



## MEETING MINUTES

# Architectural Review Board

Wednesday, January 25, 2017

### AGENDA

- 1. BSD P – Columbus Metropolitan Library, Dublin Branch** **75 N. High Street**  
**17-002ARB-BPR** **Basic Plan Review (Discussion only)**
- 2. BSD P – Library Parking Garage** **75 N. High Street**  
**17-003ARB-BPR** **Basic Plan Review (Discussion only)**

The Chair, David Rinaldi, called the meeting to order at 6:32 p.m. and led the Pledge of Allegiance. Other Board members present were: Jane Fox, Thomas Munhall, and Shannon Stenberg. Everett Musser was absent. City representatives were: Jennifer Rauch, Vince Papsidero, Donna Goss, Michelle Crandall, Sue Burness, Greg Dale, Dan Phillabaum, JM Rayburn, and Laurie Wright.

### Administrative Business

#### Motion and Vote

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

#### Motion and Vote

Ms. Stenberg moved, Mr. Munhall seconded, to approve the November 16<sup>th</sup> meeting minutes. The vote was as follows: Mr. Rinaldi, yes; and Ms. Fox, yes; Ms. Stenberg, yes; Mr. Munhall, yes. (Approved 4 – 0)

#### Motion and Vote

Ms. Fox moved, Mr. Munhall seconded, to approve the Special Training Meeting being held on February 7, 2017, at 6:00 pm at the Development Building, 5800 Shier Rings Road. The vote was as follows: Ms. Stenberg, yes; Mr. Rinaldi, yes; Mr. Munhall, yes; and Ms. Fox, yes. (Approved 4 – 0)

The Chair briefly explained the rules and procedures of the Architectural Review Board [the minutes reflect the order of the published agenda.] He swore in anyone planning to address the Board during this meeting.



- 1. BSD P – Columbus Metropolitan Library, Dublin Branch  
17-002ARB-BPR** **75 N. High Street  
Informal Review**
  
- 2. BSD P – Library Parking Garage  
17-003ARB-BPR** **75 N. High Street  
Informal Review**

The Chair, David Rinaldi, said the following application is a request for the construction of a new 41,000-square-foot library and associated site improvements located at the northwest corner of the intersection of North High Street and North Street. He said this is a request for an informal review of a Basic Plan Review under the provisions of Zoning Code §153.066 and §153.070 and the *Historic Dublin Design Guidelines*. He stated the second application is a request for the construction of a new parking garage with associated site improvements located at the northwest corner of the intersection of North High Street and North Street. He said this is a request for an informal review of a Basic Plan Review under the provisions of Zoning Code §153.066 and §153.070 and the *Historic Dublin Design Guidelines*.

The Chair said cases 1 and 2 would be reviewed together as an informal review for the Basic Plan Review this evening. As such, he said no formal vote or action will be taken by this Board and their comments will be forwarded to City Council as they will make the final determination on these applications. He explained public comment will be taken and forwarded to City Council as part of this record.

Jennifer Rauch provided a background of the case that started in April 2014 through the present. She noted the application process and presented an aerial view of the site to provide context. She pointed out the location of the pedestrian bridge and its landing site at the public plaza. She presented several photographs of the area to provide context and to orient everyone.

Ms. Rauch presented the proposed site plan layout noting the location of the library with its frontage along North High Street and the parking garage to the west. She said access for the parking garage is provided at ground level on North Street and the second floor on Franklin Street, given the grade change. She explained Rock Cress Parkway is on the northern boundary with Veteran's Park located on the north side of that.

Ms. Rauch presented the discussion questions:

1. How does the proposal carry out City Council's vision of iconic architecture for this civic facility?
2. How does the proposal transition between the contemporary design of the existing civic elements in the area and the more traditional properties to the south?
3. How do you envision the proposed plaza as a civic space? What elements should be incorporated in this space to engage users?
4. What design solutions could be incorporated to further engage with the surrounding civic spaces to the north and west?
5. Are there other considerations by the Board?

Patrick Losinski said he was happy to present on behalf of the Columbus Metropolitan Library. He explained his role this evening is to present the service area of the library and some of the rationale around determining to stay on the current site. He said this project goes back to 2008 and has involved City Council along the way. For context, he presented a map that showed the location of the Dublin cardholders, not all residing in the City of Dublin. He said within the City of Dublin alone, there are 41,000 card holders. He presented a map that showed 10 weeks of activity where people are coming in to check out materials at the Dublin branch; this proves that proximity matters. He said they have found that their customers may live in one area but often times they are using four or five libraries.

Mr. Losinski said the gift of this land for a public library in perpetuity and if at any time they were to abandon this property, the sale proceeds would go to the schools so they cannot monetize the site and would walk away from a very important asset. He said they looked at four or five additional sites around Dublin and for a host of reasons, including the other sites not being large enough, they came back to this site. He said the Library Board believes that a location in the heart of the civic center of Dublin for a library makes great sense. This location, he indicated would connect with the commerce and residential around it and it is also at the point of the new pedestrian bridge.

Mike Suriano, NBBJ, an architect on the project team, said this is the third project they are working on with Columbus Metropolitan Library. He said the Northside Branch is under construction and the previous project was the new Driving Park Branch, which incorporates a “racetrack” concept.

Mr. Suriano said they look at three buckets when determining design: Library evolution - how branch libraries are developing and how they deliver visions; Unique context architecturally – how the library would benefit the community; and Project parameters – square footages and targets.

After researching libraries over time, Mr. Suriano said libraries have become increasingly social. He presented a timeline showcasing various libraries including the Trinity College Library in Dublin, Ireland from 1732 to 2004 with the Seattle Public Library in Seattle, Washington, USA. He explained libraries are transitioning from housing physical materials to more of a community and people based institution. He stated libraries were the sole institution for housing knowledge and increasingly, libraries are just part of a larger network of where information is derived. As a result, the physical spaces of libraries have changed. In the past, he said libraries had an inward focus with the materials/assets on the perimeters of the building and transitioned to an outward focus where materials/assets are centralized and more flexible spaces are on the outside perimeter, externally focused.

