



MEETING MINUTES

Administrative Review Team

Thursday, June 15, 2017 | 2:00 pm

ART Members and Designees: Vince Papsidero, Planning Director; Colleen Gilger, Director of Economic Development; Matt Earman, Director of Parks and Recreation; Ray Harpham, Commercial Plans Examiner; Shawn Krawetzki, Landscape Architect; Aaron Stanford, Senior Civil Engineer; and Mike Altomare, Fire Marshall.

Other Staff: Claudia Husak, Senior Planner; Lori Burchett, Planner II; Logan Stang, Planner I; Nichole Martin, Planner I; Mike Kettler, Planning Technician; Nick Badman, Planning Assistant; Mary Turner, Planning Assistant; and Laurie Wright, Administrative Support II.

Applicants: Steve Moore, Moore Signs (Cases 1 & 2); Chris Crader, Harvest Dublin LLC (Case 3); Steven M. Roberts, Architect; Shane DeLong, RVP Engineering; and Gayle Frazer, Landscape Architect (Case 4); and Nelson Yoder & Eric Casto, Crawford Hoying Development Partners; John Woods, MKSK; and David Keyser, DKB Architects (Case 6).

Vince Papsidero called the meeting to order at 2:00 pm. He asked if there were any amendments to the June 1 meeting minutes. The minutes were accepted into the record as presented.

Mr. Papsidero noted the following Minor Modification:

Ram Restaurant & Brewery – Other modifications deemed appropriate by the Planning Director.

DETERMINATIONS

**1. BSD C – Studio J – Window Signs
17-056MPR**

**4505 W. Dublin-Granville Road
Minor Project Review**

Mary Turner said this is a proposal for window signs for a tenant space located within the Shoppes at River Ridge. She said the site is approximately 200 feet southeast of the intersection of W. Dublin-Granville Road and Dale Drive. She said this is a request for a review and approval of a Minor Project Review under the provisions of Zoning Code §153.066 and §153.150 through §153.164.

Ms. Turner presented an aerial view of the site. She reported the following BSD Sign Code Amendment became effective March 29, 2017:

- Only applicable to existing buildings in select BSD zonings
- 'Existing buildings' are those that do not comply with BSD form-based building types
- Signs for these buildings/tenant spaces will comply with the 'Standard' Sign Code until they are redeveloped
- Ensures signs are consistent with the style of development
 - Auto-oriented = fewer, larger signs
 - Pedestrian-oriented = more, smaller signs



Ms. Turner said the proposal is for window signs for an existing multi-tenant building for the windows to the left and right of the tenant space's principal entrance facing the parking lot and W. Dublin-Granville Road. She presented the proposed signs consisting of white HPV lettering for the east and west windows.

She said the window sign to the left/east of the entrance is proposed to be 4.7 square feet total at a height of 8.6 feet above grade and the window sign to the right/west is 3 square feet in size at a height of 7.4 feet above grade. The proposed signs she explained have a 'stepped' design pattern giving the appearance of multiple window signs per window since there are sections per multiple panes, which Code does not permit. Staff recommends the design be modified to be straight across to clearly comply with the requirement of one sign per window.

Ms. Turner said the signs meets the Zoning Code requirements for number/type, size, location, height, colors, and the criteria for a Minor Project Review.

Ms. Turner said approval is recommended for the Minor Project Review with the following condition:

- 1) That the sign design be modified to be straight across to meet the intent of the Code to permit only one sign per window, prior to issuance of a sign permit.

The applicant agreed to the condition.

Steve Moore, Moore Signs, added the Bridge Street District design criteria loosened up to permit more lively designs but that did not apply to this sign as it is for an existing building. He requested that flexibility with creativity is permitted for all signs. Vince Papsidero said he appreciated his comments but the recently approved code amendment does not give them that latitude.

Vince Papsidero asked if there were any questions or concerns regarding this application. [There were none.] He called for a vote, the motion carried, and the Minor Project Review was approved by the ART.

**2. BSD C – Bliss Life + Style – Sign
17-057MPR**

**4345 W. Dublin-Granville Road
Minor Project Review**

Nick Badman said this is a proposal for a wall sign for a tenant space within the Shoppes at River Ridge. He said the site is approximately 200 feet southeast of the intersection of W. Dublin-Granville Road and Dale Drive. He said this is a request for a review and approval of a Minor Project Review under the provisions of Zoning Code §153.066 and §153.150 through §153.164.

