



MEETING MINUTES

Architectural Review Board

Wednesday, September 25, 2024

CALL TO ORDER

Mr. Cotter, Chair, called the meeting to order at 6:30 p.m. in Council Chamber, 5555 Perimeter Drive, and welcomed everyone to the September 25, 2024 Architectural Review Board. He stated that the livestream video of the meeting can also be accessed at the City's website. Public comments on the cases are welcome from meeting attendees and from those viewing at the City's website. He reviewed the meeting procedures for meeting attendees.

PLEDGE OF ALLEGIANCE

Mr. Cotter led the Pledge of Allegiance.

ROLL CALL

Board members present: Sean Cotter, Michael Jewell, Martha Cooper, Lisa Patt-McDaniel, Hilary Damaser

Staff members present: Sarah Holt, Bassem Bitar, James Condo

ACCEPTANCE OF DOCUMENTS AND APPROVAL OF MINUTES

Ms. Patt-McDaniel moved, Mr. Jewell seconded acceptance of the documents into the record and approval of the August 28, 2024 meeting minutes.

Vote: Ms. Cooper, yes; Ms. Patt-McDaniel, yes; Mr. Jewell, yes; Ms. Damaser, yes; Mr. Cotter, yes. [Motion carried 5-0]

Mr. Cotter stated that the Architectural Review Board (ARB) is responsible for review of construction, modifications or alterations to any site in the Review District or area subject to ARB under the provision of Zoning Code Section 153.170. The Board has the decision-making responsibility on these cases. The Chair swore in staff and applicants who planned to address the Board on any of the cases on the agenda.

CASE REVIEWS

- **Case #24-108MPR, 37 W. Bridge Street, Minor Project Review**

Proposal for installation of a 0.875 square-foot wall sign on an existing building located in Historic Dublin. The 0.22-acre site is zoned HD-HC, Historic Core District and is located southwest of the intersection of West Bridge Street and Mill Lane.

Staff Presentation

James Condo, Planner, stated that this is a request for review and approval of a Minor Project for 37 W. Bridge Street. The 0.22-acre site is zoned HD-HC, Historic Core District and is located southwest of the intersection of W. Bridge Street and Mill Lane. The site features an existing single-story front gable core, and a rear two-story flat-roof addition. The original core of the building is of stone masonry construction, with a roof sheathed in slate and a stone foundation. The addition is a concrete block structure. The original structure was constructed in 1944 and housed both the Dublin and Perry Township fire departments. The north façade features a National Register of Historic Places sign marking the structure's historical significance in the historic district. The site also has an existing ground sign in the northeast corner that marks the specific historical context within the City, reading "37 Bridge Street Firehouse." The structure is listed in good condition according to the 2017 City of Dublin Historic and Cultural Assessment, and is identified as a Landmark property. Property owner, Dean Insurance Group, appeared before the ARB on June 26, 2024 and received approval for a projecting sign. Tonight's request for installation of an approximately .875-square-foot wall sign is their second and final permitted sign per Code requirements. Section 153.173(M)(6)(b) permits two signs for multi-tenant spaces such as 37 W. Bridge Street. The size of the sign face will be 14"x 9", made of ¼-inch thick aluminum composite with ¼-inch raised acrylic letters; these materials and relief dimensions require Waivers. An oversight missed the necessary Waiver for the previously approved sign materials; this will be retroactively included in this Waiver request. Staff supports the use of the materials, because they provide crisp edges on relatively small signs. Similarly, the ½" required relief on this size of signs would be overly bulky, so the ¼" relief is supported. The materials and design are appropriate to the district, and do not appear too modern. Lettering will be in Pure White (SW 7005) on a Tricorn Black (SW 6258) background. The sign will hang from heavy duty TapCon screws mounted to the east façade to the right of the entryway, approximately 5' from the ground. The height may vary slightly to ensure mounting is only in the mortar, as also approved with the first sign. The logo will read "DIG: Dean Insurance Group". The sign panel will be mounted into the mortar joints to preserve the integrity of the stone masonry. Staff has reviewed the application against the applicable criteria and determined that the criteria is either met or not applicable. Staff recommends approval of the Waivers and the Minor Project Review with no conditions.

Board Questions

Board members had no questions.

Applicant Presentation

Margie Hegg, American Sign Studio, indicated she had no additional presentation.

Public Comment

There were no public comments.

Board Discussion

Board members indicated that they had no comments or concerns.

