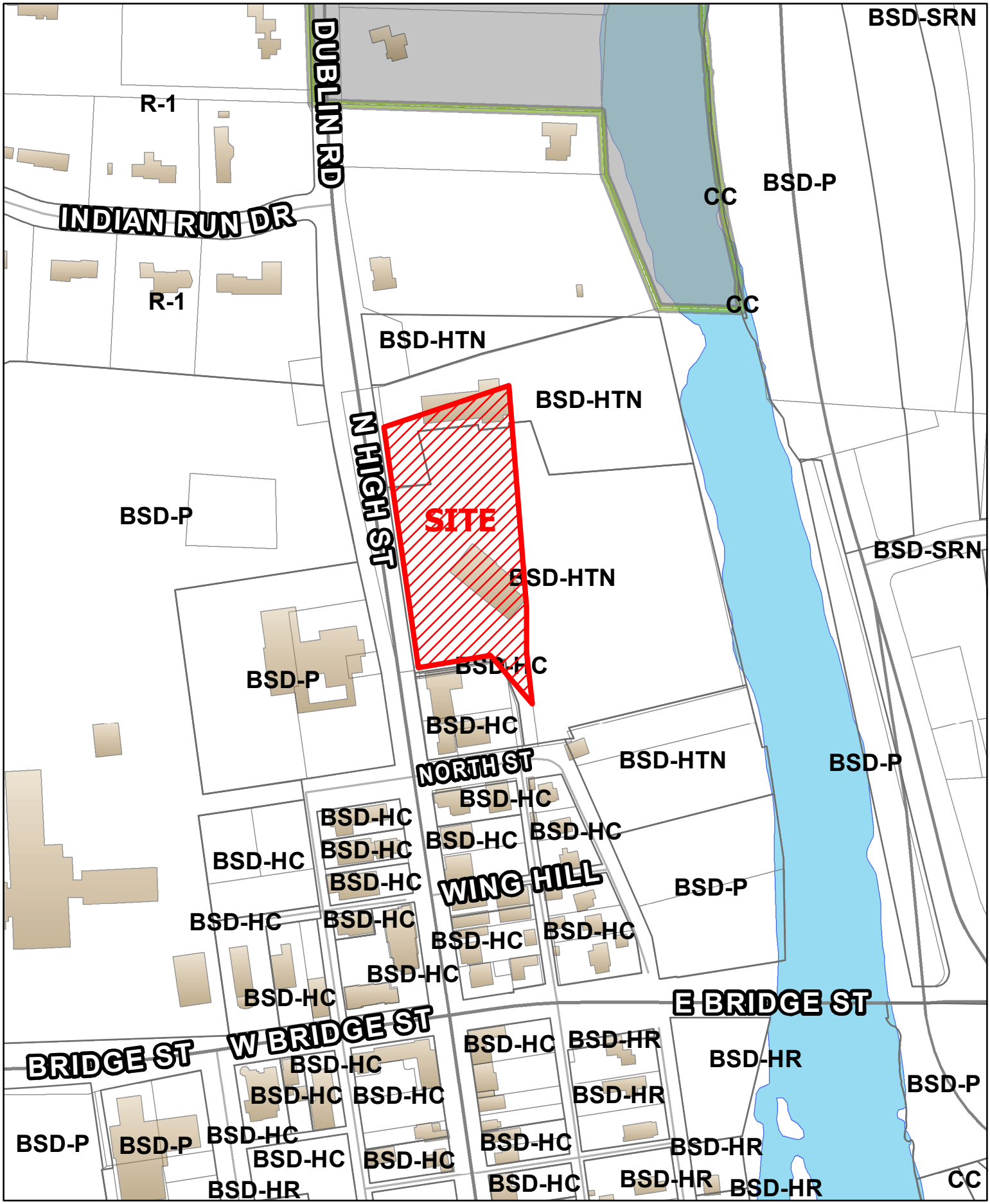

City of Dublin

16-033ARB-MPR/WR
Minor Project Review & Waiver Request
Bridge Park West
94-100 N. High Street

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ADMINISTRATIVE REVIEW TEAM

RECORD OF DETERMINATION

MAY 19, 2016

The Administrative Review Team made the following determination at this meeting:

1. BSD HTN – Bridge Park West **94-100 N. High Street**
16-033ARB-MPR/WR **Minor Project Review and Waiver Review**

Proposal:	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.
Request:	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*.
Applicant:	Michael Burmeister, OHM Advisors
Planning Contact:	Jennifer M. Rauch, AICP, Planning Manager; (614) 410-4690, jrauch@dublin.oh.us

REQUEST #1: Recommendation of approval to the Architectural Review Board of this request 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).

REQUEST #2: Recommendation of approval to the Architectural Review Board of this request for a Minor Project Review with no conditions.

Determination: The Minor Project Review and two Waivers were forwarded to the Architectural Review Board with a recommendation of approval.

STAFF CERTIFICATION

_____
Jennifer M. Rauch, AICP
Planning Manager

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City of Dublin

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 Marshall; 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 **94-100 N. High Street**
16-033ARB-MPR/WR **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

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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.

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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 **94-100 N. High Street**
16-033ARB-MPR/WR **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.

Mr. Burmeister said the landscaping plan was revised after the removal of the door between the column lines, which cleared the area so planters could be installed all across the space. He said he would send the revised plan to Staff, which Mr. Earman said he was very interested in reviewing.

Mr. Papsidero asked if there would be other tenants coming forward to revise the facades of their spaces. Mr. Burmeister said he did not anticipate any outside changes for Three Palms Pizza and that a small café is showing interest in space.

Mr. Burmeister indicated Cameron Mitchell's will have their own sign package for a future application.

Ms. Rauch said Staff is supportive of the revisions presented and the Waivers requested. She said the applicant does not have to return to the ART if they send the requested materials but they will need to be in attendance at the Architectural Review Board meeting on May 25, 2016.

On May 19, 2016, Ms. Rauch said the Administrative Review Team will make a recommendation to the Architectural Review Board.

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 2:45 pm.

As approved by the Administrative Review Team on May 19, 2016.

City of Dublin
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ARCHITECTURAL REVIEW BOARD

BOARD ORDER

DECEMBER 16, 2015

The Architectural Review Board took the following action at this meeting:

2. BSD HTN – Bridge Park West **94-100 North High Street**
15-100ARB-MSP **Master Sign Plan**

Proposal:	A Master Sign Plan for a new mixed-use development on the east side of North High Street, approximately 280 feet north of the intersection with North Street.
Request:	Review and approval for a Master Sign Plan under the provisions of Zoning Code Section 153.066 and the *Historic Dublin Design Guidelines.*
Applicant:	Matt Starr, Crawford Hoying Development Partners.
Planning Contact:	Jennifer M. Rauch, AICP, Planning Manager; (614) 410-4690, jrauch@dublin.oh.us

MOTION: Mr. Rinaldi moved, Ms. Fox seconded, to approve a request for a Master Sign Plan with five conditions:

1) That the general regulations matrix outlining the sign types and allowance should be updated to clarify the building mounted sign types form the other sign types;

2) That the applicant provides additional graphics for the north and south elevations of the Historic Mixed-Use buildings to provide additional sign location options for the corner tenants;

3) That the MSP includes a zoning review timeline graphic, which will need to be revised to accurately reflect the review and permit process following the approval of the MSP;

4) That the document be revised to clarify the window sign allowances that include the entire window area and not individual window panes; and

5) That the second floor tenants are permitted only a single projecting sign.

VOTE: 5 - 0

RESULT: This request for a Master Sign Plan was approved.

RECORDED VOTES:

David Rinaldi	Yes
Thomas Munhall	Yes
Everett Musser	Yes
Jane Fox	Yes
Shannon Stenberg	Yes

STAFF CERTIFICATION

Jennifer M. Rauch, AICP, Planning Manager

2. BSD HTN – Bridge Park West **94-100 North High Street**
15-100ARB-MSP **Master Sign Plan**

The Chair said the following application is a request for a Master Sign Plan for a new mixed-use development on the east side of North High Street, approximately 280 feet north of the intersection with North Street. He said this is a request for review and approval of a Master Sign Plan under the provisions of Zoning Code Section 153.066 and the *Historic Dublin Design Guidelines*.

Jennifer Rauch explained the ART reviewed the comprehensive document and it has been updated to reflect those comments. She said the ART recommended approval of the MSP on December 10th with three conditions and the applicant has already met those conditions.

Ms. Rauch said the purpose of the MSP is to allow:

- Greater degree of flexibility and creativity in sign design and display.
- The reviewing body to approve alternative requirements for sign design, number, type, size, height, location, and lighting.

Ms. Rauch indicated the applicant's proposed signs are close to the typical sizes permitted in the BSD and have added a few signs that the BSD Code did not anticipate. She said one motion and vote are required for approval of the MSP this evening. She stated this will be the applicant's "code" to follow throughout this development. She said this is the only time the ARB will see what would be permitted for this development; after the MSP is approved, the signs will go directly to sign permitting.

Ms. Rauch said the focus of the MSP is what signs and allowances are permitted for the historic mixed-use tenants including:

Corner Tenants: 3 building-mounted signs, 1 must be a projecting sign
In-Line Tenants: 2 building-mounted signs, 1 must be a projecting sign

Ms. Rauch said building-mounted signs include: wall, projecting, awning, canopy edge, and placemaking art signs and each tenant would be permitted additional sign types that include: window, sandwich board, address, and directory signs.

Jane Fox requested the definition of a placemaking art sign. Ms. Rauch read the definition from page 9 of the MSP, which states:

"A larger projecting sign that offers the tenant more freedom with design and materiality to create a highly unique presence for their location. In turn, the design contributes to a diverse visual culture in Bridge Park. These signs may also be used to identify parking garage entrances. This sign type is permitted at a designate location in Bridge Park West as marked in building elevations. All Placemaking Art Signs shall be constructed utilizing layers, dimension, and possibly light (at the discretion of the Landlord)."

Ms. Rauch said placemaking art signs are meant to be more visual imagery than signs.

Ms. Rauch presented a graphic to illustrate the comparison between what is permitted in the BSD and what is being requested as part of this MSP:

Proposed Wall Signs
BSD Permitted
Size: Maximum **8** square feet
Height: 15 feet
Location: Ground floor only
MSP Proposed
Size: Maximum 12 square feet in all instances except one tenant would be permitted - Maximum **20** square feet because the building is longer and it would better fit within the architecture.
Height: 15 feet
Location: Ground floor only

Proposed Projecting Signs
BSD Permitted
Size: Maximum **8** square feet
Height: 8 feet from the bottom, 15 feet to the top
Location: Within the first story
MSP Proposed
Size: Maximum **8** square feet
Height: 8 feet from the bottom, 12 feet to the top – first story
Location: First and second story

Proposed Awning Signs
BSD Permitted
Size: Maximum 20% of awning area, not to exceed **8** square feet
Height: 8 feet from the bottom, 15 feet to the top
Location: Within the first story
MSP Proposed
Size: Maximum 20% of awning area
Height: 8 feet from the bottom, 15 feet to the top
Location: First story only

Proposed Canopy Edge Signs
BSD Permitted
Size: N/A
Location: N/A
Design: N/A
MSP Proposed
Size: Maximum **8** square feet
Location: First story only
Design: Individual channel or pin-mounted letters

Proposed Placemaking Art Signs
BSD Permitted
Size: N/A
Location: N/A
MSP Proposed
Size: Maximum **80** square feet
Location: Second story only

Ms. Rauch presented the elevations noting the locations of the various signs proposed. She explained that signs might not be installed in all of the noted locations but it provides guidance as to where sign types only would be permitted on the historic mixed-use building.

David Rinaldi noted the building on the far right of the north end graphic and the building on the far left of the south end graphic did not show any signs. Matt Starr, Crawford Hoying Development Partners, 555 Metro Place, said that is an egress in that location.

Mr. Rinaldi requested the intent of the 30% window coverage be clarified in the MSP. Ms. Rauch added there could be graphics included on the windows.

Ms. Rauch said currently a city-wide approach to wayfinding signs is being created including the Historic District but the applicant wanted to show the Board where the signs will be located.

Mr. Munhall inquired about the south-facing walls. Ms. Rauch reported that was one of the conditions of the ART's recommendation of approval of the MSP – *That the applicant provides additional graphics for the north and south elevations of the Historic Mixed-Use buildings to provide additional sign location options for the corner tenants."* She said the applicant has complied with that condition.

Mr. Munhall said his concern is the north side is completely different than the south side. He indicated the City owns the property to the north and if that became commercial, like he envisions the south side, it would change the north side.

Mr. Starr said Mr. Munhall is correct in that today, it does not make sense to have a sign there. He said it will not be visible as it will be set back. He indicated as the property develops to the north it becomes more appropriate. He added the south side is interesting too because there is a covered patio for that tenant there and a balcony for the office space in front of it. He said he is uncertain if it is appropriate there, especially considering a future public plaza for the bridge will be in that location. He said it will take the right tenant, right sign, and right place to find a solution.

Mr. Munhall inquired about the north elevation as the roofline appeared different than he recalled. He asked if the height of the screening had been increased.

Shannon Stenberg asked about address signs. She asked if plaques would be additional or included in the two or three permitted. Mr. Starr answered the address signs would be additional. Ms. Rauch said the window signs, sandwich boards, address, and directory signs would all be additional.

Everett Musser asked if the vertical signs read both ways. Mr. Starr replied the projecting signs would be similar to the Jeni's Ice Cream sign at the corner of Bridge and High Streets.

Mr. Starr said the applicant tried to identify as many logical places for signs as possible but not all the spaces are leased yet so he may have to come back to request changes. He said the applicant considered the architecture and where the entrances will be located to see what signs make the most sense. He indicated the applicant has a signed lease for the north end, and are close to having one signed on the south end, and plan to be making those announcements soon. He emphasized one of the most important aspects in this package is the quality. He said the applicant is not going to spend this kind of money on this building and then do cheap signs. He indicated they plan to challenge the tenants to propose creative signs. He said both pedestrian and vehicular traffic had to be considered and balanced. He said the pedestrian traffic will play a big role as the plaza gets built and the pedestrian bridge comes into the fold. He said with a new building and parking behind it, we have to make sure people can find their destinations. He pointed out the applicant is going through the wayfinding process for the development on the east side as well.

Mr. Munhall inquired about the parking directional sign. Mr. Starr affirmed both the front and the back will be used for both public and private parking and added he thought most people will use the High Street entrance. He said the vehicles will be entering at the top level, will wind their way down, and come out on the bottom level.

Mr. Rinaldi asked if the graphics were for the parking as shown in this package and if the applicant planned to go forward with that or if it was just an example. Mr. Starr confirmed that graphic is what the applicant is going forward with.

Jane Fox requested confirmation that once this MSP is approved through the ARB, and a proposed sign meets the requirements, and the applicant approves it, the ARB will not review it further.

Ms. Rauch confirmed this would be the case. She said Staff and the applicant have discussed the sign review process and it has been made clear the types of graphics the city and the applicant want to see here. She said this is important for the Board to ensure the MSP includes the requirements and standards desired during this review. She said we need to ensure the MSP meets the context of the Historic District and fits within the overall vision for the Bridge Street District.

Ms. Fox asked if the kiosk design shown in the rendering would be the same for every district in the City. Mr. Starr confirmed this is part of the overall city-wide wayfinding project.

Ms. Fox said the kiosks look very contemporary. Ms. Rauch said the design of the kiosks is set because the intent is to ensure the kiosks are consistent throughout the District.

Mr. Munhall asked if there were other kiosks in the Historic District now. Ms. Rauch answered not currently.

Joell Angel Chumbly, Kolar Design, 807 Broadway, Cincinnati, Ohio 45202, said they are working with the City on multiple projects, including the work with Crawford Hoying Development Partners. She explained the parking system is going to be a city-wide system for all parking garages, especially those that are part of the Bridge Park projects, east and west. She said the aesthetics were built off a whole comprehensive wayfinding plan for the City that includes vehicular wayfinding that guides visitors to the garages and the garages that are part of this development support that public parking system. She said this needs to be consistent throughout the City. She said they have already gone through approval with City Council and are working on getting the first phase implemented as part of the Riverside Drive project.

Ms. Fox said it is one thing to say the applicant is given variances on windows, and variances on size of wall mounted signs. She said she is concerned how the size and number of signs all play together in context. She pointed out this is the first time we have processed a MSP in the Historic District.

Ms. Fox asked for clarification on the third condition.

Ms. Rauch explained the timeline review process noted in the MSP was not correct and Staff asked the applicant to update the timeline to reflect that. Should this MSP be approved, she said the applicant would go straight to sign permitting. She added if the applicant has a tenant that wants something completely different than what was approved, the applicant has to bring the entire MSP back to the ARB to request changes. She said the MSP acts as the requirements for the signs within this development and if a tenant wants to change the requirements, then the ARB has to review that request comprehensively and determine how it impacts the whole development. She indicated that is not the desire of Crawford Hoying nor is it the desire of Staff because this will have been approved.

Mr. Starr pointed out Crawford Hoying has strict language in their leases regarding signs and this MSP is an attachment to the leases as an exhibit and the tenants will receive this information. He said he has been sending this to prospective tenants because this is one of the first questions we hear from tenants: 1) What is the rent; and 2) What is permitted for signage. He indicated the MSP places importance on using quality materials.

Ms. Fox requested confirmation that the applicant will be reviewing what the tenant proposes. Mr. Starr explained he is the Director of Development and his primary role is working with all the tenants so he has been involved with all of these negotiations. He said they are all receiving this well, even as it has been continually updated.

Ms. Fox said her biggest concern is that once the MSP is approved by the ARB, that the ARB will never see the actual signs proposed. Ms. Rauch confirmed that is correct and meets the Code. Ms. Fox said her questions are due to the ARB never having been through this process. She asked for what has already been determined on the east side of the river.

Ms. Rauch said a MSP has been approved for a development on the east side (Tuller Flats) but it is a residential development and not a multiple tenant project.

Mr. Musser asked Ms. Fox if she is suggesting she would like to see signs individually. Ms. Fox replied she did not want to necessarily see each sign individually but maybe she had a misunderstanding of how the MSP process would work. She said she can understand and appreciate that process given the amount of signs that will be proposed from many tenants.

Mr. Starr said this is important to tenants and they want certainty and to understand what they would be permitted with the MSP. He indicated he might be placed in a position where a lease is conditioned upon receiving a specific sign approval and that is not where he wants to be; he will want to get those deals completed. He said he thought the ARB would be excited about the deals he is working on.

Ms. Rauch emphasized from a Code perspective, the intent for BSD overall is to provide consistency and make it known what is permitted up front.

Shannon Stenberg inquired about the durability of signs. She asked if there was any provision for future review. She gave an example of 10, 15, or 20 years down the road, that sign may no longer be in style. She asked if there was a review process for tenants to update signs.

Mr. Starr explained one of the lease provisions is a 'refresh of the sign' every three years that the tenant would pay for and try to negotiate every five years. He said the reality is these tenants will probably turn over every ten years and they could replace the sign at that time. He noted awnings are a perfect example of something that looks 'tired'. He pointed out the west exposure areas and how sunlight can affect the awnings. He said that is one example of what the applicant will want to remain appearing sharp.

The Chair asked if there were any questions or concerns regarding general placement as that is the main part being reviewed here.

Mr. Rinaldi said where the applicant has noted signs are allowable are appropriate to him.

Mr. Musser indicated this is going to be a quality project and we have to have some faith in the fact that the applicant is going to provide quality signs and they are going to be reviewed. He stated this MSP is appropriate in this case.

Mr. Rinaldi said there is a certain amount of faith in the MSP. He indicated he has impressed with the quality for everything the applicant has brought forward to the Board in terms of design of this project and assumes that is what the applicant will carry through for the signs.

Ms. Fox said she likes the specifics and graphics noted in the MSP. She said she feels much more comfortable knowing that a particular sign is going to have certain qualities, which is really helpful for future Boards reviewing the MSP.

The Chair asked the window pane versus a window to be clarified as a condition in the Board Order. Mr. Starr confirmed the whole window is what the applicant was envisioning.

Mr. Starr asked Ms. Rauch to clarify the wording for the building mounted sign provision so it is clearly differentiated between the ground floor tenant and the second story tenant requirements.

Ms. Rauch said approval is recommended for a Master Sign Plan with five conditions:

1) That the general regulations matrix outlining the sign types and allowance should be updated to clarify the building mounted sign types form the other sign types;

2) That the applicant provides additional graphics for the north and south elevations of the Historic Mixed-Use buildings to provide additional sign location options for the corner tenants;

3) That the MSP includes a zoning review timeline graphic, which will need to be revised to accurately reflect the review and permit process following the approval of the MSP;

4) That the document be revised to clarify the window sign allowances that include the entire window area and not individual window panes; and

5) That the second floor tenants are permitted only a single projecting sign.

Mr. Starr agreed to the conditions as written.

Motion and Vote
Mr. Rinaldi moved, Ms. Fox seconded, to approve a request for a Master Sign Plan with five conditions. The vote was as follows: Mr. Munhall, yes; Mr. Musser, yes; Ms. Stenberg, yes; Ms. Fox, yes; and Mr. Rinaldi, yes. (Approved 5 – 0)

Communications
Jennifer Rauch said the *Historic Dublin Design Guidelines* are still being worked on - it is her goal to finish this at the beginning of the year. Ms. Fox requested plenty of time to review the material.

Jane Fox inquired about completing a historic inventory. Ms. Rauch said the City has completed a "Request for Qualifications" for consultants and there have been four submissions under review. She said the proposal includes conducting the inventory; reviewing OHI forms; identifying additional cultural and landscape pieces in the City that are historic; and providing resources and documentation on how the ARB can better support applicants.

Ms. Fox said we have talked frequently about cultural and historic landscape pieces and asked if there has been conversations between Planning and Engineering. Ms. Rauch answered not at this point but as part of this discussion on how we want to engage consultants and the types of things we want them to look at would include our continued concern about the stone walls. She said we will address this more

City of Dublin

ADMINISTRATIVE REVIEW TEAM

RECORD OF DETERMINATION

DECEMBER 10, 2015

The Administrative Review Team made the following determination at this meeting:

3. BSD HTN – Bridge Park West **94-100 North High Street**
15-100ARB-MSP **Master Sign Plan**

Proposal:	A Master Sign Plan for a new mixed-use development on the east side of North High Street, approximately 280 feet north of the intersection with North Street.
Request:	Review and recommendation of approval to the Architectural Review Board for a Master Sign Plan under the provisions of Zoning Code Section 153.066 and the *Historic Dublin Design Guidelines*.
Applicant:	Matt Starr, Crawford Hoying Development Partners.
Planning Contact:	Jennifer M. Rauch, AICP, Planning Manager; (614) 410-4690, jrauch@dublin.oh.us

REQUEST: Recommendation of approval to the Architectural Review Board of this request for a Master Sign Plan with three conditions:

1) The general regulations matrix outlining the sign types and allowance should be updated to clarify the building mounted sign types from the other sign types;

2) The applicant provides additional graphics for the north and south elevations of the Historic Mixed-Use buildings to provide additional sign location options for the corner tenants; and

3) The MSP includes a zoning review timeline graphic, which will need to be revised to accurately reflect the review and permit process following the approval of the MSP.

Determination: This application was forwarded to the Architectural Review Board with a recommendation of approval.

STAFF CERTIFICATION

Jennifer M. Rauch, Planning Manager

Ms. Dodaro presented the sign that had been updated since the introduction last week. She said the rectangular sign now has routed scalloped corners as suggested by the ART. She said the applicant did not want a projecting sign that was also a suggestion of the ART. She said the applicant believes the wall sign will provide increased visibility along South High Street. She confirmed the top of the eight-square-foot sign will reach 12 feet to be in scale with the storefront. She said the proposed sign will include ½-inch non-illuminated dimensional letters routed from wood and will be flush mounted to a ½-inch wood sign panel. She said the background color is now a charcoal black and the text will be green and orange.

Ms. Dodaro said the proposal meets all requirements for number/type, size, location, height, and color. She said approval is recommended to the ARB for a Minor Project with one condition:

1) The depth of the letters and the sign panel be increased in thickness to provide additional dimension to the sign.

Ms. Dodaro said Dave Marshall recommended that the sign be made of HDU or other synthetic material instead of wood to prevent rotting.

Ms. Rauch suggested that be made a second condition.

Mr. Stanford inquired about a window sign. Ms. Dodaro said a window sign is not part of this proposal. She confirmed there is no existing lighting.

Ms. Rauch inquired about the awning that was shown over the door last week and if the trim color had been changed from white to black in some places or if that was just the illustration.

Ms. Dodaro said she would confirm with the applicant.

Jennifer Rauch asked if there were any further questions or concerns regarding this case. [There were none.] She confirmed the ART's recommendation to the ARB for the December 16, 2015, meeting.

3. BSD HTN – Bridge Park West **94-100 North High Street**
15-100ARB-MSP **Master Sign Plan**

Jennifer Rauch said this is a request for a Master Sign Plan for a new mixed-use development on the east side of North High Street, approximately 280 feet 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 Master Sign Plan under the provisions of Zoning Code Section 153.066 and the *Historic Dublin Design Guidelines*.

Ms. Rauch said Staff had requested the dimensional requirements and each sign type be clarified and graphics added. She said lighting was added and images of prohibited signs were included in the plan. She requested an update to the sign type chart to ensure it is clear which signs are considered building-mounted. She requested the zoning review graphic be amended and the applicant add the north and south elevations to show potential sign locations.

Matt Starr, Crawford Hoying Development Partners, said he liked the suggestions except for the review timeline, which they discussed.

Ms. Rauch said if a tenant wanted something different than what was in the MSP, the applicant would need to return to revise the MSP, per the Code.

Mr. Starr said tenants are always going to change and asked if it would be easier to handle requests on a case-by-case basis. Ms. Rauch emphasized that the Code does not allow that.

Mr. Starr indicated he planned to encourage tenants not to deviate from the MSP as he will use it as an attachment to the lease.

Ms. Rauch recommended approval to the ARB for a Master Sign Plan with three conditions:

1) The general regulations matrix outlining the sign types and allowance should be updated to clarify the building mounted sign types from the other sign types;

2) The applicant provides additional graphics for the north and south elevations of the Historic Mixed-Use buildings to provide additional sign location options for the corner tenants; and

3) The MSP includes a zoning review timeline graphic, which will need to be revised to accurately reflect the review and permit process following the approval of the MSP.

Ms. Rauch asked if there were any questions or concerns regarding this case. [There were none.] She confirmed the ART's recommendation to the ARB for the December 16, 2015, meeting.

4. BSD SCN – Big Sandy Superstore – Signs 6825 Dublin Center Drive
15-090MSP Master Sign Plan

Joanne Shelly said this is a request for the installation of one primary and two secondary entrance signs to be coordinated with façade and site renovations to an existing building northwest of the intersection of Tuller Road and Dublin Center 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. Shelly noted the approved site improvements that include a new main entry and two new secondary entrances. She said the ART's determination scheduled for October 29, 2015, was postponed as they encouraged the applicant to present informally to the PZC. She explained the Master Sign Plan had been revised per the Commission's comments on November 5, 2015.

