



MEETING MINUTES

Administrative Review Team

Thursday, March 29, 2018 | 2:00 pm

ART Members and Designees: Vince Papsidero, Planning Director (Chair); Donna Goss, Director of Development; Matt Earman, Director of Parks and Recreation; Ray Harpham, Commercial Plans Examiner/Chief Building Official; Aaron Stanford, Senior Civil Engineer; Shawn Krawetzki, Landscape Architect; Mike Altomare, Fire Marshal; and Tim Hosterman, Police Sergeant.

Other Staff: Jennifer Rauch, Planning Manager; Claudia Husak, Senior Planner; Sierra Saumenig, Planning Assistant; and Laurie Wright, Administrative Support II.

Applicants: Dan Morgan, Behal Sampson Dietz Architects (Case 1); John Woods, MKSK; James Peltier, EMH&T; and Miguel Gonzalez, Moody Nolan (Case 3); and Nelson Yoder and Russ Hunter, Crawford Hoying Development Partners; and Teri Umbarger, Moody Nolan (Cases 3 & 4).

Vince Papsidero called the meeting to order at 2:02 pm.

PRE-APPLICATION

1. BSD HC – Tackett Bakery & Office Addition

30 – 32 S. High Street

Jennifer Rauch said this pre-application is a proposal for modifications to two existing historic commercial buildings, an addition, and associated site improvements. She said the site is on the east side of South High Street, approximately 50 feet north of the intersection with Spring Hill Lane. She said this is a request for a review and feedback for a future application within the Bridge Street District under the provisions of Zoning Code Section 153.066.

Ms. Rauch presented an aerial view of the site showing the two existing buildings that the applicant plans to rehabilitate and put an addition onto. She noted the building at 30 S. High Street is on a smaller scale than the one at 32 S. High Street and the access is to the rear. She said there is a stone wall that runs between the two properties, right on the property lines of the two separate parcels. The applicant is proposing consolidated parking, she said, for the two buildings to share; therefore, the stone wall will need to be moved. She explained there is a significant grade change. She pointed out that from the view standing on S. High Street, 30 is on the left and 32 is on the right. The structure at 30 S. High Street contains a log cabin on the inside. She presented a photograph of the existing building that housed (the former tenant) Cullen Interior Design and another that showed the single entrance off S. High Street on the left/north side of the building. She shared a photograph from the sidewalk south of the two buildings looking north. She said the existing structure at 32 S. High Street has board and batten siding on the south side and regular horizontal wood siding facing S. High Street, also needs some rehabilitation. The backside of the structure was shown to reflect the significant grade change from S. High Street back to the alley.

Ms. Rauch presented the proposed site plan and pointed out there is a single access and addition proposed for 30 S. High Street. She said the properties will have a shared utility area and parking lot accessible from Blacksmith Lane. She said any existing stone walls will be repurposed by the applicant and that there are a number of additional site improvements as part of 32 S. High Street.

Ms. Rauch stated the information shared by the applicant of their brief description for their intent for the project. She affirmed a shared parking lot with a sidewalk connection along the southern property line of 32



S. High Street will provide direct access to the buildings. She said a utility area will be shared between the two properties and the applicant will repurpose any existing stone walls.

Ms. Rauch said that 30 S. High Street will be an office use for approximately eight people. She said the applicant will remove the addition to allow for the original log structure to be visible and they will relocate the existing entry with additional stone/masonry steps consistent throughout the district. Ms. Rauch said the applicant will construct a new two-story addition in an architecturally appropriate manner with a hip roof and columns. She said the building will have an at-grade access for ADA compliance and exterior building materials will be wood siding, wood clad windows, and a shingle roof.

Ms. Rauch said 32 S. High Street is proposed for a bakery and restaurant with an occupancy of 40 people. She said the applicant will replace all exterior siding and roofing materials like for like and the storefront windows will be replaced with insulated units. She said the front door will be refurbished and awnings will be installed on the front façade. Ms. Rauch said the applicant will create the ADA compliant door, add a stone masonry chimney on the southern façade, and construct a small addition on the rear of the building. Lastly, she said, a shallow porch of about four to five feet will wrap the addition on the south façade.

