

ARCHITECTURAL REVIEW BOARD

BOARD DISCUSSION

OCTOBER 26, 2016

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

**1. BSD HTN – Bridge Street, Building Z2 88 North High Street
16-088ARB-BPR Basic Plan Review**

Proposal: Construction of a mixed-use building with associated site improvements along the east side of N. High Street, 180 feet north of the intersection with North Street.

Request: Informal review and feedback of a Basic Plan Review prior to a review by City Council under the provisions of Zoning Code §153.066 and §153.070 and the *Historic Dublin Design Guidelines*.

Applicant: Teri Umbarger, Moody Nolan.

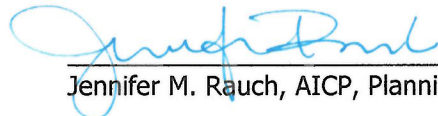
Planning Contact: Jennifer M. Rauch, AICP, Planning Manager; (614) 410-4690, jrauch@dublin.oh.us

RESULT: The Board informally reviewed the proposed development for the construction of a new mixed-use building within the Bridge Park West development. The Board expressed concerns regarding the proposed three-story height along N. High Street and four-story height along N. Riverview Street where 2.5 stories is permitted. The members expressed their interest in seeing the proposed building in context with the 2.5 story Building Z to the north and the 1-1.5 story commercial building to the south. The Board encouraged the applicant to evaluate how the proposed building height and mass is integrated with the Historic District, as it is located on the edge of the Historic Core. They requested the applicant review the proposed architecture and design of the building toward a more unique design character that is not such a stark division between traditional and contemporary. The Board agreed there was an opportunity to tie this building and site more successfully to the Historic Core and the existing development to the south.

MEMBERS PRESENT:

David Rinaldi	Yes
Thomas Munhall	Yes
Everett Musser	Yes
Jane Fox	Yes
Shannon Stenberg	Yes

STAFF CERTIFICATION



Jennifer M. Rauch, AICP, Planning Manager