



City of Dublin


Office of the City Manager

5200 Emerald Parkway • Dublin, OH 43017-1090

Phone: 614-410-4400 • Fax: 614-410-4490

Memo

To: Members of Dublin City Council

From: Dana L. McDaniel, City Manager 

Date: Thursday, June 7, 2018

Initiated By: Vincent A. Papsidero, FAICP, Planning Director
Jennifer M. Rauch, AICP, Planning Manager

Re: Master Sign Plan – CML, Dublin Branch and Downtown Dublin Parking Garage Signs – (Case#17-125MSP)

Summary

This is a request for review and approval of a Master Sign Plan for the Columbus Metropolitan Library, Dublin Branch and the Downtown Dublin Parking Garage. The site is located on the west side of North High Street, north of the intersection with North Street. City Council is asked to review and make determinations on Master Sign Plan applications in accordance with the Bridge Street District (BSD) zoning regulations as the appointed required reviewing body for this site.

Background

The site previously contained a ±21,300-square-foot, brick, one-story civic building (library), constructed around 1980 as a replacement to the previous library building demolished in the 1970s. The 1980 library building was located in the northeastern portion of the site with off-street parking located to the south and west of the building.

City Council approved a development agreement with the Columbus Metropolitan Library to facilitate the construction of the library, parking garage and adjacent streets in February of 2017. The approved development agreement provided allowances for the library regarding the garage entrances, parking spaces and sign provisions. The proposed Master Sign Plan (MSP) incorporates the designated sign provisions and has been reviewed and approved by CML.

City Council approved the Basic Plan for the Library and Parking Garage on April 24, 2017. The former library was approved for demolition by the Architectural Review Board (ARB) on June 28, 2017. City Council approved the Development and Site Plan for the Downtown Dublin Parking Garage on August 28, 2018 and the CML Dublin Branch Library on September 11, 2017.

The ART reviewed the Master Sign Plan proposal at three meetings, November 30, 2017, January 4, 2018, and May 3, 2018. The ART encouraged the library incorporate a different ground sign that is more vertical and contemporary in design and requested the proposed construction fence graphics be reduced in size. Additionally, the ART asked for more detailed information about the proposed garage signs, including dimensions, colors, materials, and lighting; and recommended the size of the numbers in stairwells be reduced. All of these items have been addressed with the resubmission or through attached conditions.

The Administrative Review Team held a formal review and made a recommendation of approval to City Council on May 17, 2018 with two conditions.

Summary

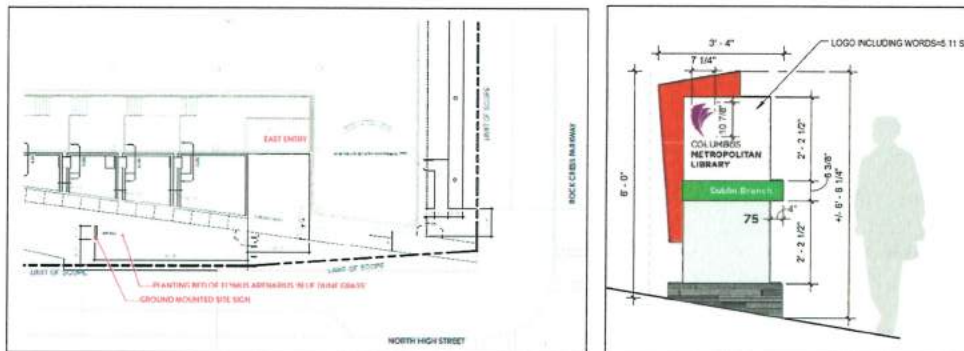
The proposal is a MSP for permanent signs for the Columbus Metropolitan Library, Dublin Branch and the Downtown Dublin Parking Garage, and signs for the temporary construction fence.

MSPs are intended to allow for one-of-a-kind, whimsical, unique signs that employ the highest quality materials and construction while allowing for flexibility to deviate from the standards of the BSD Sign Code provisions or adopted MSP standards.

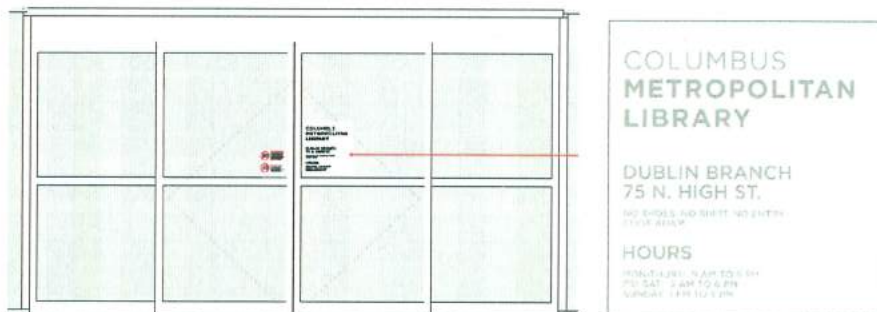
Permanent Signs – CML, Dublin Branch

The sign provisions for properties zoned Bridge Street District - Historic Transition permit two different sign types, including ground and building-mounted signs for each street-facing building façade or frontage. For buildings with more than one street frontage, one additional sign is permitted, not to exceed three.

The proposal includes one ground sign for the library, located in the landscape area along North High Street. Code permits an eight-square-foot ground sign, six feet in height and located eight feet from the right-of-way. The proposed sign is 16 square feet in area and 6.5 feet tall. The sign is an internally-illuminated, metal sign cabinet, incorporating the Columbus Metropolitan Library colors and logo.



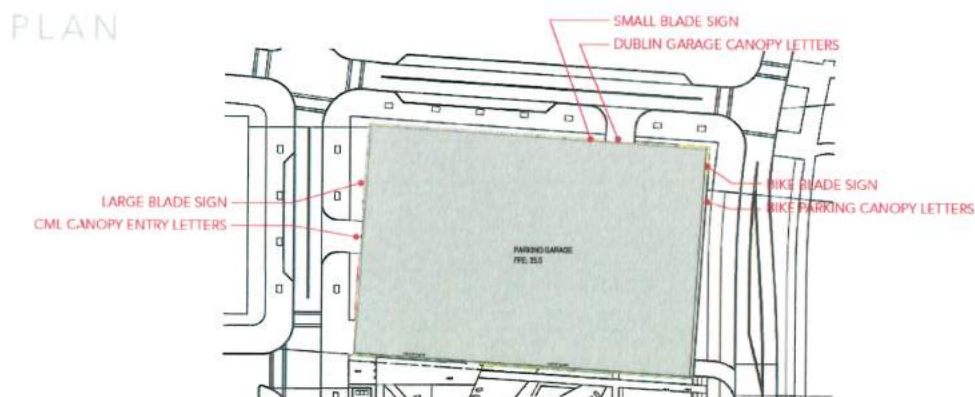
The proposal includes two, 1.89-square-foot window signs at the two main entrances to the library. The window signs are gray text on a white background. Window signs are permitted to be 20% of the surface area of the window, not to exceed 8 square feet. The proposed signs meet this requirement.



Permanent Signs – Parking Garage

The sign provisions for properties zoned Historic Transition within the Bridge Street District Code permit two different sign types, including ground and building-mounted signs for each street-facing building façade or frontage. For buildings with more than one street frontage, one additional sign is permitted not exceed three.

The proposal includes one projecting sign and one canopy sign on each street facing façade of the garage building, total of six signs.



North Street

The North Street (south) elevation includes a 151-square-foot projecting sign and a 23-square-foot canopy sign. The proposed projecting sign includes a metal sign cabinet with open face, illuminated, channel letters for the "PARK" text and the standard parking symbol mounted on a silver background; and silver, pin mounted letters on a black background for the "Dublin Parking Garage" text. The projecting sign is located along the North Street elevation, west of the vehicular entrance. The proposed projecting sign is similar in design to the proposed parking garage signs in the Bridge Park development.



The proposed canopy edge sign include orange, internally-illuminated, channel letters for the "Library Parking" text. The canopy sign located above the vehicular entrance canopy along North Street.



The proposed sign plan indicates additional graphics located within the interior of the garage at the North Street entrance. The ART understood these graphics may change over time and recommended an additional sign type be added to the Master Sign Plan to allow for these internal graphics visible from the right-of-way.

Franklin Street

The Franklin Street (west) elevation includes a 31.5-square-foot projecting sign and an approximately 30-square-foot canopy sign. The proposed projecting sign includes a metal sign cabinet with open face, illuminated, channel letters for the standard parking symbol mounted on a silver background; and silver, pin mounted letters on a black background for the "Dublin Parking Garage" text. The projecting sign is located along the Franklin Street elevation, south of the vehicular entrance.



The proposed canopy edge sign includes blue, internally-illuminated, channel letters for the "Public Parking" text and the standard circular parking symbol. The canopy sign located above the vehicular entrance canopy along Franklin Street.



Rock Cress Parkway

The Rock Cress Parkway (north) elevation includes a 27-square-foot projecting sign and an approximately 30-square-foot canopy sign. The proposed projecting sign includes a metal sign cabinet in the shape of a bicycle to indicate the location of the bike hub area in the parking garage. The projecting sign is located along the Rock Cress Parkway elevation, at the bike hub entrance.



The proposed canopy edge sign includes blue, internally-illuminated, channel letters for the "Bicycle Parking" text and a circular bicycle graphic. The canopy sign located above the bike hub entrance canopy along Rock Cress Parkway.



Stairwell Graphics

The proposal includes painted graphics in the garage stairwells with corresponding number and garage floor color. The proposed graphics vary in height from 9-foot, 7-inch to 13-foot. ART expressed concern about the height and color during their review and recommended the height be reduced to 6-foot to be more in scale with a patrons and minimize the visual distraction externally.

Temporary Signs – Construction Fence Graphics

Code permits one, 32-square-foot temporary development sign per street frontage, up to two signs. The proposal includes two, 96-square-foot signs located along North Street and North High Street on the existing construction fence.

North High Street



North Street



Recommendation

The Administrative Review Team has reviewed the Master Sign Plan and recommends City Council take the following action:

Approve Master Sign Plan with two conditions:

- 1) That the applicant reduce the height of the proposed stairway numbers to six feet in height.
- 2) That the applicant include an additional sign type to allow the internal wall graphics at the North Street entrance.



Case # _____ - _____

PLANNING APPLICATION

This is the general application form for Boards and Commissions. In addition, applicants should submit a checklist with the requirements for the application type indicated below. Attach additional sheets if necessary.

I. REVIEW REQUESTED:

- ☐ Administrative Appeal
- ☐ Administrative Departure
- ☐ Amended Final Development Plan
- ☐ Amended Final Development Plan - Sign
- ☐ Architectural Review Board
- ☐ Basic Development Plan Review
- ☐ Basic Site Plan Review
- ☐ Building Code Appeal
- ☐ Community Plan Amendment
- ☐ Concept Plan
- ☐ Conditional Use
- ☐ Development Plan Review - Bridge Street District
- ☐ Development Plan Review - West Innovation District
- ☐ Demolition
- ☐ Final Development Plan
- ☐ Final Plat
- ☐ Informal Review
- ☒ Master Sign Plan
- ☐ Minor Modification
- ☐ Minor Project Review
- ☐ Minor Subdivision
- ☐ Non-Use (Area) Variance
- ☐ Preliminary Development Plan/PUD Rezoning
- ☐ Preliminary Plat
- ☐ Site Plan Review - Bridge Street District
- ☐ Site Plan Review - West Innovation District
- ☐ Special Permit
- ☐ Standard District Rezoning
- ☐ Use Variance
- ☐ Waiver Review
- ☐ Wireless Communications Facility
- ☐ Zoning Code Amendment

II. PROPERTY INFORMATION: Provide information about the property including existing and proposed development.

Property Address(es):

75 N High StreetTax ID/Parcel Number(s)
(List All):**273-00010**Parcel Size(s) in Acres
(List Each Separately):**1.15 Acres**

Existing Land Use/Development:

Library

Existing Zoning District:

**BSD Historic Transitional
Neighborhood**

Proposed Land Use/Development:

Library

Proposed Zoning District:

**BSD Historic Transitional
Neighborhood****III. CURRENT PROPERTY OWNER(S):** Indicate the person(s) or organization(s) who own the property proposed for development.

Name (Individual or Organization):

Columbus Metropolitan Library Board of Trustees

Mailing Address (Street, City, State, ZIP):

**96 S Grant Street
Columbus, OH
43215**

Email/Phone Number:

**wtressler@columbuslibrary.com
614-849-1187**

IV. APPLICANT(S): Complete this section if the person/organization representing the applicant/ property owner is different from the applicant.☐ **Not Applicable**Name (Individual or Organization): Tracy Perry (NBBJ)Mailing Address (Street, City, State, ZIP): 250 South High Street, Suite 300 Columbus, OH 43215Phone Number: 614-232-3081Email: tperry@nbbj.com**V. REPRESENTATIVE(S):** Complete this section if the person/ organization representing the applicant/ property owner is different from the applicant (such as the project manager or property owner's legal council).☐ **Not Applicable**Name (Individual or Organization): Wendy Tressler JasperMailing Address (Street, City, State, ZIP): 96 S Grant Ave, Columbus OH 43215Phone Number: 614-849-1087Email: wtressler@columbuslibrary.org**VI. PROPERTY OWNER'S AUTHORIZATION OF APPLICANT(S)/ AUTHORIZED REPRESENTATIVE:** The Property Owner listed in Section III must authorize the Applicant listed in Section IV and/or the Authorized Representative listed in Section V to act on the Owner's behalf with respect to this application.☐ **Not Applicable**I Stewart Smith, the **property owner**, hereby authorize Tracy Perry (NBBJ) and W.T. Jasper (CML)To act as my **representative(s)** in all matters pertaining to the processing and approval of this application, including modification to the application. I agree to be bound by all representations and agreements made by the designated representative (listed in Sections III and/or IV).Original Signature of Property Owner (listed in Section II): Stewart Smith
DocuSigned by:
1B731E74DFE3478...Date: 12/21/2017Subscribed and sworn before me this 21st day of December, 2017
State of Ohio
County of Franklin Notary Public [Signature]**VII. AUTHORIZATION TO VISIT THE PROPERTY:** Site visits to the property by City representative are essential to process the application. The Property Owner/ Applicant/ Authorized Representative (listed in Section II), hereby authorizes City representatives to enter, photograph, and post a notice on the property described in this application. This is optional, but strongly recommended.I Stewart Smith, the **property owner or authorized representative**, hereby authorize City representatives to enter, photograph and post a notice on the property described in the application.Original Signature of Property Owner or Authorized Representative: Stewart Smith
DocuSigned by:
1B731E74DFE3478...Date: 12/21/2017

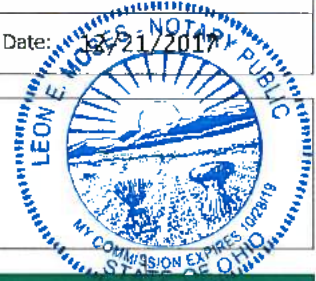
VIII. APPLICANT'S AFFIDAVIT OF ACKNOWLEDGMENT: This section must be completed with an **original signature** and **notarized**.☐ **Original Document Attached**

I Stewart Smith, the **property owner** or **authorized representative**, have read and understand the contents of this application. The information contained in this application, attached exhibits and other information submitted is complete and in all respects true and correct to best of my knowledge and belief.

Original Signature of Property Owner or Authorized Representative: Stewart Smith
DocuSigned by: 18791E740FE9470...

Date: 12/21/2017

Subscribed and sworn before me this 21st day of December, 2017
 State of Ohio
 County of Franklin Notary Public Lee Sk

**FOR OFFICE USE ONLY:**

Case Title:	Date Received:
Case Number:	
Amount Received:	Next Decision Due Date (If Applicable):
Receipt Number:	
Reviewing Body (Circle One): ART ARB BZA CC PZC	Final Date of Determination:
Map Zone:	
Determination or Action:	Related Cases:
Ordinance Number (If Applicable):	





City of Dublin

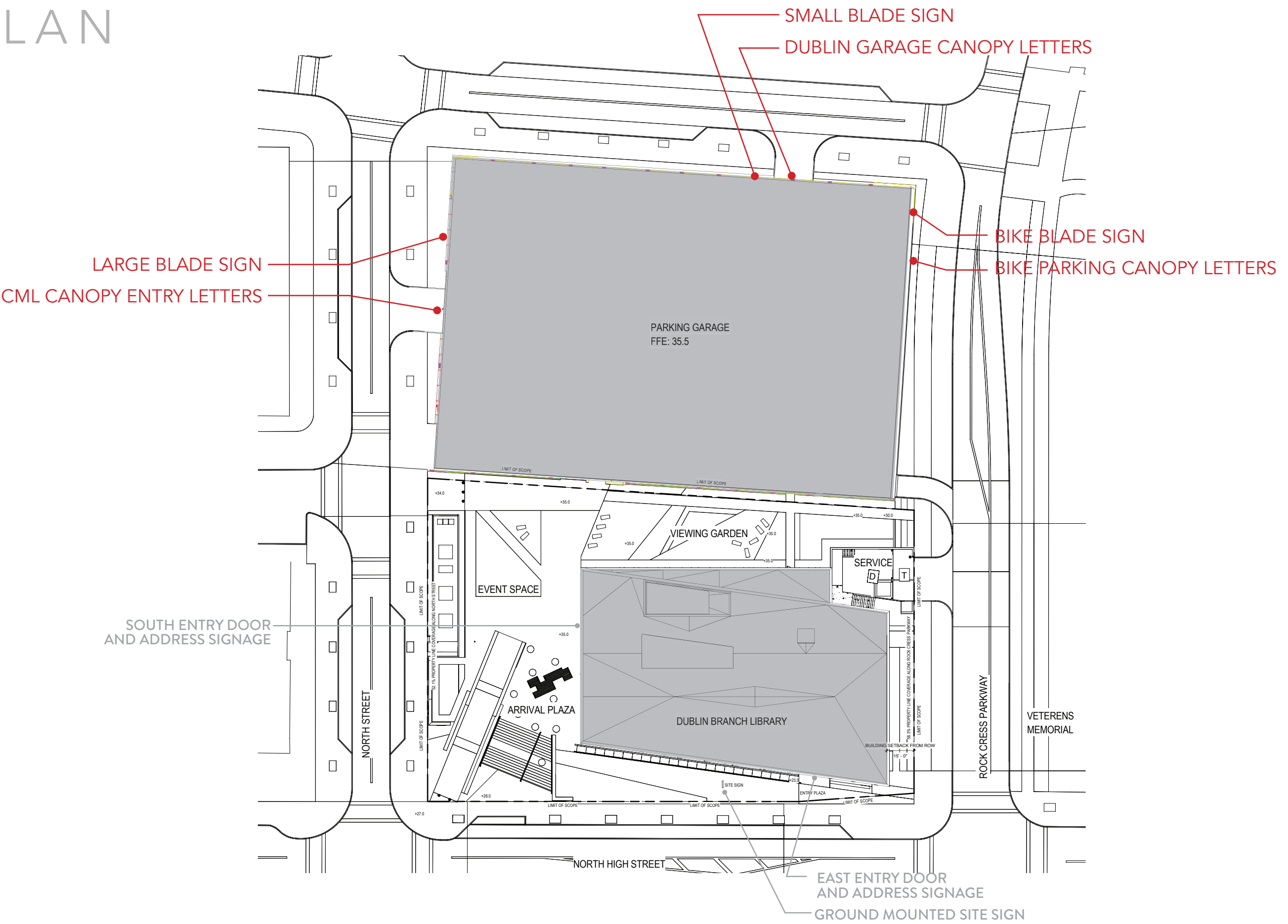
DUBLIN LIBRARY PARKING GARAGE MASTER SIGN PLAN

0 4 . 2 7 . 2 0 1 8



MOODY•NOLAN

SITE PLAN

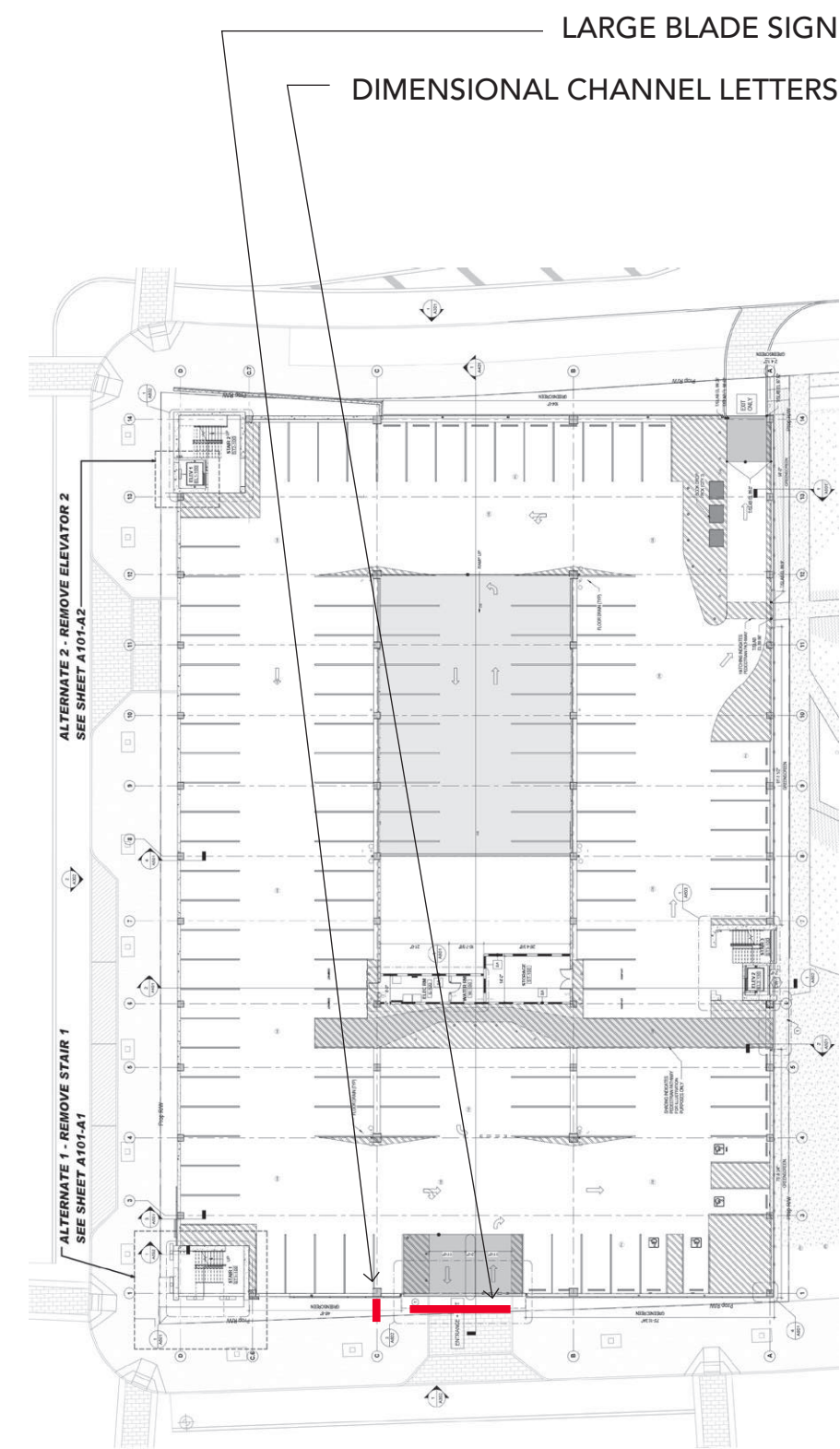


DUBLIN LIBRARY PARKING GARAGE MASTER SIGN PLAN

SOUTH ELEVATION

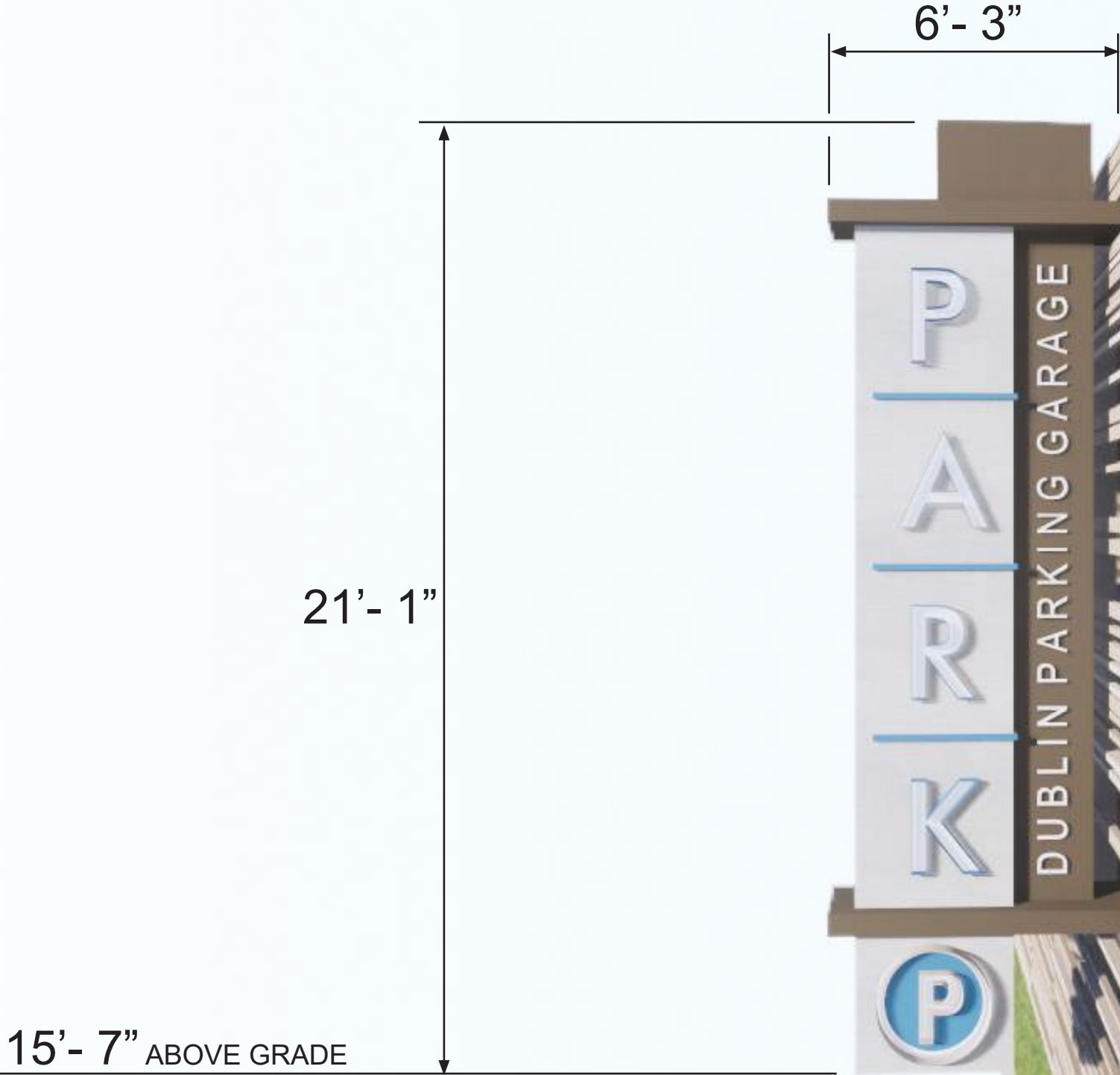


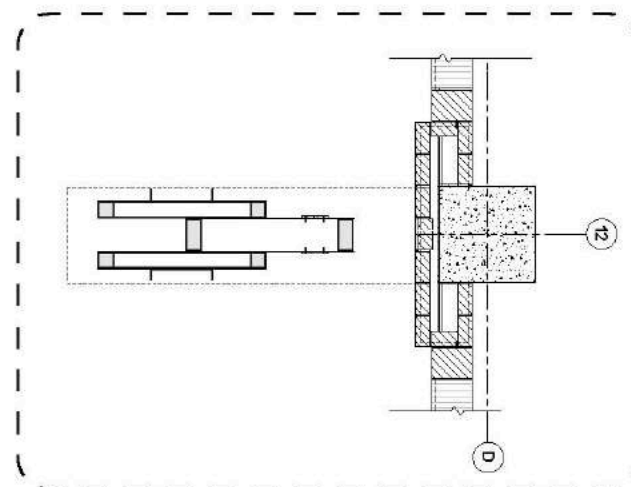
SOUTH CML PARKING ENTRY



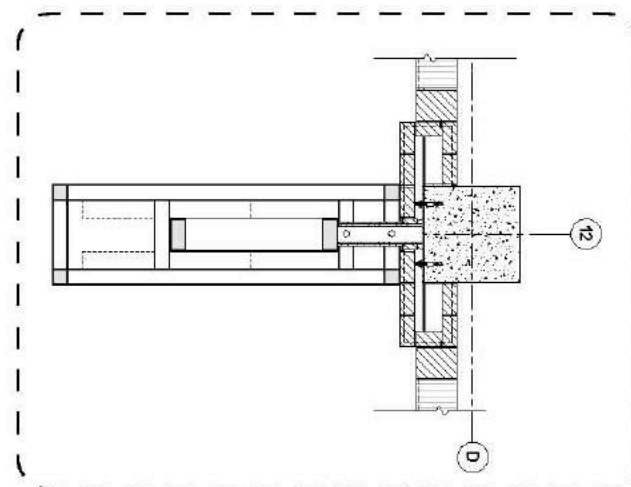
NORTH LIBRARY PARKING ENTRY

SOUTH CML PARKING ENTRY

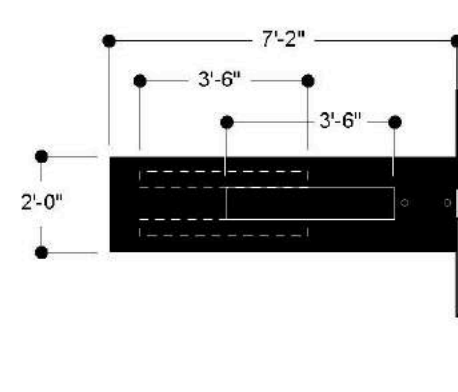




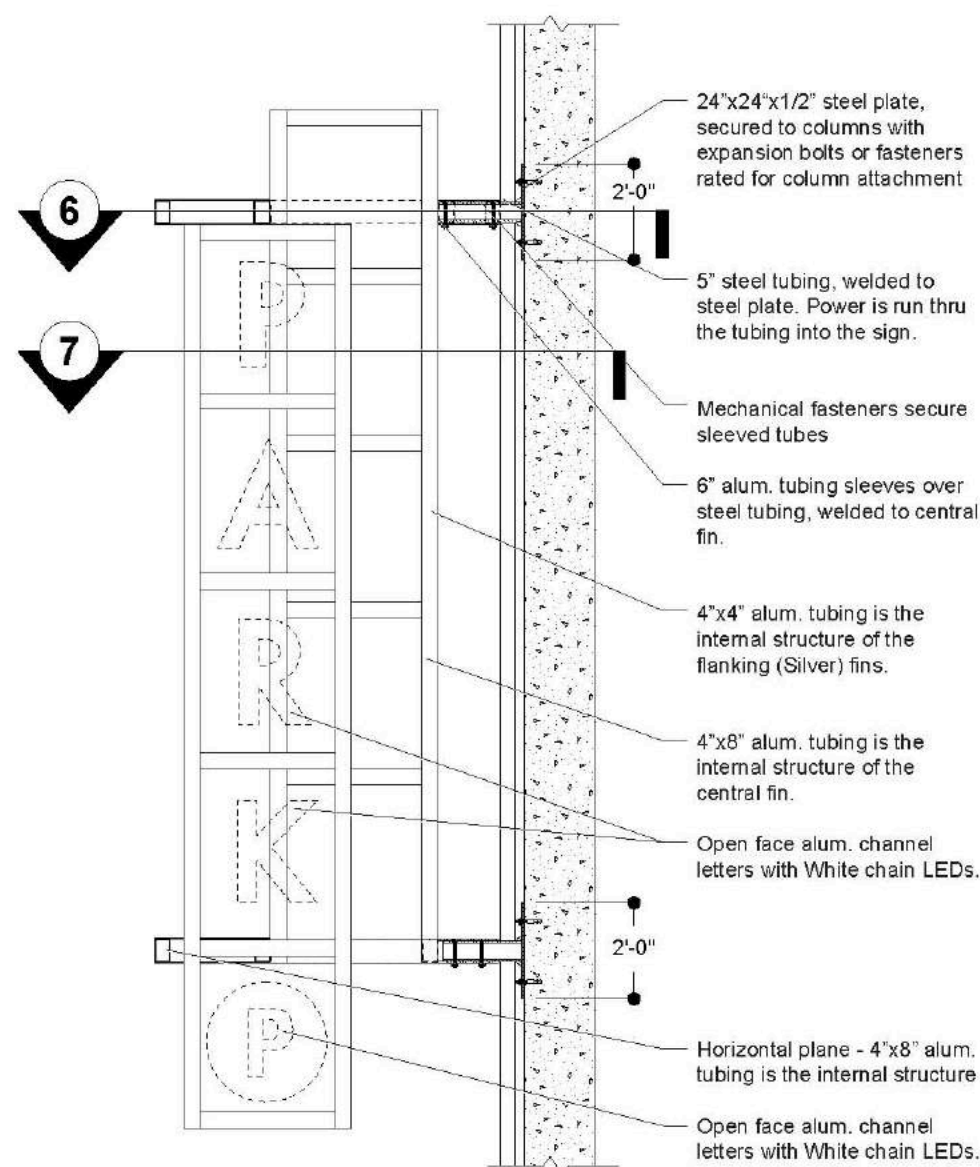
7 Section View
Scale: 1/4" = 1'-0"