Mr. Suriano said when NBBJ looked at the library/client and the City of Dublin, they had discussions to determine what was important. He said the library has guiding principles they use to develop branches and the City has some goals to accomplish; they found commonalities. He said both were interested in iconic and contemporary architecture and how these physical spaces benefit/supported or were good stewards of the environment. He stated the proposed library reflects those commonalities.

Mr. Suriano presented a map of Dublin in 1872. He pointed out the site and said that High Street at that time was not a through street and it housed the Old Dublin School, which was a three-story structure that is relevant for what they are doing today.

Mr. Suriano presented the library as it exists now in a discrete profile in its relationship to the City. He said the exterior and the interior experiences are insular and centrally focused. He said the proposed library is more externally focused, holds a high profile, and is more iconic within the context of the community.

Mr. Suriano presented a zoning map and noted their site and the Historic Core District to provide relevance to Bridge Street. The aerial view that he presented shows the proposed library and garage site and that is dictated by (future) Rock Cress Parkway and Franklin Street. He presented a rendering showing the proposed library and garage as it would be oriented on the site and the relation to the Pedestrian Bridge landing and Veteran’s Memorial Park. He said this makes for a significant landing site for the bridge across from the street where the library occupies the corner; the library will be highly visible as one comes across the water on the pedestrian bridge and on High Street, as well.

Mr. Suriano presented the general site plan and noted the intended active public plaza to the south; the civic stair on the east accounts for circulation and permits generous streetscape for movement; and the garden respite between the library and the parking garage on the west side. A blow up of the plaza revealed the civic stair, seating, event lawn, and garden. He provided multiple views of the elevation to

show the experience at the pedestrian level and the grade changes across the site; walls to punctuate the plaza and the trees to provide shade. He explained this area provides a space for lots of people to gather and perhaps watch a movie being projected on the side of the garage. He showed the connection from the interior to the outside from the first level. He said the space between the library and the garage could serve as a softer buffer by using gardens, trees, and sculpture.

Mr. Suriano presented the site design base plan, which serves as a placeholder alongside the site design alternate with fundraising.

The significant amount of grade changes across the site was demonstrated by Mr. Suriano. From east to west on the north corner the site goes from 0 to 24 feet, from north to south – 0 to 6 feet, from east to west on the south corner – 6 feet to 17 feet and south to north across the middle of the site is 11 to 10 feet. As a result, he said the majority of the bottom level of the three-story building could be buried to reveal a two-story building but it would be without windows and that is not conducive to reading or any amount of function that is sustainable.

Mr. Suriano said NBBJ tried to be sensitive to what is happening in and around this site by incorporating like exterior materials: roof patina, textured facades, glazing, wild green, dry-laid stone walls, shingles, metal panels, and masonry. He said this translates to renderings showing: the exterior at dusk and daytime on High Street; the exterior in the daytime from the plaza; and views that included mature trees.

Mr. Suriano focused on the interior design that includes:

- An increased area from 20,000 square feet to 41,000 square feet
- Increase in parking spaces from 115 to approximately 200 parking spaces in the garage designated for the library
- Sustainable building design
- Robust collection of materials
- Three meeting rooms
- Seven study rooms
- Children's area
- Programming space
- Teen area
- Homework help center
- Public computing area
- Café

Mr. Suriano presented Level 1 that includes:

- Welcome zone/Entry from garage
- Browsing/Seating area
- Children's area with programmable space
- Staff/Service/Utility areas

Mr. Suriano presented Level 0 at High Street that includes:

- Welcome zone/Entry
- Meeting rooms
- Café
- Service area

Mr. Suriano presented Level 2 that is the upper volume that includes:

- Browsing/Collection areas
- Teen area
- Computing area
- Quiet lounge/Study rooms
- Service area

Mr. Suriano said they limited the footprint on the first floor because there is a lot of bedrock on this site; it is very shallow soil and they tried to limit the amount of disruption to the site. He said they incorporated a lot of natural light so the space is bright. He concluded from a sustainability standpoint, they are focusing on water efficiency, self-shading, renewable materials, and natural light to supplement artificial light.

Mr. Suriano introduced Miguel Gonzales to discuss the Parking Garage.

Miguel Gonzales, Moody Nolan, said the parking garage occupies the western side of the site and they share the garden and plaza with the library. He said there are two entries and exits to the garage, one is on the first level off North Street, and the second is on the second floor off of Franklin Street. He said the building reads as a three-level building due to the topography. He pointed out the main pedestrian entry/exit between the library and the parking garage on the first floor as well as the pedestrian and vehicular book drops. The second pedestrian entry/exit is from the second floor off of (future) Rock Cress Parkway at the Bike Hub and the third pedestrian entry/exit is off North Street. A central ramp connects all four floors.

Mr. Gonzales reiterated the reinterpreted materials incorporated into the parking garage design have a lot of synergy with the library. He presented the metal fin system, the green screen to be used on the pedestrian level, and grey roman brick proposed. Lastly, he presented the different facades and noted the open covered stairway to provide a playful element for the plaza and break up that façade.

Ms. Rauch presented the discussion questions:

1. How does the proposal carry out City Council's vision of iconic architecture for this civic facility?
2. How does the proposal transition between the contemporary design of the existing civic elements in the area and the more traditional properties to the south?
3. How do you envision the proposed plaza as a civic space? What elements should be incorporated in this space to engage users?
4. What design solutions could be incorporated to further engage with the surrounding civic spaces to the north and west?
5. Are there other considerations by the Board?

Ms. Rauch noted the library and the parking garage are located at a convergence of other civic spaces (future public plaza, future pedestrian bridge, and Veteran's Memorial). She stated the northern portion of the district transitions into the Historic Core District with smaller scale buildings. She reiterated the applicant would like to gain feedback on how this proposal carries out the vision for this area and how contemporary designs can be transitioned appropriately. She said the applicant would also like to hear the Board members' comments and design solutions on how to engage the public visually or otherwise.