Ms. Rauch indicated the applicant is working to retain the existing character. She asked the applicant if the log cabin on the inside would be removed or exposed. Dan Morgan, Behal Sampson Dietz Architects, said the client wants it to remain as is. He showed the internal floor plan for both buildings for reference.

Ms. Rauch stated the goal of the applicant is to gain initial feedback from the ART today. She reported that Planning has had concerns with the addition on 32 S. High Street to include three gables. She asked the ART if the architecture should be changed or altered. Ms. Rauch said the *Historic Dublin Design Guidelines* would want the addition to be subordinate to the existing historic structure.

Claudia Husak inquired about the log cabin. Mr. Morgan described it as a long structure with the possibility of the logs having been repurposed from previous construction as that would have been a common way of building and this log structure design was very common. He added board and batten was unearthed. He said the log cabin had two different cladding in a cohesive pattern that will be exposed with the door on S. High Street. First they saw a window, he reported, but it was door after they unearthed more of the cabin. He said the elevation needs a stone step for the main entrance because of the grade and there will also be a secondary entrance. He explained the cabin would be exposed on the inside for insulation values and a compare/contrast will be represented. He said the existing step on the north side will be nice amenity for the outdoor porch area. He said they intend to dress it up like a 40s or 50s era stoop.

Mr. Morgan restated the north elevation will have access on the side, which was a shed roof. He said both additions will follow grade to blend in with the landscape.

Vince Papsidero asked how the *Historic Dublin Design Guidelines* speak about sliding doors. Ms. Rauch answered she was not sure it was addressed since this was a new idea for the area.

Mr. Morgan explained that if they built a kitchen that would work for the existing building, then there would be no room for guests and ventilation would be an issue. He said they considered just adding an extended roof on it but that design would not fit the district so the design evolved into an addition. He said on nice days they will be able to utilize the deck and provide more open chairs and tables; the deck would wrap around for more vistas.

Shawn Krawetzki asked the applicant if they had considered French doors instead of sliding doors. Mr. Morgan said French doors would take up more floor space because of the way they open.

Ms. Rauch noted this proposal has been reviewed on various occasions by all the City's reviewing bodies. She presented the Scioto Riverside Park Master Plan that was approved by City Council on December 5, 2016, that included both the west and east side developments of the park. She said the Site Plan for the West Plaza has been approved and that plaza is currently under construction. Today, she said, only the Development and Site Plans for the East Plaza are being reviewed.

Ms. Rauch reported the Planning and Zoning Commission (PZC) and the Architectural Review Board (ARB) conducted an informal review of the Development and Site Plan on January 4, 2018. She said members questioned the lighting design given the park will be accessible day and night; different materials and design details were discussed for the pavilion; and accessibility for bicyclists and programming for the park were also discussed. She added tree inventory and tree removal was a concern for City Council.

Ms. Rauch said the pavilion has been shifted farther to the south to open the view of the (future) Pedestrian Bridge and the design has been refined. She said wood siding was on one end of the pavilion as it was proposed for the Basic Plan but asked if stone should be used instead. The consensus was to keep the wood since stone has been used extensively already throughout the park. She reported a green roof was discussed for the pavilion at the ARB and PZC, which was supported by both. She asked if the ART wanted to see a green roof on the pavilion, as well. She noted there are a lot of retaining walls and hardscape proposed. She pointed out an area that could be a site for a skating rink but a rink has not been shown at the present. Ms. Rauch explained the proposed 4,300-square-foot maintenance facility is buried at the base of the Pedestrian Bridge and is integrated into the slope on the rear side of the upper terrace. The facility, she said, will house maintenance equipment, work benches and shop space, and mechanical systems and equipment. She said access to the area is provided from the southern path system. A nice rendering of the plaza was presented as it would appear in the day and at night. Ms. Rauch reported these changes are a result of meeting with the applicant and staff on a weekly basis.

Ms. Rauch indicated that parts of the site are still in the right-of-way so it will need to be platted.

Ms. Rauch said a sign is proposed on the front of the pavilion and will meet the Code requirements but discussions for all of the park signs are on-going.

Aaron Stanford said the applicant meets the stormwater requirement.

