



BOARD ORDER

Architectural Review Board

Wednesday, May 24, 2017 | 6:30 pm

The Architectural Review Board took the following action at this meeting:

- 1. BSD HTN – Bridge Park West – Building Z2** **88 N. High Street
Development Plan Review**
17-050ARB-DPR
- Proposal: 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.
- Request: Review and approval of a Development Plan Review under the provisions of Zoning Code §153.066 and the *Historic Dublin Design Guidelines*.
- Applicant: James Peltier, EMH&T
- Planning Contact: Logan M. Stang, Planner I; (614) 410-4652, lstang@dublin.oh.us

MOTION #1: Mr. Musser moved, Ms. Fox seconded, to approve a request for a Waiver for Flag Lots as they are prohibited per the Zoning Code §153.060(C)(8)(b).

VOTE: 3 – 0

RESULT: The request for a Flag Lot Waiver was approved.

RECORDED VOTES:

David Rinaldi	Yes
Jane Fox	Yes
Shannon Stenberg	Absent
Everett Musser	Yes

MOTION #2: Ms. Fox moved, Mr. Musser seconded, to approve a request for a Development Plan Review with four conditions:

- 1) That the final design of the Pedestrian Bridge Landing and West Plaza will be approved as part of a separate Site Plan Review application;
- 2) That the applicant continue to work with the City on the submission of Preliminary & Final Plats to address existing property concerns;
- 3) That the details and location of the proposed easements be finalized with the future Plat applications; and



**1. BSD HTN – Bridge Park West – Building Z2
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**88 N. High Street
Development Plan Review**

- 4) That the applicant either receive approval for the inclusion of PID 273-004079 & PID 273-000027 from the property owner or revise all plans to remove work proposed on the properties, prior to filing for building permits.

VOTE: 3 – 0

RESULT: The request for a Development Plan Review was approved.

RECORDED VOTES:

David Rinaldi	Yes
Jane Fox	Yes
Shannon Stenberg	Absent
Everett Musser	Yes

STAFF CERTIFICATION



Logan M. Stang, Planner I





BOARD ORDER

Architectural Review Board

Wednesday, May 24, 2017 | 6:30 pm

The Architectural Review Board took the following action at this meeting:

**2. BSD HTN – Bridge Park West – Building Z2
17-015ARB-SPR**

**88 N. High Street
Site Plan Review**

Proposal: 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.

Request: Review and approval of a Site Plan Review under the provisions of Zoning Code §153.066 and the *Historic Dublin Design Guidelines*.

Applicant: Teri Umbarger, Moody Nolan

Planning Contact: Logan M. Stang, Planner I; (614) 410-4652, lstang@dublin.oh.us

MOTION #1: Ms. Fox moved, Mr. Musser seconded, to approve a request for a Parking Plan to allow 102 required parking spaces be provided off-site by utilizing three on-street spaces on N. High Street and the remaining 99 spaces from the parking structure in the Bridge Park West Development.

VOTE: 3 – 0

RESULT: The request for a Parking Plan was approved.

RECORDED VOTES:

David Rinaldi	Yes
Jane Fox	Yes
Shannon Stenberg	Absent
Everett Musser	Yes

MOTION #2: Mr. Musser moved, Mr. Rinaldi seconded, to approve a request for 16 Site Plan Waivers:

1. §153.062(D)(2)(E) Gable Ends: An architecturally appropriate element such as vent, window, or decorative (required); No architectural element on North Riverview Street and plaza gable ends (requested).
2. §153.062(I)(1)(a) Balcony Size: Minimum open area of six feet deep and five feet wide (required); Balcony size of five feet deep by 10.8 feet wide on North Riverview Street (requested).
3. §153.062(O)(9)(a)(1) Occupation of Corner: Occupation (required); No occupation at North Riverview Street & North Street (requested).



**2. BSD HTN – Bridge Park West – Building Z2
17-015ARB-SPR**

**88 N. High Street
Site Plan Review**

4. §153.062(O)(9)(a)(1) Front Required Build Zone = 0 - 20 feet (required); >20 feet at North Riverview Street (requested).
5. §153.062(O)(9)(a)(1) Corner Side Required Build Zone = 0 - 10 feet (required); >10 feet at North Riverview Street & North Street (requested).
6. §153.062(O)(9)(a)(1) Required Build Zone Treatment = Patio or streetscape (required); No treatment at North Riverview Street (requested).
7. §153.062(O)(9)(a)(2) Minimum Lot Width = 30 feet (required); 10 feet (requested).
8. §153.062(O)(9)(a)(2) Maximum Impervious Lot Coverage = 85% maximum (required); 94% (requested).
9. §153.062(O)(9)(b) Ground Story Height = 10 - 12 feet (required); 14.67 feet on the west elevation (requested).
10. §153.062(O)(9)(b) Upper Story Height = 9 - 12 feet (required); 14.67 feet for second story on the east elevation (requested).
11. §153.062(O)(9)(d)(1) Ground Story Street Facing Transparency = 40% minimum (required); 10% on east elevation (requested).
12. §153.062(O)(9)(d)(2) Non-Street Façade Transparency = 15% minimum (required); 1% on first story of south elevation, and 13% on second story of south elevation (requested).
13. §153.062(O)(9)(d)(2) Non-Street Façade Blank Wall Limitations = Limitations (required); Blank wall on first story of the south elevation (requested).
14. §153.062(O)(9)(d)(3) Parking Lot Façade Entrances: 1 (required); None (requested).
15. §153.062(O)(9)(d)(5) Primary Materials: 80% minimum (required); 69% on west elevation, 69% on east elevation, 53% on north elevation, and 60% on south elevation (requested).
16. §153.065(E)(1)(b) Fence and Wall Height: 6 feet maximum (required); 10 feet, 10 inches along the southern property line (requested).

VOTE: 2 – 1

RESULT: The request for 16 Site Plan Waivers was approved.

RECORDED VOTES:

David Rinaldi	Yes
Jane Fox	No
Shannon Stenberg	Absent
Everett Musser	Yes



MOTION #3: Mr. Rinaldi moved, Mr. Musser seconded, to approve a request for a Site Plan Review with 14 conditions:

- 1) That the applicant provide the manufacturer specifications for the wood and fiber cement siding at the building permitting stage to ensure minimum butt thickness is being met;
- 2) That the applicant provide the operating hardware details for the doors to the commercial uses at the building permitting stage;
- 3) That all signs receive approval by the ARB through the zoning review process, prior to the installation of any signs;
- 4) That the applicant continue to work with the City on the implementation of the design and construction of the Pedestrian Bridge West Plaza to ensure compliance with all requirements listed under Zoning Code §153.064 – Open Space Types;
- 5) That the applicant work with staff to provide additional bicycle parking spaces on-site to the extent possible, prior to filing for building permits;
- 6) That the applicant work with Engineering to ensure compliance with Stormwater Management requirements at the time of building permitting;
- 7) That the applicant provide landscape material specifications by a registered landscape architect with the building permit to ensure all landscaping requirements are being met;
- 8) That the applicant provide foundation planting for any area not occupied by streetscape, patio, sidewalk or similar feature with the building permit to ensure compliance with this requirement;
- 9) That the applicant provide the material details for the rubble stone with the building permit, subject to staff approval;
- 10) That the applicant either receive approval for the inclusion of PID 273-004079 & PID 273-000027 from the property owner or revise all plans to remove work proposed on the properties, prior to filing for building permits;
- 11) That the applicant provide the details for mechanical screening at the time of building permitting to ensure compliance with screening requirements;
- 12) That the applicant provide the details of the mechanical units with the building permit and that any access doors face away from the public right-of-way to the maximum extent practicable;
- 13) That the applicant continue to work with the City to ensure exterior lighting requirements are being met; and



**2. BSD HTN – Bridge Park West – Building Z2
17-015ARB-SPR**

**88 N. High Street
Site Plan Review**

14) That the applicant provide documentation of an ADA accessible path from the structured parking garage to the building, at the time of building permitting.

VOTE: 3 – 0

RESULT: The request for a Site Plan Review was approved.

