



BOARD DISCUSSION

Architectural Review Board

Wednesday, November 16, 2016 | 6:30 pm

The Architectural Review Board had the following discussion at this meeting:

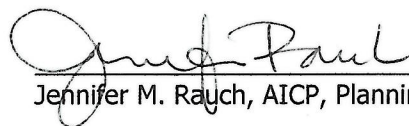
- 1. BSD HTN – Bridge Street, Building Z2** **North High Street
Basic Plan Review**
16-088ARB-BPR
- Proposal: Construction of a mixed-use building with associated site improvements along the east side of N. High Street, 180 feet north of the intersection with North Street.
- Request: Informal review of a Basic Plan Review under the provisions of Zoning Code §153.066 and §153.070 and the *Historic Dublin Design Guidelines*.
- Applicant: Teri Umbarger, Moody Nolan.
- Planning Contact: Jennifer M. Rauch, AICP, Planning Manager; (614) 410-4690, jrauch@dublin.oh.us

RESULT: The Board informally reviewed the revised request to construct a mixed use building. The applicant provided two design concepts. The first concept showed revised architecture and building design, but retained the 3 story design and a second concept showing a smaller scale building with a 2.5 story design. The Board expressed similar concerns to the last review regarding the proposed 3-story building focusing on the large building mass and poor relationship to the surrounding buildings. The Board supported the 2.5 story design to meet Code and fit within the context of the surrounding development. They stressed the desire for the buildings to appear as separate, smaller scale buildings. The Board stressed the importance of the building location at the landing of the pedestrian bridge, west plaza and the entrance to the Historic District. They encouraged the applicant to pay close attention to the building details and materials as the project moves forward.

MEMBERS PRESENT:

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

STAFF CERTIFICATION


Jennifer M. Rauch, AICP, Planning Manager

