of the existing buildings and how the height of the proposed condominium building on North Riverview Street extended compares.

Mr. Burmeister referred to drawing Z501, which is the building sections illustration. He explained Section 2 at the bottom of the page and how the 2.5-story height is maintained along High Street. He said to take advantage of the existing topography, they lowered all the floors down to be above the floodplain and built up from there. He said the kept the rooflines of the apartment building in the back at or just above the heights of the 2.5 stories along High Street, where they are not visible at the High Street level. He said the potential landing point of the proposed pedestrian bridge is halfway through the seven story apartment building. He said only three floors would be visible above the pedestrian bridge landing and four floors below.

Nelson Yoder, Crawford Hoying clarified the latest thinking on the pedestrian bridge. He said they will revise the plans to show a dashed line with the location of the future pedestrian bridge. He said the majority of the public that will see this building will be coming across the High Street elevation and see the 2.5-story building.

Mr. Schisler revisited his point about traversing the area to visit somebody. Mr. Burmeister said there are multiple ways into this building with internal stairs and elevators are attached to the High Street buildings and the various parking levels within the condominium buildings. Mr. Schisler expressed concern about the lack of direct provision of an access point into the condominium portion of the building from High Street.

Mr. Yoder said the connection between the southern tower, High Street and the pedestrian bridge is something they are trying to develop in conjunction with the City Staff. He said the connection is one of the last pieces to fit into the plan.

Mr. Munhall said 2.5-story commercial buildings are traditional, but his concern was how those buildings are integrated with a taller building to the rear and remain pedestrian friendly. He said this is the challenge.

Mr. Schisler expressed concern with the proposed plan as he felt it was dedicated to cars and not pedestrians. He said the graphic shows the plaza as 100 percent paved, which seems like a waste of a large open space and a missed opportunity.

Ms. Rauch asked if other opportunities could be reviewed with the applicant as they move forward with the next steps.

Mr. Schisler suggested the proposal look more inviting to a pedestrian accessing the back stair. Mr. Munhall and Mr. Schisler said the public should not have to fight cars to get there. Mr. Munhall clarified there were sidewalks on each side to get to the stairs.

Mr. Schisler said he was not an expert on parking garages but he experience designing several. He said it seems they will need four air exchanges of 3.8 million cubic feet each, which are big louvers and big vents. He said those facilities need to be incorporated into the proposed façade as this moves forward.

Mr. Burmeister said they are developing these details with the mechanical engineer. Mr. Yoder explained an existing system on a new project and how the fans come on when a certain CO2 level is attained. He said since they have installed it, they have not heard it come on once. He said they plan on sprinkling this enclosed garage and mentioned they have some creative solutions for ventilation.

Mr. Schisler asked the Board if they had any further questions. [Hearing none.]

Mr. Munhall clarified the 2.5 stories is measured from grade at the North High Street elevation. Ms. Rauch confirmed the High Street elevation will not exceed the 2.5 stories but it is the apartment building elevation is subject of the request for the Waiver.

Motion and Vote
Mr. Munhall moved, Mr. Dyas seconded, to approve the request for three Development Plan Waivers:

1) Maximum Block Size – Section 153.060(C)(2)(a): Increase the maximum permitted block dimensions for the Apartment Building (increasing maximum block length from 300 feet to ±400 feet on the east and ±378 feet on the west façade; and a maximum block perimeter from 1,000 feet to ±1,271 feet).

2) Midblock Pedestrianway – Section 153.060(C)(6)(a): Waive requirement of midblock pedestrianway for a Historic Mixed-Use Building.

3) Building Heights – Section 153.063(D)(4)(b): Waive requirement of 2 1/2 story limit for the Apartment Building.

The vote was as follows: Mr. Schisler, yes; Mr. Dyas, yes; Mr. Munhall, yes. (Approved 3 – 0)

Motion and Vote
Mr. Dyas moved, Mr. Munhall seconded, to approve this application for a Basic Development Plan with

the following five conditions:

1) That the applicant work with the City to establish a development agreement for this project;
2) That the applicant address Engineering details as part of the Development Plan Review, including finalizing the drive access off of a principal frontage street;
3) That the applicant coordinate with the City and Washington Township Fire Department to ensure fire accessibility throughout the site as part of the Development Plan Review;
4) That the applicant describe the intent for the required BSD Historic Transition District gateways at the Development Plan Review, with details to be determined as part of the Site Plan Review; and
5) That the applicant provide an outline of the details for each open space type, including the intended uses, exact acreages required and provided, and general program, at the Development Plan Review, with determinations as part of the Site Plan Review.