Ms. Rauch said a Waiver has been requested for retaining walls as they exceed the height requirement even though the heights have been reduced to the extent possible given the significant grade changes and still be safe. She said a Parking Plan is proposed because dedicated parking is needed as there is no parking lot.

Ms. Rauch said the following Waiver is recommended for approval to City Council:

§153.065(E)(1)(a-b) Fencing, Walls, and Screening – Wall Height Required: Retaining wall heights shall not exceed four feet when located to the front or six feet in height when located to the side or rear; Requested: Portions of the retaining walls exceed the six-foot height limitation.

Ms. Rauch said a Development Plan and Site Plan Review with a Parking Plan are recommended for approval to City Council with three conditions:

- 1) That a Plat and a Rezoning application be submitted and processed through the appropriate approval process;
- 2) That a tree inventory and tree removal plan be submitted prior to City Council review; and
- 3) That the wall sign proposed along the eastern elevation will be required to meet the Zoning Code.

Vince Papsidero reported a lot of the issues have been dealt with at this point through bi-weekly meetings for the last year or so and the application is scheduled to be reviewed by City Council.

The Chair asked if there were any further questions or concerns regarding this application. [There were none.] He called for a vote, the motion carried, and the Waiver was approved as well as the Development Plan and Site Plan with a Parking Plan with three conditions as stated above and the vote was unanimously approved for the complete proposal.

INTRODUCTIONS

3. BSD SRN – Bridge Park, Block D 18-007SPR

**PID: 273-012703
Site Plan Review**

Claudia Husak said this is a proposal for a mixed-use development located within Block D of Bridge Park. She said the site is southeast of the intersection of John Shields Parkway and Riverside Drive. 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. She called on the applicants to present their proposal.

Miguel Gonzalez, Moody Nolan, said the block consists of four buildings with open space between buildings D1 and D2. Block D at Bridge Park, he said, is bound by Riverside Drive to the west, John Shields Parkway to the north, Mooney Street to the east, and Tuller Ridge Drive to the south. A graphic was presented to show the positioning of each building; D1 fronts the corner of Riverside Drive and Tuller Ridge Drive; D2 fronts the corner of Riverside Drive and John Shields Parkway; D3 fronts the corner of John Shields Parkway and Mooney Street; and D4/D5 fronts the corner of Mooney Street and Tuller Ridge Drive. Longshore Street bisects the four buildings with D1 and D2 on the west side of Longshore Street and D3 and D4/D5 on the east side. In addition, Larimer Street runs between buildings D3 and building D4/D5 which ends at Longshore Street and extends east to Dale Drive.

Nelson Yoder, Crawford Hoying Development Partners, said there have been changes since the Basic Plan. He said originally a giant grocer was planned for D2 but now they are proposing a smaller concept and moved the grocer to building D5 to provide access and circulation in the parking garage utilizing a speed ramp and patrons will not have to cross any streets to get to the store after parking. Additionally, there is a loading dock for D4/5 off Tuller Ridge Drive.

Mr. Yoder said D Block includes the following:

- D1 – mixed-use, six story “podium” building - the ground floor is comprised of retail and restaurant over 23,000 square feet, the second floor is office use at over 22,000 square feet, and the upper four floors are comprised of 43, for-sale, condominium units.
- *D2 - office building with retail below (not submitted at this time)*
- *D3 - retail with residential above (not submitted at this time)*
- D4/D5 – 35,000 square feet of retail – store front all around with access to parking on ground floor (D4) residential liner with (D5) garage. There is an open out area for a north market or grocer.

Mr. Yoder said each building has a unique character, which is expressed through a variety of material finishes and details. An open green space is proposed between the buildings D1 and D2 to be a plaza marked by

large lushly planted raised planters that define spaces within the courtyard. Shade trees dotted through the space provide filtered light and an overarching canopy. Café style seating will provide a place for retail patrons to relax and enjoy a coffee.

Mr. Yoder said there is over 12,000 square feet of open space along John Shields Parkway and they will need to integrate a stair.

John Woods, MKSK, said they created something different for this block but not different than what was shown previously. He said they proposed green space with seating nooks, fixed bench seating, chairs to make areas more playful, and crushed aggregate. He said the transformers have been consolidated to one side. He said there will be areas for residents to gather around fire pits or for dining as there will be outdoor kitchens and areas will be screened with cedar trellises and plant material will be utilized for blank walls.

