



ADMINISTRATIVE REVIEW TEAM

MEETING MINUTES

MAY 19, 2016

ART Members and Designees: Vince Papsidero, Planning Director; Jeff Tyler, Building Standards Director; Aaron Stanford, Senior Civil Engineer; Alan Perkins, Fire Marshal; Mike Altomare, Deputy Fire Marshal; Donna Goss, Director of Development; Colleen Gilger, Director of Economic Development and Matt Earman, Director of Parks and Recreation.

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

Applicants: none present

Vince Papsidero called the meeting to order at 2:02 pm. He asked if there were any amendments to the May 5, 2016, meeting minutes. The minutes were accepted into the record as presented.

DETERMINATION

**1. BSD HTN – Bridge Park West
16-033ARB-MPR/WR**

**94-100 N. High Street
Minor Project Review and Waiver Review**

Jennifer Rauch said this is a request for modifications to the landscape planters along North High Street, a tenant space within the Historic Mixed-Use building, and the Apartment building elevations to permit mechanical louvers along street facing facades within the Bridge Park West development on the east side of North High Street, north of the intersection with North Street. She said this is a request for review and recommendation of approval to the Architectural Review Board for a Minor Project Review and a Waiver Review under the provisions of Zoning Code Section 153.066 and the *Historic Dublin Design Guidelines*.

Ms. Rauch presented the proposed plan elevations. She said the approved development includes: a mixed-use development with a seven-story building including 40 condominium units located along the future extension of North Riverview Street; a five-story integrated parking structure; three 2.5-story buildings for retail, restaurant, and office use along North High Street; and 0.21 acres of open space.

Ms. Rauch stated the proposed plan includes modifications to the southern tenant space of the Historic Mixed-Use building along North High Street. She explained a tenant has been identified to occupy this particular space, which require modifications to the building entrance, façade, and adjacent landscaping to accommodate their operations. She said the proposed architectural modifications include revising the approved two-story curtainwall system to include a set of entry doors along the North High Street elevation (west elevation) that were previously located further north along the facade. She presented the Landscape Plan. She said the proposed changes to location of the entry door require minor changes to the landscape details adjacent to the relocated entrance. She stated the approved door locations on the south elevation have also been shifted to meet the tenant's interior design needs.

Ms. Rauch said two Waivers are being requested. The first is to allow mechanical system louvers on street-facing facades, which is viewed as a conflict between the building design and the Code requirement, which is the result of unavoidable or unalterable site conditions. Due to the layout of the block, the style of the architecture, and interior spaces, she said the conditions are created where the internal living space layout places the mechanical, bathroom, and kitchen equipment adjacent to street-facing facades. She explained

the vents for mechanical systems are located on the nearest exterior walls to provide efficiency of operation for those systems. She reported the location of the louvers on the street-facing facade has been minimized to the extent possible and the louvers are a maximum of 8 inches in diameter to be painted to match the adjacent material colors. She said the second Waiver requested is to increase the distance between the required principal entrances along North High Street. She explained the Code requires 1 entrance per 40 feet of façade for the Historic Mixed-Use buildings, totaling 9 entrances for this proposal. She said the approved development included a Waiver to permit only 7 entrances along the frontage, which the applicant is proposing to retain but relocate the entry doors further south on the elevation increasing the distance between the entrances.

Ms. Rauch said approval is recommended to the Architectural Review Board for two Waivers:

Apartment Building – Mechanical Louvers

1. §153.062(N)(4)5 - Façade Requirements – Vents (mechanical systems) shall not be part of street-facing facades. Request is to allow mechanical louvers on street-facing façades for the apartment building elevation along the (future) North Riverview Street extension.

Historic Mixed-Use Buildings – Principal Entrances

2. §153.065(O)(9)(d)3 – Façade Requirements – Building Entrance - one principal entrance for every 40 feet of façade along a principal frontage street – 9 entrances (required). Request to increase the distance between the required principal entrances along North High Street – 7 entrances (requested).

Ms. Rauch said approval is recommended to the Architectural Review Board for a Minor Project Review with no conditions.

The ART agreed the modifications requested were minor in nature.

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 ARB for two Waivers and the Minor Project Review with no conditions.

ADMINISTRATIVE

Vince Papsidero asked if there were any additional administrative issues or other items for discussion. [There were none.] He adjourned the meeting at 2:10 pm.