RECORDED VOTES:

David Rinaldi	Yes
Jane Fox	Yes
Shannon Stenberg	Absent
Everett Musser	Yes

STAFF CERTIFICATION



Logan M. Stang, Planner I



MEETING MINUTES

Architectural Review Board

Wednesday, May 24, 2017

AGENDA

- 1. BSD HTN – Bridge Park West – Building Z2** **88 N. High Street**
17-050ARB-DPR **Development Plan Review (Approved 3 – 0)**
- 2. BSD HTN – Bridge Park West – Building Z2** **88 N. High Street**
17-015ARB-SPR **Site Plan Review (Approved 3 – 0)**

The Chair, David Rinaldi, called the meeting to order at 6:30 p.m. and led the Pledge of Allegiance. Other Board members present were: Jane Fox and Everett Musser. Shannon Stenberg was absent. City representatives were: Vince Papsidero, Lori Burchett, Logan Stang, and Laurie Wright.

Administrative Business

Motion and Vote

Ms. Fox moved, Mr. Musser seconded, to accept the documents into the record. The vote was as follows: Mr. Rinaldi, yes; Mr. Musser, yes; and Ms. Fox, yes. (Approved 3 – 0)

Motion and Vote

Mr. Musser moved, Ms. Fox seconded, to accept the April 26, 2017, meeting minutes as presented. The vote was as follows: Mr. Musser, yes; Ms. Fox, yes; and Mr. Rinaldi, yes. (Approved 3 – 0)

Motion and Vote

Ms. Fox moved, Mr. Musser seconded, to approve the special meeting date of June 14, 2017. The vote was as follows: Mr. Rinaldi, yes; Mr. Musser, yes; and Ms. Fox, yes. (Approved 3 – 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 HTN – Bridge Park West – Building Z2** **88 N. High Street**
17-050ARB-DPR **Development Plan Review**

The Chair, David Rinaldi, said the following application 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 review and approval of a



Development Plan under the provisions of the Zoning Code §153.066 and the *Historic Dublin Design Guidelines*.

Logan Stang presented an aerial view of the site and said the Development Plan consists of the creation of a block as presented. He explained, as part of this block, there is the creation of two lots; the first lot to the north is the future West Plaza and Pedestrian Bridge Landing and the second lot is the site for the proposed Z2 building. He said there is a gateway located at the West Plaza and the intersection of N. High Street and (future) Rock Cross Parkway. As part of the Development Plan Review, he said the location of gateways is to be determined and approved and the details provided with the Site Plan. He said these gateway details will be provided with the West Plaza Site Plan Review at a later date.

Mr. Stang stated there would be two motions before the Board this evening:

1. Development Plan Waiver for Flag Lots
2. Development Plan Review

Mr. Stang reported the Administrative Review Team approved an Administrative Departure for the Maximum Block Dimensions – Perimeter Length at their meeting on May 18, 2017.

Mr. Stang said the Waiver is requested for Flag Lots. He pointed out that there is a small appendage that extends well into the southeast. He said Flag Lots are strictly prohibited in the Bridge Street District; however, this was created partially due to existing conditions and ownership. He said all of this will be cleaned up with a future Plat and development and this is just a temporary fix. Based off of the criteria, he stated staff is recommending approval of this Waiver in addition to the Development Plan Review with four conditions:

- 1) That the final design of the Pedestrian Bridge Landing and West Plaza will be approved as part of a separate Site Plan Review application;
- 2) That the applicant continue to work with the City on the submission of Preliminary & Final Plats to address existing property concerns;
- 3) That the details and location of the proposed easements be finalized with the future Plat applications; and,
- 4) That the applicant either receive approval for the inclusion of PID 273-004079 & PID 273-000027 from the property owner or revise all plans to remove work proposed on the properties, prior to filing for building permits.

The Chair invited the applicant to add a presentation. [Hearing none.]

David Rinaldi asked how the Flag Lot disappears with re-platting and how it will look. Mr. Stang answered it depends on when the Plat is filed and how City land and the applicant's property will be transferred amongst one another.

Jane Fox asked if the intent is to create a block that is more symmetrical and what the City plans to do with that land. She asked if access to the back is the driver for the flag lot. Russ Hunter, Crawford Hoying Development Partners, 6640 Riverside Drive, answered he is not certain. He explained the line has moved several times as they have been working on the West Plaza submittal. He added that what is currently Crawford Hoying Development Partners' land will become City owned land. Ms. Fox clarified that part of that will continue to stay a Flag Lot.

Vince Papsidero said other ownership patterns may change to the south and if not then it will remain that parcel in perpetuity. Just like the parcel to the north, he said, which will be the City parcel for the Pedestrian Bridge Landing and the West Plaza. He said that will remain an oddly conformed parcel.

To gain a better understanding, Ms. Fox asked why Flag Lots are prohibited in the Bridge Street District. Mr. Papsidero explained Flag Lots are an issue regarding subdivisions statewide and basically means a flag shaped lot is one that has very small frontage on a public road. He said despite its odd geometry this lot also meets the definition of being a Flag Lot because of the point into the southeast corner. He said this Waiver is more of a technicality of ownership as these pieces are all being built out.

Mr. Hunter added the driver for the location is topography for the boundary between what will be City property and property that will remain under the ownership of Crawford Hoying Development Partners. He explained the grade falls pretty quickly once on the City property, which is undevelopable but what remains on Crawford Hoying's property could be developed. Lori Burchett said details are being worked out and conversations continue as to where all the property lines will be located.

The Chair invited public comment. [Hearing none.]

Motion and Vote

Mr. Musser moved, Ms. Fox seconded, to approve a request for a Waiver for Flag Lots as they are prohibited per the Zoning Code §153.060(C)(8)(b).

The vote was as follows: Mr. Rinaldi, yes; Ms. Fox, yes; and Mr. Musser, yes. (Approved 3 – 0)

Motion and Vote

Ms. Fox moved, Mr. Musser seconded, to approve a request for a Development Plan Review with four conditions:

- 1) That the final design of the Pedestrian Bridge Landing and West Plaza will be approved as part of a separate Site Plan Review application;
- 2) That the applicant continue to work with the City on the submission of Preliminary & Final Plats to address existing property concerns;
- 3) That the details and location of the proposed easements be finalized with the future Plat applications; and
- 4) That the applicant either receive approval for the inclusion of PID 273-004079 & PID 273-000027 from the property owner or revise all plans to remove work proposed on the properties, prior to filing for building permits.

The vote was as follows: Mr. Musser, yes; Mr. Rinaldi, yes; and Ms. Fox, yes. (Approved 3 – 0)

2. BSD HTN – Bridge Park West – Building Z2 17-015ARB-SPR

88 N. High Street Site Plan Review

The Chair, David Rinaldi, said the following application 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 approval of a Site Plan under the provisions of the Zoning Code §153.066 and the *Historic Dublin Design Guidelines*.

Logan Stang presented a graphic showing the BSD Review Process and explained this is the final zoning review in the Bridge Street District process. He reported the ARB reviewed the Basic Plan Review informally last October and November and City Council reviewed and approved the Basic Plan in January of this year. He said there will be three motions before the Board this evening with regard to this application, which are a number of Waivers, a Parking Plan, and the Site Plan Review.

Mr. Stang presented an aerial view of the site and pointed out that the site is directly across the street from the public library.

Mr. Stang presented a graphic showing the background for the west elevation/N. High Street. He reported the ARB reviewed this project in November of last year (as shown on the left). At the meeting, he said the applicant was proposing a three story structure on High Street with four stories on the rear utilizing various architectural features to blend in with the Historic District to the south. He said after ARB review the applicant revised the proposal to a two-story building on High Street (shown on the right) blending more contemporary architectural features into all facades.

Mr. Stang presented a graphic showing the background for the north elevation/West Plaza. He explained the original proposal transitioned from west to east to a modern building utilizing flat roofs and curtain walls to blend with the Z building to the north and modern architecture across the river to the east. The revised plan he said replaced the flat roof mass with gables and reduced the number of curtain walls.

