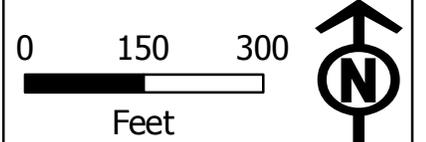


15-100ARB/MSP
 Architectural Review Board/Master Sign Plan
 Bridge Park West
 90-100 N. High Street



Ms. Dodaro presented the sign that had been updated since the introduction last week. She said the rectangular sign now has routed scalloped corners as suggested by the ART. She said the applicant did not want a projecting sign that was also a suggestion of the ART. She said the applicant believes the wall sign will provide increased visibility along South High Street. She confirmed the top of the eight-square-foot sign will reach 12 feet to be in scale with the storefront. She said the proposed sign will include ½-inch non-illuminated dimensional letters routed from wood and will be flush mounted to a ½-inch wood sign panel. She said the background color is now a charcoal black and the text will be green and orange.

Ms. Dodaro said the proposal meets all requirements for number/type, size, location, height, and color. She said approval is recommended to the ARB for a Minor Project with one condition:

- 1) The depth of the letters and the sign panel be increased in thickness to provide additional dimension to the sign.

Ms. Dodaro said Dave Marshall recommended that the sign be made of HDU or other synthetic material instead of wood to prevent rotting.

Ms. Rauch suggested that be made a second condition.

Mr. Stanford inquired about a window sign. Ms. Dodaro said a window sign is not part of this proposal. She confirmed there is no existing lighting.

Ms. Rauch inquired about the awning that was shown over the door last week and if the trim color had been changed from white to black in some places or if that was just the illustration.

Ms. Dodaro said she would confirm with the applicant.

Jennifer Rauch asked if there were any further questions or concerns regarding this case. [There were none.] She confirmed the ART's recommendation to the ARB for the December 16, 2015, meeting.

**3. BSD HTN – Bridge Park West
15-100ARB-MSP**

**94-100 North High Street
Master Sign Plan**

Jennifer Rauch said this is a request for a Master Sign Plan for a new mixed-use development on the east side of North High Street, approximately 280 feet north of the intersection with North Street. She said this is a request for review and recommendation of approval to the Architectural Review Board for a Master Sign Plan under the provisions of Zoning Code Section 153.066 and the *Historic Dublin Design Guidelines*.

Ms. Rauch said Staff had requested the dimensional requirements and each sign type be clarified and graphics added. She said lighting was added and images of prohibited signs were included in the plan. She requested an update to the sign type chart to ensure it is clear which signs are considered building-mounted. She requested the zoning review graphic be amended and the applicant add the north and south elevations to show potential sign locations.

Matt Starr, Crawford Hoying Development Partners, said he liked the suggestions except for the review timeline, which they discussed.

Ms. Rauch said if a tenant wanted something different than what was in the MSP, the applicant would need to return to revise the MSP, per the Code.

Mr. Starr said tenants are always going to change and asked if it would be easier to handle requests on a case-by-case basis. Ms. Rauch emphasized that the Code does not allow that.

Mr. Starr indicated he planned to encourage tenants not to deviate from the MSP as he will use it as an attachment to the lease.

Ms. Rauch recommended approval to the ARB for a Master Sign Plan with three conditions:

- 1) The general regulations matrix outlining the sign types and allowance should be updated to clarify the building mounted sign types from the other sign types;
- 2) The applicant provides additional graphics for the north and south elevations of the Historic Mixed-Use buildings to provide additional sign location options for the corner tenants; and
- 3) The MSP includes a zoning review timeline graphic, which will need to be revised to accurately reflect the review and permit process following the approval of the MSP.

Ms. Rauch asked if there were any questions or concerns regarding this case. [There were none.] She confirmed the ART's recommendation to the ARB for the December 16, 2015, meeting.

4. BSD SCN – Big Sandy Superstore – Signs
15-090MSP

6825 Dublin Center Drive
Master Sign Plan

Joanne Shelly said this is a request for the installation of one primary and two secondary entrance signs to be coordinated with façade and site renovations to an existing building northwest of the intersection of Tuller Road and Dublin Center Drive. She said this is a request for review and recommendation of approval to the Planning and Zoning Commission for a Master Sign Plan under the provisions of Zoning Code Section 153.066.