Ms. Shelly said the Code permits a new building to have five entrance doors, and if the applicant were permitted a sign at each entrance they could request a sign at each entrance for a multiple tenant building. She said the applicant is proposing three signs, one for each entry. She said the Code size requirement is ½-square-lineal-foot of storefront width, up to 50 square feet and this proposal includes:

- Primary sign (center)
  374 square feet on 160 linear feet
- Secondary sign (left)
  40 square feet on 140 linear feet
- Secondary sign (right)
  48 square feet on 124 linear feet

Ms. Shelly presented visual analysis demonstrating the difference between what is permitted by Code and the current proposal for each of the signs. She said Code permits sign heights of 15 feet and the applicant is requesting a height of 20 feet, 2 inches for the primary sign and a height of 14 feet, four inches for each of the secondary signs as they will be placed on the canopies over the entrances. All three signs she said meet the Code requirement of three colors and the colors are white, red, and blue.

CASE REVIEWS

2. BSD SRN – Bridge Park East, Blocks B&C **Riverside Drive and Dale Drive**
15-099MSP **Master Sign Plan**

Claudia Husak 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.

The case was postponed from ART review to allow the applicant and staff additional time to review the materials and necessary modifications.

3. BSD HTN – Bridge Park West **94-100 North High Street**
15-100ARB-MSP **Master Sign Plan**

Jennifer Rauch said this is a request for a Master Sign Plan for a new mixed-use development on the east side of North High Street, approximately 280 feet 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 Master Sign Plan under the provisions of Zoning Code Section 153.066 and the *Historic Dublin Design Guidelines*.

The case was postponed from ART review to allow the applicant and staff additional time to review the materials and necessary modifications.

ADMINISTRATIVE

Vince Papsidero asked if there were any additional administrative issues or other items for discussion.

Marie Downie announced the ART meeting scheduled for Thursday, December 24th will be moved to Tuesday, December 22nd and the meeting scheduled for Thursday, December 31st will be cancelled.

Ms. Downie said the folders in the drop box and materials folders are being rearranged for a more streamlined process.

Mr. Papsidero adjourned the meeting at 2:15 pm.

6. Parapet Height – 6-foot maximum permitted – The request is to permit an increased parapet height to 8 feet on a portion of the Historic Mixed-Use building to screen exhaust equipment.

7. Street Wall Height – 3-foot maximum permitted – The request is to permit a varied street wall height to accommodate grade changes and ADA compliance.

Jeff Tyler asked if the color in the illustration for the enclosure was true to the color chosen for the project. Mr. Burmeister replied the color chosen is a darker brown than is shown on the graphic.

Vince Papsidero asked if there were any further questions or concerns regarding this case. [Hearing none.] He confirmed the ART's recommendation of approval to the ARB for a Minor Project Review with no conditions and seven Waivers.

CASE REVIEWS

3. BSD SRN – Bridge Park East, Blocks B&C — Riverside Drive and Dale Drive
15-099MSP — Master Sign Plan

Claudia Husak 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.

The case was postponed from ART review to allow the applicant and staff additional time to review the materials and necessary modifications.

4. BSD HTN – Bridge Park West — 94-100 North High Street
15-100ARB/MSP — Master Sign Plan

Jennifer Rauch said this is a request for a Master Sign Plan for a new mixed-use development on the east side of North High Street, approximately 280 feet 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 Master Sign Plan under the provisions of Zoning Code Section 153.066 and the *Historic Dublin Design Guidelines.*

The case was postponed from ART review to allow the applicant and staff additional time to review the materials and necessary modifications.

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 2:30 pm.

As approved by the Architectural Review Board on November 19, 2015.

a range such as 100 - 120 square feet may be more appropriate so the applicant would not have to come back each time.

Mr. Hunter said 100 – 140 square feet would be a really good idea.

Signs for parking garages were discussed.

Ms. Husak concluded that the applicant should send a mark-up of the changes requested to her and Staff will return their feedback to review. To allow time for this exchange of changes, she said the applicant would not have to return to the ART next week. She recommended the applicant return to the ART for Case Reviews on November 12th and plan on the ART's recommendation to the Planning and Zoning Commission on November19th for the PZC meeting on December 3, 2015.

5. BSD HTN – Bridge Park West **94-100 North High Street**
15-100ARB/MSP **Master Sign Plan**

Jennifer Rauch said this is a request for a Master Sign Plan for a new mixed-use development on the east side of North High Street, approximately 280 feet 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 Master Sign Plan under the provisions of Zoning Code Section 153.066 and the *Historic Dublin Design Guidelines.*

Ms. Rauch said she had the same comments that Ms. Husak had on the 15-099MSP Bridge Park East, Blocks B&C case.

Ms. Rauch noted the submitted MSP does not permit internally illuminated signs. She said Code permits internally illuminated and halo-lit signs and asked the applicant if they were limiting themselves. The applicants said they just wanted the "P" illuminated as a projecting sign for parking. Ms. Chumbly said halo illumination is desired.

Vince Papsidero said the applicant needs to produce examples that fit their desires with graphics to match.

Ms. Chumbly requested illumination be discussed further with the applicant.

Ms. Rauch asked the applicants to clarify when and where signs are permitted for tenants with corner frontage. She said she wants to the document to be clear as to what is defined as "corner frontage". She asked that the graphics demonstrate the allowances as well. Mr. Starr agreed to clarify.

Ms. Rauch noted there are graphics for projecting signs on the upper levels that are not listed in the table. She encouraged the applicant not to limit themselves and to be very clear about what is permitted in the MSP. She said the tenants they are lining up now for the various spaces might change later.

Russ Hunter, Crawford Hoying Development Partners, suggested being as flexible as possible.

Ms. Rauch questioned why some numbers and sizes differ while others are similar - projecting signs appear to be in line with the Code but the window signs and wall signs are permitted to be larger than Code permits. Ms. Chumbly answered various factors were considered: Code, scale of façade, architectural scale, and the distance the building was set back from the frontage. She asked if this was the right direction to which Ms. Rauch answered affirmatively.

Ms. Rauch said the Master Sign Plan document could default to the Code if something is not covered in the MSP, but cautioned the applicant that if the Code changes, what is permitted now may become more restrictive.

Mr. Starr requested the timing of proceedings so the applicant could go before the ARB on December 16, 2015. Ms. Rauch suggested the applicant bring revisions to the ART on November 12th so the MSPs for both the east and west developments could be reviewed together for consistency.

6. BSD HTN – Bridge Park West **94-100 North High Street**
15-102ARB/MPR **Minor Project Review/ Waivers**

Jennifer Rauch said this is a request for modifications and Waivers to the approved Bridge Park West development on the east side of North High Street approximately 280 feet 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 under the provisions of Zoning Code Section 153.066 and the *Historic Dublin Design Guidelines.*

Ms. Rauch said the major issues were briefly discussed last week including:

- Changes to the cornice or "eyebrow" detail on the Apartment Building
- Bio swale design change
- Balconies depth/width change
- Vertical material transitions on balconies at the inside corners
- Parapet height exceeding six feet
- Utility transformer enclosure required to be brick or stone but a creative alternative was proposed
- Percentage of primary materials on the side elevations of the Historic Mixed-Use Building

Ms. Rauch said the proposed eyebrow detail meets the Code but her concern was the change to the aesthetics of the building.

Gary Sebach, OHM Advisors, said the request to change the "eyebrow" feature size to be decreased is a result of constructability. He said they have looked at many options and have not found a solution to build the cornice as large as it was shown originally. He said he is confident they can build and maintain a smaller cornice but it differs from what the ARB approved.

Jeff Tyler inquired about the visibility of the railing on the roof. Mr. Sebach explained the purpose of the railing was not to screen mechanicals but to provide a railing to the outdoor patio space attached to the upper penthouse level.

Russ Hunter, Crawford Hoying Development Partners, said the railing has always been there; it was not as prominent when the cornice was larger.

Ms. Rauch noted changes have been made to the basin. She presented the new design.

Mr. Sebach explained the reason for the change was due to bedrock location and as a result they moved the stormwater treatment to the north end of the site. He said a significant amount of water seeps out of the rock wall on the south end and trails out into the dry bed.

Aaron Stanford said the stormwater will be re-routed through an outlet on the north side of the building to Indian Run. He said they will continue to work with the applicant on this change. He said the applicant will need to create a long-term plan because the location of the future pedestrian path along the Indian

City of Dublin

ADMINISTRATIVE REVIEW TEAM

MEETING MINUTES

OCTOBER 22, 2015

ART Members and Designees: Vince Papsidero, Planning Director; Alan Perkins, Fire Marshal; Jeff Tyler, Building Standards Director; Donna Goss, Director of Development; Colleen Gilger, Director of Economic Development; Matt Earman, Parks and Recreational Dept. Director; Laura Ball, Landscape Architect; Aaron Stanford, Senior Civil Engineer; and Tim Hosterman, Police Sergeant.

Other Staff: Marie Downie, Planner I; Jennifer Rauch, Senior Planner; Joanne Shelly, Urban Designer/Landscape Architect; Claudia Husak, Planner II; Katie Dodaro, Planning Assistant; Nicole Martin, Planning Assistant; and Laurie Wright, Staff Assistant.

Applicants: Matt Starr, Crawford Hoying Development Partners (Cases 1 & 2); James Peltier, EMH&T (Case 4); Laura Timberlake and Brad Chapman, Big Sandy Superstores (Case 5).

Vince Papsidero called the meeting to order at 2:05 pm. He asked if there were any amendments to the October 15, 2015, meeting minutes. The minutes were accepted into the record as presented.

INTRODUCTIONS

1. BSD SRN – Bridge Park East, Blocks B&C — **Riverside Drive and Dale Drive**
15-099MSP — **Master Sign Plan**

2. BSD HTN – Bridge Park West — **94-100 North High Street**
15-100ARB-MSP — **Master Sign Plan**

Jennifer Rauch said the first case 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.

Jennifer Rauch said the second case is a request for a Master Sign Plan for a new mixed-use development on the east side of North High Street, approximately 280 feet 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 Master Sign Plan under the provisions of Zoning Code Section 153.066 and the *Historic Dublin Design Guidelines*.

Ms. Rauch presented the Master Sign Plan submitted by Crawford Hoying Development Partners for cases 15-099MSP and 15-100ARB-MSP. She said the materials submitted are very similar and the issues Staff has identified crossover both cases. She explained the proposals include similar graphics to the *BSD Sign Guidelines*. She suggested as the case moves forward Staff recommends the Master Sign Plan definitions and measurements match what is found in the Bridge Street District to ensure consistency. She said the proposal contains sign allowances above what the Zoning Code allows. She presented examples of the increased height and number of signs for a variety of the elevations. She presented the proposed sign types.

Ms. Rauch said as the process stands currently, once the Master Sign Plan is approved, no other approvals will be required of the Planning and Zoning Commission or the Architectural Review Board. She asked the applicant if he wanted to elaborate on the Master Sign Plan documents.

Matt Starr, Crawford Hoying Development Partners, explained the sign types and locations on each building are shown in blue. He said the sign integration will not be determined until the tenants have been identified, thus specifying the amount of space being allocated as well as the location. He said colors and design will also have to be considered to coordinate signs as tenants come forward.

Mr. Starr explained for the development of their MSP, they started with the Zoning Code and applied the *BSD Sign Guidelines*. He reported they have compared and evaluated the differences with this project to what is permitted in the Code as these are four-sided buildings and many consist of six stories. He said they have tried to strike a balance between what would work best visually for pedestrians, cyclists, and vehicles. He noted Code permits four signs for a tenant occupying three-sides of a building. In contrast, he provided the example of building C2 that will contain a restaurant that would need more signs. He added that primary or secondary entrances for large spaces also need to be considered. He indicated the applicant has contemplated all possible scenarios. He said the applicant understands the desire for the signs in this area to be high quality, creative, unique, and innovative. He said the submission of the MSP is only for Blocks B&C and a MSP for Block A will follow shortly.

Claudia Husak asked that the MSP be made clearer in regards to the area it includes and as more blocks come forward they be added to this document. She said this will simplify the process and keep the MSP comprehensive.

Ms. Husak asked if the wayfinding signs would be included in the City wayfinding project. Mr. Starr answered the wayfinding for the Bridge Park and Bridge Park West projects were developed with the citywide wayfinding project. Mr. Starr said the proposed wayfinding sign on the east side of High Street is a taller kiosk to be more visible because the parking entrance is set back. He said they have added information to that sign instead of proposing an additional wayfinding sign that would then clutter the sidewalk. He said the issue of permitting this sign in the right-of-way will need to be resolved; if the sign is set back on private property it will not be visible.

Ms. Husak questioned the process the applicant would use to approve individual signs on their end. She suggested presenting examples of signs that might be proposed for the PZC and ARB.

Mr. Starr explained the applicant would like the tenants to present their proposed signs to Crawford Hoying Development Partners first prior to submitting for sign permits.

Vince Papsidero asked if Crawford Hoying Development Partners had created an internal committee to review tenant signs. Mr. Starr answered the committee would likely consist of himself and Russ Hunter.

Donna Goss asked if guidelines and regulations for signs would be achieved through the lease agreement. Mr. Starr said the lease agreement would give Crawford Hoying Development Partners something to fall back on.

Jeff Tyler asked the applicant if they have met with any sign fabricators regarding the proposed signs. He said the ART has seen a lot of sign fabricators and they generally put out the same products. He indicated that while the applicant understands the need for creative and unique signs, he is not certain the local sign fabricators will be able to achieve those goals.

Mr. Starr said they have not met with the sign fabricators yet, but plan to find the right sign firm to do the job. He said signs they have used for garages on other projects were created from a company that was not local and they liked the quality product they produced. He indicated they are contemplating using that company to meet the high standards required in Dublin since they have been pleased with their products in the past for other projects.

Mr. Starr indicated he was concerned with Council's push back on the *BSD Sign Guidelines*. He said he wished one of his tenants was further along in the process to use as a guide.

Ms. Husak cautioned the applicant not to leave signs as their last concern, which the ART has witnessed with other developers in the past. She said signs need to be integrated into the architecture and not left as an afterthought.

Mr. Starr said he would provide materials that would illustrate where the applicant is headed.

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

Ms. Rauch said the ART's recommendation for 15-099MSP will target the Planning and Zoning Commission meeting on December 3, 2015, and 15-100MSP will target the Architectural Review Board meeting on November 17, 2015.

3. BSD HTN – Bridge Park West **94-100 North High Street**
15-102ARB-MPR **Minor Project Review / Waivers**

Jennifer Rauch said this is a request for modifications and Waivers to the approved Bridge Park West development on the east side of North High Street approximately 280 feet 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 under the provisions of Zoning Code Section 153.066 and the *Historic Dublin Design Guidelines*.

Ms. Rauch said Staff is currently working through the list of requested Waivers. She provided an overview of several of the larger issues, with a more detailed analysis to be provided at next week's ART meeting.

Ms. Rauch said the most significant request from an architectural perspective is the change to the approved eyebrow detail on the apartment building due to constructability issues. She presented a rendering illustrating the proposed change to the former cornice detail. She stated the smaller eyebrow detail would still meet Code, but poses a character issue for the overall building design.

Ms. Rauch discussed the proposed changes to the design of the bio-retention basin due to changes in the stormwater management plan. She said the review is for the open space design and not the stormwater changes.

Ms. Rauch discussed the changes to the balconies on the apartment building elevations. She said the applicant has added several balcony areas as service balconies, which are narrower and shorter than required by Code. She said the purpose of the service balconies is to allow maintenance on the outside (cleaning, etc.). She indicated this will need to be formally approved by the ARB.

Ms. Rauch said another Waiver is related to the requirements regarding blank walls. She said there are areas within the interior courtyard, which do not meet the requirements and will need approval. She explained these areas are interior and would not be visible to the public.

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ADMINISTRATIVE REVIEW TEAM

RECORD OF DETERMINATION

APRIL 9, 2015

The Administrative Review Team made the following determination at this meeting:

3. BSD Historic Transition – Bridge Park West **94-100 North High Street**
15-014ARB-SP **Site Plan Review**

Proposal:	A two and a half story mixed-use commercial development and 42 condominium units in a seven-story building with associated parking and site improvements. The site is on the east side of High Street approximately 280 feet north of the intersection with North Street.
Request:	Review and recommendation of approval to the Architectural Review Board for a Site Plan Review under the provisions of Zoning Code Sections 153.066(F) and (J).
Applicant:	Nelson Yoder, Crawford Hoying Development Partners.
Planning Contact:	Jennifer M. Rauch, AICP, Senior Planner, (614) 410-4690; jrauch@dublin.oh.us

DETERMINATION #1: Recommendation of approval to the Architectural Review Board for 12 Basic Site Plan Waivers:

Historic Mixed Use Buildings
1) Pitched Roof Requirements
2) Tower Height
3) Front Property Line Coverage
4) Non-street Transparency
5) Vertical Increment Requirements
6) Number of Entrances

Apartment Building
7) Façade Materials
8) Front Property Line Coverage
9) Corner Side Coverage
10) Minimum Finished Floor Elevation
11) Vertical Increment Requirements

General
12) Pocket Park Street Frontage Requirement

3. BSD Historic Transition – Bridge Park West **94-100 North High Street**
15-014ARB-SP **Site Plan Review**

DETERMINATION #2: Recommendation of approval to the Architectural Review Board of this request for a Site Plan Review with 29 conditions:

Conditions to be met with building permit submission ~

1) More detailed information regarding the heights of the parapets will be required with the building permit submission to ensure adherence to the Code requirements.
2) The calculations provided on the drawings regarding material provision should be revised to accurately reflect the requirements.
3) The details and structural information regarding the proposed retaining wall shown at the northwest corner of the site adjacent to the existing culvert will be required with the building permit submission.
4) Prior to the submission of building permits, a more detailed roof plan will need to be submitted for review and approval by the Planning and Building Departments. All mechanical equipment within the designated mechanical spaces on the roof and Code required screening will need to be shown.
5) A means of egress from the south entrance must be designed and approved.
6) A site photometric plan will be required with the building permit to ensure compliance.
7) The location of the parking garage exhaust fans, equipment, and grills will need to be shown and approved by the Planning and Building Departments prior to the issuance of building permits.
8) Additional details regarding sanitary and water service will be required as part of the building permit submission.
9) The applicant will need to continue to work with Staff regarding the details of the bio-retention swale.
10) Additional details regarding the specifications for each fixture will need to be provided to ensure Code is met.
11) The site data tables included on the plans are inconsistent and have significant discrepancies and will need to be corrected prior to the building permit submission.
12) The applicant should continue to work with Planning and Building to further define designated loading, valet, and fire access areas indicated along North High Street.
13) The applicant should continue to work with Engineering regarding the timing and approval of building permits as it relates to the acceptance of the adjustments to the floodway by FEMA.

Required Site Plan revisions and submissions ~

14) The entrances located along the North Riverview Street extension façade lack the required entrance details and the drawings will need to be revised to meet the requirement.
15) The plans will need to be revised to incorporate the required lintel and sill treatment.
16) The plans will need to be revised to incorporate three additional street trees along North Riverview Street and relocate one of the proposed trees along North High Street to meet the requirement.
17) The proposal indicated the inclusion of bike racks on the east side of North Riverview Street, which should be removed from the plans.
18) The proposed towers use fritted glass in lieu of the proposed frosted glass, providing an opportunity to incorporate a unique design feature in the tower.
19) Additional calculations are provided regarding the balcony percentage for the north and south elevations.

Additional Architectural Review Board approvals required ~

20) A Master Sign Plan will need to be approved for the entire development or individual signs may be brought forward for approval by the Architectural Review Board.

Additional Staff approvals required ~

21) Additional details regarding the specific windows selected will need to be provided.
22) The applicant work with Planning to coordinate a complementary color palette for the building awnings.
23) The applicant work with Staff to find an alternative location or use the generator enclosure design as an opportunity to provide a more aesthetic solution.
24) The developer should continue to work with Staff regarding the details and location of the pedestrian connection along Indian Run, and are responsible for the construction for this segment of the path, as provided for in the development agreement.
25) The applicant should work with Planning and Engineering on the design and detail of a retaining wall adjacent to the top of the exposed rock face wall on the North High Street elevation wall to ensure a safe and aesthetic barrier is provided.
26) The applicant should work with Washington Township regarding the location of the loading spaces and how the area will be designated and maintained on the east side of North Riverview Street, across from the Apartment Building.
27) The applicant should work with Engineering and Planning regarding the interim condition of the terminus of North Riverview Street at the northeast corner of the site.
28) The applicant will need to work with Staff regarding final location of street furniture along North High Street and ensure the required clear walking space is provided along North High Street, adjacent to the on-street parking spaces.

Additional City Council approvals required ~

29) The proposed plans indicate an encroachment into the right-of-way at the southern end of North High Street buildings, which will require approval by City Council.

RESULT: This application was forwarded to the Architectural Review Board with a recommendation of approval.

STAFF CERTIFICATION

Steve Langworthy

Steve Langworthy, Planning Director

Street. She said this is a request for review and recommendation of approval to the Architectural Review Board for a Minor Project Review under the provisions of Zoning Code Section 153.066(G).

Ms. Noble-Flading presented the proposed projecting sign for the Keller Williams real estate office and The Close Connection. She said the applicant plans to use the existing scroll metal brackets to hang the sign from the existing location. She said the sign design had been changed since receiving the ART's comments last week. She described the sign created in the shape of a house, with a raised border, text, and logo created by the client. She said the text, logos, and border are black, and the background color is white.

Ms. Noble-Flading said the proposed sign meets height and size requirements.

Colleen Gilger said she was concerned about legibility of the text with a smaller font including both company names. Ms. Noble-Flading said the applicant was adamant about keeping both names on the same sign.

Jennifer Rauch said the changes consolidated the information and the font style is similar, which is the direction provided by ART.

Steve Langworthy said it is a pedestrian scale sign.

Mr. Langworthy asked if there were issues with the projecting sign encroaching into the right-of-way. Aaron Stanford confirmed there were not.

Ms. Noble-Flading said approval is recommended to the Architectural Review Board of this request for a Minor Project Review with two conditions:

1) That the applicant verifies the sign is located within six feet of the principal entrance, as measured horizontally along the building façade at sign permitting; and
2) That the applicant verifies that the height of the sign will not extend above the sill of the second story window at sign permitting.

Mr. Langworthy asked the ART if there were any further questions or comments regarding this application. [There were none.] He stated that a recommendation of approval will be forwarded to the ARB for their meeting on April 15, 2015.

3. BSD Historic Transition – Bridge Park West 94-100 North High Street
15-014ARB-SP Site Plan Review

Jennifer Rauch said this is a request for a two and a half story mixed-use commercial development and 42 condominium units in a seven-story building with associated parking and site improvements. She said the site is on the east side of North High Street approximately 280 feet 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 this application for Site Plan Review under the provisions of Zoning Code Sections 153.066(F) and (J).

Ms. Rauch explained there are two parts of the Site Plan Review approval, which include 12 Waivers and 28 conditions.

Ms. Rauch said approval is recommended to the Architectural Review Board for 12 Site Plan Waivers:

Historic Mixed Use Buildings
1) Pitched Roof Requirements
2) Tower Height
3) Front Property Line Coverage
4) Non-street Transparency
5) Vertical Increment Requirements
6) Number of Entrances

Apartment Building
7) Façade Materials
8) Front Property Line Coverage
9) Corner Side Lot Line Coverage
10) Minimum Finished Floor Elevation
11) Vertical Increment Requirements

General
12) Pocket Park Street Frontage Requirement

Ms. Rauch briefly highlighted the justification for each Waiver.

Steve Langworthy asked if Ms. Rauch believed any of the Waivers were an especially major concern as application is forwarded to the Architectural Review Board. Ms. Rauch indicated the pocket park frontage was the only Waiver that might be an issue. She explained this was an issue in part because of the transformer located in the triangle section of open space. She added the existing parcel line is larger than the proposed project limits; however, the property line coverage requirements are based on the entire site.

Ms. Rauch said she had significant concerns with the appearance of the transformer given its prominent location to the street and within the open space. She asked if the enclosure could be more thoughtfully designed.

Mr. Langworthy asked if the enclosure could be covered on the top as it would be viewed from the pedestrian bridge above. Jason Hartke, Bracket Builders, stated they typically have to remain uncovered, but they could look into the clearance requirements.

Mr. Langworthy asked if the transformer is tested periodically. Russ Hunter, Crawford Hoying Development Partners, said it depends on the size. He said sometimes it can be tested once a week or sometimes once a month and does generate noise.

The applicant responded affirmatively in response to a question from Laura Ball as to whether the doors on the enclosure will face the street.

Mr. Langworthy reiterated the condition of the approval regarding the applicant working with Planning on a solution to better screen the transformer. Ms. Rauch emphasized the need to provide a better design for the transformer as it will be highly visible.

Mr. Langworthy asked the ART and the applicant if there were any further questions about the Waivers. [There were none.] Ms. Rauch reiterated that approval was recommended on the 12 Waivers.

Ms. Rauch said approval is recommended to the Architectural Review Board of this request for a Site Plan Review with 28 conditions. She said these were listed in the Planning Report and grouped by the nature of the conditions to be discussed. The conditions are as follows:

Conditions to be met with building permit submission ~

1) More detailed information regarding the heights of the parapets will be required with the building permit submission to ensure adherence to the Code requirements.
2) The calculations provided on the drawings regarding material provision should be revised to accurately reflect the requirements.
3) The details and structural information regarding the proposed retaining wall shown at the northwest corner of the site adjacent to the existing culvert will be required with the building permit submission.
4) Prior to the submission of building permits, a more detailed roof plan will need to be submitted for review and approval by the Planning and Building Departments. All mechanical equipment within the designated mechanical spaces on the roof and Code required screening will need to be shown.
5) A means of egress from the south entrance must be designed and approved.
6) A site photometric plan will be required with the building permit to ensure compliance.
7) The location of the parking garage exhaust fans, equipment, and grills will need to be shown and approved by the Planning and Building Departments prior to the issuance of building permits.
8) Additional details regarding sanitary and water service will be required as part of the building permit submission.
9) The applicant will need to continue to work with Staff regarding the details of the bio-retention swale.
10) Additional details regarding the specifications for each fixture will need to be provided to ensure Code is met.
11) The site data tables included on the plans are inconsistent and have significant discrepancies and will need to be corrected prior to the building permit submission.
12) The applicant should continue to work with Planning and Building to further define designated loading, valet, and fire access areas indicated along North High Street.

Required Site Plan revisions and submissions ~

13) The entrances located along the North Riverview Street extension façade lack the required entrance details and the drawings will need to be revised to meet the requirement.
14) The plans will need to be revised to incorporate the required lintel and sill treatment.
15) The plans will need to be revised to incorporate three additional street trees along North Riverview Street and relocate one of the proposed trees along North High Street to meet the requirement.
16) The proposal indicated the inclusion of bike racks on the east side of North Riverview Street, which should be removed from the plans.
17) The proposed towers use fritted glass in lieu of the proposed frosted glass, providing an opportunity to incorporate a unique design feature in the tower.
18) Additional calculations are provided regarding the balcony percentage for the north and south elevations.

Additional Architectural Review Board approvals required ~

19) A Master Sign Plan will need to be approved for the entire development or individual signs may be brought forward for approval by the Architectural Review Board.

Additional Staff approvals required ~

20) Additional details regarding the specific windows selected will need to be provided.

