



MEETING MINUTES

Administrative Review Team

Thursday, January 19, 2017 | 2:00 pm

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

Other Staff: Jennifer Rauch, Planning Manager; Claudia Husak, Senior Planner; Logan Stang, Planner I; Devayani Puranik, Planner II; Nichole Martin, Planner I, JM Rayburn, Planner I; Mike Kettler, Planning Technician; and Laurie Wright, Administrative Support II.

Applicants: Mike Siriano, Tracy Perry, and Tony Murry, NBBJ (Case 1).

Vince Papsidero called the meeting to order at 2:02 pm. He asked if there were any amendments to the December 22nd meeting minutes. The minutes were accepted into the record as presented.

INTRODUCTIONS

1. **BSD P – Columbus Metropolitan Library, Dublin Branch** **17-002ARB-BPR**

75 N. High Street **Informal Review**

Jennifer Rauch said this 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. She 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*. She stated this will be forwarded to the Architectural Review Board for informal review on January 25, 2017.

Mike Suriano, NBBJ, presented an aerial view of the site and noted the library's footprint and positioning. He pointed out the public plaza on High Street and North Street, which is the south side of the site. To put the proposed library in context, he noted the existing library has a discreet profile. He explained that architectural trends for libraries are much more outward facing and he described how the interior and exterior would engage.

Mr. Suriano presented the site breakdown. He noted the first zone that is between the library and the parking garage that is the quiet viewing garden that would provide respite. He stated that North Street and North High Street is a more active space as that is where the civic stairs and ramp are located to gain access to the arrival plaza and gathering space. The event space was the third area he noted outside of the library. He presented a rendering of the event lawn to show how it is a flexible space, has the potential for movies to be shown on the plaza/garage face, seating, and the civic stairs. He provided an example of a movie being shown and how the people attending could possibly be positioned. He said the site layout negotiates the topography and explained the grade changes go from 0 to 24 feet; therefore, the need for multi-level entrances is necessary. He stated general elevations range in height from 31 feet on one end of the site to 43 feet on the other end. Under the site is shallow bedrock, he said so the applicant limited the footprint. He noted the primary entrances and how they are covered to draw attention, architecturally. Lastly, he pointed out how the site channels people and landscaping provides life outside of the hardscape.

Mr. Suriano said there will be fundraising in the future for the plaza and event lawn areas.



Mr. Suriano said NBBJ was mindful of the trends for libraries but also ensured this proposal is relevant to Dublin by incorporating existing materials, which include patterned metal, textured facades, glazing, dry laid stone, and dark grey brick. He stated a lot of glass was used but the greenery and other elements provide softness.

Mr. Suriano presented an evening view of the High Street elevation. He pointed out the heavy stone at the base and the metal panels on the upper element provide relief to the glass used. He said it is not practical to use all glass and it is more difficult to keep the building heated in the winter and cool in the summer. He presented a rendering of a possible view for the daytime. He explained the metal panel underneath the upper level reflect what is happening underneath at the pedestrian level as shown at the corner of Rock Cress Parkway and High Street; at night, it can appear like water. He provided images with and without mature trees adjacent to the building. He also shared images for the proposed charcoal cobble paving, bollards, café seating, site walls, and bike racks. He said 200 parking spaces are dedicated to the library in the parking garage.

Mr. Suriano said internally, the applicant has maintained the collection size, there is a children's area for programmable space, a teen area, a homework help center, and a café. He described the welcome zone as a light and bright atrium area. He indicated it would contain a welcome desk and a stair to the second level. He said Level 0 is the welcome zone from High Street and where the restrooms, meeting spaces, and café are located. Level 1 he said is on grade with the plaza and the parking garage; there is no basement, the floor is tiered down to accommodate the topography. He said the west space is designated for staff and the kid zone is on the north side. Level 2, he said contains the monumental stair as well as computer and study spaces. He presented the overall interior standards and the south plaza entry.

Jeff Tyler said this is a thoughtful design and commended NBBJ for their consideration of sustainability. He encouraged the applicant to highlight how sustainability is not unrealistic or too expensive.

Donna Goss said she admires how the changes in elevations are made part of the building's design.

Vince Papsidero indicated the way the lower levels are tiered is good because otherwise, one would feel like being underground.