Ms. Shelly noted the approved site improvements that include a new main entry and two new secondary entrances. She said the ART's determination scheduled for October 29, 2015, was postponed as they encouraged the applicant to present informally to the PZC. She explained the Master Sign Plan had been revised per the Commission's comments on November 5, 2015.

Ms. Shelly said the Code permits a new building to have five entrance doors, and if the applicant were permitted a sign at each entrance they could request a sign at each entrance for a multiple tenant building. She said the applicant is proposing three signs, one for each entry. She said the Code size requirement is ½-square-linear-foot of storefront width, up to 50 square feet and this proposal includes:

- Primary sign (center)
374 square feet on 160 linear feet
- Secondary sign (left)
40 square feet on 140 linear feet
- Secondary sign (right)
48 square feet on 124 linear feet

Ms. Shelly presented visual analysis demonstrating the difference between what is permitted by Code and the current proposal for each of the signs. She said Code permits sign heights of 15 feet and the applicant is requesting a height of 20 feet, 2 inches for the primary sign and a height of 14 feet, four inches for each of the secondary signs as they will be placed on the canopies over the entrances. All three signs she said meet the Code requirement of three colors and the colors are white, red, and blue.

CASE REVIEWS

**2. BSD SRN – Bridge Park East, Blocks B&C
15-099MSP**

**Riverside Drive and Dale Drive
Master Sign Plan**

Claudia Husak said this is a request for a Master Sign Plan for a new 8.2-acre mixed-use development on the east side of Riverside Drive, south of the intersection with Tuller Ridge Drive. She said this is a request for review and recommendation of approval to the Planning and Zoning Commission for a Master Sign Plan under the provisions of Zoning Code Section 153.066.

The case was postponed from ART review to allow the applicant and staff additional time to review the materials and necessary modifications.

**3. BSD HTN – Bridge Park West
15-100ARB-MSP**

**94-100 North High Street
Master Sign Plan**

Jennifer Rauch said this is a request for a Master Sign Plan for a new mixed-use development on the east side of North High Street, approximately 280 feet north of the intersection with North Street. She said this is a request for review and recommendation of approval to the Architectural Review Board for a Master Sign Plan under the provisions of Zoning Code Section 153.066 and the *Historic Dublin Design Guidelines*.

The case was postponed from ART review to allow the applicant and staff additional time to review the materials and necessary modifications.

ADMINISTRATIVE

Vince Papsidero asked if there were any additional administrative issues or other items for discussion.

Marie Downie announced the ART meeting scheduled for Thursday, December 24th will be moved to Tuesday, December 22nd and the meeting scheduled for Thursday, December 31st will be cancelled.

Ms. Downie said the folders in the drop box and materials folders are being rearranged for a more streamlined process.

Mr. Papsidero adjourned the meeting at 2:15 pm.

a range such as 100 - 120 square feet may be more appropriate so the applicant would not have to come back each time.

Mr. Hunter said 100 – 140 square feet would be a really good idea.

Signs for parking garages were discussed.

Ms. Husak concluded that the applicant should send a mark-up of the changes requested to her and Staff will return their feedback to review. To allow time for this exchange of changes, she said the applicant would not have to return to the ART next week. She recommended the applicant return to the ART for Case Reviews on November 12th and plan on the ART's recommendation to the Planning and Zoning Commission on November 19th for the PZC meeting on December 3, 2015.

**5. BSD HTN – Bridge Park West
15-100ARB/MSP**

**94-100 North High Street
Master Sign Plan**

Jennifer Rauch said this is a request for a Master Sign Plan for a new mixed-use development on the east side of North High Street, approximately 280 feet north of the intersection with North Street. She said this is a request for review and recommendation of approval to the Architectural Review Board for a Master Sign Plan under the provisions of Zoning Code Section 153.066 and the *Historic Dublin Design Guidelines*.