The vote was as follows: Mr. Schisler, yes; Mr. Munhall, yes; and Mr. Dyas, yes. (Approved 3 – 0)

2. Zoning Code Amendment-Bridge Street District
13-095ADMC **Zoning Code Amendment**

[Neil Mathias returned to Council Chambers.]

Jennifer Rauch said this application is for potential amendments to the Bridge Street District Zoning Code. She said this is a request for recommendation to City Council regarding proposed Zoning Code amendments under the provisions of Zoning Code Sections 153.232 and 153.234.
Ms. Rauch said before starting the discussion on the Zoning Code Amendments, she wanted to discuss sandwich board signs, since that was one of the topics brought up during the Board's review of the Code at the September ARB meeting.

Ms. Rauch introduced Newar Messina, Code Enforcement Officer, who is responsible for going out in the field and enforcing the requirements for sandwich boards.

Newar Messina said he and the rest of the Code Enforcement team are trying to get every business in Historic Dublin to get a permit for their sandwich signs. He said once the business has a valid permit, the Code Enforcement Officer's job is to visit the property and ensure the signs are properly placed in the correct location, brought in at the end of operational business hours, not obstructing the right-of-way, and maintaining City regulations on size and text.

Mr. Messina said Brian Martin, Zoning Inspector, provided him with an updated spreadsheet on each business that has a valid permit. He said he goes out on a daily basis to make sure the signs that have been approved with a permit number are properly located. He reported he has removed one sign from a business where they were given a verbal warning along with educational information about sandwich board sign requirements, and still did not have a valid permit. He said he has since received a permit for that particular business and the sign is now placed appropriately.

Mr. Schisler said he sees a lot of the sandwich boards where the text is not in marker or on a chalkboard. He said many have had the same message for two years.

Mr. Messina said the businesses are supposed to have an approved board, such as a chalkboard, and the writing should be changed daily or at a minimum of 30 days. He said that is something Code Enforcement is working on.

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ADMINISTRATIVE REVIEW TEAM

RECORD OF DETERMINATION

OCTOBER 16, 2014

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

2. BSC Historic Transition – Bridge Park West **94 and 100 North High Street**
14-099ARB/BPR **Basic Development Plan**

Proposal:	A development consisting of a two-story mixed-use building, 42 condominium units in a seven-story building with associated parking (375 parking spaces) and site improvements along the east side of High Street approximately 280 feet north of the intersection of North Street.
Request:	Review and approval for a Basic Development Plan under the provisions of Zoning Code Sections 153.057-153.066.
Applicants:	Nelson Yoder, Crawford Hoying; and Gerry Bird, OHM Advisors
Planning Contact:	Jennifer M. Rauch, AICP, Senior Planner
Contact Information:	(614) 410-4690, jrauch@dublin.oh.us

DETERMINATION #1: Approval of this request for an Administrative Departure:

1) Midblock Pedestrianway – Section 153.060(C)(2)(a): Apartment Building, North Riverview Street extension may be exempted by reviewing body 153.063(D)(3)(d) requested due to site constraints.

DETERMINATION #2: Recommendation of approval to the Architectural Review Board for Development Plan Waivers:

1) Maximum Block Size – Section 153.060(C)(2)(a): Increase the maximum permitted block dimensions for the Apartment Building (increasing maximum block length from 300 feet to ±400 feet on the east and ±378 feet on the west façade; and a maximum block perimeter from 1,000 to ±1,271 feet).

2) Midblock Pedestrianway – Section 153.060(C)(6)(a): Waive requirement of midblock pedestrianway for a Historic Mixed-Use Building.

3) Building Heights – Section 153.063(D)(4)(b): Waive requirement of 2 1/2 story limit for the Apartment Building.

2. BSC Historic Transition – Bridge Park West **94 and 100 North High Street**
14-099ARB/BPR **Basic Development Plan**

DETERMINATION #3: Recommendation of approval to the Architectural Review Board of this application for a Basic Development Plan with the following five conditions:

1) That the applicant work with the City to establish a development agreement for this project;
2) That the applicant address Engineering details as part of the Development Plan Review, including finalizing the drive access off of a principal frontage street;
3) That the applicant coordinate with the City and Washington Township Fire Department to ensure fire accessibility throughout the site as part of the Development Plan Review;
4) That the applicant describe the intent for the required BSD Historic Transition District gateways at the Development Plan Review, with details to be determined as part of the Site Plan Review; and
5) That the applicant provide an outline of the details for each open space type, including the intended uses, exact acreages required and provided, and general program, at the Development Plan Review, with determinations as part of the Site Plan Review.