Ms. Cooper moved, Mr. Jewell seconded approval of a Waiver:

From Code Section 153.173(M)(4)(c)(1)(a): Permitted materials: HDU, cedar, redwood, and treated lumber.

To permit: The use of aluminum composite as the sign face material for the proposed wall sign and proposed projecting sign.

Vote: Ms. Patt-McDaniel, yes; Ms. Cooper, yes; Ms. Damaser, yes; Mr. Jewell, yes; Mr. Cotter, yes.

[Motion carried 5-0.]

Ms. Damaser moved, Ms. Patt-McDaniel seconded to approve a Waiver:

From Code Section 153.173(M)(4)(c)(1)(a): Permitted materials: HDU, cedar, redwood, and treated lumber.

To permit: Acrylic lettering and logo material for the proposed wall sign and existing projecting sign.

Vote: Mr. Jewell, yes; Ms. Cooper, yes; Ms. Damaser, yes; Mr. Cotter, yes; Ms. Patt-McDaniel, yes.

[Motion carried 5-0.]

Ms. Cooper moved, Ms. Damaser seconded approval of a Waiver:

From Code Section 153.173(M)(3)(a): All signs shall have dimensional letters, raised or routed with a minimum one-half inch relief.

To permit: lettering with ¼" relief for the wall sign.

Vote: Mr. Jewell, yes; Ms. Cooper, yes; Ms. Patt-McDaniel, yes; Ms. Damaser, yes; Mr. Cotter, yes.

[Motion carried 5-0]

Mr. Jewell moved, Ms. Cooper seconded approval of the Minor Project with no conditions.

Vote: Ms. Patt-McDaniel, yes; Ms. Damaser, yes; Mr. Cotter, yes; Mr. Jewell, yes; Ms. Cooper, yes.

[Motion carried 5-0.]

- **Case #24-104MPR, 87 S. High Street, Minor Project Review**

Proposal for exterior modifications to an existing building in the Historic District. The 0.12-acre site is zoned HD-HS, Historic South District and is located southeast of the intersection of Eberly Hill and South High Street.

Staff Presentation

Mr. Bitar stated that this is a request for approval of a Minor Project Review (MPR) proposal for exterior modifications to the existing building at 87 S. High Street. The 4,950-square-foot lot is zoned HD-HS, Historic South District, and is located approximately 55 feet northwest of the intersection of Pinney Hill Lane and S. High Street. It contains an individually listed building built c. 1840. The building is an excellent example of the Greek Revival style with characteristics of American Vernacular as well. It has front-facing, low-pitched gables and an emphasized cornice line. The decorative dentil frieze board along the front façade is not original to the structure but is a distinctive feature. There is a small well house directly to the rear of the main structure. In 2023,

the owner brought an Informal Request to the Board for a residential addition; no further action was taken.

The request is to approve exterior re-painting of the structure. The owner seeks approval for the use of Iron Ore, SW 7056, as a body color, with the trim remaining Tricorn Black, SW 6258. Unfortunately, painting of the house began in early 2024 prior to the owner seeking approval. Staff made contact with the owner in March 2024, and the applicant submitted an application for ARB approval in July. Currently, the front and rear facades already are painted, and all facades of the well house are painted. As the Board is aware, a document of pre-approved paint colors permitted in the Historic District was approved in 2022. Building owners are permitted to use pre-approved colors, based on building age and style, via an Administrative Approval. Building owners wishing other colors may use the MPR process to obtain Board approval. This house reflects a distinct Greek Revival architectural theme, and reflective of that time period, the previous paint color was light. The application submitted is for a much darker color. Because it is not consistent with the approved colors, the paint cannot be approved administratively; however, the ARB has the authority to consider an alternative color. Two of the applicable criteria are not met; therefore, staff recommends that the Board approve the Minor Project Review with one of the following two conditions:

- A) The applicant choose a body paint color from the Pre-Approved Paint Colors Section 3.0 list and repaint the building and well house body within 30 days of approval. This would require submission of an Administrative Approval application, or
- B) The applicant complete the front-facing upper window trim in Tricorn Black and the north and south elevation bodies in Iron Ore, within 30 days of approval.

Board Questions

Ms. Patt-McDaniel and Ms. Cooper requested clarification of the current paint and the request. Mr. Bitar provided clarification that the house trim color has not changed from its previous color, only the body color.

