



MEETING MINUTES

Administrative Review Team

Thursday, January 4, 2018 | 2:00 pm

ART Members and Designees: Vince Papsidero, Planning Director; Ray Harpham, Commercial Plans Examiner/Chief Building Official; Matt Earman, Director of Parks and Recreation; Aaron Stanford, Senior Civil Engineer; Shawn Krawetzki, Landscape Architect; and Mike Altomare, Fire Marshal.

Other Staff: Claudia Husak, Senior Planner; Logan Stang, Planner I; Jenny Rauch, Planning Manager Tammy Noble, Senior Planner; Nichole Martin, Planner I; JM Rayburn, Planner I; Mike Kettler, Planning Technician; Sierra Saumenig, Planning Assistant; and Laurie Wright, Administrative Support II.

Applicants: Chris Winkle, Noah's Event Venue (Case 1); Linda Menerey and Justin Maxwell, EMH&T (Case 2); Nelson Yoder, Crawford Hoying Development Partners; Teri Umbarger and Brian Sell, Moody Nolan; John Woods, MKSK; James Peltier, EMH&T (Case 4); Tate Chaney, Vine and Tap (Case 5); Wendy Tressler Jasper, Columbus Metropolitan Library and Teri Umbarger, Moody Nolan (Case 8).

Vince Papsidero called the meeting to order at 2:02 pm. He asked if there were any amendments to the December 21 meeting minutes. The minutes were accepted into the record as presented.

CASE REVIEWS

**1. ID-2 – Noah's Event Venue
17-108WID-SP**

**PID: 274-001353
Site Plan Review**

Logan Stang said this application is a proposal for the construction of an approximately 8,000-square-foot conference center and associated site improvements on a 4.15-acre parcel, zoned ID-2, Research Flex within the West Innovation District. He said the site is on the northeast corner of the intersection of Shier-Rings Road and Eiterman Road. He said this is a request for a review and approval of a Site Plan Review under the provisions of Zoning Code Section 153.042(E)(7).

Mr. Stang presented an aerial view of the site as well as the proposed site plan. He said the applicant is proposing 98 parking spaces with the building positioned towards the rear of the site due to the Stream Corridor Protection Zone and the two storm water ponds proposed. He reported the applicant was working with Engineering to dedicate the right-of-way per the Thoroughfare Plan. He explained the site plan was similar as before but the entrance on Eiterman Road is now further to the south. He said both entrances will act as right-in/right-out. He said the entrance off Shier Rings Road has also moved to the west, closer to the intersection. Staff has concerns with access and the location of the parking lot as employee and surface parking are to be located to the sides and rear in the West Innovation District.

Two elevations of the single-story building were presented clad mostly with EIFS, stone, and brick with enlarged glass windows wrapping the building.

Chris Winkle, Noah's Event Venue, stated they intend for functions to be business meetings for professional training during the work week and wedding/anniversary/birthday parties on the weekend. He said the main reason the building and parking is laid out as proposed is to accommodate brides as the appearance of a venue and its surroundings are so important. He said the building was pushed back to have a 50-foot buffer, utilize the trees, be away from the street, and patios in the back so brides can have a natural environment. He said the building entrance is in the middle of the building.



Mr. Winkle indicated that all the City's plans for future development will include a five-point intersection/roundabout so the applicant does not want their wedding venue close to that intersection because of the traffic noise. He said they would also like to keep the pond out front. He explained the applicant is dedicating right-of-way on Shier Rings keeping the area flexible for Dublin's future development. He added they did not need to dedicate anything for Eiterman Road. He said a raised brick median wall will be installed on the boulevard to prevent a left turn out of their site.

Mr. Winkle indicated this architectural style is original for this venue and not built like this anywhere else in the country. He said the facility in New Albany is closer to their other styles that are traditional. He explained this design stems from another project in Florida where they wanted a more modern and contemporary design but that job fell through. If this project is approved as proposed, he said, brides in Central Ohio will have a choice between their traditional venue in New Albany or this contemporary design in Dublin.