21) The applicant work with Planning to coordinate a complementary color palette for the building awnings.
22) The applicant work with Staff to find an alternative location or use the generator enclosure design as an opportunity to provide a more aesthetic solution.
23) The developer should continue to work with Staff regarding the details and location of the pedestrian connection along Indian Run, and are responsible for the construction for this segment of the path.
24) The applicant should work with Planning and Engineering on the design and detail of a retaining wall adjacent to the top of the exposed rock face wall on the North High Street elevation wall to ensure a safe and aesthetic barrier is provided.
25) The applicant should work with Washington Township regarding the location of the loading spaces and how the area will be designated and maintained on the east side of North Riverview Street, across from the Apartment Building.
26) The applicant should work with Engineering and Planning regarding the interim condition of the terminus of North Riverview Street at the northeast corner of the site.
27) The applicant will need to work with Staff regarding final location of street furniture along North High Street and ensure the required clear walking space is provided along North High Street, adjacent to the on-street parking spaces.

Additional City Council approvals required ~

28) The proposed plans indicate an encroachment into the right-of-way at the southern end of North High Street buildings, which will require approval by City Council.

Ms. Rauch welcomed discussion of the conditions and said Condition #22 was just discussed.

Mr. Hunter inquired about Condition #23. He said he did not feel comfortable being responsible for the cost of the path segment since it is not yet known how it is going to be engineered and the cost associated. He suggested the developer be responsible for the difference in the path segment than what was originally planned and not the entire path.

Joanne Shelly said this path was an issue early on as the Director of Parks and Open Space had asked about the property lines, and if there would be sufficient room for the path and its connection. She said it was assumed this would not require ADA access or other special accommodations. She said a group had met at the site and questioned if there is enough room now. She said it appears now that the path will be farther from the building and more into public property. The reason for the additional cost she said would be because of where the building is situated; therefore it could be the responsibility of the developer. Mr. Hunter agreed the building affected the path but does not want to be responsible for the cost of construction for the whole path, not understanding the total cost. Mr. Langworthy said it is not up to the ART or ARB to decide who should sustain the cost; that could be decided as part of the development agreement. He emphasized that a path needs to be constructed there.

Mr. Langworthy suggested modifying the condition to tie the details of cost and construction to the development agreement. Mr. Hunter agreed. Condition 23 would now read: “The developer should continue to work with Staff regarding the details and location of the pedestrian connection along Indian Run, and are responsible for the construction of this segment of the path, as provided for in the development agreement.”

Mr. Hunter referred to the FEMA section on page 10 of the Planning Report that states “The adjustments to the floodplain/floodway have been accepted by FEMA, but will not take effect until August 1, 2015. No building permits can be issued prior to this date. FEMA approval will be required should the applicant wish to complete grading and filling within the affected area prior to the August date.” He explained a no-rise certification would be granted once LOMAR (Letter of Map Revision) was complete.

Brian Quackenbush, EMH&T, confirmed FEMA has approved the LOMAR, but the understanding was Dublin could issue permits prior to the formal map revision in August. He asked if in the interim a building permit could be obtained prior to that date.

Aaron Stanford said he thought advance work of grading and fill could be approved, but a building permit for the structure, including foundation could not move forward until the August 1, 2015 date.

Mr. Quackenbush and Mr. Hunter indicated this information was different than previous information they were provided.

Mr. Stanford asked to meet with him to further discuss. Jeff Tyler suggested the other parties involved should be part of a conversation on this topic.

Ms. Rauch suggested this topic be added, written as a condition of approval (see new condition 13). Mr. Hunter agreed.

Ms. Rauch said the Fire Marshal had indicated he had some issues that carried over from the Basic Plan and Development Plan Reviews.

Alan Perkins said he was concerned with the issue of timing. He said since the plans for an extension of North Riverview Street, north of the intersection with North Street have not been finalized and the timing of the road's design and construction may not fully coincide with the development of the Bridge Park West project. He said this is an issue because the dead end does not currently meet the requirements of the Ohio and Dublin Fire Codes. The occupation of the building before the extension is completed is his concern. He stated he needs to see the development plan once the building is occupied; it could be 2 – 5 years before the extension is complete, which he can be comfortable with but there is no guarantee without the completion of the development agreement. He reiterated the extension to connect back to Dublin Road alleviates the dead end.

Mr. Perkins stated the rear access (North Riverview Street) would be required to have an aerial apparatus access road designed to meet the requirements of Fire Code (DFC), based on the topography of the site and height of the building exceeding three stories. He added there needs to be at least two means of fire apparatus access at the front and rear for the structure with a minimum width of 26 feet and proximity of 15 – 30 feet from the building. He asked why the area had been tapered down from 26 feet to 22 feet.

Mr. Quackenbush said the approach was to get the character of the road crossing over the stream to be more of a park road.

Mr. Perkins said he needs every foot he can get but understands the appearance of the extension is important.

Mr. Quackenbush said he could make the transition more abrupt. He asked if this was in the list of conditions. Ms. Rauch referred to condition #25 regarding the location of the loading spaces and how the area will be designated and maintained on the east side of North Riverview Street, across from the Apartment Building.

Ms. Rauch asked what happens if the road never gets extended. Mr. Perkins replied the site would not meet the Fire Code requirements. In this case, Mr. Tyler said after a certain time frame, a cease and desist order could be written, if the requirements are not met.

Mr. Stanford noted this is a risk they are taking. He said they will want North Riverview extended to be safe for occupancy. He said the question is what to allow initially.

Mr. Hunter asked if there were further discussions on the City's side of this issue. Joanne Shelly said the road is being contemplated as part of the improvements for the park. She said it would not occur until there was an understanding of the pedestrian bridge and she did not anticipate progress until this summer.

Mr. Hunter asked if this should be another item to include in the development agreement. Ms. Rauch agreed it should.

Mr. Langworthy asked if there were any other conditions to discuss. Mr. Hunter answered he was fine with the remaining conditions.

Mr. Langworthy asked the ART if there were any further questions or comments regarding this application. [There were none.] He stated that a recommendation of approval for the 12 Basic Site Plan Waivers and a recommendation of approval for a Site Plan Review with 29 conditions will be forwarded to the ARB for their meeting on April 15, 2015. The 29 conditions are listed below noting revisions in italics:

Conditions to be met with building permit submission ~

1) More detailed information regarding the heights of the parapets will be required with the building permit submission to ensure adherence to the Code requirements.
2) The calculations provided on the drawings regarding material provision should be revised to accurately reflect the requirements.
3) The details and structural information regarding the proposed retaining wall shown at the northwest corner of the site adjacent to the existing culvert will be required with the building permit submission.
4) Prior to the submission of building permits, a more detailed roof plan will need to be submitted for review and approval by the Planning and Building Departments. All mechanical equipment within the designated mechanical spaces on the roof and Code required screening will need to be shown.
5) A means of egress from the south entrance must be designed and approved.
6) A site photometric plan will be required with the building permit to ensure compliance.
7) The location of the parking garage exhaust fans, equipment, and grills will need to be shown and approved by the Planning and Building Departments prior to the issuance of building permits.
8) Additional details regarding sanitary and water service will be required as part of the building permit submission.
9) The applicant will need to continue to work with Staff regarding the details of the bio-retention swale.
10) Additional details regarding the specifications for each fixture will need to be provided to ensure Code is met.
11) The site data tables included on the plans are inconsistent and have significant discrepancies and will need to be corrected prior to the building permit submission.
12) The applicant should continue to work with Planning and Building to further define designated loading, valet, and fire access areas indicated along North High Street.
13) *The applicant should continue to work with Engineering regarding the timing and approval of building permits as it relates to the acceptance of the adjustments to the floodway by FEMA.*

Required Site Plan revisions and submissions ~

14) The entrances located along the North Riverview Street extension façade lack the required entrance details and the drawings will need to be revised to meet the requirement.
15) The plans will need to be revised to incorporate the required lintel and sill treatment.

16) The plans will need to be revised to incorporate three additional street trees along North Riverview Street and relocate one of the proposed trees along North High Street to meet the requirement.
17) The proposal indicated the inclusion of bike racks on the east side of North Riverview Street, which should be removed from the plans.
18) The proposed towers use fritted glass in lieu of the proposed frosted glass, providing an opportunity to incorporate a unique design feature in the tower.
19) Additional calculations are provided regarding the balcony percentage for the north and south elevations.

Additional Architectural Review Board approvals required ~

20) A Master Sign Plan will need to be approved for the entire development or individual signs may be brought forward for approval by the Architectural Review Board.

Additional Staff approvals required ~

21) Additional details regarding the specific windows selected will need to be provided.
22) The applicant work with Planning to coordinate a complementary color palette for the building awnings.
23) The applicant work with Staff to find an alternative location or use the generator enclosure design as an opportunity to provide a more aesthetic solution.
24) The developer should continue to work with Staff regarding the details and location of the pedestrian connection along Indian Run, and are responsible for the construction for this segment of the path, *as provided for in the development agreement.*
25) The applicant should work with Planning and Engineering on the design and detail of a retaining wall adjacent to the top of the exposed rock face wall on the North High Street elevation wall to ensure a safe and aesthetic barrier is provided.
26) The applicant should work with Washington Township regarding the location of the loading spaces and how the area will be designated and maintained on the east side of North Riverview Street, across from the Apartment Building.
27) The applicant should work with Engineering and Planning regarding the interim condition of the terminus of North Riverview Street at the northeast corner of the site.
28) The applicant will need to work with Staff regarding final location of street furniture along North High Street and ensure the required clear walking space is provided along North High Street, adjacent to the on-street parking spaces.

Additional City Council approvals required ~

29) The proposed plans indicate an encroachment into the right-of-way at the southern end of North High Street buildings, which will require approval by City Council.

Mr. Langworthy explained two new members are expected for the April 15th ARB meeting assuming they will be appointed by City Council on April 13. He said this does not allow the new members any time to review and analyze this application and is not certain how comfortable they will be approving it. He recommended that a more detailed presentation be made for the new members.

ADMINISTRATIVE

Mr. Langworthy asked if there were any additional administrative issues or other items for discussion. [Hearing none.] He said he wanted to discuss the Bridge Street District's open space requirements. He said that there has been a lot of discussion with applicants regarding the amount of required open space, and how that balances with the private open space amenities that they offer to serve a project's own

residents or users. He suggested that perhaps the private amenities could count toward a portion of the required open space. He offered to write a report outlining examples of which there have been implications and asked the ART to think about this further to continue the discussion next week. He indicated the change could be forwarded as a Code amendment recommendation if the ART determined an amendment to be appropriate.

Colleen Gilger asked for further clarification. She inquired about group spaces that are private within a building like workout rooms and game rooms.

Laura Ball said an interior atrium space could be made to feel like a public space. She said an atrium could work as an entrance to pass through to another building and be a gathering space. She cited Nationwide in downtown Columbus as a good example. She said the space functions as an energized space in bad weather.

Joanne Shelly said an open central courtyard could gain circulation and ventilation points toward LEED certification. She said a person seated at a table outside is not the only way to energize a street.

Jeff Tyler said he needed to understand the real purpose of the potential amendment.

Mr. Langworthy said the issue is the amount of acreage required for Bridge Street, with Bridge Park as an example, as the open space requirement can take up to an entire block of development if applied as required. He said that is why he is asking if a different calculation is needed. He said some adjustments would not work as well for smaller projects. Or, he said developers could provide their own amenities to go towards public open space.

Ms. Shelly said adjacency had to be considered with regards to small projects and open space. She said Bridge Park could count the future riverfront park across the Riverside Drive. As an example she said, Tuller Flats' square is too big. She said there are three more open spaces/parks within a five-minute walk. She questions the close proximity of each other. She suggested a percentage discount.

Ms. Ball said we have to be careful not to double count the riverfront park.

Jennifer Rauch said on the Bridge Park West project, there is open space on one corner and none on the other but the patio is counted.

Ms. Shelly questioned the connectivity.

Mr. Langworthy suggested an internal meeting prior to discussing this issue at the ART again.

Mr. Langworthy adjourned the meeting at 2:50 pm.

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ADMINISTRATIVE REVIEW TEAM

MEETING MINUTES

MARCH 19, 2015

3. BSD Historic Transition Neighborhood District - Bridge Park West
94-100 North High Street
15-014ARB-SP **Site Plan Review**

Jennifer Rauch said this is a request for 2½ story mixed-use commercial development and 42 condominium units in a seven-story building with associated parking and site improvements. She said the site is on the east side of North High Street approximately 280 feet 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 this application for Site Plan Review under the provisions of Zoning Code Sections 153.066(F) and (J).

Ms. Rauch said she did not have a formal presentation for the ART but five pages of comments have been relayed to the applicant and discussion should be about the comments.

Gary Sebach, OHM Advisors, said the applicant is trying to comply with as many issues as possible. He said he would not go through the entire list with the ART but he had a few issues he wished to discuss.

Balconies

Mr. Sebach asked for clarification. Ms. Rauch said the Code requirement is found under the General Building Type Requirements, 153.062(I), whereas the balcony needs to be a minimum of six feet long by five feet wide. She suggested that the applicant show a normal balcony to compare to the one they are proposing to verify the requirement is met.

Windows/Transparency

Mr. Sebach said they were not able to meet the transparency requirement for the Mixed-Use buildings due to the garages on the lower level on the backside where they cannot increase windows below that line. He said the other issue with windows is that the residents will not want people to be able to look into their units. He said the applicant would not meet the calculation because of this privacy issue.

Ms. Rauch said the transparency should be 15% and there is only 3%. Jeff Tyler said that would require a Waiver.

Rachel Ray inquired about blank wall requirements – if detailing was required at least.

Mr. Sebach said the blank wall on the left side of the elevation had an elevator on the interior side of the wall but the other end is fairly flat and considered changing the material on that end.

Primary/Secondary Materials

Mr. Sebach said the applicant has removed EIFS as a proposed primary material; fiber cement panels would be used instead. He noted a couple of areas where solid panels would be more appropriate, like the bridge. Ms. Rauch said the applicant could make a case for requesting a Waiver. Steve Langworthy agreed fiber would be a better choice.

Joanne Shelly added that the Code requires a lighter material above a heavier material so the fiber cement panels would be appropriate.
Ms. Rauch stated the applicant had reached 78% for the permitted primary material requirement of stone, brick, and glass. She indicated the ART could approve that amount as an Administrative Departure since it is within 2% of the requirement.

Street façade entrances on the Mixed-Use side

Mr. Sebach said a restaurant does not need a door every 40 feet and asked if he needed to incorporate a fake door. He noted where the other doors were located. Ms. Rauch said an additional operational door would be necessary to meet the requirement.

Mr. Sebach reported he was working on the enlarged elevations and calculations.

Parking Plan

Mr. Langworthy asked if some of the parking is designated public and how to factor in spaces provided over and above the maximum required parking.

Ms. Ray said the spaces needed to be designated for what is required and what is private, and how the spaces are delineated within the structure for individual uses such as valet services, compact vehicles, ADA, etc.

Mr. Sebach said he would identify the loading zones and valet parking in the Parking Plan.

Streetscape

Ms. Rauch pointed out where there was one street tree and where there needed to be two street trees and instructed the applicant to ensure that all the trees line up along the streetscape with the light fixtures. She said Staff did not support street trees in planters as shown; they would need to be consistent with the streetscape standards used for the rest of the Historic District.

Ms. Rauch asked if the bike rack could be relocated. In addition to street trees, Ms. Rauch said street lights, planters, walls, and steps should all be properly aligned.

Aaron Stanford said the ART will need to make a recommendation to City Council about the walkable space and how much walkable space is left will factor into that recommendation. Mr. Langworthy said at least five feet clearance is necessary.

Vern Hoying, Crawford Hoying Development Partners, asked if the landscaping needed to look like the rest of the streetscape. Ms. Shelly said the Streetscape Guide includes the BSD, greenways, and the Historic District. She indicated the applicant was very close to meeting this requirement; they just needed to have everything aligned.

Mr. Sebach said he was concerned about walkable clearance for the row with the planters, wall, and steps per the grade changes and asked for guidance.

Mr. Stanford inquired about the detail of the area. He recommended the applicant identify what the various areas would be used for and what type of activity would be present behind the steps. He said providing dimension for passage will be helpful. He asked how the accessible space will grade out. Ms. Rauch said detail is provided in the landscape plans for Mr. Stanford to review.

Mr. Sebach said the upper plaza strictly provides access to the building and is pedestrian oriented with a walkway around. Ms. Shelly inquired if the path between the building and the wall stairs could be reduced as the path seemed wider than the sidewalk below at street level.
Mr. Stanford asked if the width could be decreased and given to the public walk to decrease the right-of-way encroachment. He said the trouble lies where a door swings into an active space. He asked if there were any other right-of-way encroachments.

Open Space/Transformer

Ms. Rauch inquired about the location of the transformer in the open space and asked if there was an alternative place for the transformer as it appeared to encroach into the right-of-way.

Brian Quackenbush, EMH&T, said the transformer had to sit on that side corner of that triangular space. He explained the rock wall caused the problem and asked if the transformer could be integrated into the building design to help detract from its visibility.

Russ Hunter, Crawford Hoying Development Partners, agreed that would be the best solution.

Mr. Sebach said there needs to be an allowance for access for a heavy duty truck close to a road but suggested the transformer be under/close to the location of the proposed pedestrian bridge.

Ms. Rauch asked if a rendering could be provided to show the transformer in context to show that the proposed location is suitable. She suggested another alternative could be to incorporate it within an accessory structure.

Mr. Stanford asked if the transformer lies in the right-of-way, and if it was on the City's property it becomes a much bigger issue and might need to be incorporated in the lease agreement. He recommended finding a way to keep the transformer off City property.

Mr. Quackenbush confirmed the transformer was intended to be placed on the developer's property and not in the right-of-way.

Ms. Shelly asked what happens when the parcel gets dedicated back to the City as open space, because even if it is inside the developer's property now it will become City property. Mr. Stanford suggested that Legal be contacted for guidance. Mr. Tyler said this might become a development agreement issue. Ms. Shelly recommended the transformer should be within the property boundaries to start.

Ms. Rauch said the northern property line discussion needed clarity. She presented what is proposed to be adjusted. She said how this impacts Dublin Road and the culvert needs to be explained. Mr. Quackenbush said he will have that information to present.

Laura Ball said Fred Hahn wants to make sure the path down below is usable.

Mr. Stanford requested additional aesthetic information for the retaining wall along the eastern side of High Street.

Mr. Quackenbush said High Street and Riverview Street improvements are not part of this application but the applicant is expected to show where the line is drawn. He said a meeting is needed for both the public and private side so everyone can be on the same page. He said the applicant may reduce the retaining wall. Ms. Shelly asked that someone from Planning be invited to that meeting as well.

Mr. Quackenbush said if the west side is widened, the applicant would have more space. Mr. Stanford added that they influence each other. He said an interim condition needs to be coordinated with the proposed public improvements. Mr. Quackenbush said he wants to know where that road is.

Ms. Rauch reported that Mandy Bishop was questioning the flood plain paperwork.
Ms. Rauch asked if stormwater management had been submitted, to which Mr. Quackenbush replied that it had not.

Mr. Langworthy asked the ART if there were any further questions or comments with respect to this application at this time. [There were none.] He stated that the ART's recommendation to the ARB was scheduled for April 9, 2015.

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ADMINISTRATIVE REVIEW TEAM

MEETING MINUTES

MARCH 5, 2015

1. BSC Historic Transition - Bridge Park West **94-100 North High Street**
15-014ARB-SP **Site Plan Review**

Jennifer Rauch said this is a request for a two and a half story mixed-use commercial development and 42 condominium units in a seven-story building with associated parking and site improvements. She said the site is on the east side of North High Street approximately 280 feet 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 this application for Site Plan Review under the provisions of Zoning Code Sections 153.066(F) and (J). She said Staff was still going through the final details of this project, although much of it is consistent with the previous iterations reviewed by the ART.

Ms. Rauch said possible Waivers had been identified:

<u>Apartment Building</u>
153.062 (O)3 – Change in roof plane every 80 feet
153.062 (O)9 – Change in vertical plane every 30 feet – actually 40 feet
153.062 (O)(3) – 2.5 feet above the sidewalk
153.062 (D)(4)(5) – Tower height not greater than one additional story – 12 max, 14 proposed
153.062 (E)(1)(e) – EIFS only permitted as trim material
153.062 - Front property line coverage 75% - 61% shown

<u>Historic Mixed Use Building</u>
153.062 (D)(2)(B)(1) – Minimum roof pitch 6:12 – North Tower 3:12
Ground story transparency – 40% required, 36% shown
Upper story transparency – 20% required, 18% shown
Non-street transparency – 15% required, 3% shown
Number of street façade entrances – 1 per 40 feet required, southern portion exceeds

Ms. Rauch inquired about the Apartment Building roof plan.

Mike Burmeister, OHM Advisors, said the applicant was over the 80-foot requirement by ±10 feet as they tried to line up with the architecture. Ms. Rauch requested the applicant try to meet the requirement since they were so close.

Ms. Rauch said a vertical change in plane needed to occur every 30 feet rather than the 40 feet shown; however, due to the grade change, she anticipated the need for a Waiver to this requirement.

Ms. Rauch addressed the tower height that exceeds one story but since the tower was intended to be a prominent architectural element, the fact that the requirement is exceeded by a few feet could be justified.

Mr. Burmeister said the side elevation was changed; it was raised in proportion for the terminal vista.

Jeff Tyler said if the additional height was adding to the quality of design then this should be acceptable.

Ms. Rauch stated that EIFS was not allowed as a primary material on the backside of the apartment building. Mr. Langworthy said EIFS is being used for more than trim.

Mr. Tyler reiterated that EIFS was not a permitted primary material and if the applicant wants to use it as such they need to demonstrate the quality of the installation and other quality measures and demonstrate that the material is overwhelmingly necessary to the design. Ms. Rauch said since EIFS is not permitted as a secondary or primary material and only permitted for trim, a Waiver would be necessary.

Ms. Rauch said Code requires the front property line coverage to be 75% but only 61% is shown. She indicated this seemed appropriate because the applicant's property extends all the way out near the intersection with North Street, even though that part of the property is not included in this application. She asked the applicant to delineate the site area to show the distinction in support of a potential Waiver.

Ms. Rauch noted the north tower roof pitch at 3:12 when a minimum of 6:12 is required for a historic mixed-use building. This, she said, would also require a Waiver.

Ms. Rauch requested that the ground story transparency be met if possible as the applicant was showing 36% transparency when 40% is required, and asked the applicant to meet upper story transparency at 20% when 18% was shown. She noted that the requirement for non-street transparency was 15% and the applicant was showing 4% on the interior of the building in the private courtyard.

Mr. Langworthy inquired about the roof pitch on the tower asking if it was considered a cap tower element or a roof. Ms. Rauch said she interprets it as a different kind of roof element. Mr. Tyler said if the element is not considered a roof then it would be flat.

Ms. Rauch noted that one street façade entrance is required for every 40 feet and the applicant has yet to meet that requirement.

Ms. Rauch stated she would provide more information on roof types. She asked if there was a parapet on roofs on the back side of the buildings on High Street.

Ms. Rauch said transparency and material calculations needed to be shown on some type of document sheet to validate that the numbers were correct and meet Code. She reiterated that fiber cement and glass are not permitted primary materials for a historic mixed-use building; stone, brick and wood siding are the only permitted primary materials. She added that fiber cement is not a permitted primary material for an Apartment Building; only stone, brick and glass are permitted. Ms. Rauch said flush-mounted windows are not permitted on either building type.

Dan Phillabaum said this becomes more of an issue on a siding-clad wall.

Ms. Rauch inquired about window trim detail for siding walls; masonry walls have lintels and sills.

Ms. Rauch requested that the vertical increments and horizontal division details be provided on a separate document. She asked why some elevations showed details and others did not and asked the applicant if she could expect this information.

Mr. Burmeister said the accent detail was pretty repetitive all around. Ms. Rauch said not all repetitive pieces were being shown. She also requested a separate sheet showing transparency and material calculations per floor, per façade.

Ms. Rauch stated a parking plan was required as the parking exceeded the maximum permitted. Mr. Langworthy said the parking plan could be described in a narrative including information about publicly available parking over the amount required for the uses of the proposal.

Rachel Ray added that extra spaces are acceptable, but they needed to be justified.

Ms. Rauch said details for on-street loading spaces needed to be included within the parking plan.

Ms. Rauch inquired about the operations of the dumpsters and requested that if they are outside, to make that clear.

Ms. Rauch said the number of loading spaces needed to be identified based on the number of units.

Ms. Rauch told the applicant that a Master Sign Plan will need to be submitted later.

Ms. Rauch said calculations on lot coverage, materials and transparency for the four different building types needed to be shown and the applicant needs to demonstrate how they arrived at those numbers. She added a graphic would be needed for the Apartment Building vs. the Historic Mixed Use buildings. She said impervious calculations were needed as well.

Ms. Rauch questioned if the property line had been moved on the north of the project limits.

Brian Quackenbush, EMH&T, said the property line was adjusted to accommodate the path, but has not been changed since.

Aaron Stanford asked if there was an update on the floodplain. Mr. Quackenbush reported the public notice had gone out; but the change will not be effective until this summer. He said a low-rise certification is being pursued. He explained there was no rise in the floodplain elevation, which allows this project to forward. He stated he was confident they could make it work.

Mr. Stanford inquired about the section of North Riverview Street and Mr. Quackenbush said he could provide information now.

Mr. Stanford cautioned the applicant to work on the details for accessibility for on-street parking and requested ramps to be incorporated.

Mr. Stanford requested detail for widening the street for a turn lane and a possible future retaining wall; the aesthetics of the retaining wall should coordinate with the building.

Mr. Quackenbush said Crawford Hoying Development Partners were responsible for the area between the right-of-way line and the building for retaining wall limits. He said Nelson Yoder would have the latest information regarding responsibility.

Mr. Stanford inquired about stormwater for the triangle piece of the site, specifically how the grade change would be dealt with both logistically and feasibly. He explained there needs to be an interim condition before anything happens to the south and to focus on what needs to be there.

Mr. Quackenbush acknowledged there were some grading issues. He said the path was close to the vertical wall.

Mr. Stanford asked how the development to the south was going to tie in. Mr. Quackenbush replied the intent is for the area to the south to be on the high side.

Mr. Stanford inquired about the valet loading spaces, since they did not appear to be ADA accessible.

Mr. Quackenbush said there will be loading spaces for deliveries. Mr. Langworthy suggested a letter of agreement stating how the spaces would be blocked off for valet service. Ms. Rauch said loading/unloading on the street should be part of the parking plan. Mr. Langworthy recommended that a narrative be included about the use of the on-street parking spaces when valet service would be provided.

Mr. Stanford requested radius dimensions on driveways at High Street and North Riverview Street.

Fred Hahn inquired about the stormwater north of Indian Run and who was designing the improvements. Mr. Quackenbush said he would need to investigate.

Alan Perkins indicated that Washington Township will approve the 26 foot dead-end drive aisle (North Riverview) without parking as shown. He said they are anticipating seeing a development agreement showing the future North Riverview extension for full approval of the project. He was also concerned about the amount of EIFS material on the backside of the building, especially in the vicinity of the balconies. He mentioned a fire last month at the Dubai Torch Tower that was ignited by either a grill or smoking material on a balcony. He discussed a recent report that the EIFS material ignited and helped spread the fire on the outside of the high-rise building. Mr. Perkins said he would like the applicant to explore the proximity of the material to the balcony amenity.

Mr. Hahn inquired about the streetscape. He asked if a new standard was being introduced to Historic Dublin as the recessed planters are different in character than what is shown in the Streetscape Character Guide and used elsewhere in the Historic District.

Ms. Rauch said the Streetscape Character Guide should be followed.