RESULT: The Administrative Departure was approved, and the Development Plan Waivers and Basic Development Plan were forwarded to the Architectural Review Board with a recommendation of approval.

STAFF CERTIFICATION

Steve Langworthy

Steve Langworthy, Planning Director

City of Dublin

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ADMINISTRATIVE REVIEW TEAM

MEETING MINUTES

OCTOBER 16, 2014

ART Members and Designees: Gary Gunderman, Planning Manager; Alan Perkins, Fire Marshal; Barb Cox, Engineering Manager, Colleen Gilger, Economic Development Director; and Jeff Tyler, Building Standards Director.

Other Staff: Jennifer Rauch, Senior Planner; Joanne Shelly, Urban Designer, Landscape Architect; Claudia Husak, Planner II; Devayani Puranik, Planner II; Marie Downie, Planner I; Andrew Crozier, Planning Assistant; and Laurie Wright, Staff Assistant.

Applicants: Nelson Yoder and Matt Starr, Crawford Hoying; Mike Burmeister, OHM Advisors; James Peltier, EMH&T; and Teri Umbarger, Moody Nolan (Cases 1, 3, & 4).

Gary Gunderman called the meeting to order. He asked if there were any amendments to the October 9, 2014, meeting minutes. The minutes were accepted into the record as presented.

DETERMINATION

1. BSC Historic Transition – Bridge Park West **94 and 100 North High Street**
14-099ARB/BPR **Basic Development and Site Plans**

Joanne Shelly said this is a request for a development consisting of a two-story building, 42 condominium units in a seven-story building with associated parking (375 parking spaces) and site improvements along the east side of High Street approximately 280 feet north of the intersection of North Street. She said this is a request for review and approval for a Basic Development Plan under the provisions of Zoning Code Sections 153.057-153.066.

Ms. Shelly presented the site layout and noted the area that will be demolished. She stated the development proposal on a ±2.4 acre site consists of 42 units of multi-family residential, 16,650 square feet office, 11,800 square feet restaurant, and 4,200 square feet retail; 375 parking spaces (garage, private and public); 0.21 acres of open space; and associated site improvements.

She said approval of a request for an Administrative Departure is recommended:

1) Midblock Pedestrianway – Section 153.060(C)(2)(a): Apartment Building, North Riverview Street extension may be exempted by reviewing body 153.063(D)(3)(d) requested due to site constraints.

Gary Gunderman asked the ART if there were any questions or concerns regarding the Administrative Departure. [There were none.]

Ms. Shelly stated that a recommendation of approval to the Architectural Review Board is recommended for three Development Plan Waivers:

1) Maximum Block Size – Section 153.060(C)(2)(a): Increase the maximum permitted block dimensions for the Apartment Building (increasing maximum block length from 300 feet to ±400 feet on the east and ±378 feet on the west façade; and a maximum block perimeter from 1,000 to ±1,271 feet).

2) Midblock Pedestrianway – Section 153.060(C)(6)(a): Waive requirement of midblock pedestrianway for a Historic Mixed-Use Building.

3) Building Heights – Section 153.063(D)(4)(b): Waive requirement of 2 1/2 story limit for the Apartment Building.

Rachel Ray confirmed that all of the Waivers requested come down to topography and the size of the site.

Jennifer Rauch said the Administrative Departure is acceptable since there is a visual break on High Street.

Ms. Shelly explained the issue with two vehicular accesses off of High Street, which requires Engineering's approval that she included in the conditions for the Basic Development Plan.

Mr. Gunderman asked if there were any issues for the one Administrative Departure or any of the three Waivers. [There were none.] Mr. Gunderman confirmed the ART's approval for the Administrative Departure and ART's recommendation of approval for the Waivers.