Mr. Stang asked if the applicant had discussed any plans with the adjacent church for cross-access. Mr. Winkle answered they reached out to the church proposing to combine the driveways but those he met with did not seem very excited. He indicated the reaction to their proposal included a concern that our patrons would go through their place for parking. He said he has not received a definitive answer yet from the church. He indicated very few events would occur at their venue on Sundays as they like to allow their employees to have that day off and if they did have an event, it would more than likely be a church function.

Aaron Stanford said he has concerns with this layout as there will be serious traffic impacts. He encouraged the applicant to work out these challenges with the City's traffic department between now and the ART's determination date. He said he will need to hear from traffic if a plan is okay before he can be supportive. He agreed that a shared access would be good for both sites. He said Eiterman Road is now restricted with only right in/right out access because of the traffic analysis requested by Mr. Winkle. Mr. Winkle responded there would be a cost of \$250,000 for the construction of a left-turn lane on Eiterman. Mr. Stanford said that amount was not unusual and he has to be able to say the site is safe. He urged the applicant to consult with traffic before moving forward. Mr. Winkle indicated this has been a struggle as the applicant now owns the property. He reported that the study resulted in 13 cars turning left onto that lane and the benchmark is typically 45 cars. Mr. Winkle emphasized he did not want his patrons to have to go to the next street that is in Marysville to turnaround and come back just to access his site.

Vince Papsidero said he will defer to whatever Engineering recommends to base his decision. He said the issue with the proposed site plan is all the parking to the front. He indicated he understands the applicant's reasons but he emphasized the plan does not meet the intent of the Zoning Code. He noted the applicant stated he wanted a pristine environment, but this property backs up to a fire training facility and brides are not going to want to see or smell smoke. He stated the Fire Department provides a valuable public service and if there were complaints, Code Enforcement would side with Fire as they were there first and the applicant was informed of these training exercises.

Ray Harpham reiterated the applicant's site plan would provide an attractive area but the applicant is ignoring the Zoning Code.

Mr. Papsidero suggested it would be helpful to staff to see how this site could be laid out with the building closer to the center of the site. He added that dual entrances might help with access for entering the venue.

Mr. Papsidero asked if there was a sidewalk all the way around the site or if that was included in a future plan. Claudia Husak answered that they will be extending the existing sidewalks on Shier Rings Road and Eiterman Road.

Shawn Krawetzki noted that the dumpster was placed in a prominent location on the site. Mr. Winkle said the dumpster is pushed back away from the venue but would be screened with mounds and landscaping. Mr. Papsidero said the concern is visibility of the dumpster from the public right-of-way.

Mike Altomare said he wants to see the AutoTurn to meet requirements and that he needs more documentation in terms of the pavement materials and depth. Mr. Winkle answered there would be four inches of asphalt and eight inches of base but he will update the plans for review.

Mr. Harpham asked the applicant to explain his concept of contemporary architecture. Mr. Winkle said this plan uses contemporary colors and textures and a black overhang to appear more modern versus the traditional red stone and tan/sandstone colors, and pitched roofs used on their traditional plans. He described the building with stone on the bottom, stone bump-outs, a white painted brick at the entry feature, dark gray and light gray EIFS and white with areas recessed for more relief.

Mr. Harpham indicated the vertical break up appears as a faux 'tudoresque' style with broken up sections.

Mr. Papsidero added the architecture plan needs to speak to a balance of EIFS and stone. Mr. Stang noted that for primary and secondary materials listed in the Zoning Code, 80% needs to include primary materials and all the materials proposed are included in the list. He added the Code speaks to EIFS as being used for architectural detail where it is appropriate but the language is vague.