Mr. Hahn asked if the area within the right-of-way would be maintained by the owner or the City. Ms. Rauch answered the intent is for the right-of-way to be maintained by the City. She said there needed to be a certain amount of consistency on the North High Street streetscape, and this does not match.

Mr. Hahn asked for clarification on which planting areas the City would be responsible for and what was the new standard.

Ms. Shelly said a decision had not been made with regards to street furniture. Ms. Rauch said that will need to be discussed.

Mr. Tyler indicated it should be the ARB's decision on the architectural appropriateness of the tower. He said more variety in window types and storefronts from building to building was preferable but there was nothing to substantiate that in the Code. He said he did not see strong architectural character changes from one building to another.

Ms. Rauch said she would consolidate her list of outstanding issues. She indicated a recommendation by the ART is anticipated for March 19, 2015, to be forwarded to the Architectural Review Board for their meeting on March 25, 2015, therefore, the plans should be revised by March 16, 2015.

Gary Sebach, OHM Advisors, indicated the applicant did not want to present to the ARB on March 25th since he would be out of town, and would prefer to attend the April 15, 2015, meeting. Ms. Rauch said a time extension would need to be filed.

Mr. Langworthy asked the ART if there were any further questions or concerns with regard to this application. [There were none.]

As approved by the Administrative Review Team on March 12, 2015.

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ADMINISTRATIVE REVIEW TEAM

MEETING MINUTES

FEBRUARY 19, 2015

5. BSC Historic Transition - Bridge Park West **94-100 North High Street**
15-014ARB-SP **Site Plan Review**

Jennifer Rauch said this is a request for a two and a half story mixed-use commercial development and 42 condominium units in a seven-story building with associated parking and site improvements. She said the site is on the east side of North High Street approximately 280 feet 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 this application for Site Plan Review under the provisions of Zoning Code Sections 153.066(F) and (J). She said Staff was still going through the final details of this project, although much of it is consistent with the previous iterations reviewed by the ART.

Fred Hahn asked whether the property line had been adjusted along the north side of the project site.

Michael Burmeister, OHM Advisors, said adjustments had been made to the property line on the north side of the site.

Ms. Rauch said there have been a lot of discussions at ARB regarding architectural character and she presented the latest elevations. She said options at the corner were discussed at the ARB Informal discussion in December.

Mr. Burmeister noted that since those meetings, the far right tower had increased in height.

Ms. Rauch said this case can be reviewed for the next two weeks before an ART determination is scheduled on March 12, 2015, to be forwarded to the ARB for their meeting on March 25, 2015.

Mr. Burmeister said the rear entry garage below was changed for sound/noise control.

Russ Hunter, Crawford Hoying Development Partners, said the public lounge did not belong to anyone and the details had been cleaned up.

The ART discussed the triangular open space plaza at the conceptual pedestrian bridge landing point, although the size of the space and the building to the south are still unknown.

Mr. Hunter said he is relying on MKSK as their consultant for the City to tell them how big the plaza has to be, and they will design an appropriately sized building.

Steve Langworthy suggested showing just the footprint of the building to illustrate its conceptual size.

Jeff Tyler said the "imaginary line" delineating the edge of the property with respect to the public patio area at the pedestrian bridge landing, and the private patio space has to be determined by the time this application reaches Building Standards for building permitting.

Mr. Langworthy said open space can only go so far to the east and the limits are somewhat established. He said the question is how far off of the public space it should go. Mr. Burmeister said the plaza area coverage has been determined.

Mr. Hunter said it comes down to what the City wants in that space and the bridge landing location is still in question.

Mr. Langworthy suggested that when the City had recently met with David Dixon with Stantec (formerly Goody Clancy), he had noted the importance of an appropriately designed and sized space, since there needs to be a balance between how the plaza is used and how it would look when it is not in active use.

Mr. Langworthy also recalled Mr. Dixon's comments about architecture, and how to make the building appear less monolithic and more scaled down. He said that Mr. Dixon had suggested selecting different types of upper story windows for the different portions of the North High Street elevation, where the building is made to look like different buildings. He said even though the buildings are different, the windows look too much the same. Mr. Langworthy explained that Mr. Dixon had emphasized that the nature of the windows should be changed as the nature of the building changed as if to appear that the buildings had been built over time moving down the street.

Aaron Stanford inquired about the grading on the triangle shaped open space at the bottom of the site, as there are a lot of grade changes. He asked about the floodway and floodplain determination status.

Mr. Burmeister said there have been no updates since the last meeting.

Mr. Langworthy inquired about the status of the North Riverview extension, and whether it would be a park road or a public road.

Mr. Hahn said that had not yet been determined, but he anticipated that it would be a convenience road providing access, but not used for as a primary route for transportation.

Mr. Langworthy asked the ART if there were any further questions or concerns with regard to this application. [There were none.] He stated that a recommendation on this request was scheduled for March 12, 2015, to be forwarded to the Architectural Review Board for their meeting on March 25, 2015.

ADMINISTRATIVE

Mr. Langworthy asked if there were any additional administrative issues or other items for discussion. [There were none.]

Mr. Langworthy adjourned the meeting at 4:10 pm.

As approved by the Administrative Review Team on February 26, 2015.

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ARCHITECTURAL REVIEW BOARD

RECORD OF DISCUSSION

DECEMBER 10, 2014

The Architectural Review Board took the following action at this meeting:

1. BSC Historic Transition – Bridge Park West **94 and 100 North High Street**
14-099ARB/BPR **Informal Review**

Proposal: A development consisting of a two-story mixed-use building, 42 condominium units in a seven-story building with associated parking (375 parking spaces) and site improvements along the east side of High Street approximately 280 feet north of the intersection of North Street.

Request: Informal review and feedback for a future Basic Site Plan under the provisions of Zoning Code Sections 153.057-153.066.

Applicants: Nelson Yoder, Crawford Hoying; and Gerry Bird, OHM Advisors

Planning Contact: Jennifer M. Rauch, AICP, Senior Planner and Joanne Shelly, RLA, AICP, LEED BD+C, Urban Designer

Contact Information: (614) 410-4600; jrauch@dublin.oh.us or jshelly@dublin.oh.us

RESULT: The Board reviewed and provided informal feedback for the proposed modifications to the architecture and site plan. The group discussed and provided feedback regarding the building massing, materials, windows, lighting and the pedestrian realm. The Board expressed support of the modifications made to the proposed drawings, which reflect a more historic design theme across the North High Street elevation.

BOARD MEMBERS PRESENT:

Robert Schisler	Yes
Bob Dyas	Yes
David Rinaldi	Yes
Neil Mathias	Absent - Recused
Thomas Munhall	Yes

STAFF CERTIFICATION

Jennifer M. Rauch, AICP, Senior Planner

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ARCHITECTURAL REVIEW BOARD

MEETING MINUTES

DECEMBER 10, 2014

1. BSC Historic Transition – Bridge Park West **94 and 100 North High Street**
14-099ARB/BPR **Informal Review**

Jennifer Rauch said this application is for a development consisting of a two-story mixed-use building, 42 condominium units in a seven-story building with associated parking (375 parking spaces) and site improvements along the east side of High Street approximately 280 feet north of the intersection of North Street. She said this is a request for informal review and feedback for a future Site Plan under the provisions of Zoning Code Sections 153.057-153.066 and the *Historic Dublin Design Guidelines*.

Ms. Rauch stated the applicant had requested an informal discussion regarding the proposed changes to the site and architecture. She said elevations were included in the Board packets as well as several different options for architecture to consider for the middle building located along North High Street. She said the applicant is requesting feedback on the architecture before submission of the final Site Plan. She invited the applicant to introduce the latest elevations and indicated only informal notes would be taken.

Gary Sebach, OHM Advisors, 101 Mill Street, Gahanna, Ohio, said the elevations portrayed a more historic design in August. He said through a series of meetings it was discussed as a transition zone, which resulted in several iterations that were much more contemporary. He said the message they heard as part of the last review was why the architecture was not more historic.

Mr. Sebach showed the Board an overlay of the Historic District corridor and the east side of North High Street to provide context as a reference for the site. He said at the last presentation the form was too contemporary and his intent was to start out with a simple vernacular and stay true to the Historic District's rhythm, scale, and proportion. He described the design moving toward the north where details were simplified, more contemporary, and included larger windows. He recalled several discussions about the concern of no pitched roofs, a parapet above the finished roofs and screening for mechanical equipment. He presented an example of what he did not want to do, which is a typical mid-western town style. He indicated Dublin, Ohio was more of a village style. He showed examples of towns with a similar look and feel to Dublin further presenting a village style. He described how the buildings appear to have come up over time, touching each other in some instances and not touching in others. He said there is a lot of siding and brick whereas Dublin has a history of using Ohio limestone. He showed the style of an 'I' house, which is semi-federal, semi-colonial. He explained it was simple architecture, with a pitched roof and stone. He showed web page examples of a half 'I' or full 'I' styles. He said with the BriHi project they introduced commercial architecture with brick. He said they reviewed that area and thought they heard that was more the direction the Board wanted to go.

Mr. Sebach showed the newest iteration. He said they eliminated the "Clintonvillesque" style of design and replaced it with more of a BriHi style. He described how the element was simplified so it was not as contemporary. He said he repeated the elements of the village shape of the 'I' or half 'I' for the three buildings but used different scales to change the design as it approaches the bridge. He explained how he turned the roofs making the sides visible and beginning to block the views of the next roof by turning these 90 degrees on the ends. He said he tried to emulate the fire station in a style that would have been found at the turn of the century. He explained marking the entry point from the north to the south and also critical to the entrance of the building with the parking garage. He referred to the different elevations included in the ARB packet.

Thomas Munhall asked about changes. Mr. Sebach said it was mostly aesthetics and agrees the neoclassical element is a little heavy handed.

Mr. Munhall inquired about the tower. Mr. Sebach said the tower was set back on the far corner of the building, noted on the black and white drawing. He said the change from the last presentation is this middle building had a parapet and now has a pitched roof. He added the corner tower contains full glass and a canopy but scaled back to something simpler.

The members seemed agreeable to both the flat and pitched roofs and screenings.

Mr. Munhall inquired about the details for windows. Mr. Schisler indicated glass was used in a transitional manner, which is more notable in the streetscape.

Mr. Sebach said he wants it to look 'remodeled'. Mr. Schisler agreed.

Mr. Munhall said he liked tonight's drawings much better than in the past.

Joanne Shelly presented a slide that represented the area of the bridge landing and the library in context. She said the applicant has been contextually respectful to the adjacent buildings.

Mr. Schisler said he wanted buildings that were the proper proportion and scale and have character that is respective of the Historic District. He remarked that a Floyd Wright building could be inserted and still fit the flow if it was detailed properly. He said his concern was the transition between the North High Street buildings into the condominiums along the southern elevation.

Mr. Munhall said the transition was completely different and not shown as one continuous building. Mr. Sebach said he turned the roof back and they used brick and stone to tie in.

Mr. Schisler said the north side of the building makes the transition with the modern building work better. He suggested contemporary windows would not look as stark with the more traditional building as the more modern windows do. Mr. Sebach said he understood the concern and clarified the suggestion.

Mr. Munhall said he was more comfortable with the gridded window pattern at the southwestern corner elevation.

Mr. Dyas said he liked the changes to the roof lines. Mr. Sebach said the design idea is not overly ornate but simple. He said they are seeking custom blends of stone and using brick as trim. Mr. Schisler said he likes the mixture.

Mr. Sebach said the details will be important for the big windows that will be desired for retail storefronts. He asked if there were any thoughts on the materials presented. He pointed out the different areas that either would have stone or brick and said there would be three or four different colors of brick used – in shades of orange, red and brown. He said they would make the scale more appropriate.

Mr. Dyas inquired about the various proposed awnings. Mr. Sebach said these would all have fabric awnings with a bracketed entry canopy.

Mr. Dyas inquired about headers. Mr. Sebach said limestone headers would be used.

Mr. Schisler asked if siding would be mixed into the design. Mr. Sebach pointed to areas where they are proposing flat cementious panels with joints instead of stucco.

Mr. Schisler said mixing up the materials would help and would make it look like more buildings.

Mr. Sebach pointed out the multiple store fronts, each a little different.

Both Mr. Munhall and Mr. Schisler said they liked variety.

Mr. Dyas confirmed the private entrance remained the same. Mr. Sebach said the gate would be setback as shown with the previous versions.

Russ Hunter said they were pleased with the design and found it to be a good compromise. He said enough of this plan will be unique while it will fit contextually within Dublin.

Mr. Schisler commented on trucks pulling into the building along North High Street.

Mr. Sebach pointed out where it steps down to different locations and where it is open to the street. He said keeping grade at 1 to 20 meets ADA accessibility. He noted where the plaza would go as it was pulled back to make a nice entry plaza for the restaurant and entrance into the garage. He said another way was needed for the outdoor plaza.

Mr. Munhall inquired about the pedestrian bridge. Joanne Shelly reviewed the proposed plans for the area and reiterated this section is the City's project and was a work in progress.

Mr. Sebach said the next time they would like to bring these plans as rendered drawings, provide sample materials and explain the plans for landscaping and the plaza. He asked the Board if they were comfortable with the proposed materials and building massing.

Mr. Sebach explained the proposed signs and awnings would be based on the final design of the elevations. Mr. Schisler suggested reviewing the proportions between windows and designate where signs and awnings would be located appropriately.
Mr. Sebach pointed out the lighting would be important and said it would be simple and traditional, not contemporary.

Jeff Tyler inquired about mechanical screenings and the colors proposed. Mr. Sebach said the roof design should screen the mechanicals, but he did not have the exact details.

Mr. Schisler indicated he liked the wall and the planters. Mr. Sebach explained that would signal to pedestrians walking across the private entrance.

Mr. Munhall inquired about the traffic for the condominiums. Mr. Hunter said the only cars that would enter would be for the five suites at the top level.

Mr. Dyas inquired about the next steps in the process for the applicants. Mr. Rauch reviewed the process.

Garrick Daft, 21 Indian Run Drive, said he liked the plans but felt there was something missing he could not put his finger on.

Mr. Munhall said the applicant is really close with these plans and he is confident the applicant will get there. Mr. Sebach said he felt like he understands the feedback from the Board. He said he thought they were all coming to the same conclusion.

Mr. Daft said what he thought something was missing was the side view.

Mr. Dyas said the tower was not visible there.

Mr. Sebach said he needs to show the lighting in the plans.

Mr. Langworthy inquired about the lighting for the towers. Mr. Sebach answered the lighting would be soft LED lighting so the tower will not appear as a lighthouse. He said they will be able to set the light level.

Mr. Sebach concluded his presentation by thanking the Board for their valuable feedback and said this work session was quite helpful.

Communications
Ms. Rauch confirmed the meeting scheduled for December 17, 2014, was canceled.

Mr. Schisler adjourned the meeting at 7:20 p.m.

As approved by the Architectural Review Board on January 28, 2015.

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ARCHITECTURAL REVIEW BOARD

BOARD ORDER

NOVEMBER 19, 2014

The Architectural Review Board took the following action at this meeting:

2. BSC Historic Transition – Bridge Park West **94 and 100 North High Street**
14-099ARB/BP **Basic Site Plan Review**

Proposal:	A development of a two-story mixed-use building, 42 condominium units in a seven-story building with associated parking and site improvements along the east side of High Street approximately 280 feet north of the intersection of North Street.
Request:	Review and approval for a Basic Site Plan under the provisions of Zoning Code Sections 153.057-153.066.
Applicants:	Nelson Yoder, Crawford Hoying; and Gerry Bird, OHM Advisors
Planning Contacts:	Joanne Shelly, RLA, AICP, LEED BD+C, Urban Designer Jennifer M. Rauch, AICP, Senior Planner
Contact Information:	(614) 410-4600; jshelly@dublin.oh.us or jrauch@dublin.oh.us

MOTION #1: Mr. Dyas moved, Mr. Munhall seconded, to approve the eight Site Plan Waivers:

1) Loading Facility Permitted to Rear (front requested) – Apartment Building
2) Entry for Parking within Building Permitted to Rear (front requested) – Apartment Building
3) Maximum Building Height permitted at 4.5 Stories (7 requested) – Apartment Building
4) Parking within Building Permitted in Rear on 3 floors (5 requested) – Apartment Building
5) Ground Story Height – 10 to 12 foot (14.16 requested) – Historic Mixed-Use Building
6) Loading Facility Permitted to Rear (front requested) – Historic Mixed-Use Building
7) Entry for Parking within Building Permitted to Rear (front requested) – Historic Mixed-Use Building (Buildings 1 and 2)
8) Entry for Parking within Building Permitted to Rear (front requested) – Historic Mixed-Use Building (Buildings 2 and 3)

VOTE: 4 – 0.

RESULT: This request for eight Site Plan Waivers was approved.

RECORDED VOTES:

Robert Schisler	Yes
Bob Dyas	Yes
David Rinaldi	Yes
Neil Mathias	Recused
Thomas Munhall	Yes

2. BSC Historic Transition – Bridge Park West **94 and 100 North High Street**
14-099ARB/BP **Basic Site Plan Review**

MOTION #2: Mr. Dyas moved, Mr. Munhall seconded, to approve this application for a Basic Site Plan with eight conditions:

1) The following details to be presented with the Site Plan Review:
   a) Architecture, landscaping, fencing, lighting, signs and other site development details or Building Type requirements noted as TBD or SPR in this report and attached analysis;
   b) Detailed installation specifications for façade materials and material transitions, including material samples and section panels be provided to ensure high-quality and durable construction, and addressing specific items as described in this report; and
   c) Color palettes for façade materials be incorporated.
2) Terminal vista elements be provided and detailed to meet the intent of the Code;
3) The applicant addresses Engineering's comments as outlined in the report and as attached to this report, including traffic access, stormwater and utility details;
4) The applicant coordinate with the City and Washington Township Fire Department to ensure fire accessibility throughout the site as part of the Development Plan Review;
5) Parking calculation shall be included, identifying retail, restaurants, office area and residential unit counts as well as counts and labels for standard, ADA, compact and non-standard spaces, along with justification for the additional spaces provided;
6) The applicant will demonstrate the feasibility of a public path adjacent to the Indian Run Creek. The final location will be coordinated through and approved by the Director of Parks;
7) The applicant revise the proposed elevation along North High Street to incorporate design details including windows and materials, which are of scale proportional to Historic Dublin; and
8) The parapet be extended to screen the mechanicals in lieu of proposed screen wall on the middle building along North High Street.

VOTE: 4 – 0.

RESULT: This request for a Basic Site Plan was approved.

RECORDED VOTES:

Robert Schisler	Yes
Bob Dyas	Yes
David Rinaldi	Yes
Neil Mathias	Recused
Thomas Munhall	Yes

STAFF CERTIFICATION

Jennifer M. Rauch, AICP, Senior Planner

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ARCHIECTURAL REVIEW BOARD

MEETING MINUTES

NOVEMBER 19, 2014

2. BSC Historic Transition – Bridge Park West **94 and 100 North High Street**
14-099ARB/BP **Basic Site Plan Review**

Jennifer Rauch said this application is for a development of a two-story mixed-use building, 42 condominium units in a seven-story building with associated parking and site improvements along the east side of High Street approximately 280 feet north of the intersection of North Street. She said this is a request for review and approval for a Basic Site Plan under the provisions of Zoning Code Sections 153.057-153.066.

[Mr. Mathias recused himself]

Ms. Rauch said there are three different Bridge Park West applications to be reviewed this evening that included a Basic Site Plan Review, Demolition, and Development Plan Review.

Ms. Rauch began with the Basic Site Plan Review, which is a conceptual level plan showing uses, buildings, building locations, site, open space, plans, landscaping, and architecture.

Mr. Dyas requested clarification on the process for approval. Ms. Rauch referred the Board to the Planning Reports for specific review criteria and Zoning Code Sections for each application to distinguish what is reviewed for each application.

Ms. Rauch presented the proposed Basic Site Plan and pointed out the three Historic Mixed-Use Buildings on North High Street, the Apartment Building on the future North Riverview Street, the internal Parking Structure, and the green space as part of the future public plaza on the southeast corner of the applicant's project limits. She said part of the applicant's site will incorporate the proposed future pedestrian bridge but is not included in this application as the details need to be finalized. She explained this site sits on two large parcels of land and a future path is planned for along the creek to the north and one of the conditions of approval is the applicant work with Parks and Open Space to coordinate that effort. She said this will entail adjusting the property line which would be handled as part of the future development agreement approved by City Council.

Ms. Rauch said there are eight Site Plan Waivers the ART has recommended for approval:

1) Loading Facility Permitted to Rear (front requested) – Apartment Building

2) Entry for Parking within Building Permitted to Rear (front requested) – Apartment Building

3) Maximum Building Height permitted at 4.5 Stories (7 requested) – Apartment Building

4) Parking within Building Permitted in Rear on 3 floors (5 requested) – Apartment Building

5) Ground Story Height – 10 to 12 foot (14.16 requested) – Historic Mixed-Use Building

6) Loading Facility Permitted to Rear (front requested) – Historic Mixed-Use Building

7) Entry for Parking within Building Permitted to Rear (front requested) – Historic Mixed-Use Building (Buildings 1 and 2)

8) Entry for Parking within Building Permitted to Rear (front requested) – Historic Mixed-Use Building (Buildings 2 and 3)

Robert Schisler said the last time this application was presented, all of this was considered Historic Mixed-Use and the approval for height greater than 2.5 stories was based on that and now there is an apartment building. He asked for clarification.

Ms. Rauch explained the Basic Development Plan Waiver regarding the height approval was because the site is zoned Historic Transition District, it is adjacent to the Historic Core. She said as part of the Historic Transition, there is a requirement under the neighborhood standards that the height limit would be 2.5 stories. She confirmed the ARB approved a building taller than 2.5 stories but the specific height of that was not approved. She added the buildings along North High Street are Historic Mixed-Use Buildings and the building along future North Riverview extension is an Apartment Building.

Mr. Schisler asked if the Board reviews the whole site, what would be the basis for lot coverage percentages. Ms. Rauch said the applicable requirements are based on the building type.

Mr. Schisler said different uses have different percentages on lot coverage. He said Historic Mixed-Use Buildings are allowed 85 percent maximum coverage and an Apartment Building 70 percent. Ms. Rauch said all those final details related to the Site Plan and Open Space will all be worked out before the applicant submits the Site Plan.

Ms. Rauch said at the October 28, 2014, meeting, there was an Informal Review and past elevations that had been shown were discussed. She presented the comparisons from August 2014 to October 2014 and the revised elevations. She said the direction from the October meeting was for the applicant to revise the design to ensure elevations relate to each other but also to look as they evolved over time. She said the applicant has made modifications particularly to the piece closest to the Historic Core so it has more of the typical Historic Dublin character, which then transitions further north where it becomes more contemporary. She said more significant changes were made to the southern elevation. She said the applicant has taken the ARB's comments into consideration as it relates to the North Riverview elevation as well. She said the applicant has provided the opportunity for these buildings to appear as separate buildings and have more recesses and projections to provide more depth. She said the materials on the North High Street elevation include metal panels and glass at the northern end but brick in the middle and more stone on the southern end. She said the towers were moved. She explained the dashed line was the approximate location of the pedestrian bridge and where it could possibly land.

Ms. Rauch reiterated there are eight Waivers as part of this request that the ART reviewed and recommended for approval for the Waivers and the Basic Site Plan application with conditions.

Mr. Schisler inquired about the future pedestrian bridge and where it landed. Joanne Shelly said the Master Plan for the park and the pedestrian bridge has not defined where the bridge will land but the general consensus now is that the landing piece of the bridge, which would be on podiums, would cross

over approximately where the two arrows are located on the illustration listed as project limits. She noted the area for the future plaza. She said the goal is to have a visual from the bridge to the wall.

Mr. Schisler said the intent is to try and maintain as much of this open space as possible. Ms. Shelly said Mr. Hahn said he did not want the bridge over open space but being able to access and not cover the open space. She said she recognizes it is not illustrated here but the conversations have been directed to that intent.

Gary Sebach, OHM Advisors, 101 Mill Street, Gahanna, Ohio, said at the October meeting, a lot of what was presented in August was discussed. He said he thought they heard the Board say that it was not looking for historic architecture but wanted the same massing and scale, more along the lines of proportions on High Street. He said the corner was important to anchor the plaza and the applicant wanted a tower. He said the overhangs were pulled back to be more pedestrian in scale, and the buildings were divided into 30-foot elements as they moved north for a more standard block. He said they pushed the next 30-foot element back and changed that to a symmetrical simple façade, again, another 30-foot width bringing in more stone for the rhythm. He pointed out the entrances to the offices and introduced elements that were unique so they would stand out a little bit with canopies. He said the applicant knows they are coming back so massing and proportion is important at this stage. He said they will tweak the colors or materials based on the feedback received this evening. He indicated their goal tonight is to find out if they got the massing and proportions correct and if they are on the right path. In a month he said, they will return with samples and final materials.

Mr. Sebach explained how they brought glass elements over the corner and then sprinkled glass through the façade. He noted the bridge over the garage entrance that was made more contemporary. He explained how the tower becomes a terminal vista and it helps mark where the public turns to go into the garage. He said coming from the north to the south, it provides a beacon of soft glow and indicated the cross over from Indian Run to downtown Dublin. He said the south elevation that was very heavy in glass and brick was stripped down so the buildings start to read as separate. He pointed out the open section to the garage with railings, which is still the elevator. He indicated as a pedestrian, you would walk down along the plaza and end up at the fourth floor lower level of the parking garage. He said the street elevation would be maintained for the dining patio. He noted the area where fresh air would go in/out via louvers. He said they broke the top cornice and started stepping pieces in and out. He said the top fourth floor will be a lighter limestone color and then the recessed brick will be visible creating shadow lines for recessed balcony areas. He noted the projections and recessions to promote shadow lines. He pointed out the areas that would have brick and others to be clad in limestone.

Mr. Dyas asked if the Board, collectively had requested, the architecture evolve from historic to modern on High Street. He asked if that was the Board's message last time as he did not recall that conversation.

Mr. Munhall said he did not recall that.

Mr. Schisler said the interpretation was good and the design of the historic transition complements the historic core. He said we did not direct the applicant to provide architecture that matches BriHI Square.

Mr. Dyas said he liked the North High Street elevation at the southern end with the steep gable and corner. He said he did not recall talking about flat roofs and metal panels on High Street, shown at the north building.

Mr. Sebach said the Board did not request flat roofs and metal panels and he is not recommending metal panels but rather a nice light colored brick. He said the applicant still has to work through the materials.

Mr. Dyas said he heard from a citizen of Dublin that saw this project on the website and said this project looks like Easton.

Mr. Schisler said he liked the northern portions of the North High Street elevations. He said the brick building is going to pop and you will be able to tell the commercial piece when you look at it. He said the transition on the south side is a little more abrupt. He said he likes how the buildings are separated. He said he is still trying to get over the apartment building side.

Mr. Rinaldi indicated the applicant has made vast improvements to the massing. He stated it is a very literal transition from the Historic Core to the north side but he thinks it works. He said the towers work better now. He said the office entrances are not highlighted but still need a cue for entrance. He said he was not thrilled with the metal panels. He said he did not have any huge negative comments. He said he sees a big improvement.

Mr. Sebach said they did stone on one side of the office and brick on the other to downplay the framing.

Mr. Munhall said his general comments were the same; he liked how the three sides developed. He said he did not see much value to the High Street elevation. He said he would prefer something more traditional but that is why there are four people on the Board.