The Chair invited the public to comment on either case. He said he would like to hear the public's brief comments but there would be no debate on those comments as this is an informal review and no vote is being taken tonight.

Rich Taylor, 48 S. High Street, Ste. B, said he wished we were discussing the citizens' vision and not just Council's vision. As a Historic District business owner and a Board Member of the Historic Dublin Business Association, he said he has heard a lot of public comment about this project. He thanked Ms. Rauch for presenting the process but what he did not see from the chart was the ARB is only going to have two opportunities at most to look at these buildings and one includes this evening's review, which is non-binding. He said the next review will be after City Council does a Basic Plan Review. He stressed to the public that the important thing here as to whether these buildings are appropriate, is to attend the City Council meeting, which is tentatively scheduled for February 27<sup>th</sup> to make their voices heard.

Mr. Taylor said he attended the public presentation of this project at the library two weeks ago and had asked "given the site is in the Historic District, what the plan is to present this decidedly not historic structure to the Architecture Review Board". He said the answer he received was along the lines of "we are just doing what the City told us they wanted to see on this site". He said the library may have heard what City Council and City Planning wants but tonight he hopes the library hears what the citizens of the Historic District want.

Mr. Taylor said he considers the people that have houses and businesses in this area, some of them for decades or longer. He demonstrated how the residents also are patrons at each other's' businesses. He said people that reside in the Historic District have to take a lot more time and effort to maintain the normal because the houses are 100 years old. He said that is part of the sacrifice they make to keep it special. He said they also have to endure having the streets closed five or six days a year to accommodate the St. Patrick's Day Parade, the Independence Day Parade, the Bread Festival, the Street Bazaar, and one year, the President's Cup Party. He said they had one of the main roads in/out of the City closed for one year while the City built a roundabout. He indicated that was hard for the businesses to bear. He said next week, Dublin Road northbound will be closed for the next 10 months. He stated that when we all bought our homes or businesses in the Historic District, we all agreed to abide by the *Old Dublin Historic Guidelines*, which was published a long time ago. Additionally, we all agreed to respect the decisions of this reviewing body, he said because we were confident that these *Guidelines* and the rulings of this Board would be equally applied to everyone in the Historic District. And yet today, he said we are being asked to accept two buildings that completely and utterly ignore these *Guidelines* and circumvent any meaningful input from the ARB. He asked how in good conscience that can be relayed to these residents that cannot go to Lowe's to buy a can of paint without first getting written permission from this Board for the color.

Mr. Taylor said he is not opposed to contemporary architecture and stated these buildings would look fine on Frantz Road, Blazer Parkway, or some other area of town where there is little context and no long standing *Historic Dublin Design Guidelines* required to be followed. He said the library belongs in the Historic District and they want to keep it there. He said the library wants to be iconic and distinctive and we just want the library to be a good neighbor. Those two things he said, are not architecturally incompatible. He indicated that the design does not have to incorporate gables, double-hung windows, and wood but the proposed designs are a long way from what they should be.

He said as friends and neighbors that want the library on this site, they ask the library to go back to the drawing board and create a building that respects, enhances, and connects with the existing architectural fabric of Historic Dublin. He added buildings should be created that set the proper historic architectural context as they turn west along (future) Rock Cress Parkway and North Street towards the school property, which is also in the Historic District and subject to this Board's purview.

Steve Rudy, 129 S. Riverview Street, asked where the alternative locations were for the library. He indicated there are properties within the BSD that are completely appropriate for this type of building. He said the City is being entirely unfair to this Board to pose some of these questions because it is not in the Board's purview to decide if something is iconic. He again suggested other sites would be more appropriate for this building. He emphasized to the Planners that they need to stop trying to cram

everything in the Historic District. He said the 500+ space parking garage with the addition of (future) Rock Cress Parkway will violate the ravine.

Jane Fox said she knows the Board would like the comments to be kept brief but she does not want anyone to hesitate to speak just because it has been said before. She said in all fairness, it is a public meeting and everyone should have the opportunity to state what they came to say. She asked that everyone keep it brief so everyone has the same opportunity to speak.

Linda Rudy, 129 S. Riverview Street, said everything she wanted to say was beautifully stated by Mr. Taylor. She said she is concerned with covering the falls with (future) Rock Cress Parkway. She asked the City to consider a different location.

David Hahm, 83 S. Riverview Street, said he wanted to underscore everything that has been said before. He stated the new library does not have to be where the old library was. He said he is hearing it is all about the money. He emphasized that "iconic" is being interpreted as having to be contemporary or in some way, calling attention to itself in a very aggressive way. He said that is not appropriate for the transitional area next to the Historic Core District. He indicated he likes the building as proposed but would like to see it constructed someplace else. He said this proposal is aesthetically, conceptually, and perceptually in conflict with the Historic District and the treasure that area is. He said it is an aggressive and 'in your face' design. He pointed out that the NW Quadrant permits contemporary architectural design features by deconstructing/cutting up traditional historic architectural features into little pieces and then cementing them back together again in a novel way; at least that type of design pays homage to the historical character. He concluded this proposal is in hostile confrontation with the Historic District.

Sterling Reaverly, 136 S. Riverview Street, said this is a beautiful building but he would like to see it across the river in the new development. He questioned why 536 parking spaces are needed. He said he did not understand why a huge parking garage was proposed when this is all supposed to be a walkable area.

Carl Karrer, 319 Canyon Drive, S., Columbus, OH, said he is no longer a resident of Dublin. He explained he has been out of town for about five years. However, he said he was a past member of the ARB and their charge is to preserve the character of the Historic District. He said this is a special area that needs to be protected. He indicated he hoped that a building like this could be constructed in an area that could support this civic center and type of architecture. He reported that several years ago, the civic center was not approved for this area as they determined the Historic District was too fragile. He concluded it is up to the people here to make sure the Historic District does not get bulldozed.