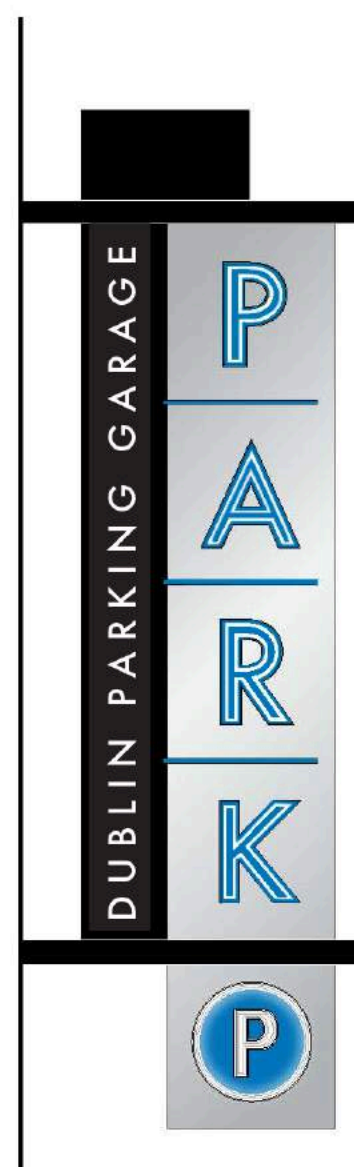
6 Section View
Scale: 1/4" = 1'-0"



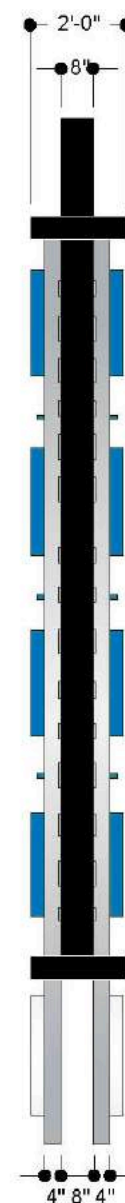
5 Sign Type IM1 - Plan View
Scale: 1/4" = 1'-0"



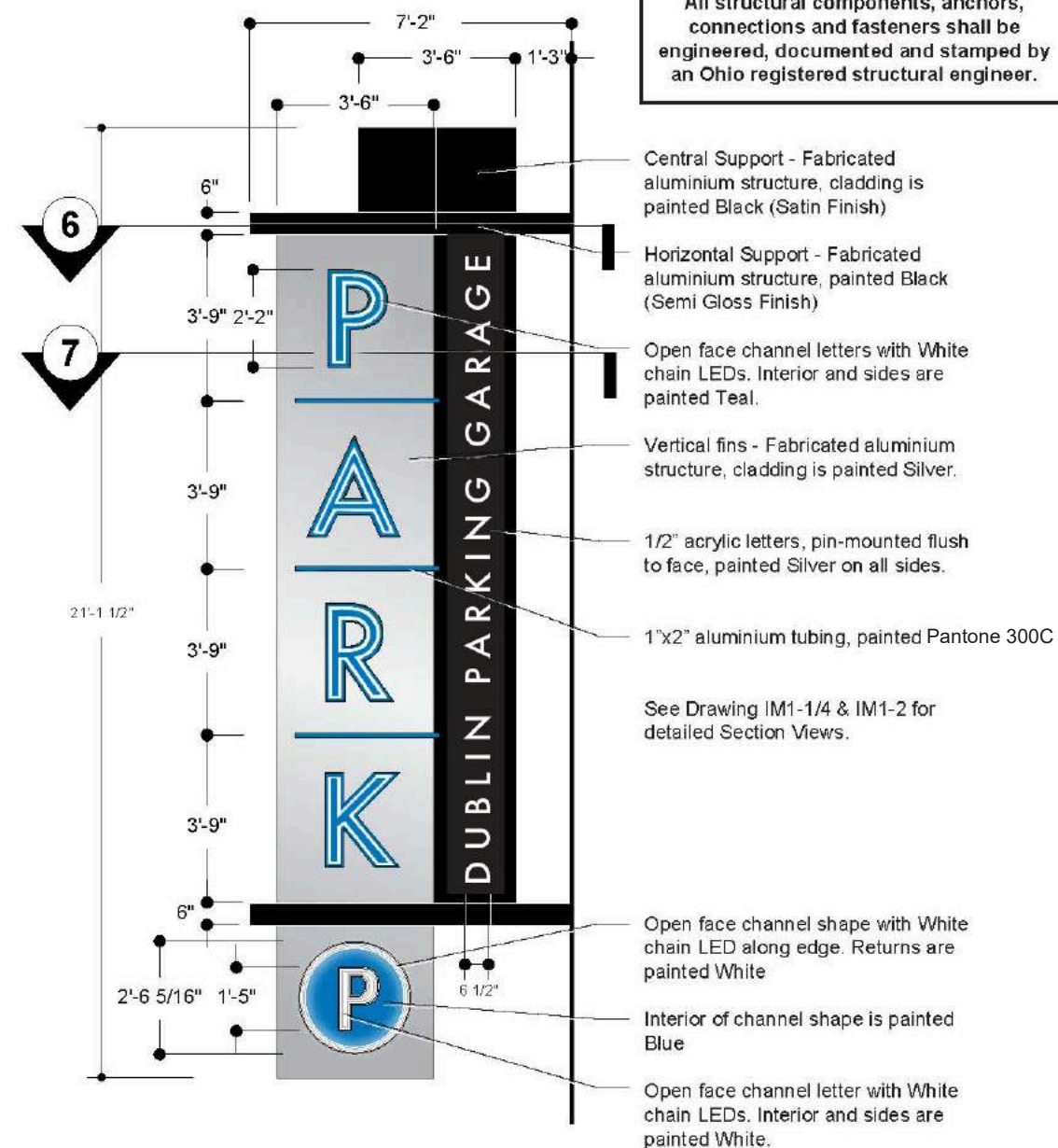
4 Sign Type IM1 - Structure View
Scale: 1/4" = 1'-0"



3 Sign Type IM1 - Rear Elevation
Scale: 1/4" = 1'-0"



2 Sign Type IM1 - Side Elev.
Scale: 1/4" = 1'-0"

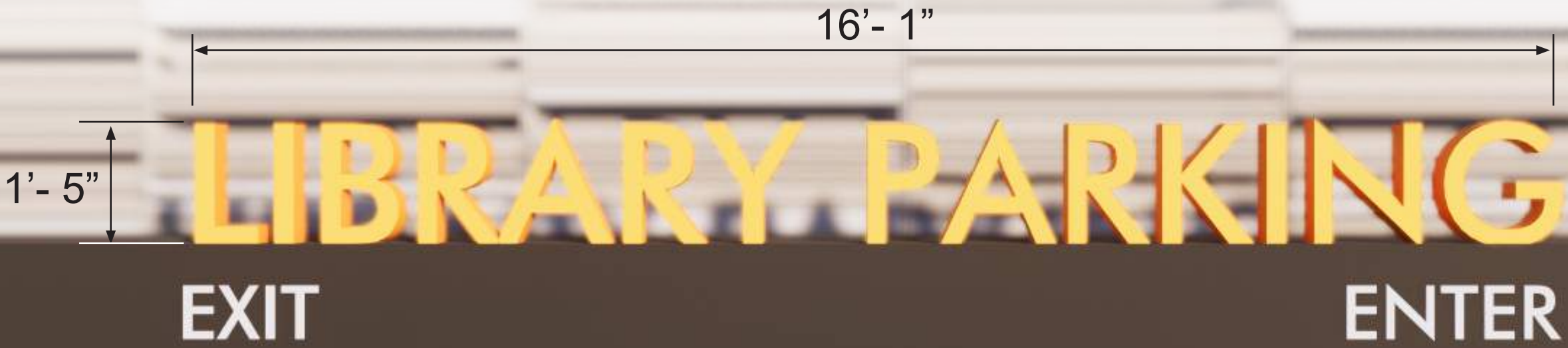


1 Sign Type IM1 - Marquee Parking ID - Front Elevation
Scale: 1/4" = 1'-0"

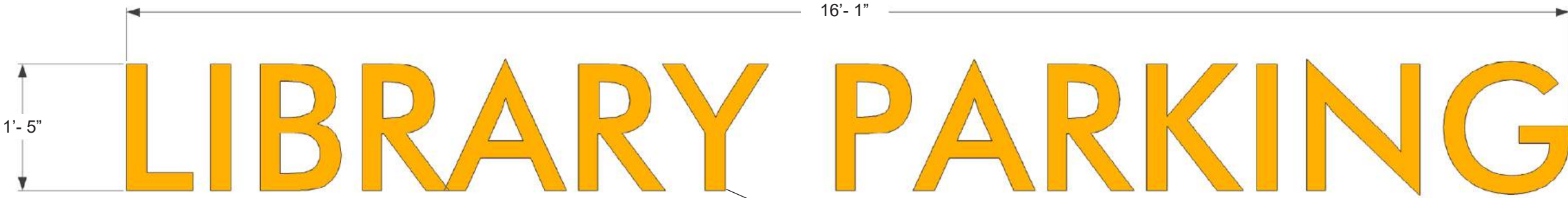
All structural components, anchors, connections and fasteners shall be engineered, documented and stamped by an Ohio registered structural engineer.



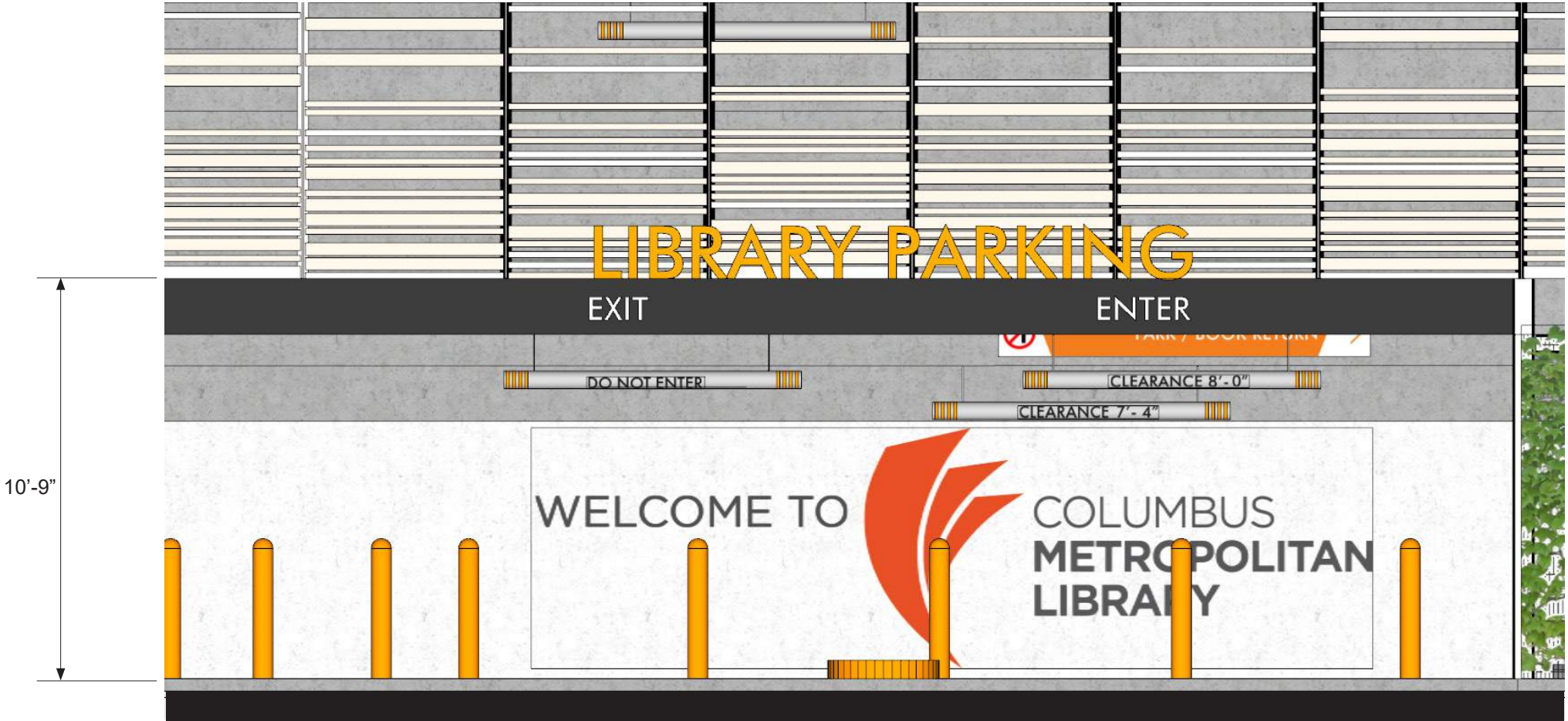
SOUTH CML PARKING ENTRY



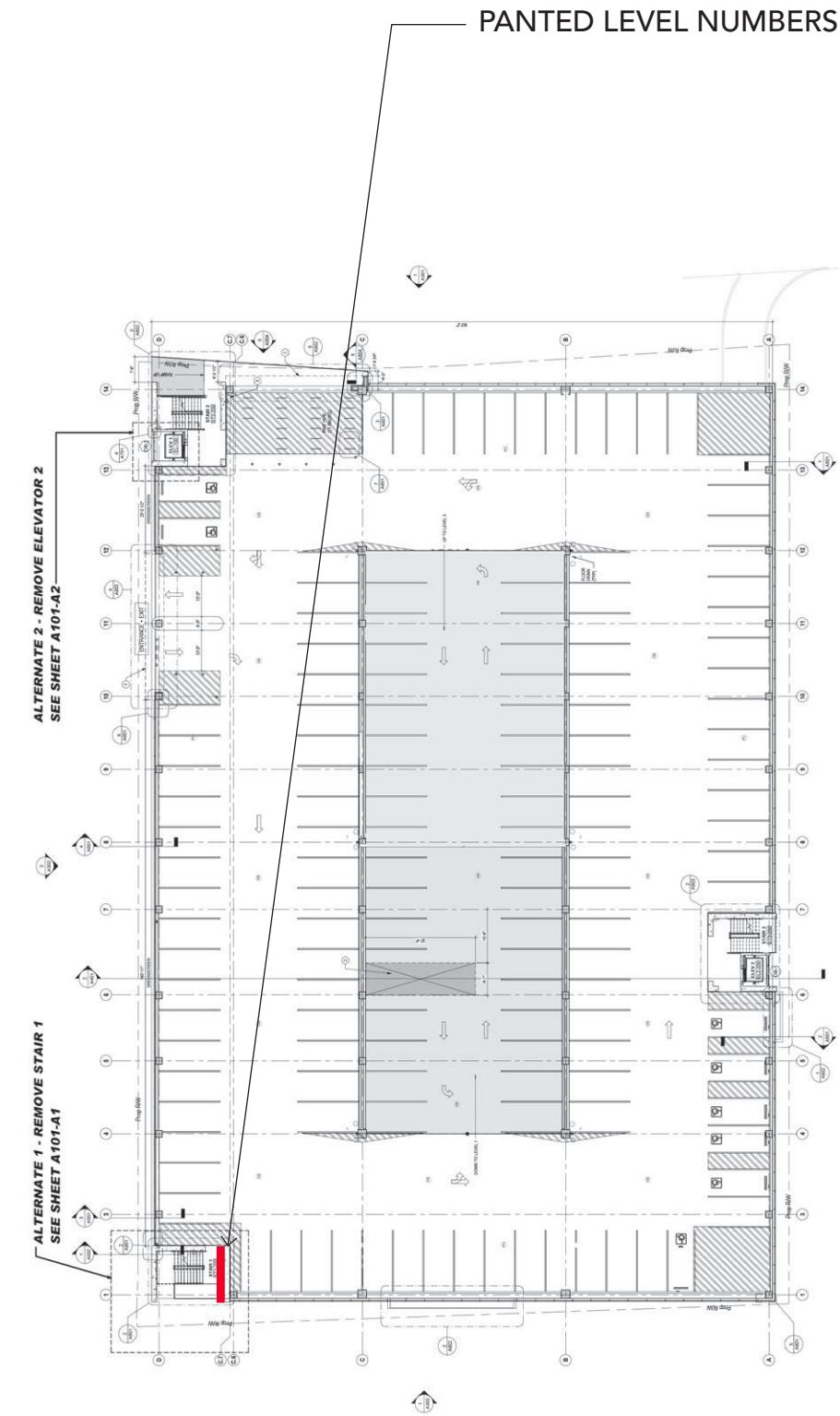
SOUTH CML PARKING ENTRY



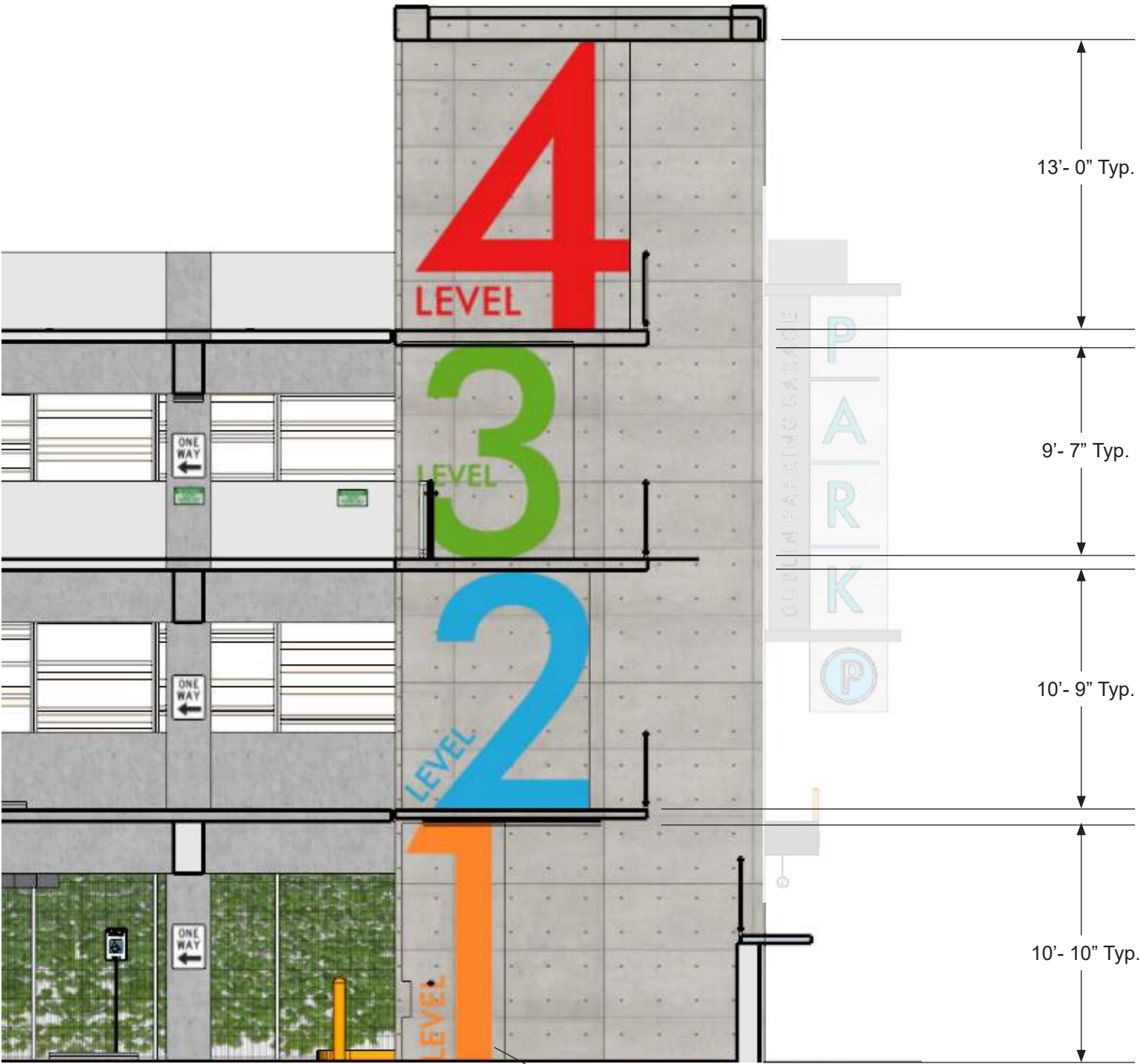
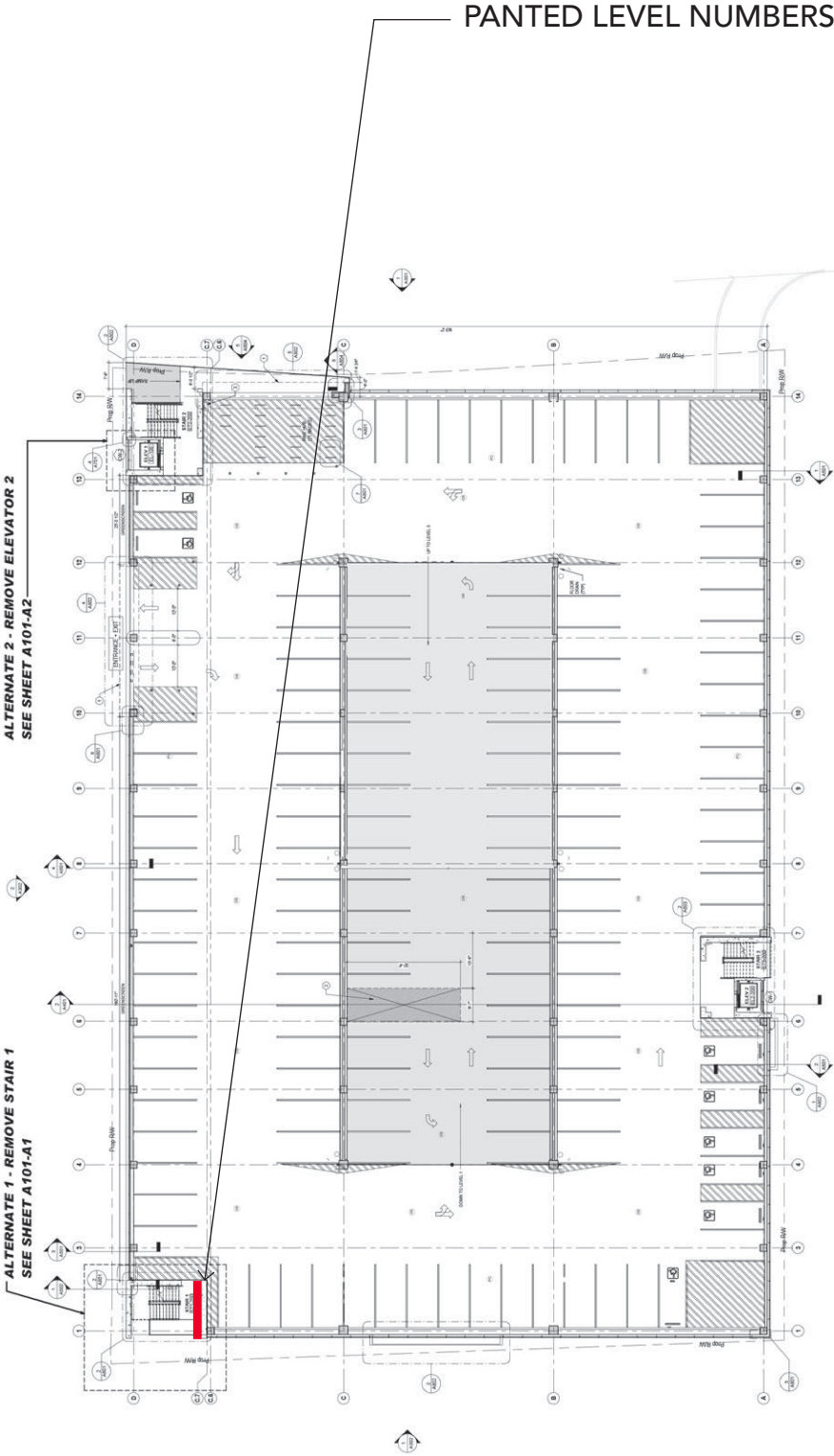
3" DEEP INTERNALLY ILLUMINATED ALUMINUM CHANNEL LETTERS TO BE PAINTED TO MATCH 716C AND HAVE WHITE TRANSLUCENT ACRYLIC FACE WITH PERFORATED DAY/NIGHT VINYL APPLIED. COLOR OF VINYL TO TO BE PANTONE 716 C



SOUTH WEST STAIR



SOUTH WEST STAIR



MASKED AND SURFACE PAINTED LEVEL GRAPHICS. GRAPHIC TO BE FULL HEIGHT OF LEVEL LANDING TYPICAL DIMENTION.

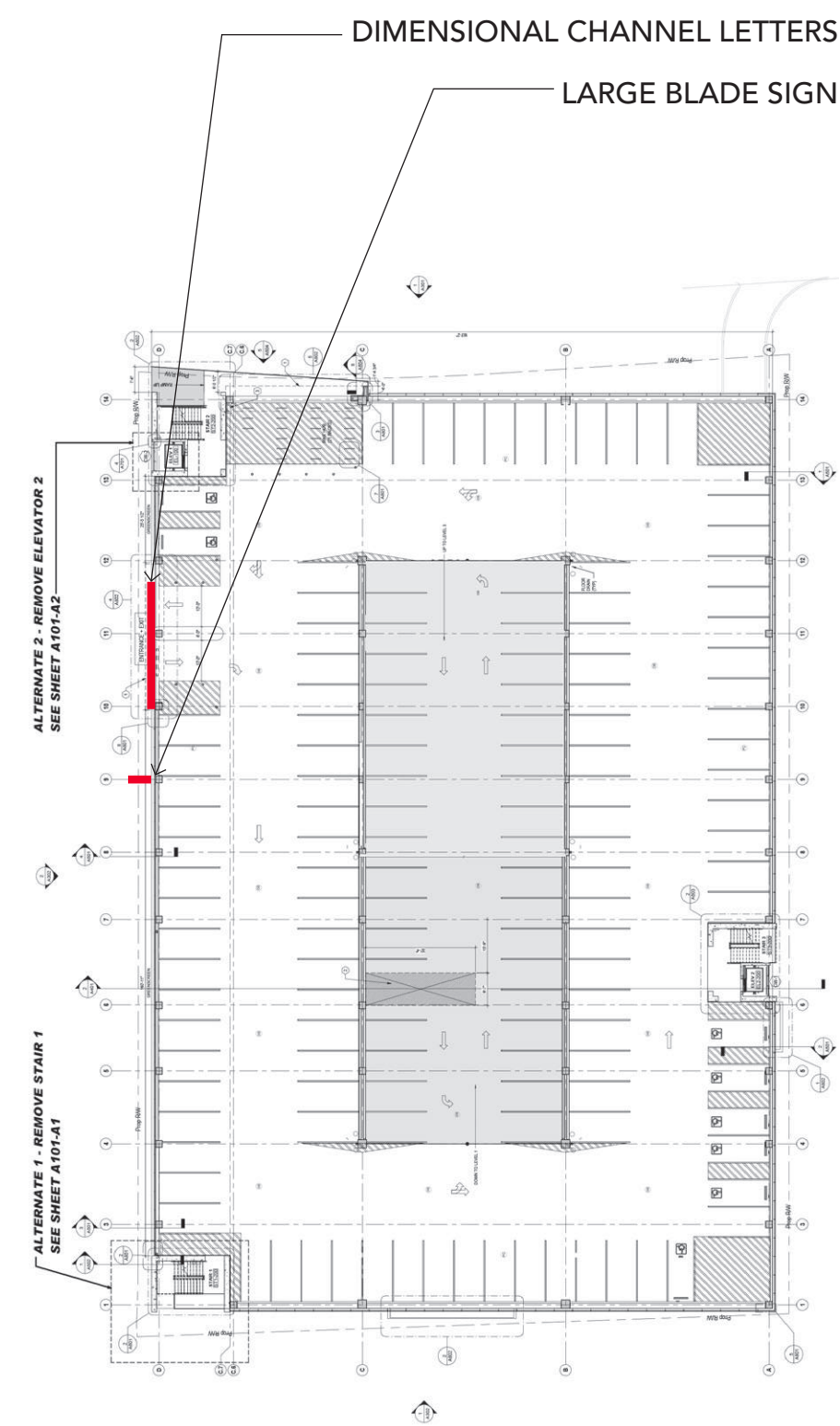
WEST ELEVATION



WEST ENTRY - DAY



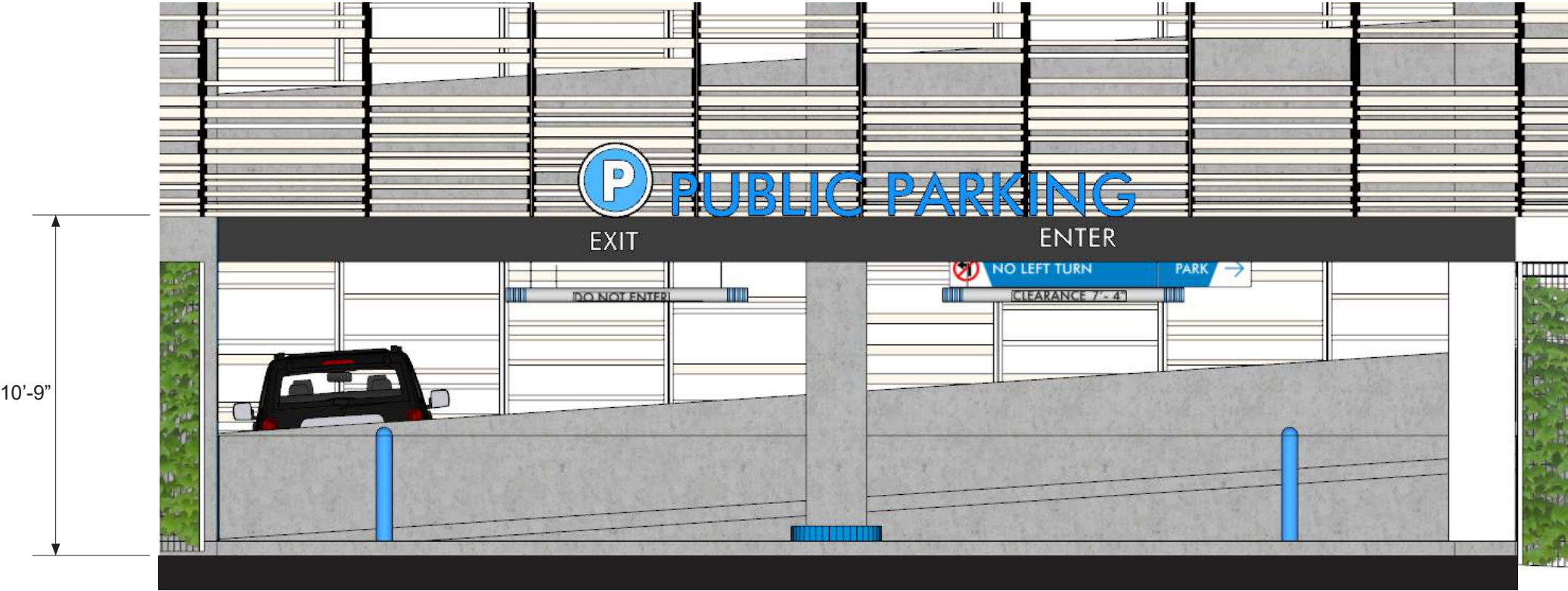
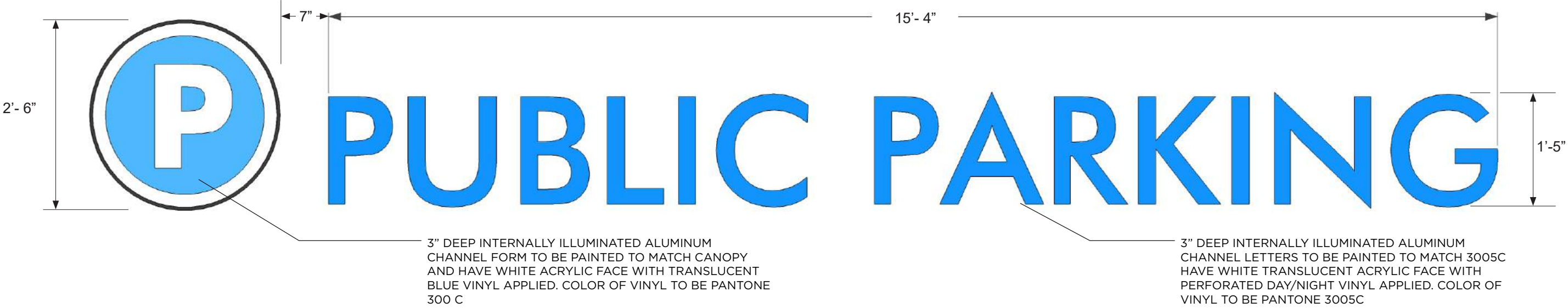
WEST ENTRY - NIGHT