The Chair asked if anyone from the public would like to speak with regards to this application. [There were none.]

Mr. Dyas asked if the Board was approving the elevations this evening. Ms. Rauch said the applicant is requesting the Board approve the conceptual architecture. She said the Board has the opportunity to provide specific direction on what needs to be changed as part of the review.

Mr. Munhall said he would vote yes if there was a condition to take the architecture back to a more historic approach on the High Street side. He said he likes the transition better now, the highlighting and the shadows on the North Riverview side. He agrees building materials can be revised later. He said the elevations do not have to be exactly like the August renderings but the roof lines changed dramatically.

Mr. Sebach said on all three buildings, there has to be a screen for anything on the roof. Mr. Dyas confirmed there is not a parapet wall, just screening on top of a flat roof.

Mr. Schisler said he would prefer to stick with at least a 42-inch parapet wall per Code to hide rooftop equipment. He said parapets would change the massing again, stepping down with a hill concept.

Mr. Sebach said he agrees with the perspective down the street. He said as the buildings get taller as they go north, the tops kind of line up still, and asked if the Board is okay with the height. Mr. Schisler suggested popping up the center one a little.

Mr. Dyas clarified there is a parapet on the north end of the south piece. He said he agreed with Mr. Munhall, he said he likes a lot of what the applicant has done, but not the north portion of the North High Street building and the transitions. He indicated something about the roofline on the northern portion does not work for him. He said he was not an architect so he could not provide any suggestions for the applicant to resolve his concern.

Mr. Sebach asked Mr. Dyas how he liked the tower location. Mr. Dyas said he liked the tower locations.

Mr. Schisler said it shows a nice visual cue and it shows on the perspective that this is more than just a drive, it is a wide alley. He said he liked the transition on the northern portion of the High Street elevations.

Ms. Rauch said she wanted to clarify the feedback for the applicant. She said the Board is saying the northern piece is okay but it is the middle piece they need to take another look at including the height.

Mr. Schisler said he would like to see a parapet to help hide the equipment.

Mr. Munhall said he was okay with that building but it had no real value. He said it just shows that the developer knows how to build new buildings in Dublin. He said if someone is new in town and asks to be taken to Historic Dublin, he is not sure what the reaction would be upon seeing that building.

Mr. Rinaldi said he did not have a problem with the transition.

Mr. Dyas asked the two architects on the Board if they liked the rooflines as he does not.

Mr. Schisler said he knows there is a separation.

Mr. Sebach said there is a lot of in/out movement to this elevation. Mr. Munhall said he liked the movement back and forth.

Mr. Dyas asked fellow Board members if they liked the parapet with the standing seam next to it. He said that is a gable front to back and then the parapet wall.

Mr. Sebach indicated the gable end would be visible. Mr. Dyas said he was not used to seeing that arrangement. He said the applicant went from gables and shingles to 6/10ths of the structure having a flat roof.

Mr. Schisler said that was a good point.

Mr. Sebach said as soon as they introduce that metal roof, he said it cannot be taken the whole way due to the roof pitch. He said they have to find a way to transition away from the metal, otherwise the whole roof is metal roof moving in and out and that would be too much.

Mr. Dyas referred to perspective 'F'.

Mr. Schisler said he liked how the alleyway works.

Mr. Dyas asked if the flat roofs were broken up enough.

Mr. Munhall said he liked the footprint of the project a lot more than what was done before, but not the skin, the rooflines, and the window use.

Mr. Schisler said the bridge will come very close to grade. Ms. Shelly said the intent would be for the bridge walk elevation to be where the black dashed line is, it is coming from a lower elevation to High Street, coming across the river at 805 feet with a 2 percent slope up. She said a pedestrian on the bridge would only see the top four stories of the building.

Mr. Schisler said the bridge drops from 805 to 780. He said the corner will be visible and will look like a five-story building. He said we permitted buildings higher than 2.5 stories but he was concerned with the development of a future building to the south along North High Street.

Ms. Shelly said the developer committed to limit the elevation on High Street to be 2.5 stories on the adjacent building site on the other side of the plaza.

Mr. Schisler confirmed the little lot that the developer owns is not part of this package; he said they are looking at a transition building. Ms. Shelly said the developer is looking at a transition building as well, which will also be 2.5 stories; everything on High Street is going to be this mass. She said from the

perspectives we were shown, when you are standing on the bridge at ±818 feet, as far as the elevation on the bridge, you will only be able to see possibly the top stories.

Mr. Schisler asked about being halfway down the block, like at Oscar's, what the view would be. Ms. Shelly predicted the other building would be seen first.

Mr. Sebach said the grade wraps around and the building sits down in the hole so the bottom of the building will not be visible.

Ms. Shelly asked the Board if they wanted a condition whereas the building on the opposite side of the plaza is limited to 2.5 stories.

Mr. Schisler said it is still considered transition where it sits and maybe 3.5 or 4 stories would be appropriate.

Mr. Sebach asked for a summarization of feedback on the changes for High Street. He said he can change the section in the middle of the proposed High Street elevation. He suggested smaller windows to be more in scale with what is happening to the south. He said the applicant will reconsider the building to the north. He said the scale of the windows shows the transition. He said the massing is the same proportion and will bring the windows down a little bit. He said he is worried about doing pitched roofs, as they would be a challenge to transition.

Mr. Munhall said as we are going out of this Historic District, there is no more that is going to happen north of this at least as far as planning that he is aware of. He said he understands the library has nothing to do with this project because it has not been reviewed yet. He said at the end of the day this is the Historic District, even though it on the northern end of the District. He said he does think there is a transition. He said it is one building, which is located adjacent to woods and residential. He said he is one of four members on the Board, but he would like to see roof changes on the north elevation, smaller windows, and the changes on materials and windows. He said is not saying no to the project, but would like to add conditions.

Mr. Dyas said he feels the same way. He asked if a motion could be made, adding that condition.

Mr. Munhall asked how detailed the condition would need to be. He said he does not want to hold up the developer. He said in August, he thought we were pretty close with just a few changes. He suggested being detailed with the condition.

Mr. Sebach said they would like to get back to the Board an informal basis that would be preferable because the applicant really has to submit something. The Board members agreed.

Mr. Munhall asked if the Board can agree to the conditions are and approve the Basic Site Plan so the applicant can move forward with a Site Plan.

Mr. Sebach said there is a certain balance, rhythm, and scale to historic style and clearly the proposal is more contemporary.

Mr. Schisler said the only requirement on the Historic Mixed-Use is that it has to have a minimum 40 percent transparency on the lower level and 20 percent on the upper level. He said a shop owner will want as much glass as permitted on the bottom so a small amount of windows on top might not balance.

Mr. Munhall clarified his statement made earlier about wood windows; he said they do not have to be smaller. He said there can be 30 panes in one window to make it more historic.

Mr. Schisler clarified that it is not the scale that is important for the windows, it is the detail. Mr. Munhall agreed.

Mr. Munhall asked if anyone had an issue with the rooflines besides him, if not, it does not need to be a condition.

Mr. Schisler said he wanted the parapet to the flat roof added. Mr. Dyas said he wants flat roofs with parapets that comply with Code.

Mr. Munhall said he did not like the steel supports to the roof but does not want to be too much of a 'stick in the mud'.

Mr. Sebach said for his purpose, the Board does not have to worry about getting the wording right. He said the applicant is going to come back and have another bite at the apple. He said what he is hearing is the issue is really the middle and the north to work on scale and proportion and get something closer to historic without being too historic.

Ms. Rauch presented the revised conditions:

1) The following details to be presented with the Site Plan Review:

a) Architecture, landscaping, fencing, lighting, signs and other site development details or Building Type requirements noted as TBD or SPR in this report and attached analysis;

b) Detailed installation specifications for façade materials and material transitions, including material samples and section panels be provided to ensure high-quality and durable construction, and addressing specific items as described in this report; and

c) Color palettes for façade materials be incorporated.

2) Terminal vista elements be provided and detailed to meet the intent of the Code;

3) The applicant addresses Engineering's comments as outlined in the report and as attached to this report, including traffic access, stormwater and utility details;

4) The applicant coordinate with the City and Washington Township Fire Department to ensure fire accessibility throughout the site as part of the Development Plan Review;

5) Parking calculation shall be included, identifying retail, restaurants, office area and residential unit counts as well as counts and labels for standard, ADA, compact and non-standard spaces, along with justification for the additional spaces provided;

6) The applicant will demonstrate the feasibility of a public path adjacent to the Indian Run Creek. The final location will be coordinated through and approved by the Director of Parks;

7) The applicant revise the proposed elevation along North High Street to incorporate design details including windows and materials, which are of scale proportional to Historic Dublin; and

8) The parapet be extended to screen the mechanicals in lieu of proposed screen wall on the middle building along North High Street.

Motion and Vote

Mr. Dyas motioned, Mr. Munhall seconded, to approve the eight Waivers. The vote was as follows: Mr. Schisler, yes; Mr. Rinaldi, yes; Mr. Munhall, yes; and Mr. Dyas, yes. (Approved 4 – 0)

Motion and Vote

Mr. Dyas motioned, Mr. Munhall seconded, to approve the eight conditions. The vote was as follows: Mr. Rinaldi, yes; Mr. Schisler, yes; Mr. Munhall, yes; and Mr. Dyas, yes. (Approved 4 – 0)

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ARCHITECTURAL REVIEW BOARD

BOARD ORDER

NOVEMBER 19, 2014

The Architectural Review Board took the following action at this meeting:

4. BSC Historic Transition – Bridge Park West **94 and 100 North High Street**
14-106ARB/DP **Development Plan Review**

Proposal:	A development of a two-story mixed-use building, 42 condominium units in a seven-story building with associated parking and site improvements along the east side of High Street approximately 280 feet north of the intersection of North Street.
Request:	Review and approval of a Development Plan under the provisions of Zoning Code Sections 153.057-153.066.
Applicants:	Nelson Yoder, Crawford Hoying; and Gerry Bird, OHM Advisors
Planning Contacts:	Joanne Shelly, RLA, AICP, LEED BD+C, Urban Designer/Landscape Architect Jennifer M. Rauch, AICP, Senior Planner
Contact Information	(614) 410-4600, jshelly@dublin.oh.us or jrauch@dublin.oh.us

MOTION: Mr. Munhall moved, Mr. Rinaldi seconded, to approve a request for a Development Plan with six conditions:

1) The applicant work with the City to establish a development agreement for this project, including providing the following information:
   a) Resolution of design and construction of North Riverview Street extension; and
   b) Resolution of shard parking agreements (existing and future);
2) The applicant continues to coordinate with the City and Washington Township Fire Department to finalize a plan, which ensures fire accessibility throughout the site;
3) The applicant provides an outline of the details for each open space type with exact acreages required as determined as part of the Site Plan Review;
4) The applicant describe the intent for the required BSD Historic Transition District placemaking elements at the Development Plan Review with details to be determined as part of the Site Plan Review;
5) The applicant provides a demolition/construction plan and schedule; and
6) The applicant continues to address Engineering details as part of the Site Plan Review.

VOTE: 4 – 0.

RESULT: This request for a Development Plan was approved.

RECORDED VOTES:

Robert Schisler	Yes
Bob Dyas	Yes
David Rinaldi	Yes
Neil Mathias	Recused
Thomas Munhall	Yes

STAFF CERTIFICATION

Joanne Shelly, AICP, RLA, LEED BD+C
Urban Designer/Landscape Architect

City of Dublin

ARCHIECTURAL REVIEW BOARD

Land Use and Long Range Planning

MEETING MINUTES

NOVEMBER 19, 2014

5800 Shier Rings Road

Dublin, Ohio 43016-1236

4. BSC Historic Transition – Bridge Park West **94 and 100 North High Street**
14-106ARB/DP **Development Plan Review**

Joanne Shelly said this application is for a development of a two-story mixed-use building, 42 condominium units in a seven-story building with associated parking and site improvements along the east side of High Street approximately 280 feet north of the intersection of North Street. She said this is a request for review and approval of a Development Plan under the provisions of Zoning Code Sections 153.057-153.066.

Ms. Shelly said she is presenting the third part, which is the Development Plan Review. She said as part of the Development Plan Review, the Board needs to look for the cohesiveness and the framework when developing Lots and Blocks and the Street Network for Historic Dublin as part of the larger Thoroughfare Plan and Community Plan. She asked the Board to access those Lots and Blocks, Streets, and Open Space as they relate to the development and this sets the stage for the placemaking elements for the Final Site Plan.

Ms. Shelly presented the site. She said to look at the block dimensions where the Principle Frontage Street is, the access to the site, the pedestrianways, the building massing, and the locations of the open space. She clarified these are the things being approved when the Development Plan is approved.

Ms. Shelly said an Administrative Departure was approved by the ART and three Waivers were approved by the Board on October 22, 2014.

Ms. Shelly reported the ART made a recommendation for approval of the Development Plan as it meets the review criteria with six conditions:

1) The applicant work with the City to establish a development agreement for this project, including providing the following information:

a) Resolution of design and construction of North Riverview Street extension; and

b) Resolution of shard parking agreements (existing and future);

2) The applicant continues to coordinate with the City and Washington Township Fire Department to finalize a plan, which ensures fire accessibility throughout the site;

3) The applicant provides an outline of the details for each open space type with exact acreages required as determined as part of the Site Plan Review;

4) The applicant describe the intent for the required BSD Historic Transition District placemaking elements at the Development Plan Review with details to be determined as part of the Site Plan Review;

5) The applicant provides a demolition/construction plan and schedule; and

6) The applicant continues to address Engineering details as part of the Site Plan Review.

David Rinaldi said as far as phasing, all the buildings are tied together.

Ms. Shelly agreed the buildings are tied together, but indicated it is more a matter of when the building is demolished, and when the street adjustments are made. She indicated we are at the understanding now that the rear building will be built first to a certain point and then the High Street elevation will be the last piece built out. She said it is just a matter of understanding how that happens in terms of how that will impact Dublin as a whole. She said that is why a Demolition Construction Planning Schedule has been requested. She said the City wants to know how the developer is phasing everything from starting demolition through final construction, and when the street sections go in.

Motion and Vote

Mr. Munhall made the motion, Mr. Rinaldi seconded, to approve the Development Plan with six conditions. The vote was as follows: Mr. Dyas, yes, Mr. Schisler, yes; Mr. Rinaldi, yes; Mr. Munhall, yes. (Approved 4 – 0)

Communications

Ms. Rauch asked the Board if she had answered all their questions asked via email sufficiently. They confirmed.

Mr. Schisler adjourned the meeting at 8:09 p.m.

As approved by the Architectural Review Board on December 10, 2014.

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ADMINISTRATIVE REVIEW TEAM

RECORD OF DETERMINATION

NOVEMBER 13, 2014

The Administrative Review Team made the following determination at this meeting:

1. BSC Historic Transition – Bridge Park West **94 and 100 North High Street**
14-099ARB/BPR **Basic Site Plan Review**

Proposal:	A development consisting of 3, two-story mixed-use buildings, and 42 condominium units in a seven-story building with associated parking (375 parking spaces) and site improvements east side of North High Street approximately 280 feet north of the intersection of North Street.
Request:	Review and approval for a Basic Development Plan under the provisions of Zoning Code Sections 153.057-153.066.
Applicants:	Nelson Yoder, Crawford Hoying; and Gerry Bird, OHM Advisors
Planning Contact:	Jennifer M. Rauch, AICP, Senior Planner
Contact Information:	(614) 410-4690, jrauch@dublin.oh.us

DETERMINATION #1: Recommendation of approval to the Architectural Review Board for eight Site Plan Waivers:

1) Loading Facility Permitted to Rear (front requested) – Apartment Building
2) Entry for Parking within Building Permitted to Rear (front requested) – Apartment Building
3) Maximum Building Height permitted at 4.5 Stories (7 requested) – Apartment Building
4) Parking within Building Permitted in Rear on 3 floors (5 requested) – Apartment Building
5) Ground Story Height – 10 to 12 foot (14.16 requested) – Historic Mixed-Use Building
6) Loading Facility Permitted to Rear (front requested) – Historic Mixed-Use Building
7) Entry for Parking within Building Permitted to Rear (front requested) – Historic Mixed-Use Building (Buildings 1 and 2)
8) Entry for Parking within Building Permitted to Rear (front requested) – Historic Mixed-Use Building (Buildings 2 and 3)

DETERMINATION #2: Recommendation of approval to the Architectural Review Board of this application for a Basic Site Plan with the following six conditions:

1) The following details to be presented with the Site Plan Review:
   a) Architecture, landscaping, fencing, lighting, signs and other site development details or Building Type requirements noted as TBD or SPR in this report and attached analysis;
   b) Detailed installation specifications for façade materials and material transitions, including material samples and section panels be provided to ensure high-quality and durable construction, and addressing specific items as described in this report; and
   c) Color palettes for façade materials be incorporated.
2) Terminal vista elements be provided and detailed to meet the intent of the Code;
3) The applicant addresses Engineering's comments as outlined and attached to this report, including traffic access, stormwater and utility details;

4) The applicant coordinate with the City and Washington Township Fire Department to ensure fire accessibility throughout the site ~~as part of the Development Plan Review~~;
5) Parking calculation shall be included, identifying retail, restaurants, office area and residential unit counts as well as counts and labels for standard, ADA, compact and non-standard spaces, along with justification for the additional spaces provided; and
6) The applicant will demonstrate the feasibility of a public path adjacent to the Indian Run Creek. The final location will be coordinated through and approved by the Director of Parks.

RESULT: The Site Plan Waivers and the Basic Site Plan were forwarded to the Architectural Review Board with a recommendation of approval.

STAFF CERTIFICATION

Steve Langworthy

Steve Langworthy, Planning Director

City of Dublin

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ADMINISTRATIVE REVIEW TEAM

MEETING MINUTES

NOVEMBER 13, 2014

1. BSC Historic Transition – Bridge Park West **94 and 100 North High Street**
14-099ARB/BP **Basic Site Plan Review**

Joanne Shelly said this is a request for a development of 3, two-story mixed-use buildings, and 42 condominium units in a seven-story building, with associated parking and site improvements east of North High Street approximately 280 feet north of the intersection of North Street. She said this is a request for review and approval for a Basic Site Plan under the provisions of Zoning Code Sections 153.057-153.066.

Ms. Shelly presented the Bridge Street District Zoning Map and the proposed Basic Site Plan pointing out the major development components: gateway towers, apartment building, historic mixed-use buildings, parking garage, and open space. She showed the elevations from August 2014 and the current proposal for comparison. She commented on the changes as seen in the North High Street/west elevation as currently proposed. She said the changes were prompted due to the ARB's review comments at their informal review on October 28, 2014, where they requested a clear transition between the architectural character and the front and back portions of the buildings, and more historic elements where appropriate. She explained the transition from the south side of the elevation that is more traditional and then moves to more contemporary features going north. She said this reflects the ARB's comments of requesting the buildings to look developed over time with different styles of architecture so the result did not look like one massive building.

Mike Burmeister, OHM Advisors, said he thought this proposal was the best solution to show the buildings to appear as they developed over time; the transition effect; and the mass of these buildings to appear scaled down.

Jenny Rauch indicated the ARB felt more comfortable with the August proposal than the more recent October version.

Mr. Burmeister added that the North High Street façade was the elevation the Board was most concerned with and not the river-facing elevation, where the majority of the residential units are located.

Ms. Shelly pointed out the front of the North High Street elevation with the river-facing portion of the building showing in the background, and noted the new relationship between all the components of the development. She said awnings were added and locations for signs will need to be added to complete the visual effect. She explained the entrance to the private drive will provide a view all the way through from the front to the back of the buildings to help visually separate them.

Mr. Burmeister explained the garage door will operate via a remote, and the gates will swing out towards the street. Ms. Shelly recommended some sort of barrier will be needed where the gates open out into the sidewalk area.

Mr. Burmeister described the newest façade, which is clad in red brick with two black awnings at street level and louvered sun shades over the top of the windows on the second floor. He indicated this reflects the style of a revitalized warehouse.

Ms. Shelly confirmed the residential units are behind. Mr. Burmeister added that the façade on North High Street is ±120 feet from the rear façade of the apartments.

Mr. Burmeister said vignettes were being created to show the perspectives at street level where the residential building behind the North High Street portion would not be visible.

Ms. Rauch reiterated the ARB's request for the vehicular entrance to be well lit and inviting. She said this current illustration makes the entrance look cavernous and dark. Mr. Langworthy suggested the applicant downplay the fact that it is a garage and asked if an awning or some other architectural feature could be added.

Mr. Burmeister said cornice detailing could be added. He said signs will be proposed over the entrance for wayfinding.

Fred Hahn inquired about the bridge above the garage and the white material.

Mr. Burmeister said the material was metal cladding, and the portion of the building over the garage entrance will have offices.

Jeff Tyler inquired about a scenario whereas the plaza scale does not work and if future direction could be given to the buildings sited across the future plaza, south of this building, for appropriate scale.

Ms. Rauch referenced the "jewel building" that the ARB had a lot of questions about, but is not included in this application. She said they had asked that the height be limited to 2½ stories. She reported Nelson Yoder had agreed to this during the ARB meeting last month, but she asked if a condition should be provided.

Mr. Tyler suggested that guidance be given so the building does not impose itself too much on this project. Mr. Burmeister explained the pedestrian circulation path from the future pedestrian bridge to the plaza is uncertain until the site is graded out. He said at this point, the termination point is not known. He said it was shown by a dashed line on the south elevation.

Mr. Hahn asked if the discussion regarding the proposed extension of North Riverview Street was being pursued in earnest, to which Mr. Langworthy said it would need to be addressed through the development agreement.

Ms. Rauch explained the plan shows the road extended to intersect with Dublin Road, but it is unknown if it will be a park road or an actual road until an agreement is reached with the City.

Mr. Hahn asked if any determination had been made on this subject, and Mr. Langworthy indicated that none had been made, to his knowledge.

Ms. Rauch said the width of the road is the issue and additional discussion is needed. She indicated the road extension was a significant issue, because without it, Fire cannot access the building, and therefore will not be able to sign off on the building permit.

Ms. Rauch said the construction and staging needed to be determined for providing access to the site. She said construction access cannot occur directly from North High Street or between Oscars restaurant and this site due to the traffic disruption it would cause in the Historic District. She said serious consideration

should be made for working through the details of demolition and the building process. She said the applicant can demolish their site with approval by the ARB, but at some point, the debris will have to be removed.

Ms. Rauch said nothing has been officially decided with regard to the proposed future pedestrian bridge location.

Mr. Burmeister said he understood that this project would need to have the least amount of intrusion to the Historic District.

Ms. Rauch said that a demolition and construction plan and schedule will need to be part of the Site Plan Review.

Mr. Burmeister referred back to the architecture and stated that the back upper two or three floors had a bay removed to make it bigger and provide more depth on the floors. He provided street level perspectives.

Mr. Langworthy said the ARB had requested more vertical elements than horizontal elements. Ms. Rauch added they requested more recesses and projections.

Mr. Burmeister said the applicant had looked at depth and shadow lines. He said there were detached residential units back towards the historic front by the garage opening.

Rachel Ray asked if the garage was mechanically ventilated. Mr. Burmeister said the garage would be.

Mr. Hahn inquired about elevator access. Mr. Burmeister said the tower is a terminal vista and as pedestrians come across the bridge they would be able to access all levels of the parking garage from the south. He said the entrance for the tower elevator is from inside the garage; there is no outer door.

Mr. Langworthy asked how the rock face integrates into the proposed open space.
Mr. Burmeister said the applicant is using it as a focal point for the public plaza open space below and to engage the back of the building. He said the triangle-shaped open park is accessible from the lower level and will be visible from the pedestrian bridge and tower elevator.

Mr. Hahn asked for clarification for the location of the bridge, which is not visible in the renderings. He asked if the bridge piers or supports for an elevated walkway would encroach the open space. Mr. Langworthy said it was possible, but the exact locations were still unknown.

Mr. Langworthy inquired about the north end of the building. Mr. Burmeister explained the north elevation contained offices on the upper level, and the center stories were the kitchen area for the restaurant.

Mr. Hahn asked if the ground floor units would have walkouts. Mr. Burmeister said walkout patios would be provided from recessed doors with steps down to the sidewalk. He said these are right on the edge of the Indian Run.

Brian Quackenbush clarified the steps lead to the private sidewalk that is higher than the public path, which is at the bottom of the slope near the Indian Run. He said farther east, the path transitions up the slope and the exact location will depend on the location of the trees.

Mr. Burmeister said the slope would be gradual.

Mr. Hahn cautioned that these details be worked out now so it does not require the City to alter their plans causing design problems. He asked if there was an adjusted property line. He emphasized the need for the applicant to demonstrate that the public is well served. He suggested maybe shifting the sidewalk 10 feet

and a somewhat parallel path but with trees in between to separate the two paths. He asked if this could be a condition and the location be coordinated with Parks and Open Space.

Ms. Shelly stated that a recommendation of approval to the Architectural Review Board is recommended for eight Basic Site Plan Waivers:

1) Loading Facility Permitted to Rear (front requested) – Apartment Building
2) Entry for Parking within Building Permitted to Rear (front requested) – Apartment Building
3) Maximum Building Height permitted at 4.5 Stories (7 requested) – Apartment Building
4) Parking within Building Permitted in Rear on 3 floors (5 requested) – Apartment Building
5) Ground Story Height – 10 to 12 foot (14.16 requested) – Historic Mixed-Use Building
6) Loading Facility Permitted to Rear (front requested) – Historic Mixed-Use Building
7) Entry for Parking within Building Permitted to Rear (front requested) – Historic Mixed-Use Building
8) Quantity of Towers Required 1 Allowed (2 requested)

Mr. Langworthy asked about Waiver #8, for the towers. He said a Waiver would not be needed if it is determined that this proposal includes three buildings instead of one large building, and therefore, both towers would be permitted without a Waiver. A brief discussion ensued about how the buildings are characterized. It was decided that the Waiver #8 was not needed as the buildings are considered to be three separate buildings.

Mr. Langworthy said the above Waivers need to be revised to reflect the entry into the three buildings along North High Street and one apartment building. He said if the buildings along High Street are considered three separate buildings instead of one building then the Waivers need to reflect this as it relates the entrance to parking.
Ray Harpham said he liked the new proposal and asked if any problems are anticipated with any of these Waivers when proposed to the ARB. Ms. Shelly answered these Waivers were already agreed upon through the Basic Development Plan.

Mr. Langworthy requested that the language for the Waivers be improved and confirmed that the height was already agreed upon.

Ms. Shelly added that the ARB's concern with the seven stories was if the buildings would be physically separated with an additional building to the south. Her impression was that the ARB was favorable to the height Waivers.