Amy Kramb, 7511 Riverside Drive, said she was here to ensure that City Council hears from the residents that the exterior design of this new building is not appropriate for Historic Dublin. She said a lot of us want an improved library in Historic Dublin along with parking to accommodate all of the businesses. She indicated that everyone can win if City Council requests that the library's exterior design is redesigned. She emphasized the contemporary design is incompatible with Historic Dublin.

Ms. Kramb stated she has been a historic preservation consultant for over 20 years. She reported she currently sits on the Ohio Historic Preservation Advisory Board, who determine which properties in the state of Ohio should be listed on the National Register of Historic Places. She said she is extremely familiar with what it takes to get properties listed on the National Register and what it takes to have properties removed from the National Register. She stated that when properties are no longer eligible for the National Register, they are also no longer eligible to receive federal and state historic tax credits. She said the current library is surrounded by many properties listed on the National Register including the Dublin Historic District, which is listed on the National Register as a district. She said a district for this purpose is defined as "buildings that represent a significant and distinguishable entity whose components may lack in individual distinction". She indicated that as buildings are demolished within a Historic

District, and immediately adjacent, and build new buildings within a Historic District, the whole district loses integrity and it eventually reaches a point where it no longer can portray that historic design, material, scale, and setting for which it was significant to begin with. When there is enough loss to the integrity, she stated the district can be delisted and the buildings that are left in the district would no longer be entitled to those state and federal tax credits. She concluded that if the City continues to destroy the historic aspects of its downtown core, the businesses in the Historic District may also suffer financially. She asked the Board to reconsider adding a contemporary structure within the Historic District.

Kay Walker, 7103 Fitzgerald Road, Dublin, said at the urging of many people on Nextdoor.com to start a petition, she did last night. She reported the last she checked the site about 1.5 hours ago, there were 114 signatures, which she realizes is relatively small. She reported the petition states "We, the signed residents of Dublin, wish to preserve the historic nature of downtown Dublin. Please reconsider the proposed exterior design of the new Dublin library so it will reflect the historic charm of surrounding buildings, separate from the modern buildings across the river, where the bridge to the future, leads."

Ms. Walker said the building was gorgeous; she absolutely loved it but believes it is better suited for the Dublin of the future, across the river. She suggested the design be reworked so it would better fit into the charm of the Historic District. She said she likes the stunning, contemporary design, and that it is environmentally friendly but not appropriate for the place it is being proposed.

Janet Stone, 5608 Fawnbrook Lane in Bristol Commons, indicated she agreed with everything that has been said. When the gas station in downtown Dublin was demolished, she said the buildings that replaced it added so much value, keeping with the colonial appearance. She said she votes the same thing be done with the library. She pointed out that in New Albany, one would not find a contemporary building next to a colonial building. She said New Albany is consistent with their architecture and it is easy to see when one is in New Albany as the same character is carried throughout. She suggested the same thing should happen in Dublin's Historic District.

Tom Holton, 5957 Roundstone Place, said it is difficult to understand where in the Historic District the architects saw many of the materials they plan to incorporate. He said he could get along with many of them until he saw the twisted fins; those are too much and not appropriate for the garage. He indicated the Board is familiar with the *Historic Dublin Design Guidelines*, which they have had to interpret several times for the Bridge Park West project in particular, across the street ±100 feet from this project. He reported a lot of designs were disapproved and this Board asked the applicant to go back and do it again because the design was not historic enough. He said it seems clear to him that this Board is obligated to recommend to City Council, that this application be resubmitted with different materials and a different design that is contextually relevant while still iconic. Otherwise, to provide a positive recommendation is to suspend the Board's responsibilities as stated by this chair at the opening of this and every other meeting, to accommodate special circumstances.

Gina Forsberg, 5897 Ballymead Blvd, said she has been a resident for 10 years and loves Dublin and the library. She believes the library is a destination for a huge range of ages. She recalled what they wanted when the library was being considered for just remodeling, years ago. At that time, she said a lot of ideas were being considered. She reported she has a design background and helped the Sells Middle School renovate their library so she has done a lot of research on libraries. She said she agrees with the vision for the future of libraries. She stated the concept of using the natural daylight is wonderful. From a design concept, she said we are surrounded by water – Scioto River and Indian Run Falls. She noted that is what she tried to do in the Sell's library along with using stone. She indicated she considered the outside elements coming in. Historic Dublin has so much charm she said as everyone has stated. She indicated that modern can be mixed with historic and make everyone happy based on the materials proposed. No matter how far in the future we go, she suggested we will always love and respect really good historical design. She said even though we are talking about a library that will last into the next 50



years, at the same time, we still like to visit historical buildings such as in Chicago, Illinois and Paris, France, that are surrounded by other modern buildings. She embraces the message that the Historic District of Dublin is on the west side of the river to embrace the past and once one crosses the (future) pedestrian bridge, one sees all the futuristic type buildings on the other side; she is fine with the way Dublin is growing. She stated she agrees with the other Dublin residents that we can have the historical charm.

Ms. Forsberg said when she uses the library, she wants to get in and out fast; she would like to see a drive-through. She recalled how excited everyone was about the new drive-through Starbucks on Sawmill Road because they have sleeping babies in the back and they do not want to get out of the car. She said she uses the library's app and gets her reserves by zipping in and out; she does not want to enter the library and use their computers to find what she is looking for.

Ms. Forsberg said if (future) Rock Cress Parkway is constructed over Indian Run Falls, she is not a fan. However, she said she supports the parking garage because there are so many events in downtown Dublin that there is insufficient parking. She said there is not enough parking in Sell's Middle School and Indian Run so drivers intrude on other businesses.

Ms. Forsberg said there are some features for children in the current library but the branch library on Hard Road has a much more charming children's section. She said so many moms bring their kids to get out of the house. She suggested that playable structures/sculptures be built in the garden for children to climb on, and not necessarily creating a playground. She said something to climb on in the library would also be a benefit or a puppet area to engage the children in different ways.