Mr. Krawetzki inquired about the fencing material to be used around the patios. Mr. Winkle replied painted cedar to match the building. He added the trash enclosure would be screened with the same material. Mr. Krawetzki encouraged the applicant to consider using materials already being used on the building for the fencing. Mr. Harpham suggested they provide a limited palette of materials for the building. He clarified that three materials should be used with one of them used as trim as opposed to the current proposal.

Mr. Stang concluded staff will continue to review this application and will be in touch with the applicant regarding timing. He affirmed that the revised landscaping plan needs to be provided to ensure compliance.

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

2. BSD O – Echo, Neighborhood Hospital PID: 273-009147
17-118PP/FP/DPR/SPR/MSP Preliminary Plat/Final Plat/Development Plan
Review/Site Plan Review/Master Sign Plan

Logan Stang said this application is a proposal for the construction of an 18,000-square-foot, 24-hour, inpatient and emergency hospital facility on a 3.5-acre site zoned Bridge Street District Office. He said the site is south of West Dublin Granville Road, approximately 500 feet west of the intersection with Dublin Center Drive. He said this is a request for a review and recommendation of approval to the Planning and Zoning Commission for Development and Site Plan Reviews under the provisions of Zoning Code Section 153.066; a review and recommendation of approval to the Planning and Zoning Commission for a Master Sign Plan under the provisions of Zoning Code Sections 153.065(H) and 153.066, and the Bridge Street District Sign Guidelines; and a review and recommendation of approval to City Council for Preliminary and Final Plats under the provisions of the Subdivision Regulations.

Mr. Stang presented the Site Plan that is similar to the Basic Plan Review. He reported there has been minimal discussions as all the issues have been minor and staff just asked the applicant to verify the Code requirements. During the process of reviewing this application, he reported there have not been issues from the ART or the ARB.

The style of architecture was presented on all elevations as an opportunity for the ART to review. He noted that the applicant had improved the streetscape along SR 161 before to activate the frontage that was requested. He indicated that all the revisions have aligned with the comments provided.

Linda Menerey, EMH&T, said there has been a lot of cleanup with the plans. She said they have added dimensions and provided more details on lighting that include added bollards along SR 161. She said foundation landscaping and the specifications on the benches have now been provided as well as a lengthy legal explanation for the AEP easement.

Shawn Krawetzki suggested that the hand railings at the bottom of the stairs in the plaza space turn along the path with the columns. He said that detail would clean-up the view of the plaza space.

Ms. Menerey said the name of the user has not been provided yet but the Master Sign Plan indicates the requested sign locations and sizes. She indicated the user will most likely be announced in a month or so.

Mr. Papsidero asked if there were any further questions or concerns regarding this application. [There were none.] He affirmed the ART is scheduled to make a recommendation to the PZC on January 18 for the Commission's review on February 1, 2018.

INTRODUCTIONS

3. BSD HTN – Bridge Park West 17-046ARB/MSP

94-100 N. High Street Master Sign Plan

Nichole Martin said this application is a proposal for Amendments to an existing Master Sign Plan to allow for tenant window coverings in the Bridge Park West Development. She said the site is on the east side of N. High Street, approximately 275 feet north of North Street. She said this is a request for a review and recommendation of approval to the Architectural Review Board for a Master Sign Plan under the provisions of Zoning Code Sections 153.066 and 153.170 and the *Historic Dublin Design Guidelines*.

Ms. Martin reported she had told the applicant, Matt Starr, Crawford Hoying Development Partners that he did not need to be in attendance today. She said the major modifications proposed are primarily to gain consistency throughout the plan. She indicated what was approved for the east side of the river is not appropriate for the west side as it is within the Historic District and the applicant is cognizant of that. She said the MSP eliminated the citywide wayfinding signs and parking signs in addition to some minor revisions being requested by staff.

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

**4. BSD SRN – Bridge Park, Block A (A1 Office Building)
17-102SPR**

**PID: 273-012721
Site Plan Review**

Claudia Husak said this application is a proposal for the construction of a four-story, 80,000-square-foot office building and associated site improvements on a 0.77-acre site zoned Bridge Street District Scioto River Neighborhood District. She said the site is northeast of the intersection of Riverside Drive and W. Dublin-Granville Road. 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 Section 153.066.