Applicant Presentation

Shannon Hospell, Owner, 87 S. High Street, Dublin, stated that they are seeking a color variance approval. As owners, their goal is to invest in the house and add to the aesthetic appeal of the neighborhood. They realize that the color they have selected is not on the Historic District's list of approved colors for the Greek Revival time period; however, it is an approved historical color. They believe this color elevates the building's historic charm and balances the District. Next to this house is a white structure and a dark green structure. The red bank building sits across the street. They have received complimentary comments on their selected color from passers-by. They are seeking approval to keep the color.

Public Comments

There were no public comments.

Board Discussion

Mr. Jewell stated that he has seen this color used elsewhere in the District; therefore, he has no concerns with it.

Ms. Damaser stated that she has concerns with the process that was used. The applicant is seeking approval after choosing an incompliant color.

Ms. Hospell responded that the color was accidentally chosen, and they initially intended to change it. After receiving some compliments, however, they decided to keep the color. Subsequently, they approached the City to seek approval.

Ms. Cooper stated that she prefers the lighter colors for that style architecture, as they showcase the architectural detail. She has no objection to the black trim. The selected color is not an approved color, in which case, the applicant must submit a request for Board approval. She is not comfortable in rewarding an applicant for not following the procedure but seeking approval after the fact. She is reluctant to approve the waiver.

Ms. Patt-McDaniel stated that although not approved, she has no objection to the selected color. She inquired if it is typical with Greek Revival architecture for the wall color to be light and the trim dark.

Mr. Bitar responded that it was typical for the wall color to be light and the trim to be an earth tone.

Ms. Damaser inquired if the contrasting trim color would not be an approved color.

Mr. Bitar responded that for the time period it would have been acceptable, but for the specific architectural style, it would not be an approved color.

Mr. Cotter stated that he would be supportive of requesting the applicant to repaint the structure with a color on the City's Historic District Approved Colors list. From a historic standpoint, the Board's goal is to maintain the District's character. If we permit all those elements to be blended, it becomes impossible to find the reason for the paint colors for specific architecture. He is not opposed to the color, although he believes the contrast is lacking. From the standpoint of the Historic District Guidelines, there is a reason for the designated colors. The Board determined the need for the Historic District Approved Colors document and approved it to prevent the need to deal with a situation such as this. It is not the Board members' personal opinions that matter. From the Historic District process standpoint, we must focus on what the City is trying to preserve. As time has evolved, the City lost some historical elements in the District. It is important to preserve those that remain.

Mr. Cotter requested and Mr. Bitar provided clarification of the two condition options.

Ms. Patt-McDaniel moved, Mr. Jewell seconded approval of the Minor Project with the following condition:

- 1) The applicant shall complete the front-facing upper window trim in Tricorn Black and the north and south elevation bodies in Iron Ore, within 30 days of approval.

Vote: Ms. Cooper, no; Ms. Damaser, no; Mr. Cotter, no; Mr. Jewell, yes; Ms. Patt-McDaniel, yes.
[Motion failed 2-3]

Ms. Damaser moved, Ms. Cooper seconded approval of the Minor Project with the following condition:

- 1) The applicant shall choose a body paint color from the Pre-Approved Paint Colors Section 3.0 list and repaint the building and wellhouse bodies within 30 days of approval.

Vote: Ms. Patt-McDaniel, no; Ms. Damaser, yes; Mr. Cotter, yes; Ms. Cooper, yes; Mr. Jewell, no.
[Motion passed 3-2]

Ms. Hospell inquired if the motion to approve the color failed.

Mr. Cotter responded affirmatively. The homeowner will need to repaint the structure with an approved color.

Ms. Hospell inquired if she could appeal the decision. The home to the left of theirs is painted white; the home to the right is painted dark green. She is not sure painting their home a light color would enhance the District. She believes a color shouldn't be chosen because it is right for a specific architecture or time period. It also is important to enhance the overall charm of the area. She might select a color that does not look as well next to the existing homes. Is that the intent?

Ms. Patt-McDaniel responded that Ms. Hospell owns an historic home in the Historic District. The home must be maintained in accordance with the Historic District Approved Colors document. The intent does not involve the aesthetics of blending with the neighboring homes. The intent is to preserve the historic character of the home. For that reason, she is asked to select an approved color appropriate for the historic era of the home.

Ms. Hospell inquired if she could appeal the decision based on precedent. Her neighbor has used a dark green color, which also does not exist on the list of Approved Colors.

Mr. Cotter responded that he would surmise that the dark green color was applied before the list of Historic District Approved Colors document was approved. The approved list does contain a range of colors for that time period, some of which are more earth tone. There is no appeal mechanism for this decision.

Ms. Hospel indicated that she understood.

