



MEETING MINUTES

Administrative Review Team

Thursday, May 3, 2018 | 2:00 pm

ART Members and Designees: Vince Papsidero, Planning Director (Chair); Donna Goss, Director of Development; Colleen Gilger, Director of Economic Development; Ray Harpham, Commercial Plans Examiner/Chief Building Official; Aaron Stanford, Senior Civil Engineer; Mike Altomare, Fire Marshal, and Tim Hosterman, Police Sergeant.

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

Applicants: Dustin Todd, Architectural Alliance (Case 1); Tom Linzell, M+A Architects (Case 2); and Tracy Perry, NBBJ (Case 4).

Vince Papsidero called the meeting to order at 2:02 pm. He asked if there were any amendments to the April 19, 2018, meeting minutes. The minutes were accepted into the record as presented.

INTRODUCTIONS

1. BSD SRN – 16-Bit Arcade 18-028MPR

6564 Riverside Drive Minor Project Review

JM Rayburn said this application is a proposal for installation of five overhead garage doors, a patio along Longshore Drive, a door along the northern façade, and associated site improvements for an existing tenant space zoned Bridge Street District Scioto River Neighborhood. He said the site is east of Riverside Drive, approximately 275 feet southeast of the intersection with Bridge Park Avenue. He said this is a request for a review and approval of a Minor Project Review under the provisions of Zoning Code Section 153.066.

Mr. Rayburn presented an aerial view of the site, which is in Block B, Building B1. He presented the proposed site plan that showed the location of the three tenants with 16-Bit Arcade proposed for the unit on the north end, Pins Mechanical is on the other end (south) with both having frontage on Riverside Drive.

Mr. Rayburn presented the west elevation and noted that currently, the 16-Bit Arcade is shown right next to Pins Mechanical. He noted the five glass overhead garage doors that would be installed and stated that for the southernmost door the applicant is proposing two options. He presented a graphic to show Option A, the original proposal of an overhead garage door and Option B, a bi-fold door system. He explained the bi-fold doors would slide to one side and stack. He asked the ART if they were supportive of the change and the reasons why this would be appropriate.

Dustin Todd, Architectural Alliance, explained the future remaining tenant will be under the same ownership as Pins Mechanical and 16-Bit Arcade so they are planning ahead for that future tenant's space that will be expanded internally. He said they would like the future tenant to have connections to both Pins Mechanical and 16-Bit Arcade internally along with a connection to the patios on Riverside Drive. He indicated the new tenant's use will be food and would be convenient for both Pins Mechanical and 16-Bit Arcade patrons with the modified internal and external layout they are considering. He said those plans would come through when that third tenant commits to the space and they submit an application.



Claudia Husak affirmed that the applicant's intent was to have the outside patio free flowing for all three tenants. She noted that the tenant space floor plan for 16-Bit Arcade jogs to the west to meet up with Pins Mechanical. Mr. Todd explained those interior lines will be redrawn for the future tenant so that all the spaces will be free flowing, both internally and externally.

Mr. Todd clarified they are not adding any additional space outside on Riverside Drive. He said they will use the existing patio space approved as part of the shell building but will add a perimeter bar top railing, which will match in appearance to the previously approved items at the Pins Mechanical to the south. Additionally, he said their intention is to use the existing patio on Longshore Drive and simply add the same patio bar top railing for limited seating.

Ms. Husak reported that staff would support Option B as it is appropriate for this location and the intended connectivity between tenants. She asked for additional feedback from the ART. Aaron Stanford said he liked Option B. He asked how the opening would appear when the bi-fold windows are opened and how much space it will take from the patio. Mr. Todd answered there is an 18-foot opening and when the windows are stacked/opened fully the space it will take is three to four feet wide depending on the panels.

Ray Harpham asked how the door would comply with the building code for egress. Mr. Todd said that when closed, the system contains an egress door with panic hardware that would operate like a standard door. He said when open, this would not pose an issue. Ms. Husak concluded the consensus of the ART is that they preferred Option B for the bi-fold windows to replace one garage door, previously approved.

Ms. Husak inquired about patio furniture and whether or not the items have been selected. Mr. Todd answered they will have furniture to match Pins Mechanical's furniture next door. He added the bar top railing added to the patio on Longshore Drive will also mimic Pins Mechanical's bar top railings.