Ms. Husak said the Case Planner is Lori Burchett but during her absence, she is filling in. She noted this case was previously recommended for approval to the Planning and Zoning Commission (PZC) by the Administrative Review Team (ART) but right before the PZC was to review this case, the applicant requested to postpone in order to update the proposal. From a process standpoint, she said, the materials have been revised but the elevations were not so it requires the ART to review the application again and make another recommendation to the PZC. She stated the recommended determination would be made at the ART meeting on January 18, 2018, for the PZC to review at their meeting on February 8, 2018.

Ms. Husak presented an aerial view of the site. She also presented the elevations that the ART had previously recommended for approval as well as the revised elevations with the revised materials. One of the new materials introduced, she noted, was a wood product used on the underside of the balconies. She pointed out that a lot of brick was proposed in a darker color as well as the lighter color brick. She said this change was most noticeable up against the event center next door, The Exchange. She also pointed out a new, interesting design element that the applicant is referring to as a "wrinkling effect" to the facade. She said Staff would go back through analysis to review the transparency calculations, etc.

Teri Umbarger, Moody Nolan, explained the applicant wanted to consider more of the ART's comments before they decided to go before the PZC. Through this process, she explained, the applicant decided to keep the same footprint but alter the façade to better relate to the Bridge Park Development, overall. She recalled the ART had suggested more of a brick warehouse look, a softened landscape, and a contemporary building that would not represent any office building you could find everywhere.

Ms. Umbarger presented various views of the elevations highlighting the revised materials and also provided a sample board of the new materials being introduced.

Brian Sell, Moody Nolan, said they strived for a combination of a nod to the AC Hotel with all its glass, metal, and wave effect but also included the warmer building materials desired. He said they used a cool gray brick as well as a dark shiny brick to blur the lines between metal and brick. He indicated this is now, basically, a masonry building with a metal or a metal-type product used for reflectivity with glassy open areas on the corners of the building. The windows are a dark glass when used next to the dark brick, he said.

Ms. Umbarger reported that all of the designs provided were created from Revit but would provide additional renderings to reveal the materials and design elements.

Ms. Husak inquired about the bottom floor. She asked if it appeared too dark or too enclosed given that the walkway between the event center and this building is narrow. Ms. Umbarger said there was a hedge there next to the event center that will soften the view. Mr. Sell said the slit lights and other lighting was missing from these drawings. He also said the perspective can be deceiving without the context of the event center that was not visible in these perspectives.

Ms. Husak asked if the Ariscraft would have a smooth finish. Mr. Sell said it will have more of a raked linear finish similar to a pin striping effect. Ms. Husak indicated she was supportive of cool colors of brick.

Ms. Umbarger presented a closer view of the entry. Mr. Sell said they made a big shift in massing. He affirmed the tower element was maintained on the north façade as well as the main entrance to the building from the parking garage. He indicated the view from SR 161 used to be the same height but now the tower is lower and not the entrance to the building. The entrance is now in the center of both ends of the building, he said. Ms. Umbarger indicated this change provides more of a street experience.

Mr. Papsidero asked if street address numbers would be placed above those entrances to which Ms. Umbarger answered affirmatively. She said the whole signage package needs to be investigated as they will need to consider future tenants. Aaron Stanford said the main address number would be placed on Longshore Street but there could be secondary addresses for tenants.

Ms. Umbarger presented the view from the west walking towards the east and noted they maintained the terrace for a possible restaurant use and kept the corner full of glass.

Mr. Sell said the applicant wanted a material that would pop for the balconies since they are considered amenities. He said they have not yet settled on a wood product but it would appear as a warm material for the underside of the balcony.

Mr. Papsidero asked about the crinkle or wrinkles on the one facade. Ms. Umbarger explained they are segmented breaks so the undulation of the roof and panes will show different lighting since the façade was originally flat on the east side.

