



ADMINISTRATIVE REVIEW TEAM

MEETING MINUTES

MAY 5, 2016

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

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

Applicants: Pete Coratola, CBS Garvey, LLC. and Frank Albanese (Case 2); and Mike Burmeister, OHM Advisors (Case 3).

Vince Papsidero called the meeting to order at 2:04 pm. He asked if there were any amendments to the April 28, 2016, meeting minutes. The minutes were accepted into the record as presented.

INTRODUCTIONS

**1. BSD SCN – Party City
16-031MPR**

**6655 Sawmill Road
Minor Project Review**

Katie Dodaro said this is a request for the installation of a wall sign for an existing retail center on the west side of Sawmill Road and north of the intersection with Village Parkway. She said this is a request for review and approval of a Minor Project Review under the provisions of Zoning Code Section 153.066.

Ms. Dodaro presented an aerial view of the site and the proposed illuminated sign that is comprised of all red text that reads "Party City". She said it will be placed over the main entrance on the front façade. She stated the application meets all the sign requirements for the Bridge Street District. She said there is a temporary sign also requested with this proposal. She said approval is recommended for the Minor Project Review with the following condition:

- 1) That the applicant apply for a Certificate of Zoning Plan Approval for the temporary sign banner.

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

Ms. Dodaro indicated the owner of the property intends to request ground signs but that will be part of a separate application.

**2. BSD HC – S. High Street Mixed-Use Development
16-032INF**

**76-82 S. High Street
Informal Review**

Jennifer M. Rauch said this is a request for an informal review for a mixed-use development for a site with existing historic commercial buildings and construction of a proposed structure on the east side of South High Street and south of the intersection with Eberly Hill Lane. She said this is a request for review and non-binding feedback for a future application under the provisions of Zoning Code Section 153.066.

Ms. Rauch presented an aerial view of the site. She explained all the buildings on the site were on the National Register. She said the applicant will retain all three buildings and construct a new mixed-use building as well, which will include commercial, residential, and parking.

Ms. Rauch presented the north elevation and noted the significant grade change. She pointed out the location of the proposed terrace with a pedestrian walkway. She said the parking garage access is on the rear of the building leading to the ground floor and offices and residential units will be above. She said this meets the mixed-use requirements because the residential units are not on the ground story. She indicated the height of the building will be subordinate to the historic structure on High Street and because it also abuts a residential neighborhood.

Ms. Rauch presented a rendering of the new building adjacent to the existing buildings. She also presented the parking configurations. She indicated the applicant will provide further detail that is not available today as this is an introduction.

Pete Coratola, CBS Garvey, LLC, said he has owned these properties for approximately eight months. He said the building that was occupied by Biddies Coach House Restaurant is vacant and there is currently an office tenant at 82 S. High Street. He indicated they have not determined if this will be modified for more office space or a restaurant. He said the second floor of the former Biddies Coach House needs to be removed before it falls down but they intend to leave the exterior the same with the exception of a few windows that may need to be replaced. He said this proposal provides enough parking for a restaurant or an office use.

Jeff Tyler inquired about the office tenant at 82 S. High Street (yellow house – former retailer, Blankets and Booties). Mr. Coratola said the tenant is using the space for an office and is on a month-to-month lease. Mr. Tyler said that would require a Certificate of Occupancy as the use has changed from retail to office.

Vince Papsidero questioned if the applicant will meet the parking requirements if a restaurant is proposed. Ms. Rauch reiterated that this is just an introduction so the parking plan had not been reviewed yet.

Mr. Coratola said both stories of the former Biddies Coach House equal 5,800 square feet but he intends to remove part of the second story, which then leaves 1,769 square feet.

Mr. Tyler requested more renderings of the other elevations for the next review. He indicated the building appeared very large in this single rendering.

Mr. Papsidero suggested the massing could be broken up, possibly modifying the elevations so it appears and feels like multiple buildings. He said that since this is next to a residential neighborhood, the modified pieces of elevations might be more favorable to the neighbors.

Mr. Albanese said the final roof plan had not been submitted as a potential hip roof may be proposed all the way across the back. He said they have created four-sided architecture and intend to present those renderings.

Mr. Albanese said the building will contain a stone foundation, vertical siding, chimneys and gables so it will blend in with the historic buildings in the area. He said the project called for four condominiums atop 6,500 square feet of offices and 30 parking spots in a garage that extends underground into the eastward sloping hill. Therefore, he said the building will not exceed 2.5 stories. He emphasized this development will feel like Historic Dublin. He pointed out the proposed pedestrian walkway, which will coordinate with

the brick walkway along the yellow structure. He said they are considering a wrought iron fence to be used as a guest entrance and the brick will continue along the backside.

Mr. Papsidero asked if there is potential for outdoor dining. Mr. Albanese pointed out the terrace area. Mr. Tyler affirmed that would be very nice back there.

