



MEETING MINUTES

Administrative Review Board

Thursday, November 3, 2016 | 2:00 pm

ART Members and Designees: Vince Papsidero, Planning Director; Donna Goss, Director of Development; Jeff Tyler, Building Standards Director; Colleen Gilger, Director of Economic Development; Matt Earman, Director of Parks and Recreation; Shawn Krawetzki, Landscape Architect; Aaron Stanford, Senior Civil Engineer; Mike Altomare, Fire Marshall; and Tim Hosterman, Police Sergeant.

Other Staff: Claudia Husak, Senior Planner; Jennifer Rauch, Planning Manager; Lori Burchett, Planner II; Logan Stang, Planner I; Nichole Martin, Planner I; Mike Kettler, Planning Technician; and Laurie Wright, Administrative Support II.

Applicants: Ann McGee, Gresham Smith Partners, joined the meeting on the conference phone (Case 1); and Greg Briya, Moody Nolan (Case 2).

Vince Papsidero called the meeting to order at 2:00 pm.

DETERMINATIONS

**1. ID-3 - Vadata, Building 2
16-087WID-DP**

**Crosby Court
Development Plan Review**

Jennifer Rauch said this is a request for the construction of a data center building within the West Innovation District for phase two, including associated site improvements on a 68-acre site on the east side of Houchard Road, north of Darree Fields, and south of SR 161 and Crosby Court. She said this is a request for a review and approval for a Development Plan Review under the provisions of Zoning Code §153.042(D).

Ms. Rauch said the applicant had addressed earlier issues/comments from the ART review on October 6, 2016, with the exception of parking.

Ms. Rauch presented the site and noted the existing building and its entrance and the location of the second building that will mirror the first building but smaller in overall size at 152,945 square feet. She explained the generators from each building will face each other for better screening and the 12-foot screening wall matches the building materials.

In order to meet Code, Ms. Rauch said the applicant needs to provide 15 additional parking spaces. She explained there is an existing parking lot that was partially constructed for the future office building during Phase 1 and suggested the spaces be added there. She said the applicant also needs to demonstrate the proposed wall and screening details in material and color that match the approved details for Phase I.

Ms. Rauch said approval is recommended with two conditions:

- 1) That the plans need to be revised to incorporate the 15 additional parking spaces required to meet Code with Phase II; and
- 2) That the plans be revised to include information regarding the proposed wall and screening details that match the approved details for Phase I in material and color.



Ann McGee, Gresham Smith Partners, said she was directed by AWS to build out 15 additional spaces plus what is required for the (future) third building.

Colleen Gilger asked if the architecture for this building is similar to Phase 1. Ms. Rauch confirmed that the architecture is identical with regard to materials and color palette.

Vince Papsidero asked if there were any questions or concerns regarding this application. [There were none.] He confirmed the ART's approval of the Development Plan Review.

**2. BSD SRN - Bridge Park, Building C3 – Window Sills
16-098WR**

**4550 Bridge Park Ave.
Waiver Review**

Lori Burchett said this is a request to permit the windows within siding-clad walls to not have a projecting sill within Building C3 in Bridge Park. She said this is a request for a review and recommendation of approval to the Planning and Zoning Commission for a Waiver under the provisions of Zoning Code §153.066.

Ms. Burchett presented the site and approved elevations. She explained that the residential units will have sills but any areas clad in fiber cement panels will not have projecting sills. She added the brick areas on levels 1 and 2 will not have projecting sills, either. She reported that Staff agrees the mass would look awkward to have sills so by not providing projecting sills, it improves the aesthetic nature of the building.

Ms. Burchett said approval is recommended as the overall aesthetic matches the overall design intent and sills would not enhance the appearance of the building.

Vince Papsidero asked the applicant if this Waiver request was the result of design issues or cost. Greg Briya, Moody Nolan, answered it is purely from a design perspective. He said by adding sills to the whole building they would appear pasted on and the architectural elements forced, which takes away the vertical element they are trying to achieve.

Vince Papsidero asked if there were any questions or concerns regarding this application. [There were none.] He confirmed the ART's recommendation of approval to the PZC for the Waiver Review.

ADJOURNMENT

Vince Papsidero asked if there were any additional administrative issues or other items for discussion. [There were none.] He adjourned the meeting at 2:15 pm.

As approved by the Administrative Review Team on November 10, 2016.