Mr. Cotter indicated that the following two cases would be heard together, since they relate to the same site and project.

- **Case #24-109PDP, COhatch Riverview Village, Preliminary Development Plan**

A request for review and approval of a Preliminary Development Plan for a mixed-use development. The combined ±0.86-acre site is zoned HD-HR, Historic District – Historic Residential and HD-HP, Historic District, Historic Public. It is located on both sides of N. Riverview Street, south of North Street and north of Wing Hill Lane.

- **Case #24-110Z, COhatch Riverview Village, Rezoning**

Request for review and recommendation of approval of a rezoning from HD-HR, Historic District – Historic Residential and HD-HP, Historic District – Historic Public to HD-HC, Historic District – Historic Core. The combined ±0.86-acre site is located on both sides of N. Riverview Street, south of North Street and north of Wing Hill Lane.

Applicant Presentation

Matt Davis, 4620 Hickory Rock Drive, Powell and Tim Lai, 41 West Town Street, Columbus provided the applicant presentation.

Mr. Davis stated that they have been working on this project for 2.5 years. The City owns the land and put out an RFP for development of this site. They submitted a proposal for something very unique that reflects COhatch's efforts in historic restorations. They have 42-43 properties on their historic restoration list. They have been meeting with the staff in various City departments over the

last six months; each person has added value to the project. Tonight, they hope to benefit from the ARB's expertise in finalizing the last touches to this complex project. He presented a 3D flyover of the proposed project, describing each structure's use and purpose.

Mr. Lai, architect, described the proposed architecture of the redeveloped buildings and the one new building, which will be 60 ft. x 120 ft. Most of the design decisions were driven by the programmatic and functional needs for the space. The new building will offer office space and an event space that will hold 80 people. The large space will be broken into smaller masses by utilizing gables facing different directions. He described the different architectural components of the buildings, which also will take advantage of the outdoor space with decks and balconies. There will be connections between the buildings, emphasizing the connectivity of the "village."

Staff Presentation

Mr. Bitar described the area and impetus for the proposed development. This area of Historic Dublin became neglected after the bridge was rebuilt over the Scioto River in the 1930s, severing the connection between South and North Riverview Streets. Over time, those properties on the north side of the bridge became isolated and fell into a state of disrepair. City Council desired to find a way to revitalize these properties. On January 4, 2021, City Council authorized the acquisition of the subject parcels as well as three other ones to the south with the goal of facilitating improvements to/development of the site (Ordinance 54-20). The City took possession of the parcels on October 21, 2021. An Advisory Committee was subsequently appointed by Council in order to refine the project goals, draft a Request for Proposals (RFP), and provide recommendations to Council. City Council authorized issuance of the RFP on April 28, 2022. Two proposals were received, one of which was submitted by COhatch. City Council heard a presentation from COhatch in September of 2022, and expressed general support for the project. Following acceptance of their RFP proposal, on February 22, 2023, COhatch presented an Informal Review application to the ARB, which included all eight parcels and envisioned the creation of Riverview Village, a mixed-use walkable community of makers' spaces, office buildings, and eating/drinking establishments. The project included the renovation of all Landmark structures, except for the one at 53 N. Riverview Street, and the construction of a new 10,400 square-foot office building on the east side of N. Riverview Street. The Board was generally supportive of rezoning the project area to Historic Core, and of the proposed new building. Through further discussion with COhatch, and consistent with their proposal which indicated an option for others to own the three parcels south of Wing Hill Lane, City Council authorized the City Manager to dispose of three properties on July 31, 2023, and subsequently, all three were sold through an auction. On September 5, 2023, City Council authorized the execution of a Development Agreement with COhatch for the development of the Riverview Village concept. Per this agreement, public improvements associated with the project (including street and utility improvements, traffic impact and parking studies, and coordination with the adjacent Riverside Crossing Park improvements) will be undertaken by the City. The terms of the agreement also acknowledge the intent of both the City and the developer to pursue rezoning of the project site to Historic Core, subject to Planning and Zoning Commission (PZC) and City Council approval. On March 27, 2024, ARB reviewed and recommended to City Council approval of a Concept Plan for Riverview Village with five conditions, and on April 22, 2024, City Council approved the Concept Plan with the same conditions recommended by ARB.

