



MEETING MINUTES

Administrative Review Team

Thursday, December 22, 2016 | 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; Shawn Krawetzki, Landscape Architect; Michael Hendershot, Civil Engineer II; Mike Altomare, Fire Marshall; and Matt Earman, Director of Parks and Recreation.

Other Staff: Jennifer Rauch, Planning Manager; Claudia Husak, Senior Planner; Lori Burchett, Planner II; and Logan Stang, Planner I.

Applicants: Dave Kerr, David Kerr Architect, LLC (Case 1); and Teri Umbarger, Moody Nolan, Karen Danko, Russ Hunter, Crawford Hoying Development Partners, Brian Quackenbush, EMH&T, and John Woods, MKSK (Case 2).

Vince Papsidero called the meeting to order at 2:05 pm. He asked if there were any amendments to the November 23 meeting minutes. The minutes were accepted into the record as presented.

Mr. Papsidero stated there were a number of minor modifications approved for Bridge Park Blocks B & C regarding the change in material or color as well as other changes deemed appropriate. He said a detailed memo was provided to the ART regarding the 28 total modifications.

INTRODUCTION/DETERMINATION

**1. BSD SRN – Building C3, Ramen - Entrance
16-109WR**

**PID: 273-012659
Waiver Review**

Lori Burchett said this is a request for the approval of a Waiver to permit the removal of two (2) existing building entrances increasing the distance between building entrances to 123 feet, six inches. She said the review is for a portion of the east elevation of Building C3 within the Bridge Park Development located on the north side of Bridge Park Avenue. She stated this is a request for a review and recommendation of approval to the Planning and Zoning Commission for a Waiver under the provisions of Zoning Code §153.066.

Ms. Burchett presented the east elevation showing the approved door locations. She stated that the applicant is proposing to remove both doors due to the grade change along Mooney Street. She said that entrances are provided on north and south elevations of the tenant space. She said the removal of these entrances will result in an approximate 130-foot distance between entrances.

Claudia Husak asked for clarification on whether the door exists today. Dave Kerr, David Kerr Architect, LLC, said it was only shown in the plan as the curtain wall has yet to be installed.

Jeff Tyler asked if egress is still being met with this proposal. Mr. Kerr responded that proper egress is provided with the entrance on the north and south elevations.

Mr. Papsidero asked if there were any further questions or concerns regarding this application. [There were none.] He confirmed the ART's recommendation of approval to the Planning and Zoning Commission for the Waiver Review with no conditions.



DETERMINATION

2. BSD HTN – Bridge Street, Building Z2 16-088ARB-BPR

88 North High Street Basic Plan Review

Jennifer Rauch said this is a request for the 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. She said this is a request for a review and recommendation of approval to City Council under the provisions of Zoning Code §153.066 and §153.070 and the *Historic Dublin Design Guidelines*.

Ms. Rauch presented the site plan showing the proposed building footprint. She stated the ARB had provided comments to the applicant of utilizing this building as a transition piece between Historic Dublin and Bridge Park West. She said the proposal includes a restaurant on the ground floor and the lower level along North Riverview Street with the upper story containing four residential units as opposed to the eight originally shown. She said overall the footprint is similar to previous versions the ART has reviewed.

Ms. Rauch said a large service entrance is located on the south side of the building with the residential entrance being located on the east. She said a plaza and stairs will provide access to North Riverview Street. She stated it is a Mixed-Use Building proposed as two-stories on North High Street where a 2.5 story building is permitted. She said the design has been carried along all elevations and that is due to the grade change; the east elevation is considered a three-story building requiring a Waiver.

Ms. Rauch said the proposed ART recommendation to City Council is approval of the Basic Plan Review with seven conditions, and two Waivers. She said approval is also recommended for an Administrative Departure, which can be approved by the ART.

Administrative Departure:

1. Front Property Line Coverage

Waivers:

1. Building Stories
2. Front Property Line Coverage

Conditions for the Basic Plan Review:

- 1) That the plans should be revised to reflect consistent terminology and square footages throughout the set;
- 2) That the applicant continues to work with staff regarding the Development Plan and Plat details, in combination with or prior to the submission of the Site Plan;
- 3) That the applicant work with staff to determine whether the story heights can be adjusted to meet Code through revisions at the Site Plan submittal;
- 4) That the applicant continues to refine the architectural details and building type requirements as part of the Site Plan;
- 5) That the applicant updates the required parking information and submits a Parking Plan with the Site Plan;

- 6) That the open space, gateway, and terminal vista details be addressed with the Site Plan submittal; and
- 7) That final details regarding landscaping, lighting, utilities, and stormwater will be required with the Site Plan submittal.

Ms. Rauch reviewed the Basic Plan details and conditions, proposed Waivers and Administrative Departure. She said a number of windows on the southern elevation are faux windows, which will reduce the transparency. Jeff Tyler asked what the distance of the building is from the southern property line. Karen Danko, Crawford Hoying Development Partners, said the building sits about 15 feet away and that they are still able to provide 75% transparency regardless of the faux windows.

Ms. Rauch said the reduction in scale and additional comments from the ARB have been incorporated into this submittal. She provided additional renderings that show the scale of the proposed structure compared to surrounding structures.

Colleen Gilger asked if the first floor and lower level were two separate tenant spaces. Ms. Danko responded in the affirmative.

Mr. Tyler asked if they have begun considering range hood locations and additional requirements for the restaurant use. Ms. Danko responded in the affirmative. Mr. Tyler said they should also begin looking at sign locations even though they are still early in the process. He stated he is supportive of the revisions made to the architectural design and the reduction in massing.

Donna Goss commended the applicants of utilizing the grade change in their design and taking advantage of the plaza space for the pedestrian bridge.

The ART unanimously approved the Administrative Departure and recommended approval to City Council for the Basic Plan with seven conditions and two Waivers.

Mr. Papsidero asked if there were any further questions or concerns regarding this application. [There were none.] He stated the Basic Plan will be forwarded to City Council on January 10, 2017, for approval.

ADJOURNMENT

Vince Papsidero asked if there were any additional administrative issues or other items for discussion. [There were none.] He adjourned the meeting at 2:24 pm.

As approved by the Administrative Review Team on January 19, 2017.