Mr. Stang presented a graphic showing the background for the east elevation/Scioto River, which is similar to how the west looked to blend with the surrounding architecture. What is shown on the right he explained utilizes the mix of contemporary and historic features such as the gables but with the addition of high windows to provide views of the river.

Mr. Stang presented the background graphic for the south elevation/Oscar's Restaurant to show the significant changes between the ARB Informal Review in November and the Council Review in January. He reported that City Council approved the Basic Plan Review with two Waivers: the first was to permit three stories for the east elevation due to the grade change; and the second for front property line coverage as the site has three frontages - North High Street, North Riverview Street, and North Street. He said a number of conditions were also added to refine details with the Site Plan Review as it pertained to the architecture.

Mr. Stang presented the proposed Site Plan. He said the site as approved with the Development Plan is irregular in shape and consists of a single, three-story building located on N. High Street. He noted the building takes up the majority of the site being located along the north property line directly adjacent to the West Plaza. He indicated the applicant will be dedicating open space for the West Plaza, which will be designed and approved through a separate Site Plan application. He said it is also worth noting that since the building sits on the north property line, various details regarding the streetscape and landscaping will be approved with the West Plaza and Pedestrian Bridge Landing and are not required with this application.

Mr. Stang presented the proposed floor plans consisting of a lower level, ground story, and the second story. He pointed out that the building contains a restaurant tenant space on the lower level with a covered patio area facing the river. The ground story also includes a restaurant space with patios facing the West Plaza and a lobby located in the southwest corner for the second story as it consists of four multiple-dwelling units: two one-bedroom apartments; one two-bedroom apartment; and one three-bedroom apartment.

Mr. Stang presented the proposed west elevation/N. High Street. He stated the architecture is substantially similar to what was approved at Council at the Basic Plan Review. He compared the Council approval (on the left) with the current proposal (on the right). He said the majority of the massing remains the same with just slight changes with the materials.

Mr. Stang presented the proposed north elevation/West Plaza as he said the most notable changes are to the roof massing changing the rear section to a larger gable and replacing the gable on the north elevation with a shed dormer similar to the west elevation.

Mr. Stang presented the proposed east elevation/Scioto River. He said the graphic shows the revised larger gable and also removes canopies that were shown above the windows on the ground level. He noted the balcony is now entirely cantilevered from the structure as well.

Mr. Stang presented the proposed south elevation/Oscar's Restaurant, which is similar to the Basic Plan with slight changes in massing and the reconfiguring of window placements.

Mr. Stang presented the proposed Landscape Plan – Ground Level that the applicant provided; however, due to the property configuration, the majority of the north, east, and west portions of the site will be designed with the streetscape of N. High Street and the West Plaza. He indicated that additional details will be required for some of the landscaping on the south portion of the lot with the building permits.

Mr. Stang presented a rendering showing the proposed materials including brick and wood siding as primary materials. He pointed out that there are two shades of brick - one light used for the water table and a darker brick used for massing. Wood siding is used as accents he explained with the upper level mass being clad in fiber cement siding. Lastly, he noted the proposed roof material is a dimensional asphalt shingle.

Mr. Stang concluded there are three motions that will be required this evening. He stated the first is for Site Plan Waivers of which there are a total of 16. The second motion he said is for the Parking Plan and the third is for the Site Plan Review with a number of conditions. He reported the Administrative Review Team had also approved two Administrative Departures:

- 1) Roof Height
- 2) Upper Story Height

Mr. Stang briefly explained each of the following 16 Waivers that were accompanied by graphics:

1. §153.062(D)(2)(e) Gable Ends: An architecturally appropriate element such as vent, window, or decorative (required); No architectural element on North Riverview Street and plaza gable ends (requested).
2. §153.062(I)(1)(a) Balcony Size: Minimum open area of six feet deep and five feet wide (required); Balcony size of five feet deep by 10.8 feet wide on North Riverview Street (requested).
3. §153.062(O)(9)(a)(1) Occupation of Corner: Occupation (required); No occupation at North Riverview Street & North Street (requested).
4. §153.062(O)(9)(a)(1) Front Required Build Zone = 0 - 20 feet (required); >20 feet at North Riverview Street (requested).
5. §153.062(O)(9)(a)(1) Corner Side Required Build Zone = 0 - 10 feet (required); >10 feet at North Riverview Street & North Street (requested).
6. §153.062(O)(9)(a)(1) Required Build Zone Treatment = Patio or streetscape (required); No treatment at North Riverview Street (requested).
7. §153.062(O)(9)(a)(2) Minimum Lot Width = 30 feet (required); 10 feet (requested).
8. §153.062(O)(9)(a)(2) Maximum Impervious Lot Coverage = 85% maximum (required); 94% (requested).

9. §153.062(O)(9)(b) Ground Story Height = 10 - 12 feet (required); 14.67 feet on the west elevation (requested).
10. §153.062(O)(9)(b) Upper Story Height = 9 - 12 feet (required); 14.67 feet for second story on the east elevation (requested).
11. §153.062(O)(9)(d)(1) Ground Story Street Facing Transparency = 40% minimum (required); 10% on east elevation (requested).
12. §153.062(O)(9)(d)(2) Non-Street Façade Transparency = 15% minimum (required); 1% on first story of south elevation, and 13% on second story of south elevation (requested).
13. §153.062(O)(9)(d)(2) Non-Street Façade Blank Wall Limitations = Limitations (required); Blank wall on first story of the south elevation (requested).
14. §153.062(O)(9)(d)(3) Parking Lot Façade Entrances: 1 (required); None (requested).
15. §153.062(O)(9)(d)(5) Primary Materials: 80% minimum (required); 69% on west elevation, 69% on east elevation, 53% on north elevation, and 60% on south elevation (requested).
16. §153.065(E)(1)(b) Fence and Wall Height: 6 feet maximum (required); 10 feet, 10 inches along the southern property line (requested).

Based on the Site Plan Waiver Criteria, Mr. Stang stated that approval is recommended of all 16 Waivers.

Mr. Stang presented the Parking Plan to designate off-site parking spaces. He stated 102 spaces would be required for this development. He said the applicant is requesting that three on-street spaces on N. High Street be used for their development and the remaining 99 spaces would be within the parking structure in the Z building to the north. He indicated the applicant has provided details of both the Z building parking calculations and this proposal to ensure that there is still a surplus of public parking within that garage. He said there are roughly 50 spaces left open that are not required by Code. He concluded approval is recommended for the Parking Plan.

Mr. Stang said based off of the Waivers, the Parking Plan, and the criteria for a Site Plan Review, staff is recommending approval with 14 conditions:

- 1) That the applicant provide the manufacturer specifications for the wood and fiber cement siding at the building permitting stage to ensure minimum butt thickness is being met;
- 2) That the applicant provide the operating hardware details for the doors to the commercial uses at the building permitting stage;
- 3) That all signs receive approval by the ARB through the zoning review process, prior to the installation of any signs;
- 4) That the applicant continue to work with the City on the implementation of the design and construction of the Pedestrian Bridge West Plaza to ensure compliance with all requirements listed under Zoning Code §153.064 – Open Space Types;
- 5) That the applicant work with staff to provide additional bicycle parking spaces on-site to the extent possible, prior to filing for building permits;
- 6) That the applicant work with Engineering to ensure compliance with Stormwater Management requirements at the time of building permitting;
- 7) That the applicant provide landscape material specifications by a registered landscape architect with the building permit to ensure all landscaping requirements are being met;

- 8) That the applicant provide foundation planting for any area not occupied by streetscape, patio, sidewalk or similar feature with the building permit to ensure compliance with this requirement;
- 9) That the applicant provide the material details for the rubble stone with the building permit, subject to staff approval;
- 10) That the applicant either receive approval for the inclusion of PID 273-004079 & PID 273-000027 from the property owner or revise all plans to remove work proposed on the properties, prior to filing for building permits;
- 11) That the applicant provide the details for mechanical screening at the time of building permitting to ensure compliance with screening requirements;
- 12) That the applicant provide the details of the mechanical units with the building permit and that any access doors face away from the public right-of-way to the maximum extent practicable;
- 13) That the applicant continue to work with the City to ensure exterior lighting requirements are being met; and,
- 14) That the applicant provide documentation of an ADA accessible path from the structured parking garage to the building, at the time of building permitting.