Mr. Bitar provided an overview of the site and of the proposed project. The three lots on the west side of N. Riverview Street currently are developed as single-family residential properties and include some significant trees. The parcels on the east side of N. Riverview Street are heavily

wooded and have steep slopes toward the Scioto River and its floodplain. The Historic District zoning code includes several historic districts, each with distinct intents, uses and development standards. The three project parcels on the west side of N. Riverview Street currently are zoned Historic Residential, while the parcels on the east side are zoned Historic Public. To permit the intended uses, the applicant proposes that all properties be rezoned to Historic Core. Per the Development Agreement, only the portion of the lots on the east side necessary to accommodate the new construction would be conveyed to COhatch. The City would retain the remainder, maintain the Historic Public zoning, and integrate them into the Riverside Crossing Park project. The land use for the COhatch site is MXV, Mixed Use Village. The site is also located within the Historic District Special Area Plan. The MXV intent and characteristics are consistent with those of the Historic Core district, as are the recommendations of the Special Area Plan. All requests for building modification, new construction and demolition within the historic districts must be approved by the ARB. The Riverview Village project is a mixed-use development proposed by the COhatch team for all properties within the project area. It is intended to create a walkable district with a mix of start-ups and growing businesses, non-profits, hybrid companies, restaurant and event spaces, markets, and active outdoor plazas. The existing COhatch building and North High Brewing would be integrated into the village, and the site would become COhatch's national headquarters. The proposal is consistent with the plans presented during Concept Plan review with the following refinements:

- The location of the proposed new building has shifted south by ± 14 feet, thus extending into an additional City-owned parcel (PID 273-003513).
- New lot lines have been proposed for the parcels on the east side of N. Riverview Street to delineate the land that the City will convey to the applicant.
- Built-in seating areas and a kiosk are now proposed in the plaza north of 53 N. Riverview Street.
- A small new shed is now proposed on the west side of the parcel at 53 N. Riverview Street.
- One of the outdoor patios proposed at 62 N. Riverview Street is now envisioned as an enclosed space.

The three Landmark structures at 37, 45 and 53 N. Riverview Street will be renovated and converted into private co-working and meeting space for COhatch members during the week. They would be open on the weekends for events, markets and similar activities. The structure at 62 N. Riverview Street would be retrofitted as a cocktail bar and restaurant, open to the public year-round. An additional 1,727 square feet of outdoor patio space is also proposed. Staff is supportive of the added exterior square footage at this location, especially since the provision of patios and outdoor spaces on the east side of the development is consistent with the terms of the Development Agreement. A new public plaza is proposed north of 53 N. Riverview Street, which would include a new kiosk offering cocktails, ice cream and/or similar products to the public. A new COhatch building, proposed on the east side of N. Riverview Street, would house additional office and event space. The project site is intended to accommodate arts and craft fairs, maker markets, start-up pitch competitions, public entertainment, and other related uses. The buildings on the west side of N. Riverview Street will be renovated mostly within their existing footprints, with patios and amenities added behind each. The proposed new 14,250-square-foot building would be located on portions of the parcels south of 62 N. Riverview Street and include a large deck facing the Scioto River. Given the steep grade drop towards the river and the large flood plain in that area, the new building would be placed close to the street. The historic stone walls on both sides of the street are proposed to be removed and partially rebuilt. New stairs are proposed between the buildings

on the east side to provide access to the park and the buildings' lower levels. Walkways would extend between the buildings at various grades, providing an ADA path to the restaurant's eastern patio via an elevator within the new building. In accordance with the Development Agreement, the City is responsible for improvements to the public streets and infrastructure in the project vicinity. Per Code §153.173(F), required parking shall be provided on-site, on-street, off-site, or in a parking structure or surface parking lot located within 600 feet. A Parking Plan is required if off-site parking is utilized, and ARB is authorized to approve a plan that is not fully compliant with the noted provisions. Based on the proposed building usage provided by the applicant, up to 119 parking spaces would be required for this project. This is a joint application between the applicant and the City due to the public improvements incorporated into this project. Whether the streets will be brick or not has not yet been determined. The radius of the intersection of North Riverview and North Street will be adjusted to lessen the sharpness of that turn and provide more space in the public right-of-way for the kiosk. Slight widening of Blacksmith Lane and North Riverview will occur along with some grade adjustments. Mr. Bitar described the parking study conducted in morning, afternoon and evening peak hours to determine the available parking in the existing parking garages. The study determined that there is parking capacity at all times of the day, sufficient to meet the anticipated needs of the proposed uses. The maximum walking time from one of the parking garages to Riverview Village would be less than four minutes. There will be ADA spaces along North Riverview Street. A preliminary landscape plan and tree survey for anticipated tree removals were provided. There will be some parking spaces added on North Riverview Street. He also described the waivers that were needed and the reasons/purposes of the Preliminary Development Plan (PDP) 11 conditions of approval.

