



ADMINISTRATIVE REVIEW TEAM

MEETING MINUTES

FEBRUARY 4, 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; Colleen Gilger, Director of Economic Development; Aaron Stanford, Senior Civil Engineer; Alan Perkins, Fire Marshal; Tim Hosterman, Police Sergeant; and Laura Ball, Landscape Architect.

Other Staff: Marie Downie, Planner I; Jennifer Rauch, Planning Manager; Claudia Husak, Senior Planner; Logan Stang, Planner I; Nicki Martin, Planning Assistant; and Laurie Wright, Administrative Support II.

Applicants: Christian Hahn (Case 3); Matt Starr, Crawford Hoying Development Partners (Case 4); and Miguel Gonzalez, Teri Umbarger, and Brian Sell, Moody Nolan; Brian Quackenbush, EMH&T; and John Woods, MKSK (Case 5).

Vince Papsidero called the meeting to order at 2:00 pm. He asked if there were any amendments to the January 21, 2016, meeting minutes. The minutes were accepted into the record as presented.

DETERMINATIONS

**1. AT&T Wireless Tower Co-Location
16-007ARTW**

**4444 Tuller Road
Administrative Review - Wireless**

Marie Downie said this is a request to add 3 panel antennas, 3 RRUs, and 1 DC cable to an existing monopole on the north side of Tuller Road, approximately 250 feet east of the intersection with Riverside Drive. She said this is a request for review and approval of a wireless communications facility under the provisions of Chapter 99 of the Dublin Code of Ordinances.

Ms. Downie referred to the Planning Report that states the proposal includes modifications to an existing 135-foot monopole tower to replace three antennas. She said the replacement antennas are 96.4 inches long and their overall height will be approximately 107 feet from grade to the top of the proposed antenna panels. She added three existing radio heads will be removed and replaced behind the antennas and a new direct current (DC) cable will be directed along the outside of the monopole tower to connect to the ground-mounted equipment.

Aaron Stanford asked if any work was to be completed on the ground. Ms. Downie replied that no ground modifications were proposed.

Ms. Downie said approval is recommended for a wireless communications facility with the following condition:

- 1) That any associated cables or other wiring should be trimmed to fit closely to the panels and shall be neutral in color or match the supporting structure.

Mr. Papsidero asked if there were any further questions or concerns regarding this case. [There were none.] He confirmed the ART's approval of an Administrative Review for a wireless communications facility.

**2. AT&T Wireless Tower Co-Location
16-008ARTW**

**5700 Shier Rings Road
Administrative Review - Wireless**

Marie Downie said this is a request to remove 9 panel antennas, 6 RRHs, and 12 mounting pipes and replace them with 12 panel antennas, 12 RRHs, and modify the platform connection on an existing monopole north of Shier Rings Road, east of the intersection with Emerald Parkway. She said this is a request for review and approval of a wireless communications facility under the provisions of Chapter 99 of the Dublin Code of Ordinances.

Ms. Downie referred to the Planning Report that states this proposal includes modifications to an existing 150-foot monopole tower to replace 9 antennas with 12 new antennas that range in size from 75.4 inches to 96 inches long. She said their maximum overall height will be approximately 154 feet from grade to the top of the proposed antenna panels. She added 6 existing radio heads will be removed and 12 new radio heads measuring 15.4 to 31.5 inches will be installed behind 12 of the antennas. She said 12 mounting pipes will be replaced and new connections will be installed between the platform handrails and the offset frame that will match the existing connections.

Jeff Tyler asked if there will be any structural modifications to the equipment on the ground. Ms. Downie answered her understanding of the proposal did not include modifications to the structure, but could add that as a condition whereas the applicant would need a building permit if there were to be any structural changes.

Ms. Downie said approval is recommended for a wireless communications facility with two conditions:

- 1) That any associated cables or other wiring should be trimmed to fit closely to the panels and shall be neutral in color or match the supporting structure; and
- 2) That the applicant obtain a building permit if any structural modifications were included.

Mr. Papsidero asked if there were any further questions or concerns regarding this case. [There were none.] He confirmed the ART's approval of an Administrative Review for a wireless communications facility.

CASE REVIEW

**3. BSD SRN – Capitol Cadillac – Sign
15-096MSP**

**4300 W. Dublin-Granville Road
Master Sign Plan**

Jennifer M. Rauch said this is a request for an installation of a new wall sign for a car dealership at the northeast corner of West Dublin-Granville Road and Dale Drive. She said this is a request for review and approval of a Master Sign Plan under the provisions of Zoning Code Sections 153.065(H) and 153.066.

Ms. Rauch explained the applicant requested a Minor Project Review at the ART meeting on August 27, 2015, to install a new monument sign in place of an existing sign for the car dealership. She reported that the MPR was approved with no conditions.

Ms. Rauch said the applicant requested another MPR for the car dealership on September 24, 2015, to install two new wall signs for the front and rear elevations as shown on Exhibit A. Since the signs did not meet Code, she said the applicant has returned to submit a new application for a Master Sign Plan.