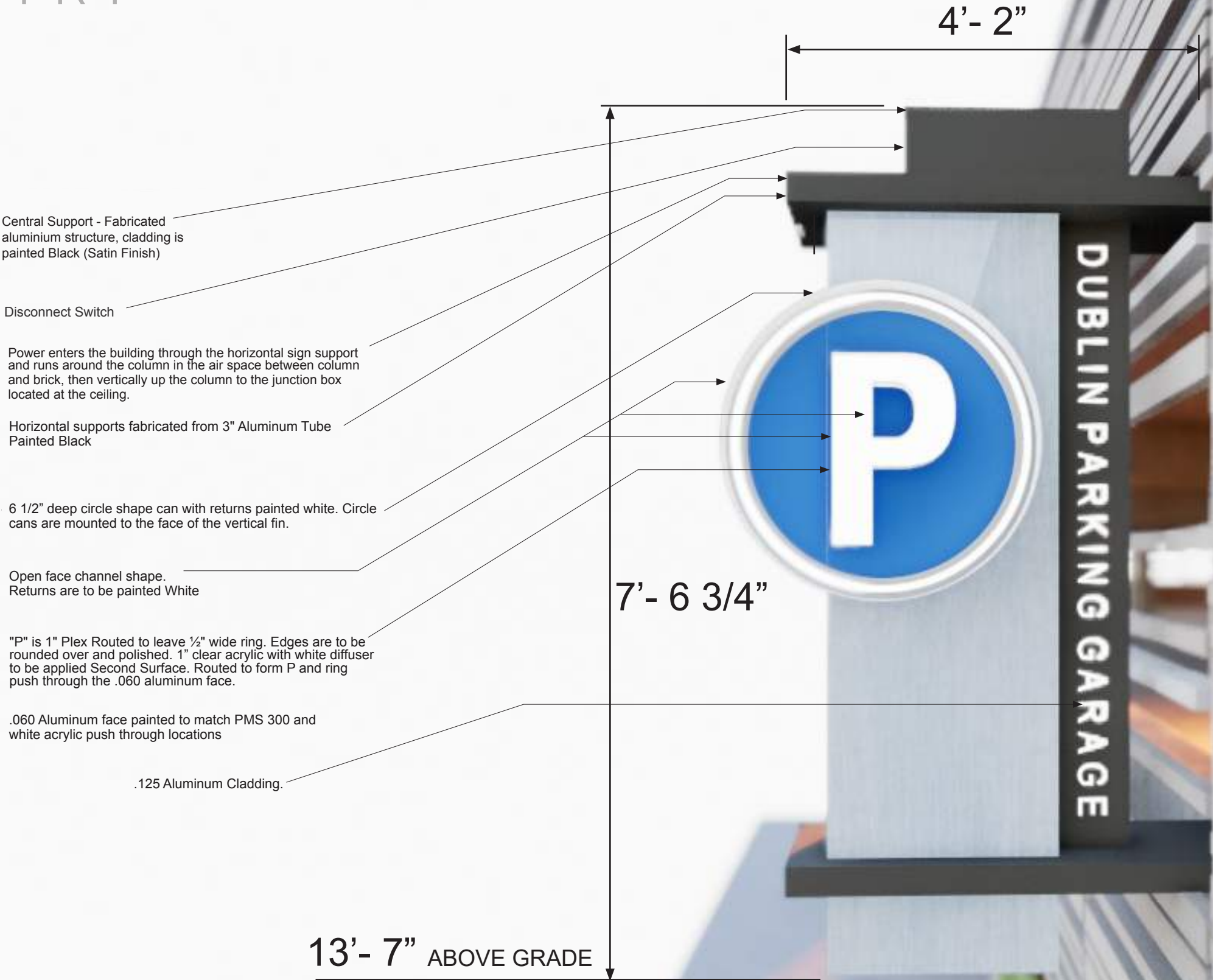
WEST ENTRY



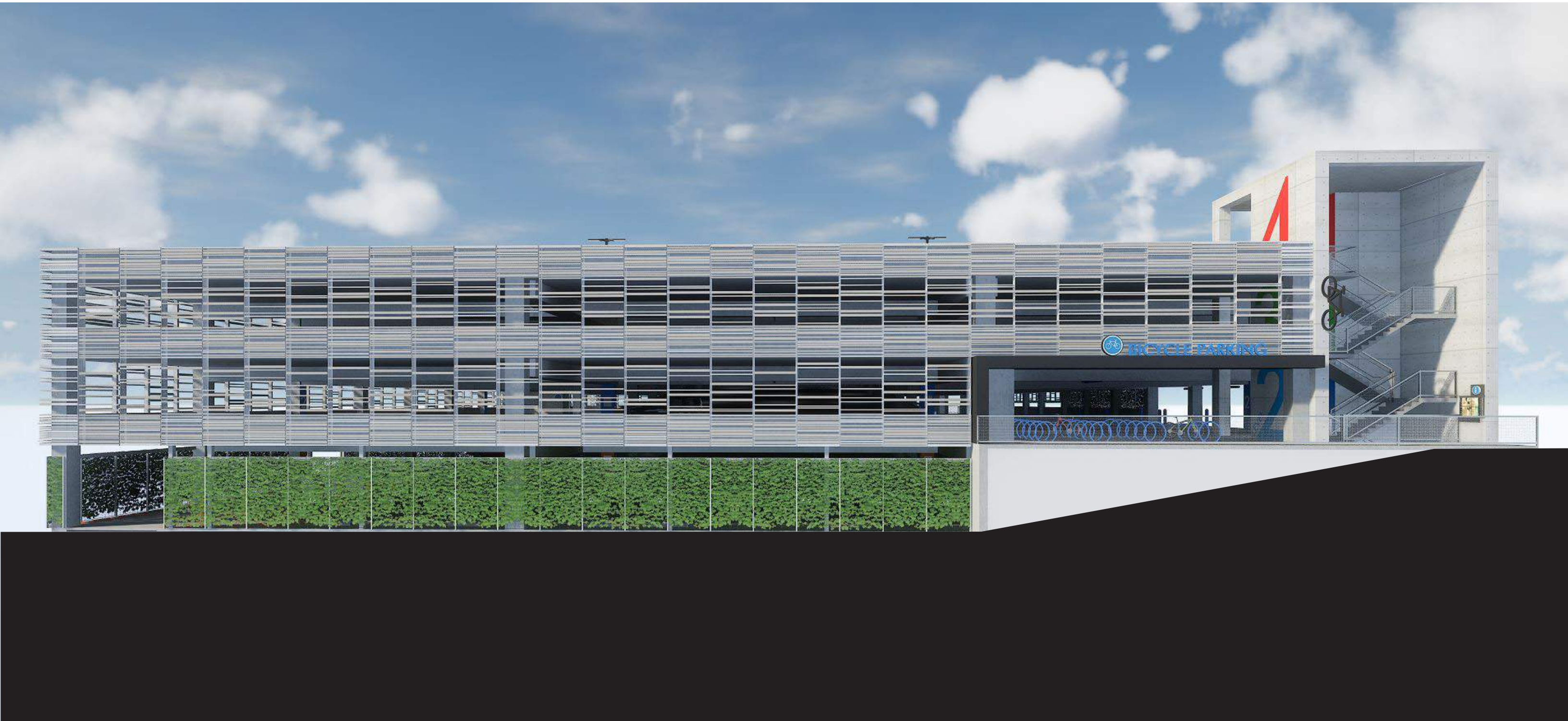
WEST ENTRY



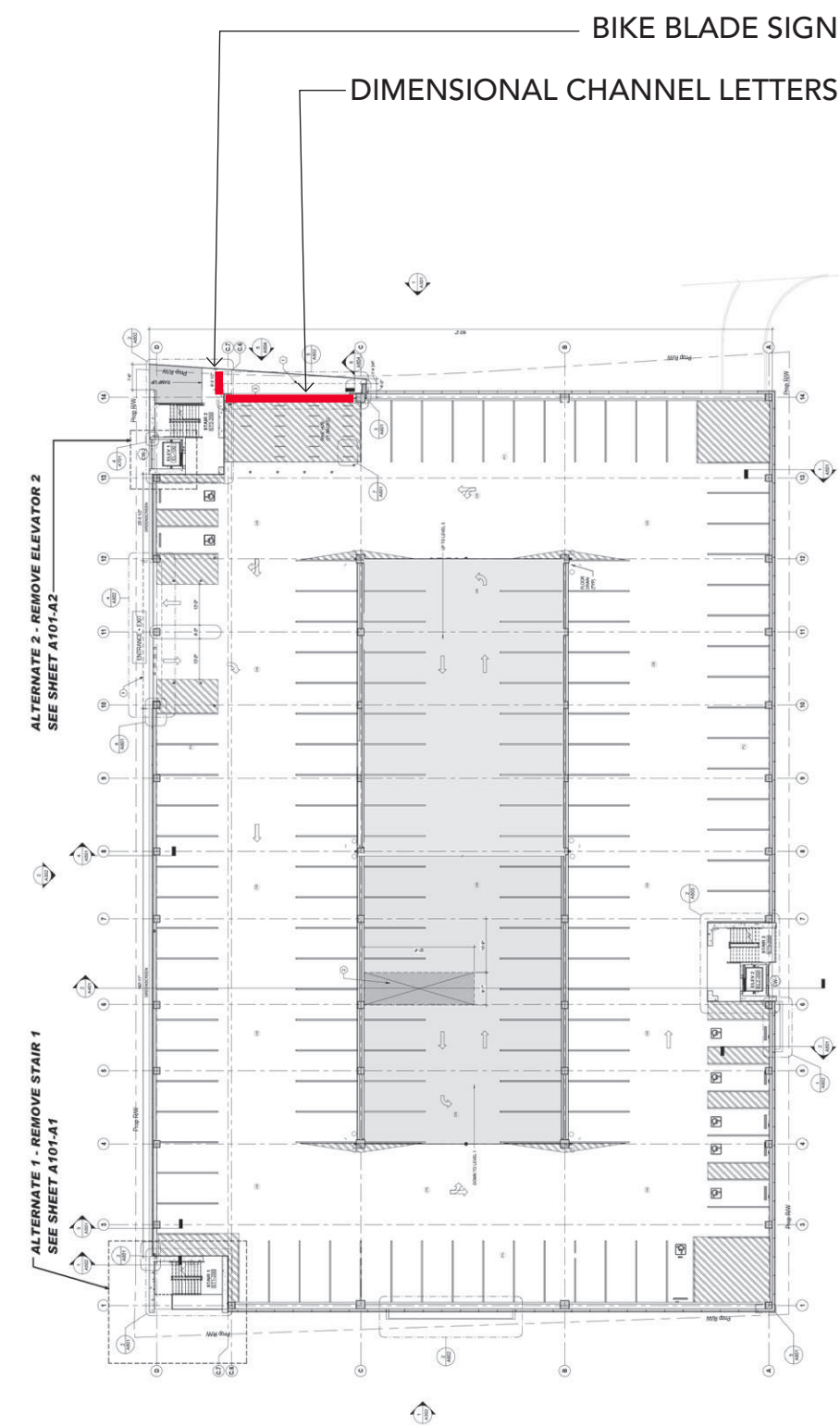
WEST ENTRY



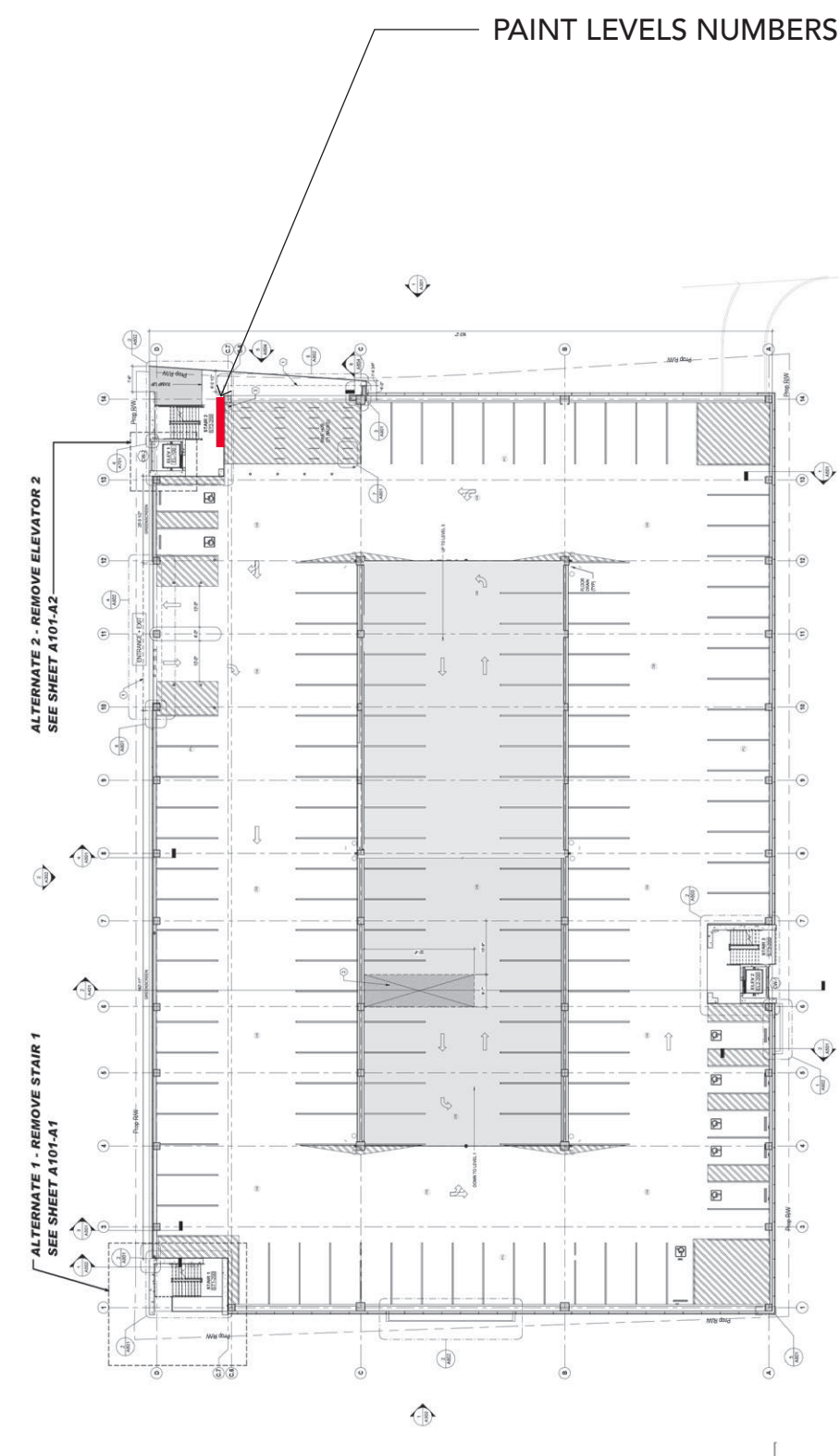
NORTH ELEVATION



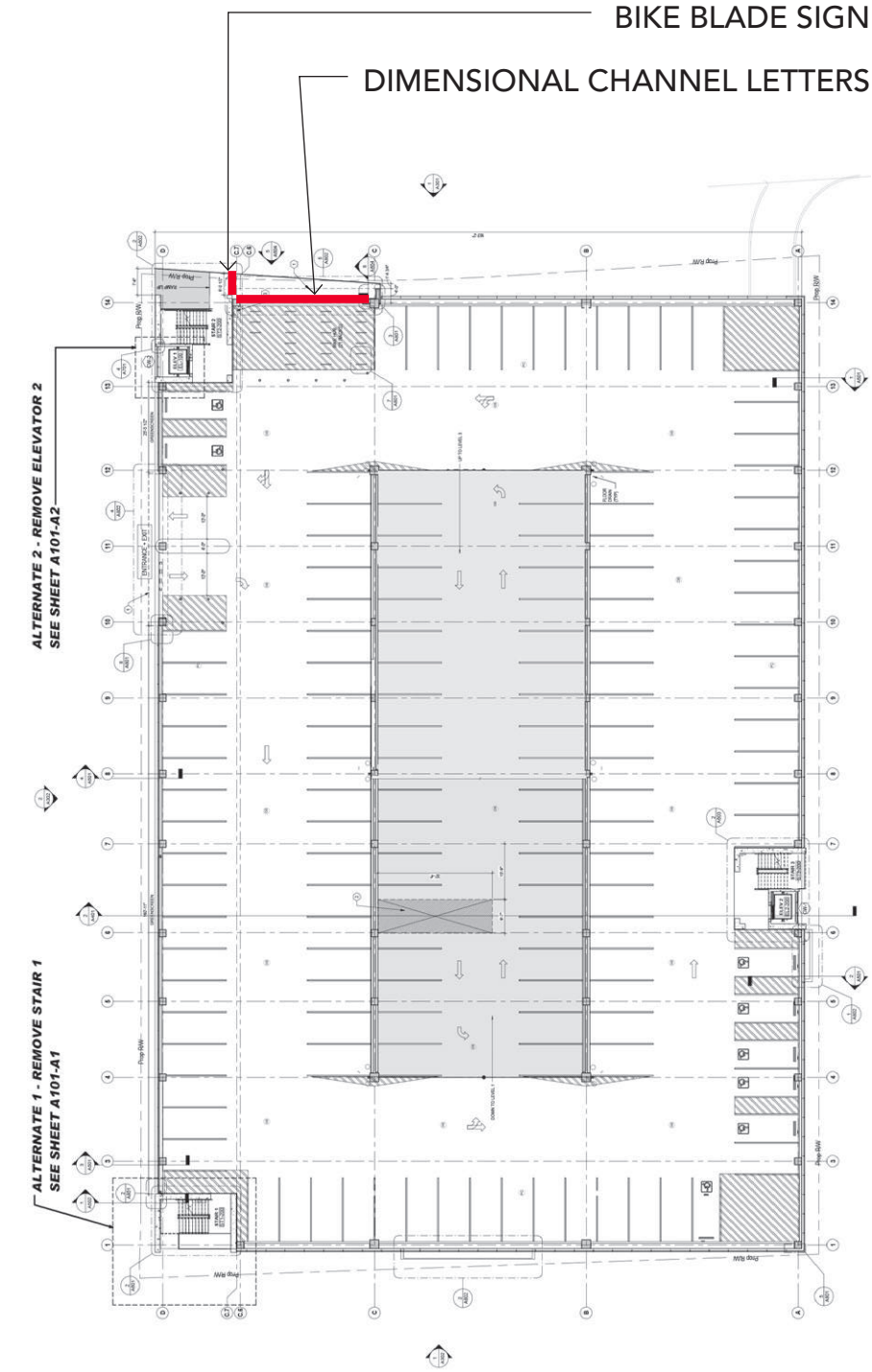
NORTH BICYCLE PARKING - VIEW



NORTH WEST STAIR



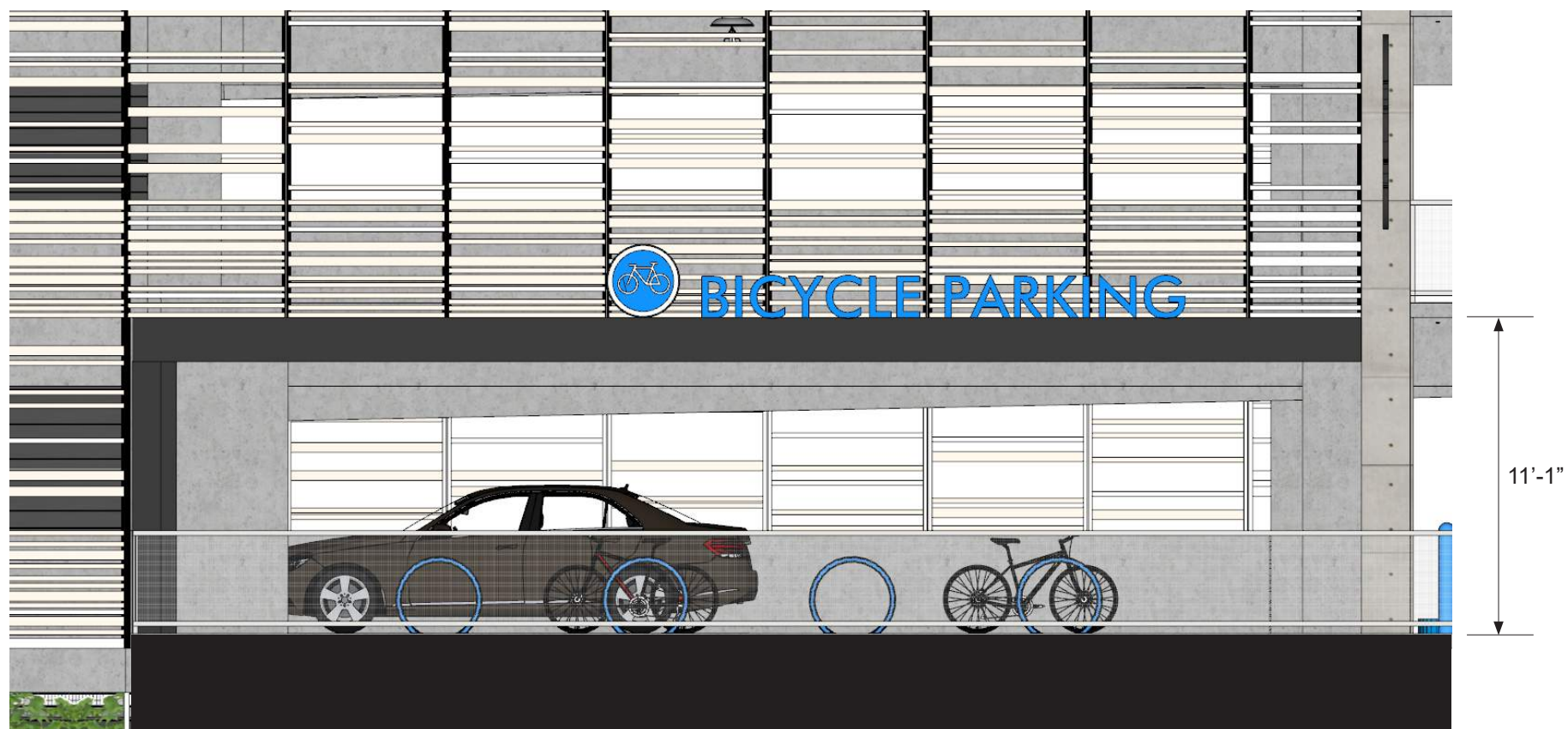
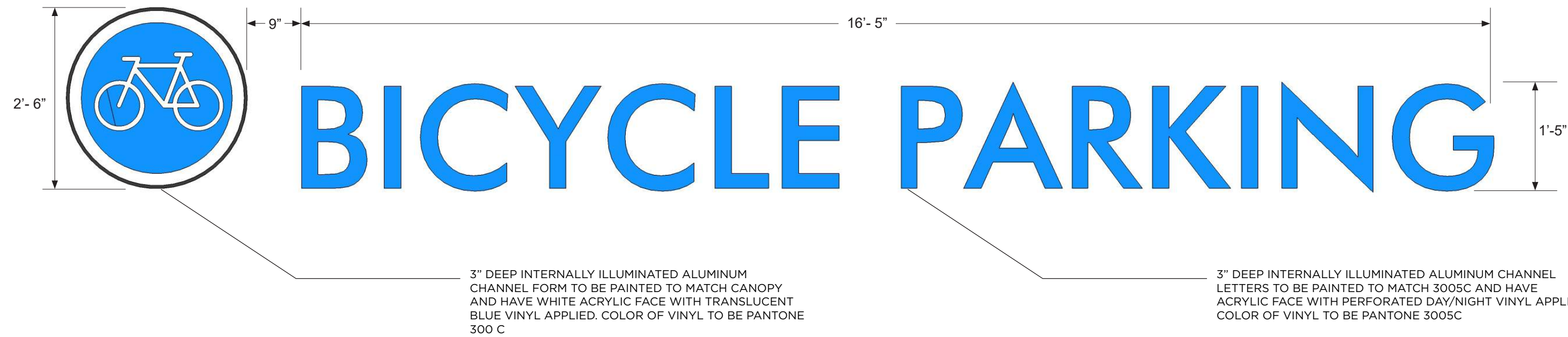
NORTH BICYCLE PARKING - VIEW NIGHT



NORTH ELEVATION

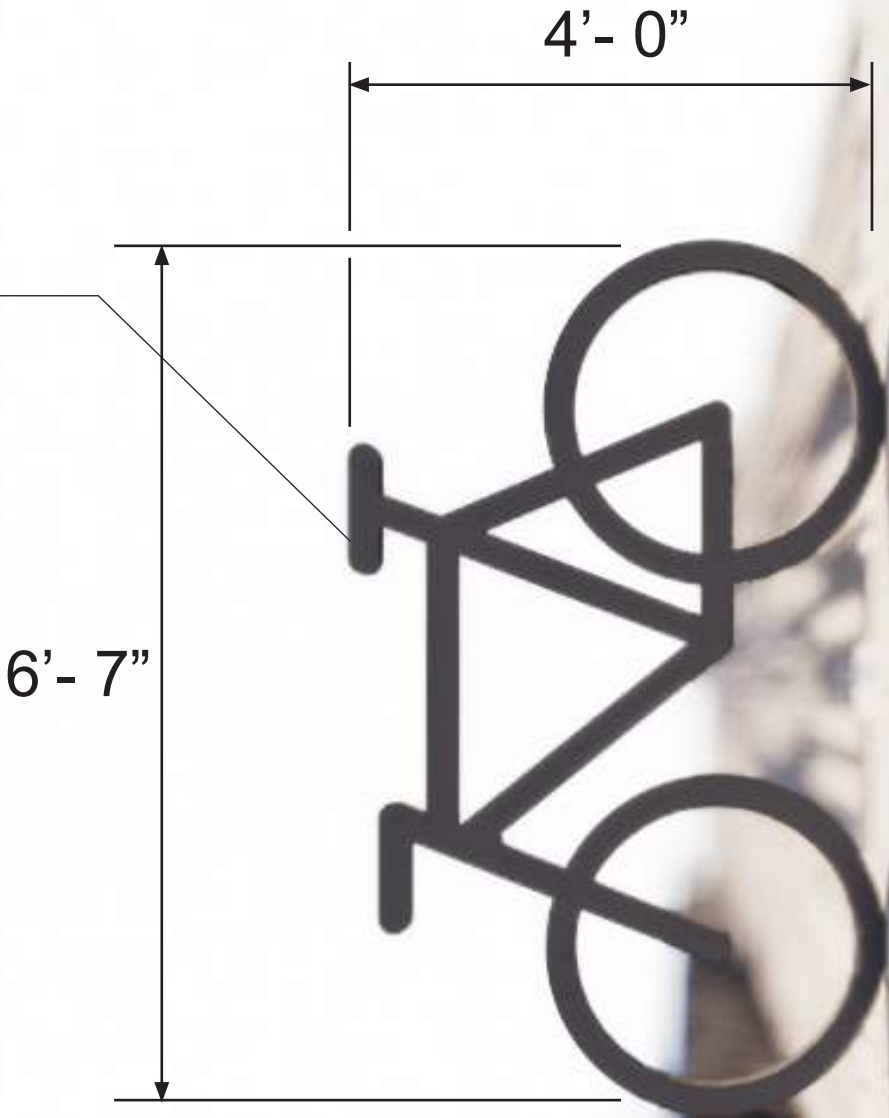


NORTH ELEVATION



BICYCLE ICON

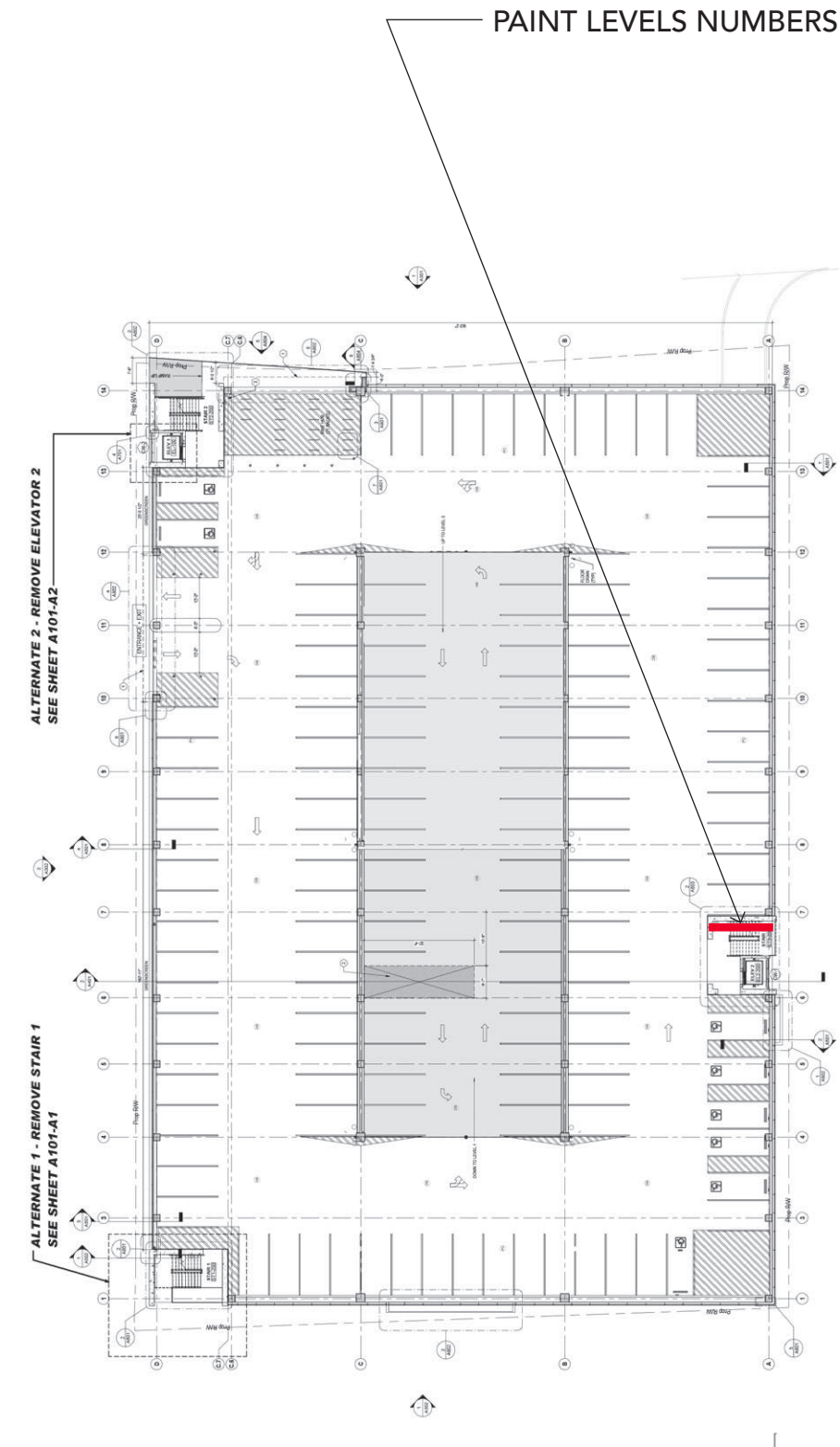
DOUBLE SIDED 3" DEEP INTERNALLY ILLUMINATED ALUMINUM CHANNEL LETTERS TO HAVE ACRYLIC FACE WITH TRANSLUCENT DAY/NIGHT VINYL APPLIED. COLOR OF VINYL TO BE PANTONE BLACK



EAST ELEVATION



EAST STAIR



MASTER SIGN PLAN RESUBMISSION **APRIL 30, 2018 (REVISED 5/14/18)**

COLUMBUS METROPOLITAN LIBRARY - DUBLIN BRANCH LIBRARY AND CITY OF DUBLIN PARKING GARAGE

75 N HIGH STREET DUBLIN, OHIO 43017

SUBMISSION INDEX

CML DUBLIN BRANCH LIBRARY PERMANENT SIGNAGE

CONSTRUCTION FENCE SIGNAGE

CITY OF DUBLIN PARKING GARAGE PERMANENT SIGNAGE

CML DUBLIN LIBRARY PERMANENT SIGNAGE

CODE SUMMARY - CML DUBLIN BRANCH LIBRARY

PERMANENT SIGNAGE

GROUND SIGNAGE

ALLOWABLE NUMBER: 1 PER BUILDING OR PER PARCEL, PER STREET FRONTAGE, NOT TO EXCEED 2

ALLOWABLE SIZE: 8 SQ FT., MINIMUM SETBACK FROM PROPERTY 8'

PROPOSED: (1) GROUND MOUNTED SIGN, 16' SF ON MASONRY BASE TO MATCH BUILDING. SETBACK FROM PROPERTY 8'.