Mr. Stang pointed out that a number of the conditions deal with providing additional information at the building permitting stage.

Mr. Stang summarized the three motions required this evening: the Parking Plan, 16 Site Plan Waivers, and a Site Plan Review with 14 conditions.

Mr. Hunter presented some artistic renderings that the applicant has completed since the submittal to start the conversation with the Board.

Mr. Rinaldi asked if the Board will be shown material samples to which Mr. Hunter answered affirmatively.

Mr. Rinaldi said there has been great improvements from where they started. He asked for clarification on height. He requested detail for the tenth Waiver that applied to the ten-foot wall on the south elevation. He asked if it was rendered in brick to which Mr. Hunter answered affirmatively.

Jane Fox said the proposal has come a long way from the beginning and that she likes the architecture consistent throughout the whole structure. She indicated she really liked the architectural detailing of the one image they saw in November with the front with a metal roof as it was a softer transition into the Historic District. She said she recalled that the ARB's biggest concern was height and the two different pieces. She said they liked the detail that it went to a more contemporary feel and asked why the applicant moved away from the way it looked previously.

Mr. Hunter said he also loved that elevation originally but they found it became a traditional building next to a contemporary building and it did not feel like a transitional building so they tried to find a happy medium.

Ms. Fox recalled one of City Council's conditions of approval for the Basic Plan that was "the applicant continue to work with staff to determine whether the story height can be adjusted to meet Code through revisions of the Site Plan." She said the height has not come down at all to meet Code; it stayed exactly the same and maybe even a little taller than building Z1. She indicated she still had concerns with the story height because Council had instructed the ARB to review this element.

Everett Musser said he wanted to commend the architect for creating a totally different design. He said the structure once looked like two separate buildings and now it is consolidated into one building. He stated he thought it was architecturally appropriate as one comes over the bridge and is introduced to the Historic District. He addressed the height issue and thought it was the same height as building Z1.

Mr. Hunter said building Z1 and Z2 are incredibly close in height. He said they conducted studies relative to the slope on those roofs; they tried to pull them down after hearing the concerns and it just did not have the same effect.

Mr. Musser concluded that visually the height would not be noticed and overall he liked the current proposal.

Mr. Rinaldi indicated it will be a preference whether or not people like where the proposal was in November versus where the proposal is today. He stated the current elevation brings the scale down some and reads more as a 2.5 story building versus a 3 story structure. Expression wise, he said it is similar to what is visible across the plaza; this design really makes placemaking a better thing. He said the West Plaza is an arrival location and with further development and once the Pedestrian Bridge Landing is all detailed out will be interesting to see. He said seeing a unified expression at the plaza is going to make it a special place. He concluded he liked the way the direction has gone.

Mr. Rinaldi reviewed the Waivers and indicated the Transparency Waivers made sense where they occurred.

Ms. Fox inquired about the Required Build Zone (RBZ). She said in the Architectural Review Board standards and also in the *Historic Dublin Design Guidelines*, the Board is asked to make sure setbacks were similar down the street. She noted the setback is not similar on this one. She indicated her concern was with losing the traditional setbacks that we see in the Historic District as we develop closer to North Street. She said when it comes to height and this buildable zone, she is looking at how we ensure as we move into the District with more development that we do not lose our setbacks (which is part of the character) and we do not have a building too high next to a building that is low. She referred to Joyce Richard's house, which is next to the L-shaped building on the other side.

Mr. Hunter asked for clarification about the RBZ Waiver. Mr. Stang said the RBZ Waivers were for North Street and N. Riverview Street. He said the improvements being made on High Street and right-of-way that has been acquired as part of that, affected the setback and he believes this building will actually be in line with the southern development. He added there will be additional streetscape elements that will be provided in the right-of-way as part of the High Street design and they will tie into the West Plaza creating a seamless connection with this intersection.

Ms. Fox said that is her concern. She said she wanted to ensure that development does not impact the entire character of the streetscape so setbacks are important in the future so there is nice movement happening on the street. She emphasized she would prefer the height be decreased because City Council had asked the ARB to consider that. She said cantilever balconies are not found in the historic core. She prefers wood over the contemporary materials as she does not see it as transitioning. She requested more detail on the landscape plan. She said she liked the two patio seating areas on the east side and how the grotto buys into the stone and the river is a wonderful concept. She requested softening the upper level with planter boxes. She indicated the back of building Z1 is very strong and for better transitioning she is requesting a lush, soft, riverscape with planter boxes and trees.

Mr. Hunter thought some of that would come with tenant improvement, once we understand who is taking that space. From the development on the east side, he said they have learned that when a tenant is given a blank slate they can really get creative but there is an opportunity to build some of that in upfront.

Ms. Fox requested to see a sample of the rubble stone.

John Woods, MKSK, 462 S. Ludlow Street, said the rubble stone is going to tie in with the retaining walls for the west landing and is being coordinated with Parks and Recreation. He said the intent is to continue the rubble stone and wrap it around this building. He said they are looking at historic precedence in the Historic District and replicating what is existing.

Ms. Fox inquired about the old stone wall that was on the front of this property. Mr. Hunter said it is still there today. Ms. Fox said there are a lot of people in the Historic District that need that stone to repair their walls. Mr. Hunter suggested discussing this with Mandy Bishop so the stone can get to the people that would like it for repair.

Mr. Hunter addressed the height issue relative to the first story. He explained that 10 – 12 feet for a first story for commercial tenants is too low because they expect a minimum of a 12-foot clearance so the building structure would need to be above that. He explained that these heights are needed to be competitive or they will not be able to attract anyone to fill these spaces.

Ms. Fox said then it affects the overall height. She understands the heights for commercial but what about the height for apartments. Mr. Hunter answered 9 feet, which is standard.

Ms. Fox indicated there will be development farther south and it is an issue because there are only about 60 historic buildings left, and there is probably only so much land that would be considered in the Historic District. She said as development moves to North Street, the character will change for an entire block, almost all the way to SR 161 and then all that is really left in old character in a cohesive stay is everything south to Waterford Drive. She explained with each block of development, the issue becomes how much of the old character is able to be preserved. She emphasized sensitivity to height and mass is needed because the deeper one gets into the heart of SR 161 and N. High Street the more impacts are made to the entire district. She said this building makes sense because it is located at a gateway but closer to the heart it becomes a much more sensitive issue.

Mr. Rinaldi pointed out that this is the southern end of the Historic Transition District and what is appropriate here may not be appropriate next door. He said this building is different and is meant to present that transition.

Mr. Musser said he understands Ms. Fox was concerned about the setback but it appears to be right in line with two streetscape ends of building Z. Ms. Fox said she was more concerned with the area by Oscar's Restaurant.

The Chair asked if there were any concerns regarding the Parking Plan [Hearing none.]

The Chair asked if there were any further concerns with the 14 Site Plan Review conditions.

Ms. Fox recalled City Council had asked the applicant to continue to refine the architectural details and building type requirements and in terms of refining architectural details, she asked what was changed since Council saw this proposal. Mr. Stang answered it was the selection of primary and secondary materials and how they would be applied to the structure. He said there were conceptual materials shown with the Basic Plan to Council but nothing finalized. He said the applicant has provided that information with this Site Plan Review calling out manufacturers and specifications to ensure it meets Code requirements and the look and feel that is intended.

Mr. Rinaldi said he sees a high quality palette and likes the wood/timber detail that ties back to a historic nature that makes a good transition. He stated he has no concerns with the materials selected that he has been shown.

Mr. Musser said he likes the overall look including the detailing and is very pleased with the direction that this proposal has taken.

Ms. Fox indicated she would not be able to support story height; she said the building should have come down in height.

The Chair said he acknowledged Ms. Fox's concern. He said he looked at that and compared the height to building Z1 for consistency and said it was similar. He suggested that everything has been done to bring down the massing and the height within reason. He recalled the building was three stories brought down to 2.5 stories and the roofline was brought down and broken up. He said in an ideal world, he would like the story height to be 12 feet but he also understands the reality of what businesses now need.

