



ADMINISTRATIVE REVIEW TEAM

MEETING MINUTES

JANUARY 21, 2016

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

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

Applicants: Jon Stephens, Sullivan & Bruck (Case 1); and Tim Mitchell, Gerber & Mitchell, LLC (Case 2).

Vince Papsidero called the meeting to order at 2:00 pm. He asked if there were any amendments to the January 14, 2016, meeting minutes. The minutes were accepted into the record as presented.

INTRODUCTION

**1. BSD R – Tuller Flats
16-009MPR**

**4313 Tuller Road
Minor Project Review**

Joanne Shelly said this is a request for revisions and expansion of an accessory structure for a previously approved multiple-family residential development south of Tuller Road, approximately 700 feet from the intersection of Tuller Ridge Drive. She said this is a request for review and approval for a Minor Project Review under the provisions of Zoning Code Section 153.066(G).

Ms. Shelly presented the original plans for the approved footprint of the maintenance building to house supplies and vehicles. She noted that as these plans developed, it was determined that this accessory structure was not large enough to store all the tools, equipment, store-stock and off-season furniture like deck furnishings, etc. She said the previously approved location is to the south of the units situated at the corner of Graham Street and John Shields Parkway. She noted the garage doors for this structure will face (future) Grant Street that will connect Graham Street and Watson Street. She described the proposed structure as a one-story building in keeping with the clubhouse using similar materials such as brick veneers and cementitious siding.

Vince Papsidero asked if any Waivers were being considered. Ms. Shelly indicated the same materials had been previously approved for this development. She said there are limited requirements in the BSD regulations for accessory structures and that it refers back to the Zoning Code. She explained this proposed structure is smaller than the typical accessory structure noted in the BSD Code. She said the intent of the applicant is to make this feel part of the community.

Mr. Papsidero inquired about the area south of the building. Ms. Shelly replied there are some existing trees but the original plan included more trees than required. She proposed more screening rather than just adding deciduous trees.

Jeff Tyler asked about the design that was approved originally. Ms. Shelly responded that since it was an accessory structure very few details were given.

Aaron Stanford inquired about water and sanitary service to this building. Jon Stephens, Sullivan & Bruck said a water meter has been included in the plans all along. Mr. Stanford recommended the applicant consider the sanitary service while everything is under construction with John Shields Parkway.

Mr. Stanford said he was concerned about people parking in the parallel spaces and blocking the garage doors and asked how this would be prevented. Mr. Stephens said the pavement could be painted to designate restricted parking in front of the garage doors to block people from parking there.

Claudia Husak asked how much larger the proposed structure is compared to the approved structure. Ms. Shelly answered the original structure was 625 square feet and the proposed structure is 1,624 square feet.

Mr. Papsidero asked the ART to consider a determination today if they did not have any further questions or concerns. Ms. Shelly recommended that utility plans be submitted with permitting if a determination is to be made. She added in terms of tree replacement, she would rely on Michael Hiatt, Zoning Inspector on staff to monitor that as he has analyzed the trees on the property.

Mr. Tyler recommended tree replacement language should be included in the conditions of approval. Ms. Shelly proposed final permit drawings should show a landscape plan for foundation planting and screening.

Mr. Stephens agreed to provide the specifics requested in order to obtain the determination now.

Mr. Papsidero said the case could be approved under the conditions discussed.

Mr. Stephens asked for clarification on the next steps. Ms. Shelly said building permitting would be the next step, confirming this case did not need to be forwarded to the PZC.

Mr. Papsidero asked if there were any further questions or concerns regarding this case. [There were none.] He confirmed the ART's approval of this Minor Project Review.

DETERMINATION

**2. BSD HC – Gerber & Mitchell, LLC
16-004ARB-MPR**

**109 S. High Street
Minor Project Review**

Nicki Martin said this is a request for the installation of a new projecting sign and new directory sign for an existing building on the west side of S. High Street at the intersection with Pinney Hill Lane. 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 Sections 153.066(G), 153.170 and the *Historic Dublin Design Guidelines*.

Ms. Martin stated a Minor Project was proposed at the ART meeting on January 14, 2016, but has been amended to include sign proposals versus architectural modifications. She reported the applicant intends to paint the main building and accessory structure using the existing color scheme, replace light fixtures, and replace plant material, which is considered maintenance and does not require action from the ART or the Architectural Review Board. She indicated it is appropriate to maintain the existing character of the structure by preserving the color scheme and detailing that make the structure unique to the District.