WAIVERS REQUIRED

DIFFERENT BUILDING TYPE, CODE ALLOWS FOR GROUND SIGNS IN HISTORIC COTTAGE COMMERCIAL BUILDING ONLY

EXCEEDING MAXIMUM ALLOWABLE AREA

EXCEEDING ALLOWABLE NUMBER OF COLORS. THREE COLORS ARE PERMITTED, CURRENTLY PROPOSED SIX COLORS.

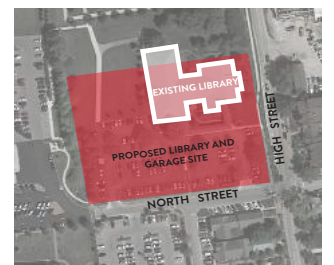
DOOR SIGNAGE

ALLOWABLE: 20% OF SURFACE AREA OF WINDOW, NOT TO EXCEED 8 SF.

PROPOSED: 3.08 SF OR 2.75% OF OVERALL DOOR. DOOR IS 112 SF.

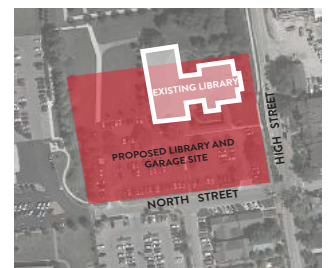
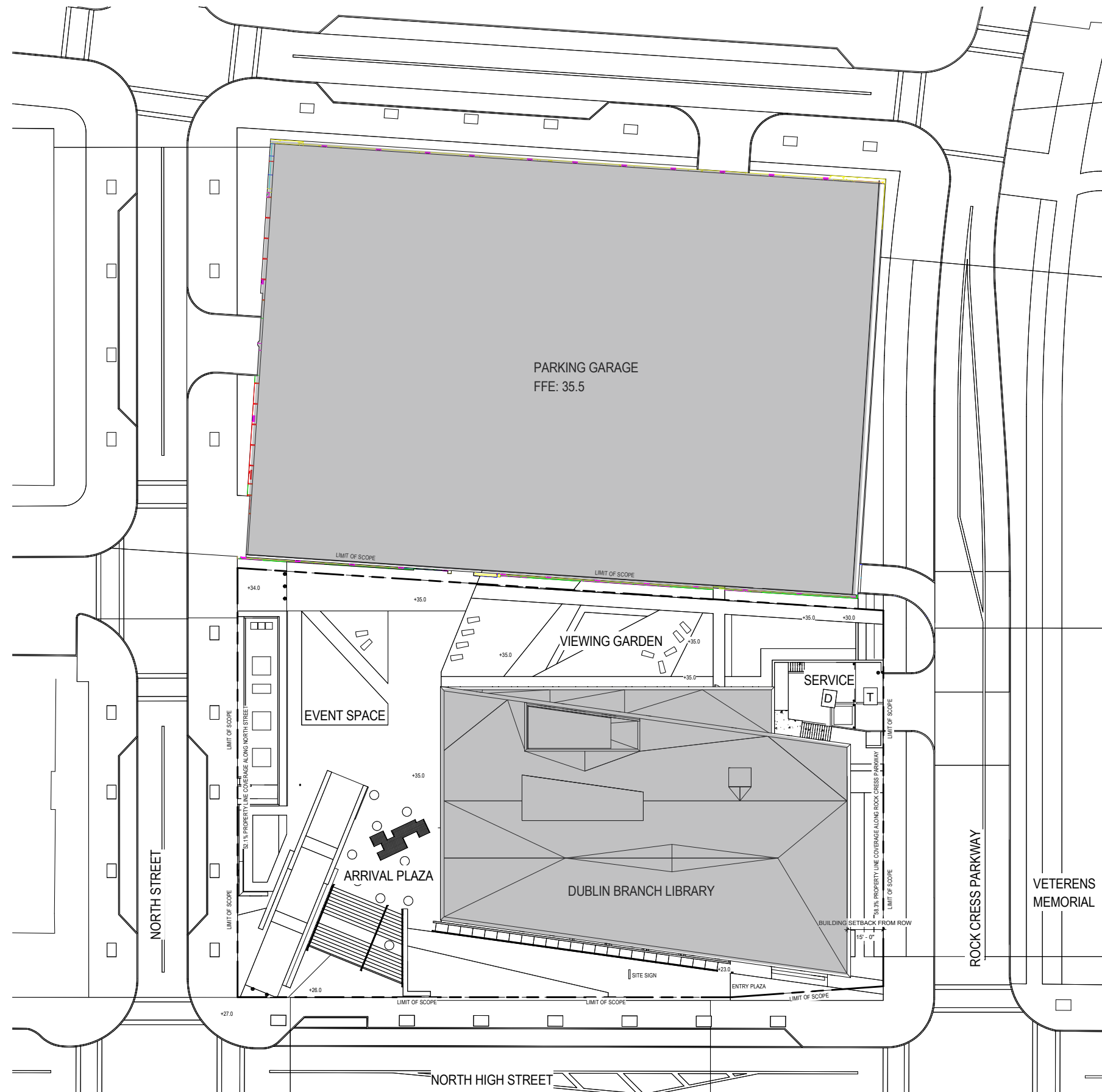
WAIVERS REQUIRED

NONE.

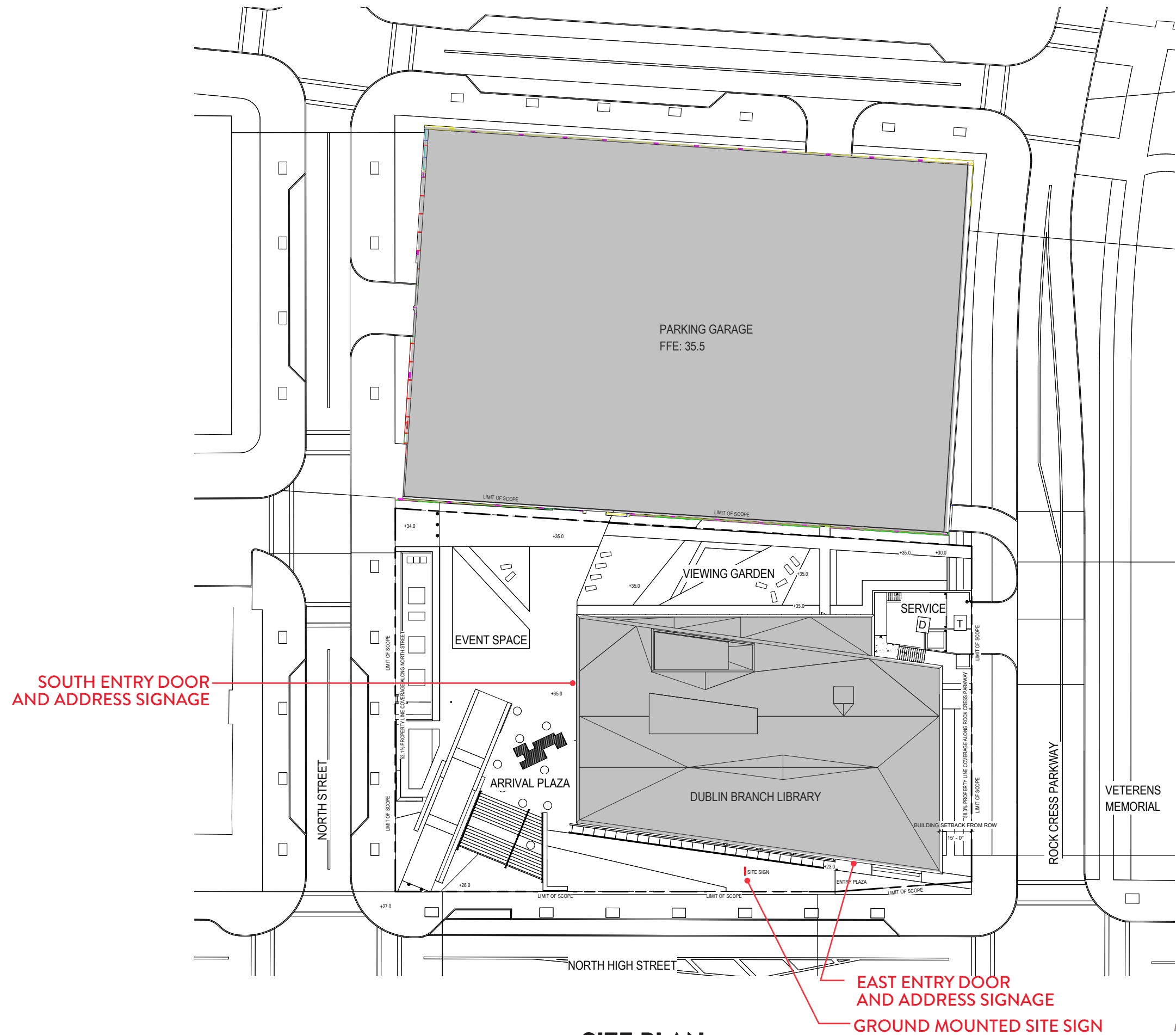




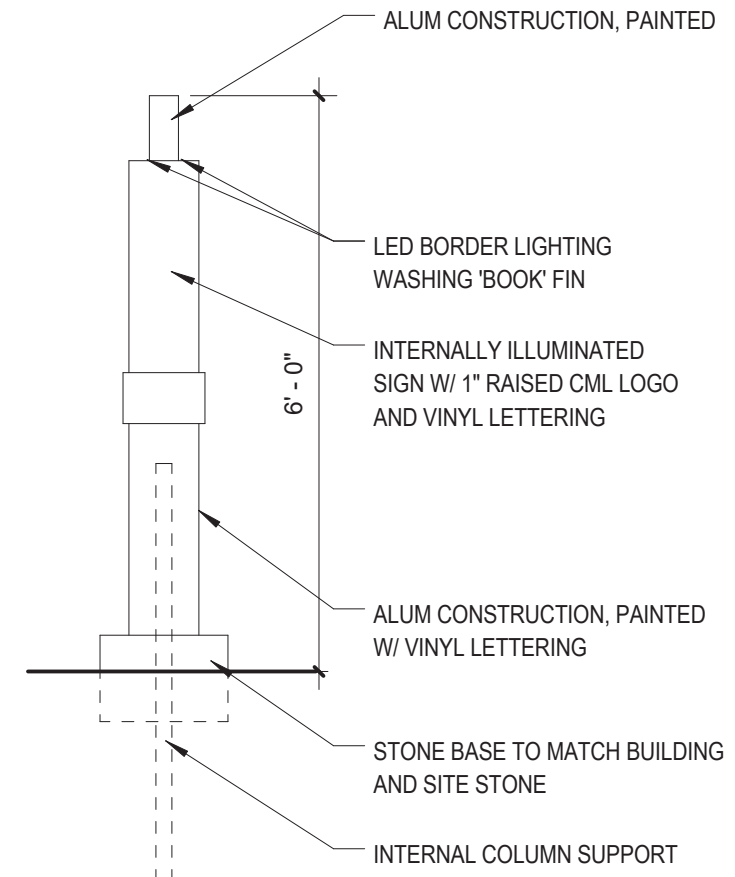
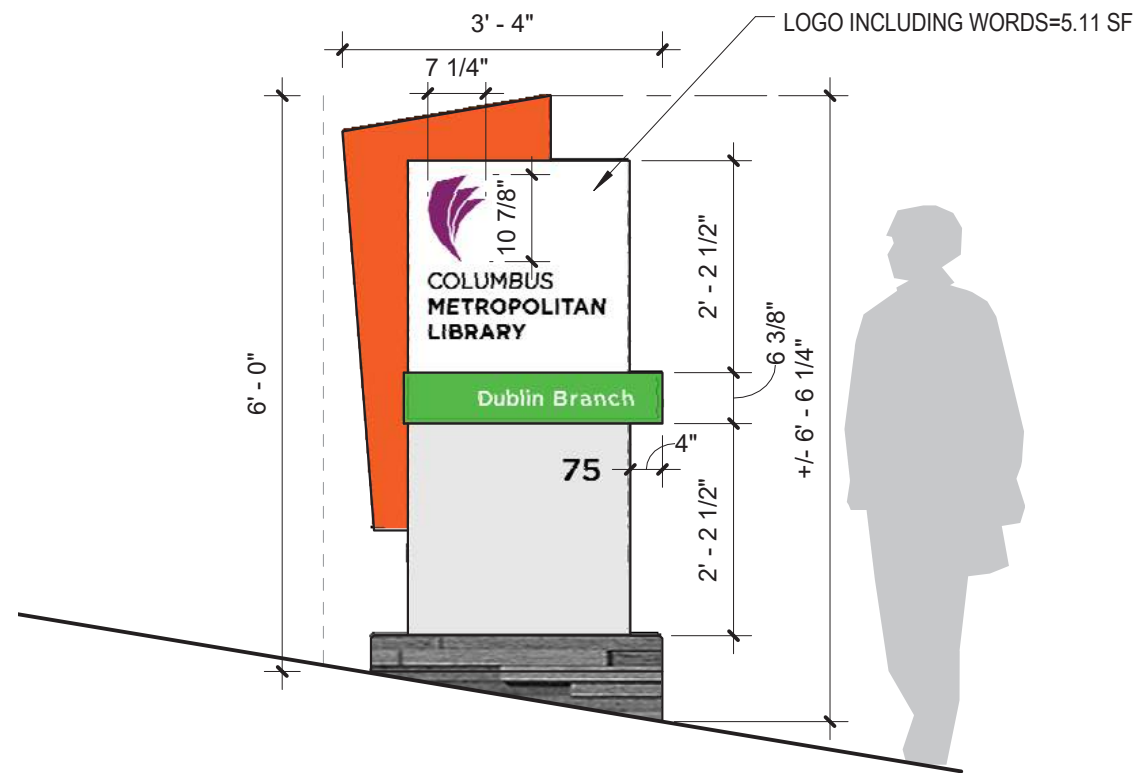
RENDERING OF NORTHEAST CORNER AT ROCK CRESS AND HIGH (STREET TREES HAVE BEEN OMITTED)







PERMANENT LIBRARY SIGNAGE










Exterior Paint Applications
Akzo Nobel
www.akzonobel.com

	
"Bookmark" Akzo Nobel 414 C-6 Orange Semi-Gloss Finish to Match Pantone 166C	"Branch" Akzo Nobel 443 C-5 Green Semi-Gloss Finish Match 3M Translucent Brilliant Green Film
	
Upper Sign Cabinet White Akzo Nobel White Semi-Gloss Finish	Lower Sign Cabinet Silver Akzo Nobel Brushed Aluminum Semi-Gloss Clearcoat Finish

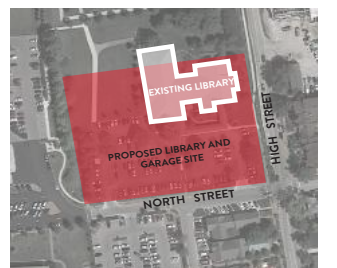
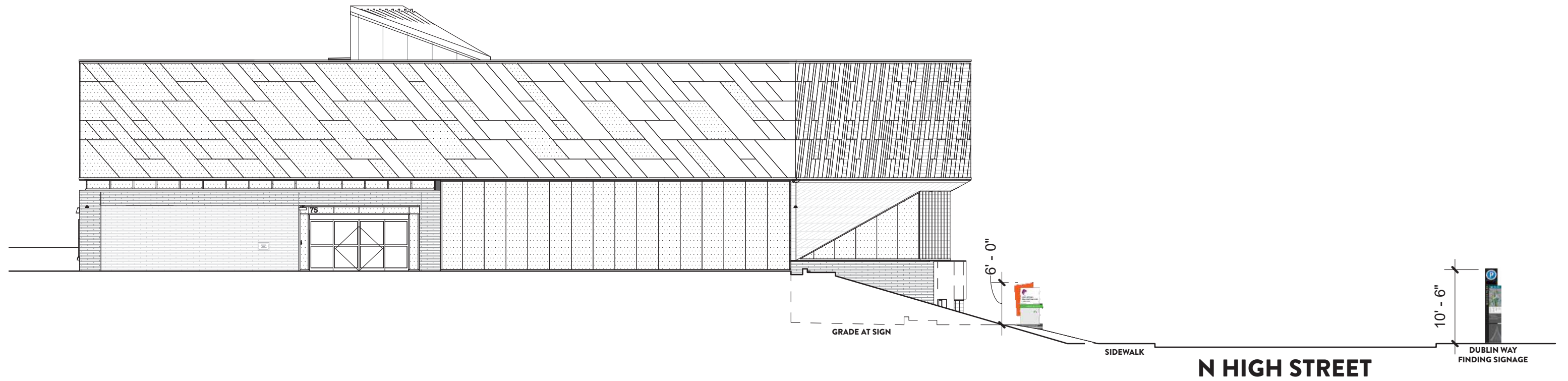
3M Translucent Graphic Films
www.3Mgraphics.com

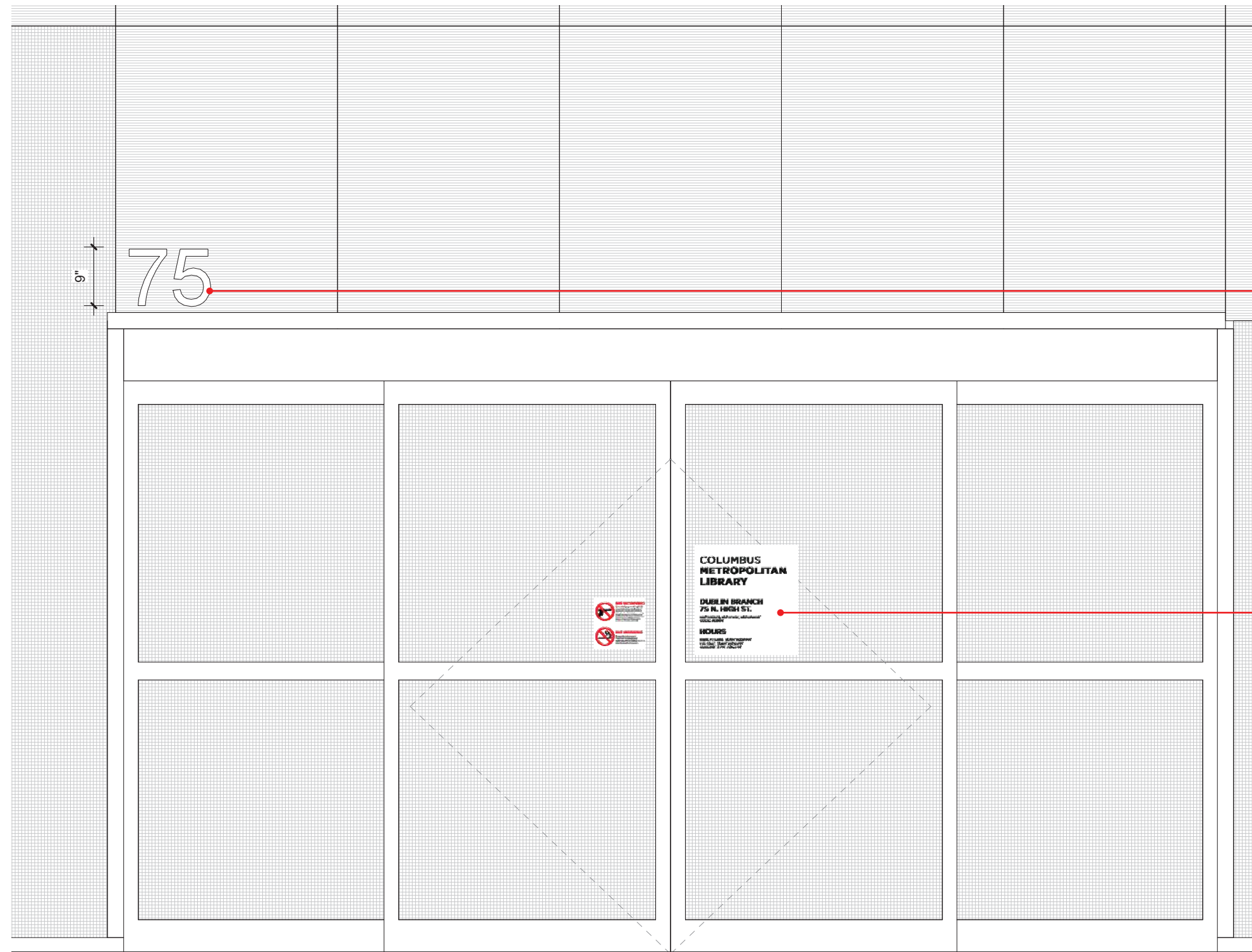

3M Scotchcal Translucent Graphic Film 3630-128 Plum Purple

3M Scotchcal Translucent Graphic Film 3630-106 Brilliant Green

3M Opaque Graphic Films
www.3Mgraphics.com


3M Scotchcal Opaque Graphic Film Black 7725-12



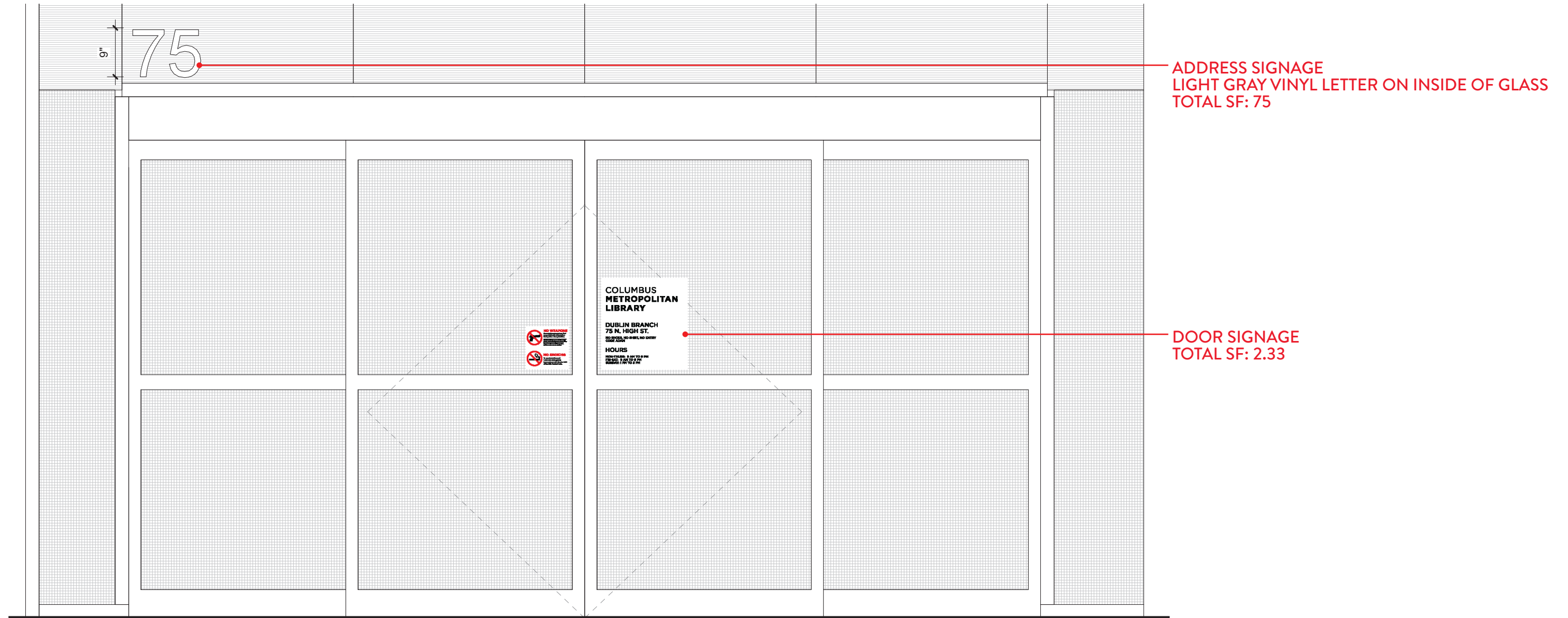




ADDRESS SIGNAGE
LIGHT GRAY VINYL LETTER ON INSIDE OF GLASS
TOTAL SF: .75

DOOR SIGNAGE
TOTAL SF: 2.33






COLUMBUS
METROPOLITAN
LIBRARY


DUBLIN BRANCH
75 N. HIGH ST.
NO SHOES, NO SHIRT, NO ENTRY
CODE ADAM

HOURS
MON-THURS: 9 AM TO 9 PM
FRI-SAT: 9 AM TO 6 PM
SUNDAY: 1 PM TO 5 PM

ENTRY HOURS SIGN (HOURS TBD)
SIZE: 1'-5" TALL BY 1'-4" WIDE (1.89 SF)
MATERIAL: VINYL GRAPHICS ON INSIDE OF GLASS,
 WHITE AREA IS TRANSPARENT, GRAPHICS
 ARE LIGHT GRAY



NO WEAPONS
 Concealed weapons of any kind
 are prohibited at all Columbus
 Metropolitan Library facilities.
Unless otherwise authorized by law, pursuant to
 Ohio Revised Code, no person shall knowingly
 possess, have under the person's control, convey
 or attempt to convey a deadly weapon or
 dangerous ordinance onto these premises.
 Ohio Revised Code, Section 2932.1212

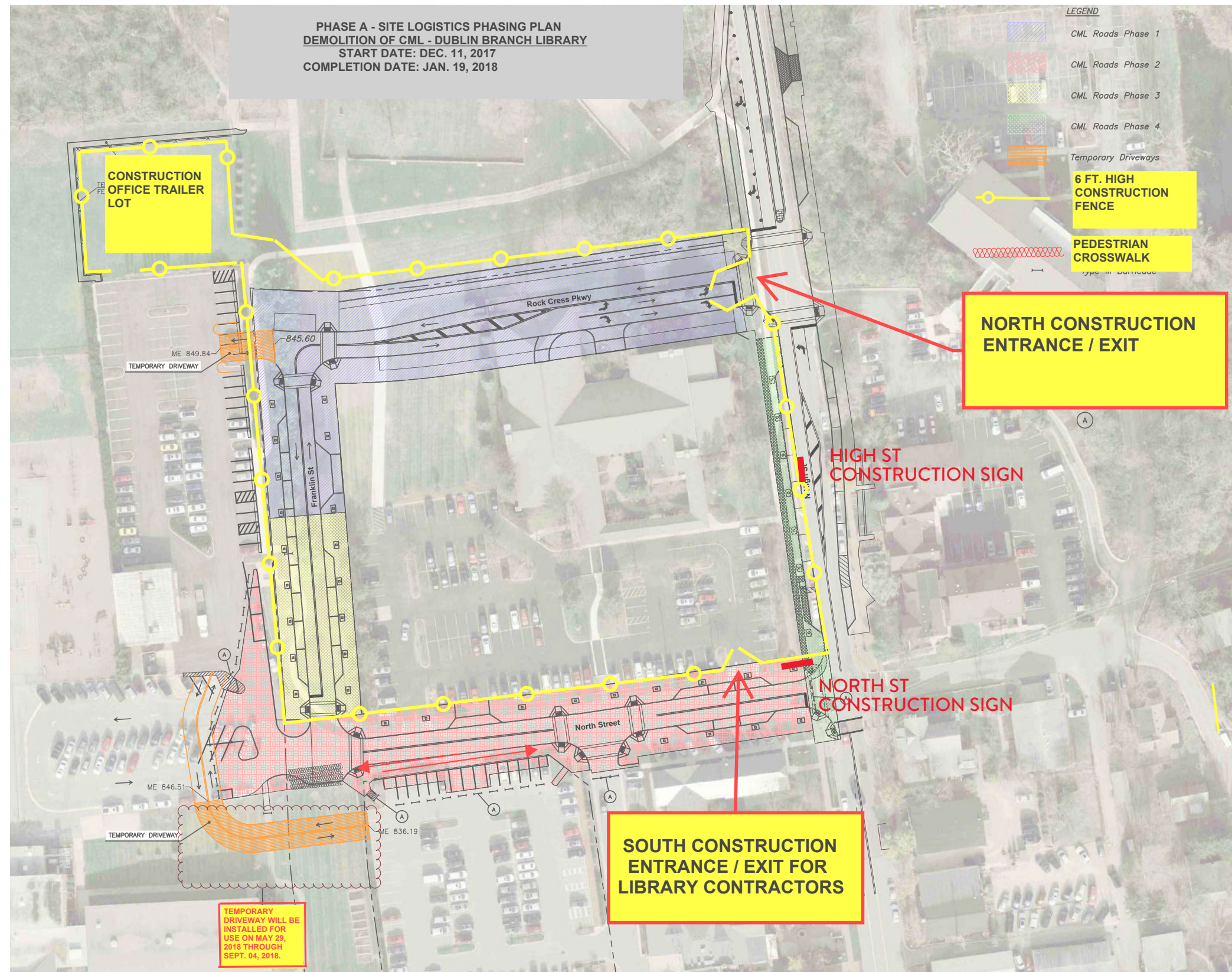


NO SMOKING
 To report violations call
1-866-559-OHIO (6446)
 in accordance with Chapter 3794
 of the Ohio Revised Code.