Mr. Musser indicated the building will look lower than it actually is in height and that is the important thing versus whether it meets the exact measurement required by Code.

Motion and Vote

Ms. Fox moved, Mr. Musser seconded, to approve a request for a Parking Plan to allow 102 required parking spaces be provided off-site by utilizing three on-street spaces on N. High Street and the remaining 99 spaces from the parking structure in the Bridge Park West Development.

The vote was as follows: Mr. Rinaldi, yes; Mr. Musser, yes; and Ms. Fox, yes. (Approved 3 – 0)

Motion and Vote

Mr. Musser moved, Mr. Rinaldi seconded, to approve a request for 16 Site Plan Waivers:

1. §153.062(D)(2)(e) Gable Ends: An architecturally appropriate element such as vent, window, or decorative (required); No architectural element on North Riverview Street and plaza gable ends (requested).
2. §153.062(I)(1)(a) Balcony Size: Minimum open area of six feet deep and five feet wide (required); Balcony size of five feet deep by 10.8 feet wide on North Riverview Street (requested).
3. §153.062(O)(9)(a)(1) Occupation of Corner: Occupation (required); No occupation at North Riverview Street & North Street (requested).
4. §153.062(O)(9)(a)(1) Front Required Build Zone = 0 - 20 feet (required); >20 feet at North Riverview Street (requested).
5. §153.062(O)(9)(a)(1) Corner Side Required Build Zone = 0 - 10 feet (required); >10 feet at North Riverview Street & North Street (requested).
6. §153.062(O)(9)(a)(1) Required Build Zone Treatment = Patio or streetscape (required); No treatment at North Riverview Street (requested).
7. §153.062(O)(9)(a)(2) Minimum Lot Width = 30 feet (required); 10 feet (requested).
8. §153.062(O)(9)(a)(2) Maximum Impervious Lot Coverage = 85% maximum (required); 94% (requested).
9. §153.062(O)(9)(b) Ground Story Height = 10 - 12 feet (required); 14.67 feet on the west elevation (requested).

10. §153.062(O)(9)(b) Upper Story Height = 9 - 12 feet (required); 14.67 feet for second story on the east elevation (requested).
11. §153.062(O)(9)(d)(1) Ground Story Street Facing Transparency = 40% minimum (required); 10% on east elevation (requested).
12. §153.062(O)(9)(d)(2) Non-Street Façade Transparency = 15% minimum (required); 1% on first story of south elevation, and 13% on second story of south elevation (requested).
13. §153.062(O)(9)(d)(2) Non-Street Façade Blank Wall Limitations = Limitations (required); Blank wall on first story of the south elevation (requested).
14. §153.062(O)(9)(d)(3) Parking Lot Façade Entrances: 1 (required); None (requested).
15. §153.062(O)(9)(d)(5) Primary Materials: 80% minimum (required); 69% on west elevation, 69% on east elevation, 53% on north elevation, and 60% on south elevation (requested).
16. §153.065(E)(1)(b) Fence and Wall Height: 6 feet maximum (required); 10 feet, 10 inches along the southern property line (requested).

The vote was as follows: Mr. Musser, yes; Mr. Rinaldi, yes; and Ms. Fox, no. (Approved 2 – 1)

Motion and Vote

Mr. Rinaldi moved, Mr. Musser seconded, to approve a request for a Site Plan Review with 14 conditions:

- 1) That the applicant provide the manufacturer specifications for the wood and fiber cement siding at the building permitting stage to ensure minimum butt thickness is being met;
- 2) That the applicant provide the operating hardware details for the doors to the commercial uses at the building permitting stage;
- 3) That all signs receive approval by the ARB through the zoning review process, prior to the installation of any signs;
- 4) That the applicant continue to work with the City on the implementation of the design and construction of the Pedestrian Bridge West Plaza to ensure compliance with all requirements listed under Zoning Code §153.064 – Open Space Types;
- 5) That the applicant work with staff to provide additional bicycle parking spaces on-site to the extent possible, prior to filing for building permits;
- 6) That the applicant work with Engineering to ensure compliance with Stormwater Management requirements at the time of building permitting;
- 7) That the applicant provide landscape material specifications by a registered landscape architect with the building permit to ensure all landscaping requirements are being met;
- 8) That the applicant provide foundation planting for any area not occupied by streetscape, patio, sidewalk or similar feature with the building permit to ensure compliance with this requirement;
- 9) That the applicant provide the material details for the rubble stone with the building permit, subject to staff approval;

- 10) That the applicant either receive approval for the inclusion of PID 273-004079 & PID 273-000027 from the property owner or revise all plans to remove work proposed on the properties, prior to filing for building permits;
- 11) That the applicant provide the details for mechanical screening at the time of building permitting to ensure compliance with screening requirements;
- 12) That the applicant provide the details of the mechanical units with the building permit and that any access doors face away from the public right-of-way to the maximum extent practicable;
- 13) That the applicant continue to work with the City to ensure exterior lighting requirements are being met; and
- 14) That the applicant provide documentation of an ADA accessible path from the structured parking garage to the building, at the time of building permitting.

The vote was as follows: Ms. Fox, yes; Mr. Musser, yes; and Mr. Rinaldi, yes. (Approved 3 – 0)

Communications

Vince Papsidero said the Board approved a Special Meeting, which is going to be a workshop on June 14, 2017, at 6:30 pm regarding the draft Code amendments. He said a Public Open House will be conducted prior to that work session in the lobby from 5:30 – 6:30 pm. He stated that information will be posted on the website and notices sent to all the property owners in the affected area on June 2. He explained that once public input is gathered and met with the Board and staff has gathered questions asked by the public that information will be brought back to the Board for a final recommendation, tentatively planned for the July or August meeting depending on the level of detail of the comments to be forwarded on to the Planning and Zoning Commission and City Council. He indicated he thought the public should be satisfied with what they see because staff is being completely responsive to all of the issues raised.

Jane Fox said the City is losing small businesses in this area and those are what create the character of the Historic District. This district may not get the big development but small businesses that provide the services for the neighborhood will be maintained and that is just as valuable, she said.

Mr. Papsidero said we hope to retain the small businesses and hopefully attract some new ones. He said one of the challenges may just be land values regardless of anything we do. The way the proposal for the Code Amendments reads is one is limited to several small lots and cottage size boxes for new construction that can connect to each other but the form would support small business or even a residential use. He said we will need to see how this plays out long term but in the short term, staff believes we have hit the mark in terms of what is important to everybody based on the feedback received.

Ms. Fox suggested there should be a restriction to combine two and three parcels in the Historic District so a really large structure cannot be built that would change the character of the neighborhood.

Mr. Papsidero said there will still be the same lot coverage requirement and the same maximum square footage of a structure that can be connected. Theoretically, he said someone could buy multiple parcels but end up with smaller structures that are interconnected, which would make the massing to be comparable to what is existing. He said staff is recommending hallway-size appendages as the links between structures.



RECORD OF DETERMINATION

Administrative Review Team

Thursday, May 18, 2017

The Administrative Review Team made the following determinations at this meeting:

- 1. BSD HTN – Bridge Park West – Building Z2** **88 N. High Street**
17-050ARB-DPR **Development Plan Review**
- Proposal: 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.
- Request: Review and recommendation of approval to the Architectural Review Board for a Development Plan Review under the provisions of Zoning Code §153.066 and the *Historic Dublin Design Guidelines*.
- Applicant: James Peltier, EMH&T
- Planning Contact: Logan M. Stang, Planner I; (614) 410-4652, lstang@dublin.oh.us

REQUEST 1: ADMINISTRATIVE DEPARTURE

1. §153.060(C)(2)(a) Maximum Block Dimensions – Perimeter Length: 1,000 feet maximum perimeter length (required); 1,030 feet perimeter length (requested).

Determination: The Administrative Departure was approved.

REQUEST 2: DEVELOPMENT PLAN WAIVER

Request for an approval recommendation to the Architectural Review Board for the following Development Plan Waiver:

1. §153.060(C)(8)(b) Flag Lots: Flag lots are prohibited (required); Flag lot proposed for Z2 (requested).

