



MEETING MINUTES

Administrative Review Team

Thursday, March 2, 2017 | 2:00 pm

ART Members and Designees: Jeff Tyler, Building Standards Director; Donna Goss, Director of Development; Colleen Gilger, Director of Economic Development; Aaron Stanford, Senior Civil Engineer; Shawn Krawetzki, Landscape Architect; Tim Hosterman, Police Sergeant; and Brad Flora, Fire Inspector.

Other Staff: Claudia Husak, Senior Planner; Logan Stang, Planner I; Lori Burchett, Planner II; Tammy Noble, Senior Planner; Nichole Martin, Planner I; Mike Kettler, Planning Technician; and Laurie Wright, Administrative Support II.

Applicants: Craig Smith and Julie Godfrey, New Avenue Architects & Engineers (Case 1); Matt Starr, Crawford and Hoying Development Partners; James Peltier, EMH&T; and Karen Danko, Moody Nolan (Case 2); and Matt Starr, Crawford and Hoying Development Partners (Case 3).

Jeff Tyler called the meeting to order at 2:03 pm. He asked if there were any amendments to the February 23rd meeting minutes. The minutes were accepted into the record as presented.

PRE-APPLICATION

1. BSD C – Pint Room Patio Expansion

4415 W. Dublin-Granville Road Pre-Application Review

Logan Stang said this is a request for the expansion and construction of a patio enclosure for an existing tenant within the Shoppes at River Ridge on the south side of W. Dublin-Granville Road, approximately 500 feet east of Riverside Drive. He said this is a request for review and feedback for a future application within the Bridge Street District under the provisions of Zoning Code §153.066.

Mr. Stang presented an aerial view of the site and noted the connected building was part of the Pint Room as well. He presented the existing patio located outside between the building and a private drive. He pointed out there will be: a stone wall along the edge; a new fire place to replace the double doors; and a new metal trellis with columns. He indicated the applicant is also considering adding a sign on the south side. He presented a sample board of proposed materials, which will match what is on the existing Shoppes at River Ridge. He explained the existing canvas awnings will be removed to make way for the trellis.

Craig Smith, New Avenue Architects & Engineers, presented the existing materials from the Shoppes at River Ridge on a sample board. He presented a photograph of the existing patio and noted the fenced in area for patio seating, which they plan to expand by pushing the railings closer to Bruegger's Bagels, their adjacent tenant. He said the applicant's intent is to create a four-season room, a space more substantial with a covered roof and retractable covering. He explained the applicant is trying to follow what was recently approved for the Cameron Mitchell's Restaurant in Bridge Park. He said the Pint Room plans to remove the canvas in the summer for outdoor exposure. He said they also plan to add televisions to the space. He said the existing double door at the gable will be removed to add a gas fireplace in its place and the windows on each side will turn into glass doors for access. He explained a stone finish will be used for the wall and the stone will wrap the black metal columns. He added flowers can be planted in the wall that acts as a flower box. He said the applicant would like to create an opportunity for additional signage because there is nothing in this area identifying space. He indicated the owner plans to work with the tenant next door, Bruegger's Bagels to add a cantilever over the walking path connected with the Pint Room's framing to allow all parties to share a covered walkway. He noted Bruegger's Bagels currently has signage, which they might try to combine with and they have a patio space, too. He stated the railings will be similar to the existing style. He said the stand alone structure will not attach to the building but will



need to be sealed for rain. He said the roof structure and space currently use downspouts for stormwater management.

Julie Godfrey, New Avenue Architects & Engineers, said they are contemplating steel or color coated aluminum as the metal structure and the canvas walls will roll up inside the space.

Mr. Stang said even if the screening material proposed is similar to Cap City that was recently approved, the applicant would have to go to the Planning and Zoning Commission to request a Waiver; the ART could not recommend approval for the proposed material but they could go to the PZC to make their case. He reported he had sent the possible conditions for approval to the applicant who would have to meet the minimum conditions Cap City had agreed to. He indicated the ART or the PZC could request additional conditions.