A resident on Fawnbrook Lane, said the Historic District is truly a destination for him; he lives in the suburbs and works all around the beltway. He stated this is a destination he proudly brings his family and friends to. He noted Dublin is very expansive and he likes pointing out the core.

The Fawnbrook Lane resident said he loves the design and a lot of good work has gone into the proposal but the mandate is for such a large footprint of a library and really does not seem to fit this part of the historic community. He suggested a better fit would be across the river or maybe closer to Tuttle. He said we are fortunate to have green space available within the beltway and we have a parkway and driveways for future buildings and future growth. He noted he has come from the Washington, DC area and it has grown, and it has exceeded its space. He said the proposed library and garage will serve the community very well but it is not appropriate in the Historic District. He indicated he would be embarrassed to take any friends or family to the library if constructed per this proposal. He said we need the parking and he would park there and go to the restaurants where the charm is the draw. He concluded he hopes the Board heed the comments that have come forward.

Jeff Blasinski, 7511 Bardston Drive, said he is a longtime resident of Dublin. He said he is considering the customers that will use the library. He said he has young children and the library is on par with any amusement park; it is a destination for kids to really expand their imagination and learn. He indicated the first time he saw this proposal was one week ago. He suggested the City gain input from kids before we get to the final structure. He said the functionality should reflect the kids needs/wants of all ages. He said the way the buildings are positioned on the site, it appears it is too much of a structure to fit on too little of a lot. He suggested the existing structure gets revitalized and improved and then consider a more futuristic library or smaller satellite libraries on other parts of town where the kids like to bike to.

The Chair asked if there were any more public comments. [Hearing none.] He closed the public portion of the meeting. He suggested an order to the Board's conversation by addressing the Planner's questions, first.

Jane Fox said she looked up the definition of "iconic" and it was a religious symbol. She also found "it is an image that produces significant representation of a place or person that is valued, that have characteristics that have a long-term value". She also found "iconic" is often misunderstood to be contemporary or idealistic. She said if we are looking for an iconic piece of architecture in Historic Dublin, we have to decide what it is about Historic Dublin that represents us that we see as rooting us that has a long term important characteristic that we value. As beautiful as this proposed design is, she said it is incompatible with the valuable characteristics of Historic Dublin. She indicated "iconic" is a subjective term and she would say the word iconic in the Historic District would have to be something that better represents what we value as a community as a whole. She said contemporary architecture could go in the Historic District but as a Board Member, she has to go by the Zoning Code and the *Historic Dublin Design Guidelines*. In Code §153.174, "contemporary should not be discouraged when the design is compatible with the size, scale, color, material, and character of a property, neighborhood, and the environment. She clarified that for the building to be iconic, it has to be defined as something we see as a representation of the Historic District and not something we just pull out using the word iconic.

Tom Munhall said "iconic" to him is why we recognize the well-established, not especially for distinction. He said he does not understand why this word is being put in here because he does not think it is the only word City Council wanted us to use.

Shannon Stenberg said she agreed with Ms. Fox and Mr. Munhall. She said the *Historic Dublin Design Guidelines* suggest we continue with the materials, scale, and massing and that can make the building iconic to fit into the district as a whole; that is what defines our City and that is what defines us as Board Members and community members. She said the design itself is beautiful.

Mr. Rinaldi indicated the City's direction was iconic and thought it specifically said contemporary. He said the Thompson Library is a good example of how a historic piece of architecture has been modernized and in his mind it is an iconic structure and is also very contemporary today. He said there is that possibility to have both. He indicated this can fit into the Historic District and in a historical architectural manner. He suggested there is going to be a lot of debate on whether or not this project does that or not. He said he would agree they have gotten into the historic principles - the base, middle, top and a modern interpretation of materials and liked that idea. He said we have heard for the most part tonight the public loves the building but does not love the proposed location. We said NBBJ is taking materials and reusing them in a modern way that ties back to historic and what is there. Again, he said we have a lot of questions on whether that is the specific structure and specific location it should be. He indicated for his vision of iconic – that building is it. He said it is definitely a landmark, something that will be a focal point in that area of town for sure.

The Chair asked the Board how this proposal transitions through the contemporary design that it is and then the more historic or contextual components that are to the south and to the west.

Ms. Fox stated transition is so important. She indicated there is a lot of pressure on the Historic District with the contemporary developments that are coming. As a Board member, she said she feels strongly that we have a duty, as it states in the Code, that we have to look at how we can preserve the historic and architectural character of the Historic District. When it comes to transition, she said she really struggles as we move from the north to the south with these contemporary buildings that we will slowly erode the edges of the Historic District to the point that there will not be a Historic District left. She noted as we get closer and closer to the core of the district we must be so very sensitive to not erode the district to the point that it is not recognizable as a historic district anymore. She stated she strongly believes the library needs to stay on this site because what is so great about the Historic District is that it draws everyone because of the wide demographic it attracts. She explained we have an elementary and middle school and children love to walk the Historic District; she said on a Friday afternoon, they are all down there. She said they love their library. She said we do not want to see the library move, we just want it to be the best neighbor possible to the Historic District and that requires sensitivity and design.

She said transitioning contemporary design is tough but it is doable. She said with collaborative and collective opinion brought to the applicant, redesigning this to be more sensitive is a home run for everybody including the library, public, and the Historic District. She said if the City wants iconic and the applicant is able to pull that off, and a beautiful, historic, iconic library is a result, everybody wins.

Ms. Stenberg said in terms of transitions, she liked the walkability aspect, especially the plaza. She loves the idea of bringing people in from the other side, other streets, and restaurants. She said she liked how people are brought in on different levels and different parts because of the grade changes. She said there are a lot of transitions within that building that the applicant did very well. She said the transition between inside and outside is a very good feature. She said she likes the glass and having it open with community spaces. She said she found the northeast corner challenging where the building is near grade 0. She said this feel very massive specifically because many people will come from Dublin Road, approaching the Historic District and this will be the first thing they see entering the Historic Core. She said it is also the tallest part of the building. She suggested that the building be set back and make more use of that public open space with seating areas.