ENTRY NO WEAPONS, NO SMOKING SIGN
SIZE: 8" TALL BY 8" WIDE (.45 SF)
MATERIAL: VINYL GRAPHICS ON INSIDE OF GLASS,
 WHITE AREA IS TRANSPARENT, GRAPHICS
 COLORS AS SHOWN



CONSTRUCTION FENCE SIGNAGE





NEW DUBLIN BRANCH | OPENING 2019

COLUMBUS METROPOLITAN LIBRARY

**TEMPORARY
LOCATION**

Dublin Village Center
6765 Dublin Center Dr.
Dublin, OH 43017

A PUBLIC PARTNERSHIP



HIGH STREET CONSTRUCTION SIGN

SIZE: 16' BY 6'

MATERIAL: BANNER SIGN MOUNTED ON CONSTRUCTION FENCE



NEW DUBLIN BRANCH | OPENING 2019



DUBLIN CITY PARKING GARAGE | OPENING 2019

NORTH STREET CONSTRUCTION SIGN

SIZE: 16' X 6'

MATERIAL: BANNER SIGN MOUNTED ON CONSTRUCTION FENCE





RECORD OF DETERMINATION

Administrative Review Team

Thursday, May 17, 2017

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

3. BSD HTN – CML Dublin Branch and Downtown Dublin Parking Garage - Signs
17-125MSP **95 N. High Street**
Master Sign Plan

Proposal: A Master Sign Plan for the Columbus Metropolitan Library, Dublin Branch and the Downtown Dublin Parking Garage.
Location: West of North High Street, approximately 250 feet northwest of the intersection with North Street.
Request: 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*.
Applicant: Wendy Tressler Jasper, Columbus Metropolitan Library; represented by Tracy Perry, NBBJ.
Planning Contact: Jennifer M. Rauch, AICP, Planning Manager.
Contact Information: 614.410.4690, jrauch@dublin.oh.us
Case Information: www.dublinohiousa.gov/art/17-125

REQUEST: Recommendation of approval to City Council for an Amendment to a Master Sign Plan with two conditions:

- 1) That the applicant reduce the height of the proposed stairway numbers to six feet; and
- 2) That the applicant include an additional sign type to allow the internal wall graphics at the North Street entrance.

Determination: This application was forwarded to City Council with a recommendation of approval.

STAFF CERTIFICATION


Jennifer M. Rauch, AICP, Planning Manager



RECOMMENDATIONS

3. **BSD HTN – CML Dublin Branch 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, Dublin Branch 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 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 reported the temporary construction fence banners for during construction are to be located on N. High Street and North Street. Ms. Husak indicated that this subject has recently been discussed at City Council.

Ms. Rauch said that when the ART reviewed the ground sign previously they requested the heights for both sides of the sign since it will be installed on a slope. Ms. Rauch presented the sign in relation to the building and pedestrians and noted the sign is six feet, six inches on the tall side, and six feet tall on the short side.

Ms. Rauch presented the window graphics that will be applied to the entry doors on North Street and High street. She presented the three street-facing signs on the garage, which are canopy and projecting sign types. She referred to the report for details such as colors, etc.

Ms. Rauch presented a view of the parking garage on North Street and asked the ART if a condition should be added concerning a sign type for graphics. She said that in this instance, the graphic is on the large wall, inside the garage but noted the graphic is far back. Vince Papsidero said he did not think it would be an issue but thought our records should legitimize it. Ms. Husak questioned whether the graphic is a sign or not. She noted there is a stipulation in the Code that states interior signs need to be three feet back from wall or window but in this case, there is no wall/window in front of it as it is visible on the back wall as seen through the opening of the garage. She said there will be times when there are cars parked in front of it, blocking it from view. Ray Harpham suggested the graphic on that back wall is not a deal breaker. Ms. Husak recommended this graphic be considered an interior wall graphic and the ART should determine a size limit.

Ms. Rauch presented the public entrance on Franklin Street and noted the grade change is much shorter.

Ms. Rauch presented the elevation on Rock Cress and noted the location of the bike hub and parking, which is signified by a bicycle on the side of the wall as a projecting/art sign with illumination. She then turned everyone's attention to the painted numbers in the tower signifying the parking level. The ART determined for an appropriate scale, the numerals should be reduced to six feet in height and the font should be the same for all. The ART also noted the colors used for the numerals were bright. Mr. Papsidero said that a height limit of six feet seems reasonable, as wayfinding colors help too.

Ms. Rauch said approval is recommended to City Council for a Master Sign Plan with two conditions:

- 1) That the applicant reduce the height of the proposed stairway numbers to six feet; and
- 2) That the applicant include an additional sign type to allow the internal wall graphics at the North Street entrance.

Mr. Papsidero asked if there were any further questions or concerns regarding this application. [There were none.] He called for a vote, and it was unanimous that the request for a Master Sign Plan was to be recommended for approval to City Council with two conditions as stated above.

**4. 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 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 as Building Z1. She presented photographs of the front façade showing the existing conditions of the building looking northeast and southeast. She presented the west façade of the whole building on N. High Street with the proposed façade alterations highlighted, which included 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 said the tenant proposes to occupy the entire first floor of this building, which has three entrances. She said the primary entrance where a (future) sign would be installed is the northern most entrance; the central entrance will be used for food service to the patio; and the southernmost entrance will remain as an accessible entrance to the interior of the restaurant. She said the patio is proposed along the west façade of the building in front of the restaurant and at the south end of the patio, she said, it slopes down to two feet below grade of the adjacent sidewalk.

Ms. Martin stated the patio is proposed to contain 11 tables with 32 seats with 24 of the seats located south of the primary entrance in a gated area to allow for the consumption of alcohol per the State of Ohio, Division of Alcohol Control. She indicated staff is concerned the proposed layout, which includes additional tables and chairs outside the fenced area and adjacent to the main tenant entrance, may create a conflict between servers and waiting patrons. Furthermore, she said, the patio plan may limit the mobility and accessibility of patrons with disabilities as chairs will likely encroach into the walkway. Therefore, she said, staff recommends the applicant eliminate the dining tables at the north end, adjacent to the primary entrance. She said the proposed patio furniture is made of a dark wood with metal accents and the tops will be artistically painted in a geometric design.

Ms. Martin stated a catenary light system is proposed, which would be supported by six, 10-foot tall metal columns painted to match the existing black railing and proposed black, metal fence. She added the applicant is proposing a frosted bulb with a white LED light at 12 inches on center and an output of 91 lumen per square foot. She indicated there are no umbrellas proposed and the patio will be open and uncovered. She reported that several existing patios within the Historic District incorporate a similar lighting system.

Ms. Martin said three storefront windows are proposed to be replaced with three garage doors, which have an alternative mullion design. She explained the garage doors will not provide indoor-outdoor access to the patio space because they do not go all the way to the ground but rather will act as an amenity in warm weather. She reported the applicant revised the garage door selection to address ART's previous concerns regarding the mullion pattern (Overhead Door Model 511); however, the garage door design is still

17-125ARB-MSP – LIBRARY AND PARKING GARAGE SIGNS

Site Location

West of North High Street, approximately 250 feet northwest of the intersection with North Street.

Zoning

BSD-HTN: Historic Transition Neighborhood

Property Owner

Columbus Metropolitan Library Board of Trustees

Applicant/Representative

Tracy Perry, NBBJ

Applicable Land Use Regulations

Zoning Code Section 153.066 and 153.170, and the *BSD Sign Design Guidelines*.

Request

A Master Sign Plan (MSP) for permanent signs for the library and the parking garage, and signs for the temporary construction fence.

Staff Recommendation

Approval of Master Sign Plan with 1 condition.

Contents

1. Context Map	2
2. Overview	3
3. Sign Plan.....	5
4. Criteria Analysis	10
5. Recommendation	12

Case Manager

Jennifer M. Rauch, AICP, Planning Manager
(614) 410-4690

jrauch@dublin.oh.us

Summary

A proposal for a Master Sign Plan for the Columbus Metropolitan Library, Dublin Branch and Downtown Dublin Parking Garage.

Location Map

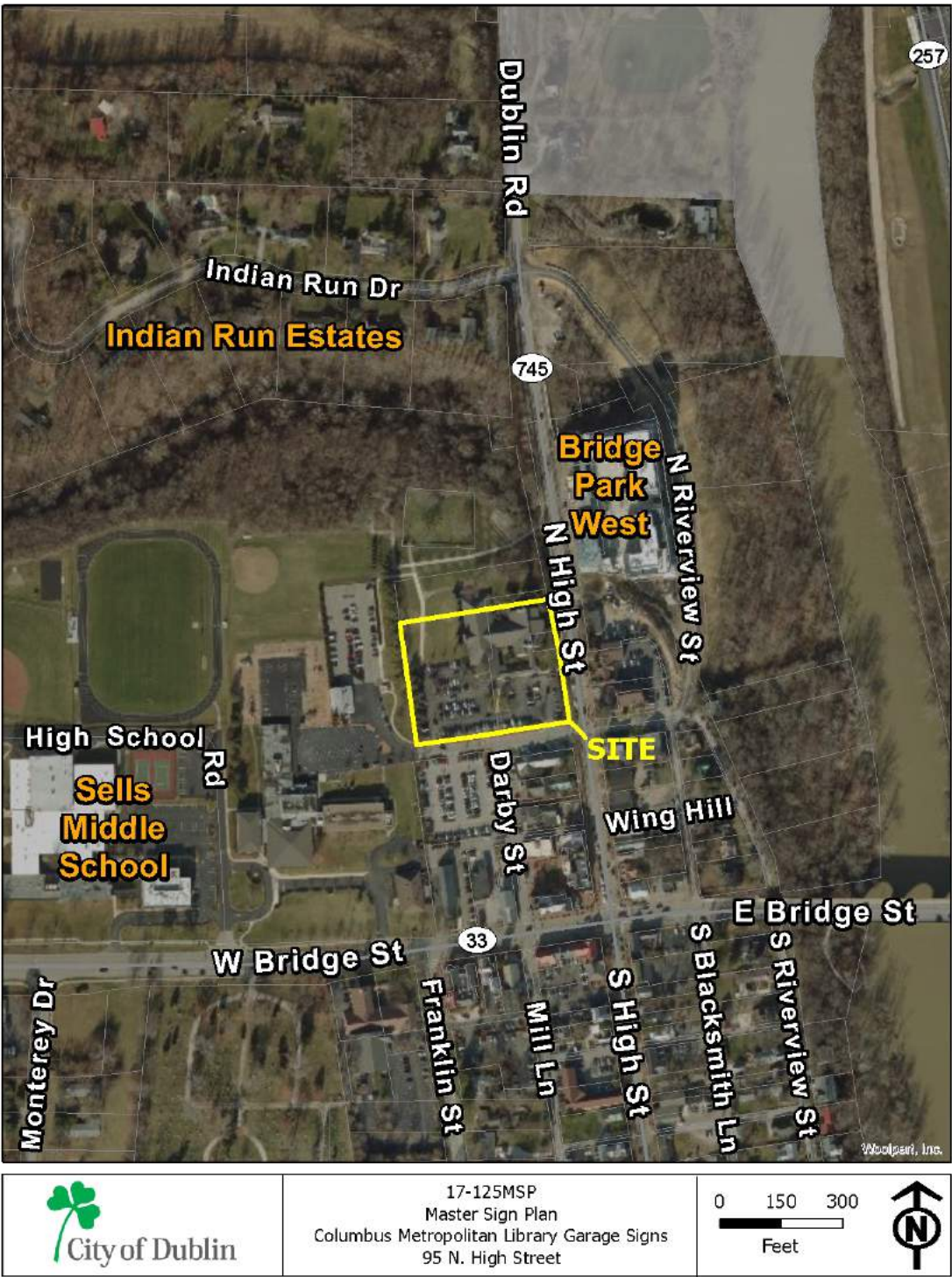


Next Steps

Upon recommendation of approval from the Administrative Review Team (ART), the case will be presented to City Council for review and approval.

1. Context Map

The site is located west of North High Street and north of North Street.



2. Overview

A. Background

The site previously contained a ±21,300 square-foot, brick, one-story civic building (library), constructed around 1980 as a replacement to the previous library building demolished in the 1970s. The 1980 library building was located in the northeastern portion of the site with off-street parking located to the south and west of the building. The site was approved for demolition by the Architectural Review Board (ARB) on June 28, 2017.

City Council approved the Basic Plan for the Library and Parking Garage on April 24, 2017. City Council approved the Development and Site Plan for the Downtown Dublin Parking Garage on August 28, 2018 and the Development and Site Plan for the Library on September 11, 2017.

City Council approved a development agreement with the Columbus Metropolitan Library to facilitate the construction of the library, parking garage and adjacent streets in February, 2017. The approved development agreement provided allowances for the library regarding the garage entrance, parking spaces and sign provisions. The proposed Master Sign Plan (MSP) incorporates the designated sign provisions and has been reviewed and approved by CML.

The ART reviewed the proposal at three meetings, November 30, 2017, January 4, 2018, and May 3, 2018. The ART encouraged the library incorporate a different ground sign that is more vertical and contemporary in design. ART also requested the proposed construction fence graphics be reduced in size. Additionally, the ART asked for more detailed information about the proposed garage signs, including dimensions, colors, materials, and lighting; and recommended the size of the numbers in stairwells be reduced. All of these items have been addressed with the resubmission or through attached conditions.

B. Site Characteristics

1) Natural Features

There is significant grade change across the site, with the largest change from west to east along the northern boundary.

2) Historic and Cultural Facilities

There are no historic or cultural facilities present on this site.

3) Surrounding Land Use and Development Character

- North: BSD-P: Public (Dublin Veterans Park)
- East: BSD-HC/HTN: Historic Core/Historic Transition Neighborhood (Mixed use development and public plaza)
- South: BSD-HC: Historic Core (Commercial Uses)
- West: BSD-P: Public (Indian Run Elementary School)

4) Road, Pedestrian and Bike Network

The site includes two parcels for the library and the parking garage. The site has frontage along four rights-of-way: future Rock Cress Boulevard, N. High Street, North Street, and future Franklin Street extension. Pedestrian and bike facilities are provided with the street network improvements.

5) **Utilities**

The site will be served by public utilities, including sanitary and water. Electrical and gas are also provided on site.

C. **Proposal**

1) **Summary**

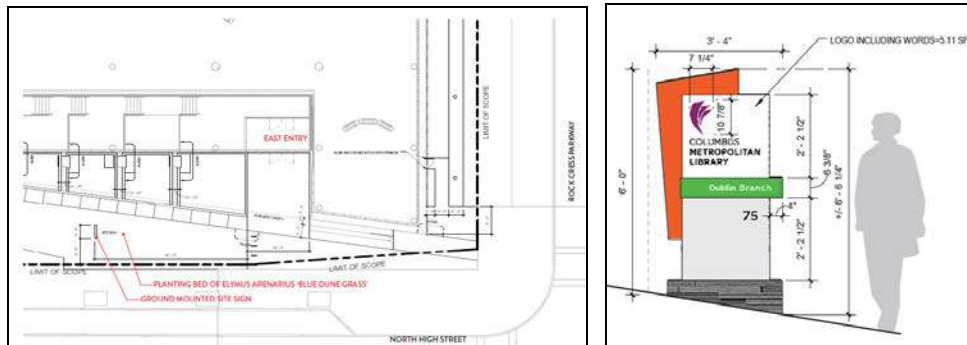
The proposal is a MSP for permanent signs for the Columbus Metropolitan Library, Dublin Branch and the Downtown Dublin Parking Garage, and signs for the temporary construction fence.

MSPs are intended to allow for one-of-a-kind, whimsical, unique signs that employ the highest quality materials and construction while allowing for flexibility to deviate from the standards of the BSD Sign Code provisions or adopted MSP standards.

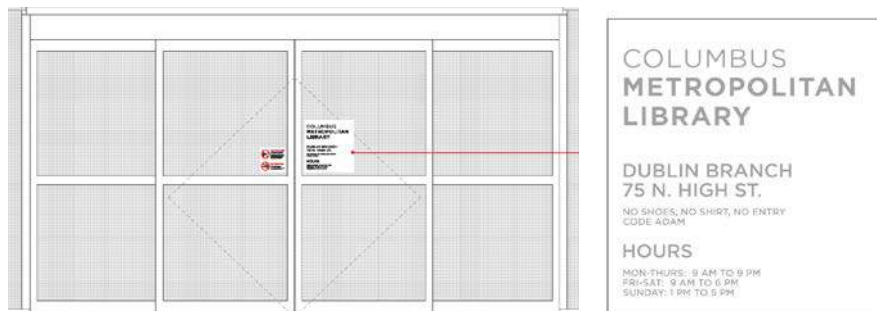
2) **Permanent Signs – CML Dublin Branch**

The sign provisions for properties zoned Bridge Street District - Historic Transition permit two different sign types, including ground and building-mounted signs for each street-facing building façade or frontage. For buildings with more than one street frontage, one additional sign is permitted, not to exceed three.

The proposal includes one ground sign for the library, located in the landscape area along North High Street. Code permits an eight-square-foot ground sign, six feet in height and located eight feet from the right-of-way. The proposed sign is 16 square feet in area and 6.5 feet tall. The sign is an internally-illuminated, metal sign cabinet, incorporating the Columbus Metropolitan Library colors and logo.



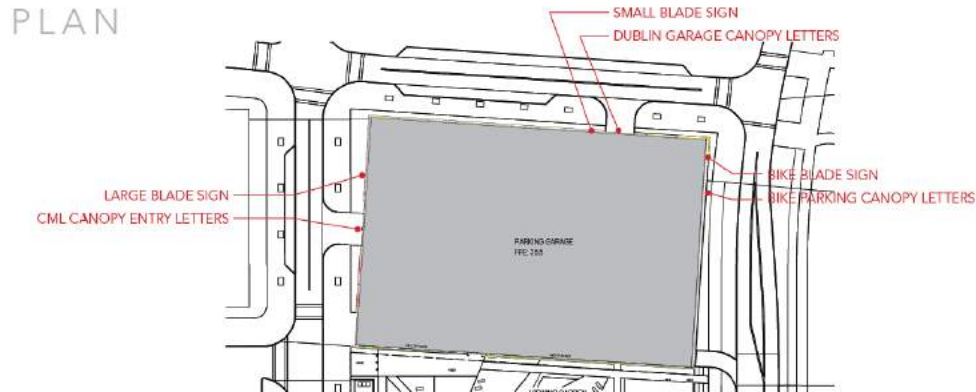
The proposal includes two, 1.89-square-foot window signs at the two main entrances to the library. The window signs are gray text on a white background. Window signs are permitted to be 20% of the surface area of the window, not to exceed 8 square feet. The proposed signs meet this requirement.



3) Permanent Signs – Parking Garage

The sign provisions for properties zoned Historic Transition within the Bridge Street District Code permit two different sign types, including ground and building-mounted signs for each street-facing building façade or frontage. For buildings with more than one street frontage, one additional sign is permitted not exceed three.

The proposal includes one projecting sign and one canopy sign on each street facing façade of the garage building, total of six signs.



North Street

The North Street (south) elevation includes a 151-square-foot projecting sign and a 23-square-foot canopy sign. The proposed projecting sign includes a metal sign cabinet with open face, illuminated, channel letters for the "PARK" text and the standard parking symbol mounted on a silver background; and silver, pin mounted letters on a black background for the "Dublin Parking Garage" text. The projecting sign is located along the North Street elevation, west of the vehicular entrance. The proposed projecting sign is similar in design to the proposed parking garage signs in the Bridge Park development.



The proposed canopy edge sign include orange, internally-illuminated, channel letters for the "Library Parking" text. The canopy sign located above the vehicular entrance canopy along North Street.



The proposed sign plan indicates additional graphics located within the interior of the garage at the North Street entrance. Planning understands these graphics may change over time and recommends an additional sign type be added to the Master Sign Plan to allow for these internal graphics visible from the public right-of-way.

Franklin Street

The Franklin Street (west) elevation includes a 31.5-square-foot projecting sign and an approximately 30-square-foot canopy sign. The proposed projecting sign includes a metal sign cabinet with open face, illuminated, channel letters for the standard parking symbol mounted on a silver background; and silver, pin mounted letters on a black background for the "Dublin Parking Garage" text. The projecting sign is located along the Franklin Street elevation, south of the vehicular entrance.



The proposed canopy edge sign includes blue, internally-illuminated, channel letters for the "Public Parking" text and the standard circular parking symbol. The canopy sign is located above the vehicular entrance canopy along Franklin Street.

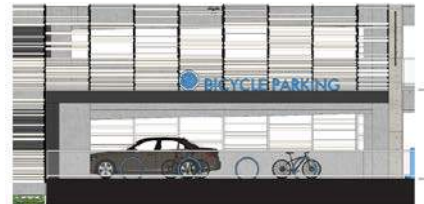


Rock Cress Boulevard

The Rock Cress Boulevard (north) elevation includes a 27-square-foot projecting sign and an approximately 30-square-foot canopy sign. The proposed projecting sign includes a metal sign cabinet in the shape of a bicycle to indicate the location of the bike hub area in the parking garage. The projecting sign is located along the Rock Cress Boulevard elevation, at the bike hub entrance.



The proposed canopy edge sign includes blue, internally-illuminated, channel letters for the "Bicycle Parking" text and a circular bicycle graphic. The canopy sign is located above the bike hub entrance canopy along Rock Cress Boulevard.



Stairwell Graphics

The proposal includes painted graphics in the garage stairwells with corresponding number and garage floor color. The proposed graphics vary in height from 9-foot, 7-inch to 13-foot. ART expressed concern about the height and color during their review and recommended the height be reduced to 6-foot to be more in scale with a patrons and minimize the visual distraction externally.



4) Temporary Signs – Construction Fence Signs

Code permits one, 32-square-foot temporary development sign per street frontage, up to two signs. The proposal includes two, 96-square-foot signs located along North Street and North High Street on the existing construction fence.

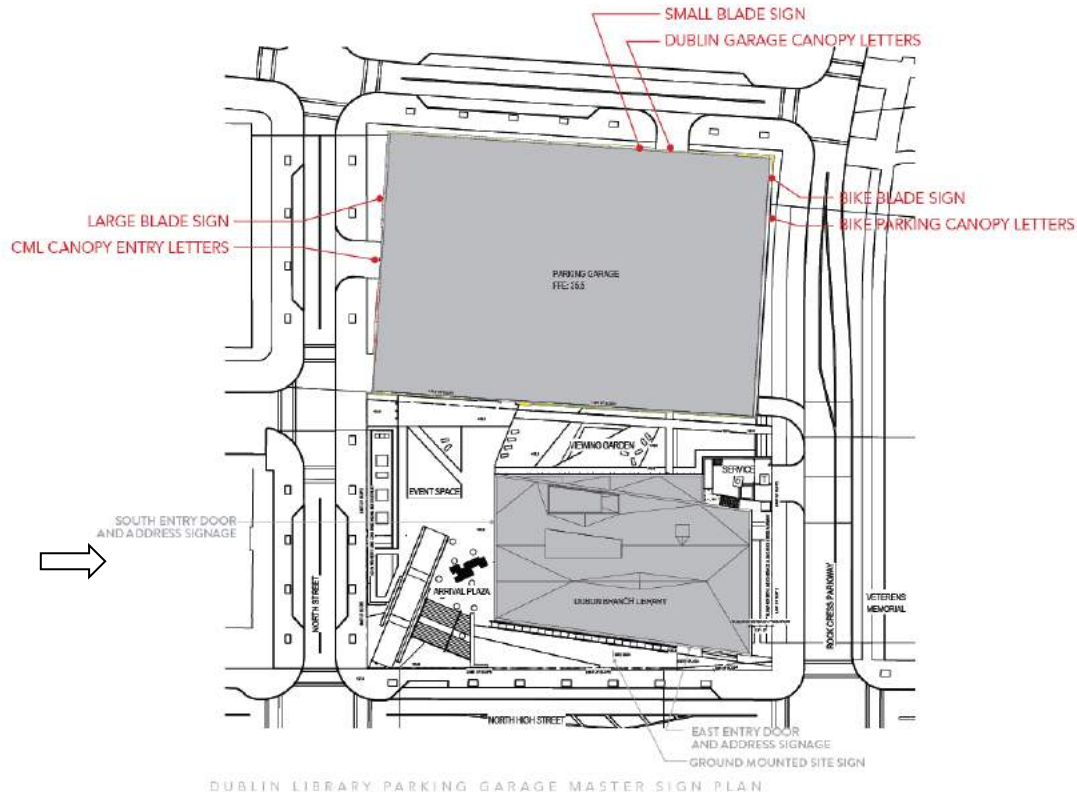
North High Street



North Street



3. Sign Plan



4. Criteria Analysis

A. BSD Sign Design Guidelines

- 1) **Signs and graphics should contribute to the vibrancy of the area.**
Criteria Met with Conditions. The proposal is consistent with the purpose and intent of the BSD Sign Design Guidelines to create a vibrant, walkable mixed use district by allowing additional flexibility and creativity in sign design. The stairway numbers should be reduced to a maximum of 6 feet in height. An additional sign type should be provided in the sign plan to allow the internal wall graphics visible from the right-of-way at the North Street entrance.
- 2) **Signs should be highly pedestrian-focused while remaining visible to those traveling by car or bicycle.**
Criteria Met. The signs are proposed in a manner that is pedestrian oriented while realizing the need for wayfinding at a variety of scales.

- 3) **Placement of signs and graphics should assist with navigation, provide information, and identify businesses.**

Criteria Met. The signs are located appropriately at the vehicular and bicycle hub entries. They are placed for maximum visibility for both vehicles and pedestrians.

B. Master Sign Plan [153.066]

- 1) **Allow a greater degree of flexibility in sign design and display.**

Criteria Met. The intent of a Master Sign Plan is not to simply allow large or more visible signs, but to create a flexible framework that allows for creativity in sign design and display. The proposed allowances are requested to permit additional flexibility in location as to meet the need for wayfinding throughout all aspects of the site.

- 1) **Intended for multiple signs for a single building or a group of buildings to ensure the requested signs work in coordinated fashion.**

Criteria Met. The proposed sign plan coordinates sign needs between the new Dublin Branch of the Columbus Metropolitan Library and the Downtown Dublin Parking Garage in a cohesive manner.

- 2) **Not intended to simply permit larger or more visible signs, or additional signs without consideration for unique sign design and display.**

Criteria Met. The flexibility requested is appropriate given the developmental needs and complexity of the site components.

- 3) **Maintains the purpose and intent of the sign and graphics standards for the applicable BSD Zoning District.**

Criteria Met. The intent of the BSD-Historic South and BSD Sign Design Guidelines are upheld through the proposed sign plan.

5. Recommendation

Staff Recommendation

The proposed Master Sign Plan is consistent with all of the applicable review criteria.

Approval is recommended with two conditions:

- 1) That the applicant reduce the height of the proposed stairway numbers to six feet in height.
- 2) That the applicant include an additional sign type to allow the internal wall graphics at the North Street entrance.

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.

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.

vertically on top of the shade structure with the text “PENZONE” and covers an area of ±34 square feet. She explained this sign will be at a height of 20 feet from grade to the top of the sign.

Ms. Burchett said the fourth sign proposed is a ground sign to be located south of the access entrance from Village Parkway and is set back 19 feet from the western property line. She stated the BSD Code allows for one ground sign per street frontage at a maximum of 24 square feet in size, 8 feet in height, and a setback of 8 feet from the required building zone. The base must be of masonry or a material used in the principal structure, she noted. She presented a graphic of the sign and described it as a ±18-square-foot monument sign with a painted black metal enclosure with white channel cut, back-lit letters on a cultured stone base to match the building. The sign is 4 feet high from grade to the top of the sign, she said, and each letter is approximately 1 foot, 4 inches in height. She concluded the proposed sign meets the BSD requirements.

Ms. Burchett added there are no signs proposed for the west side.

Ms. Burchett said approval is recommended to the Planning and Zoning Commission for the MSP with two conditions:

- 1) That the applicant provide an approved MSP containing all approved signs, locations, dimensions, lighting, and colors to Planning, prior to sign permitting; and
- 2) That the applicant remove the existing ground sign at the time of installation of the proposed ground sign.

Vince Papsidero asked if the placement of the canopy edge sign could be mounted in the center of the wall. Christopher Meyers, Meyers and Associates, said that placement had been considered but with the drive approach from the west of the roundabout, it is skewed, and puts it as off the building.

Claudia Husak asked the applicant to explain the reason for the location of the gas meter enclosure. Mr. Meyers said he had to coordinate with the gas company because mechanicals, utility, and the restrooms are behind the wall. He said the actual meter is about the size of a quarter and located one foot off the lower side of this cabinet. He indicated the sign size and scale may seem large or tall, but when one drives by, the size is appropriate. He said the gas company no longer employs meter readers that need to walk around the neighborhoods but now can be read by a sensor while driving by. This final design resolved the gas meter access issue and also caught the sense of grandeur that Mr. Penzone was after.

Mr. Meyers agreed to the two conditions as stated. He invited the ART to walk the site to see how it is coming along quickly.

Vince Papsidero 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 Master Sign Plan was recommended for approval to the Planning and Zoning Commission, which will be reviewed at their meeting on December 7, 2017.

**2. BSD SCN – Columbus Metropolitan Library, Dublin Branch 6765 Dublin Center Drive
17-117MSP Master Sign Plan**

Claudia Husak said this is a proposal for a Master Sign Plan to permit wall and window signs for a new tenant in the Dublin Village Center. She said the site is west side of Dublin Center Drive, approximately 1,000 feet northwest of the intersection with Tuller Road. She said this is a request for a review and

recommendation of approval to the Planning and Zoning Commission for a Master Sign Plan under the provisions of Zoning Code Section 153.066.

Ms. Husak reported there are stringent sign requirements for libraries, which is further complicated in this case for the temporary location in a commercial tenant space in an existing shopping center. She said the signs requested did not fully comply with the Code so that is the reason for the MSP request. She further explained that the Code limits signs for libraries to a maximum of 20 square feet in size, eight feet in height for wall signs, and no window signs are permitted. The library's temporary location is within an existing shopping center where commercial tenants would be permitted a maximum of 80 square feet, based on the length of the tenant space, with a 15-foot maximum height. Window signs, per window, would be permitted with a maximum of 10 square feet or 10% of window area, whichever is less. The total sign area for all signs per tenant (wall and window) would not be permitted to exceed the maximum area, or 80 square feet in this instance. Therefore, she reported, Staff recommends using the sign provisions for Commercial Uses as a starting point for the Master Sign Plan review for this application to provide consistency throughout the center.

Ms. Husak presented an aerial view of the site that is within the Dublin Village Center and noted there is no street frontage. She said this is intended to just be a temporary location while the new library is being built. She indicated the applicant would move into the tenant space in December 2017.