Mr. Smith said he is aware of the condition that requires an inspection every two years and replacement every five years.

Aaron Stanford inquired about lighting. Mr. Smith responded low lighting would be kept within the interior of the structure and do not intend to add lighting on the outside of the structure as there are already lampposts in place.

Shawn Krawetzki said he would like to see what the enclosure would look like and where and how the televisions would be mounted.

Donna Goss inquired about ADA compliance and accessibility. She indicated that this area will now become a designated area as a drop off point and requested traffic circulation details.

Brad Flora said he inspects this building for the Fire Department and finds it is always packed with people in the summer.

Colleen Gilger questioned the liquor license requirements if this is to be a standalone structure. She encouraged the applicant to have the restaurant owner check with the licensing bureau before they decide if it should be attached to the building or not. She said a standalone structure, even if it is considered a four-season room could be considered a separate building and she did not know if that would impact the current liquor license.

Claudia Husak asked how the roof is to be covered. Mr. Smith answered they are considering a corrugated metal or rubber roof with a fascia around it.

Ms. Husak asked how the stormwater would drain since a flat roof was proposed. Mr. Smith responded there are downspouts on each side of the gable.

Jeff Tyler asked if the roof would need to then slope towards the building. He said he would need to see how the roof functions and see it with the fascia.

Ms. Husak questioned the proposed potential sign as it does not currently appear to be as modern as the rest of the design. She inquired about the material that would enclose the patio. Ms. Godfrey answered the material is C Clear – a thin gauge poly carbonate. She explained the walls would roll up on the inside and the plants proposed would stay on the outside.

Staff was concerned with maintenance of the proposed material. Mr. Krawetzki said he sees this product used a lot in Virginia and frequent replacements are needed because the product discolors after it has gotten wet and then rolled up.

Ms. Husak asked if the furniture would stay the same. Mr. Smith replied there will probably be new furniture but anticipates it would still be black metal.

Mr. Smith said the televisions for the enclosed space would be similar to the sets used in the interior, which are about 36" – 48" wide and would be placed along the back of the main building. He added they would be kept high in the framing. He indicated he could provide a 3-dimensional rendering for the next review. In the Zoning Code, Ms. Husak said any outdoor speakers would require a conditional use and a lot of the review required for this application is outside of the ART's purview. She added advertising is not permitted on furniture or from an establishment and a televisions will have commercials. She said there is no business in Dublin that has been permitted a television on the outside of an establishment. Location she said would probably help since this area is not street facing; just a private drive. She suggested maybe having the televisions face inward so they cannot be viewed from the outside.

Tim Hosterman asked if this enclosure would be heated. Ms. Godfrey explained the applicant would use the existing gas service from up above. Mr. Tyler requested that specific plans for televisions and heating be provided with plans for approval.

Mr. Tyler asked how the area would be enclosed on all sides as they plan to use railings. Mr. Smith answered with that clear material their intent is for it to "disappear" and not be highly visible. Mr. Tyler said Plexiglas is not a permitted primary material and would require a request for a Waiver. Ms. Godfrey said they may add a column at the gate and all would be enclosed. Mr. Krawetzki questioned how the doors would function. Ms. Husak noted the Rusty Bucket in Dublin has garage doors that open to the outside.

Mr. Tyler said he is concerned about Bruegger's relationship as a neighbor with respect to the signs, etc. Ms. Godfrey said the owner plans to meet with Bruegger's Bagels. Ms. Husak noted a MSP would be required simply because the proposed signs are not attached to the building.

Mr. Tyler asked if there were any further questions or concerns regarding this application. [There were none.] He said because this was a Pre-Application, the ART would not be making any determinations.

INTRODUCTION

1. BSD HTN – Building Z2 17-015ARB-SPR

88 North High Street Site Plan Review

Logan Stang 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, approximately 180 feet north of the intersection with North Street. He said this is a request for a review and recommendation of approval to the Architectural Review Board for a Site Plan Review under the provisions of Zoning Code §153.066.