Determination: The Basic Plan Waiver was recommended for approval to the Architectural Review Board as part of the Development Plan Review.

REQUEST 3: DEVELOPMENT PLAN REVIEW

Request for a recommendation of approval to the Architectural Review Board for a Development Plan Review with 4 conditions:

- 1) That the final design of the Pedestrian Bridge landing and West Plaza will be approved as part of a separate Site Plan Review application;
- 2) That the applicant continue to work with the City on the submission of a Preliminary & Final Plat to address existing property concerns;



**1. BSD HTN – Bridge Park West – Building Z2
17-050ARB-DPR**

**88 N. High Street
Development Plan Review**

- 3) That the details and location of the proposed easements will be finalized with the future plat applications; and
- 4) That the applicant either receive approval for the inclusion of PID 273-004079 & PID 273-000027 from the property owner or revise all plans to remove work proposed on the properties, prior to filing for building permits.

Determination: The Development Plan was recommended for approval to the Architectural Review Board.

STAFF CERTIFICATION



Vince Papsidero, FAICP
Planning Director



RECORD OF DETERMINATION

Administrative Review Team

Thursday, May 18, 2017

The Administrative Review Team made the following determinations at this meeting:

**2. BSD HTN – Bridge Park West – Building Z2 88 N. High Street
17-015ARB-SPR Site Plan Review**

Proposal: 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.

Request: Review and recommendation of approval to the Architectural Review Board for a Site Plan Review under the provisions of Zoning Code §153.066 and the *Historic Dublin Design Guidelines*.

Applicant: Teri Umbarger, Moody Nolan

Planning Contact: Logan M. Stang, Planner I; (614) 410-4652, lstang@dublin.oh.us

REQUEST 1: ADMINISTRATIVE DEPARTURES

1. §153.062(D)(2)(f) Roof Height: 18 feet maximum (required); 18.33 feet on North High Street and 18.67 feet along the West Plaza (requested).
2. §153.062(O)(9)(b) Upper Story Height: 9 - 12 feet (required); 8.44 feet on the third story of the east elevation (requested).

Determination: The two Administrative Departures were approved.

REQUEST 2: PARKING PLAN

To allow 102 required parking spaces be provided off-site by utilizing three on-street spaces on N. High Street and the remaining 99 spaces from the parking structure in the Bridge Park West Development.

Determination: The Parking Plan was recommended for approval to the Architectural Review Board.

REQUEST 3: SITE PLAN WAIVERS

Request for an approval recommendation to the Architectural Review Board for 16 Site Plan Waivers:

1. §153.062(D)(2)(e) Gable Ends: An architecturally appropriate element such as vent, window, or decorative (required); No architectural element on North Riverview Street and plaza gable ends (requested).
2. §153.062(I)(1)(a) Balcony Size: Minimum open area of six feet deep and five feet wide (required); Balcony size of five feet deep by 10.8 feet wide on North Riverview Street (requested).



**2. BSD HTN – Bridge Park West – Building Z2
17-015ARB-SPR**

**88 N. High Street
Site Plan Review**

3. §153.062(O)(9)(a)(1) Occupation of Corner: Occupation (required); No occupation at North Riverview Street & North Street (requested).
4. §153.062(O)(9)(a)(1) Front Required Build Zone = 0 - 20 feet (required); >20 feet at North Riverview Street (requested).
5. §153.062(O)(9)(a)(1) Corner Side Required Build Zone = 0 - 10 feet (required); >10 feet at North Riverview Street & North Street (requested).
6. §153.062(O)(9)(a)(1) Required Build Zone Treatment = Patio or streetscape (required); No treatment at North Riverview Street (requested).
7. §153.062(O)(9)(a)(2) Minimum Lot Width = 30 feet (required); 10 feet (requested).
8. §153.062(O)(9)(a)(2) Maximum Impervious Lot Coverage = 85% maximum (required); 94% (requested).
9. §153.062(O)(9)(b) Ground Story Height = 10 - 12 feet (required); 14.67 feet on the west elevation (requested).
10. §153.062(O)(9)(b) Upper Story Height = 9 - 12 feet (required); 14.67 feet for second story on the east elevation (requested).
11. §153.062(O)(9)(d)(1) Ground Story Street Facing Transparency = 40% minimum (required); 10% on east elevation (requested).
12. §153.062(O)(9)(d)(2) Non-Street Façade Transparency = 15% minimum (required); 1% on first story of south elevation, and 13% on second story of south elevation (requested).
13. §153.062(O)(9)(d)(2) Non-Street Façade Blank Wall Limitations = Limitations (required); Blank wall on first story of the south elevation (requested).
14. §153.062(O)(9)(d)(3) Parking Lot Façade Entrances: 1 (required); None (requested).
15. §153.062(O)(9)(d)(5) Primary Materials: 80% minimum (required); 69% on west elevation, 69% on east elevation, 53% on north elevation, and 60% on south elevation (requested).
16. §153.065(E)(1)(b) Fence and Wall Height: 6 feet maximum (required); 10 feet, 10 inches along southern property line (requested).

Determination: The 16 Site Plan Waivers were recommended for approval to the Architectural Review Board as part of the Site Plan Review.

REQUEST 4: SITE PLAN REVIEW

Request for a recommendation of approval to the Architectural Review Board for a Site Plan Review with 14 conditions:

- 1) That the applicant provide the manufacturer specifications for the wood and fiber cement siding at the building permitting stage to ensure minimum butt thickness is being met;

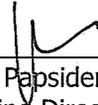
**3. BSD HTN – Bridge Park West – Building Z2
17-015ARB-SPR**

**88 N. High Street
Site Plan Review**

- 2) That the applicant provide the operating hardware details for the doors to the commercial uses at the building permitting stage;
- 3) That all signs receive approval by the ARB through the zoning review process, prior to the installation of any signs;
- 4) That the applicant continue to work with the City on the implementation of the design and construction of the Pedestrian Bridge West Plaza to ensure compliance with all requirements listed under Zoning Code §153.064 – Open Space Types;
- 5) That the applicant work with staff to provide additional bicycle parking spaces on-site to the extent possible, prior to filing for building permits;
- 6) That the applicant work with Engineering to ensure compliance with Stormwater Management requirements at the time of building permitting;
- 7) That the applicant provide landscape material specifications by a registered landscape architect with the building permit to ensure all landscaping requirements are being met;
- 8) That the applicant provide foundation planting for any area not occupied by streetscape, patio, sidewalk or similar feature with the building permit to ensure compliance with this requirement;
- 9) That the applicant provide the material details for the rubble stone with the building permit, subject to staff approval;
- 10) That the applicant either receive approval for the inclusion of PID 273-004079 & PID 273-000027 from the property owner or revise all plans to remove work proposed on the properties, prior to filing for building permits;
- 11) That the applicant provide the details for mechanical screening at the time of building permitting to ensure compliance with screening requirements;
- 12) That the applicant provide the details of the mechanical units with the building permit and that any access doors face away from the public right-of-way to the maximum extent practicable;
- 13) That the applicant continue to work with the City to ensure exterior lighting requirements are being met; and
- 14) That the applicant provide documentation of an ADA accessible path from the structured parking garage to the building, at the time of building permitting.

Determination: The Site Plan was recommended for approval to the Architectural Review Board.

STAFF CERTIFICATION



Vince Papsidero, FAICP
Planning Director



MEETING MINUTES

Administrative Review Team

Thursday, May 18, 2017 | 2:00 pm

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

~~**Other Staff:** Jennifer Rauch, Planning Manager; Claudia Husak, Senior Planner; Lori Burchett, Planner II; Logan Stang, Planner I; Nichole Martin, Planner I; Tammy Noble, Senior Planner; JM Rayburn, Planner I; Mike Kettler, Planning Technician; Nick Badman, Planning Assistant; and Laurie Wright, Administrative Support II.~~

~~**Applicants:** James Peltier, EMH&T; and Russ Hunter, Crawford Hoying Development Partners (Cases 1 & 2); Karen Danko, Moody Nolan (Case 2); Mark Rubcich, DaNite Sign (Case 3); Steve Roberts, Architect (Case 4); Matt Starr, Crawford Hoying Development Partners (Cases 5 & 6); and James Peltier, EMH&T (Case 7).~~

~~Vince Papsidero called the meeting to order at 2:02 pm. He asked if there were any amendments to the May 4th meeting minutes. The minutes were accepted into the record as presented.~~

DETERMINATIONS

1. **BSD HTN – Bridge Park West – Building Z2 17-050ARB-DPR**

88 N. High Street Development Plan Review

Logan Stang said this is a request for 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 Development Plan Review under the provisions of Zoning Code §153.066 and the *Historic Dublin Design Guidelines*.