John Woods, MKSK, presented the landscape plan. Ms. Umbarger stated the premise was the same as before but access points were clarified. She indicated they are still studying the green space by the front main entrance and anticipate a secondary entrance for tenants.

Mr. Woods said they plan to continue the hedge along the sidewalk but the lighting had been changed slightly. He said they have broken down the open space and made it greener. He said they will keep the same idea of terracing down the hill but would soften the grade changes with plant material.

Mr. Papsidero inquired about plant materials. Mr. Woods indicated they would use a creeping plant on the terrace to provide ground cover. He said the plateaus would be more ornamental-like in color and texture; more monolithic than meadow-ish to highlight the terracing effect. He added they brought the scale of the walls down and created a more direct pathway from the sidewalk to the door for secondary access. Ms. Umbarger added that these revisions cleaned up the whole edge and simplified the design.

Shawn Krawetzki inquired about the tree location at the front door and asked if it could be moved. The answer was no because it is an existing tree; part of the streetscapes that have been installed.

Mr. Woods asked if the bench toppers added to the wall should match the underside of the balconies.

Mr. Stanford asked where the Fire Department Connection (FDC) was located. Ms. Umbarger answered the FDC is still in the same location.

James Peltier, EMH&T, said they are looking for a finished floor elevation compared to Mooney Way and may need to bring down the road a few feet. He indicated they still need to revise drawings. He said they are also considering adding a retaining wall possibly but all was in the preliminary stages.

Mr. Stanford inquired about stormwater. Mr. Peltier said this site was accounted for when the rest of the block was approved. Mr. Stanford said he wants Acura on board with any proposed changes to the roadway. He stated he likes the revisions made to the building and the entire review team agreed.

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

**5. BSD HC – Vine and Tap – Sign
17-114ARB/MPR**

**55 S. High Street
Minor Project Review**

J.M. Rayburn said this application is a proposal for the installation of a new projecting wall sign for an existing tenant space, west of S. High Street, approximately 125 feet southwest of the intersection with Spring Hill Lane. 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 Sections 153.066 and 153.170 and the *Historic Dublin Design Guidelines*.

Mr. Rayburn presented a graphic of the wall-mounted projecting sign that will face north and be most visible to southbound traffic and pedestrians on High Street in Historic Dublin. He described the sign as having a round shape with a cream background with brown text "V&T", which stands for Vine and Tap. The two colors meet Code, Mr. Rayburn said, and the rustic appearance fits into the Historic District. He reported he had concerns with the size not meeting the eight- square-foot Code requirement but the applicant has since revised the sign size to meet Code. He said the materials and the height of the sign from ground level have yet to be determined. He said initially, a hook and chain system was proposed but after the site visit, the applicant decided the sign should be attached to the wall with lag bolts and suspended from wood trim between the first and second floors. Tate Chaney, Vine and Tap, added there was a sign from the previous tenant suspended from the same spot he is proposing.

Ray Harpham encouraged the applicant to meet with Planning staff and Building Standards to get a better idea of what Dublin finds appropriate for the Historic District. Mr. Chaney said he appreciates the offer to help from a design standpoint as he was not working with a sign company. Vince Papsidero stated the sign needs to be consistent with the *Guidelines*. Mr. Rayburn suggested the applicant review the *Historic Dublin Design Guidelines* as well as visiting the signs that have been posted most recently in the BSD. Claudia Husak cited Johnson's as an inspiration that was fairly recent.

Ms. Husak said she was concerned with the plainness of the design and how the letters take up so much room as they reach the edges of the sign. She asked the applicant to consider doing something with the edge and possibly routing it. Mr. Chaney said he was willing to be flexible and understood how the size of the letters could be overwhelming.