Ms. Husak said the applicant is requesting to install a wall sign within the existing sign band located above the tenant space entrance. She presented a graphic of the proposed wall sign that is 27 square feet in size and includes cut, white, vinyl letters to be installed on the sign band, consistent with existing tenants within the shopping center. She said the height of the proposed sign is 14 feet to the top of the sign band. She noted the Code limits libraries and daycares to only 8 feet in height.

Additionally, Ms. Husak said the applicant is requesting window graphics to be located south of the tenant space entrance consolidated within three windows in lieu of 11 smaller window signs across the length of the tenant space. She said three proposed signs at 24 square feet each include text "New Dublin Branch" in one window, a graphic of the new library building in another window, and then text "Opening 2019" in the third window; each mounted on white panels located within these three windows.

Ms. Husak reported staff supports the window graphics consolidated within three windows in lieu of 11 smaller window signs but recommend the applicant reduce the size of the three window graphics from 72 square feet proposed to 45 square feet total as Code would permit each window to contain an approximately four-square-foot window sign based on the window size, or a total of 45 square feet across all the 11 windows.

Ms. Husak said approval is recommended to the Planning and Zoning Commission for the MSP with one condition:

- 1) That the total area of the three window signs not exceed 45 square feet.

Ms. Husak said staff is encouraging the applicant to meet the Code but the library use in this location is the issue. In addition, she indicated the City is currently negotiating a Master Sign Plan with the entire shopping center; it just so happens this temporary library is ahead of that approval.

Vince Papsidero asked if there were any questions or concerns regarding this application. [There were none.] He called for a vote, the motion carried, and the Master Sign Plan was recommended for approval to the Planning and Zoning Commission for the meeting on December 7, 2017.

RECORD OF PROCEEDINGS

Held

September 11, 2017

Page 12 of 30

Innovation District and will be automatically rezoned to the ID-4 District. This would allow multi-family uses up to 10 units per acre, as well as office and research and development uses. The property is an island of township, surrounded on three sides by property within the Dublin corporate limits. In accordance with the City’s policy to annex islands of township for service efficiencies, staff recommends approval of Ordinance 63-17 at the second reading/public hearing on September 25. She offered to respond to questions.

Ms. Amorose Groomes asked if staff has any information about the uses they will be requesting for this parcel.
Ms. Readler responded that this was part of a proposed development by Kaufman that is in the concept stage. It is for multi-family, with 130 single-family units and 202 multi-family units. This concept plan had at least two informal reviews at the PZC, but she is not aware of any progress on this plan to date.

There will be a second reading/public hearing at the September 25 Council meeting.

INTRODUCTION/PUBLIC HEARING/VOTE – RESOLUTIONS

Resolution 66-17
Intent to Appropriate a 0.2336-Acre Fee Simple Right-Of-Way and a 0.0141-Acre Temporary Construction Easement from Brian Cunningham and Corin Cunningham, Located at 7515 Plain City Road, for the Public Purpose of Constructing Roadway Improvements.

Mr. Lecklider introduced the resolution.
Ms. Readler stated that the City of Dublin, Franklin County and Union County are working together on improvements for the intersection of SR 161/Post Road/Cosgray. Dublin is the main point of contact regarding acquisition, and Union County is responsible for the costs of acquisition. As Council is aware, acquisition from multiple property owners is necessary for this project. The present resolution for the acquisition was not included in the original group of resolutions for the project that Council recently considered, because the City had come to preliminary agreement with the Cunninghams to acquire the property for the appraised value. Recently, however, the mortgage holder objected to the City’s acquisition and would not execute a mortgage release. As a result, the City must proceed with the appropriation process. Staff remains hopeful that an amicable resolution may be reached, however this legislation begins the eminent domain process if those negotiations are unsuccessful. Staff recommends approval of this resolution.

Ms. Amorose Groomes asked for clarification. The mortgage holder does not want to release a portion of this property, as they believe it devalues the balance?
Ms. Readler responded that the mortgage holder is Duroc Trust, which is the property owner of several other parcels to be acquired. Duroc Trust is also contesting those other acquisitions.

Vote on the Resolution: Mayor Peterson, yes; Ms. Amorose Groomes, yes; Ms. Salay, yes; Mr. Keenan, yes; Vice Mayor Reiner, yes; Mr. Lecklider, yes; Ms. Alutto, yes.

OTHER

- Development and Site Plan Review – Columbus Metropolitan Library – Dublin Branch (Case 17-088DP/SP)**

Ms. Rauch stated that this site being reviewed is one of the parcels discussed as part of the rezoning earlier tonight – specifically, the library that is located at the intersection of North Street and N. High Street.

Background

The Basic Plan was approved by Council in April, and Council designated themselves as the required reviewing body for all subsequent applications. As part of that approval, there was a condition for the creation of a committee to work on the development of a signature transition element. The design for that and options were presented to Council in June and July of this year, culminating in the submission of this development plan and site plan in August.

RECORD OF PROCEEDINGS

Minutes of

Dublin City Council

Meeting

BARRETT BROTHERS - DAYTON, OHIO

Form 6101

Held

September 11, 2017

Page 13 of 30

ART has reviewed that thoroughly and made recommendations. There are two motions required for the approval: one for waivers and one for the development plan and site plan with conditions.

[She shared an overview of the site on a slide, including the location of the signature transition element and plaza.]

There is a garden space between the library and the garage, as well as access around the site and the roadway improvements occurring as part of these projects as well.

The memo includes a detailed analysis of the site plan review and ART's recommendation. The waivers and conditions relate to mechanicals located along the rights-of-way and are related to accessing them and screening. In addition, there is a condition to ensure those are screened as appropriately as possible.

Waivers are also required for gateway features that would be required at the intersection of N. High Street and Rock Cress, as well as potential for a terminal vista at the end of North Street as it terminates. Given the design of the site, ART felt it was not appropriate to require those elements.

In addition, there is a condition and a waiver related to foundation plantings to allow some flexibility to be provided in terms of the plant material required.

In terms of other conditions, site photometrics, things required as part of the building permit, there was some discussion as well related to the loading zone and stacking to ensure trucks are not stacking into Rock Cress as they are needed to access that loading zone. The tree diversity requirements must be met as part of their building permit review, as well.

[She shared a rendering for the building. The materials are also displayed on a table in front of the dais, including the stone discussed at the Basic Plan Review – it has been incorporated as part of this submission.]

Ms. Salay noted that on the rendering shown, it appears that the east facing glass and wall has an angle to it. In the model, it is straight up and down. Which is an accurate depiction?

Ms. Rauch responded that the model is accurate. It is a 90-degree angle, not slanted.

Ms. Rauch shared renderings as one moves further south on High Street and how the signature transition element that Council has reviewed as an option has been incorporated to include portions or remnants of the previous school building that had been on the site many years ago. The window details match the previous school design. Regarding waivers to the elevations related to story articulation and what the Code requires, as well as the vertical increments – based on the design of the building, some of those requirements would not be met in terms of the way the materials are applied. ART felt that was appropriate in addition to primary materials and how those are applied to the building. They are close on the primary materials, but not quite as required, and therefore a waiver is necessary.

Similarly, on the north and south elevations, with some additions to the wall heights that the Code requires for the signature transition element and some of the retaining walls required to make the grade work on the site, additional waivers are needed for that.

With that, ART has reviewed this project and is recommended approval of 13 waivers as outlined in the materials; and a recommendation of approval for the development plan and site plan with the five conditions listed in the memo.

The applicant has a presentation to share, and they are available to respond to questions, as is staff.

Mr. Lecklider asked for more information about Waiver No. 9 -- ground mounted mechanical equipment and the requirement to screen it completely. It is proposed to be partially screened.

Ms. Rauch responded that there is a bank of utilities on North Street – some that exist today – that have screening, but need to be provided with access, as well as utilities located adjacent to the loading zones. ART had much discussion about how to screen those appropriately. The condition is related to the one on Rock Cress, making sure that the previous plan staff reviewed showed no screening along Rock Cress Parkway. The condition is that the screening will be on Rock Cress with limited screening along the side elevation.

RECORD OF PROCEEDINGS

Held _____

September 11, 2017

Page 14 of 30

Mr. Lecklider stated that Waiver No. 9 therefore speaks to the north side?
Ms. Rauch responded affirmatively, noting that it speaks to this as well, as AEP requires access to those mechanicals. Some were existing, and must be accessed from the right-of-way.
Mr. Lecklider asked if the one to the north has an access issue as well.
Ms. Rauch responded affirmatively. They will have to be provided with access. ART's preference is that Rock Cress be screened.

Ms. Amorose Groomes stated that throughout the District, there are many utility boxes that are necessary. Most urban areas vault these mechanicals. Why are these not vaulted?
Ms. Rauch stated that the reason is likely the depth of bedrock in this location and making the mechanicals fit there. She is not certain about constraints for the existing utility boxes. These are owned by AEP.
Ms. Amorose Groomes stated that there will certainly be bedrock issues throughout the District, so she is not certain that is a compelling reason for all of these to be surface mounted and unable to be screened in an urban setting.

[Mayor Peterson called for a short recess to allow the students present to depart from Council Chambers.]
The meeting resumed at 8:42 p.m.

Patrick Losinski, Chief Executive Officer, Columbus Metropolitan Library stated they are pleased the plan for the garage was approved at the last meeting. They just completed the design development phase of the library project.

- In terms of funding, the library funds devoted for this project are at \$18.6 million and the fundraising underway is targeted at \$2.3 million. They currently have about a \$1.1 million gap that they are working to reduce through value management and value engineering. They are hopeful they will be able to do so.
- They are working with The Dublin Foundation in identifying community leaders to help with the fundraising effort, and are encouraged to date about those who have offered to help.
- Should they have additional difficulty and budget pressures, they will return to Council with options to reduce cost. They will do everything possible to avoid that scenario.
- They are all pleased with the reaction to the signature transition element. He thanked the Committee who spent time at meetings deliberating and proposing what they believe is a great solution. He reminded Council that the estimate to date for the signature transition element is \$210,000 and that remains unfunded and above and beyond the fundraising goals of the library.
- They are facing additional market pressures, and so they are eager to move ahead. It is an aggressive building market currently, with the airport, the jail, Nationwide Children's Hospital, OSU and many other projects underway. They recently received notice from their suppliers and contractor that, due to the hurricanes, they should expect additional price increases.
- Finally, they are in the final stages of identifying the temporary site for the Dublin branch library so that they can remain operational through most of the construction project. They hope to be out of the current building by December. Coordinating with Turner Construction on their work with the garage, they anticipate some of the library construction beginning in February or March of 2018.

Presenting tonight will be Mike Suriano and Tony Murry of NBBJ. They look forward to Council's comments and, hopefully, their approval of the final development and site plans.

Michael Suriano, NBBJ, Design/Architect for this branch, stated that staff has already touched on many of the architectural areas. They are at 100 percent design development stage, which has been submitted. Cost estimating is in progress and they are looking for demolition in December of 2017 and potential branch opening in the summer of 2019. At the Basic Site Plan review, some Council comments focused on the

RECORD OF PROCEEDINGS

Minutes of

Dublin City Council

Meeting

BARRETT BROTHERS - DAYTON, OHIO

Form 6101

September 11, 2017

Page 15 of 30

Held

integration of stone as a material for the project; working with the Council-appointed committee for the historic transitional element; and to develop more of the site materials and details in and around the project.

He pointed out that upon approval tonight, they will move into Construction Documents and will work through any modifications needed.

He shared the current iteration of the project, pointing out some of the differences from what was presented at the Basic Site Plan:

1. In terms of overall strategy, given the bedrock on the site, they have a light footprint at High Street and Rock Cress. The model on the table and the image on the screen are identical. The strategy has been to keep the heavier, rusticated materials at the base and draw from the surrounding context. This will keep it open and transparent on the first level, off the garage and the street to allow people to see in and see out, so that the library becomes an active participant in the urban streetscape; and create a lighter volume at the top that floats above the project and creates a dynamic environment on the site.
2. The project is shown with and without trees. Of note, they have worked on refining the stone base and adding material indicated by the grey color in the model. They also have material samples available.
3. They have worked at how the apertures start to address the street and where they are punched into the project.
4. They have looked at various materials for the canopy and have used bright, brushed metal.
5. They have also looked at enclosing the kid space on level one with a glass corner.
6. He shared the vantage from High and North Street, with the grand civic stair that brings one into the project.
7. From across the street, the intent is to have an engaging presence that invites people into the project.
8. There were questions about the transparency of the upper volume. He shared an evening rendering from the south side of the plaza, which shows the inside glowing and the visibility through the glass at ground story as well as how that affects the visibility in the upper story.

Ms. Amorose Groomes asked for confirmation about the opaque and translucent portions of glass.

Mr. Suriano responded that vision glass wraps the entire project over the entire upper volume. Sometimes, it is more solid and sometimes more glass. The Rock Cress and High Street corners have the most glass; it gradually goes to a more solid material. Anything in the model that is clear is vision glass; anything white on the upper volume is going to be a metal panel.

9. They have been working to find an appropriate stone to reflect the texture and the variation of some of the surrounding sites in context. They have been looking at a longer caste stone that has corbeling to create texture and life to that ground level.
10. There is glass throughout the project in combination on the upper with the metal panel. Glass has a different effect in night or in day. It is extremely clear and has a coating to be energy conscious.
11. They have also looked at a composite metal panel with a brushed finish. It creates a bright and crisp surface.
12. The white mica is also a composite metal panel that will be used in combination with the glass on the upper volume, so it has a bright and light effect also.

Mr. Murry will focus on the urban environmental landscape design.

Tony Murry, NBBJ noted:

1. The library is about building community, and as such, they want to make sure that the urban environment and landscape architecture around the building reflect that. Their goal from the outset has been to elevate the sense of the outdoor environment around the library. As such, there is an extremely nice, sustainable rain garden that happens at the front of the site. Rock Cress Parkway is meant to mirror the intent of what is happening on the north side of Rock Cress

RECORD OF PROCEEDINGS

Minutes of _____

Dublin City Council

Meeting _____

BARRETT BROTHERS - DAYTON, OHIO

Form 6101

September 11, 2017

Page 16 of 30

Held _____

- Parkway. The plaza is a large gesture that helps to welcome folks from the community into the library.
2. The garden that lives between the garage and the library is more of a quiet, respite zone for patrons.
 3. He reviewed the site, beginning at the corner of Rock Cress and North High. This view shows a welcoming corner for those coming from Bridge Park and coming off the pedestrian bridge -- bike racks, lots of native perennial plantings, and a rain garden. One feature in this area is the short-cut path from the lower elevation up to the plaza.
 4. Heading south on N. High, one views the image of the project from the prominent corner, coming from Historic Dublin. The transition element helps to frame the view of the plaza and the library in the background. The ramp in the foreground is the accessible route from the accessible parking that occurs on High Street.
 5. Comments from the community about their desire for landscaping that is nice, native and lush prompted this.
 6. With a "hover" view, one can see into the garden where a nice amenity space is created with lots of seating and lighting for evening use. Paths are included and an event space. They are looking at the concept of food trucks, and how tents could be used for an event in this space. This will be a nice space for both the community and the library.
 7. The plantings in the garden space are lush, all Zone 4, native perennials, and shrubs and trees. Much of the seating is flexible to allow more use of the space.
 8. Rock Cress Parkway with a view of the book drop located in the garage. Another view is toward the waste area, and service and evening book drop off.
 9. For the signature transition element, they presented options to Council previously. The Committee felt that the option that harkens back to the school on the site represented the most authentic signature transition element. They like how it points to the lineage of learning on the site and feel it plays very well with Dublin's history as well as Dublin's future.
 10. Based on historical maps, this is the location where the old school wall existed. This works well with the ramp and the stair, providing a journey through this threshold from old to new.
 11. Once at the top of the stair and circulating back around, there is an idea of curiosity and pulling folks back up closer to the wall, and then to explore the windows and the wall texture.

Ms. Amorose Groomes asked Mr. Losinski for clarification regarding the budget. Based on his comments, the budget for the entirety of the project is \$18.6 million. Is that inclusive of the community space, the transitional element, and all items?

Mr. Losinski clarified that the library funds designed for the project are \$18.6 million; the fundraising needed over and above that \$18.6 million has a target of \$2.3 million; and currently, at the design development stage, they have a \$1.1 million gap to fill. Through value engineering and value management, they will try to reduce that gap.

Ms. Amorose Groomes summarized that the overall budget is therefore \$22 million of which the library has \$18.6 million allocated; \$2.3 million is to come from fundraising; leaving a \$1.1 million gap. Is that correct?

Mr. Losinski responded that with rounding the numbers, the \$18.6 plus \$2.3 million takes it to \$21 million. Then there is \$1.1 million on top of that they are working to reduce to meet the \$21 million. In addition, there is the signature transition element that is not included, and is estimated at \$210,000 additional.

Ms. Amorose Groomes summarized that this is a \$22 million project, and the library has \$20.9 million to build it.

Mr. Losinski stated that is correct.

Ms. Amorose Groomes asked if there is anything else outstanding to be funded.

Mr. Losinski stated not at this time, but emphasized they are in design development.

Ms. Amorose Groomes stated that if only \$20.9 million is available to spend on this building, what will be the first items to be eliminated.

Mr. Losinski responded that the plaza itself is viewed as aspirational and can be simply seeded with stairs, with completion at a later date. Some of the other items were just

RECORD OF PROCEEDINGS

Minutes of _____
BARRETT BROTHERS - DAYTON, OHIO

Dublin City Council

Meeting
Form 6101

September 11, 2017

Page 17 of 30

Held _____

introduced to them on Friday, and Turner Construction and NBBJ are looking at those possibilities now. He does not have a list available yet.

Ms. Amorose Groomes asked if the \$210,000 for the historic transitional element is part of the \$2.3 million to be raised.

Mr. Losinski responded that is not part of the fundraising efforts at this time.

Ms. Amorose Groomes stated that including the transitional element would bring the fundraising needs to about \$2.5 million.

Mr. Keenan asked staff about any previous discussion about the source of funding for the transitional element.

Mr. McDaniel responded one idea was the possibility of that being treated as an Art in Public Places project, and Council could leverage a couple of cycles of public art towards that.

Ms. Amorose Groomes stated she has heard talk of this being a community plaza as well as a library plaza. Who would be allowed to program that space?

Mr. Losinski responded that the best example is the downtown main library and plaza that lies adjacent to a Columbus park -- Topiary Park. It is a combination of both community use and library use. It begins as library property and yet is acknowledged as civic space, and is programmed accordingly. They operate the plaza downtown through library scheduling, but are open to developing a model that will work collectively for the Dublin community.

Ms. Amorose Groomes asked if someone wants to schedule an event in this plaza space, what is the process at the downtown plaza to do so?

Mr. Losinski responded that, currently, the downtown plaza space is not available for private parties or fundraising events for other entities. They do not host weddings, etc. on that plaza. The adjacent Topiary Park has a different set of rules governing it that are developed by the City of Columbus. For the library, there are a host of activities that have occurred on their plaza – multiple author visits, naturalization and immigration ceremonies, high school concerts, etc. That has been their focus for this public space.

Ms. Amorose Groomes asked if there is a fee for use of the space by a school.

Mr. Losinski responded it depends on how extensive the request is – their goal is basic cost recovery on their part.

Ms. Amorose Groomes stated that the reason she asks is because the community lacks this type of space in this area of the City. If the Historic District wanted to do an arts festival, she wonders if that is something for which part of this space could be utilized.

Mr. Losinski responded that it would be appropriate; in fact, it is the model they have developed with the City of Columbus at the main library. The City of Columbus was a partial funder for those projects for both the front and back plaza space. The library granted an easement for those type of purposes. Therefore, that is a possibility.

Ms. Amorose Groomes stated that the easement was therefore somewhat given in exchange for their financial participation in the construction.

Mr. Losinski stated that is correct.

Ms. Amorose Groomes asked about the vaults for the utility boxes. What is the library's line of thinking?

Mr. Losinski stated that from the library's standpoint, they wish the boxes were not in place, but most of them are already existing.

Ms. Rauch noted that staff had more discussion about this matter during the brief recess. A significant portion of the mechanicals on North Street are related to the streetscape improvements and the burying of the utilities along High Street, which are City improvements. Also, based on information from Engineering, the AEP requirements to vault the boxes are very cumbersome in terms of financials and logistics. It was discussed as part of this, but given the constraints, it is not feasible financially or logistically.

Mr. Foegler added that these questions were addressed with the design team, as the City is responsible for the public infrastructure improvements as well as the garage design. At those meetings, they have been vetting this and asking about the possibilities. Thus

RECORD OF PROCEEDINGS

Held
September 11, 2017
Page 18 of 30

far, AEP has not approved the burials in the Bridge Street District projects. The rationale, as staff understands, is that when those are buried, they become submersible by design and the costs associated with that is a very big increment. In addition, AEP does not stock those, so in case of burnout at a point in time, the risk of having a replacement available much later is high. Staff has asked the design engineers to explore all of those options, looking at lowering the boxes so that if they are landscaped they are minimal. They have looked at other locations on the site, looked at splitting up some of the equipment, etc. Because this was the only place available when all the overheads were buried as part of the High Street project, this is where the switch material conduit is all running to. There was no Rock Cress or other options in place at that point in time. The infrastructure is somewhat there to accommodate this. Even given that, the City has asked the engineering and civil teams to push to see what is possible. They have indicated that they are not aware anywhere of AEP approving burial of the switches. That is the portion that would normally be on the poles that are brought down by virtue of the burials.

Ms. Amorose Groomes asked if they are not aware of AEP approving burial of the switches anywhere in Dublin or just anywhere in general.

Mr. Foegler responded for any of the projects they have designed, staff has asked the team to push harder to see what response comes back. They were not aware of examples of this being done by AEP. Where there were opportunities to put in on ground or any ground situations, if there was 100 percent lot coverage and streets and there was no place – on those occasions they have seen it. Again, staff has asked them to explore that, but has been told it will be very expensive to do it, if it were allowable. For the switches, they are likely not allowable to be vaulted.

Ms. Amorose Groomes asked if this is something that could be relocated, perhaps by the parking garage.

Mr. Foegler responded that the Engineers last time brought up some scenarios where the facilities were moved along the eastern edge of the garage, but that means a solid wall would need to be built along that edge of the garage, which then has the first floor of the garage exceeding its level of enclosure, as it is right at the 20 percent allowed per the Building Code. A certain amount of air is required to move through the garage. In addition, other options would result in impacts on the green garden. Staff will continue to look at the options, including landscape options. This is a City issue and not a Library issue.

Ms. Amorose Groomes asked about the mechanicals on the north side of the building.

Mr. Foegler responded that because of their transformer, they could move there. The library can address that.

Mr. Murry responded that they were able to move that along Rock Cress Parkway, trying to minimize as much as possible the impact on the plaza and North Street. That will be screened on three sides. The one side not screened will not be visible to traffic, as shown on the slide. There will be understory plantings and tree plantings to the east of that, providing some screening.

Ms. Amorose Groomes stated that the drawings show four-sided screening.

Mr. Murry responded that is correct, as that needs to be updated. The side not screened is for access purposes.

Ms. Amorose Groomes asked if this equipment can be vaulted.

Mr. Murry responded that this falls under the same category as the rest of the equipment – AEP is not interested in vaulting in this area.

Ms. Amorose Groomes noted that there are only man doors at the loading dock – there are no overhead doors at the loading dock area.

Mr. Murry responded that is correct.

Ms. Amorose Groomes noted that for the gateway provision of open space, there are two gateways not provided. One is the location between the library and parking garage; where is the other gateway, D6d2G?

Ms. Rauch responded that is related to the High Street and Rock Cress intersection. A gateway feature is required in this location.

Ms. Amorose Groomes asked why a recommendation has been made to waive this.

Ms. Rauch indicated that the ART felt that the building, the design and element of the building at this corner met that requirement, providing some type of gateway in terms of intent, into the District.

RECORD OF PROCEEDINGS

Held _____ September 11, 2017 Page 19 of 30

Vice Mayor Reiner asked about the reconstructed school corner. In the original school building, there was very interesting detail on the arched windows. Will that be repeated? He hopes this is considered and perhaps the wall can include some history features versus a simple limestone wall with a window and door aperture.

Ms. Amorose Groomes directed a question to Legal staff. This applicant is indicating they will build this, if they are able to secure the financing to do so. What happens if all of the funds are not secured for the project in its entirety?
Ms. Readler responded that the City’s recourse is that the applicant cannot build what was not approved by the City. At times, developments are phased or delayed; but the City cannot compel someone to build what was approved. The City can impose a limitation, as discussed earlier tonight, that if a project does not progress within a certain period of time there would be zoning ramifications. However, compelling an applicant to fund what has been approved is virtually impossible. If the elements are approved tonight, and the applicant then wants to change them at a later date, they will need City approval to do so. She summarized that the applicant always must meet what is approved. The applicant could later ask to modify what was approved, and it would be Council’s discretion whether to allow that.

Mr. Keenan stated that Mr. Losinski has clarified that he is seeking other financial resources in the community for this project. The transitional element will also require separate funding, as discussed earlier. The presentation he has given tonight will help the community to be aware of this funding need.

Ms. Salay asked Mr. Losinski if the value engineering to be done will focus on the inside features of the building or the exterior portion being discussed tonight.
Mr. Losinski responded that it is likely a combination of both. It will begin with the plaza, as it could easily be phased. They have charged the construction company and the architects to determine what is possible to modify.

Ms. Alutto asked what the estimated cost is for the plaza, if built as proposed tonight.
Mr. Losinski responded he does not have that information with him, but the value engineering will need to go beyond the plaza portion.
Ms. Alutto stated that the concern is well warranted in view of the \$1.1 million gap that exists, and given that the costs may increase due to the hurricane situation.
Mr. Losinski stated that they have had a broader based fundraising effort for some projects done in Columbus a decade ago. They had a similar project in New Albany and they were successful in raising the funds for that. He is confident in the support of library advocates, yet he acknowledges that the gap is a large number. Their hope is that the community will step forward to help, especially in view of the naming opportunities and others. Those are appealing to large corporations, small businesses and individuals. Work is already underway on fundraising.
Ms. Alutto asked if naming would be for the exterior or interior portions of the building.
Mr. Losinski responded that something like the plaza could be named, but for the building, their current policy requires a contribution of 25 percent of the costs to secure naming rights.

Mayor Peterson asked for confirmation from staff that Council needs to make two separate votes – one on all the waivers, and one on the development plan and site plan with the five conditions. Is there a way to divide this into sub votes of portions of these?
Ms. Readler responded that Council can certainly break out different waivers for a separate vote on each.
Brief discussion followed on the voting procedures.

Mr. Keenan moved to approve the 13 waivers for this project as recommended.
Ms. Salay seconded the motion.
Vote on the motion: Mr. Lecklider, yes; Ms. Alutto, no; Mayor Peterson, yes; Ms. Salay, yes; Vice Mayor Reiner, yes; Mr. Keenan, yes; Ms. Amorose Groomes, no.

RECORD OF PROCEEDINGS

Held

September 11, 2017

Page 20 of 30

Mr. Keenan moved approval of the development plan and site plan with a parking plan with the five conditions as recommended.

Ms. Salay seconded the motion.

Mayor Peterson stated that Condition #1 indicates that all ground-mounted mechanicals located along Rock Cress Parkway will be screened along the north side. Does that mean the north side of the building or the unit?

Mr. Lecklider stated that his understanding is that the mechanicals were to be screened on three sides.

Ms. Rauch responded that is correct. However, the plans before Council tonight do not reflect this, and therefore a condition was added to make sure it was clear.

Ms. Amorose Groomes stated that she understood that all sides of it would be screened except for the east side.

Ms. Rauch responded that was the intent, but the plans as shown at ART did not meet that. The condition is intended to make sure they fulfill this requirement. It is essentially a housekeeping provision.

Mr. Keenan accepted the amended condition #1, adding the language "of the unit."

Ms. Salay seconded the amended motion.

Vote on the motion: Mayor Peterson, yes; Mr. Keenan, yes; Ms. Salay, yes; Mr. Lecklider, yes; Vice Mayor Reiner, yes; Ms. Amorose Groomes, yes; Ms. Alutto, yes.

• **Basic Plan Review - Bridge Park D Block (Case 17-022BPR)**

Ms. Husak stated that City Council is the reviewing body for this plan, due to the applicant having a development agreement in place with the City. This comes to Council with a recommendation of approval from the Administrative Review Team on August 31. Informal review comments by the Planning and Zoning Commission are also included in the packet.

The site is located on the east side of Riverside Drive, south of John Shields Parkway and north of Tuller Ridge Drive. The proposed development plan for D Block is outlined in blue on the slide.

The first portions of Bridge Park that came before Council were Block B and Block C. Block C is, for the most part, completed; Block A is under construction, and the PZC recently had an informal review of the last building within that block, which is the office building – A-1. Block H to the east of Block D is also under construction, and it is immediately adjacent to Block D. Block D is bounded by John Shields Parkway and Riverside Drive. As part of this development, the applicant is creating three blocks as well as the extension of two public streets. Larimer Street is being extended from Block H toward Longshore Drive. These are both public streets that provided a north/south connection from John Shields Parkway to Tuller Ridge Drive.

There is one waiver associated with the development plan that relates to the length of this block, due to Larimer Street not extending to Riverside Drive. This was driven by the desire not to have interruptions along that roadway. The length of the block exceeds what the Code would permit.

Building D-1 is a mixed-use building type of six stories, including retail and restaurant on the first floor; office on the second floor; and 44 units for sale within the building. There is also a proposed pedestrian bridge that would extend to the east to provide access to Building D-4 and D-5. This will also provide parking for this building.

The ART approved an administrative departure to allow the story of the main floor to be taller than what Code would allow.

The waiver requested is for the pedestrian bridge to encroach over the right-of-way for Longshore, as well as for the building to be six stories in height.

The applicant has provided inspirational images for that particular building, which is intended to be more of a warehouse, modern style architecture.

Building D-2 is the building that anchors the block on the north side, immediately adjacent to John Shields Parkway. It is a corridor building type with six stories in height.



RECORD OF DETERMINATION

Administrative Review Team

Thursday, August 31, 2017

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

2. BSD P - Columbus Metropolitan Library, Dublin Branch 75 N. High Street
17-088DP/SPR Development and Site Plan Reviews

Proposal: Construction of a new 46,000-square-foot library and associated site improvements.

Location: Northwest of the intersection of North High Street and North Street.

Request: Review and recommendation of approval to City Council for a Development Plan and Site Plan Review under the provisions of the Zoning Code Section §153.066.

Applicant: Paula Miller, Columbus Metropolitan Library represented by Tracy Perry, NBBJ

Planning Contact: Jennifer M. Rauch, AICP, Planning Manager; (614) 410-4690, jrauch@dublin.oh.us

REQUEST 1: ADMINISTRATIVE DEPARTURES

1. Corner Side RBZ – §153.062(O)(12)(a)(1). Required: 15 feet along Rock Cress Parkway. Proposed: Building setback 14.49 foot.
2. Maximum Impervious Coverage – §153.062(O)(11)(a)(2). Required: 65% maximum coverage. Proposed: 68% coverage.
3. Non-Street Façade Transparency – §153.062(O)(11)(d)(2). Required: Minimum 20% transparency. Proposed: 18% at the first story on the west elevation.
4. Minimum Primary Materials – §153.062(O)(11)(d)(5). Required: 80% primary material. Proposed: 72.4 percent on the north façade.

Determination: The Administrative Departures were approved.

REQUEST 2: SITE PLAN WAIVERS

Request for an approval recommendation to City Council for 13 Development and Site Plan Waivers:

1. Story Articulation – §153.062(G). Required: Articulation required to delineate each story. Proposed: Glazing spaces vertically across first and second stories.