Ms. Rauch presented Exhibits A & B to point out the differences in the proposals.

Christian Hahn, representative for the applicant, explained the previous proposal included the 36-inch sign letters to be installed four feet higher on the building. He said they are now requesting the 36-inch sign letters be lowered, which places the sign as close to the doorway as possible. He explained the dealership sits up on a hill, 20 feet above street level from the corner of Dublin-Granville Road and Dale Drive. He said the sign will just be visible from Dale Drive.

Ms. Rauch said issues for the first proposal were the area of the sign and the height. She said the maximum height permitted is 15 feet from grade and was proposed at a height of 21 feet. She indicated that due to the significant grade changes on the site, the measurement exceeds the height requirement and will require a Master Sign Plan.

Colleen Gilger said she thought the MSP met the intent of the BSD.

Ms. Rauch said the sign position makes sense for this application as the sign is located right above a window over the main door.

Mr. Hahn confirmed that the ART seemed to support Exhibit B.

Ms. Rauch said the application would be modified and the ART's recommendation to the PZC is scheduled for next week for the PZC meeting on February 18, 2016.

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

INTRODUCTION

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

Riverside Drive and Dale Drive Master Sign Plan

Nicki Martin 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.

Ms. Martin reported this application was reviewed by the Planning and Zoning Commission on January 7, 2015, and the applicant had asked to table the application and come back with updates to address the questions that had been brought forth. She said the applicant has returned with a revised MSP, which she presented.

Ms. Martin noted the PZC raised the following questions and concerns:

- A Wall Sign size of 80 square feet might not be appropriate for first or second stories;
- Placemaking Art Signs should not extend to the top of Level 2 , but rather remain pedestrian oriented with a maximum height;
- Umbrella signs and graphics should be reconsidered;
- Parking Marquee sign details provided;
- Building Directory Signs should be uniform;
- Consider treatment of tenant spaces for lease;
- Consider dimensions and design beyond area; size is only one component of a great sign.

Ms. Martin said the applicant has addressed the concerns. Mr. Starr said there were 12 changes requested at that PZC meeting – cleanup and clarification were requested overall.

- Size and creativity of signs was somewhat in the eye of the beholder. Images of signs from other places are being collected to show more context and design.
- Placemaking Art Sign locations have been defined - the bottom of the sign will be aligned with the bottom of Level 2 extending a maximum of 20 feet into Level 2.
- Signs/graphics for umbrellas are now prohibited.
- Parking Marquee details have been provided that are consistent with the city-wide wayfinding plan.
- Building directory signs have been removed from this application and will be placed inside the lobby instead.
- Details for 'For Lease' tenant spaces include opaque Window Signs in a dark gray with Crayford Hoying or Bridge Park logo, not exceed 30% of the window area. Mr. Starr noted it will strike a balance between a need to mask storefronts but allow light into the space, which expedites the leasing process.
- Additional illustrative images are included to show scale and context for the size and height of signs in terms of square footage indicating appropriateness on the buildings.
- A rendered graphic of building C2 including examples of ground floor tenants with 1, 2, or 3 streets of frontage has been provided. Real life examples of signs are provided. Columbia Gas in the Arena District has a 90-square-foot sign that is appropriate for the speed of traffic, which would be consistent with building C2.
- Design and location of Address Numerals are finalized.
- Examples of Placemaking Art Signs are provided to show 3-sided volume calculations rather than area.
- Mr. Starr and Russ Hunter will review signs for quality, color, and adherence to the MSP before any permits are submitted.
- The MSP will be given to tenants upfront so they are aware of the rules as part of the design of their space.

Vince Papsidero asked if prohibiting signs/graphics on umbrellas will be an issue. Mr. Starr indicated that it will only impact a few tenants and if they can demonstrate a creative umbrella, he would bring it back for review.

Jeff Tyler questioned whether regulations start to stifle creativity when we ask for that at the same time. He said umbrellas are temporary and asked why signs on umbrellas are an issue. Mr. Starr said he shares the concern, but does not want to see unpleasant advertising stamped on a sea of umbrellas. He said diversity can be created by using different colors at the different establishments.

Mr. Tyler emphasized the size of signs needs to be in scale with the building.

Mr. Papsidero asked if larger signs will be limited. Mr. Starr answered only four tenants will have the opportunity for an 80-square-foot sign and they may not opt to use all of them. Mr. Papsidero indicated that four signs are not that many. Mr. Starr indicated that as sign plans come forward for Blocks B & C, the applicant may need to come back to modify the MSP for other blocks.

Ms. Martin confirmed that signs are only permitted in the locations identified by blue blocks. Mr. Starr said they may not have every location correct, but they did a pretty good job at hitting most of them. Ms. Martin questioned the height of the boxes as there may be instances where a "hanging Y" for example could go beyond that area due to the method the City uses to measure sign area. Mr. Starr said the height of letters are all going to be different, but generally occur within the area depicted. He said a cool sign could include a curvy "Y" and he would be worried about narrowing it down to simply fit strict regulations.