Mr. Badman presented an aerial view of the site and reported the following BSD Sign Code Amendment became effective March 29, 2017:

- Only applicable to existing buildings in select BSD zonings
- 'Existing buildings' are those that do not comply with BSD form-based building types
- Signs for these buildings/tenant spaces will comply with the 'Standard' Sign Code until they are redeveloped
- Ensures signs are consistent with the style of development
 - Auto-oriented = fewer, larger signs
 - Pedestrian-oriented = more, smaller signs

Mr. Badman said the proposed flat panel wall sign is 20 square feet in size and at a height of 12 feet from grade to be installed above the tenant space's principal entrance facing the parking lot. He described the sign as having white dimensional lettering and a border on a black backer panel consisting of just the two colors: black and white. He added the sign will be non-illuminated.

Mr. Badman said the wall sign meets the requirements for number/type, size, location, height, colors, and design as well as the criteria for a Minor Project Review. Therefore, approval is recommended with the following condition:

- 1) That any future permanent window signs for the tenant space be reviewed and approved by the Administrative Review Team prior to sign permitting and installation.

The applicant agreed to the condition.

Vince Papsidero asked if there were any questions or concerns regarding this application. [There were none.] He called for a vote, the motion carried, and the Minor Project Review was approved by the ART.

CASE REVIEW

3. BSD HC – Harvest Pizza - Patio 17-042ARB-MPR

45 N. High Street Minor Project Review

Logan Stang said this is a proposal for a patio addition and associated site improvements to an existing restaurant space on a 0.25-acre parcel. He said the site is on the west side of North High Street, approximately 125 feet south 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 Minor Project Review under the provisions of Zoning Code §153.066 and the *Historic Dublin Design Guidelines*.

Mr. Stang presented the proposed patio plan and reported staff had concerns about preserving the trees on the north and south sides of the patio area. He explained the applicant would need to notch the patio out around the trees in order to keep them. He said staff also had concerns about access to the patio so they recommended adding another connection point, which the applicant has addressed.

Mr. Stang said to ensure the survival of the existing trees there needs to be enough separation to protect the roots and recommended the use of tree grates that extend into the pavers written as a condition. He said for this size of a tree, a nine-foot radius is needed for the tree to thrive and that would take up too much of the patio space. Chris Crader, Harvest Dublin LLC, said he would agree to whatever recommendations staff or the ART may have regarding the patio.

Vince Papsidero asked staff what *Historic Dublin Design Guidelines* state about tree grates. Mr. Stang said he would need to review the *Guidelines* again. He also said he would visit the site to get a better sense of what tree grates are currently being used in that area.

Shawn Krawetzki advised the applicant to consider a tree grate where sections can be knocked out as the tree grows and to make sure the depth is not in the root zone.

Aaron Stanford inquired about the amount of excavation that would need to occur as the pavers are installed and how that would affect the root system of the tree. He asked the applicant what the size of the trees were to which the applicant answered 6-inch caliper trees. The ART overall was concerned with being able to truly preserve these trees in the long-term. Mr. Crader asked if it would be better if he just planted new trees. Mr. Stang said that was an option to remove the existing trees and plant new ones. Mr. Krawetzki said the critical root zone for the existing trees would be around 6 feet in radius to protect them. A new younger/smaller tree he said would have a better chance of survival with a deck addition but the applicant would lose the nice canopy they currently enjoy. Even using a permeable paving system over the critical roots could still suffocate the roots he said.

Mr. Stang presented the proposed patio furniture (chair, table, and umbrella) and two fence details they are considering. Mr. Crader said a wood picket fence is preferred over a form of metal or wrought iron. Mr. Stang said he was concerned with the two fences proposed that the applicant would not meet the requirement of 50% opacity. Mr. Crader said they are considering the white picket wood fence as they believe the character blends better with their architecture and they would paint the fence the same color as the trim on the structure. He said other properties in Historic Dublin have a wood fence.

Claudia Husak said the proposed fence is not appropriate for a business patio enclosure. Mr. Papsidero said black metal fencing is typical for the Historic District and named several establishments with that type of fence. Two wood fence designs were proposed and Shawn Krawetzki asked the applicant which design they preferred. Mr. Crader said he preferred the fence shown on the left side of the screen. Mr. Krawetzki said the opacity is better with that design and asked the applicant to design what the fence would be with the opacity requirements and also consider using some of the detailing from the columns on the building with the fencing design.