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

**2. BSD HTN – Condado Patio
18-032ARB/MPR**

**104 N. High Street
Minor Project Review**

Nichole Martin said this application is a proposal for a 525-square-foot patio and associated site improvements for an existing tenant space in Bridge Park West and zoned Bridge Street District Historic Transition Neighborhood. She said the site is east of North High Street, approximately 600 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 Minor Project Review under the provisions of Zoning Code Sections 153.066 and 153.170, and the *Historic Dublin Design Guidelines*.

Ms. Martin presented an aerial view of the site and identified the tenant space within the Bridge Park West development. She presented photographs of the front façade showing the existing conditions of the building. She presented the west façade of the whole building on N. High Street with the proposed façade alterations highlighted, which includes overhead doors in place of the existing storefront windows, the removal of stairs on the southern portion of the tenant space, installation of fencing around the patio along with ten-foot-high poles for the overhead lighting, and string catenary lighting above the patio space.

Ms. Martin presented the proposed floor plan with the patio area highlighted. She said 32 seats are proposed in total with two patio sections separated by the main entrance. She said the northern patio area would be better served as soft seating as the proposed seating arrangement will have pedestrian conflicts with both the ADA accessible path and the main entrance.

Ms. Martin presented inspirational images for the design of the front façade and patio space. She said the mullions for the overhead doors are not consistent with the storefront system and conflict with the character. She suggested an alternate overhead door selection with more refined mullions. She said the proposed string lighting was consistent with other patios throughout the district.

Tom Linzell, M+A Architects, said he would provide additional materials for the review, prior to the ARB meeting. Ms. Martin said in order for the applicant to be on the ARB agenda for the end of May, they need to return to the ART in two weeks for a recommendation.

Ray Harpham inquired about ADA accessible paths from inside the building and how this meets that requirement. He asked if there was just one way out of the patio and if so, if two entrances could be made accessible with these modifications. Ms. Martin explained the patio is recessed from the sidewalk and only one accessible path is present. She said the sidewalk rises due to grade change along N. High Street.

Vince Papsidero suggested the garage doors should match the storefront system. Mr. Linzell said some of the frames would be behind the glass and not exactly like the store front. He indicated the look would not be as heavy as shown in the rendering.

Ms. Martin asked the ART if there were any concerns for pedestrian circulation. Ms. Husak inquired about how service would work from an operational standpoint. She asked if they would exit from the door in the middle of the patio to which Mr. Linzell responded affirmatively. Mr. Linzell said the clients want as much patio seating as possible for the restaurant and this proposal was the best way to achieve that. Ms. Martin said this is just the introduction but staff will likely condition that the northern seating area be replaced with soft seating.

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

**3. BSD SCN – Penzone Patio
18-033MPR**

**6645 Village Parkway
Minor Project Review**

Nichole Martin said this application is a proposal for a 430-square-foot patio and associated site improvements for an existing salon and spa, zoned Bridge Street District Sawmill Center Neighborhood. She said the site is on the west side of Village Parkway, northwest of the roundabout with Bridge Park Avenue. She said this is a request for a review and approval of a Minor Project Review under the provisions of Zoning Code Section 153.066.

Ms. Martin reported that this site had been reviewed and approved for construction in 2017. She presented the existing conditions and a view from Village Parkway. She said the applicant is proposing a 400-square-foot patio to include six moveable seats, a fire pit, and soft landscape selections. She added the area will be enclosed with a metal fence and two gates located near the building. She noted the pedestrian access along the front façade of the building will be impacted by the improvement as the fence restricts any circulation outside of the patio.

Claudia Husak inquired if this proposed patio would impede the egress requirement from a building standpoint. She said this is something that will require verification before moving forward.

Ms. Martin presented a graphic of the proposed patio location along with the seating arrangement. She identified the materials including the furniture, planters, metal fencing, and overhead lighting. She said staff had concerns about the lighting and whether or not this was appropriate for this space as it would only be used during the late evening.

Ms. Martin said the applicant could not be present but that this was an introduction into the application and she will relay any comments to them for review.

Donna Goss asked for clarification on the intended use of the space. Vince Papsidero asked if the patio is meant to be a gathering space prior to appointments or something else entirely. Ms. Martin said she would encourage the applicant to use umbrellas instead of lighting since the patio was meant to be used during the daytime. Ms. Husak suggested this space could provide a nice amenity for events such as weddings or proms but not enough information was present for them to understand the intent.