Mr. Langworthy asked if there were any other issues for any of the Waivers. [There were none.] Mr. Langworthy confirmed the ART's approval of the eight Waivers as revised:

1) Loading Facility Permitted to Rear (front requested) – Apartment Building
2) Entry for Parking within Building Permitted to Rear (front requested) – Apartment Building
3) Maximum Building Height permitted at 4.5 Stories (7 requested) – Apartment Building
4) Parking within Building Permitted in Rear on 3 floors (5 requested) – Apartment Building
5) Ground Story Height – 10 to 12 foot (14.16 requested) – Historic Mixed-Use Building
6) Loading Facility Permitted to Rear (front requested) – Historic Mixed-Use Building
7) Entry for Parking within Building Permitted to Rear (front requested) – Historic Mixed-Use Building (Buildings 1 and 2)
8) Entry for Parking within Building Permitted to Rear (front requested) – Historic Mixed-Use Building (Buildings 2 and 3)

Ms. Shelly said approval is recommended for a Basic Site Plan with the following six conditions to be forwarded to the Architectural Review Board:

1) The following details to be presented with the Site Plan Review:
   a) Architecture, landscaping, fencing, lighting, signs and other site development details or Building Type requirements noted as TBD or SPR in this report and attached analysis;
   b) Detailed installation specifications for façade materials and material transitions, including material samples and section panels be provided to ensure high-quality and durable construction, and addressing specific items as described in this report; and
   c) Color palettes for façade materials be incorporated.
2) Terminal vista elements be provided and detailed to meet the intent of the Code;
3) The applicant addresses Engineering's comments as outlined and attached to this report, including traffic access, stormwater and utility details;
4) The applicant coordinate with the City and Washington Township Fire Department to ensure fire accessibility throughout the site as part of the Development Plan Review;
5) Parking calculation shall be included, identifying retail, restaurants, office area and residential unit counts as well as counts and labels for standard, ADA, compact and non-standard spaces, along with justification for the additional spaces provided; and
6) The applicant will demonstrate the feasibility of a public path adjacent to the Indian Run Creek. The final location will be coordinated through and approved by the Director of Parks.

Mr. Langworthy asked the applicant if they agreed to the conditions. Mr. Burmeister said they did.

Mr. Langworthy asked the ART if there were any questions or concerns regarding this application for a Basic Site Plan. [There were none.] Mr. Langworthy confirmed the ART's recommendation of approval of this request for a Basic Site Plan Review with six conditions and eight Waivers and will be forwarded to the Architectural Review Board for their meeting on November 19.

Ms. Shelly cautioned the applicant that there will be additional questions about loading and Engineering will have concerns with sanitary management, particularly for restaurant use. She emphasized the fire access road has to be there, the stormwater bio-swale facility has to be very well-designed, and a lighting plan is also needed.

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ADMINISTRATIVE REVIEW TEAM

RECORD OF DETERMINATION

NOVEMBER 13, 2014

The Administrative Review Team made the following determination at this meeting:

3. BSC Historic Transition District - Bridge Park West Development
94-100 N. High Street
14-106ARB/DP **Development Plan Review**

Proposal:	A request for a Development Plan for a 2½ story mixed-use commercial development and 42 condominium units in a seven-story building with associated parking and site improvements along the east side of High Street approximately 280 feet north of the intersection of North Street.
Request:	Review and approval for a Development Plan under the provisions of Zoning Code Sections 153.057-153.066.
Applicants:	Nelson Yoder, Crawford Hoying; and Gerry Bird, OHM Advisors
Planning Contact:	Jennifer M. Rauch, AICP, Senior Planner
Contact Information:	(614) 410-4690, jrauch@dublin.oh.us

DETERMINATION: Recommendation of approval to the Architectural Review Board for this request for a Development Plan Review with the following six conditions:

1) The applicant work with the City to establish a development agreement for this project, including providing the following information:
   a) Resolution of design and construction of North Riverview Street extension; and
   b) Resolution of shard parking agreements (existing and future);
2) The applicant continues to coordinate with the City and Washington Township Fire Department to finalize a plan, which ensures fire accessibility throughout the site;
3) The applicant provides an outline of the details for each open space type with exact acreages required as determined as part of the Site Plan Review;
4) The applicant describe the intent for the required BSD Historic Transition District placemaking elements at the Development Plan Review with details to be determined as part of the Site Plan Review;
5) The applicant provides a demolition/construction plan and schedule; and
6) The applicant continues to address Engineering details as part of the Site Plan Review.

RESULT: The Development Plan was forwarded to the Architectural Review Board with a recommendation of approval.

STAFF CERTIFICATION

Steve Langworthy

Steve Langworthy, Planning Director

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ADMINISTRATIVE REVIEW TEAM

MEETING MINUTES

NOVEMBER 13, 2014

3. BSC Historic Transition District - Bridge Park West Development
94-100 N. High Street
14-106ARB/DP **Development Plan Review**

Jennifer Rauch said this is a request for a Development Plan for a 2½ story mixed-use commercial development and 42 condominium units in a seven-story building with associated parking and site improvements along the east side of North High Street approximately 280 feet north of the intersection of North Street. She said this is a request for review and approval for a Development Plan under the provisions of Zoning Code Sections 153.057-153.066.

Ms. Rauch said that while the Development Plan is different from the Basic Site Plan, there will be some overlapping elements.

Ms. Rauch said two Waivers were granted with the Basic Development Plan.

Ms. Rauch stated that, with respect to the ODOT easement, the City is waiting on final details but ODOT has indicated they are supportive of allowing the easement to be vacated.
Ms. Shelly said approval is recommended for the Development Plan Review with the following six conditions to be forwarded to the Architectural Review Board:

1) The applicant work with the City to establish a development agreement for this project, including providing the following information:
   a) Resolution of design and construction of North Riverview Street extension; and
   b) Resolution of shard parking agreements (existing and future);
2) The applicant continues to coordinate with the City and Washington Township Fire Department to finalize a plan, which ensures fire accessibility throughout the site;
3) The applicant provides an outline of the details for each open space type with exact acreages required as determined as part of the Site Plan Review;
4) The applicant describe the intent for the required BSD Historic Transition District placemaking elements at the Development Plan Review with details to be determined as part of the Site Plan Review;
5) The applicant provides a demolition/construction plan and schedule; and
6) The applicant continues to address Engineering details as part of the Site Plan Review.

After discussion clarifying the conditions, Mr. Langworthy asked the applicant if they agreed to the six conditions. Mr. Burmeister agreed.

Mr. Langworthy asked the ART if there were any questions or concerns regarding this application for a Development Plan Review. [There were none.] Mr. Langworthy confirmed the ART's recommendation of approval of this application for a Development Plan Review with six conditions to be forwarded to the Architectural Review Board.

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ARCHITECTURAL REVIEW BOARD

RECORD OF DISCUSSION

OCTOBER 28, 2014

The Architectural Review Board took the following action at this meeting:

1. BSC Historic Transition – Bridge Park West **94 and 100 North High Street**
14-099ARB/BPR **Informal Review**

Proposal: A development consisting of a two-story mixed-use building, 42 condominium units in a seven-story building with associated parking (375 parking spaces) and site improvements along the east side of High Street approximately 280 feet north of the intersection of North Street.

Request: Informal review and feedback for a future Basic Site Plan under the provisions of Zoning Code Sections 153.057-153.066.

Applicants: Nelson Yoder, Crawford Hoying; and Gerry Bird, OHM Advisors

Planning Contact: Jennifer M. Rauch, AICP, Senior Planner and Joanne Shelly, RLA, AICP, LEED BD+C, Urban Designer

Contact Information: (614) 410-4600; jrauch@dublin.oh.us or jshelly@dublin.oh.us

RESULT: The Board reviewed and provided informal feedback for the proposed modifications to the architecture and site plan from the August, 2014 meeting. The Board expressed concern regarding the revised architectural concept and found the proposed design more contemporary along North High Street that seemed to fit with Historic Dublin. The Board asked the applicant to further refine the drawings to ensure the North High Street elevations are compatible with the character of the District. They also provided additional feedback regarding the details of the multiple-family building.

BOARD MEMBERS PRESENT:

Robert Schisler	Yes
Bob Dyas	Yes
David Rinaldi	Yes
Neil Mathias	Absent
Thomas Munhall	Yes

STAFF CERTIFICATION

Jennifer M. Rauch, AICP, Senior Planner

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ARCHITECTURAL REVIEW BOARD

MEETING MINUTES

OCTOBER 28, 2014

AGENDA

1. BSC Historic Transition – Bridge Park West **94 and 100 North High Street**
14-099ARB/BPR **Informal Review**

Robert Schisler called the meeting to order at 6:31 p.m. and led the Pledge of Allegiance. Other Board members present were David Rinaldi, Bob Dyas, and Thomas Munhall. Neil Mathias was absent (due to conflict of interest). City representatives were Jennifer Rauch, Joanne Shelly, Alan Perkins, and Laurie Wright.

Motion and Vote

Mr. Dyas moved, Mr. Rinaldi seconded, to accept the documents into the record. The vote was as follows: Mr. Munhall, yes; Mr. Schisler, yes; Mr. Rinaldi, yes; and Mr. Dyas, yes. (Approved 4 – 0)

1. BSC Historic Transition – Bridge Park West **94 and 100 North High Street**
14-099ARB/BPR **Informal Review**

Jennifer Rauch said this application is for a development consisting of a two-story mixed-use building, 42 condominium units in a seven-story building with associated parking (375 parking spaces) and site improvements along the east side of High Street approximately 280 feet north of the intersection of North Street. She said this is a request for informal review and feedback for a future Basic Site Plan under the provisions of Zoning Code Sections 153.057-153.066.

Ms. Rauch said the applicant submitted a Basic Site Plan, which includes the detailed basic information such as the architecture that is slated for the November 19, 2014, ARB meeting. She said the review tonight will allow the applicant to further refine the proposed design based on the ARB's comments, as well as Jon Barnes' architectural review as the City's outside consultant, and previous ART comments and return at the end of November.

Ms. Rauch presented the site and explained there are two existing buildings that will be demolished. She pointed out the Historic Mixed-Use buildings along North High Street and the Apartment Building along the river that will face the North Riverview Street extension with a parking garage located internally. She also showed the elevations from August 2014 and now. She noted the previous North High Street elevation on the top of the slide showing the large garage entrance. She said when this proposal was reviewed by the Board in both May and August the character, access, architectural detail, and transitions around the sides between the two Building Types were discussed.

Ms. Rauch said the applicant has made some modifications to the architecture. She showed the proposal on the North High Street elevation, where it appears as three separate buildings, noting the main access garage to parking at the northern end of the proposed buildings and a secondary entrance for the five residential units on the top. She pointed out two tower elements, one at the northern most point of the building and another on the south used to make the transition between the elevations.

Ms. Rauch said as part of the review, a number of discussion questions were included in the Planning Report and are as follows:

1) Are the proposed architectural concepts appropriate to the adjacent area?
   a) North High Street
   b) Scioto River

2) Does the site, site elements, and architecture relate properly to North High Street?
   a) Architectural Character
   b) Scale
   c) Relationship to street
   d) Commercial elevations
      i) Storefront façade
      ii) Variety vs customizable blank storefront
      iii) Signs
      iv) Circulation
         (1) Pedestrian
         (2) Vehicular
         (3) Service
   e) Tower – Gateway
      i) What characteristics are important?
      ii) Where are the height considerations in relation to the building mass?
   f) Residential
      i) Architectural character
      ii) Scale of façade details
      iii) Relationship to site
      iv) Circulation
         (1) Pedestrian
         (2) Vehicular
         (3) Service
      v) Tower – Vista
         (1) What characteristics are important?
         (2) What are the height considerations in relation to the building mass?

3) Other considerations by the Board?

Ms. Rauch turned the floor over to the applicant to provide their perspective of the changes since August.

Gary Sebach, OHM Advisors, 600 Creekside Plaza, Gahanna, OH 43230, provided an overview. He presented the project site where the library sits right now and the Indian Run subdivision. He presented an enlargement of the improvements along the roadway in relation to the existing buildings. He showed the green space and how it related, as well as some additional green space inside that courtyard.

Mr. Sebach said there has been a lot of discussion about this future plaza and the pedestrian bridge that will connect in this area. He noted the grade change from 775 feet to 820 feet and the location of the pedestrian bridge landing would be a nice way to have a landing platform and circulation down. He noted the intended sidewalk and how it would connect into Historic Dublin and then another connection to Indian Run. He said there are currently two entry points on either side of the driveway for the public to access the lower level of the garage. He highlighted the stairs and the vertical circulations enclosed for the residents. He pointed out where the cars come into the garage at a flat entrance on P4 that is at grade and circulate to reach the lower levels, P3, P2, and P1 to then egress.

Mr. Sebach pointed out the stairs that were discussed at the last meeting providing vertical circulation from P1 up to P5. He pointed out the two internal stairs and elevators and the drive that goes up to P5, which is the private parking deck. He noted the at-grade entry point that becomes the lobby to the office above. He said there is a stair and elevator, whereas the stair goes down to P3, the last level of parking under this side. He said the same could be done on the other side. He pointed out the proposed tower providing access to the public right-of-way that will tie into the plaza. He said the path leads naturally along the plaza and straight into that tower.

Mr. Sebach said the dumpsters are four feet wide, eight feet long, and six feet tall on wheels, and attach to each other like little train cars. He said these types of dumpsters are used at Creekside in Gahanna, Ohio. He said they are hooked together early in the morning (or any off-peak hours) and taken through the garage to where the trash is collected. He said he would make sure the Board saw how this all worked and said a similar concept is used at Easton. He said there is an inside trash room with a back-of-house enclosed circulation. He noted where two restaurants are proposed. He said the trash will be collected in the residential section to be brought over to the trucks that will be scheduled, off-peak hours.

Bob Dyas asked if it would be a private trash service to which Mr. Sebach said it would.

Mr. Sebach showed the two stair towers that can be used by the public from the garage to get out on the lower level. He said there is private access, (be buzzed in per intercom) for the doors to be released for entry. He said there are public lobbies that connect so the public could come down the elevator and exit to access the walking path to old Dublin.

Mr. Sebach said they have been trying to stay “honest” to Dublin. He said they wanted the scale, the materials, and appearance to fit in, be fresh, and not foreign. He started describing the North High Street elevation and said the tower is the focal point that terminates that plaza, anchors the public to any circulation, and allows for transition of some of the architectural elements from the larger seven-story piece to the two and a half story piece. He pointed out the larger glass to make an easier transition. As he moved from the south end of the High Street elevation to the north, he further explained the architecture by highlighting the rhythm, scale, brackets, deep overhang, stone blend, and fiber-cement panels to not be heavy like stucco or siding. He showed the standout entrance features for the office buildings. He said there is a landscaped retaining wall out front to maintain access into the building. He showed the entrance to the garage and the bridge across. He said the flat roof downplays the bridge as much as possible. He explained how the architecture was changed again to avoid repetition, having its own tower to provide a beacon on the corner, changed scale of glass and windows but allowed for transition to the other architecture, working in concert with the rest of the architecture.

Mr. Sebach explained the architecture for the south elevation with the dotted line that represents the proposed future bridge. He said it was not right up against the building but wanted to show the landing point at about 820 feet to slowly slope to the river. He said the future pedestrian bridge would pass the building at about two stories up. He pointed out the large scale glass and the tower that becomes the visual terminus to the plaza. He started at the left of this elevation and moved to the right, describing the architecture.

Mr. Sebach described the architecture for the North Riverview Street elevation before ending with the north elevation descriptions.

Ms. Rauch asked if anyone from the public would like to speak with respect to this application.

Thomas McCash, 6864 Fallen Timbers Drive, said he had a past history with Dublin as he had served on Council in 1995 and has seen a tremendous transition in this area. He said this proposal looks like it should be in Upper Arlington along Tremont Road or down on the OSU campus. He said the towers are going to appear as lighthouses on the corners. He said the proposal appears to be too big and does not

fit in the context of the Historic District. He added the architecture is not quite there and too modern on the Scioto River side. Mr. McCash concluded he is supportive of having a project like this but is concerned it will look like an elephant along High Street.

Thomas Munhall asked Mr. McCash if the North High Street façade and the south elevation with the tower were changed to more traditional architecture or closer to what was created in August would the residents be more receptive.

Mr. McCash said it starts to reflect Historic Dublin and allows the backside more room for something different because it is not necessarily seen from the Historic District area but rather from the side of the river. He said the top would still be seen from High Street and was not sure the metal panels were appropriate for the Historic District. He indicated metal panels may be more appropriate on the backside.

Mr. Munhall said he thought Mr. McCash's comments were a reflection of what the ARB has been discussing. He added the backside has not been as crucial.

Garrick Daft, 21 Indian Run Drive, said he likes the previous illustration better. He thought Dublin would desire a design more like a historic castle, using stone like Dublin, Ireland. He said he did not see this as a landmark type building as presented today, it can be seen anywhere, and he is not excited about the drawings.

Mr. Munhall asked if the High Street side was the concern or the river side, or both. Mr. Daft replied when he saw the High Street elevation online in August he was not concerned and could live with that. He said he does not like the renderings proposed today; it is monstrous and very visible.

Mr. Munhall said the discussion has been it will only be visible from the pedestrian bridge. He indicated if the Scioto River elevation is developed in a more modern approach it allows the transition from old to new. He said the front elevation should be more historic in nature.

Mr. Daft said this is an opportunity for something very iconic to be built for Dublin.

Robert Schisler said it is hard to see the building that is there now and it is four stories tall and if you are across the river, it is not highly visible. He indicated this project would not appear as massive due to the way it is situated in the site; he said it is hard to see the whole building from a distance.

Mr. Daft said Riverside Drive is being moved up and understands more modern architecture on the east side but thought Historic Dublin should stay more in historic character. He suggested perhaps 'castle meets modern'.

David Rinaldi said as a point of reference, Riverside Drive is 785 feet in elevation and the roof is at 860 feet, about 65 feet higher than the current Riverside Drive elevation.

Bob Dyas said he appreciated the public feedback on the proposed project and would ensure it meets the expectations of the community.

Mr. Rinaldi said something successful was beginning to happen in August when the High Street elevation had the appearance of developing over time and believes that has gone away with the new High Street elevation proposed today. He said this definitely looks and feels like a large development.

Mr. Munhall said he wanted to make the point that the Board does not necessarily care about transitioning the two buildings. He said when this was discussed in the past, there were two separate buildings, one traditional and one modern.

Mr. Dyas said he did not have a problem with modern architecture in the back and more traditional detailing in the front.

Mr. Schisler said he preferred the original elevation because they appeared to all be in the same family but each had their own character. However he said, the glass connector still made it look massive and now that this is opened up, it cuts down on the scale. He suggested some different architectural elements. He said this sits on a large parking structure to give us everything we want but it still looks like two buildings and was disappointed to find it was connected on the south elevation, as the corner was turned. He suggested a flat area for a plaza before reaching the apartments where now it appears to take up a whole city block, which increased the scale by connecting it. He added people are mainly going to see the top two levels. He said he understands the transition aspect but is not certain he wants to deviate that much.

Mr. Schisler indicated he recently drove down High Street in the Short North area and the Arena District and noticed they used a lot of different materials in a lot of different ways; some of it is modern infill, in between some of the more historic buildings. He said more modern materials were used in a more traditional way. He said some of it was done very well and some not but it seems like the applicant is "over doing it" by bringing in stone, brick, and glass. He said it is a mixture, not really modern or traditional but rather a mixture of style. He said being so flat, it increases the scale. He said the perspective rendering looks like a whole city block, which it is at 400 feet long. He suggested a building 'A' and a building 'B', both with their own character would reduce the scale. Mr. Schisler said the stairs that do not come to the outside, they have to and wants to see the changes now rather than later.

Mr. Sebach said the two stairs in the office buildings empty directly outside.

Ms. Schisler said he understands but the towers that go up and down, he noted the stairs that empty into a lobby and not directly to the outside.

Mr. Sebach said there are stairs at the other ends but did not show those as they are the points of public access.

Mr. Schisler explained it has to pass Code without changing the plan and the elevation. He does not want to see the whole façade changed because the stairs had to be moved to the outside. He said it is an issue, now.

Mr. Schisler inquired about the mechanicals, specifically the heating and air conditioning in all the residences. Mr. Sebach said they are working on a ventilation and garage solution. He said they have talked about how they are going to heat and cool the units independently. He said screened condensing units will be on the roof. He said units on the front of the building will have louvers for fresh air intake. He said toilet exhaust out of the building is done typically on the outside of the building. He indicated all those pieces will have to be shown when the applicant returns.

Mr. Schisler said he wanted the vertical circulations inviting and walkways enhanced. Mr. Dyas agreed with Mr. Schisler's assessments.

Mr. Rinaldi said the higher elevations are important and the High Street elevation will get the most attention. He said he would like the buildings to appear smaller and developing over time. He said the towers at the terminals that create the transition between buildings makes a lot of sense and can be successful. He asked if the towers would be illuminated; he will be interested to see if they will become big beacons at night on High Street. He stated he did not have a problem with the modern style for the Scioto River elevation. He suggested relating the front to the back with materials. He said the Scioto River elevations are so close and the two halves almost want to be symmetrical but it is not quite there.

He said he is not sure about metal panels. He asked if the intent on the sloping roofs was for shingles or metal standing seam elements.

Mr. Sebach said in the transition district, it suggests that metal be used and that is what we prefer.

Mr. Rinaldi inquired about the big heavy brackets. Mr. Sebach answered the brackets will probably be a powder-coated aluminum for a flat finish. He said the applicant is struggling with the transition area as much as the Board. He said the discussion has been when is "enough is enough" and we are going to be honest and do architecture of this century and not historic. He said the applicant wants to please the client and the community and it is a tough decision to rip the band aid off.

Mr. Munhall said the problem is this is in Historic Dublin and these areas are expected to be quaint. However, he said, when the corner is turned to these new condominiums, a more modern style can be understood. He said an architect's standpoint is different than the public's standpoint or policy standpoint. He said the issue is what is going to sell at the end of the day and what is not going to be a problem. He said he has no problem with modern architecture, but there is an appropriate time and place. He said he does not feel the public or the speakers that are here tonight feel like this is the time and place. He believes the most vocal folks want it to be traditional. He said the Board is trying to reflect that in the comments today.

Mr. Sebach said he understands this is a process. He said a large castle does not fit either and believes there has to be a transition from front to back.

Mr. Munhall asked if the Board needs to make decisions on the skin of the building or is that something that can be worked through, as opposed to their discussion last Wednesday.

Ms. Rauch explained the applicant will submit the Basic Site Plan, which will show conceptual architecture the Board will be expected to sign off. She added the point of tonight is to figure out if the applicant's proposal is heading in the right direction and the Board will feel comfortable approving moving forward. She said the very fine details will be worked out as part of the Final Site Plan, which comes later, but this is the Board's opportunity to give informal feedback before the applicant returns. She said the Basic Site Plan will need to meet Code, Historic Guidelines, and the context of the Historic District.

Mr. Schisler said he does not like the side elevation with the mansered roof, which will then get flat in the back. He said that is going to be a difficult elevation to work out. He said we want it separate so it does not feel like a full city block without any breaks. He noted which corners would be easier to transition and not look like they were cut or dropped.

Mr. Schisler said the problem is to separate from the scale. He said as an architect and a resident, he does not have an issue with more modern architecture; it is the character and side character that each one is a nice piece that we are going to be proud of. He said he was concerned about the rooflines being cut when a height limit is reached. He wants these buildings to have character where it looks like people can walk along all sides. He reiterated his desire for smaller scale, again suggesting building 'A' and 'B' and being able to see all the way through.

Mr. Dyas said he agreed with the public input tonight and did like the August elevation better than this. He said the proposal tonight is beautiful but he is not sure it fits. He said he understands a lot of work has gone into this application but it needs fine tuning. He said his biggest fear is we collectively as a team approve this and make a mistake. He said there is nothing we can do once it is constructed and have to get right.

Mr. Sebach indicated we thought we were going in the right direction, based on feedback they have received. However he said, if there is a strong consensus, he does not want to come back again to hear

the Board was wrong, we changed their mind. He said he wants to make sure the Board has time to digest this. He said the applicant will go back and do their best to address all the concerns. He said it was a big shift to go from where we were in August to here and back to there.

Mr. Munhall asked from the City's standpoint or feedback to the applicant if there has been a shift toward more modern architecture on the High Street side.

Mr. Sebach said they have been trying to interpret what they heard at ARB about consistency the last time. He said obviously there were studies done by Elkus Manfredi and Goody Clancy, and the applicant is trying to follow the Bridge Street Corridor plan. He said ultimately, someone has to take a stand.

Joanne Shelly confirmed this is in the Historic Transition District and not in the Historic District. She said she hears concerns that while this is not in the Historic District, it is visible.

Mr. Munhall said his concern was what people expect that live in the Dublin area. He said people on High Street are not going to recognize they are 50 feet from the Historic District so it is supposed to look modern.

Ms. Shelly agreed there was not a dashed line on the street that separates the Historic Transition District from the Historic District. She asked for confirmation that she was hearing a modern style was more comfortable on the north end because that is at the other end of the building and as you move towards Historic Dublin, you want see more of the detailing that is typical of Historic Dublin.

Mr. Dyas said that was part of his point and agrees with Mr. Schisler that the center building jumps out at him like it does not fit as well as the long roof on the other side.

Ms. Shelly said the northern building has a distinct character and then there are two buildings that have very similar character. She noted it has been said that the Board wants to see this look as though it has been built over time. She asked if each of those buildings were seen as a separate character, if the Board would be more comfortable.

Mr. Rinaldi said nobody wants to design a historic building and as you go down High Street there is a rhythm to the buildings, 40 feet, 50 feet, whatever the depth is, and here we have changed that dramatically. He said in terms of detail this has to be historic architecture; it does not have to mimic a Disneyland version of historic architecture. He said the rhythm needs to be carried through. He said he referred back to the August meeting minutes. He pointed out that at that time, we thought the project was headed in the right direction and what was important was how the corner was turned. He said using an element like a tower or something is a successful way to make that transition from the front to the back. Mr. Rinaldi said he is a little shocked that we have made this drastic change when the Board's indication was the application was headed in the right direction.

Mr. Munhall said he was going to say the exact same thing. He said the residents that this Board represents would have a pretty big problem if we started interviewing them all the time saying here is what it is going to be, what do you think.

Mr. Schisler asked if the library was just across the street. He pointed out that the library is more modern, and at some point it will be torn down and something totally modern may be built there. He said we do not know what is going to happen across the street but it will not be a historic building.

Ms. Shelly suggested taking cues from what may happen with the library from the two most recent libraries that the developer has been done. She said the developer is using the same architect and she believes it is going to be a more contemporary building, attracting people to the library with new needs.

She said there will be the virtual library, it will be very child friendly, and there will be a lot of public space.

Mr. Schisler said he does not mind more modern as long as the traditional materials are used that we are used to in Dublin. He pointed to the Recreation Center as an example. He said it comes down to the details and that is how you transition from front to back. He stated the proposal tonight is very stark. He sees the materials transitioning but the scale and character is still not right and this architecture is making it look massive.

Mr. Sebach said he has some good feedback and understands what the concerns are; he said he did not want to come back with pure historic architecture.

Mr. Munhall asked to see the split screen again to compare the renderings from August to October and noticed a floor was removed from the back. Ms. Shelly pointed out the elevations from August were much taller and when speaking of pedestrian scale and scale that is in Historic Dublin, those buildings are one to two stories high and the ones presented in August are significantly taller than that. She said the Board would actually be getting a bigger mass and thought the Board preferred a smaller mass.

Mr. Schisler said he likes the elevations that step down and use the site better. Mr. Rinaldi said he did not have a problem with the height, he said it is the vertical rhythm. Mr. Dyas agreed.

Mr. Munhall said this has to work economically. He added this Board did not want to hold the applicant up from acting in a proper economic way; he thought this was pretty close in August. However, he said, he does not want to "just go with something" as it will be here for the next 100 years.

Mr. Munhall said he mentioned the economics because there are many projects such as these in other cities that have not gone anywhere due to these types of issues. He said the Board wants to be as reactive as possible and the intention between August and now was not to delay matters or keep the development from happening.