Mr. Papsidero asked if an adjusted location of one blue box would require the applicant to return to the PZC or if they could return to the ART for review. He asked if provisions to allow this could be written. He

indicated there will be practical applications and did not want to make the applicant go thru the process. Donna Goss said she liked the idea that exceptions could be made with approval by the ART up to a certain percentage. Mr. Papsidero said that could be considered and suggested a 10% variation.

Claudia Husak suggested using the language from the Code for Minor Modifications. Marie Downie read Minor Modifications regarding signs are as follows "Modifications to sign location, sign face, landscaping and lighting, provided the general sign design, number of signs, and dimensional requirements are maintained."

The ART discussed language that could frame the standard for the dimensional aspect or the movement of a box based on creativity of the sign.

Mr. Starr said that would be hard to administer; everyone thinks their signs are creative. He is concerned then that the signs would get bigger and bigger. He said he did not want to open the window for everyone. He said for the most part, everyone will meet the MSP.

The ART agreed this needed further discussion. Ms. Martin suggested that Staff work with the applicant to add language to the application to address the previous concerns.

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

CASE REVIEW

5. 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 468-space parking garage with 2,334 square feet of retail, privately owned/maintained reserves for private drives, and 2,570 square feet of open space. 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, Site Plan, and Waiver Reviews under the provisions of Zoning Code Section 153.066(E)-(F).

Ms. Downie said with the recommendation to the PZC scheduled for next week, she wanted to discuss the Waivers and Conditions identified now. She explained that our consultant, Daniel Phillabaum, Landplan Studios, LLC, conducted a thorough review and provided eight pages of information on Waivers, Administrative Departures, and Conditions. She said the Waivers were mainly technical in nature dealing with the architecture of the buildings and noted the following conditions:

1. A mid-block pedestrianway will be required with the development of the office.
2. Stairs along Banker Drive to the pocket park will provide increased accessibility.
3. A Parking Plan will be required to be submitted and should include an outline of the use of the loading spaces, all required ADA parking spaces, and additional information on the height of the canopies.
4. Details of bicycle racks will be required for review and approval by Staff.
5. Plant materials that either grow up or down the retaining walls along the hotel and event center will be required in order to benefit the pedestrian experience.

Ms. Downie noted that the analysis of the Building Type requirements has been provided to the ART and includes the Waivers identified. She reiterated that the majority of them were technical due to the architecture of the building but asked for feedback.

Vince Papsidero asked if thin brick would be used on the entire garage. He noted this material was approved, but on a lower scale. Miguel Gonzalez, Moody Nolan, explained the thin brick is the same material as the full size brick and the only difference is the thickness. He indicated that the majority of the thin brick being proposed is above the first floor. Teri Umbarger, Moody Nolan, added the thin brick provides relief to modulate the pedestrian experience.

Jeff Tyler stated Code requires full size brick. He said if thin brick is used, it needs to have special shapes at the corners incorporated to appear as full size brick. Ms. Umbarger said the brick will turn the corners.

Mr. Gonzales said they would provide separate calculations for thin brick and regular brick.

Ms. Downie concluded that all questions or specific concerns with Waivers could be directed to her.

Mr. Papsidero asked that some of the changes to the plans be discussed for the benefit for ART members that have not been able to attend the weekly meetings with the applicant.

Mr. Gonzalez said the biggest change to the hotel is the east side/Longshore Drive elevation. He said they added glazing to the stone where they could and modulated that wall with vertical recesses, which starts to tie into the event center. Mr. Papsidero asked if the rooftop bar had expanded. Mr. Gonzalez said the whole length is now accessible. He mentioned that they also realigned openings on the south elevation and designated a potential location for public art along that wall.

Ms. Umbarger said the design of the roof was changed on the event center and a green roof was added.

Brian Sell, Moody Nolan, said they removed the horizontal windows along the south/east elevation of the event center and introduced vertical windows where possible.

Mr. Sell reported they moved the exhaust fans from the south façade of the event center and relocated them to the roof. He said the large stone wall to the south will be layered with additional architecture. Ms. Downie asked if they will be replacing the exhaust fans with windows, to which Mr. Sell responded affirmatively.

Mr. Papsidero asked the applicant to describe the modified pavilion. Mr. Sell said it is predominantly comprised of horizontal slats riverstone/driftwood serving as a sculptural piece. He explained it works with the ramp as an observation post and can also be used as a bandstand with lighting. Mr. Sell indicated the applicant is working on a large sculpture project for the pavilion.

Mr. Gonzalez said the garage now only has one brick type. He said panels have been removed so the design ties together more cleanly with the brick detailing. He indicated the accent wall proportions toward the plaza were changed to be more vertical.

Ms. Downie discussed the need for material boards and plans to be submitted. She concluded she would return next week with another update for the ART's review and recommendation.

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 2:59 pm.

As approved by the Administrative Review Team on February 11, 2016.