



ADMINISTRATIVE REVIEW TEAM

MEETING MINUTES

MARCH 17, 2016

ART Members and Designees: Vince Papsidero, Planning Director; Aaron Stanford, Senior Civil Engineer; Alan Perkins, Fire Marshal; and Mike Altomare, Deputy Fire Marshall.

Other Staff: Jenny Rauch, Planning Manager; Claudia Husak, Senior Planner; Devayani Puranik, Planner II; Lori Burchett, Planner II; Logan Stang, Planner I; and Laurie Wright, Administrative Support II.

Applicants: Russ Hunter, Crawford Hoying Development Partners

Vince Papsidero called the meeting to order at 2:03 pm. He asked if there were any amendments to the March 10, 2016, meeting minutes. The minutes were accepted into the record as presented.

PRE-APPLICATION

1. BSD HTN – Crawford Hoying Building 2

94-100 N. High Street Pre-Application Review

Jennifer Rauch said this is a request for construction of a new building and associated site improvements for a portion of the property south of the Bridge Park West development located on the east side of North High Street, approximately 200 feet north of North Street. She said this is a request for review and feedback for a future application within the Bridge Street District under the provisions of Zoning Code Section 153.066.

Russ Hunter, Crawford Hoying Development Partners, presented pictures of the architecture in Historic Dublin for context along with plaza renderings created by Darren Meyer, MKSK. He noted the approximate location for the future pedestrian bridge landing, how the railing system would continue along the edge of the plaza, conceptual benches, and a landscape feature. He indicated underground parking had been considered but since 20 spaces or less would be needed for this building, adjacent parking could be shared. He said commercial uses on the ground floor are proposed with residential above. He added by eliminating an underground parking garage the tenants would have better access to the pedestrian bridge and the pedestrian walk to North Riverview Street as everything would be at the height it wants to be. He explained the building is sited 10 feet off Oscar's property line with a service area in between. He said the ground floor is 7,000 square feet that would house one to two restaurants and the upper floors would be 6,000 square feet allowing for six to eight apartments. He said an apartment entry would be on North High Street and an additional apartment entry would be on the North Riverview side of the building. He said by having the apartment entries off of the street, loading/unloading would be available for moving in/out.

Mr. Hunter said one commercial tenant (restaurant) would face north High Street and contain a covered patio facing the plaza. He said the commercial entry is 68 feet wide, which is a little larger than a typical façade width but did not believe that dividing the space into three spaces would be ideal. He explained the other restaurant would face the plaza with a 47-foot-wide entry. He indicated the two commercial tenants could have multiple entries. He said this conceptual design perspective is one architectural expression with resident balconies above. He explained the concept is for the front façade to also be used on the back piece with a view of the pedestrian bridge. He noted that architecture in Historic Dublin have gable roofs and this is actually in the Historic Transition District. He said this building would be viewed as pedestrians approach the landing as well as the 7-story building further on the horizon and the future Rock Cress Boulevard. He added the tower serving as a focal beacon feature marking the public parking could also be

seen from that vantage point. He said that tower is 45 feet at the top and the eaves of that tower are still taller than this proposed building and would read as a dominant feature.

Mr. Hunter said when the Bridge Park West structure was reviewed at the Architectural Review Board, the more modern designs were pulled back to more traditional designs so that is the style of design he assumed would be desired at this location as well. He pointed out that the height of the proposed building is three stories and there are a lot of "fake" 2.5 story buildings in the Historic District, which he believes is a missed opportunity. He noted the Mezzo building as a good example. He said the applicant would like to take advantage of the space and incorporate arched ceilings that will blend in well with the rest of Historic Dublin.

Mr. Hunter said if he could get a supportive consensus about this conceptual plan, he could get an architect on board.

Vince Papsidero indicated from the bridge perspective, this building feels good and appropriate and likes the idea of an active third floor on a smaller scale.

Jennifer Rauch recalled that the ARB granted a Waiver for the seven floors for the Bridge Park West structure and possibly a Waiver for this proposed third floor could be attained for this project.