Russ Hunter, 555 Metro Place, Crawford Hoying Development Partners, said as a developer, they want to see this go forward and are really excited about this project. He said as far as the architecture goes on the High Street side, we have talked ourselves into both ways – modern or traditional. He said the roof lines really jump out at him and thought the Board's comments were right on the money. He said he is trying to understand all the steps and every week we delay, pushes all those other steps back months and months and we all want to see this happen.

Mr. Munhall said we have all said this is a very important project and understands it may take additional time to process.

Mr. Schisler thought that working out the massing and footprints on the High Street elevation is easier than the condominium issues.

Mr. Hunter said the condominium side of the building has not really been discussed tonight and is not sure how to steer that ship. He asked Mr. Sebach if he had a good grasp on the direction for the condominiums.

Mr. Schisler said to break up the scale of the condominiums, they should not be symmetrical. Mr. Rinaldi said what bothers him is when it is really close but not quite.

Mr. Schisler commented on the use of the glass and said he was not thrilled with the top.

Mr. Munhall asked for more ideas on the condominiums regarding materials and top.

Mr. Schisler said in the Arena District, some of the buildings transition to the metal panels after using brick, which seems elegant where this is stark. Mr. Hunter indicated the difference between the Arena District and this building is the best units in the house want openness so this would straddle the line between traditional and modern architecture and asked for further direction.

Mr. Schisler offered suggestions for architectural changes.

Mr. Rinaldi said the top sections do not bother him and understands what the applicant is trying to do with the expanse of glass.

Mr. Dyas requested the windows and long roofs be broken up somehow. He said he was not sure if it was the materials or the actual structure but similar to the way we looked at elevations from August and now.

Mr. Hunter said he was sure there are ways the applicant could break the mass up a little bit. He said it was a balance as these units will be someone's home so layout and function need to be considered. He agreed verticality it could go a long way.

Mr. Rinaldi suggested maybe part of the problem was in the rendering itself.

Mr. Hunter clarified he has heard from the Board that it is ok for the back to be different from the front and maybe transition is not as important. Mr. Rinaldi said transition is still important. Mr. Munhall suggested the tower could be more traditional.

Mr. Hunter thanked the Board for the additional comments on the back side.

Mr. Daft asked from the audience, what the inspiration was for this project. Mr. Sebach said the inspiration has always been transitional architecture for the Historic Transitional District. He said the challenge is, not too modern, not too historic but rather something in between. He added we are blazing new territory so the inspiration is not to look like the Arena District or Historic Dublin.

Mr. Munhall emphasized the issue is economic. He said we need parking, we want to live here, and we want restaurants. He concluded, at the end of the day, this Board has to represent Dublin to get the best product.

Ms. Shelly said there is a vision for the Bridge Street District that is slightly different than the vision for the rest of the Dublin community. She said this vision includes taking the community forward into the next century. She said Dublin has a solid foundation but it also needs to continue to attract new businesses, the next generation of people that are going to live here and buy here. She said what the Community Plan and other studies have shown is that something different is desired so this small area was carved out to create something that is more contemporary in nature while respecting the history of Dublin. She said by respecting it, you do not try and copy it; you try and look at the features that make it so beloved, which is the pedestrian scale and materials. She said what is proposed for the backside is the next generation of Dublin.

Communications
[There were none.]

Mr. Schisler adjourned the meeting at 8:19 p.m.

As approved by the Architectural Review Board on November 19, 2014.

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ARCHITECTURAL REVIEW BOARD

BOARD ORDER

OCTOBER 22, 2014

The Architectural Review Board took the following action at this meeting:

1. BSC Historic Transition – Bridge Park West **94 and 100 North High Street**
14-099ARB/BPR **Basic Development Plan**

Proposal: A development consisting of a two-story mixed-use building, 42 condominium units in a seven-story building with associated parking (375 parking spaces) and site improvements along the east side of High Street approximately 280 feet north of the intersection of North Street.

Request: Review and approval for a Basic Development Plan under the provisions of Zoning Code Sections 153.057-153.066.

Applicants: Nelson Yoder, Crawford Hoying; and Gerry Bird, OHM Advisors

Planning Contact: Jennifer M. Rauch, AICP, Senior Planner and Joanne Shelly, RLA, AICP, LEED BD+C, Urban Designer

Contact Information: (614) 410-4600; jrauch@dublin.oh.us or jshelly@dublin.oh.us

MOTION #1: Mr. Munhall moved, Mr. Dyas seconded, to approve a request for Development Plan Waivers:

1) Maximum Block Size – Section 153.060(C)(2)(a): Increase the maximum permitted block dimensions for the Apartment Building (increasing maximum block length from 300 feet to ±400 feet on the east and ±378 feet on the west façade; and a maximum block perimeter from 1,000 to ±1,271 feet).

2) Midblock Pedestrianway – Section 153.060(C)(6)(a): Waive requirement of midblock pedestrianway for a Historic Mixed-Use Building.

3) Building Heights – Section 153.063(D)(4)(b): Waive requirement of 2 1/2 story limit for the Apartment Building.

VOTE: 3 – 0.

RESULT: This request for Development Plan Waivers were approved.

RECORDED VOTES:

Robert Schisler	Yes
Bob Dyas	Yes
David Rinaldi	Absent
Neil Mathias	Recused
Thomas Munhall	Yes

1. BSC Historic Transition – Bridge Park West **94 and 100 North High Street**
14-099ARB/BPR **Basic Development Plan**

MOTION #2: Mr. Dyas moved, Mr. Munhall seconded, to approve this application for a Basic Development Plan with the following five conditions:

1) That the applicant work with the City to establish a development agreement for this project;
2) That the applicant address Engineering details as part of the Development Plan Review, including finalizing the drive access off of a principal frontage street;
3) That the applicant coordinate with the City and Washington Township Fire Department to ensure fire accessibility throughout the site as part of the Development Plan Review;
4) That the applicant describe the intent for the required BSD Historic Transition District gateways at the Development Plan Review, with details to be determined as part of the Site Plan Review; and
5) That the applicant provide an outline of the details for each open space type, including the intended uses, exact acreages required and provided, and general program, at the Development Plan Review, with determinations as part of the Site Plan Review.

VOTE: 3 – 0.

RESULT: This request for a Basic Development Plan was approved.

RECORDED VOTES:

Robert Schisler	Yes
Bob Dyas	Yes
David Rinaldi	Absent
Neil Mathias	Recused
Thomas Munhall	Yes

STAFF CERTIFICATION

Jennifer M. Rauch, AICP, Senior Planner

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ARCHITECTURAL REVIEW BOARD

MEETING MINUTES

OCTOBER 22, 2014

1. BSC Historic Transition – Bridge Park West **94 and 100 North High Street**
14-099ARB/BPR **Basic Development Plan**

Jennifer Rauch said this application is for a development consisting of mixed-use commercial and office, and 42 condominium units with associated structured parking and site improvements along the east side of North High Street approximately 280 feet north of the intersection of North Street. She said this is a request for review and approval for a Basic Development Plan under the provisions of Zoning Code Sections 153.057-153.066.

Ms. Rauch introduced the case and provided an overview of the review and approval process for this application. She explained the Basic Development Plan application before the Board tonight was the first official review and approval step in the process. She said the application has been reviewed informally before this first step in the approval process. She said tonight will cover: the street network and types; the block layout, how the lots are developed (but not looking at specific details of architecture); and how this framework fits into Historic Dublin and BSC Historic Transition District. She said the next step in the process is the Basic Site Plan Review, which covers the uses, buildings, how the buildings are sited, the open space, and the details of the architecture. She explained there are two existing buildings, which will require demolition approval by the Board with a future application. She stated the final steps will be the Development Plan Review and the Site Plan Review.

Ms. Rauch presented the existing site layout and noted the property line extends farther to the south but noted the master plan for the area including the future pedestrian bridge is not complete. She showed the site limits and the two existing buildings and parking lot on this site. She said the details of the pedestrian bridge and development/redevelopment within the area related to the library site, North Street, and the potential extension of North Riverview Street all impact this site. Ms. Rauch noted the Zoning Map and the various adjacent districts, including BSC Historic Core to the south.

Ms. Rauch said the proposed plan includes: four buildings set on ± 2.4 acres of an existing commercial site; three historic mixed-use buildings set along High Street and one apartment building positioned along the proposed North Riverview Street extension; and an integrated parking structure with two public access points (High Street and proposed North Riverview Street extension) and one private access (High Street). She said based on the ARB and ART's discussions, the applicant has broken up the massing of building frontage along North High Street. She said vehicular access is not permitted from Principal Frontage Streets without the approval of the City Engineer; the City Engineer has reviewed the proposed access points and traffic improvements proposed for North High Street and is supportive. She said the Fire Department has raised concerns regarding access to the condominiums along the river side.

She said there is only an internal drive within the existing parking lot; however, as this moves forward this will need to become a more significant drive. She said several solutions are under review by the City, as this area is owned by the City and the applicant's property ends along the western edge of what is shown as the future North Riverview Street extension.

Ms. Rauch reported the ART approved an Administrative Departure for a Midblock Pedestrianway due to the site constraints. She said the ART made a recommendation of approval to the ARB for the three Waivers and the Basic Development Plan with five conditions:

Waivers

1) Maximum Block Size – Section 153.060(C)(2)(a): Increase the maximum permitted block dimensions for the Apartment Building (increasing maximum block length from 300 feet to ±400 feet on the east and ±378 feet on the west façade; and a maximum block perimeter from 1,000 to ±1,271 feet).

2) Midblock Pedestrianway – Section 153.060(C)(6)(a): Waive requirement of midblock pedestrianway for a Historic Mixed-Use Building.

3) Building Heights – Section 153.063(D)(4)(b): Waive requirement of 2 1/2 story limit for the Apartment Building.

Conditions

1) That the applicant work with the City to establish a development agreement for this project;

2) That the applicant address Engineering details as part of the Development Plan Review, including finalizing the drive access off of a principal frontage street;

3) That the applicant coordinate with the City and Washington Township Fire Department to ensure fire accessibility throughout the site as part of the Development Plan Review;

4) That the applicant describe the intent for the required BSD Historic Transition District gateways at the Development Plan Review, with details to be determined as part of the Site Plan Review; and

5) That the applicant provide an outline of the details for each open space type, including the intended uses, exact acreages required and provided, and general program, at the Development Plan Review, with determinations as part of the Site Plan Review.

Neil Mathias recused himself due to possible conflict of interest.

Robert Schisler asked if Historic Mixed-Use is the criteria they should be using to review the application. Ms. Rauch said the front buildings are classified as Historic Mixed-Use Building Types and the rear building is the Apartment Building type but this not what the ARB is being asked to approve.

Mr. Schisler asked for further clarification regarding the 2.5-story requirement. Ms. Rauch said the Waiver request to exceed the 2.5-story limitation is regarding the adjacency to Historic Code outlined in the Historic Transition Neighborhood requirements.

Bob Dyas inquired about the ART approval of the Administrative Departure for a Midblock Pedestrianway. Ms. Rauch said the ART was able to approve the Administrative Departure as it applied to the apartment building because it met the criteria. She explained the Waiver requests are more extensive and require ARB approval.

Mr. Schisler asked for clarification regarding the numbers for the lot sizes and dimensions. Ms. Rauch explained the Lots and Blocks requirements were based on the Historic Transition requirements and directed the Board to Lots and Blocks, which is Section 153.060.

Mr. Schisler asked if the park was part of the block. Ms. Rauch said the applicant is showing the park preliminarily, but the details will be ultimately determined as part of the next step, the Basic Site Plan Review.

Mr. Schisler said as it is shown, the lots makes the perimeter 1421 feet instead of 1271 feet, if the future park and area to south is included. Ms. Rauch conceded it could be interpreted that way.

Mr. Schisler asked if the future park area will be preserved for open space. Ms. Rauch said the applicant is required to provide Open Space and the area shown is intended to meet those requirements.

Thomas Munhall asked if North Riverview Street will be extended to the north. Ms. Rauch said it is being considered, because appropriate access has to be provided to the condominiums along the river side to meet the Fire Department's requirements. Mr. Munhall said he did not want to hold up this application but expressed concern that if the road was not extended then public access becomes an issue.

Mr. Dyas said the ARB could approve this application, but there could be certain pieces that may not fall into place. He asked what happens if that occurs. Ms. Rauch said the applicant would need to return to the ART and ARB with revised plans for approval, depending on the changes. She said the City is aware of the need for access improvements and is working to resolve it without holding up this project unnecessarily. She said the review criteria for the Development and Site Plan require the proposal to be substantially similar to the Basic Plan and if it is dramatically different, the applicant has to regain the necessary approvals.

Mike Burmeister, OHM Advisors, 101 Mill Street, Gahanna, Ohio said the upper level 'Z9' has been removed to decrease the building height. Mr. Dyas clarified the building would be 79 feet tall.

Mr. Schisler asked how the loading/unloading would occur without a service street. Mr. Burmeister said the plan currently proposes the loading/unloading along North High Street through a series of parking spaces delineated as a loading zone and a striped area dedicated to fire, trash, and valet to accommodate equipment.

Mr. Schisler asked if the dumpsters would go across a pedestrian sidewalk on North High Street. Mr. Burmeister said the dumpsters are internal to the building and the dump trucks will pull in the driveway at North High Street to access them.

Mr. Burmeister explained the topography of High Street and how it meets the parking deck. Mr. Schisler asked about the height of the parking deck and asked for clarification on the layout.

Mr. Schisler said it appears the cars will be coming in/out where the dump trucks will be loading/unloading. Mr. Burmeister said there would be restricted hours for loading/unloading.

Mr. Schisler expressed he was not pleased that this was all happening out front.

Mr. Schisler asked if High Street was a district connector. Ms. Rauch replied High Street is a principal frontage street and a corridor connector street.

Mr. Schisler asked if the Fire Department was supportive of the presented fire accessibility. Mr. Burmeister said the plan was still developing the building access requirements between High Street and the lower section of North Riverview Street extended.

Mr. Schisler said the applicant exceeds the maximum parking permitted. Ms. Rauch acknowledged this and stated this detail would be covered as part of the Site Plan Review and will require approval to exceed that maximum. She said the intent is to provide additional parking for the public.

Mr. Schisler suggested the application be reviewed as a podium building as there are less height restrictions under a Podium Building than an Apartment Building. Ms. Rauch said this topic was discussed internally.

Mr. Schisler inquired about the Midblock Pedestrianway requirement whereas the applicant is requesting to more than double the length on High Street. Mr. Munhall confirmed this was one of the Waivers. Mr. Burmeister explained the Waiver was due to the site restrictions and topography where the midblock could not be achieved but provided an opportunity to break up the building mass and scale.

Mr. Schisler expressed concern regarding how a pedestrian would gain access from High Street to the condominiums. He said he understands a visitor is not walking through the building to the park but the entrances appear gated and closed, and looks like they are for vehicles not pedestrians.

Mr. Burmeister confirmed the circulation path. Mr. Schisler suggested the applicant use the plaza in some way to allow pedestrians to traverse through.

Mr. Munhall inquired about the middle entrance for vehicles that is only ±12 feet wide and only serves the top five units. Mr. Burmeister said it was a way to break up the scale of the 2.5 stories on High Street and provided private access for the other units as well. Mr. Munhall said he was supportive but unsure how useful since it is for only the five units.

Mr. Dyas inquired about the southeast corner and counts six stories. He said his biggest concern was approving a project of this scale and ensuring it fit within the Historic District and

with the expectations of the community. He asked if the other Board members were comfortable with the proposed height of the condominium building at 79 feet.

Mr. Munhall said he is concerned with the North High Street elevation and how the two-story height is viewed from up the hill at the Veterans' Park and behind the library.

Mr. Schisler said his concern was the proximity to the Historic Core and how the remaining area to the south might develop. He said he would not want that piece to develop with a height that exceeds 2.5 stories.

Joanne Shelly confirmed that portion of the site would require approval by the ARB. Mr. Schisler said he understood but it might be a few years before it comes back and he is concerned nobody will remember. He said he wanted to assess it and protect it now, as he would not want to see seven stories on that parcel because this site was permitted seven stories. Mr. Dyas said he had that concern as well. Ms. Rauch agreed.

Nelson Yoder, Crawford Hoying Development Partners, said their vision is that 2.5 stories on that portion of the site to the south is the appropriate scale for High Street and said he would be fine with that as a condition of the ARB's approval.

Mr. Munhall suggested height could be based on elevation as part of the Historic Core.

Ms. Rauch said Staff had this discussion of approving this height over 2.5 stories without seeing elevations and approving the Basic Site Plan. She said if the Board is not comfortable with approving the Waiver at this point it could be disapproved and the applicant could request it at a later application with more information or you approve the request with a condition not exceeding a certain height.

Mr. Dyas asked if the application materials were available for the public and whether the public was notified. Ms. Rauch answered affirmatively and explained the materials are available on the City website. Mr. Dyas asked if there was even anyone present this evening from the public. [There were none.] He stated there was zero turnout to discuss one of the biggest developments in downtown Dublin.

Ms. Rauch asked Mr. Burmeister to discuss the height of the existing buildings and how the height of the proposed condominium building on North Riverview Street extension compares.

Mr. Burmeister referred to drawing Z501, which is the building section illustration. He explained Section 2 at the bottom of the page and how the 2.5-story height is maintained along High Street. He said to take advantage of the existing topography they lowered all the floors down to be above the floodplain and built up from there. He said they kept the rooflines of the apartment building in the back at or just above the heights of the 2.5 stories along High Street, where they are not visible at the High Street level. He said the potential landing point of the proposed pedestrian bridge is halfway through the seven-story apartment building. He said only three floors would be visible above the pedestrian bridge landing and four floors below.

Nelson Yoder, Crawford Hoying, clarified the latest thinking on the pedestrian bridge. He said they will revise the plans to show a dashed line with the location of the future pedestrian

bridge. He said the majority of the public that will see this building will be coming across the High Street elevation and will see the 2.5-story building.

Mr. Schisler revisited his point about traversing the area to visit somebody. Mr. Burmeister said there are multiple ways into this building with internal stairs and elevators are attached to the High Street buildings and the various parking levels within the condominium buildings. Mr. Schisler expressed concern about the lack of direct provision of an access point into the condominium portion of the building from High Street.

Mr. Yoder said the connection between the southern tower, High Street, and the pedestrian bridge is something they are trying to develop in conjunction with the City Staff. He said the connection is one of the last pieces to fit into the plan.

Mr. Munhall said 2.5-story commercial buildings are traditional, but his concern was how those buildings are integrated with a taller building to the rear and remain pedestrian friendly. He said this is the challenge.

Mr. Schisler expressed concern with the proposed plan as he felt it was dedicated to cars and not pedestrians. He said the graphic shows the plaza as 100 percent paved, which seems like a waste of a large open space and a missed opportunity.

Ms. Rauch asked if other opportunities could be reviewed with the applicant as they move forward with the next steps.

Mr. Schisler suggested the proposal look more inviting to a pedestrian accessing the back stair. Mr. Munhall and Mr. Schisler said the public should not have to fight cars to get there. Mr. Munhall clarified there were sidewalks on each side to get to the stairs.

Mr. Schisler said he was not an expert on parking garages but he has experience designing several. He said it seems they will need four air exchanges of 3.8 million cubic feet each, which are big louvers and big vents. He said those facilities need to be incorporated into the proposed façade as this moves forward.

Mr. Burmeister said they are developing these details with the mechanical engineer. Mr. Yoder explained an existing system on a new project and how the fans come on when a certain CO2 level is attained. He said since they have installed it, they have not heard it come on once. He said they plan on sprinkling this enclosed garage and mentioned they have some creative solutions for ventilation.

Mr. Schisler asked the Board if they had any further questions. [Hearing none.]

Mr. Munhall clarified the 2.5 stories is measured from grade at the North High Street elevation. Ms. Rauch confirmed the High Street elevation will not exceed the 2.5 stories but the apartment building elevation is subject of the request for the Waiver.

Motion and Vote

Mr. Munhall moved, Mr. Dyas seconded, to approve the request for three Development Plan Waivers:

1) Maximum Block Size – Section 153.060(C)(2)(a): Increase the maximum permitted block dimensions for the Apartment Building (increasing maximum block length from 300 feet to ±400 feet on the east and ±378 feet on the west façade; and a maximum block perimeter from 1,000 feet to ±1,271 feet).

2) Midblock Pedestrianway – Section 153.060(C)(6)(a): Waive requirement of midblock pedestrianway for a Historic Mixed-Use Building.

3) Building Heights – Section 153.063(D)(4)(b): Waive requirement of 2 1/2 story limit for the Apartment Building.

The vote was as follows: Mr. Schisler, yes; Mr. Dyas, yes; Mr. Munhall, yes. (Approved 3 – 0)

Motion and Vote

Mr. Dyas moved, Mr. Munhall seconded, to approve this application for a Basic Development Plan with the following five conditions:

1) That the applicant work with the City to establish a development agreement for this project;

2) That the applicant address Engineering details as part of the Development Plan Review, including finalizing the drive access off of a principal frontage street;

3) That the applicant coordinate with the City and Washington Township Fire Department to ensure fire accessibility throughout the site as part of the Development Plan Review;

4) That the applicant describe the intent for the required BSD Historic Transition District gateways at the Development Plan Review, with details to be determined as part of the Site Plan Review; and

5) That the applicant provide an outline of the details for each open space type, including the intended uses, exact acreages required and provided, and general program, at the Development Plan Review, with determinations as part of the Site Plan Review.

The vote was as follows: Mr. Schisler, yes; Mr. Munhall, yes; and Mr. Dyas, yes. (Approved 3 – 0)

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ADMINISTRATIVE REVIEW TEAM

RECORD OF DETERMINATION

OCTOBER 16, 2014

The Administrative Review Team made the following determination at this meeting:

2. BSC Historic Transition – Bridge Park West **94 and 100 North High Street**
14-099ARB/BPR **Basic Development Plan**

Proposal:	A development consisting of a two-story mixed-use building, 42 condominium units in a seven-story building with associated parking (375 parking spaces) and site improvements along the east side of High Street approximately 280 feet north of the intersection of North Street.
Request:	Review and approval for a Basic Development Plan under the provisions of Zoning Code Sections 153.057-153.066.
Applicants:	Nelson Yoder, Crawford Hoying; and Gerry Bird, OHM Advisors
Planning Contact:	Jennifer M. Rauch, AICP, Senior Planner
Contact Information:	(614) 410-4690, jrauch@dublin.oh.us

DETERMINATION #1: Approval of this request for an Administrative Departure:

1) Midblock Pedestrianway – Section 153.060(C)(2)(a): Apartment Building, North Riverview Street extension may be exempted by reviewing body 153.063(D)(3)(d) requested due to site constraints.

DETERMINATION #2: Recommendation of approval to the Architectural Review Board for Development Plan Waivers:

1) Maximum Block Size – Section 153.060(C)(2)(a): Increase the maximum permitted block dimensions for the Apartment Building (increasing maximum block length from 300 feet to ±400 feet on the east and ±378 feet on the west façade; and a maximum block perimeter from 1,000 to ±1,271 feet).

2) Midblock Pedestrianway – Section 153.060(C)(6)(a): Waive requirement of midblock pedestrianway for a Historic Mixed-Use Building.

3) Building Heights – Section 153.063(D)(4)(b): Waive requirement of 2 1/2 story limit for the Apartment Building.

2. BSC Historic Transition – Bridge Park West **94 and 100 North High Street**
14-099ARB/BPR **Basic Development Plan**

DETERMINATION #3: Recommendation of approval to the Architectural Review Board of this application for a Basic Development Plan with the following five conditions:

1) That the applicant work with the City to establish a development agreement for this project;
2) That the applicant address Engineering details as part of the Development Plan Review, including finalizing the drive access off of a principal frontage street;
3) That the applicant coordinate with the City and Washington Township Fire Department to ensure fire accessibility throughout the site as part of the Development Plan Review;
4) That the applicant describe the intent for the required BSD Historic Transition District gateways at the Development Plan Review, with details to be determined as part of the Site Plan Review; and
5) That the applicant provide an outline of the details for each open space type, including the intended uses, exact acreages required and provided, and general program, at the Development Plan Review, with determinations as part of the Site Plan Review.

RESULT: The Administrative Departure was approved, and the Development Plan Waivers and Basic Development Plan were forwarded to the Architectural Review Board with a recommendation of approval.

STAFF CERTIFICATION

Steve Langworthy

Steve Langworthy, Planning Director

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ADMINISTRATIVE REVIEW TEAM

MEETING MINUTES

OCTOBER 16, 2014

1. BSC Historic Transition – Bridge Park West **94 and 100 North High Street**
14-099ARB/BPR **Basic Development and Site Plans**

Joanne Shelly said this is a request for a development consisting of a two-story building, 42 condominium units in a seven-story building with associated parking (375 parking spaces) and site improvements along the east side of High Street approximately 280 feet north of the intersection of North Street. She said this is a request for review and approval for a Basic Development Plan under the provisions of Zoning Code Sections 153.057-153.066.

Ms. Shelly presented the site layout and noted the area that will be demolished. She stated the development proposal on a ±2.4 acre site consists of 42 units of multi-family residential, 16,650 square feet office, 11,800 square feet restaurant, and 4,200 square feet retail; 375 parking spaces (garage, private and public); 0.21 acres of open space; and associated site improvements.

She said approval of a request for an Administrative Departure is recommended:

1) Midblock Pedestrianway – Section 153.060(C)(2)(a): Apartment Building, North Riverview Street extension may be exempted by reviewing body 153.063(D)(3)(d) requested due to site constraints.

Gary Gunderman asked the ART if there were any questions or concerns regarding the Administrative Departure. [There were none.]
Ms. Shelly stated that a recommendation of approval to the Architectural Review Board is recommended for three Development Plan Waivers:

1) Maximum Block Size – Section 153.060(C)(2)(a): Increase the maximum permitted block dimensions for the Apartment Building (increasing maximum block length from 300 feet to ±400 feet on the east and ±378 feet on the west façade; and a maximum block perimeter from 1,000 to ±1,271 feet).

2) Midblock Pedestrianway – Section 153.060(C)(6)(a): Waive requirement of midblock pedestrianway for a Historic Mixed-Use Building.

3) Building Heights – Section 153.063(D)(4)(b): Waive requirement of 2 1/2 story limit for the Apartment Building.

Rachel Ray confirmed that all of the Waivers requested come down to topography and the size of the site.

Jennifer Rauch said the Administrative Departure is acceptable since there is a visual break on High Street.

Ms. Shelly explained the issue with two vehicular accesses off of High Street, which requires Engineering's approval that she included in the conditions for the Basic Development Plan.

Mr. Gunderman asked if there were any issues for the one Administrative Departure or any of the three Waivers. [There were none.] Mr. Gunderman confirmed the ART's approval for the Administrative Departure and ART's recommendation of approval for the Waivers.

Ms. Shelly said approval is recommended for a Basic Development Plan with the following five conditions to be forwarded to the Architectural Review Board:

1) That the applicant work with the City to establish a development agreement for this project;
2) That the applicant address Engineering details as part of the Development Plan Review, including finalizing the drive access off of a principal frontage street;
3) That the applicant coordinate with the City and Washington Township Fire Department to ensure fire accessibility throughout the site as part of the Development Plan Review;
4) That the applicant describe the intent for the required BSD Historic Transition District gateways at the Development Plan Review, with details to be determined as part of the Site Plan Review; and
5) That the applicant provide an outline of the details for each open space type, including the intended uses, exact acreages required and provided, and general program, at the Development Plan Review, with determinations as part of the Site Plan Review.