Ms. Rauch said she had the same comments that Ms. Husak had on the 15-099MSP Bridge Park East, Blocks B&C case.

Ms. Rauch noted the submitted MSP does not permit internally illuminated signs. She said Code permits internally illuminated and halo-lit signs and asked the applicant if they were limiting themselves. The applicants said they just wanted the "P" illuminated as a projecting sign for parking. Ms. Chumbly said halo illumination is desired.

Vince Papsidero said the applicant needs to produce examples that fit their desires with graphics to match.

Ms. Chumbly requested illumination be discussed further with the applicant.

Ms. Rauch asked the applicants to clarify when and where signs are permitted for tenants with corner frontage. She said she wants to the document to be clear as to what is defined as "corner frontage". She asked that the graphics demonstrate the allowances as well. Mr. Starr agreed to clarify.

Ms. Rauch noted there are graphics for projecting signs on the upper levels that are not listed in the table. She encouraged the applicant not to limit themselves and to be very clear about what is permitted in the MSP. She said the tenants they are lining up now for the various spaces might change later.

Russ Hunter, Crawford Hoying Development Partners, suggested being as flexible as possible.

Ms. Rauch questioned why some numbers and sizes differ while others are similar - projecting signs appear to be in line with the Code but the window signs and wall signs are permitted to be larger than Code permits. Ms. Chumbly answered various factors were considered: Code, scale of façade, architectural scale, and the distance the building was set back from the frontage. She asked if this was the right direction to which Ms. Rauch answered affirmatively.

Ms. Rauch said the Master Sign Plan document could default to the Code if something is not covered in the MSP, but cautioned the applicant that if the Code changes, what is permitted now may become more restrictive.

Mr. Starr requested the timing of proceedings so the applicant could go before the ARB on December 16, 2015. Ms. Rauch suggested the applicant bring revisions to the ART on November 12th so the MSPs for both the east and west developments could be reviewed together for consistency.

**6. BSD HTN – Bridge Park West
15-102ARB/MPR**

**94-100 North High Street
Minor Project Review/ Waivers**

Jennifer Rauch said this is a request for modifications and Waivers to the approved Bridge Park West development on the east side of North High Street approximately 280 feet north of the intersection with North Street. She said this is a request for review and recommendation of approval to the Architectural Review Board for a Minor Project Review under the provisions of Zoning Code Section 153.066 and the *Historic Dublin Design Guidelines*.

Ms. Rauch said the major issues were briefly discussed last week including:

- Changes to the cornice or “eyebrow” detail on the Apartment Building
- Bio swale design change
- Balconies depth/width change
- Vertical material transitions on balconies at the inside corners
- Parapet height exceeding six feet
- Utility transformer enclosure required to be brick or stone but a creative alternative was proposed
- Percentage of primary materials on the side elevations of the Historic Mixed-Use Building

Ms. Rauch said the proposed eyebrow detail meets the Code but her concern was the change to the aesthetics of the building.

Gary Sebach, OHM Advisors, said the request to change the “eyebrow” feature size to be decreased is a result of constructability. He said they have looked at many options and have not found a solution to build the cornice as large as it was shown originally. He said he is confident they can build and maintain a smaller cornice but it differs from what the ARB approved.

Jeff Tyler inquired about the visibility of the railing on the roof. Mr. Sebach explained the purpose of the railing was not to screen mechanicals but to provide a railing to the outdoor patio space attached to the upper penthouse level.

Russ Hunter, Crawford Hoying Development Partners, said the railing has always been there; it was not as prominent when the cornice was larger.

Ms. Rauch noted changes have been made to the basin. She presented the new design.

Mr. Sebach explained the reason for the change was due to bedrock location and as a result they moved the stormwater treatment to the north end of the site. He said a significant amount of water seeps out of the rock wall on the south end and trails out into the dry bed.