Mr. Stang explained the Development Plan and Site Plan will proceed concurrently but the Development Plan must be approved first.

Mr. Stang presented an aerial view of the site and explained the existing site consists of a parking lot area and construction entrance for Building Z of the Bridge Park West development to the north and an additional connection is provided to the southeast at N. Riverview Street. He explained the site has a significant grade change from west to east towards the Scioto River. He noted that there are no buildings present on the site and all existing conditions will be modified or removed as part of the Site Plan Review and building permitting process.

Mr. Stang presented the proposed Development Plan and said it includes the creation of a single block consisting of two lots, one for development and one for open space that the City owns. He noted the southern lot is designated for the Z2 development proposal while the northern lot is for the (future) Pedestrian Bridge landing and the West Plaza. The block has an irregular shape, he explained, due to the existing site conditions and remaining property under development. He said the block follows an "L" configuration formed by the existing Oscar's Restaurant and office building to the south and has



approximately 186 feet of frontage on N. High Street with a 260-foot depth between N. High Street and N. Riverview Street. He said pedestrian access is allowed from any frontage while vehicular access would be limited to N. Riverview Street. However, due to the grade, he said this access would be difficult to achieve but more details will be provided with the Site Plan Review.

Mr. Stang stated the lots and blocks proposed with this application meet the Code requirements but a Waiver is required for the creation of a flag lot that will eventually be resolved once a plat application is filed alongside the City's application. He explained the block perimeter length is unique given the existing site conditions and the properties included with this application. The block length exceeds the maximum length by a slim margin, he said, based on the current properties, but this will also be resolved through the plat application. He indicated the street system is consistent with the BSD Street Network Map and is consistent with the Principles of Walkable Urbanism.

Mr. Stang said the proposal utilizes the existing infrastructure for N. High and N. Riverview Streets. However, he noted that modifications will be made to open spaces and public streets through separate processes, which this proposal has taken into account.

Mr. Stang said approval is recommended for the following Administrative Departure:

1. §153.060(C)(2)(a) Maximum Block Dimensions – Perimeter Length: 1,000 feet maximum perimeter length (required); 1,030 feet perimeter length (requested).

Mr. Stang said a recommendation of approval to the Architectural Review Board for the following Waiver is recommended:

1. §153.060(C)(8)(b) Flag Lots: Flag lots are prohibited (required); Flag lot proposed for Z2 (requested).

Mr. Stang said a recommendation of approval to the Architectural Review Board for a Development Plan Review is recommended with four conditions:

- 1) That the final design of the Pedestrian Bridge landing and West Plaza will be approved as part of a separate Site Plan Review application;
- 2) That the applicant continue to work with the City on the submission of a Preliminary & Final Plat to address existing property concerns;
- 3) That the details and location of the proposed easements will be finalized with the future plat applications; and
- 4) That the applicant either receive approval for the inclusion of PID 273-004079 & PID 273-000027 from the property owner or revise all plans to remove work proposed on the properties, prior to filing for building permits.

Vince Papsidero asked if there were any questions or concerns regarding this application. [There were none.] He confirmed the Administrative Departure was approved and a recommendation of approval for the Development Plan Review will be forwarded to the Architectural Review Board.

**2. BSD HTN – Bridge Park West – Building Z2
17-015ARB-SPR**

**88 N. High Street
Site Plan Review**

Logan Stang said this is a request for 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 and the *Historic Dublin Design Guidelines*.

Mr. Stang provided the case background and presented the Proposed Site Plan. He noted the proposed building on N. High Street is just south of the flag lot strip and Building Z in Bridge Park West. He explained the building sits approximately six feet from the property line on N. High Street and is on the northern property line, which abuts the West Plaza for the landing of the (future) Pedestrian Bridge. He added patios have been incorporated into the building footprint and provide direct connections to adjacent open spaces. Balconies, he said, are located above the patio spaces for the multiple-family dwellings. He noted the building is 10-15 feet from the southern property line to provide ample separation between this development and the existing Oscar's Restaurant.

Mr. Stang said the proposal includes a two- to three-story, mixed-use building consisting of a two-story structure on the west with a three-story structure facing east due to the grade change. He said the building contains a total of 9,586 square feet of restaurant spaces on the lower and ground levels with four multiple-family dwellings comprised of 2 one-bedroom apartments, 1 two-bedroom apartment, and 1 three-bedroom apartment located on the 2nd story and presented the proposed floor plans. He stated 8,276 square feet of Open Space are dedicated as part of the West Plaza, just north of the site and no on-site parking or vehicular access is proposed. However, he said the site incorporates a number of pedestrian connections to the adjacent Riverside Park and surrounding development. He noted the site is currently being used as construction access for the Bridge Park West Building Z site and will be removed as part of this application.

Mr. Stang presented the Proposed Landscaping Plans for the Upper and Lower Levels that included:

- Rubble Stone for Grotto Wall and Patio Wall
- Stone Veneer Wall
- Unit Paver Terrace
- Brick Paver Walk
- Architectural Concrete Paving
- Wood Trellis
- Tables, Chairs, Fire Pit
- Evergreen Hedge Utility Enclosure
- Ornamental Plantings

Mr. Stang presented renderings showing the exterior materials proposed for the northeast and northwest perspectives that included dimensional asphalt shingles, two variations of brick - one light and one dark, wood siding, fiber cement siding and trim, aluminum windows and canopy, rubble stone, and a rail system consisting of metal and cable.

Mr. Stang explained the two requested Administrative Departures (roof height that exceed requirements by less than a foot) are due to massing, architecture, and upper story height, which is less than the required height but is still deemed appropriate. He presented a graphic of the north and west elevations to show the roof height and the east elevation to show the upper story height.

Mr. Stang said the following Parking Plan is requested while a surplus of parking spaces remains:

To allow 102 required parking spaces be provided off-site by utilizing three on-street spaces on N. High Street and the remaining 99 spaces from the parking structure in the Bridge Park West Development.

Colleen Gilger inquired about ADA spaces. Mr. Stang answered they are designated in the parking garage. James Peltier, EMH&T, said there will be a pathway leading from the parking garage to the building. Mr. Stang indicated he would verify the details for the pathway and include a condition of approval whereas the applicant would need to provide documentation of an ADA accessible path from the structured parking garage to the building, at the time of building permitting.