Aaron Stanford encouraged the applicant to review the Code for stormwater management. He said he was concerned about the proposed parking spaces off Blacksmith Lane since they are so close to the intersection and Blacksmith Lane is very narrow. He thought safety might be an issue for vehicles backing in/out. He indicated accessibility might be another challenge. He asked if the lots might be combined as there are two separate parcels and what the timing might be. Mr. Coratola answered the timing would be immediate.

Mr. Papsidero inquired about a landscaping plan because if parking lot islands are required to attain enough open space, it would affect the number of parking spaces. Ms. Rauch agreed and stated the applicant has on-street parking as well.

Colleen Gilger asked about the outhouse as it may be considered a historic structure. Mr. Coratola said the applicant would need to request a demolition for that structure as well as the two-car garage. He indicated he was willing to donate the outhouse, if someone wanted it.

Mr. Papsidero inquired about the allocation of square footage. Mr. Coratola said there will be approximately 6,500 square feet of office space on the first floor and 6,500 square feet of residential space on the second floor. He indicated this would allow for approximately four residential units.

Mr. Coratola said they have an interested buyer/lease that would want 4,500 square feet.

Ms. Gilger inquired about parking for the office. Mr. Coratola said four, two-car garages are proposed for residents and the rest of the parking structure can be for office parking.

Mr. Papsidero asked if an elevator was planned to which Mr. Coratola responded affirmatively.

Mr. Tyler inquired about trash management. Mr. Albanese said the dumpster will be accessed from the back alley for pick-up. Mr. Coratola said they are leaning more towards considering office use instead of a restaurant use due to the amount of trash that would be generated from a restaurant. Mr. Tyler recommended relocating the dumpster, moving it away from the intersection.

Mr. Coratola asked if the ART had an issue with the parking spaces where the vehicles would have access on Blacksmith Lane. Mr. Stanford replied he was okay with the plan but reiterated that Blacksmith Lane is narrow.

Mr. Coratola asked the ART if they had concerns about the location of the main entrance, halfway down hill. He said the entry by the existing barber shop and yellow house could be ADA spaces.

Matt Earman asked if the terrace would qualify as open space. Ms. Rauch answered part of it might be or a pocket park could be considered at the corner.

Mr. Papsidero asked if an easement would be required. Ms. Rauch indicated it would be if the terrace was dedicated to the City as open space.

Mr. Stanford asked if there might be outdoor use on the High Street side of the building. Mr. Coratola answered there would not.

Mr. Albanese asked if the fire department identified any issues. Alan Perkins said normally in Historic Dublin the fire department will have access from High Street but they may have to get access to Blacksmith Lane and navigating that narrow road needs to be analyzed. Mr. Albanese asked if Mr. Perkins had checked the fire hydrant locations. Mr. Perkins said that information can be found on the civil plans but asked if there would be a sprinkler system. Mr. Albanese said the garage parking is open and will provide cross-street ventilation and the floors will be separated. Mr. Perkins said having to use shorter hoses could be critical if there is no fire protection.

Logan Stang asked if there would be a gate to the covered parking and that noise of the gate going up and down would need to be considered.

Mr. Coratola indicated that by having a gated community, it is more attractive for buyers/leasing.

Mr. Albanese asked if the police see any issues. Tim Hosterman said police is typically concerned with street width to accommodate emergency vehicles, traffic, and adequate lighting as a safety component.

Ms. Rauch said the applicant does not need to return to the ART before the application is taken informally to the Architectural Review Board as the next step.

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

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

Jennifer M. 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 an aerial view of the site. She said the HVAC vents proposed for the residential units on the street facing façade are not permitted but a Waiver could be attained like the Tuller Flats project as they will hardly be visible and no vents are proposed for (future) Riverview Street. She said this technical Waiver needs to be reviewed by the ARB as it changes the look of the façade but again it would be minimal as the vents can be field painted to match the adjacent finish.

Ms. Rauch pointed out the mixed-use elevation would contain the Cameron Mitchell restaurant and the south elevation was revised to relocate the far west door within the storefront system to best coordinate with the interior layout of the proposed restaurant space; the middle and far east columns were shifted to the east to clear the existing sanitary line underground for structural foundations after an in-field exact survey was conducted; and both columns were reduced in width and depth for more usable space within the patio as well as to reduce the structural foundation. She said originally the plan was for all glass on the storefront with the entrance on the side but now the tenant is requesting a door be added on the front, which is appropriate. She added the entry door to the stair tower for access to the parking garage was revised to include a sidelight and the width of the far north doors to be used for Cameron Mitchell space was revised as well as relocating doors within the storefront so as to not conflict with the structural column in the corner.

Mike Burmeister, OHM Advisors, explained Cameron Mitchell reorganized the doors for staff operations on the patio. Ms. Rauch indicated she did not anticipate any issues with this technical Waiver since the new location mirrors the original plan.