Ray Harpham indicated he thought the sale of alcohol is what might be driving the need for the fence around the patio. He said if they could remove the alcohol component then they could remove the fence to allow for pedestrian access. Mr. Papsidero asked if staff can encourage the applicant to keep the alcohol within the building. Ms. Martin added that there are use specific standards for patios, which require no less than 6 feet of clear space for pedestrian circulation.

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

**4. BSD HTN – New Columbus Metropolitan Library, Dublin Branch and 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, Dublin Branch and 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 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. Rauch said the permanent and temporary signs for the library and garage were introduced January 4, 2017, and now the applicant has returned with revisions. She recalled the monument sign proposed at that time was small and had a masonry base to match the building but it exceeded the size and color requirements. She said the ground sign was discussed at length and the ART encouraged the applicant to return with a unique and creative sign while still being appropriate for the Historic District. She reported that the ART had also asked the applicant to consider a more vertical approach while not exceeding the City's new wayfinding kiosks.

Ms. Rauch said the applicant is proposing a new sign design, which is more vertical in context and similar to designs for other library branches. She said the stone base matches the library and an internally illuminated aluminum cabinet sits upon the masonry that accommodates for the steep grade change. She described the lower sign cabinet as silver brushed aluminum with black vinyl lettering text. She said the band between the lower and upper cabinets is a green, semi-gloss with white vinyl lettering text indicating "Dublin Branch". She said the upper cabinet has a white, semi-gloss finish with the raised text "Columbus Metropolitan Library" in black vinyl lettering and also includes the Plum Purple 'book fin' logo. She said the orange section projecting from the cabinet signifies a bookmark bringing the total height of the sign to six feet on the highest part of the slope. Ms. Rauch noted the Historic Transition Neighborhood District permits 8-square-foot signs with six feet in height and two different signs are permitted per frontage.

Claudia Husak pointed out the ground sign sits on a sloped grade so she requested that the heights for both sides of the sign be included for review. Ms. Rauch indicated the sign still looks relatively small in context of the entire proposal. Ms. Husak said the sign should be kept in line with the other commercial buildings in

the area that have been held to a limited size. Vince Papsidero indicated there is not another sign in the Historic District this size; therefore, he suggested this be left as a package. Ms. Husak indicated the design of the sign helps the overall size.

Tracy Perry, NBBJ, offered to provide more context for the sign details, including the slope from the sign to the sidewalk. Nichole Martin said she would like to see this in perspective with the wayfinding sign to ensure that this sign is complementary to the area.

Ms. Husak asked if there was any issue with the proposed colors. Ms. Martin said depending on if the 'book fin' was considered the logo then they are permitted up to five colors. She asked if only the fan pages were considered the logo. Ms. Perry indicated the pages have always been part of the Columbus Metropolitan Library's sign designs. Ms. Husak asked from a design standpoint if both sides were mirror images of one another to which Ms. Perry answered affirmatively.

Ms. Rauch reported the permanent signs for the garage were all deemed appropriate with the exception of the large colored numerals to designate each floor. She reported the consensus of the ART at that time was that the floor numerals were too large and requested more dimensional detail for review. She identified the numerals inside the stairwell and stated that the numerals extend from the base of the floor to the top of the opening with each number being a different height and size. She recommended that all the numbers be of a similar size to provide consistency in the design.

Vince Papsidero questioned how the numbers were installed, if they were painted on or installed as a graphic. He said depending on the installation, the maintenance of these numerals could become challenging and costly. Ms. Rauch noted that the bike on the side of the parking garage is creative and helps designate where the bicycle parking is located. She said the bike is also illuminated adding another layer of design.

Ms. Rauch reported the temporary construction fence banners had been supported by the ART in January. She said the applicant is proposing two, 6 by 16-foot temporary banner signs for during construction to be located on N. High Street and North Street. She noted there are no Code provisions for temporary banners in the Bridge Street District.

Ms. Husak said that temporary development signs are permitted in the City and asked what the Zoning Code permits. Ms. Rauch said those are permitted to be 32 square feet in size and are subject to approval for a temporary sign permit through the Planning Division. She said these banners are 96 square feet in size. Ms. Rauch explained the size of the banners has been reduced from the original proposal. Ms. Martin suggested the Master Sign Plan designate that these banner signs are temporary.

Ms. Rauch said the next steps will be for the applicant to return to the ART on May 17 for a recommendation to City Council for their meeting in June.

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 3:00 pm.

As approved by the Administrative Review Team on May 17, 2018.