Public Comments

Elizabeth Jenson, 105 N. Riverview Street, Unit 115, Bridge Park West, Dublin, stated that they are not opposed to the further development of this area, but they are increasingly concerned that over-development is going to turn this quiet neighborhood into a heavy traffic area. It has the potential to overwhelm the charm of Historic Dublin. Currently, traffic is manageable on North Riverview Street in light of the limitations on North Street and North Blacksmith Lane. North High Street is increasingly busier due to the ongoing development of Historic Dublin, which draws increasing numbers of restaurant goers and visitors enjoying Dublin as a destination. The COhatch development and new residential dwellings will bring even more traffic to Historic Dublin. They don't see the street network of this small part of Historic Dublin as a traditional street grid, as was referenced in the City's plan. A traditional street grid has streets running in all directions with numerous optional points of access and egress, usually at right angles. This part of Historic Dublin is a small enclave with limited traffic options. As concerns North Riverview Street, is the slight widening mentioned comprised of the 17 proposed parking spaces across from Bridge Park West, at the 95 and 105 buildings? The parking plan recommends parking on the east side of North Riverview. Is there enough width on the east side of the street to accommodate parking and a sidewalk to match the west side of the street? They do not believe there is. [Additional comments offered regarding the floodplain and pedestrian safety.]

Lou Slangen, 105 N. Riverview Street, Unit 117, Bridge Park West, Dublin, stated that providing parking on the east side of North Riverview Street to copy what exists on the east side would require 16 feet; only 6 level feet is available there. It would likely require State and Federal approval to extend several feet into the floodplain. Additionally, a study was mentioned concerning the paid-for parking in their building. The study was conducted on August 8, a time which he does not

believe would accurately represent the usual availability. The paid-for parking is quite expensive at a daily rate of \$25. He noted that often, FedEx, UPS, USPS, and trash/recycle trucks are parked temporarily in the street, blocking garage traffic. Today, North Riverview Street must be driven with caution. The traffic from the proposed development will create a significant accessibility and safety impediment.

Board Questions

Mr. Cotter stated that there are several items on which the Board members might have questions. He requested that the parking issue be addressed first.

Ms. Patt-McDaniel stated that she assumes the City is well aware of any need for State or Federal approvals concerning the floodplain.

Mr. Bitar responded affirmatively. There will be floodplain impacts from the new building. Parking on the east side of the street is not required, but it is being considered as a potential for providing some parking relief. If the additional parking spaces are not possible, they will not be added. However, all indications are that the spaces can be accommodated without impacting the floodplain. Ms. Patt-McDaniel inquired if the paid public parking in the garage on the east side was anticipated to be used, when the building was originally built.

Mr. Bitar responded affirmatively.

Ms. Damaser stated that the resident who spoke mentioned that the traffic studies were not conducted on a Friday or Saturday night – is that the case?

Mr. Bitar responded that he believes the study was conducted on a Thursday, as that was the day the data was collected for the Library garage; Thursday is the Library's busiest day.

Mr. Jewell inquired about the project impacts related to Blacksmith Lane.

Mr. Bitar responded that adjacent to Blacksmith Lane are the three properties that were auctioned and are being renovated. Other improvements are happening on the other side of Blacksmith Lane. The intent is that the street safely accommodate pedestrian and vehicular traffic. Whether the street extends all the way to Bridge Street or terminates at Wing Hill will be determined by City Council. At this point, the intent is that the street would be widened to 18 feet. There will be some sort of demarcation with a raised curb, so that it feels like a pedestrian-first environment, but not prevent vehicular traffic. Currently, there is no sidewalk on North Street extending from the parking garage to this development. The intent is to improve the pedestrian/bicycle facilities at the West Plaza to encourage that type of traffic in this area.

Mr. Cotter stated that it is currently a challenge to get from one of the parking garages to this area. He inquired about the anticipated ADA accessibility for the new building, which is expected to accommodate 80 people. Will there be a passenger drop-off area? How will the existing parking spaces be used? He requested clarification of the anticipated traffic flow when deliveries or a large conference are occurring while at the same time persons with mobility issues must be accommodated.