Mr. Munhall said he likes to be pragmatic and try to get to a solution. He said he is okay with the site plan, plazas, and gardens but he is not okay with the exterior design. He questioned how the Board could get something done but keep the exterior design on the agenda for further review.

Mr. Rinaldi said, in terms of transition, being the property that is the furthest north on that side of High Street, it is in the Historic Transition District and a break has been created between the properties to the south in the Historic Core. He said as the plaza wanders in making that transition in that direction rather than having this modern structure adjacent to Historic Core structures; that is a much harsher transition. He said the plaza will entail a fundraising effort and is not guaranteed in this proposal. He asked how the plaza would function in the interim if it is not part of construction. He asked if it would just be a grassy knoll.

Mr. Suriano said the plaza as it stands is still flat, graded at level one but is mostly lawn with stairs leading up to the library but the hardscape of walls and seating would not be completed.

The Chair said we have heard a lot of positive comments on the plaza this evening. He asked the Board what they want to see happen in the plaza space and how it can be more engaging, if it is not already. He asked what the plaza space might be lacking.

Ms. Stenberg said she loves the plaza idea whether it is a grassy area or we are able to do the fundraising to get it completed. She recalled one of the residents mentioned a children's space and making it more engaging for children. She said offering something to climb on like signage or offering something interactive that children could learn from could be exciting to incorporate into the plaza, as well as inside.

Mr. Munhall stated the plaza space is great. He indicated the Dublin Arts Council or other organizations could help program the space.

Ms. Fox said she likes using the indoor/outdoor aspect; she likes the glass so patrons inside can see out. She said the applicant needs to be sensitive to the landscape design of the plaza because when one walks through the Historic District, there is a ballet rhythm of little green spaces, intimate spots, and seating areas. She said this plaza seems contemporary like something that would be found downtown Columbus. She said she loves the idea of a plaza and a seating area but again it has to be sensitive to the style of the Historic District gathering spaces.

Ms. Fox said the parking garage is so much larger than the library. She said the area between the library and the garage is very narrow ( $\pm 20$  feet) and she sees that as being a dark corridor and would not be

very inviting to sit in. She said incorporating the library, the green spaces, and the parking garage, she would like to see the parking garage cut back by at least 20 or 30% so it is not quite so massive. And then maybe that civic space could be a little larger across the south side of the property. She emphasized that the landscape of the Historic District is so organic with the Scioto River, Indian Run Falls, and the riverfront parks that the applicant needs to provide an organic space that would better fit.

Mr. Rinaldi said the site design is very important here despite the architecture. He said he is lacking in information on how this project is engaging surrounding civic spaces. He said he does not understand how the contemplative space between the garage and the library does that or how it can connect to the Grounds of Remembrance. He indicated that would be an important connection to be made there. He said he is not seeing that on paper as that park is important to a lot of our residents. Likewise, he asked how that would connect to the Bridge Park property on the east side of High Street. He noted that obviously this is further south, the plaza landing is north of this project. He said he would like to see more engagement on that northeast corner piece. He stated he would like to see an elevated plaza there, something that introduces some vitality. He noted the rendering makes it feel heavy-handed at that corner. He said he likes the idea of pulling the people from the plaza across the street into that area and there are great opportunities there to make it more engaging.

Ms. Stenberg asked the applicant how the project was determined to be two separate structures and the garage could not be incorporated into the bottom where you do not want people to be - where they would feel as though they are in a basement.

Mr. Losinski answered one of the primary reasons is the bedrock on the site and the cost involved in putting in underground parking in that site.

Ms. Fox asked if there was ever any a discussion about a parking deck attached to the library and not separate structures. Vince Papsidero answered this site will be two separate parcels at the end of the day; the City will own the parcel where the garage sits. Physically connecting the garage to the library, he said has never been part of the program. For a host of reasons, he said it was not considered including ownership and the fire code that mandates a certain amount of separation, which affects the west elevation.

Ms. Fox said, even when it comes to two structures, incorporating civic spaces, she would really like to see a redesign because of the Grounds of Remembrance and Indian Run Falls. She said the Historic District is not just buildings. She said we have been talking about how buildings connect to each other. She said the Historic District is about the surrounding areas such as Veteran's Park, Indian Run Falls, the quarries, the Scioto River, etc. are valued as much as it is about the little houses. She suggested that if the applicant redesigns for the site that they consider the landscapes that this site is adjacent to. She indicated this is important to the inside out look and concluded there are many more opportunities to relate to the outdoors. She restated that the garage is overwhelming.

Mr. Munhall indicated he thinks the details in the landscaping will happen over time.

Ms. Fox emphasized that since the garage is such a large structure, that it be decreased by at least a third to get it back a little bit. So when one is on the plaza they are not looking at the side of the garage. She noted the applicant talked about projecting movies on the side of the garage but that would only be a small period of time the garage facade could be used for that purpose. Whereas, if there is a much larger civic space that ran across the entire south side, there would be a lot more activity all the time – possibly art fairs, have room for booths and that kind of thing. With such a large garage, it limits civic/green space. She said the north side of the library does not relate to Veteran's Park at all. It is a beautiful walk now beside the library, which connects with the Veteran's Park and she is afraid this will be lost with the new proposal.

Mr. Munhall said he would be willing to compromise on the size of the garage if the applicant redesigns the exterior of both buildings.

Mr. Rinaldi asked if anyone knew what the school districts thoughts are with the use of their land to the west. Mr. Papsidero answered that we do not know their thoughts.