Aaron Stanford said the stormwater will be re-routed through an outlet on the north side of the building to Indian Run. He said they will continue to work with the applicant on this change. He said the applicant will need to create a long-term plan because the location of the future pedestrian path along the Indian



ADMINISTRATIVE REVIEW TEAM

MEETING MINUTES

OCTOBER 22, 2015

ART Members and Designees: Vince Papsidero, Planning Director; Alan Perkins, Fire Marshal; Jeff Tyler, Building Standards Director; Donna Goss, Director of Development; Colleen Gilger, Director of Economic Development; Matt Earman, Parks and Recreational Dept. Director; Laura Ball, Landscape Architect; Aaron Stanford, Senior Civil Engineer; and Tim Hosterman, Police Sergeant.

Other Staff: Marie Downie, Planner I; Jennifer Rauch, Senior Planner; Joanne Shelly, Urban Designer/Landscape Architect; Claudia Husak, Planner II; Katie Dodaro, Planning Assistant; Nicole Martin, Planning Assistant; and Laurie Wright, Staff Assistant.

Applicants: Matt Starr, Crawford Hoying Development Partners (Cases 1 & 2); James Peltier, EMH&T (Case 4); Laura Timberlake and Brad Chapman, Big Sandy Superstores (Case 5).

Vince Papsidero called the meeting to order at 2:05 pm. He asked if there were any amendments to the October 15, 2015, meeting minutes. The minutes were accepted into the record as presented.

INTRODUCTIONS

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|----|---|--|
| 1. | BSD SRN – Bridge Park East, Blocks B&C
15-099MSP | Riverside Drive and Dale Drive
Master Sign Plan |
| 2. | BSD HTN – Bridge Park West
15-100ARB-MSP | 94-100 North High Street
Master Sign Plan |

Jennifer Rauch said the first case is a request for a Master Sign Plan for a new 8.2-acre mixed-use development on the east side of Riverside Drive, south of the intersection with Tuller Ridge Drive. She said this is a request for review and recommendation of approval to the Planning and Zoning Commission for a Master Sign Plan under the provisions of Zoning Code Section 153.066.

Jennifer Rauch said the second case is a request for a Master Sign Plan for a new mixed-use development on the east side of North High Street, approximately 280 feet north of the intersection with North Street. She said this is a request for review and recommendation of approval to the Architectural Review Board for a Master Sign Plan under the provisions of Zoning Code Section 153.066 and the *Historic Dublin Design Guidelines*.

Ms. Rauch presented the Master Sign Plan submitted by Crawford Hoying Development Partners for cases 15-099MSP and 15-100ARB-MSP. She said the materials submitted are very similar and the issues Staff has identified crossover both cases. She explained the proposals include similar graphics to the *BSD Sign Guidelines*. She suggested as the case moves forward Staff recommends the Master Sign Plan definitions and measurements match what is found in the Bridge Street District to ensure consistency. She said the proposal contains sign allowances above what the Zoning Code allows. She presented examples of the increased height and number of signs for a variety of the elevations. She presented the proposed sign types.

Ms. Rauch said as the process stands currently, once the Master Sign Plan is approved, no other approvals will be required of the Planning and Zoning Commission or the Architectural Review Board. She asked the applicant if he wanted to elaborate on the Master Sign Plan documents.

Matt Starr, Crawford Hoying Development Partners, explained the sign types and locations on each building are shown in blue. He said the sign integration will not be determined until the tenants have been identified, thus specifying the amount of space being allocated as well as the location. He said colors and design will also have to be considered to coordinate signs as tenants come forward.

Mr. Starr explained for the development of their MSP, they started with the Zoning Code and applied the *BSD Sign Guidelines*. He reported they have compared and evaluated the differences with this project to what is permitted in the Code as these are four-sided buildings and many consist of six stories. He said they have tried to strike a balance between what would work best visually for pedestrians, cyclists, and vehicles. He noted Code permits four signs for a tenant occupying three-sides of a building. In contrast, he provided the example of building C2 that will contain a restaurant that would need more signs. He added that primary or secondary entrances for large spaces also need to be considered. He indicated the applicant has contemplated all possible scenarios. He said the applicant understands the desire for the signs in this area to be high quality, creative, unique, and innovative. He said the submission of the MSP is only for Blocks B&C and a MSP for Block A will follow shortly.