Mr. Papsidero asked everyone to consider what the public sees. Matt Earman said black metal tends to disappear more and would be consistent with the other restaurants in the area.

Mr. Stang said the fence is to help define the character since it will rest on the property line and adjacent to the sidewalk. He said the fence needs to delineate the patio space but not block it off and suggested the fence appear more open.

Mr. Stanford inquired about the color of the pavers. Mr. Stang presented a picture of the proposed pavers and explained they would be on one side of the fence and the typical City bricks would be used on the other side for the sidewalks. Mr. Stanford said it was challenging to visualize all the elements together when they are not presented in that manner.

Mr. Crader addressed the patio furniture he is proposing. He said they are made of a Trex composite material intended to last and the design is more fitting to their brand versus the metal furniture used across the street.

Vince Papsidero asked if there were any further questions or concerns regarding this application. [There were none.]

Mr. Stang stated the intent is for the ART to make a recommendation to the ARB at the meeting on June 22 in order to be reviewed by the ARB on June 28, 2017.

**4. BSD C – TownePlace Suites by Marriott
17-044BPR**

**5155 Upper Metro Place
Basic Plan Review**

Logan Stang said this is a proposal for construction of a five-story, 64,000-square-foot hotel with 105 guest rooms along the south side of Upper Metro Place, approximately 550 feet west of the intersection with Frantz Road. He said this is a request for a review and recommendation of approval to the Planning and Zoning Commission for a Basic Plan Review under the provisions of Zoning Code §153.066.

Mr. Stang reported issues with the site were identified. He said the proposal shows parking up to the southern property line where there is a significant tree line. He said the applicant is in the process of a tree survey as the tree line is 2.5 feet from the parking lot and they are not certain which trees are actually on their property and which belong to the adjacent property. He said the parking within the utility easement has been resolved per moving the east property line so there is no encroachment and they have condensed some of the spaces.

Mr. Stang said the proposal is fairly similar to the previous submission. He presented the proposed architecture for the north and south elevations and noted the glass curtain wall that extends vertically up all five stories at the main entrance facing Upper Metro Place indicating it is an iconic location on the facade. Additionally, he said there is a projecting overhang above the entry at the second floor level to notify visitors of the sheltered entry. He explained the entry will also be located in the proposed Open Space with outdoor seating, bike racks, upscale landscaping, and hardscaping that really helps identify it as an active space.

Mr. Stang said brick is used primarily on the facades of four floors and more fiber cement is used on the higher level – fifth floor. He explained the applicant added windows to the north and south facades to remove blank walls where there was an issue of transparency and a green screen to cover a utility room where a window was added but said a Waiver will still be needed.

Aaron Stanford inquired about the width of the drive aisle. Shane DeLong, RVP Engineering, answered 22 feet but that Marriott is requesting 24 feet in width.

Gayle Frazer, Landscape Architect, pointed out that the southern property line that is adjacent to the parking lot and neighboring development is heavily wooded with brush, Hackberry, Mullberry, and rotting Cherry trees. She asked for the ART's input for what they could put there as they pull out scrub material because they cannot plant evergreens. She said they are considering a variety of viburnums, assorted hydrangeas, or ornamental grasses. Shawn Krawetzki responded the only real option out of the three proposed were the ornamental grasses but they would not grow year round and the viburnum cannot live in a 2-foot-wide space.

Mr. Stang emphasized that the Code requires some buffering. Ms. Frazer said that will depend on the existing trees and brush that will be kept. Mr. Stang stressed that staff will work with the applicant after reviewing the tree survey. He noted that some trees have been identified as landmark trees and those should be preserved depending on where they are located.

Ms. Frazer asked what constitutes a landmark tree. Mr. Stang answered when a tree is greater than 24 caliper inches in size. He cautioned the applicant that the PZC is passionate about preserving or replacing as many trees as possible. Mr. Krawetzki added that a minimum of a 24-foot radius is needed for a landmark tree in order to protect the root zone.

Ms. Frazer asked if adjustments could be made involving the three landscape islands around trees to which Mr. Stang indicated would require a Waiver but staff would be supportive if it meant preserving landmark trees.