Both Mr. Woods and Mr. Yoder talked about and presented the various facades and materials proposed and noted the great views of the river and park that will be available from the extensive use of balconies. Building D2 will be the bookend for the development on the north side like Block A is the bookend on the south side at the roundabout for Riverside Drive and Bridge Street.

Mr. Yoder said they are very flexible but multiple Waivers still need to be requested. The following issues have been identified for all buildings and they could include:

- Ground Story Street Façade Transparency
- Upper Story Façade Transparency
- Number of Street Façade Entrances
- Blank Wall Limitations
- Vertical Increments
- Horizontal Façade Divisions
- Permitted Primary Materials
- Changes in Roof Plane
- Maximum Building Height

James Peltier, EMH&T focused on bollards, parking moved on John Shields Parkway, and brick added to islands.

Aaron Stanford inquired about Tuller Ridge and circulation needed north and south. He noted there are no crossings at Longshore and asked if that is because of grade changes. Mr. Peltier answered yes and no.

Mr. Stanford asked why there is just crossing available on just one side of the intersections. Mr. Yoder said they could do both sides. Mr. Stanford asked if there are any right-of-way encroachments and Teri Umbarger, EMH&T, answered there were not. She explained Larimer Street is steep so no on-street parking is permitted, just loading zones.

Mr. Stanford asked if sidewalks will be blocked when loading/unloading is occurring. Mr. Peltier answered trucks can pull all the way in so sidewalks would not be blocked.

Mr. Stanford inquired about lighting for the loading dock area. He said an island could be an option but it could get hit.

Tim Hosterman asked why the intent is to force traffic on Tuller Ridge. Mr. Stanford answered that decision came from the traffic department.

Sergeant Hosterman inquired about the entrance to the garage for north traffic. He asked how many parking spaces there were. Mr. Peltier answered 671 spaces and some are reserved spaces for condominiums and those will be gated.

Sergeant Hosterman asked where parking would be available for the apartment tenants. Mr. Yoder answered the upper floor.

Vince Papsidero concluded there will be plenty of work sessions to deal with all of this. He asked if there were any further questions or concerns regarding this application. [There were none.]

**4. SRN – Bridge Park, Amendment to MSP for VASO Rooftop Bar 6540 Riverside Drive
18-020MSP Master Sign Plan**

Claudia Husak said this is a proposal for an amendment to the Master Sign Plan for the Bridge Park Development for the VASO Rooftop Bar located in Block A of the Bridge Park Development, zoned Bridge Street District Scioto River Neighborhood. She said the site is southeast of the intersection of Riverside and Banker Drives. She said this is a request for a review and recommendation of approval to the Planning and Zoning Commission for an amendment to the Master Sign Plan under the provisions of Zoning Code Sections 153.065(H) and 153.066, and the Bridge Street District Sign Guidelines.

Ms. Husak explained there is an elevator on the north side of the building that provides direct access to the rooftop bar. She said there is a sign proposed for the rooftop bar at the AC Hotel that is a panel type screen that extends up from a patio platform with the sign integrated into the center. She said the four powder coated, precision-cut aluminum metal panels will be a copper color and the sign box in the center is aluminum at 3 inches deep to be powder coated to match the existing storefront mullions. Ms. Husak said the box will have pin-mounted, dimensional, face-lit letters with the text "VASO" made of perforated day-night vinyl to match the copper color that will glow white at night and the text "Rooftop Bar" beneath "VASO" will be flush-mounted metal, dimensional letters to be painted the same copper color.

Ms. Husak said based on the proposed design and high quality materials, the applicant was encouraged to move forward with the addendum to the Master Sign Plan. She stated there were no window signs proposed currently, which would be required to adhere to the approved Master Sign Plan. She said what currently exists today will be removed and replaced with 1.5-square-foot door signs on the entrance to the elevator.

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

ADJOURNMENT

Vince Papsidero asked if there were any additional administrative issues or other items for discussion. [There were none.] He adjourned the meeting at 3:40 pm.

As approved by the Administrative Review Team on April 19, 2018.