Ms. Shelly said approval is recommended for a Basic Development Plan with the following five conditions to be forwarded to the Architectural Review Board:

1) That the applicant work with the City to establish a development agreement for this project;
2) That the applicant address Engineering details as part of the Development Plan Review, including finalizing the drive access off of a principal frontage street;
3) That the applicant coordinate with the City and Washington Township Fire Department to ensure fire accessibility throughout the site as part of the Development Plan Review;
4) That the applicant describe the intent for the required BSD Historic Transition District gateways at the Development Plan Review, with details to be determined as part of the Site Plan Review; and
5) That the applicant provide an outline of the details for each open space type, including the intended uses, exact acreages required and provided, and general program, at the Development Plan Review, with determinations as part of the Site Plan Review.

Mr. Gunderman asked the ART if there were any questions or concerns regarding this application for a Basic Development Plan. [There were none.] Mr. Gunderman confirmed the ART's recommendation of approval of this application for a Basic Development Review with five conditions to be forwarded to the Planning and Zoning Commission.

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ADMINISTRATIVE REVIEW TEAM

MEETING MINUTES

OCTOBER 9, 2014

ART Members and Designees: Gary Gunderman, Planning Manager; Alan Perkins, Washington Township Fire Marshal; Fred Hahn, Director of Parks and Open Space; Barb Cox, Engineering Manager, Colleen Gilger, Economic Development Director; and Ray Harpham, Commercial Plans Examiner.

Other Staff: Jennifer Rauch, Senior Planner; Joanne Shelly, Urban Designer, Landscape Architect; Marie Downie, Planner I; Andrew Crozier, Planning Assistant; and Laurie Wright, Staff Assistant.

Applicants: Russ Hunter, Crawford Hoying; Mike Burmeister and Dan Mayer, OHM Advisors.

Gary Gunderman called the meeting to order. He asked if there were any amendments to the October 2, 2014, meeting minutes. The minutes were accepted into the record as presented.

CASE REVIEW

1. BSC Historic Transition – Bridge Park West **94 and 100 North High Street**
14-099ARB/BPR **Basic Development and Site Plans**

Jennifer Rauch said this is a request for a development consisting of a two-story building, 42 condominium units in a seven-story building with associated parking (288 parking spaces) and site improvements along the east side of High Street approximately 280 feet north of the intersection of North Street. She said this is a request for review and approval for a Basic Development Plan and Basic Site Plan under the provisions of Zoning Code Sections 153.057-153.066.

Ms. Rauch reported Staff met with the applicant yesterday to discuss some concerns that would need to be addressed before moving forward to ARB. Mike Burmeister, OHM Advisors said everything on the list was straightforward and they were beginning to resolve issues.

Ray Harpham read from an email he had received just prior to the meeting from Jeff Tyler, who was not able to attend this ART meeting. The list consisted of the following comments:

1. Garage ventilation; commercial and residential mechanical equipment (including Range Hoods), generators; and electrical transformers will need accommodated for as part of the final design. Please begin to address the location of these and other service structures and equipment, as soon in the design process as possible.
2. Provide information and understanding concerning the transition areas of the design between the High Street buildings and the “apartment” building that faces Riverview Street.
3. The two towers appear to be detailed differently. Please provide an explanation as to why the “designs” are different or consider similar design details for both towers.
4. Provide drawings and details on the exterior material selections for all buildings incorporated in the design; the renderings that were furnished do not seem to delineate material choices.
5. Begin to think about fire separations, both horizontal and vertical, as they are addressed in the Ohio Building Code.

6. Identify how ADA accessibility will be addressed along Riverview Street; it appears that the finished floor level will require step-up access into the lower level "apartments."

Mr. Harpham inquired about the construction type of the seven story structure. Mr. Burmeister replied that metal framing is used for construction above the fifth floor. He said the first five stories are planned to be type IB with a three-hour fire rated concrete floor/ceiling as a horizontal separation above the fifth floor.

Mr. Burmeister reported his staff was addressing the items of concern from yesterday's meeting, including the two towers' separation from the High Street office buildings as well as the ventilation and utility concerns.

Gary Gunderman asked if the tower appearances were being addressed. Mr. Burmeister asked for clarification for appearance.

Jennifer Rauch said the concerns were with the appearance of the top portions of the towers.

Dan Mayer, OHM Advisors said a stair element was part of the tower on the south and the tower to the north is part of the building.

Mr. Burmeister said his staff was working on the narrative for the materials for the ARB, which includes the presentation from Jon Barnes, Bridge Street District Code, and an explanation of the transitions between the front and side elevations.