Mr. Davis responded that the City will be making the public improvements according to their plans and working with their engineers and consultants to ensure the uses meet all guidelines. The City contracted for a full traffic flow study, and that study indicated that in order to limit traffic, parking on the interior was not wanted. However, he advocated for ADA parking and drop-off areas in front of the building. To answer Mr. Cotter's question, it is important to understand the anticipated use

patterns of Riverview Village. During the week daytime hours, the uses are different than in the evening and on weekends. The intent is to create a connected pedestrian community funnelling the pedestrian traffic safely from different parking areas. For that reason, it was important to minimize vehicular traffic. The best historic districts in the world are designed to be pedestrian-friendly. The parking studies have reassured him that the uses here will be successful.

Mr. Bitar emphasized that it was intentional to minimize the traffic in Riverview Village.

Ms. Cooper inquired how the City views the end of N. Riverview Street past Wing Hill Lane. There is insufficient space there for a vehicle to turn around. How will that impact the traffic and the homes that are being built there?

Mr. Bitar stated that there was consideration of creating a cul-de-sac turnaround, but there is insufficient room. It would have involved encroaching into the steep slopes, which would be quite costly. Instead, the intent is to create a hammerhead turnaround at the southern end of North Riverview Street. Additionally, in the residential area a pavement pattern will be created or other visual cues that indicate vehicular traffic should not be entering that area. In summary, there will be some type of turnaround, although not a full-circle movement.

Mr. Davis stated that the turnaround will be Fire Code compliant and accommodate a fire truck. There will be some traffic, but the traffic study indicated the traffic volume will be very low in this area.

Ms. Cooper stated that with this development and development of the new park, there will be more traffic at all times of the day.

Mr. Bitar responded that is correct. One-way streets were contemplated, but it was determined that the better solution was to find ways to limit the traffic south of Wing Hill Lane.

Mr. Jewell stated that having a Farmers Market on some Saturdays is contemplated. That would involve closing down a street.

Mr. Davis responded affirmatively.

Mr. Bitar stated that in such cases, event permits would be required. Any request to close a street would be vetted by the Streets, Police and Fire Departments.

Ms. Patt-McDaniel inquired if the trash pick-up for the 3 auctioned houses that are being renovated would be from North Blacksmith Lane.

Mr. Bitar responded that two of the houses can be accessed from Blacksmith Lane. At the third house, there is a retaining wall, so trash pickup details would need to be worked out.

Ms. Damaser inquired if the three small buildings within Riverview Village would be required to take their trash to the new building to be picked up.

Mr. Davis responded that approximately 95% of the trash generated will be from the Red Cabin, which will be a restaurant. The other buildings are offices, so will have limited trash. The restaurant trash will go behind the current COhatch on N. High Street. That trash is picked up 3 days/week; it will be increased to 5 days/week. They have added a place for trash at the new build.

Mr. Cotter suggested that a condition be added that greater detail on the ways in which traffic will be limited would be provided with the Final Development Plan (FDP).

Mr. Davis clarified that the City is handling the roads, the infrastructure and traffic study.

Ms. Damaser pointed out that ARB cannot put conditions on the City.

Mr. Bitar clarified the ARB's purview. Traffic studies review the technical issues and the public right-of-way separately, and those details are vetted by the City's Transportation and Mobility staff. Public

services are required, and the City will address those. The Parking Plan is the Board's purview. The Board considers the criteria and determines if the Parking Plan meets Code requirements.

Ms. Patt-McDaniel inquired, for purposes of reviewing the Parking Plan, what the anticipated occupancy is for the new build and the restaurant.

Mr. Lai responded that the required parking spaces are based on square footage, not occupancy. The parking space count was provided in the meeting packet materials; he believes it was not very high.

Ms. Cooper inquired if only one handicapped parking space is required for the new building.

Mr. Bitar responded that there will be two spaces.

Ms. Cooper stated that only two ADA spaces out of 110 parking spaces seems too few.

Mr. Bitar stated that the number of ADA spaces is dictated by the Building Code.

Mr. Davis clarified that the Code requires no parking spaces, but he advocated to have more than Code requires. He assured members that he would exceed the Code on any ADA parking requirements.

Ms. Damaser stated that she likes the parking plan. The number of ADA parking spaces will be determined by the Building Code.

Mr. Jewell noted that they could incorporate a valet parking service, if needed.

Mr. Davis responded that the City and Historic District are working on a Valet Plan for the District.

Ms. Damaser moved, Ms. Patt-McDaniel seconded approval of the Parking Plan with no conditions.

Vote: Ms. Cooper, yes; Mr. Jewell, yes; Ms. Patt-McDaniel, yes; Ms. Damaser, yes; Mr. Cotter, yes.
[Motion carried 5-0.]