2. BSD P - Columbus Metropolitan Library, Dublin Branch **75 N. High Street**
17-088DP/SPR **Development and Site Plan Reviews**

2. BSD P - Columbus Metropolitan Library, Dublin Branch **75 N. High Street**
17-088DP/SPR **Development and Site Plan Reviews**

2. Treatment at Terminal Vista - §153.062 (J). Required: Vertical element when a street terminates into a parcel. Proposed: None provided.
3. Street Façade Transparency – §153.062(O)(11)(d)(1). Required: Minimum 25% transparency. Proposed: 15% provided on Rock Cross Parkway.
4. Blank Wall Limitations – §153.062(O)(11)(d)(1). Required: Architectural elements required. Proposed: Blank wall at 1st story, west of the plaza entrance.
5. Vertical Increments – §153.062(O)(11)(d)(4). Required: No greater than 60 feet. Proposed: None provided.
6. Minimum Primary Materials – §153.062(O)(11)(d)(5). Required: 80% primary material. Proposed: 59.2 percent on the east façade, 64% on the south elevation, and 53.2 percent on west facade.
7. Fences and Walls – §153.064(G)(4)(h). Required: Wall height max is three feet. Proposed: Wall heights vary.
8. Fences and Walls – §153.065(E). Required: Wall height max is four feet. Proposed: Wall heights vary.
9. Ground Mounted Mechanical Equipment – §153.065(E)(3)(c). Required: Fully screened from view. Proposed: Partially screened.
10. Utility Boxes - §153.065(E)(4). Required: Access doors oriented internally. Proposed: Access doors oriented to public right-of-way.
11. Gateway – §153.063(D)(5)(c). Required: Provision of a gateway. Proposed: None provided.
12. Gateway – §153.063(D)(6)(d)(2)(G). Required: Provision of open space nodes at gateway location. Proposed: None provided.
13. Foundation Planting Requirements - §153.063(D)(7)(b). Required: Foundation plantings require one shrub per 10 lineal feet of building. Proposed: Variety of plant material is proposed in lieu of shrubs.

Determination: The 13 Development and Site Plan Waivers were recommended for approval to City Council as part of the Development and Site Plan Reviews.

REQUEST 3: DEVELOPMENT AND SITE PLAN REVIEW

Request for a recommendation of approval to City Council for Development and Site Plan Reviews with a Parking Plan with five conditions:

- 1) That all ground mounted mechanicals located along Rock Cress Parkway will be screened to meet Code;
- 2) That the applicant will provide final site photometrics for the site and final lighting details that meet the lighting requirements of the Code with the submission of a building permit;

2. BSD P - Columbus Metropolitan Library, Dublin Branch **75 N. High Street**
17-088DP/SPR **Development and Site Plan Reviews**

- 3) That the applicant continue to work with Engineering to ensure adequate space is provided in the loading area to minimize vehicle stacking into the right-of-way to the extent possible, subject to approval by the City Engineering;
- 4) That the applicant continue to work with Parks and Open Space to ensure the tree selection meets the diversity requirements; and
- 5) That the applicant revise the landscape plan to provide plant material that meets the foundation planting requirements, subject to approval by Parks and Open Space.

Determination: The Development and Site Plan Reviews were recommended for approval to City Council with five conditions.

STAFF CERTIFICATION

Vince Rapsidero, FAICP
Planning Director

6. §153.062(O)(6)(c) - Uses and Occupancy Requirements (requested: parking in ground story of D3) (required: parking within buildings permitted in rear of the first three floors or fully in any basement)
7. §153.062(O)(6)(f) - Uses and Occupancy Requirements (requested: Parking on ground floor facing John Shields Parkway, Longshore Street, and Larimer Street for Building D3.) (required: Occupied space requirement a minimum of 30 feet depth facing streets)
8. §153.062 (O)(5)(b)(5) - Buildable Area (requested: 90% for Building D4 and D5) (required: 80% maximum)
9. §153.065(B)(5)(a)(1) - Entrance/Exit Lanes (requested: three exit lanes) (required: One exit lane shall be provided for each 200 spaces)

Ms. Burchett said approval is recommended to City Council for a Development Plan and Basic Plan Reviews with four conditions:

- 1) That the applicant record an easement for the encroachment of the bridges to the satisfaction of the City Engineer;
- 2) That the applicant revise the building plan to recess all entrances within 5-feet of the property line to meet the requirement of §153.062(O)(6)(3);
- 3) That the applicant file a conditional use application for the podium parking for buildings D3 and D5; and
- 4) That the applicant revise the building plan to ensure all door swing areas will not encroach into the public right-of-way to meet the requirement of §153.062(O)(5)(b)(4).

Ms. Burchett presented the overall open space for block D and stated the following:

- Based on the proposed square footage, 0.88 acres of publicly accessible open space is required with this application.
- A .20-acre segment of the John Shields Greenway is proposed on the north side of building D3.
- A .07-acre segment of the John Shields Greenway is proposed on the north side of building D2. This area coincides with a Gateway location as described and illustrated in the Scioto River Neighborhood Standards. The design of this open space will be developed in the future as the City explores design and functionality of the greenway space in its entirety.

Vince Papsidero asked if there were any questions or concerns regarding this application. [There were none.] He called for a vote, the motion carried, and the three Administrative Departures were approved by the ART. He called for a vote, the motion carried, and the nine Waivers were recommended for approval by the ART and forwarded on to City Council. He called for a vote, the motion carried, and the Development Plan and Basic Plan Reviews were recommended for approval to City Council with four conditions and would also be forwarded on to City Council for their meeting on September 11, 2017.

2. BSD P - Columbus Metropolitan Library, Dublin Branch **75 N. High Street**
17-088DP/SPR **Development and Site Plan Reviews**

Jennifer Rauch said this is a proposal for the construction of a new 46,000-square-foot library and associated site improvements located on the northwest corner of the intersection of North High Street and North Street. She said this is a request for a review and recommendation of approval to City Council for a Development Plan and Site Plan Review under the provisions of the Zoning Code Section 153.066.

Ms. Rauch reported the applicant had provided updated information to resolve the outstanding issues from last week's ART meeting. She presented the site plan and noted most of the updates made had to do with walls, screening the mechanicals and dumpster, and addressing the Auto Turn.

Ms. Rauch said there were four Administrative Departures:

1. Corner Side RBZ
2. Maximum Impervious Coverage
3. Non-Street Façade Transparency
4. Minimum Primary Materials

Ms. Rauch said there were 12 Waivers that were identified and explained at the previous ART meeting:

1. Story Articulation – 153.062(G).
2. Treatment at Terminal Vista - 153.062 (J).
3. Street Façade Transparency – 153.062(O)(11)(d)(1).
4. Blank Wall Limitations – 153.062(O)(11)(d)(1).
5. Vertical Increments – 153.062(O)(11)(d)(4).
6. Minimum Primary Materials – 153.062(O)(11)(d)(5).
7. Fences and Walls. 153.064(G)(4)(h).
8. Fences and Walls. 153.065(E).
9. Ground Mounted Mechanical Equipment – 153.065(E)(3)(c).
10. Utility Boxes - 153.065(E)(4).
11. Gateway – 153.063(D)(5)(c).
12. Gateway – 153.063(D)(6)(d)(2)(G).

Ms. Rauch said a Parking Plan, as part of the Development Plan and Site Plan Review, should all be recommended for approval to City Council with two conditions:

- 1) That all ground mounted mechanicals located along Rock Cress Parkway be screened to meet Code; and
- 2) That the applicant provide final site photometrics and final lighting details that meet the lighting requirements of the Code with the submission of a building permit submission.

With that being said, Ms. Rauch said she still had some concerns she wanted to discuss further. She said the ground-mounted mechanicals located adjacent to the loading area show screening on three sides, with the Rock Cress Parkway side open. She recommended screening on all sides. Brian Quackenbush, EMHT, said one side would have to remain unscreened to allow for required access. ART members and the applicant agreed to screen along Rock Cress Parkway, the south, and east sides; the west side would remain unscreened, which requires a Waiver.

Ms. Rauch said there were outstanding concerns about the lighting fixtures; a condition of approval was added to ensure all details meet Code.

The ART discussed the Auto Turn data. Aaron Stanford confirmed the delivery trucks would need to back into the loading area and pull forward to depart the site. He asked about how the gates then would be opened and closed. He questioned whether the driver would have to leave the truck in the street during that time. He asked if there was enough room to pull into the loading zone apron and not block the street while opening and closing the gate. The applicant agreed to look into that further. Ms. Rauch said a condition would be added to ensure the applicant would continue to work with Engineering to minimize vehicle stacking into the right-of-way in the loading area.

Ms. Rauch recommended a condition be added to allow the Parks Department to review the tree selection for diversity.

Ms. Rauch said the foundation plantings need to be altered to meet the requirements because no shrub forms are on the plans. She said a condition would be added requesting the applicant to revise the landscape plan to provide plant material that meets the foundation planting requirements and if they could not meet that condition, a Waiver was also added so the applicant could retain some of the plant materials but add some modifications. She explained the requirement is for one shrub per 10 lineal feet of the building for foundation plantings but the applicant is proposing a variety of plant material in-lieu-of shrubs.

Ms. Rauch said a Parking Plan is included in the Development and Site Plan Reviews as all parking is provided off-site.

Ms. Rauch concluded approval is recommended for four Administrative Departures:

1. Corner Side RBZ – §153.062(O)(12)(a)(1). Required: 15 feet along Rock Cress Parkway. Proposed: Building setback 14.49 foot.
2. Maximum Impervious Coverage – §153.062(O)(11)(a)(2). Required: 65% maximum coverage. Proposed: 68% coverage.
3. Non-Street Façade Transparency – §153.062(O)(11)(d)(2). Required: Minimum 20% transparency. Proposed: 18% at the first story on the west elevation.
4. Minimum Primary Materials – §153.062(O)(11)(d)(5). Required: 80% primary material. Proposed: 72.4 percent on the north façade.

Ms. Rauch concluded approval is recommended to City Council for 13 Development and Site Plan Waivers:

1. Story Articulation – §153.062(G). Required: Articulation required to delineate each story. Proposed: Glazing spaces vertically across first and second stories.
2. Treatment at Terminal Vista - §153.062 (J). Required: Vertical element when a street terminates into a parcel. Proposed: None provided.
3. Street Façade Transparency – §153.062(O)(11)(d)(1). Required: Minimum 25% transparency. Proposed: 15% provided on Rock Cress Parkway.
4. Blank Wall Limitations – §153.062(O)(11)(d)(1). Required: Architectural elements required. Proposed: Blank wall at 1st story, west of the plaza entrance.
5. Vertical Increments – §153.062(O)(11)(d)(4). Required: No greater than 60 feet. Proposed: None provided.
6. Minimum Primary Materials – §153.062(O)(11)(d)(5). Required: 80% primary material. Proposed: 59.2 percent on the east façade, 64% on the south elevation, and 53.2 percent on west facade.
7. Fences and Walls – §153.064(G)(4)(h). Required: Wall height max is three feet. Proposed: Wall heights vary.
8. Fences and Walls – §153.065(E). Required: Wall height max is four feet. Proposed: Wall heights vary.
9. Ground Mounted Mechanical Equipment – §153.065(E)(3)(c). Required: Fully screened from view. Proposed: Partially screened.

10. Utility Boxes - §153.065(E)(4). Required: Access doors oriented internally. Proposed: Access doors oriented to public right-of-way.
11. Gateway – §153.063(D)(5)(c). Required: Provision of a gateway. Proposed: None provided.
12. Gateway – §153.063(D)(6)(d)(2)(G). Required: Provision of open space nodes at gateway location. Proposed: None provided.
13. Foundation Planting Requirements - §153.063(D)(7)(b). Required: Foundation plantings require one shrub per 10 lineal feet of building. Proposed: Variety of plant material is proposed in lieu of shrubs.

Ms. Rauch concluded approval is recommended to City Council for a Development Plan and Site Plan with five conditions:

- 1) That all ground mounted mechanicals located along Rock Cress Parkway will be screened to meet Code;
- 2) That the applicant will provide final site photometrics for the site and final lighting details that meet the lighting requirements of the Code with the submission of a building permit;
- 3) That the applicant continue to work with Engineering to ensure adequate space is provided in the loading area to minimize vehicle stacking into the right-of-way to the extent possible, subject to approval by the City Engineering;
- 4) That the applicant continue to work with Parks and Open Space to ensure the tree selection meets the diversity requirements; and
- 5) That the applicant revise the landscape plan to provide plant material that meets the foundation planting requirements, subject to approval by Parks and Open Space.

Vince Papsidero asked if there were any additional questions or concerns regarding this application. [There were none.] He called for a vote, the motion carried, and the four Administrative Departures were approved by the ART. He called for a vote, the motion carried, and the 13 Development Plan and Basic Plan Waivers were recommended for approval by the ART and forwarded on to City Council. He called for a vote, the motion carried, and the Parking Plan included in the Development Plan and Site Plan Reviews all be recommended for approval to City Council with five conditions and would also be forwarded on to City Council for their meeting on September 11, 2017.

CASE REVIEW

3. BSD O - Echo, Neighborhood Hospital 17-081BPR/CU

**PID: 273-009147
Basic Plan Review/Conditional Use**

Logan Stang said this is a proposal for a Conditional Use to allow hospital use on a 3.5-acre site located in the BSD-O, Bridge Street District Office District and a Basic Plan Review of an 18,000-square-foot, 24-hour hospital facility consisting of 15 patient beds, 8 inpatient beds, and 7 outpatient exam rooms for emergency and inpatient care. He said the parcel is on the south side 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 a Basic Site Plan Review under the provisions of Zoning Code Section 153.066 and a Conditional Use under the provisions of Zoning Code Section 153.236.

RECORD OF PROCEEDINGS

Minutes of

Dublin City Council

Meeting

BARRETT BROTHERS - DAYTON, OHIO

Form 8101

August 28, 2017

Page 17 of 22

Held

funnel for the pedestrian bridge traffic, not a programmable space, then this design serves that purpose. She is still concerned about the possible conflict between the cyclist and pedestrian traffic.

Mr. Meyer stated that the traffic on the bridge would be mixed. He would anticipate there to be an equal amount of pedestrian traffic stopping mid-point to look over the bridge railing at the river as cyclist traffic, and the slower traffic should serve as natural governors to that cyclist traffic, reducing their speed. He does not foresee cyclist traffic coming off the bridge at any significant speeds.

Mayor Peterson asked if the overhead and lower views of the space use the same dimensions because they look different.

Mr. Meyer responded affirmatively. They are modeled accurately in three dimension from the plan view.

Mr. Lecklider stated that he likes the west plaza design. It was not intended to be highly programmed, and that was not how he envisioned it, given all the other opportunities for programming on the west side of the river – at the Library and other locations.

Ms. Salay noted that the benches look somewhat like a de facto skate park – something to consider going forward.

Mayor Peterson moved to approve the Final Site Plan with a parking plan with no conditions.

Vice Mayor Reiner seconded the motion.

Vote on the motion: Mr. Lecklider, yes; Ms. Alutto, yes; Mayor Peterson, yes; Ms. Salay, yes; Vice Mayor Reiner, yes; Mr. Keenan, yes; Ms. Amorose Groomes, yes.

- **Downtown Dublin Garage (Case 17-075BSD/DP/SP/CU) - Final Development and Site Plan/Conditional Use and Waivers**

Ms. Rauch presented an overview.

Background:

The site is located on the western portion of the existing Library site, on the west side of North High Street, north of the intersection with North Street. The Basic Site Plan for the public parking garage and library applications was approved by City Council on April 24, 2017. City Council designated themselves the required reviewing body for all subsequent applications related to these two projects. City Council was presented two design options for the garage exterior at the June 12, 2017 meeting (metal fins vs. terracotta baguettes). Council selected the terracotta option for the building material for the final parking structure design. The Architectural Review Board reviewed and recommended approval of the Conditional Use to City Council on July 26, 2017 with no conditions. The final determination of the Conditional Use is required with City Council's review of the current application. The Administrative Review Team reviewed and recommended approval to City Council of the Development Plan and Site Plan on August 17, 2017 with 22 waivers and eight conditions. The Administrative Review Team approved one administrative departure with their review. Tonight, there will be three motions for Council to consider -- one for the Conditional Use, one for Waivers and one for the Development Plan and Site Plan with conditions.

Site Plan:

There have been no significant changes with the site, just refinement of the details. There are 548 parking spaces within the garage, similar pedestrian entrances as before, on North Street adjacent to the Library on the east elevation and on Franklin Street. The proposed garage includes two vehicular entrances -- one at North Street on level one and another at Franklin Street on level two. An internal book drop is proposed on the ground level in the northwest corner of the garage, with right-out only onto Rock Cress Parkway. A bike hub is proposed along the northwestern portion of the garage, along Rock Cress Parkway.

RECORD OF PROCEEDINGS

Minutes of

Dublin City Council

Meeting

BARRETT BROTHERS - DAYTON, OHIO

Form 6101

Held

August 28, 2017

Page 18 of 22

Council Actions:

The Architectural Review Board has reviewed the Plan thoroughly. There are a series of waivers related to the Site Plan, primarily regarding setbacks, lot coverage, the design details, number of entrances and landscaping. Ms. Rauch briefly reviewed details of the conditions. Details of the requested waivers and conditions are provided in the analysis included in Council's packet. Three Council actions are requested regarding Conditional Use, Waivers and Conditions – specifically:

A) Approve the Conditional Use with no Conditions.

B) Approve the Development Plan and Site Plan with 22 Waivers:

1. **Tower Height** – §153.062(D)(4)(b).
Required: Maximum tower height limited to 12 feet.
Proposed: 14.5 feet.
2. **Story Articulation** – §153.062(G).
Required: Articulation required to delineate each story.
Proposed: Upper stories are obscured by the material application.
3. **Front RBZ** – §153.062(O)(12)(a)(1).
Required: 5-25 feet along Rock Cress Parkway.
Proposed: Bike hub retaining wall set back is zero and located at right-of-way line.
4. **Corner Side RBZ** – §153.062(O)(12)(a)(1).
Required: 5-25 feet along North Street.
Proposed: Building setback 1 foot.
5. **Rear Yard Setback** – §153.062(O)(12)(a)(2).
Required: Minimum rear yard setback is 5 feet along North Street.
Proposed: Building setback is 1 foot.
6. **Lot Coverage** – §153.062(O)(12)(a)(2).
Required: 80% maximum impervious lot coverage.
Proposed: 92%.
7. **Blank Wall Limitations** – §153.062(O)(12)(a)(3)(d)(1).
Required: Maximum opacity 30% on street facing.
Proposed: 100% shown on ground story and varied % on upper stories.
8. **Blank Wall Limitations** – §153.062(O)(12)(a)(3)(d)(2).
Required: No greater than 30 feet.
Proposed: None are provided.
9. **Vertical Increments** – §153.062(O)(12)(a)(3)(d)(4).
Required: Maximum opacity 30% on street facing.
Proposed: 100% shown on ground story and varied percentages on upper stories.
10. **Permitted Primary Materials** – §153.062(O)(12)(a)(3)(d)(5).
Required: Brick, stone or glass.
Proposed: Terracotta ceramic baguettes and modular trellis panels (green wall).
11. **Minimum Primary Materials** – §153.062(O)(12)(a)(3)(d)(5).
Required: 80% primary material.
Proposed: 69% on the north façade and 66% on the south facade.
12. **Permitted Secondary Materials** – §153.062(O)(12)(a)(3)(d)(5).
Required: Glass, fiber reinforced gypsum, wood siding, fiber cement siding, metal and exterior architectural metal panels and cladding.
Proposed: Cast-in-place architectural concrete.
13. **Tower Location** – §153.062(O)(12)(a)(3)(d)(6).
Required: Façades at terminal vistas (east elevation).
Proposed: Towers at the northwest and southwest corners (stairwell and elevator overruns).
14. **Parking Structure Entrance/Exit Lane** – §153.065(B)(3)(a)(2)
Required: Double entrance/exit lanes no wider than 24 feet at right-of-way.
Proposed: 33 feet wide at Franklin Street and 29 feet wide at North Street.
15. **Stacking Spaces** – §153.065(B)(3)(b).
Required: Two vehicle lengths measuring 20 feet each shall be provided between the street and garage entry gate.

RECORD OF PROCEEDINGS

Minutes of

Dublin City Council

Meeting

BARRETT BROTHERS - DAYTON, OHIO

Form 6101

Held

August 28, 2017

Page 19 of 22

Proposed: One vehicle length is provided at each entrance (reviewed and approved by City Engineer).

16. **Interior Circulation** – §153.065(B)(3)(c)(4).

Required: Minimum ceiling clearance of 8.5 feet.

Proposed: Upper stories provide 7 feet clearance (meets building code).

17. **Landscaping** – §153.065(D)(2)(f).

Required: Surface area of the bed shall be predominantly covered within four years after installation by living materials, rather than by bark, mulch, gravel or non-living materials.

Proposed: Exposed mulch for the green screen plantings (low maintenance, water conservation).

18. **Foundation Planting Provision** – §153.065(D)(7)(a).

Required: Foundation plantings are required.

Proposed: Not provided (replaced by green wall).

19. **Foundation Planting Requirements** – §153.065(D)(7) (b).

Required: Foundation plantings require one shrub per 10 lineal feet of building and planting area shall extend a minimum of 42 inches.

Proposed: Vines are proposed in lieu of shrubs and planting area extends 18 inches.

20. **Entrances** – §153.062(F)(3)(a).

Required: Prominence and pedestrian-scaled entrances.

Proposed: Entrances located appropriately (but are not a predominant feature).

21. **Number of Entrances** – §153.062(O)(12)(3).

Required: 1 per 75 feet of façade minimum: Rock Cress Parkway 3 required, Franklin Street 4 required, and North Street 3 required.

Proposed: Rock Cress Parkway 1 provided, Franklin Street 1 provided, and North Street 1 provided.

22. **Wall Height** – §153.065(F)(1)(b).

Required: Maximum 4 feet.

Provided: Varied height along Rock Cress Parkway.

C) Approve the Development Plan and Site Plan with eight Conditions:

1. That the applicant provide additional details at the time of permits for the canopies that are proposed at the pedestrian entrances that include dimensions and means of attachment to the structure;
2. That the applicant provide dimensions and details regarding the retaining wall located at Rock Cress Parkway;
3. That the applicant provide revised plans to meet the side yard setback of 5 feet along the eastern property line;
4. That the applicant continue to investigate the incorporation of electric vehicle charging stations within the garage;
5. That the applicant ensure that any surveillance requirements are met regarding pedestrian security and safety;
6. That any trees required to be replaced will be replaced on site or a fee paid in lieu;
7. That elevations and plans depicting the southwestern corner of the garage be revised to be consistent among the plan sets and reflect the changes to the design (at grade entrance); and
8. That the applicant provide a photometric plan for the entire site and final lighting details that meet the lighting requirements of the Code with the submission of the building permit.

Miguel Gonzalez, Moody Nolan, reviewed the material updates, including:

- Additional detailing of the materials has been made, in particular, patterning in the concrete and details/color distribution of the terracotta. The latest color corresponds to the metal color being used on the Library, then a middle and a darker tone – all within a tight, natural-looking range.
- A reveal between the top of the greenscreen and the terracotta has been added to meet maintenance and open-air requirements.

RECORD OF PROCEEDINGS

Minutes of

Dublin City Council

Meeting

BARRETT BROTHERS - DAYTON, OHIO

Form 6101

Held

August 28, 2017

Page 20 of 22

- The stone has been used as top of the first floor marker – the most visible location; a cleaner character of the concrete will be located above.
- The perforated panel guardrail has been updated with a slot detail, more elongated to go with the terracotta pattern.
- There are three sizes of panels -- one is full, which runs from the bottom of the second floor to the top of the fourth floor crash rail; and a medium and smaller size on the north and west facades.
[He shared images and distribution of terracotta -- panels and colors]
- Changes in some of the species of the greenscreen; there is now a mix of English ivy, Boston ivy and Clematis.

Council discussion:

Ms. Salay stated that many parking garages are very unattractive because of the lighting. It has been indicated that these lights will be hidden behind the garage beams; she requested verification that the light fixtures would be screened.

Mr. Gonzalez responded that the light fixtures will be flush mounted above the lines of the beams – visually hidden from the exterior, and will be dimmable.

Ms. Amorose Groomes inquired about the salt tolerance of the greenscreen materials. Dublin tends to place a significant amount of salt on the brick sidewalks in Historic Dublin. Are the plant materials 12-18 inches from the edge of the sidewalk?

Mr. Gonzalez responded that the greenscreen materials would be fairly close but would have a bed of mulch beneath them. There will be a buffer zone between the greenscreen and the sidewalk.

Ms. Amorose Groomes inquired the distance, as in some places it appears to be 12-15 inches.

Franco Manno, EMH&T, Landscape Architect, stated that at the closest point -- the southeast part of the garage -- the greenscreen is a distance of 18 inches, but in most places it is approximately five feet from the sidewalk to the greenscreen.

Ms. Amorose Groomes inquired about the salt tolerance level of the English ivy, Boston ivy and Clematis.

Mr. Manno responded that it is difficult to estimate, but with English ivy, the chemicals could inflict damage.

Ms. Amorose Groomes inquired if a type of retaining material, such as the granite curb materials, would add protection in the tighter areas. Otherwise, there is little chance of survival.

Mr. Manno responded that an upturned curb could add some beneficial separation; however, overspray from the de-icing materials would cross the curb. This area will be irrigated in the spring, thereby flushing most of the salts and de-icing chemicals from the soil.

Ms. Amorose Groomes inquired what the greenscreen maintenance requirements would be while these vines are growing.

Mr. Manno responded that they would be set in and staked by a landscaper and develop from that position. The mulch underneath would require some weeding, and there would be some maintenance needed for the irrigation system. The English and Boston ivies will require little manual maintenance, but the Clematis will require more management in the first year, after which the growth would continue appropriately. There will be only two ivies on a façade; the backbone of the greenscreen will be the English ivy. The interaction between the three ivies will be interesting to watch.

Vice Mayor Reiner noted that the Boston ivy, which climbs quickly is deciduous and unattractive; its value is it can serve as a backbone – a climbing device, for the English ivy.

Mr. Manno responded that is correct; it will only be used on the north façade, primarily due to its shade tolerance.

Ms. Amorose Groomes inquired about the starter course. She has seen synthetic materials anticipated to be durable but break down in winter applications. They are

RECORD OF PROCEEDINGS

Minutes of

Dublin City Council

Meeting

BARRITT BROTHERS - DAYTON, OHIO

Form 6101

Held

August 28, 2017

Page 21 of 22

using an Adair limestone starter course, which is anticipated to be a more durable material.

Mr. Gonzalez responded that is correct; they have used it in other projects.

Ms. Amorose Groomes stated they have not given the dimensions of the starter course. With the change of grades that occur, she wants to ensure that there is at least a 10-inch height. The applications here indicate that they are level.

Mr. Gonzalez responded that this would be detailed as they move through construction documentation.

Ms. Amorose Groomes inquired if they would ensure a minimum of 10 inches of a reveal of the starter course at all points.

Mr. Gonzales responded affirmatively. The Adair actually comes in only two different finishes; in this case, that works very well with the stone.

Ms. Amorose Groomes inquired if it comes in multiple dimensions.

Mr. Gonzalez responded that he could forward that information to her.

Ms. Amorose Groomes responded that isn't necessary, she is just curious.

Mr. Gonzalez stated that he believes it does come in multiple dimensions; a good example is the retaining wall at the hotel – the dimensions are visible at the bottom of that wall.

Mr. Lecklider commented positively on the updated design work.

Mayor Peterson called for the vote on the conditional use and the final development and site plan.

Vice Mayor Reiner moved to approve the Conditional Use with no conditions.

Ms. Salay seconded the motion.

Vote on the motion: Ms. Amorose Groomes, no; Vice Mayor Reiner, yes; Mr. Lecklider, yes; Ms. Alutto, yes; Mr. Keenan, yes; Mayor Peterson, yes; Ms. Salay, yes.

Mayor Peterson moved to approve the 22 Waivers as listed in the staff report.

Vice Mayor Reiner seconded the motion.

Vote on the motion: Vice Mayor Reiner, yes; Ms. Alutto, no; Mayor Peterson, yes; Ms. Salay, yes; Mr. Lecklider, yes; Ms. Amorose Groomes, no; Mr. Keenan, yes.

Mayor Peterson moved to approve the Final Development Plan and Site Plan with the eight conditions as outlined in the staff report.

Ms. Salay seconded the motion.

Vote on the motion: Mr. Lecklider, yes; Ms. Alutto, yes; Mayor Peterson, yes; Mr. Keenan, yes; Ms. Amorose Groomes, yes; Vice Mayor Reiner, yes; Ms. Salay, yes.

• Downtown Parking Garage (17-068PP/FP) - Preliminary/Final Plats

Mayor Peterson moved to approve the Preliminary and Final Plats. He noted that the one condition -- that some minor technical adjustments be made prior to tonight's Council meeting has been met.

Vice Mayor Reiner seconded the motion.

Vote on the motion: Mr. Lecklider, yes; Ms. Alutto, yes; Mayor Peterson, yes; Ms. Amorose Groomes, yes; Vice Mayor Reiner, yes; Mr. Keenan, yes; Ms. Salay, yes.

• STAFF COMMENTS

Mr. McDaniel echoed Mayor Peterson's earlier comments on the Duchenne Muscular Dystrophy issue. He noted that Dublin is also very fortunate not to have to deal with the Hurricane Harvey situation, as are its peer communities in Texas. Ms. Crandall received a moving message from a city manager in Texas, who commented on the depth of the dedication of their public servants as they face the devastation occurring to their city. The issues we are faced with in Dublin seem trivial in comparison.

COUNCIL COMMITTEE REPORTS

Administrative Committee



RECORD OF DETERMINATION

Administrative Review Team

Thursday, August 17, 2017

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

- 1. Downtown Dublin Parking Garage**
17-075ARB-DPR/SPR/CU
75 N. High Street
Development and Site Plan Reviews
Conditional Use

Proposal: Construction of a Parking Garage and associated site improvements within the BSD Public District in Historic Dublin.
Location: The site is approximately 250 feet northwest of the intersection of North High Street and North Street.
Request: Review and recommendation of approval to City Council for Development and Site Plan Reviews as well as a Conditional Use under the provisions of Zoning Code Sections 153.066 and 153.236 and the *Historic Dublin Design Guidelines*.
Applicant: Paula Miller, CFO, Columbus Metropolitan Library; represented by Dana L. McDaniel, City Manager, City of Dublin.
Planning Contact: Jennifer M. Rauch, AICP, Planning Manager; (614) 410-4690, jrauch@dublin.oh.us

REQUEST 1: ADMINISTRATIVE DEPARTURE

1. Minimum Primary Materials – §153.062(O)(12)(a)(3)(d)(5). Required: 80% primary material. Proposed: 73% on the east façade and 77% on west façade.

Determination: The Administrative Departure was approved.

REQUEST 2: SITE PLAN WAIVERS

Request for an approval recommendation to City Council for 22 Development and Site Plan Waivers:

1. **Tower Height** – §153.062(D)(4)(b). Required: Maximum tower height limited to 12 feet. Proposed: 14.5 feet.
2. **Story Articulation** – §153.062(G). Required: Articulation required to delineate each story. Proposed: Upper stories are obscured by the material application.
3. **Front RBZ** – §153.062(O)(12)(a)(1). Required: 5-25 feet along Rock Cress Parkway. Proposed: Bike hub retaining wall set back is zero and located at the right-of-way line.
4. **Corner Side RBZ** – §153.062(O)(12)(a)(1). Required: 5-25 feet along North Street. Proposed: Building setback 1 foot.
5. **Rear Yard Setback** – §153.062(O)(12)(a)(2). Required: Minimum rear yard setback is 5 feet along North Street. Proposed: Building setback is 1 foot.