Mr. Rinaldi said he does not envy any architect that has to design a garage; no matter how you slice it, it is the proverbial 'lipstick on a pig'. He said the applicant did a great job on the plaza side; he is intrigued by the green screen and the twisting fins, which decomposes that elevation. He said he is more concerned with the west elevation as it appears very stark and a hard edge. He said whatever happens on that school property, the west elevation is what they will be looking at. He said he would prefer a softer feel that the green screens and the twisted metal fins provide. Again, he said a parking garage is tough. He said when a parking garage has to provide that many spaces, it is going to be large and so the treatment of the facades is important.

Mr. Papsidero said the administration's goal was to always have a garage in the 400 – 500 space range - built to serve the library's needs as part of the Economic Development Agreement as well as the businesses in the Historic District, to provide parking for the restaurants and retail spaces within walking distance. He said the footprint and design of the garage is probably a function of the grade of the ramp on the interior of the structure. He noted the garage meets the size requirements in terms of the number of spaces. He said we have been debating some value engineering options because as currently proposed, the cost exceeds the budget that has been set aside by Council. He indicated one option was to consider shrinking the footprint but it creates design issues.

Mr. Gonzalez said it is because it is designed for parking on the garage but he said they have some strategies to address that so the ramp would not be compromised. As proposed, he said the 538 spaces total (200 spaces between the first and second floors dedicated to the library) and the rest would be public parking.

Mr. Papsidero said the ADA spaces have been distributed on the first level for library patrons and on the second level for Veteran's who would be accessing the Grounds of Remembrance which puts them right at that ground level exit on the northwest corner. He said ADA spaces also affect the height of the structure because they require an additional foot or so higher on that floor in order to meet van requirements, which also raises the cost of the garage but obviously a reasonable trade off in order to serve and support the veteran population in the community.

Mr. Rinaldi asked that the exterior stair be explained.

Mr. Gonzalez said it is a little harder to see now because the colors and materials are not completely defined. He said the library has a stair that is very visible from North High Street and the designers of the garage were trying to recollect this element in another way in the garage; therefore, it became an accent of that and they really wanted a more playful element on that garden side to allow people to be more connected instead of coming down a regular egress stair within a corner.

Ms. Stenberg indicated she likes the idea of the staircase but the blue is a little hard to support not knowing what materials would be used. She said she likes that the plaza and library would be visible while descending the stairs.

Ms. Fox stated she wanted to go on record so City Council would hear her say that it is important that we think the design style (contemporary) for the Historic District is not at all appropriate. She restated the size of the garage is large. She said she appreciates that the applicant tried to use materials already being used in the Historic District but she would rather they used them then rather than pretending to try and find materials that might look like them. She said everyone that wants to preserve the Historic

District yearns for that charm, the historical ambiance, sense of a tourist attraction, a place where one feels warm and embraced by. As beautiful as this proposed building is, she said it belongs somewhere else. She said the materials for the garage would become the overwhelming factor as one enters the district because of the finish and everything. She said she is concerned if one entered the district with this garage before them, they would not be sure where they were; the transition is not being addressed at all. She indicated she fears that the direction the applicant was encouraged to take for an iconic structure was so far from what the public or the members of the ARB would want. She said she feels bad for the applicant because she knows how much time this takes and work is involved to pull together a proposal like this. She concluded it is really important to the Historic District that these buildings feel good and will last the test of time.

Mr. Munhall asked for a view from the northeast second floor facing east. He said he does not want to look at the building they just approved 18 months ago and see their air conditioners and the top of roofs from this new library. Mr. Suriano answered he did not believe they would be visible because the view is predominantly looking north and not east.

Mr. Munhall questioned the height of the elevations. Mr. Suriano answered the height of the building on the plaza side is 31 feet and the overall height at the northeast corner is 43 feet.

Mr. Munhall asked where one's sight would land if someone was standing, looking across the street at buildings Z1 or Z2. Mr. Suriano said he was not sure where those buildings would hit height wise. Mr. Munhall said they are at a height of 32 feet and he was trying to figure out what the view would be.

Teri Umbarger, Moody Nolan, said building Z2 has a pitched roof at that corner. She said the mechanical area will not be visible from the library's second floor because it is down in a pit, hidden. She said just the roof will be visible and currently it is metal.

Mr. Munhall said he wants the view to be as nice as possible. Ms. Umbarger said one will be able to see over part of the building to the (future) pedestrian bridge because the pedestrian bridge will come up from behind building Z2 and the entire west side will also be visible from that vantage point.

Ms. Fox complimented the applicant on utilizing glass to enable people to look from the inside of the library out, making it a really pleasant environment. She said it is the exterior effect that contributes to the contemporary style and massing of it. She encouraged the applicant that if they redesign the exterior, to maintain the beautiful views out. She said she loves the terraces that invite the civic charm and makes it a destination. With the right design here that fits into the Historic District, this would become one of the primary destinations for thousands of people, she said. She stands firm that the design is too contemporary, too tall, too massive, and will overwhelm the district along with the size, massing, and materials of the garage.

As an ARB Member, Ms. Fox said if this came back for review, she would want to go back down to the *Historic Dublin Design Guidelines* because ARB Members are obligated to not only utilize the Bridge Street Code of Economic Development and trying to bring some vitality but they have to play fair with everybody and the *Historic Dublin Design Guidelines* are pretty clear that the City has certain parameters that the Board and staff have to abide by as they review an infill. She said now, if she uses that criteria, 75% of this proposal would not fit into the *Historic Dublin Design Guidelines*.

Mr. Munhall said the exterior design is a fit issue. He recalled the applicant presentation that included a photograph of the library in Egypt. He said we are asking for a library to fit in a little village in Dublin. He said the place is the most important, not the time/era. He said the architecture today is different. He said the current library sits down low like Muirfield Village's Clubhouse.

Ms. Stenberg agreed with Mr. Munhall. She referenced the Seattle Library, which was very similar to this proposal but it detracts from that iconic structure as there is already a building like it. She said we have the opportunity here to create a building that is unique and different than any other design that has been built.