Mr. Stang presented the case background information on the Basic Plan Review. He reported it received City Council approval on January 10, 2017 and two Waivers were approved:

- Number of Building Stories (allowing 3 on the east elevation)
- Front Property Line Coverage (along North Riverview Street)

Mr. Stang said additional details are provided with the proposed Site Plan Review:

- Refine architectural details
- Update parking information and provide a Parking Plan
- Open space, gateway, and terminal vista details be addressed
- Discussion with applicant regarding Plat & Development Plan details

Mr. Stang presented the proposed Site Plan and inquired about the portion of the building and proposed transformers shown off the property. He asked if the applicant intends to purchase the land. Karen Danko,

Moody Nolan, indicated there have been some discussions. Mr. Stang said if everything is not on all of this site, somebody will have to sign off on it in agreement and they would have to be an applicant as well.

Mr. Stang presented the proposed Parking Plan and noted no parking on this site as the applicant plans to use on-street parking and parking provided in the garage in Building Z. He stated 102 spaces are required and it appears that the applicant will meet that requirement as proposed.

Mr. Stang presented the proposed landscaping plan for the upper level He said the details for mechanical screening need to be provided as well as the height of the hedge. He noted there are discrepancies where the property line is per the plaza. He said the applicant will need to show an accurate property line as calculations will be based off that.

Mr. Stang presented the proposed landscaping plan for the lower level. He explained the trellis will be used for additional patio seating. He said the open space requirement needs to be worked out as the applicant intends to count part of the west plaza. He said the plazas have not been finalized with the City and technically, could cause implications. He noted the west plaza is a terminal vista point and a gateway for buildings Z2 and Z1. He said there are timing issues with this since this application is the first piece. He explained the applicant may need to add or pay a Fee-in-Lieu to supplement open space.

Ms. Danko restated building Z2 relates to the west plaza. Mr. Stang said typically a Development Plan is approved before the Site Plan Review and that has not gone through yet; the Site Plan is usually based off the Development Plan but they could run concurrently. He indicated the west plaza would most likely be submitted soon.

Mr. Stang said the west elevation on N. High Street contains brick and wood siding for the primary materials and fiber cement for the secondary material. He pointed out that the south door leads to the lobby for the residences.

Mr. Stang presented the north elevation and noted the two balcony spaces and one cantilever on the east side are for the residential units and the lower portion is access for lower level tenants. He noted the future pedestrian bridge to the left. He said this building was approved for three stories due to site grading going towards the river.

The south elevation wall Mr. Stang said is provided for the residents and will screen mechanicals but he is concerned about the height. He said this is considered the 'back of house' but it faces an existing restaurant, Oscar's. He said the limit in Code is six feet and the applicant needs to provide the actual height of the brick wall. Ms. Danko noted the changes on the south elevation were made after consulting with their team. She said the changes on the east elevation were due to the requests made by City Council.

Mr. Stang asked what material is proposed for the parapet for the mechanical well. He said overall manufacturer details and specifications need to be provided as well.

Mr. Stang presented the renderings for the northeast and northwest perspectives. He said staff is still concerned about the façade on N. High Street as the massing needs to look like a two-story building. He said shed dormers are not outlined in the Code for these roof types. He asked the ART if the shed dormers were appropriate and if so, would require a Waiver.

Ms. Danko indicated the colors of the brick in the slides is not an accurate representation and they will be finalizing the color palette soon.

Mr. Stang inquired about the waste storage location because there does not appear to be any good access.

Mr. Stang said the applicant needs to provide a photometric plan and staff needs to figure out how to proceed with the gateway moving forward.

Aaron Stanford asked for further clarification about the procedures without first having a Development Plan to which Mr. Stang responded there will have to be a Development Plan in here as well as for the west plaza. He said then we will get the direction we need before final approval with this.