6. **Lot Coverage** – §153.062(O)(12)(a)(2). Required: 80% maximum impervious lot coverage. Proposed: 92% shown.
7. **Blank Wall Limitations** – §153.062(O)(12)(a)(3)(d)(1). Required: Maximum opacity 30 % on street facing. Proposed: 100 % shown on ground story and varied % on upper stories.
8. **Blank Wall Limitations** – §153.062(O)(12)(a)(3)(d)(2). Required: No greater than 30 feet. Proposed: None are provided.
9. **Vertical Increments** – §153.062(O)(12)(a)(3)(d)(4). Required: Maximum opacity 30% on street facing. Proposed: 100% shown on ground story and varied percentages on upper stories.
10. **Permitted Primary Materials** – §153.062(O)(12)(a)(3)(d)(5). Required: Brick, stone or glass. Proposed: Terracotta ceramic baguettes and modular trellis panels.
11. **Minimum Primary Materials** – §153.062(O)(12)(a)(3)(d)(5). Required: 80% primary material. Proposed: 69% on the north façade and 66% on the south facade.
12. **Permitted Secondary Materials** – §153.062(O)(12)(a)(3)(d)(5). Glass, fiber reinforced gypsum, wood siding, fiber cement siding, metal and exterior architectural metal panels and cladding. Proposed: Cast-in-place architectural concrete.
13. **Tower Location** – §153.062(O)(12)(a)(3)(d)(6). Required: Façades at terminal vistas (east elevation). Proposed: Towers at the northwest and southwest corners.
14. **Parking Structure Entrance/Exit Lane** – §153.065(B)(3)(a)(2) Required: Double entrance/exit lanes no wider than 24 feet at the right-of-way. Proposed: 33 feet wide at Franklin Street and 29 feet wide at North Street.
15. **Stacking Spaces** – §153.065(B)(3)(b). Required: Two vehicle lengths measuring 20 feet each shall be provided between the street and garage entry gate. Proposed: One vehicle length is provided at each entrance.
16. **Interior Circulation** – §153.065(B)(3)(c)(4). Required: Minimum ceiling clearance of 8.5 feet. Proposed: Upper stories provide 7 feet clearance.
17. **Landscaping** – §153.065(D)(2)(f). Required: Surface area of the bed shall be predominantly covered within four years after installation by living materials, rather than by bark, mulch, gravel or non-living materials. Proposed: Exposed mulch for the green screen plantings.
18. **Foundation Planting Provision** – §153.065(D)(7)(a). Required: Foundation plantings are required. Proposed: Not provided.
19. **Foundation Planting Requirements** – §153.065(D)(7) (b). Required: Foundation plantings require one shrub per 10 lineal feet of building and planting area shall extend a minimum of 42 inches. Proposed: Vines are proposed in lieu of shrubs and planting area extends 18 inches.
20. **Entrances** – §153.062(F)(3)(a). Required: Prominence and pedestrian scaled entrances. Proposed: Entrances located appropriately but are not a predominant feature.

**1. Downtown Dublin Parking Garage
17-075ARB-DPR/SPR/CU**

**75 N. High Street
Development and Site Plan Reviews
Conditional Use**

21. **Number of Entrances** – §153.062(O)(12(3). Required: 1 per 75 feet of façade minimum: Rock Cress Parkway 3 required, Franklin Street 4 required, and North Street 3 required. Proposed: Rock Cress Parkway 1 provided, Franklin Street 1 provided, and North Street 1 provided.
22. **Wall Height** – 153.065(F)(1)(b). Required: Maximum 4 feet. Provided: Varied height along Rock Cress Parkway.

Determination: The 22 Development and Site Plan Waivers were recommended for approval to City Council as part of the Development and Site Plan Reviews.

REQUEST 3: DEVELOPMENT AND SITE PLAN REVIEW

Request for a recommendation of approval to City Council for Development and Site Plan Reviews with 8 conditions:

- 1) That the applicant provide additional details at the time of permits for the canopies that are proposed at the pedestrian entrances that include dimensions and means of attachment to the structure;
- 2) That the applicant provide dimensions and details regarding the retaining wall located at Rock Cress Parkway;
- 3) That the applicant provide revised plans to meet the side yard setback of 5 feet along the eastern property line;
- 4) That the applicant provide to continue to investigate the incorporation of electric car charging stations within the garage;
- 5) That the applicant ensure the surveillance requirements are met regarding pedestrian safety;
- 6) That any trees required to be replaced will be replaced on site or a fee paid in lieu;
- 7) That elevations and plans depicting the southwestern corner of the garage be revised to be consistent among the plan sets and reflect the changes to the design; and
- 8) That the applicant provide a photometric plan for the entire site and final lighting details that meet the lighting requirements of the Code with the submission of the building permit.

Determination: The Development and Site Plan Reviews were recommended for approval to City Council with 8 conditions.

STAFF CERTIFICATION



Vince Papsidero, FAICP
Planning Director



MEETING MINUTES

Administrative Review Team

Thursday, August 17, 2017 | 2:00 pm

ART Members and Designees: Vince Papsidero, Planning Director; Donna Goss, Director of Development; Colleen Gilger, Director of Economic Development; Matt Earman, Director of Parks and Recreation; Ray Harpham, Interim Chief Building Official; 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; Mike Kettler, Planning Technician; and Laurie Wright, Administrative Support II.

Applicants: Teri Umbarger, Moody Nolan (Case 1); Tana Digeronimo (Case 2); and Justin Maxwell and Steve Nixon, EMH&T (Case 3).

Vince Papsidero called the meeting to order at 2:05 pm. He asked if there were any amendments to the August 3 meeting minutes. The minutes were accepted into the record as presented.

Mr. Papsidero relayed three Minor Modifications:

Bridge Park, Building B3, Anthony Vince – Other modifications deemed appropriate by the Director.

Bridge Park, Building B3, Kilwins – Other modifications deemed appropriate by the Director.

Tuller Flats, Blocks G & I – Other modifications deemed appropriate by the Director.

DETERMINATION

1. Downtown Dublin Parking Garage 17-075ARB-DPR/SPR/CU

75 N. High Street Development and Site Plan Reviews Conditional Use

Jennifer Rauch said this is a proposal for a Parking Garage and associated site improvements within the BSD Public District in Historic Dublin. She said the site is located along the west side of N. High Street, north of the intersection with North Street. She said this is a request for a review and recommendation of approval to City Council for Development and Site Plan Reviews under the provisions of Zoning Code Sections 153.066 and 153.236 and the *Historic Dublin Design Guidelines*.

Ms. Rauch presented the site plan and said the proposal is for the construction of a 548 parking space garage with associated site improvements.

Ms. Rauch explained that parking structures with non-occupied space along public or private street frontages are Conditional Uses. She reported the Conditional Use portion of the application was reviewed by the Administrative Review Team (ART) and recommended for approval by the Architectural Review Board July, 2017. The final determination she said will be forwarded to City Council with the Development Plan and Site Plan portions of this application.



Ms. Rauch went through and explained all of the 19 Site Plan Waivers being recommended for approval to City Council:

19 Waivers

1. **Tower Height** – §153.062(D)(4)(b). Required: Maximum tower height limited to 12 feet. Proposed: 14.5 feet.

The proposed towers include elevators and/or stairs. The height of the towers is determined by the required height for the elevator overruns, and to ensure consistency the height of all three towers match.

2. **Story Articulation** – §153.062(G). Required: Articulation required to delineate each story. Proposed: Upper stories are obscured by the material application.

The proposed terracotta on the upper stories is intended to provide a unified design across the parking structure. The intent of the material is to screen the floors of the parking deck.

3. **Front RBZ** – §153.062(O)(12)(a)(1). Required: 5-25 feet along Rock Cress Parkway. Proposed: Bike hub retaining wall set back is zero and located at the right-of-way line.

The proposed retaining wall is required to accommodate the significant grade change on the site and provide the required accessibility from the public right-of-way into the bike hub.

4. **Corner Side RBZ** – §153.062(O)(12)(a)(1). Required: 5-25 feet along North Street. Proposed: Building setback 1 feet.

The proposed building was sited to avoid the sanitary sewer along the western property line, which results in a building location that is not perpendicular to the right-of-way.

5. **Rear Yard Setback** – §153.062(O)(12)(a)(2). Required: Minimum rear yard setback is 5 feet along North Street. Proposed: Building setback is 1 foot.

The proposed building was sited to avoid the sanitary sewer along the western property line, which results in a building location along the southern property line that is not perpendicular to the right-of-way.

6. **Lot Coverage** – §153.062(O)(12)(a)(2). Required: 80% maximum impervious lot coverage. Proposed: 92% shown.

The proposed building area and siting was design to maximize the efficiency of the garage and its functionality.

7. **Blank Wall Limitations** – §153.062(O)(12)(a)(3)(d)(1). Required: Maximum opacity 30 % on street facing. Proposed: 100 % shown on ground story and varied % on upper stories.

The proposed green screen on the ground story and the terracotta on the upper stories is intended to provide a unified design across the entire structure. The proposed green screen on the ground floor is intended to screen the lower level of the garage and be consistent along the elevations. The proposed opacity of the terra cotta on the upper floors varies based on the specific layout and design of the material.

8. **Blank Wall Limitations** – §153.062(O)(12)(a)(3)(d)(2). Required: No greater than 30 feet. Proposed: None are provided.

The proposed green screen on the ground story and the terracotta on the upper stories is intended to provide a unified design across the entire structure.

9. **Vertical Increments** – §153.062(O)(12)(a)(3)(d)(4). Required: Maximum opacity 30% on street facing. Proposed: 100 % shown on ground story and varied % on upper stories.

The proposed design of the structure and the proposed materials do not allow for the incorporation of the required increments without compromising the overall design.

10. **Permitted Primary Materials** – §153.062(O)(12)(a)(3)(d)(5). Required: Brick, stone or Glass. Proposed: Terracotta ceramic baguettes and modular trellis panels.

The proposed green screen and terracotta materials are intended to provide a unique design that complements the adjacent library building and the Historic District. The application of the materials has a deliberate design.

11. **Minimum Primary Materials** – §153.062(O)(12)(a)(3)(d)(5). Required: 80% primary material. Proposed: 69% on the north façade and 66% on south facade.

The proposed green screen and terracotta materials are intended to provide a unique design that complements the adjacent library building and the Historic District. The application of the materials has a deliberate design that impacts the requirements. Additionally, opacity requirements exist to ensure adequate ventilation of the garage are met.

12. **Permitted Secondary Materials** – §153.062(O)(12)(a)(3)(d)(5). Glass, fiber reinforced gypsum, wood siding, fiber cement siding, metal and exterior architectural metal panels and cladding. Proposed: Cast-in-place architectural concrete.

The proposed cast in place concrete is intended to provide a complementary material to the terracotta, green screen and stone material.

13. **Tower Location** – §153.062(O)(12)(a)(3)(d)(6). Required: Façades at terminal vistas (east elevation). Proposed: Towers at the northwest and southwest corners.

The proposed tower location are required for pedestrian access, including stairs and elevations.

14. **Parking Structure Entrance/Exit Lane** – §153.065(B)(3)(a)(2) Required: Double entrance/exit lanes no wider than 24 feet at the right-of-way. Proposed: 33 feet wide at Franklin Street and 29 feet wide at North Street.

The proposed increased width is to allow increased maneuverability at the entrances.

15. **Stacking Spaces** – §153.065(B)(3)(b). Required: Two vehicle lengths measuring 20 feet each shall be provided between the street and garage entry gate. Proposed: One vehicle length is provided at each entrance.

The proposed vehicle apron at the vehicular entrances along North Street and Franklin Street provide adequate stacking space.

16. **Interior Circulation** – §153.065(B)(3)(c)(4). Required: Minimum ceiling clearance of 8.5 feet. Proposed: Upper stories provide 7 feet clearance.

The reduced clearance height is due to the desire ensure the overall height of the structure is reduced as much as possible.

17. **Landscaping** – §153.065(D)(2)(f). Required: Surface area of the bed shall be predominantly covered within four years after installation by living materials, rather than by bark, mulch, gravel or non-living materials. Proposed: Exposed mulch for the green screen plantings.

18. **Foundation Planting Provision** – §153.065(D)(7)(a). Required: Foundation plantings are required. Proposed: Not provided.

19. **Foundation Planting Requirements** – §153.065(D)(7) (b). Required: Foundation plantings require one shrub per 10 lineal feet of building and planting area shall extend a minimum of 42 inches. Proposed: Vines are proposed in lieu of shrubs and planting area extends 18 inches.

The proposed green screen on the ground story is meant to soften the facades and the planting details dictate the design.

Ray Harpham questioned the clearance on the upper floors and asked Ms. Umbarger to verify the minimum height meets the Building Code requirements. She agreed she would ensure that is the case.

Aaron Stanford asked if the second stacking space at the garage entrances would block the sidewalk. Ms. Rauch confirmed that was the case. Vince Papsidero stated the only way to make it meet the Code would be shift the entire garage and that would not be possible. Mr. Stanford also pointed out that the Code required building location within 5 feet of the right-of-way makes it impossible to meet the stacking requirements, as there is not enough room to stack without blocking the sidewalk. Mr. Papsidero highlighted that requirement should be addressed with the Code updates.

Ms. Rauch said approval is recommended for an **Administrative Departure:**

1. **Minimum Primary Materials** – §153.062(O)(12)(a)(3)(d)(5). Required: 80% primary material. Proposed: 73% on the east façade and 77% on west facade.

The proposed green screen and terracotta materials are intended to provide a unique design that complements the adjacent library building and the Historic District. The application of the materials has a deliberate design.

Ms. Rauch said approval is recommended to City Council for the Development Plan and Site Plan with 7 conditions:

- 1) That the applicant provide additional details at the time of permits for the canopies that are proposed at the pedestrian entrances that include dimensions and means of attachment to the structure;
- 2) That the applicant provide dimensions and details regarding the retaining wall located at Rock Cress Parkway;
- 3) That the applicant provide revised plans to meet the side yard setback of 5 feet along the eastern property line;
- 4) That the applicant provide to continue to investigate the incorporation of electric car charging stations within the garage;
- 5) That the applicant Ensure the surveillance requirements are met regarding pedestrian safety;

- 6) That any trees required to be replaced will be replaced on site or a fee paid in lieu; and
- 7) That elevations and plans depicting the southwestern corner of the garage be revised to be consistent among the plan sets and reflect the changes to the design.

Ms. Rauch then went through and discussed several more outstanding issues. She asked Aaron Stanford and Mike Altomare about the curve radii along North Street and the whether there was a need for a designated Building Access Zone. They confirmed the curb radii is sufficient and there was no need for a designated Building Access Zone given the access provided around the site.

Ms. Rauch asked Aaron Stanford about stormwater details and if there were any outstanding concerns. He said there were no issues found.

Ms. Rauch asked Teri Umbarger, Moody Nolan, about the additional pedestrian entrances that were discussed at the last meeting but were not visible on the current plans. Ms. Umbarger explained the pedestrian entrances are shown more on the architectural drawings and should be striped correctly.

Ms. Rauch noted there was only one entrance on each right-of-way, which would require additional Waivers:

20. **Entrances** – §153.062(F)(3)(a). Required: Prominence and pedestrian scaled entrances. Proposed: Entrances located appropriately but not as a predominant feature.

21. **Number of Entrances** – §153.062(O)(12)(3). Required: 1 per 75 feet of façade minimum: Rock Cress Parkway 3 required, Franklin Street 4 required, and North Street 3 required. Proposed: Rock Cress Parkway 1 provided, Franklin Street 1 provided, and North Street 1 provided.

Ms. Rauch asked about wall height on Rock Cress Parkway. The ART determined a Waiver was needed because it exceeds four feet maximum.

22. **Wall Height** – 153.065(F)(1)(b). Required: Maximum 4 feet. Provided: Varied height along Rock Cress Parkway.

Ms. Rauch stated there is now a total of 22 Waivers recommended for approval to be forwarded to City Council.

Shawn Krawetzki inquired about the North Street pedestrian entrance/exit and how that would be separated. Ms. Umbarger responded there was a curb/or bollards there.

Ms. Rauch confirmed that the colors for the green screens were changed from dark green to black as suggested at the last meeting. She asked if the plant materials for the green wall were changed per the suggestions from the Landscape Architect at the last meeting. Ms. Umbarger confirmed.

Ray Harpham asked if the area by the bike hub was partially underground to which Ms. Rauch answered yes and said it was acceptable due to the grade.

Ms. Rauch inquired about photometrics and if the light levels proposed were acceptable. She determined a condition should be added which brings the total number of conditions to eight to be recommended for approval to City Council as part of the approval for the Development Plan and Site Plan Reviews:

- 8) That the applicant provide a photometric plan for the entire site and final lighting details that meet the lighting requirements of the Code with the submission of the building permit.

Vince Papsidero 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 Administrative Departure was approved. He called for a vote, the motion carried, and the 22 Waivers were recommended for approval by the ART to be forwarded to City Council. He called for a vote, the motion carried, and the Development and Site Plans with eight conditions were recommended for approval by the ART and forwarded to City Council for the meeting on August 28, 2017.

CASE REVIEW

2. BSD HC – 55 S. High St. 17-077ARB-MPR

55 South High Street Minor Project Review

Lori Burchett said this is a proposal for modifications to the exterior, including painting for an existing commercial building on the west side of South High Street, at the intersection with Spring Hill. 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 Section 153.066 and the *Historic Dublin Design Guidelines*.

Ms. Burchett said the exterior paint colors proposed are "Cultured Pearl" for the stucco areas and "Dusted Truffle" is for the trim. She explained that the applicant also considered colors closer to matching what currently exists on the building but the applicant prefers the proposal. She added a gray scheme was also suggested but staff recommended brown tones to match the roof better. She presented color samples while Tana Digeronimo noted the "Cultured Pearl" color is more of a warm tone than a gray.

Donna Goss inquired about any other minor modifications but Ms. Burchett clarified the only minor modifications have to do with painting the building.

Ray Harpham recommended different colors because there is too much contrast when "Cultured Pearl" and "Dusted Truffle" are used with the creamy/tan brick. He suggested a color lighter than "Fresco", which matches the current stucco color but not as light as "Cultured Pearl".

It was determined that the applicant would return with alternative paint colors for review at the next ART meeting.

Vince Papsidero asked if there were any further questions or concerns regarding this application. [There were none.] He stated the ART would make their recommendation to the Architectural Review Board at the meeting on August 24 to be forwarded to the Architectural Review Board for their meeting on August 30, 2017.

INTRODUCTION

3. BSD O - Echo, Neighborhood Hospital 17-081BPR/CU

PID: 273-009147 Basic Plan Review/Conditional Use

Logan Stang said this is a proposal for a Conditional Use to allow hospital use on a 3.5-acre site located in the BSD-O, Bridge Street District Office District and a Basic Plan Review of an 18,000-square-foot, 24-hour hospital facility consisting of 15 patient beds that consist of 8 inpatient and 7 outpatient exam rooms for emergency and inpatient care. He said the parcel is on the south side 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 a Basic Site Plan Review under the provisions of Zoning Code Section 153.066 and a Conditional Use under the provisions of Zoning Code Section 153.236.



BOARD ORDER

Architectural Review Board

Wednesday, July 26, 2017 | 6:30 pm

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

**2. Downtown Dublin Parking Garage
17-075CU**

**75 N. High Street
Conditional Use**

Proposal: To permit a parking structure within the BSD Public District in Historic Dublin.

Location: The site is approximately 250 feet northwest of the intersection of N. High Street and North Street.

Request: Review and recommendation of approval to City Council, as the required reviewing body, for a Conditional Use under the provisions of Zoning Code Sections 153.066 and 153.236.

Applicant: Paula Miller, CFO, Columbus Metropolitan Library; represented by Dana L. McDaniel, City Manager, City of Dublin.

Planning Contact: Jennifer M. Rauch, AICP, Planning Manager

Contact Information: (614) 410-4690, jrauch@dublin.oh.us

MOTION: Ms. Stenberg moved, Mr. Leonhard seconded, to recommend approval to City Council for a Conditional Use with no conditions.

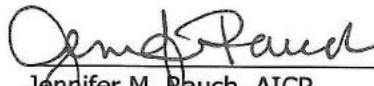
VOTE: 4 – 0

RESULT: The request for a Conditional Use was recommended for approval to City Council to permit a parking garage that is not lined by occupied space along the street frontages.

RECORDED VOTES:

David Rinaldi	Yes
Shannon Stenberg	Yes
Everett Musser	Yes
Jeffrey Leonhard	Yes

STAFF CERTIFICATION


Jennifer M. Rauch, AICP
Planning Manager



Motion and Vote

Mr. Rinaldi moved, Mr. Musser seconded, to elect Shannon Stenberg as the 2017 – 2018 Vice Chair. The vote was as follows: Mr. Leonhard, yes; Ms. Stenberg, yes; Mr. Musser, yes; and Mr. Rinaldi, yes. (Approved 4 – 0)

Motion and Vote

Ms. Stenberg moved, Mr. Leonhard seconded, to accept the documents into the record. The vote was as follows: Mr. Rinaldi, yes; Mr. Musser, yes; Mr. Leonhard, yes; and Ms. Stenberg, yes. (Approved 4 – 0)

Motion and Vote

Mr. Musser moved, Mr. Rinaldi seconded, to approve the meeting minutes from June 14th and June 28th as presented. The vote was as follows: Ms. Stenberg, yes; Mr. Leonhard, yes; Mr. Rinaldi, yes; and Mr. Musser, yes. (Approved 4 – 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-P – Columbus Metropolitan Library, Dublin Branch
17-069Z**

**75 N. High Street
Rezoning**

The Chair, David Rinaldi, said the following application is a request for a Rezoning of two parcels totaling 2.39 acres from BSD-P, Bridge Street District Public to BSD-HTN, Bridge Street District Historic Transition District. He said the site is on the northwest corner of the intersection of N. High Street and North Street. He said this is a request for a review and recommendation of approval to the Planning and Zoning Commission for a Standard District Rezoning under the provisions of Zoning Code Sections 153.232, 153.234, and 153.066.

Jennifer Rauch added the Rezoning is for the Columbus Metropolitan Library site as well as the new parcel for the Downtown Dublin Parking Garage within the Historic District. She stated the Development Agreement between the City and the library includes a provision to rezone these properties to Historic Transition to provide additional uses upon future redevelopment of that site. She specified the two parcels involved that were created with a separate plat currently under review.

Ms. Rauch presented the proposed rezoning and noted the area that is currently zoned Bridge Street District Public and the request for rezoning is to the BSD Historic Transition District. She stated the proposed library and parking garage would be able to be developed under both zoning classifications. She presented the Special Area Plan, the Future Land Use Map that outlines the site as Mixed-Use Village Center, and the Thoroughfare Plan, which are met with the proposal.

Ms. Rauch said the Administrative Review Team made a recommendation of approval for the Standard District Rezoning with no conditions. She stated the recommendation of approval is recommended to the Planning and Zoning Commission. She said following their review, the application will be forwarded onto City Council for final review and determination.

The Chair invited public comment [Hearing none.] He asked for questions or comments from the Board [Hearing none.]

Motion and Vote

Mr. Musser moved, Ms. Stenberg seconded, to recommend approval to the Planning and Zoning Commission for a Standard District Rezoning with no conditions. The vote was as follows: Mr. Rinaldi, yes; Mr. Leonhard, yes; Ms. Stenberg, yes; and Mr. Musser, yes. (Recommended for Approval 4 – 0)

**2. Downtown Dublin Parking Garage
17-075CU**

**75 N. High Street
Conditional Use**

The Chair, David Rinaldi, said the following application is a request for a Conditional Use to permit a parking structure within the BSD Public District in Historic Dublin. He said the site is approximately 250 feet northwest of the intersection of N. High Street and North Street. He said this is a request for a review and recommendation of approval to City Council for a Conditional Use under the provisions of Zoning Code Sections 153.066 and 153.236.

Jennifer Rauch presented an aerial view of the site as well as the proposed site plans. She reported the Basic Plan Review was approved in April 2017. She explained the request for a Conditional Use is due to the Zoning Code requiring a parking garage to be aligned with occupied space along street frontages. She stated the proposal is to permit a parking garage that is not lined by occupied space along the street frontages, as is required by Code. She said the garage site has frontage along three public rights-of-way: (future) Rock Cress Parkway, North Street, and (future) Franklin Street extension. She explained the required location for occupied space would decrease the number of spaces, which is one of the main goals of this public parking garage.

Ms. Rauch reported the Administrative Review Team (ART) made a recommendation of approval for the Conditional Use with no conditions. She stated a recommendation of approval is recommended to City Council for final review and determination.

The Chair invited comments from the public [Hearing none.] The public portion was closed and the meeting was opened to discussion by the Board.

Motion and Vote

Ms. Stenberg moved, Mr. Leonhard seconded, to recommend approval to City Council for a Conditional Use with no conditions. The vote was as follows: Mr. Musser, yes; Mr. Rinaldi, yes; Mr. Leonhard, yes; and Ms. Stenberg, yes. (Recommended for Approval 4 – 0)

**3. Historic Dublin – BSD Code Amendment
17-052ADMC**

**Historic Dublin
Administrative Request – Code**

The Chair, David Rinaldi, said the following application is a request for Amendments to Sections 153.058, 153.059, and 153.062 of the Bridge Street District Zoning Code. He indicated these revisions address the structural components to the BSD Zoning Code to add a new district and to address building type requirements for the Historic Cottage Commercial building. He said this is a request for a review and recommendation of approval to the Planning and Zoning Commission regarding proposed amendments under the provisions of Zoning Code Sections 153.232, 153.234 and 153.066, and the *Historic Dublin Design Guidelines*.

Nichole Martin said she has prepared a consolidated presentation of the Administrative Request for Amendments to the Zoning Code as well as Rezoning to permit a new zoning district – Historic South as one case cannot really stand without the other.

The Chair introduced the other case below, which is combined with the case 17-052ADMC for purposes of review.



MEETING MINUTES

Administrative Review Team

Thursday, July 20, 2017 | 2:00 pm

ART Members and Designees: Vince Papsidero, Planning Director; Donna Goss, Director of Development; Kyle Kridler, Economic Development Administrator; Ray Harpham, Interim Chief Building Official; Matt Earman, Director of Parks and Recreation; Shawn Krawetzki, Landscape Architect; Aaron Stanford, Senior Civil Engineer; and Mike Altomare, Fire Marshall.

Other Staff: Jennifer Rauch, Planning Manager; Claudia Husak, Senior Planner; Lori Burchett, Planner II; Logan Stang, Planner I; Nichole Martin, Planner I; and Laurie Wright, Administrative Support II.

Applicants: Carter Bean, Bean Architects (Case 2).

Vince Papsidero called the meeting to order at 2:02 pm. He asked if there were any amendments to the July 6 meeting minutes. The minutes were accepted into the record as presented.

DETERMINATIONS

1. **BSD P – Columbus Metropolitan Library, Dublin Branch 17-069Z**

75 N. High Street Rezoning

Jennifer Rauch said this is a proposal for Rezoning two parcels totaling 2.39 acres from BSD-P, Bridge Street District Public to BSD-HTN, Bridge Street District Historic Transition Neighborhood. She said the site is at the northwest corner of the intersection of N. High Street and North Street. She said this is a request for a review and recommendation of approval ultimately to City Council for a Standard District Rezoning under the provisions of Zoning Code Sections 153.232 and 153.234.

Ms. Rauch presented the plat and noted the two newly created lots #1 and #2 to be rezoned to the BSD Historic Transition Neighborhood, which allows numerous commercial, civic, public and institutional uses, such as office, eating and drinking facilities, libraries, schools, and government services. She said the adjacent properties to the south and west are identified as "Mixed-Use Village Center" on the Future Land Use Map, intended as moderately-sized nodes of commercial activity. The requested rezoning is in keeping with the future land use and development potential of the area, she said, and will permit development that corresponds with the future land use classification identified for this area of the City. She stated the construction of the street network associated with the construction of the CML Dublin Branch and the Downtown Dublin Parking Garage meet the Thoroughfare Plan and the BSD Street Network Map.

Ms. Rauch said approval is recommended to the Architectural Review Board as the rezoning meets the Community Plan who will then make a recommendation to the Planning and Zoning Commission, who in turn, make a recommendation to City Council.

Vince Papsidero asked if there were any questions or concerns regarding this application. [There were none.] He called for a vote, the motion carried, and the Rezoning was recommended for approval by the ART and forwarded to the Architectural Review Board for their meeting on July 26 to then be recommended to the required reviewing body.



Ms. Martin reported the City of Dublin is sponsoring this application to rezone 25 parcels (and portions of parcels) to the new BSD Historic South District.

Ms. Martin presented the Proposed Zoning Map, showing the existing and proposed BSD zoning districts. She stated the new BSD Historic South District will be applied to land generally along S. High Street, south of Spring Hill and north of John Wright Lane. The proposed Zoning Map amendment to the BSD Historic Core, she said, will facilitate implementation of the land use, transportation, and open space objectives of the Bridge Street District Area Plan of the Dublin Community Plan.

Ms. Martin said approval is recommended to the Architectural Review Board for an amendment to the Zoning Map for the inclusion of the Historic South Zoning District.

Vince Papsidero asked if there were any questions or concerns regarding this application. [There were none.] He called for a vote, the motion carried, and the Rezoning was recommended for approval by the ART and forwarded to the Architectural Review Board for the meeting on July 26th.

**5. Downtown Dublin Parking Garage
17-075CU**

**75 N. High Street
Conditional Use**

Jennifer Rauch said this is a proposal to permit a parking structure within the BSD Public District in Historic Dublin. She said the site is approximately 250 feet northwest of the intersection of N. High Street and North Street. She said this is a request for a review and recommendation of approval to the Planning and Zoning Commission for a Conditional Use under the provisions of Zoning Code Sections 153.066 and 153.236.

Ms. Rauch noted the site features:

- Significant grade change across the site, with the largest change from west to east along the northern boundary.
- Existing library building located in the northeastern portion of the site.
- Off-street parking located to the south and west of the existing building.

Ms. Rauch noted future improvements:

- Creation of two new parcels for the library and garage.
- Street network improvements: (future) Rock Cress Parkway along the north, (future) Franklin Street extension along the west, and modifications to existing North Street to the south and N. High Street to the east.
- Future improvements under review as a separate application (17-068PP/FP)

Ms. Rauch stated that additions to the street network will occur in conjunction with the proposed library and parking garage applications; utilities and stormwater management will be addressed as the proposals move forward.

Ms. Rauch said this is a proposal to permit a parking garage that is not lined by occupied space along a public street frontage, as is required by Code. She said the BSD Public District permits institutional use, such as libraries, schools, and parks but stand-alone parking structures require a Conditional Use.

Ms. Rauch said the parking garage is located on the west side of the proposed library building and plaza site, and extends west toward the (future) Franklin Street extension. She noted the garage site has frontage along three public rights-of-way: (future) Rock Cress Parkway, North Street, and (future) Franklin Street extension. She stated the BSD Code requires parking structures to be lined with occupied space along a

public or private street frontage, and parking structures within non-occupied space require a Conditional Use approval.

Ms. Rauch said the required location for occupied space along the north elevation is opposite the Grounds of Remembrance along Rock Cress Parkway, making the addition of commercial uses inappropriate. The incorporation of commercial uses along the future extension of Franklin Street and North Street she said would decrease the number of spaces available for parking, which is the main goal of this public parking garage.

Ms. Rauch added that Code requires 151 parking spaces for the library; the proposed garage indicates 549 parking spaces. However, as part of the development agreement, she explained the library will be allocated 200 spaces - the remaining spaces will be public parking. She noted that ADA parking spaces are located at key locations on the first two levels, including the northwest corner of the garage to accommodate users of the Grounds of Remembrance.

Ms. Rauch said approval is recommended to the Planning and Zoning Commission for a Conditional Use with no conditions.

Vince Papsidero asked if there were any questions or concerns regarding this application. [There were none.] He called for a vote, the motion carried, and the Conditional Use was recommended for approval by the ART and forwarded to the Planning and Zoning Commission for the meeting on August 10, 2017.

ADJOURNMENT

Vince Papsidero asked if there were any additional administrative issues or other items for discussion. [There were none.] He adjourned the meeting at 2:45 pm.

As approved by the Administrative Review Team on August 3, 2017.