Jenny Rauch said wood does not usually last out in the elements and encouraged the applicant to consider an alternative material like a High Density Urethane (HDU) product. She indicated that the Architectural Review Board (ARB) may have an issue with plywood as it is not a high grade material. She also said the ARB will need to see detail and exactly what the sign is going to look like.

Mr. Rayburn added that the ARB will also need to see better graphics of the site layout with dimensions included as well as how the sign fits within the context of the neighboring businesses. Mr. Chaney said he could provide the information requested.

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

**6. BSD HC – P.M. Title – Sign
17-123ARB/MPR**

**76 S. High Street
Minor Project Review**

Sierra Saumenig said this application is a proposal for a projecting wall sign for an existing office space on a 0.37-acre parcel zoned Bridge Street District Historic Core. She said the site is east of South High Street, southeast of the intersection with Eberly Hill Lane. She 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 Sections 153.066 and 153.170 and the *Historic Dublin Design Guidelines*.

Ms. Saumenig presented the proposed projecting wall sign to be installed on the (former) Biddies building on the South High Street frontage. She explained the sign is for a single tenant in a multi-tenant building. She reported the sign meets all the Code requirements for number/type, size, location, height, and color. A graphic of the double-faced, HDU sign was presented in brown, black, and white colors. The raised routed border is black, the text is "PM TITLE, LLC", is also black, and the brown, white, and black Bulldog logo is raised on the solid white background above the text. She said the sign will be mounted to an existing sign post structure painted black, hanging from chains. The height measured from the bottom of the sign to grade level is eight feet, eight inches above the sidewalk. The building was shown with the main color of blue, white trim, and containing a reddish colored front door.

The ART inquired about the size of the logo versus the text. Claudia Husak noted that if a sign is smaller, a larger size logo is permitted.

Ms. Saumenig stated there will be two tenants in the building but right now there is only the one and the sign is to be placed where the past single-tenant sign was located.

Jennifer Rauch indicated there may be an issue with sign placement when a second tenant moves in. She suggested bringing this to the next tenant's attention before they get too far into the sign approval process.

Ray Harpham asked if there were two different addresses for this location. Ms. Rauch asked if this is considered one building as it is on one parcel.

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

**7. BSD-HC – Cramer & Associates – Sign
17-120ARB/MPR**

**18 S. High Street
Minor Project Review**

Nichole Martin said this application is a proposal for a wall sign for an existing office space on a 0.24-acre parcel zoned Bridge Street District Historic Core located east of South High Street, approximately 125 feet south of the intersection with Bridge Street. She 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 Sections 153.066 and 153.170 and the *Historic Dublin Design Guidelines*.

Ms. Martin said she was introducing this case for Lori Burchett in her absence.

Ms. Martin said the proposed projecting sign is for an office space in the Historic District where it is permitted three colors or less. She presented a sample graphic received from FastSigns but said the application still needs further review by staff. She said the proposed sign is 32 inches tall and 24 inches wide and consists of a pale orange logo and the text "CRAMER & ASSOCIATES" in the color gray on a white background. The various brand standard color palette variations were also presented. She said the applicant is proposing to use a one-inch thick High Density Urethane (HDU) product, which the ART has been supportive of in the past.

Upon initial review, the ART asked if there would be any dimension to the sign and if it would be routed. Ms. Martin presented a picture of a sample sign provided by the applicant from a different tenant and it appeared to be routed with a raised edge and letters so that may be a design they are considering. She said they would need to verify this prior to receiving a recommendation from the ART.

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

**8. BSD HTN – Columbus Metropolitan Library and Downtown Dublin Parking Garage Signs
17-125MSP 95 N. High Street
Master Sign Plan**

Jennifer Rauch said this application is a proposal for a Master Sign Plan for the Columbus Metropolitan Library and the Downtown Dublin parking garage. She said the site is west of North High Street, approximately 250 feet northwest of the intersection with North Street. She said this is a request for a review and recommendation of approval to City Council for a Master Sign Plan under the provisions of Zoning Code Sections 153.066 and 153.170 and the *Historic Dublin Design Guidelines*.