Claudia Husak asked that the MSP be made clearer in regards to the area it includes and as more blocks come forward they be added to this document. She said this will simplify the process and keep the MSP comprehensive.

Ms. Husak asked if the wayfinding signs would be included in the City wayfinding project. Mr. Starr answered the wayfinding for the Bridge Park and Bridge Park West projects were developed with the citywide wayfinding project. Mr. Starr said the proposed wayfinding sign on the east side of High Street is a taller kiosk to be more visible because the parking entrance is set back. He said they have added information to that sign instead of proposing an additional wayfinding sign that would then clutter the sidewalk. He said the issue of permitting this sign in the right-of-way will need to be resolved; if the sign is set back on private property it will not be visible.

Ms. Husak questioned the process the applicant would use to approve individual signs on their end. She suggested presenting examples of signs that might be proposed for the PZC and ARB.

Mr. Starr explained the applicant would like the tenants to present their proposed signs to Crawford Hoying Development Partners first prior to submitting for sign permits.

Vince Papsidero asked if Crawford Hoying Development Partners had created an internal committee to review tenant signs. Mr. Starr answered the committee would likely consist of himself and Russ Hunter.

Donna Goss asked if guidelines and regulations for signs would be achieved through the lease agreement. Mr. Starr said the lease agreement would give Crawford Hoying Development Partners something to fall back on.

Jeff Tyler asked the applicant if they have met with any sign fabricators regarding the proposed signs. He said the ART has seen a lot of sign fabricators and they generally put out the same products. He indicated that while the applicant understands the need for creative and unique signs, he is not certain the local sign fabricators will be able to achieve those goals.

Mr. Starr said they have not met with the sign fabricators yet, but plan to find the right sign firm to do the job. He said signs they have used for garages on other projects were created from a company that was not local and they liked the quality product they produced. He indicated they are contemplating using that company to meet the high standards required in Dublin since they have been pleased with their products in the past for other projects.

Mr. Starr indicated he was concerned with Council's push back on the *BSD Sign Guidelines*. He said he wished one of his tenants was further along in the process to use as a guide.

Ms. Husak cautioned the applicant not to leave signs as their last concern, which the ART has witnessed with other developers in the past. She said signs need to be integrated into the architecture and not left as an afterthought.

Mr. Starr said he would provide materials that would illustrate where the applicant is headed.

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

Ms. Rauch said the ART's recommendation for 15-099MSP will target the Planning and Zoning Commission meeting on December 3, 2015, and 15-100MSP will target the Architectural Review Board meeting on November 17, 2015.

**3. BSD HTN – Bridge Park West
15-102ARB-MPR**

**94-100 North High Street
Minor Project Review/ Waivers**

Jennifer Rauch said this is a request for modifications and Waivers to the approved Bridge Park West development on the east side of North High Street approximately 280 feet north of the intersection with North Street. She said this is a request for review and recommendation of approval to the Architectural Review Board for a Minor Project Review under the provisions of Zoning Code Section 153.066 and the *Historic Dublin Design Guidelines*.

Ms. Rauch said Staff is currently working through the list of requested Waivers. She provided an overview of several of the larger issues, with a more detailed analysis to be provided at next week's ART meeting.

Ms. Rauch said the most significant request from an architectural perspective is the change to the approved eyebrow detail on the apartment building due to constructability issues. She presented a rendering illustrating the proposed change to the former cornice detail. She stated the smaller eyebrow detail would still meet Code, but poses a character issue for the overall building design.

Ms. Rauch discussed the proposed changes to the design of the bio-retention basin due to changes in the stormwater management plan. She said the review is for the open space design and not the stormwater changes.

Ms. Rauch discussed the changes to the balconies on the apartment building elevations. She said the applicant has added several balcony areas as service balconies, which are narrower and shorter than required by Code. She said the purpose of the service balconies is to allow maintenance on the outside (cleaning, etc.). She indicated this will need to be formally approved by the ARB.

Ms. Rauch said another Waiver is related to the requirements regarding blank walls. She said there are areas within the interior courtyard, which do not meet the requirements and will need approval. She explained these areas are interior and would not be visible to the public.