Joanne Shelly noted some outstanding issues that were not discussed at yesterday's meeting, but need to be resolved either by staff or the applicant. She said these include:

- Basic Development Plan
  - Streets
    - Riverview Street – proposed timing of a future extension and identify who is responsible for this coordination
    - Proposed right-of-way for Riverview Street and High Street – identify this on the plans
    - On-street parking – May decrease along High Street based on proposed site layout and required site distances
  - Fire access issues (will need to be resolved prior to the October 16th meeting)
  - Service access (fire, trash, mail, metering) – ART needs a better understanding of how this will be handled

- Basic Site Plan
  - Rear (Riverview) apartment building – parking on three floors but five floors of parking is requested - Needs to be included in list of Waivers
  - Street façade – provide stoop and patio information – preference of a consolidated sidewalk/ paths along Riverview Street, which needs to be shown
  - High Street Front Line Property coverage (required is 80% - 75% provided) – meeting requirement is preferred over a Waiver
  - Permitted roof types – the parapet and flat roofs (for High Street façade) will require approval
  - Parking entry on Riverview Street facade – provide a man door and reflect on the revised plans
  - High Street Entries – Distance between entries exceeds Code and will need to be addressed

Mr. Burmeister explained the locations of the man doors for parking entry and locations of lobbies used for tenants and visitors. He said to expect all revised plans and narratives by October 14, 2014, for review.

Ms. Shelly concluded fire access was currently the biggest issue. Mr. Harpham said it was the extension of Riverview Street and the timing associated.

Ms. Rauch summarized the process to be expected for the coming weeks reiterating that no more revisions could be made after October 14 (noon). She said one of the biggest outstanding details was the architectural concept and reported Planning has not yet received the comments from Jon Barnes to share, but would once they become available.

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

ADMINISTRATIVE

Gary Gunderman asked if there were any additional administrative issues or other items for discussion. [There were none.] The meeting was adjourned at 2:20 pm.

Steve Langworthy asked the ART if there were any further questions or concerns regarding this application. [There were none.] He confirmed the ART's recommendation of approval of this Development Plan Review application with seven conditions.

INTRODUCTION

2. BSC Historic Transition – Bridge Park West 94 and 100 North High Street
14-099ARB/BPR Basic Development and Site Plans

Jennifer Rauch said this is a request for a development consisting of a two-story building, 42 condominium units in a seven-story building with associated parking (288 parking spaces) and site improvements along the east side of High Street approximately 280 feet north of the intersection of North Street. She said this is a request for review and approval for a Basic Development Plan and Basic Site Plan under the provisions of Zoning Code Sections 153.057-153.066.

Ms. Rauch encouraged the ART to get familiar with the plans in the drop box as there is an internal meeting scheduled for Monday to review comments. She said case review of this application is scheduled for the ART meeting on October 9, and the ART recommendation is scheduled for October 16 to be forwarded to the ARB on October 22.

Ms. Rauch showed the most recent renderings of the elevations off High Street. She said the applicant has eliminated the extension of Rock Crest down toward the river. Ms. Rauch said the massing of the back has not changed, but the front elevation has been modified. She noted Staff had recommended the access into the garage be revised. She explained the residential units on the top of the building have their own separate entrance. She said there is a secondary access point at the northern portion of the front elevation to be used for the retail and office components.

Joanne Shelly explained there is a gate for the upper residential units, and from the sidewalk pedestrians can see a water feature and a "hidden" garden. She said the main garage is to the north.

Ms. Rauch said the applicant has revised the plans to break up the mass of the buildings along High Street. She noted the two towers, which the ART discussed should help make the transition from modern to traditional. Mr. Langworthy emphasized the need for transition from the front to the side. Jeff Tyler said this is the first they have seen of the towers and it appears they are being used as a gateway piece. The towers were discussed further amongst the members and Ms. Rauch said the southern tower provides access to the garage.

The entrance to the main public garage was discussed. Colleen Gilger inquired about the wide opening with no doors. Mr. Langworthy questioned if there was an awning over the entry. Ms. Shelly explained part of the building recessed with a layer of offices overhead and the garage entry positioned at street level. She added that two lanes were for ingress and one would be for egress.

Ms. Rauch said the City's architectural consultant was reviewing the proposal and hoped to have feedback by next week's meeting. Ms. Rauch noted the different uses for the different levels of the building.

Fred Hahn said Staff has cautioned the applicant about the public path planned along the north elevation, which is right outside of the resident's windows.

Steve Langworthy asked the ART if there were any further questions or concerns regarding this application. [There were none.]