Mr. Hunter asked what defines a 2.5 story structure. Ms. Rauch answered it is based on floor-to-floor height and depends on the building type selected.

Claudia Husak asked if this building would block the view from the proposed library. Mr. Hunter indicated it probably would as this building is placed adjacent to the library. He said the corner of the library would be seen directly across the street of this building on future Rock Cress.

Mr. Papsidero inquired about the principal entry of the library. He said Oscars is 1.5 stories on the front but much higher in the back due to drop in grade. He encouraged the applicant to show what is around this building so it does not appear so isolated and how it provides a nice gap in the streetscape.

Mr. Hunter indicated he could use a combination of brick and siding as primary building materials and the brick could even be painted as that is popular in villages in Ireland and England. He said he did not want to use stone.

Mr. Hunter pointed out that the two-story elevations in the Bridge Park West project had traditional architecture and the side on the river was very contemporary with the ends being transitional. He said not all the buildings in the BSD are meant to be standout buildings. He said the sum of the whole is greater than the sum of its parts. He said he is asking for appropriateness of architecture to be used for this building. He said the library will be quite contemporary and very different.

Ms. Rauch said completely contemporary would be out of place here but serving as a transition building between the future planned contemporary library and Historic Dublin could work in this Historic Transition District.

Mr. Papsidero said this design has a feel of a hotel that has been there a long time, having a presence the other buildings do not have, which he likes. Mr. Hunter said it will depend on the tenants but he could create two architectural perspectives on the same building but if there is only one restaurant instead of two, two different architectural styles on the 7,000-square-foot ground floor of this small building would not be desirable.

Aaron Stanford said he had hoped the design of the back façade facing the plaza would be iconic and more interesting because of its full view off of the contemporary pedestrian bridge. He said this design is almost plain.

Ms. Rauch said she likes the building but is concerned the height will be a factor. Mr. Hunter indicated the 9-foot ceiling height on the upper floors do not provide flexibility but the 16-foot floor height on the first floor could be lowered a bit. He said the roof is already a 6:12 pitch to keep the ridgeline down.

Mr. Papsidero inquired about the parking count. Mr. Hunter said it would depend on the tenants. He explained they figured on 6 apartments and 5,500 square feet for usable space for the restaurants.

Devayani Puranik asked about the open space in the rendering on either side of the pedestrian bridge. Mr. Hunter said the area on the right is accurate but the left side of the illustration is just a placeholder because it will depend on the topography for the bridge landing.

Process wise, Ms. Rauch indicated this proposal would go to City Council first, if it followed the sequence for the other blocks of development. Mr. Hunter said he assumed that order. Ms. Rauch said going to City Council first could help his argument with future reviews. Mr. Papsidero added the height could be addressed at City Council. Ms. Rauch encouraged the applicant to demonstrate a model in the context of the street.

Mr. Hunter concluded that the overall impression of the ART was that height is an issue. Ms. Rauch asked if this concept would work as well with a shorter building. Mr. Hunter indicated he was concerned financially about all the projects to follow because land prices are just increasing in the BSD and would want to try for three-story projects in the future. He noted this proposal still fits within the character of Historic Dublin and not like buildings in the Short North area.

Mr. Hunter said he was starting to contemplate multiple architectural expressions for this building. Ms. Rauch agreed she could see something different for the back side that was viewed from the pedestrian bridge. Ms. Husak said she thought this design was not as exciting as it could be.

Mr. Stanford said he liked the idea of presenting both current and historic elements. Mr. Papsidero added the design could reflect a contemporary addition to an old structure. Mr. Hunter agreed with Mr. Papsidero's idea and recognized it could be fun.

Mr. Papsidero suggested this building is small but it could play a big role by being a little taller, but not 'crazy' tall. He reiterated that it feels like an old hotel. Ms. Rauch said it does not appear too tall with the gabled roof.

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 2:37 pm.

As approved by the Administrative Review Team on March 24, 2016.