Mr. Gunderman asked the ART if there were any questions or concerns regarding this application for a Basic Development Plan. [There were none.] Mr. Gunderman confirmed the ART's recommendation of approval of this application for a Basic Development Review with five conditions to be forwarded to the Planning and Zoning Commission.

City of Dublin

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ADMINISTRATIVE REVIEW TEAM

MEETING MINUTES

OCTOBER 9, 2014

1. BSC Historic Transition – Bridge Park West **94 and 100 North High Street**
14-099ARB/BPR **Basic Development and Site Plans**

Jennifer Rauch said this is a request for a development consisting of a two-story building, 42 condominium units in a seven-story building with associated parking (288 parking spaces) and site improvements along the east side of High Street approximately 280 feet north of the intersection of North Street. She said this is a request for review and approval for a Basic Development Plan and Basic Site Plan under the provisions of Zoning Code Sections 153.057-153.066.

Ms. Rauch reported Staff met with the applicant yesterday to discuss some concerns that would need to be addressed before moving forward to ARB. Mike Burmeister, OHM Advisors said everything on the list was straightforward and they were beginning to resolve issues.

Ray Harpham read from an email he had received just prior to the meeting from Jeff Tyler, who was not able to attend this ART meeting. The list consisted of the following comments:

1. Garage ventilation; commercial and residential mechanical equipment (including Range Hoods), generators; and electrical transformers will need accommodated for as part of the final design. Please begin to address the location of these and other service structures and equipment, as soon in the design process as possible.
2. Provide information and understanding concerning the transition areas of the design between the High Street buildings and the "apartment" building that faces Riverview Street.
3. The two towers appear to be detailed differently. Please provide an explanation as to why the "designs" are different or consider similar design details for both towers.
4. Provide drawings and details on the exterior material selections for all buildings incorporated in the design; the renderings that were furnished do not seem to delineate material choices.
5. Begin to think about fire separations, both horizontal and vertical, as they are addressed in the Ohio Building Code.
6. Identify how ADA accessibility will be addressed along Riverview Street; it appears that the finished floor level will require step-up access into the lower level "apartments."

Mr. Harpham inquired about the construction type of the seven story structure. Mr. Burmeister replied that metal framing is used for construction above the fifth floor. He said the first five stories are planned to be type IB with a three-hour fire rated concrete floor/ceiling as a horizontal separation above the fifth floor.

Mr. Burmeister reported his staff was addressing the items of concern from yesterday's meeting, including the two towers' separation from the High Street office buildings as well as the ventilation and utility concerns.

Gary Gunderman asked if the tower appearances were being addressed. Mr. Burmeister asked for clarification for appearance.

Jennifer Rauch said the concerns were with the appearance of the top portions of the towers.

Dan Mayer, OHM Advisors said a stair element was part of the tower on the south and the tower to the north is part of the building.

Mr. Burmeister said his staff was working on the narrative for the materials for the ARB, which includes the presentation from Jon Barnes, Bridge Street District Code, and an explanation of the transitions between the front and side elevations.

Joanne Shelly noted some outstanding issues that were not discussed at yesterday's meeting, but need to be resolved either by staff or the applicant. She said these include:

- Basic Development Plan
  - Streets
    - Riverview Street – proposed timing of a future extension and identify who is responsible for this coordination
    - Proposed right-of-way for Riverview Street and High Street – identify this on the plans
    - On-street parking – May decrease along High Street based on proposed site layout and required site distances
  - Fire access issues (will need to be resolved prior to the October 16th meeting)
  - Service access (fire, trash, mail, metering) – ART needs a better understanding of how this will be handled

- Basic Site Plan
  - Rear (Riverview) apartment building – parking on three floors but five floors of parking is requested - Needs to be included in list of Waivers
  - Street façade – provide stoop and patio information – preference of a consolidated sidewalk/ paths along Riverview Street, which needs to be shown
  - High Street Front Line Property coverage (required is 80% - 75% provided) – meeting requirement is preferred over a Waiver
  - Permitted roof types – the parapet and flat roofs (for High Street façade) will require approval
  - Parking entry on Riverview Street facade – provide a man door and reflect on the revised plans
  - High Street Entries – Distance between entries exceeds Code and will need to be addressed

Mr. Burmeister explained the locations of the man doors for parking entry and locations of lobbies used for tenants and visitors. He said to expect all revised plans and narratives by October 14, 2014, for review.

Ms. Shelly concluded fire access was currently the biggest issue. Mr. Harpham said it was the extension of Riverview Street and the timing associated.

Ms. Rauch summarized the process to be expected for the coming weeks reiterating that no more revisions could be made after October 14 (noon). She said one of the biggest outstanding details was the architectural concept and reported Planning has not yet received the comments from Jon Barnes to share, but would once they become available.

Mr. Gunderman asked the ART if there were any further questions or concerns regarding this application. [There were none.]

ADMINISTRATIVE

Gary Gunderman asked if there were any additional administrative issues or other items for discussion. [There were none.] The meeting was adjourned at 2:20 pm.

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ADMINISTRATIVE REVIEW TEAM

MEETING MINUTES

OCTOBER 2, 2014

2. BSC Historic Transition – Bridge Park West **94 and 100 North High Street**
14-099ARB/BPR **Basic Development and Site Plans**

Jennifer Rauch said this is a request for a development consisting of a two-story building, 42 condominium units in a seven-story building with associated parking (288 parking spaces) and site improvements along the east side of High Street approximately 280 feet north of the intersection of North Street. She said this is a request for review and approval for a Basic Development Plan and Basic Site Plan under the provisions of Zoning Code Sections 153.057-153.066.

Ms. Rauch encouraged the ART to get familiar with the plans in the drop box as there is an internal meeting scheduled for Monday to review comments. She said case review of this application is scheduled for the ART meeting on October 9, and the ART recommendation is scheduled for October 16 to be forwarded to the ARB on October 22.

Ms. Rauch showed the most recent renderings of the elevations off High Street. She said the applicant has eliminated the extension of Rock Crest down toward the river. Ms. Rauch said the massing of the back has not changed, but the front elevation has been modified. She noted Staff had recommended the access into the garage be revised. She explained the residential units on the top of the building have their own separate entrance. She said there is a secondary access point at the northern portion of the front elevation to be used for the retail and office components.

Joanne Shelly explained there is a gate for the upper residential units, and from the sidewalk pedestrians can see a water feature and a "hidden" garden. She said the main garage is to the north.

Ms. Rauch said the applicant has revised the plans to break up the mass of the buildings along High Street. She noted the two towers, which the ART discussed should help make the transition from modern to traditional. Mr. Langworthy emphasized the need for transition from the front to the side. Jeff Tyler said this is the first they have seen of the towers and it appears they are being used as a gateway piece. The towers were discussed further amongst the members and Ms. Rauch said the southern tower provides access to the garage.

The entrance to the main public garage was discussed. Colleen Gilger inquired about the wide opening with no doors. Mr. Langworthy questioned if there was an awning over the entry. Ms. Shelly explained part of the building recessed with a layer of offices overhead and the garage entry positioned at street level. She added that two lanes were for ingress and one would be for egress.

Ms. Rauch said the City's architectural consultant was reviewing the proposal and hoped to have feedback by next week's meeting. Ms. Rauch noted the different uses for the different levels of the building.

Fred Hahn said Staff has cautioned the applicant about the public path planned along the north elevation, which is right outside of the resident's windows.

Steve Langworthy asked the ART if there were any further questions or concerns regarding this application. [There were none.]

ADMINISTRATIVE

Steve Langworthy asked if there were any additional administrative issues or other items for discussion. [There were none.] The meeting was adjourned at 2:45 pm.

City of Dublin

ADMINISTRATIVE REVIEW TEAM

Land Use and Long Range Planning

MEETING MINUTES

JULY 3, 2014

5800 Shier Rings Road

Dublin, Ohio 43016-1236

ART Members and Designees: Steve Langworthy, Planning Director; Gary Gunderman, Planning Manager; Dave Marshall, Review Services Analyst; Fred Hahn, Director of Parks and Open Space; Laura Ball, Landscape Architect; Aaron Stanford, Civil Engineer; Jeff Tyler, Building Standards Director; and Colleen Gilger, Economic Development Director.

Other Staff: Rachel Ray, Planner II; Jennifer Rauch, Senior Planner; Claudia Husak, Planner II; Joanne Shelly, Urban Designer/Landscape Architect; Devayani Puranik, Planner II; Marie Downie, Planner I; Jonathan Staker, Planning Assistant; Nicki Martin, Planning Assistant; Brad Conway, Residential Plans Examiner; and Laurie Wright, Staff Assistant.

Applicants: Russ Hunter, Crawford Hoying Development Partners; Brian Quackenbush, EMH&T; Jay Boone, Moody Nolan; Mike Bermeister, OHM Advisors (Case 1); Linda Menerey, EMH&T (Cases 4 & 6); Aaron Underhill, Underhill Yaross LLC (Case 4); David Blair, Ford and Associates Architects; Kevin McCauley, Stavroff Interests (Case 5); and Jim Muckle, Vrable Healthcare (Case 6).

Steve Langworthy called the meeting to order. He asked if there were any amendments to the June 26, 2014, meeting minutes. He confirmed that ART members had sent their modifications to Ms. Wright prior to the meeting. The minutes were accepted into the record as amended.

PRE-APPLICATION REVIEW

1. Bridge Park Mixed-Use Development **Riverside Drive and State Route 161**
Pre-Application Review

Bridge Park West (94 & 100 North High Street)

Jennifer Rauch explained that the applicant had requested late the previous day to include the Bridge Park West project in the Historic District as part of the Pre-Application Review, as they are nearing completion of the application materials for the west side of the river.

Mike Bermeister, OHM Advisors, presented the Basic Development Plan application materials. He explained that as part of the submittal, they had provided a narrative that outlines how the proposal meets each element of the Bridge Street District zoning regulations, and where Waivers would be necessary. He said the project exceeds the block size requirement, street frontage, and building height.

Mr. Bermeister said with respect to the lots and blocks requirements, he pointed out the proposed parcel reconfiguration and that they end up with a block size of approximately 498 feet, where a maximum of 300 feet is required. He said the Waiver ties into the block configuration for a pedestrian pathway and the building is separated to the back of the condominiums so while it is an open view they do not have an actual pedestrianway. He said vehicular access to the parking garage below on High Street requires a Waiver as well.

Mr. Bermeister commented that in terms of the Street Type requirements of the Code, they meet all the requirements with the exception of High Street access. He noted the parking count, which currently exceeds all requirements.

Mr. Bermeister stated that the applicant had also begun to review the Building Type requirements. He said there were elements of the Historic Mixed-Use building type, with a Podium Apartment Building on the back and a parking structure as part of that, which exceeds the requirements. He presented various perspective renderings and at the request of ART members, agreed to clarify some of the views to ensure that the actual scale, massing, and appearance of the building viewed from different angles and viewpoints would be easier to understand.

Mr. Bermeister said the future location of Rock Cress Parkway is shown at the south end of the project site, north of North Street. He said the buildings in this area, adjacent to the Oscar's restaurant, were not part of the project but the renderings serve as a placeholder for a future building. He presented section views of the project to demonstrate the back of the building's limited visibility from High Street due to the change in grade.

Colleen Gilger said there are elevations for the front sides and the back views for the buildings but asked about the back side view. Mr. Bermeister said it was not included in the package and is being developed. He said they are also developing the landscape plan along High Street to incorporate benches and other streetscape details, as well as internal vistas and gateways.

Russ Hunter, Crawford Hoying Development Partners, asked if the concept plan should be included in the Development Plan submittal. Ms. Rauch said to include that in the Basic Site Plan application submittal.

Ms. Rauch inquired about the scale of the drawings. Mr. Bermeister said it should be 1 inch equals 100 feet, but he would make sure to provide a scale on the plans.

Rachel Ray commented on the property lines and other details that should be shown on the plans, and that the aerial photo should be eliminated, since it makes the proposal difficult to read.

Mr. Bermeister said he would provide black and white graphics instead of aerial views.

Ms. Rauch commented that the Architectural Review Board would be very interested in seeing the details of how the "historic" and traditional portion of the building transitions to the more contemporary portion, as this was a significant topic of their discussion when reviewed informally in May.

Steve Langworthy said he was concerned with the proposal, overall. He said the plans show the historical aspect on High Street but when you turn the corner, the architectural character changes abruptly. He emphasized the need to see a transition. Mr. Bermeister said they were continuing to work on the revised renderings.

Jeff Tyler said he agreed with Ms. Gilger for needing to see the perspective of views from other buildings. He emphasized the need to sell this project and suggested more drawings are needed to convince the ART and the ARB that this is the right architecture for this area.

Mr. Langworthy inquired about the garage doors with access off the High Street entrance. Mr. Bermeister said the idea was to downplay the visibility of that access point.

Mr. Hunter said he had trouble with how the parking would work. He said they have more parking than they need and want to use it, making it easier to get the public in.

Mr. Tyler pointed out that there appears to be multiple perspectives and two to three different rendering styles using several different programs, which did not result in a flattering appearance of the building. He indicated the main perspective did not show detail like the others, and articulation along this side of the street is important.

Ms. Rauch said there is no curb cut shown where Mr. Bermeister had referenced the intersection with the future Rock Cress Parkway.

Mr. Langworthy stated he was concerned about the pocket park shown on the slope toward the back of the building.

Fred Hahn said it could be nice and a very interesting space, or worthless given the slopes. He said as the project comes forward, staff will need to see a great deal of detail about this space.

Aaron Stanford asked if there was any potential to include a valet area along North High Street. Mr. Bermeister answered that valet service through the carriage doors was being considered. Mr. Stanford asked who would use the garage doors on High Street. Mr. Bermeister said from retail, public areas, restaurants, and apartments. He said the applicant wants to make excess parking available to the visitors to the Historic District.

Mr. Hahn asked about parking counts, loading zones, and restricted or designated parking. Mr. Bermeister said they need three primary loading zone spaces and restricted parking for deliveries and fire trucks on High Street.

Mr. Langworthy asked if there was any strong desire to provide metered spaces on High Street. Mr. Hunter said he did not know. Mr. Langworthy said metered parking would not just be for this section but could be needed District-wide for both the east and west sides of the river. Mr. Hunter said the garages will likely have some fee associated with them and on-street parking available for up to 20 spaces.

Mr. Stanford asked how they propose to handle trash for two restaurants at opposite ends of the building, as he was looking for a corridor with a trash compactor. He said he was accustomed to seeing trash rooms on each floor for condominium complexes.

Ms. Rauch said the change requests discussed today were not expected by Monday following the holiday weekend but the changes will be required for the full submission. Mr. Bermeister promised to get the changes and comments in the revised plans to be submitted.

Joanne Shelly said she appreciated the effort the applicant made by reading the Code. She said the graphic read pretty well but she was not seeing section lines anywhere and said the sections appear very overwhelming and massive.

Ms. Rauch said she would appreciate a scale comparison of the new compared to the existing as viewed from High Street.

Mr. Langworthy expressed he was not sure this was the whole issue; he has concerns about the river side as well.

Mr. Bermeister promised to create additional views that include pedestrian views from the street to better tell the story.

Ms. Shelly illustrated that the view from the east side of the river to the west side at the pedestrian level will show primarily trees and not the building.

Mr. Langworthy asked if there were any further comments or questions. [There were none.] He thanked the applicant for their presentation.

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ARCHITECTURAL REVIEW BOARD

BOARD ORDER

MAY 21, 2014

The Architectural Review Board took the following action at this meeting:

2. Bridge Park West – Crawford Hoying – 94 & 100 North High Street

Proposal:	A request for informal review and feedback for a mixed-use redevelopment project in the Historic District in preparation for upcoming application submissions.
Request:	Informal review and feedback
Applicant:	Nelson Yoder, Crawford Hoying Development Partners
Planning Contact:	Jennifer M. Rauch, AICP, Senior Planner
Contact Information:	(614) 410-4690; jrauch@dublin.oh.us

RESULT: The Board was provided a brief presentation by Crawford Hoying and OHM Advisors and conducted an informal discussion regarding the future Bridge Park West project. The Board viewed the limited number of images they received at the meeting and no formal review or comments were provided by Planning prior to the meeting, given no formal application has been submitted for the project.

The applicant provided images showing the proposed design concept for the Bridge Park West portion, including the proposed site layout and architectural drawings shown previously at the City Council worksession on May 12, 2014. The Board was generally supportive of the redevelopment of the area, but expressed significant concerns about the character, mass and scale of the proposed buildings within the context of the Historic District, particularly along the Scioto River side.

The Board expressed concerns about the reduced building setback with the scale and height of the proposed 7-story buildings along the Scioto River and the future park area. There was significant discussion regarding the proposed building heights and the Code permitted maximums for the specific building types permitted in Historic Transition. Additional site section studies were requested showing the height of the proposed buildings in relation to the buildings and elevations along North High Street to the Bridge Street intersection, as they exist today or could be approved in the future.

The Board requested additional information regarding the view from the future pedestrian bridge, the existing 161 vehicular bridge, and adjacent development. They also asked for additional information regarding the proximity to the floodplain along the eastern portion of the proposal. The Board was supportive of the proposed architectural design along the North High Street elevation, but had concerns about the smaller, more modern elements connecting the buildings, proposed architectural design concept and use of materials along the Scioto River elevation and the lack of historic design cues incorporated to ensure it fits within the District. The Board was supportive of the parking garage concept understanding the continue parking concerns within the District and wanted to ensure adequate parking is provided for users of this building and others within the District.

Overall, the Board wanted to ensure the project, as it moves forward fits within the context of the Historic District and with the desired character of the area.

STAFF CERTIFICATION

Jennifer M. Rauch, AICP, Senior Planner

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ARCHITECTURAL REVIEW BOARD

MEETING MINUTES

MAY 21, 2014

AGENDA

1. BSC Historic Core District – Architectural and Sign Modifications 113 South High Street
14-043ARB-MPR Minor Project Review
(Postponed)

2. Informal Presentation: Bridge Park West – Crawford Hoying –
(Presentation Only) 94 & 100 North High Street

Robert Schisler called the meeting to order at 6:33 p.m. and led the Pledge of Allegiance. Other Board members present were Robert Dyas, Neil Mathias, David Rinaldi, and Thomas Munhall. City representatives were Steve Langworthy, Jennifer Rauch, and Flora Rogers.

Mr. Schisler said elections of officers will be conducted at the end of the meeting.

Motion and Vote

Neil Mathias moved, Robert Dyas seconded, to accept the documents into the record. The vote was as follows: Mr. Schisler, yes; Mr. Rinaldi, yes; Mr. Munhall, yes; Mr. Dyas, yes; and Mr. Mathias, yes. (Approved 5 – 0)

Motion and Vote

David Rinaldi moved, Thomas Munhall seconded, to accept the April 23, 2014, meeting minutes as presented. The vote was as follows: Mr. Mathias, yes; Mr. Dyas, yes; Mr. Schisler, yes; Mr. Munhall, yes; and Mr. Rinaldi, yes. (Approved 5 – 0)

Mr. Schisler explained the rules and procedures of the Architectural Review Board and swore in the applicants that were going to address the board.

1. BSC Historic Core District – Architectural and Sign Modifications 113 South High Street
14-043ARB-MPR Minor Project Review

Jennifer Rauch said this application was postponed prior to the meeting to allow the applicant additional time to work through some details.

2. Informal Presentation: Bridge Park West – Crawford Hoying
94 & 100 North High Street

Jennifer Rauch said Crawford Hoying has requested to give a presentation regarding the future Bridge Park West project, which is the portion of the larger Bridge Park project proposed within the Historic District. She said the informal presentation is a portion of the more detailed presentation provided to City Council. She stated the applicant wanted to ensure the Architectural Review Board had an opportunity to be introduced to the proposal prior to a formal submission and provide initial feedback. She said the materials provided to the Board this evening are for reference during the presentation.

Gary Sebach, OHM Advisors, 101 Mill Street, Gahanna, introduced the project Crawford Hoying has been working on for a year and half and stated OHM joined the project 6 months ago. He said the applicant has been working with Elkus Manfredi to develop the plan.

Mr. Sebach provided images showing the proposed design concept for the Bridge Park West portion, including the proposed site layout and architectural drawings shown previously at the City Council work session. He said the site is located on North High Street and designed to engage the street with buildings that are contextual and provide continuity along the street at the same time addressing the grade change to the rear along the river. He said the proposed building has 7 stories on the river side at the tallest and 2 stories along High Street.

Mr. Sebach said there continues to be adjustments to the site plan to ensure the building is located appropriately. He said the main mixed-use building along High Street is proposed with retail and restaurant on the lower level with office on the upper level and an at-grade entrance to parking with parking descending down the hill from the inside. He said the building will screen the parking from the street. He said on the rear of the building there are two wings of the building that are split to provide a view out across the river and help break down the massing of the building.

Mr. Sebach said they want to be contextual and not literal in historic character but have the right scale, massing, and proportions to ensure continuity along the street. He said they want to ensure the streetscape is correct and pedestrian in scale. He said from a massing standpoint they feel this is the right character as it is the last section of High Street before the Indian Run. He said the proposal is intended to create rhythm and scale along the street. He said they intent to use natural materials of brick and stone.

Mr. Sebach said the garage doors will look like carriage doors for an old fire station with a large garage opening. He said the middle portions of the building along High Street are similar to the Shoppes at River Ridge development and introduce glass elements allow the buildings to be connected but visually look like independent buildings. He said their challenge has been how to transition from the front to the back. He said the buildings are separated from each other and at the street level there is a fourth floor level that comes across the back of the building and lines up with High Street. He said they wanted an architectural style that was transitional between the more traditional elements and a more modern or contemporary design.

Mr. Sebach said they are looking at using different color bricks and using stone at the entrance to the garage for a more modern textured character. He said the upper portion steps back above the four-story portion an additional two stories on the left and three stories on the right and then it steps back again with a smaller footprint for the penthouse. He said they are stepping the building back in scale and using glass on upper levels to provide spectacular views.

Mr. Dyas said the rear elevation along the river is located in an area that floods a portion of the year and asked how they were going to manage this impact. Mr. Sebach said they are aware of the flooding issues and they are working with EMH&T to get above the flood level.

Mr. Munhall said on Building “Z” the view is from the west and asked if the rear of building will be seen above the High Street elevation. Mr. Sebach said they will be able to hide the higher portions of the rear building because of the angle of site.

Mr. Mathias asked for additional site section studies showing the height of the proposed buildings in relation to the buildings and elevations along North High Street down to the Bridge Street intersection.

Mr. Munhall confirmed there will be street trees along High Street.

Mr. Mathias said he would like to see how they plan to coordinate the design of the two different building characters, with the High Street building historic in design and the rear building more modern along the river.

Nelson Yoder, Crawford Hoying Development Partners, said the building that sits on the existing site is a five-story commercial building and has a typical clear floor space between each floor space between twelve and thirteen feet. He said this makes the existing building is only slightly shorter than the tallest point of the proposed building. He said the building as proposed sits above the floodplain by over two feet. He said the buildings sits within the shadow of and on the existing parking lot. He said they are dropping the building down couple of feet to take advantage of the height and ensure the base is stable before going vertical.

Mr. Schisler said the decreased setbacks with the proposed building heights and the Code permitted maximums for the specific building types permitted in Historic Transition was an issue for him. He expressed significant concerns about the character, mass, and scale of the proposed buildings within the context of the Historic District, particularly along the Scioto River side.

Mr. Rinaldi said the proposal was a big departure from the existing character within the Historic District. He said similar roof forms, scale, and materials need to be incorporated.

Mr. Munhall asked if they would be able to push the building back and build up the site outside of the flood plain.

Mr. Yoder said the City owns the park land that surrounds this site, moving the buildings back towards the river would encroach into City parkland. He said the Code to permits 5 stories and in some instances additional 2 or 3 stories if the building is stepped back. He said over the course of the last year they have adjusted the proposal to 41 condominiums, pulled the buildings apart, broken the scale down and stepped the buildings to provide a more transitional building.

Mr. Schisler said the proposal needs to meet the Code regarding height to meet the intent and create the character and scale desired for the District.

Mr. Munhall said he would like to see a plan showing how this proposal might tie into the North Riverview proposal.

Mr. Schisler said from High Street the proposal will be nearly invisible, but from the proposed pedestrian bridge a user will see the seven stories. He said he would like to see a drawing of the view from the future pedestrian bridge, the existing SR161 vehicular bridge, and adjacent development.

Mr. Yoder said they have looked at how to connect the project to High Street. He said the best spacing of the proposed building is based on input from the consultants to not compete with the Library site or with the extension of future Rock Crest street connection. He said entering the parking garage at grade and circulating through the parking garage to come out at the river level works well. He said the proposed building location was sited to allow for a future jewel building at the landing of the future pedestrian bridge with a smaller scale, providing a transition to future development to the south. He said they have to look at this project on its own merits and to ensure the proposed development makes sense in context with any future development to the south. He said the proposed site plan has been adjusted and adapted to meet what happens with the pedestrian bridge or the parcels to the south. He said a big part of these adjustments are based on the site lines and height of the buildings and how do they tie into the other elevations in the District.

Mr. Schisler expressed concerns over the height along the river and the proposed building design along the river elevation will not feel part of the character of the Historic Dublin.

Mr. Rinaldi said the setbacks and the materials changes will not perceive a 7-story building within the grade changes.

Mr. Munhall said the landscaping on the terrace between the two buildings will help with the scale, as well as a change of materials. He said a big part of the project is providing additional parking garage for the District.

Mr. Yoder said they are continuing to work with the City about how the extra parking provided will be handled. He said there is a tremendous expense to create the parking garage and it needs to be an asset to the community but work financially for the developer. He said they need to build it with adequate parking for the tenants as well as people who are using the surrounding businesses.

Mr. Munhall asked for the parking numbers. Mr. Yoder said there are 4 floors of parking with approximately 270 spaces. He said the condo parking is dedicated parking, but the remaining spaces would be open and available.

Mr. Schisler said the Code requires parking per condo unit at two spaces and 3 per 1,000 square feet of commercial space. Mr. Yoder said they are required to have approximately 100 spaces and they have 270.

Mr. Mathias said it is hard to tell how the two different buildings are designed to fit together. He expressed concerns about how a modern design fits within the character of the Historic District. He said the rear view of the 4-story building out of place with the cool glass structure on the top. He said he does not get a sense of the materials, texture or the feel of the building. He said he would like to see more historic character elements integrated into the design giving a sense of history and a feeling that it has been restored.

Mr. Schisler thanked the applicant for the presentation. Mr. Sebach said he appreciated the comments and they will be back with more information. Mr. Mathias said they are excited to see what they come up with.

Communications

Ms. Rauch said City Council is having another work session is on June 2nd related to the streetscape elements, including the materials proposed for the various streets within the Bridge Street District. She said the work session will be live streamed and everyone is encouraged to be there.

Motion and Vote

Neil Mathias moved, Thomas Munhall seconded, to re-appoint Robert Schisler as Chair and Robert Dyas as Vice-Chair for the 2014-2015 Architectural Review Board. The vote was as follows: Mr. Rinaldi, yes; Mr. Munhall, yes; Mr. Schisler, yes; Mr. Dyas, yes; and Mr. Mathias, yes. (Approved 5 – 0)

Mr. Schisler adjourned the meeting at 7:41 p.m.

As approved by the Architectural Review Board on June 25, 2014.