Ms. Martin indicated that three signs are permitted per Code but the applicant is requesting just one projecting sign and one directory sign plaque, which match the size and shape of the existing signs. She

indicated the sign design is respectful to the period of the structure built in 1842 and complements the simple vernacular architecture with a stone foundation, wood siding, and a metal roof.

Ms. Martin described the proposed colors as Amber Slate for the background panel and Capital White for copy and trim. She said the signs will replace the current signs in the same locations. Based upon that, she said the application meets Code for size, color, location, and height but requested the applicant provide updated plans to confirm the sign placement distance from the door.

Ms. Martin recommended approval to the Architectural Review Board for a Minor Project Review with the following condition:

- 1) That the plans be updated prior to sign permitting to reflect correct colors and that the sign location and sign mounting height meet Code.

Vince Papsidero asked if there were any further questions or concerns regarding this case. [There were none.] He confirmed the ART's recommendation of approval to the Architectural Review Board for the meeting on January 27th.

CASE REVIEW

3. BSD SCN – Bridge Park, Block A Riverside Drive and W. Dublin-Granville Road 16-001DP-SP Development Plan/Site Plan

Marie Downie said this is a request for the third phase of development within Block A of the Bridge Park development, including a 104,350-square-foot hotel, 19,104-square-foot event center, a 514-space parking garage, and privately owned/maintained reserves for private drives. She said the site is located at the northeast corner of the Riverside Drive and Dublin-Granville Road intersection. She said this is a request for review and recommendation of approval to the Planning and Zoning Commission for Development Plan and Site Plan Reviews under the provisions of Zoning Code Section 153.066(E)-(F).

Ms. Downie reported a summary from her meeting yesterday with the applicant. She said the applicant provided three different options/ideas of the pavilion revision but had not received any graphics yet. She indicated the applicant will pick an option, provide general details to the PZC, and will then go through the Minor Project Review for the final details.

Ms. Downie said Staff asked DESIGNGROUP to review the architecture of the application and provide comments to the applicant that will also be provided to the Commission. She indicated the applicant will provide a response letter that will reflect what has or has not been addressed as a result of the consulting group's comments.

Vince Papsidero indicated that the majority of comments from DESIGNGROUP were favorable for bigger items.

Ms. Downie said the applicant is considering putting additional windows along Longshore Loop to provide some additional transparency but questioned whether a window can be placed in the fire room. Mr. Papsidero responded a light box would be permitted but not a window.

Jeff Tyler inquired how close the opening is to the property line and if it required a fire rating for that type of structure, which Staff will need to research.

Ms. Downie noted modifications to the garage will be more simplified with materials.

Ms. Downie indicated there are still some items of concern including addressing the walkability standards to ensure a safe and comfortable atmosphere, the design along the mid-block pedestrian way south of the proposed hotel as well as the 7-foot tall wall that extends to the sidewalk from the event center. She also indicated that the calculations for transparency will include the tall walls that disconnect the pedestrians from the event center.

Ms. Downie requested the ART's comments regarding the pedestrian experience throughout the site.

Mr. Papsidero suggested the use of public art along the southern façade of the hotel and that adding shrubbery would soften the façade. He asked how the retaining wall of the event center would be treated.

Mr. Tyler suggested wall material can make a difference to the pedestrian's experience. He asked if art is being considered for the plaza area.

Ms. Downie noted DESIGNGROUP recommended vertical windows instead of the ribbon windows proposed for the event center on the east façade. She indicated the applicant is exploring vertical lighting to tie in the event center with the hotel.

Mr. Papsidero said the windows need to dress it up so the event center does not appear institutional.

Mr. Tyler agreed the lighting can provide visual breaks with blank walls. Ms. Downie indicated that is what the applicant is trying to accomplish on the hotel. Mr. Papsidero suggested adding more glass to the east elevation of the hotel.

Ms. Downie concluded she would return next week with another update for the ART's review.

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

ADMINISTRATIVE

Vince Papsidero asked if there were any additional administrative issues or other items for discussion. [There were none.]

Mr. Papsidero adjourned the meeting at 2:28 pm.