Mr. Stanford inquired about issues if the property lines were not established and if there was a timeline built in. Mr. Stang answered there would be issues.

James Peltier, EMH&T, asked if the Development Plan would need to come from Crawford Hoying Development Partners or the City. Matt Starr, Crawford Hoying Development Partners, indicated the property lines have been discussed with staff.

Mr. Stanford was concerned about the applicant receiving surprises later regarding an additional review process.

Jeff Tyler said he liked the changed dormers and likes what is being presented. He commended the applicant for doing a good job balancing the historic with the contemporary. He emphasized he is comfortable with the dormers and the architecture. He added the scale, mass, and proportion all work, especially in context with the streetscape that includes the Z1 building. He noted the proposed structure overwhelms Oscar's but indicated we do not know how long Oscar's will stay the current size. Shawn Krawetzki said he agrees.

Mr. Stang asked the ART if they had concerns with materials such as the fiber cement being used on the north and south elevations because these would require a Waiver. Donna Goss indicated she liked the way it was proposed.

Mr. Tyler clarified the closest parking for that path providing access to the lower level restaurant would be on-street parking on N. High Street. Ms. Danko added the elevator is important to the lower level.

Colleen Gilger asked if there are ADA spaces out front.

Mr. Stang asked if a MSP would be applied for. Mr. Starr said they would probably modify the existing Z1 Building MSP to create regulations for this building.

Mr. Stang said internal discussions have to happen in a few days regarding the Development Plan. He said the Parking Plan would suffice but the bike parking needed to be considered. Mr. Peltier said they would consider inside the garage for bike parking or look at N. High Street.

Ms. Danko asked when the additional information requested is needed. Mr. Stang answered if the applicant plans to bring this forward to the March meeting of the Architectural Review Board, materials would be needed by March 9th at the latest, subject to the Development Plan. He added March 16th would be the date for the ART's recommendation to the ARB if the above timeline was sought.

Mr. Tyler asked if there were any further questions or concerns regarding this application. [There were none.] He said because this is just an Introduction, no determination would be made today.

CASE REVIEW

1. BSD SRN – Bridge Park, Block A 17-012MSP

6540 Riverside Drive Master Sign Plan

Lori Burchett said this is a request for a Master Sign Plan for the AC Hotel, Event Center, and Hotel Garage located within Bridge Park, Block A at the intersection of E. Bridge Street and Riverside Drive. She said this is a request for a review and recommendation of approval to the Planning and Zoning Commission for a Master Sign Plan under the provisions of Zoning Code §153.066.

Ms. Burchett presented the changes as a result of the previous week's ART meeting. She said the ART had requested the AC Hotel signs at the top of the building on each end have the box removed. She presented several options along with night renderings. The consensus of the ART was for the signs with no box but are proportional in size to the north and south elevations.

Matt Starr, Crawford Hoying Development Partners, said it was relayed from Marriot that they preferred the option with the box as this is their logo and that this is a placeholder and may be redesigned. Claudia Husak encouraged the applicant to adjust square footage numbers.

Ms. Burchett showed the option requested by the ART for halo lighting for the hotel rooftop ID sign and the consensus of the ART was that it did not show as well as the internally illuminated letters first presented and the latter would also be consistent with other Crawford Hoying signs.

Ms. Burchett presented the Parking "P" sign with the text "HOTEL" added to it vertically. This sign with other possible options was discussed briefly.

Ms. Burchett presented several sign options on the event center named The Exchange. After a brief discussion, the ART decided 100 square feet for both signs (front and back elevations) was appropriate.

Ms. Burchett presented the rooftop bar sign at the street level entrance with the text "Vaso" but the applicant is still deciding on type of sign, locations, and design.

Jeff Tyler asked if there were any questions or concerns regarding this application. [There were none.]

ADJOURNMENT

Jeff Tyler asked if there were any additional administrative issues or other items for discussion. [There were none.] He adjourned the meeting at 3:34 pm.

As approved by the Administrative Review Team on March 9, 2017.