Mr. Tyler indicated he liked how the applicant considered the pedestrian level and experiences first. Tracy Perry, NBBJ, added that transparency and experience with the street is important.

Ms. Rauch noted the library is close to the Grounds of Remembrance and interaction is thoughtful. She said the applicant took this into consideration and incorporated more glass along the north side of the library. She said the aim is to engage the civic space to the north and not turn its back.

Ms. Rauch concluded detailed analysis including Waivers will be identified further in the process. She reported the ARB would informally review this on January 25th, with the intent for City Council to review and make a determination at the second meeting in February. She said the applicant would meet with the ART prior to Council's review.

Ms. Perry indicated she would show the Architectural Review Board how the applicant got to where they are with this proposal including the site changes. Claudia Husak said City Council asked for an iconic and modern building from the start and NBBJ listened.

Mr. Papsidero asked if there were any further questions or comments regarding this application. [There were none.] He confirmed this application would be forwarded to the Architectural Review Board for an informal Basic Plan Review as the next step.

**2. BSD P – Library Parking Garage
17-003ARB-BPR**

**75 N. High Street
Informal Review**

Jennifer Rauch said this 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. She 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*.

Ms. Rauch reported both the parking garage and the library have been preliminarily reviewed by City Council along with the introduction to the development agreement. She stated a majority of the Council members liked the proposal. She said the formal Basic Site Plan has been submitted by the applicant. Next week, she said the Architectural Review Board will informally review the application and then the applicant will come back to the ART to make a recommendation to City Council to make a decision at their review. She said initially, the process would permit the library and the parking garage to go concurrently through the review process.

Ms. Rauch presented the site plan showing the proposed building footprint. She noted the streets and the area for a future proposed plaza. She explained there is a significant grade change on this site, therefore, the first floor level is used for the North Street entrance. She indicated there would be ADA accessible parking spaces near the walk-in entrance and additional ADA spaces would be provided near the Grounds of Remembrance side for public events held in the park. She pointed out the bike hub and the vehicular book-drop area. She indicated many iterations to find the least impactful space for the vehicular book-drop area have been analyzed and the final proposal is as shown. She said the entire garage is designed for one-way circulation.

Matt Earman asked if additional parking spaces could be designated for Veteran events. Aaron Stanford answered it would be difficult to allocate additional ADA spaces in the garage on a temporary basis but the current design could be looked at further. Mr. Stanford said there are additional ADA parking spaces at the Indian Run parking lot, which could be used as well.

Colleen Gilger asked for clarification on the number of levels. Ms. Rauch answered there are four levels of parking but ADA accessible spaces are only on levels one and two; the other levels could not accommodate the height for vans without increasing the height of the building.

Mr. Stanford inquired about the pocket park as it appears to be difficult to access. Vince Papsidero said this is part of the commitment to the library and maneuverability issues will need to be discussed.

Ms. Rauch explained materials used for the parking garage complement the library but are more subdued making the library the primary focus. She presented the preliminary design and noted the metal panels that are twisted in a pattern. She indicated the pedestrian entrances would be highlighted by using a color, which has yet to be determined. She pointed out the façade on the east elevation would lend itself to a projection to be viewed from the library's plaza.

Ms. Rauch highlighted the green screen area along the lower level of the garage and how it relates to the proposed open space areas on the library site. Mr. Stanford asked the applicant to consider how they plan to deal with rain in the green screen area and the overall stormwater management for the site.

Jeff Tyler asked if the library's plaza coordinates with the City's plaza. Mr. Papsidero said they are completely separate spaces. Mr. Tyler suggested this could be a good space for events since there is no appreciable green space currently in the Historic District.

Mr. Tyler inquired about exterior lighting. Mr. Papsidero indicated there would be lights on the roof but reported that lighting has not been discussed extensively yet. Donna Goss asked how much natural light will be coming in through the parking garage.

Mr. Papsidero asked if there were any further questions or concerns regarding this application. [There were none.] He confirmed this application would be forwarded to the Architectural Review Board for the meeting on January 25, 2017, for the informal Basic Plan Review.

ADJOURNMENT

Vince Papsidero asked if there were any additional administrative issues or other items for discussion. [There were none.] He adjourned the meeting at 2:45 pm.

As approved by the Administrative Review Team on January 26, 2017.