Mr. Stang reviewed and presented graphics for each of the following 16 Site Plan Waivers requested:

1. §153.062(D)(2)(e) Gable Ends: An architecturally appropriate element such as vent, window, or decorative (required); No architectural element on North Riverview Street and plaza gable ends (requested).
2. §153.062(I)(1)(a) Balcony Size: Minimum open area of six feet deep and five feet wide (required); Balcony size of five feet deep by 10.8 feet wide on North Riverview Street (requested).
3. §153.062(O)(9)(a)(1) Occupation of Corner: Occupation (required); No occupation at North Riverview Street & North Street (requested).
4. §153.062(O)(9)(a)(1) Front Required Build Zone = 0 - 20 feet (required); >20 feet at North Riverview Street (requested).
5. §153.062(O)(9)(a)(1) Corner Side Required Build Zone = 0 - 10 feet (required); >10 feet at North Riverview Street & North Street (requested).
6. §153.062(O)(9)(a)(1) Required Build Zone Treatment = Patio or streetscape (required); No treatment at North Riverview Street (requested).
7. §153.062(O)(9)(a)(2) Minimum Lot Width = 30 feet (required); 10 feet (requested).
8. §153.062(O)(9)(a)(2) Maximum Impervious Lot Coverage = 85% maximum (required); 94% (requested).
9. §153.062(O)(9)(b) Ground Story Height = 10 - 12 feet (required); 14.67 feet on the west elevation (requested).
10. §153.062(O)(9)(b) Upper Story Height = 9 - 12 feet (required); 14.67 feet for second story on the east elevation (requested).
11. §153.062(O)(9)(d)(1) Ground Story Street Facing Transparency = 40% minimum (required); 10% on east elevation (requested).
12. §153.062(O)(9)(d)(2) Non-Street Façade Transparency = 15% minimum (required); 1% on first story of south elevation, and 13% on second story of south elevation (requested).
13. §153.062(O)(9)(d)(2) Non-Street Façade Blank Wall Limitations = Limitations (required); Blank wall on first story of the south elevation (requested).
14. §153.062(O)(9)(d)(3) Parking Lot Façade Entrances: 1 (required); None (requested).
15. §153.062(O)(9)(d)(5) Primary Materials: 80% minimum (required); 69% on west elevation, 69% on east elevation, 53% on north elevation, and 60% on south elevation (requested).
16. §153.065(E)(1)(b) Fence and Wall Height: 6 feet maximum (required); 10 feet, 10 inches along southern property line (requested).

This concluded Mr. Stang's presentation and he called for any further questions. [Hearing none.]

Mr. Stang recommended approval of two Administrative Departures:

1. §153.062(D)(2)(f) Roof Height: 18 feet maximum (required); 18.33 feet on North High Street and 18.67 feet along the West Plaza (requested).
2. §153.062(O)(9)(b) Upper Story Height: 9 - 12 feet (required); 8.44 feet on the third story of the east elevation (requested).

Mr. Stang said a recommendation of approval to the Architectural Review Board for a Parking Plan is recommended:

To allow 102 required parking spaces be provided off-site by utilizing three on-street spaces on N. High Street and the remaining 99 spaces from the parking structure in the Bridge Park West Development.

Mr. Stang said a recommendation of approval to the Architectural Review Board for 16 Site Plan Waivers is recommended:

1. §153.062(D)(2)(e) Gable Ends: An architecturally appropriate element such as vent, window, or decorative (required); No architectural element on North Riverview Street and plaza gable ends (requested).
2. §153.062(I)(1)(a) Balcony Size: Minimum open area of six feet deep and five feet wide (required); Balcony size of five feet deep by 10.8 feet wide on North Riverview Street (requested).
3. §153.062(O)(9)(a)(1) Occupation of Corner: Occupation (required); No occupation at North Riverview Street & North Street (requested).
4. §153.062(O)(9)(a)(1) Front Required Build Zone = 0 - 20 feet (required); >20 feet at North Riverview Street (requested).
5. §153.062(O)(9)(a)(1) Corner Side Required Build Zone = 0 - 10 feet (required); >10 feet at North Riverview Street & North Street (requested).
6. §153.062(O)(9)(a)(1) Required Build Zone Treatment = Patio or streetscape (required); No treatment at North Riverview Street (requested).
7. §153.062(O)(9)(a)(2) Minimum Lot Width = 30 feet (required); 10 feet (requested).
8. §153.062(O)(9)(a)(2) Maximum Impervious Lot Coverage = 85% maximum (required); 94% (requested).
9. §153.062(O)(9)(b) Ground Story Height = 10 - 12 feet (required); 14.67 feet on the west elevation (requested).
10. §153.062(O)(9)(b) Upper Story Height = 9 - 12 feet (required); 14.67 feet for second story on the east elevation (requested).
11. §153.062(O)(9)(d)(1) Ground Story Street Facing Transparency = 40% minimum (required); 10% on east elevation (requested).
12. §153.062(O)(9)(d)(2) Non-Street Façade Transparency = 15% minimum (required); 1% on first story of south elevation, and 13% on second story of south elevation (requested).
13. §153.062(O)(9)(d)(2) Non-Street Façade Blank Wall Limitations = Limitations (required); Blank wall on first story of the south elevation (requested).

14. §153.062(O)(9)(d)(3) Parking Lot Façade Entrances: 1 (required); None (requested).
15. §153.062(O)(9)(d)(5) Primary Materials: 80% minimum (required); 69% on west elevation, 69% on east elevation, 53% on north elevation, and 60% on south elevation (requested).
16. §153.065(E)(1)(b) Fence and Wall Height: 6 feet maximum (required); 10 feet, 10 inches along the southern property line (requested).

Mr. Stang said a recommendation of approval to the Architectural Review Board for a Site Plan Review is recommended with 14 conditions:

- 1) That the applicant provide the manufacturer specifications for the wood and fiber cement siding at the building permitting stage to ensure minimum butt thickness is being met;
- 2) That the applicant provide the operating hardware details for the doors to the commercial uses at the building permitting stage;
- 3) That all signs receive approval by the ARB through the zoning review process, prior to the installation of any signs;
- 4) That the applicant continue to work with the City on the implementation of the design and construction of the Pedestrian Bridge West Plaza to ensure compliance with all requirements listed under Zoning Code §153.064 – Open Space Types;
- 5) That the applicant work with staff to provide additional bicycle parking spaces on-site to the extent possible, prior to filing for building permits;
- 6) That the applicant work with Engineering to ensure compliance with Stormwater Management requirements at the time of building permitting;
- 7) That the applicant provide landscape material specifications by a registered landscape architect with the building permit to ensure all landscaping requirements are being met;
- 8) That the applicant provide foundation planting for any area not occupied by streetscape, patio, sidewalk or similar feature with the building permit to ensure compliance with this requirement;
- 9) That the applicant provide the material details for the rubble stone with the building permit, subject to staff approval;
- 10) That the applicant either receive approval for the inclusion of PID 273-004079 & PID 273-000027 from the property owner or revise all plans to remove work proposed on the properties, prior to filing for building permits;
- 11) That the applicant provide the details for mechanical screening at the time of building permitting to ensure compliance with screening requirements;
- 12) That the applicant provide the details of the mechanical units with the building permit and that any access doors face away from the public right-of-way to the maximum extent practicable;
- 13) That the applicant continue to work with the City to ensure exterior lighting requirements are being met; and

14) That the applicant provide documentation of an ADA accessible path from the structured parking garage to the building, at the time of building permitting.

Vince Papsidero asked if there were any further questions or concerns regarding this application. [There were none.] He confirmed the Administrative Departures were approved and a recommendation of approval for the Parking Plan and Site Plan Review will be forwarded to the Architectural Review Board.

**3. BSD-SCN – Flourish Chiropractic – Sign
17-048MPR**

**6677 Dublin Center Drive
Minor Project Review**

~~Nick Badman said this is a request for the installation of an internally-illuminated wall sign for a tenant space located within the Dublin Village Center. He said the site is approximately 1,200 feet northwest of the intersection of Dublin Center Drive and Village Parkway. 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 the aerial view of the site. He 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 presented the proposed wall sign that is approximately 11.8 square feet in size and 12 feet above grade for a single tenant in a multi-tenant building with ±24 feet of frontage facing a parking lot along Dublin Center Drive. He said the sign is comprised of black aluminum channel letters with black trim cap, white face letters, a white vinyl stripe, and no secondary image. He said the sign meets all of the Code requirements that include number/type, size, location, height, color, and secondary image. He said the application meets the Minor Project Review criteria as well.~~

~~Mr. Badman said 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.~~

~~Vince Papsidero asked if there were any questions or concerns regarding this application. [There were none.] He confirmed approval for the Minor Project Review.~~

INTRODUCTIONS

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

**5155 Upper Metro Place
Basic Plan Review**

~~Logan Stang said this is a request for the 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 presented the location plan of the site, as well as a conceptual future site plan for the entire property (two of the three proposed parcels remain vacant with this proposal). Per the location plan, the building appears to be located as close to Upper Metro Place as possible, given the 20-foot easement that~~

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:

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

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

- o Refine architectural details
- o Update parking information and provide a Parking Plan
- o Open space, gateway, and terminal vista details be addressed
- o 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.