Ms. Rauch explained this one application encompasses permanent signs for the library and garage and temporary signs for the construction fencing. She presented a site plan to show the locations of the proposed signs for the library first, that include a sign for the south entry door, east entry door, and an address sign for the south location fronting North Street and the east location fronting N. High Street. She added there is also a monument sign proposed for N. High Street, just south of the east entry door, which she presented a graphic of the monument sign. This sign, she said, is proposed with a masonry base to match the building but it exceeds the size and color requirements but meets the height requirement. Shawn Krawetzki confirmed the stone will match the stone used on the corner of the building. She reported the window signs proposed for the eastern and southern entry doors meet Code requirements and include text such as hours of operation, etc. The address signage was described as nine-inch tall, gray vinyl numerals to be placed on the inside of the glass and cover 0.75 square feet of space.

Vince Papsidero inquired about the design proposed for the ground sign. Wendy Tressler Jasper, Columbus Metropolitan Library, explained the Columbus Metropolitan Library page extension icon, visible in this graphic in orange, is typical of their signs and not something they would likely defer from.

Ms. Rauch explained that when part of the design extends past the basic square frame, the sign is measured around the complete area that is covered. She asked if anything would protrude out from the sign as seen in profile. Ms. Jasper described the sign as an aluminum cabinet with scotch guard to reflect the ground mounted lights.

Mr. Papsidero suggested the sign needs to pop and be eye-catching while still being appropriate for the Historic District. Ms. Jasper responded the design of the sign matches what was in front of the library previously.

Ms. Rauch asked the applicant to consider a more vertical approach. Ms. Jasper said the smallest sign in the standard design is 12 feet tall and would send an example graphic. Nichole Martin suggested the sign not be taller than the City's new wayfinding kiosks.

Mr. Papsidero encouraged the applicant to provide a rendering of a sign in context with the new building approved.

The construction site logistics plan was presented with the location of the six-foot high construction fence highlighted that surrounds the buildings and open spaces as well as the temporary construction office trailer lot. Ms. Rauch noted the locations of the south construction entrance/exit for library contractors as well as the north construction entrance/exit.

Ms. Rauch presented the graphics that are proposed for the 16-foot by 6-foot banners that will be placed on the construction fence along North Street and N. High Street. The sign information proposed for the North Street location includes the 2019 opening date for both the library and garage along with the construction partners and the one proposed for N. High Street includes the opening date for the library as well as the temporary location at the Dublin Village Center and the public partnerships. Ms. Rauch said there is no provision that covers the contents for these type of banners of this size.

Ray Harpham indicated the banner that states the temporary location might work better for pedestrians rather than cars so he thought it would work better at the North Street location rather than on N. High Street. The ART considered switching the sign locations.

Ms. Rauch presented the site plan with the signs for the garage highlighted. She said there is a canopy sign proposed with the text "DUBLIN GARAGE" at the west entrance, a canopy sign with the text "LIBRARY PARKING" at the south entrance off of North Street, and a canopy sign for the bike parking hub on Rock Cress Parkway. In addition, there is a bike blade sign at the bike hub location, a small blade sign at the garage entrance on the west side and a large blade sign proposed for the North Street entrance. She said the standard parking garage signs will also be used similar to what is used for all the garages in the BSD that use internally illuminated dimensional channel letters. She presented renderings of each of the elevations to show the signs in context with the building and locations.

The northwest stair tower was presented and Ms. Rauch noted how each floor had a large colored numeral to designate the floor, each being a different color. She asked the ART for feedback on the floor numerals and some team members thought the size was too large but requested more dimension detail. The ART thought overall the numbers should be decreased in size both inside and outside the tower.

Ms. Rauch pointed out the Bike hub and the bicycle "sculpture" to be placed on the side of the tower wall that lights up at night. The ART requested dimensions for the "art" as well.

Mr. 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 3:54 pm.