Steven Roberts, Architect, asked if buffering has to be vegetation or if another material could be used to provide coverage for all four seasons. He asked if a green screen ivy broken up with grasses would be appropriate. Mr. Stang responded he would look into the code requirements further.

Ray Harpham inquired about mechanicals. Mr. Roberts answered all the mechanicals are located on the roof except the filtration system for the pool and an electrical transformer. Mr. Harpham then asked about screening. Mr. Roberts said there are very tall parapets planned for on the roof.

Mr. Stang said July 6 is scheduled for the ART's recommendation to the PZC and July 13 would be the meeting for the PZC to review this proposal.

Vince Papsidero asked if there were any further questions or concerns regarding this application. [There were none.]

INTRODUCTIONS

5. ID-3 – Vadata, Building 3 17-027WID-DP

6645 Crosby Court Development Plan Review

Nichole Martin said this is a proposal for construction of a third data center building and associated site improvements on a 68-acre parcel within the West Innovation District. She said the site is approximately 800 feet south of the intersection of Crosby Court and SR 161. She said this is a request for a review and approval for a Development Plan under the provisions of Zoning Code §153.042(D).

Ms. Martin stated this proposal contains a 150,000-square-foot building for a data center and a small office that includes bike parking and 42 parking spaces. She said this third building was reviewed as the ART worked through the proposal for the second building and all the landscaping was approved with the first building that included a fence, a landscape buffer, and mounding, which is identical to building 2.

Ms. Martin requests some variations, otherwise the first building would stand out from the second and third buildings. The ART indicated they would like to know what the applicant plans for buildings four and five first to obtain a more cohesive plan.

Ms. Martin stated the ART's determination is scheduled for their next meeting on June 22, 2017.

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

6. BSD SRN – Bridge Park Block H 17-055SPR

John Shields Parkway/Dale Drive Site Plan Review

Lori Burchett said this is a proposal for a residential development with 64 condominiums in six buildings located within the Bridge Park Development. She said the 5-acre site is on the west side of Dale Drive, south of the intersection with John Shields Parkway. She said this is a request for a review and recommendation of approval to the Planning and Zoning Commission for a Site Plan Review under the provisions of Zoning Code §153.066.

Ms. Burchett said exterior changes are being proposed that are a departure from the Site Plan that was approved. She stated the changes include the deck space, auto court, and the introduction of cement panels instead of brick in certain areas to break up the amount of brick used but the character will stay intact; this will require new Waivers. She added the pool has been removed from the open space but again, the aesthetic character is being maintained.

Nelson Yoder, Crawford Hoying Development Partners, introduced Eric Casto as a new member of their team. He explained that these changes create larger entertaining spaces. He noted that many of the units were missing the three-car component so smaller units were combined to accommodate this, which also changed the configurations of the corners. He said these changes were made based on the testing in the marketplace.

David Keyser, DKB Architects, referred to the rendered elevation where they have units combined to appear a tan brick color. He said they also changed the porches and balconies to appear very modern by using a galvanized steel structure for the porches and steel stringers and concrete for the stairs leading up to the porches. He stated the corners were upgraded architecturally to provide major outdoor spaces on the back but it is not accessible to the main living space. He concluded the public spaces were brought forward to activate the street and create a dynamic relationship.

Vince Papsidero asked what was behind the terraces for the corner units. Mr. Yoder answered an entertaining area in the form of two living rooms, one on the upper floor and one on the lower and both are covered. He added the other porches are now larger at 9 feet by 13 feet, which enables multiple seating areas and full-size dining.

Mr. Krawetzki noted that with the stairs exposed to the street, occupant's property tend to get cluttered underneath and he was concerned it would become unsightly. Mr. Nelson assured him that the homeowner's association would take care of outside appearances. Colleen Gilger asked if the HOA can determine what can be stored on decks to which Mr. Nelson answered they could. He said these are \$300,000 units so he expects the occupants to have high quality items.

Vince Papsidero asked if there were any further questions or concerns regarding this application. [There were none.]

ADJOURNMENT

Vince Papsidero asked if there were any additional administrative issues or other items for discussion. [There were none.] He adjourned the meeting at 3:10 pm.

As approved by the Administrative Review Team on July 22, 2017.