Ms. Fox said one of the comments at the BSD public meeting last night, which was a great meeting because NBBJ did a great job at that meeting. She reported that people said that we have an identity here in Dublin of being sort of 'Irish is an attitude'. She asked the applicant to consider our iconic image. She said we are progressive, we have a wonderful old Irish feel, we are community oriented, we love our outdoor spaces, we love our festivals, we love our old Historic District, and someone said when they were talking about designs in Bridge Street, they suggested that if it was made to look like old Ireland, everybody would love it. She admits she is not certain that is practical but it is certainly an idea if everyone feels as if they are looking for intimate charm, that we should consider what is Dublin's iconic image; what is it that we all value and love; and design around that. She said she has read what makes the most walkable cities is "*...you can design all kinds of buildings and people will walk around them, but what they really love is the land they walk on.*" She encouraged the applicant to design around the land and people will come to the buildings. She asked them to consider the precious landscapes Dublin has to offer, and design a building so that people are drawn to both and not just a piece of architecture.

Ms. Stenberg asked if the applicant was not already doing that with the plaza space, but they could better incorporate the Veteran's Memorial.

Ms. Fox answered she thinks they can but the architecture also has to be sensitive to the environment as the environment has to be able to reach out to the people using the architecture; the applicant needs to find that balance. She said there can be a significantly different building because time allows that as neighborhoods change, one can expect new architecture. She emphasized we do not want to pretend to rebuild old Dublin.

For the purpose of the Board discussion, Mr. Rinaldi said he would throw out a contrarian point to the Board's discussion. He said this can also be viewed as by being a more modern piece of architecture that it highlights the contrast between the modern and the historic and then also highlights the historic. He said this is clearly not a historic piece. Set into the plaza and the north edge of the district, maybe this is the place for this. He said certainly it would not fit south of Bridge Street. He indicated we might all have a different opinion as to how far the contemporary is acceptable for this site. He said he would prefer this over faux historic. Again, this clearly tells us, this is not historic, which highlights what is around it.

Ms. Fox indicated she is not opposed to something unusual or different. She said she likes the idea that the (future) pedestrian bridge is this connection and there is a lot of brand new contemporary architecture on the other side of the river. As you come into the Historic District, she said we have to remember that this is a federally recognized historic district and we have to make sure we maintain that. She said she is concerned that when coming from the north towards the south, we begin to erode and shrink that district. She noted she does not have the solution as to what the design should be but it cannot overwhelm the Historic District and it must be complimentary.

Mr. Rinaldi said it is not the goal of this Board to come up with the answer; we want Council to hear our concerns; and we want Council to hear the public's concerns regarding the proposal. He said there are some things that are going to be decided outside this Board and whether the library is on this piece of property or not is not the decision of this Board. He said he wants to make sure Council hears their concerns.

Mr. Rinaldi indicated he is concerned because there has to be a back end to any building, and is the proposed service entry respectful to the Grounds of Remembrance, for example. He asked if there will be

ground level AC units that will be making noise and to consider trash pick-up, etc. He asked if the height of this building will cast a shadow too far, which is also something to be mindful of.

Ms. Stenberg said this Board does not have the ability to decide where (future) Rock Cress Parkway is going. She suggested the Board discuss what materials they like and which ones they do not that directly relate to the *Guidelines*.

Mr. Munhall restated he likes everything but the exterior design. He said he does not mind the footprint or (future) Rock Cress Parkway. He said obviously, the detailed landscaping, and some of the details just brought up are important but he is not concerned about that at the moment; we can resolve those things later. He indicated he could hit a golf ball there almost on a good day and he does not want to walk into downtown Dublin and this would be the first building, at least on the west side. He recalled the public's comment about the New Albany Library, which is an interesting conversation. He said we cannot build a building that does both. As an architect, he would want to build something on the bleeding edge but would want to make sure it was in context of where it would be sited. If not, that is not what he would want to build. He said he does not like the height of 43 feet; he would rather stair-step the elevation a little bit.

Mr. Rinaldi indicated if this proposal were to come back to this Board, they will all be struggling, trying to apply the Code requirements to this and there would be a lot of exceptions to the Code. He said Ms. Rauch did a good job at highlighting how this applies to the Code and where there would need to be Waivers; it is going to be a struggle to put through all those Waivers. Material wise, he said he is concerned with the amount of metal; however, the amount of glass is fine and the base helps.

Ms. Fox restated she likes being inside and able to look out, especially on the first floor but she is concerned at night, whether this building is going to be all lit up from the inside out and be too bright at night.

Mr. Suriano said the top portion of the base is predominantly glass on the east face and at the top of the building there is glass at the northeast and southwest corners. He clarified it is 33% glass on the upper floor and 66% solid panel. Ms. Fox said she was uncertain where the glass is and where the solid panels are. Mr. Suriano pointed out the shingled panel and the glass panels. Ms. Fox verified that the light would be emitted at different variations. Mr. Suriano said it will be a glow, not panes of light.

Ms. Fox said the contemporary materials become the focus of the area and takes away from the surroundings; she would like to see traditional materials used in a unique way. She said she is not opposed to a glow because that can also draw people and bring a sense of vitality on the street in the evening. She said it is the contemporary straight lines that she has difficulty with.

Ms. Stenberg said material wise, she likes the green screen for the parking garage. However, she said the west elevation for the garage feels like a punch of concrete and it seems to detract from several of the parts we really like about Dublin.

Mr. Munhall asked the applicants if they ever had competing ideas within NBBJ. He asked them to share some general ideas and why they settled on the current proposal.

Mr. Suriano said they always have competing ideas but felt like this satisfied the vision for the library, balancing all the different components of those three buckets he brought up earlier: where the library vision lives; the overall project parameters; and what they are doing with the challenges of bedrock and grade. He said this was the solution that stood out.

Ms. Fox asked if the applicants had any questions for the Board. [There were none.]



The Chair asked if there were any communications for the Board. [There were none.] He adjourned the meeting at 9:02 pm.

As approved by the Architectural Review Board on February 22, 2017.