[5-minute break.]

Meeting reconvened.

Board Discussion [resumed]

Mr. Bitar suggested that the Board discuss and vote on the waivers. Then, if Mr. Davis indicates he has no objection to the 11 conditions, they could vote on the Preliminary Development Plan (PDP) and the rezoning.

Ms. Cooper moved, Ms. Damaser seconded approval of a Waiver:

From Code Section 153.174(j)(1): Permitted materials are stone, manufactured stone, full depth brick, brick veneer.... Other high-quality synthetic materials may be approved by the Board with examples of successful high-quality installations in comparable climates.

To Permit: The use of TimberTech for decks and staircases (62 N. Riverview Street and the New Building).

Vote: Mr. Jewell, yes; Ms. Cooper, yes; Ms. Damaser, yes; Ms. Patt-McDaniel, yes; Mr. Cotter, yes.

[Motion carried 5-0.]

Ms. Cooper moved, Ms. Damaser seconded approval of a Waiver:

From Code Section 153.174(D): Windows shall be wood, metal-clad wood, or vinyl-clad wood. ARB may approve high quality synthetic materials with examples of successful, high quality

installations in comparable climates; windows shall have architecturally appropriate lintels and projecting window sills.

To Permit: The use of Aluminum Windows with no lintels and projecting trim (62 N. Riverview Street – North Addition and New Building).

Vote: Mr. Jewell, yes; Ms. Patt-McDaniel, yes; Ms. Cooper, yes; Ms. Damaser, yes; Mr. Cotter, yes.

[Motion carried 5-0.]

Mr. Jewell moved, Ms. Damaser seconded approval of a Waiver:

From Code Section 153.174(B)(4)(c): Principal roofs shall not be sloped less than 6:12; minor roofs shall have a pitch greater than 3:12... unless determined to be architecturally appropriate by ARB.

To Permit: Shallower roof pitches at porches, canopy and altered/rebuilt additions at 37, 45, 53 and 62 N. Riverview Street.

Vote: Ms. Cooper, yes; Ms. Damaser, yes; Ms. Patt-McDaniel, yes; Mr. Cotter, yes; Mr. Jewell, yes.

[Motion carried 5-0.]

Mr. Cotter inquired if the applicant had any objection to the proposed conditions for approval. Mr. Davis indicated he had no objections.

Ms. Damaser moved, Mr. Jewell seconded approval of the Preliminary Development Plan (PDP) with the following 11 conditions:

- 1) That the individual parts of the three parcels to be conveyed to the applicant on the east side of N. Riverview Street be combined into one parcel in order to meet the minimum lot size requirements.
- 2) That bicycle parking requirements be met with details to be provided at Final Development Plan (FDP).
- 3) That tree preservation and landscape plans be finalized at FDP, including any alternatives to the street tree requirements.
- 4) That reconstruction of the historic stone wall on the east side of N. Riverview Street be maximized to the extent possible, with details provided at FDP.
- 5) That the surface below the new building's southern gable on the west elevation be further articulated at FDP to better correspond to its surroundings and address applicable Code standards.
- 6) That the roof details of the north addition at 62 N. Riverview Street be refined to better relate to the existing structure and that the mass of the patio roof on the east side be reduced at FDP.
- 7) That the applicant continue to work with staff on refining the design and material details, as noted in the Planning Report, for the structures at 37, 45, 53, and 62 N. Riverview Street to be provided at FDP.
- 8) That additional information about the proposed composite slate roof for the new building be provided at FDP to help determine whether a Waiver allowing its use is warranted.
- 9) That the design details of the proposed plaza and kiosk be provided at FDP.
- 10) That the design details of the patios at the rear of 37, 45 and 53 N. Riverview Street be provided at FDP, including any associated structures, fences, pergolas or other features.

- 11) That the location of the proposed shed at the rear of 53 N. Riverview Street be adjusted at FDP to meet the setback/Waiver requirements, or that the shed be excluded from the FDP approval.

Vote: Ms. Patt-McDaniel, yes; Ms. Damaser, yes; Mr. Jewell, yes; Ms. Cooper, yes; Mr. Cotter, yes.

[Motion carried 5-0.]

Ms. Cooper moved, Ms. Damaser seconded approval of a recommendation to the Planning and Zoning Commission (PZC) to recommend City Council approval of the rezoning with no conditions.

Vote: Mr. Jewell, yes; Ms. Patt-McDaniel, yes; Ms. Cooper, yes; Ms. Damaser, yes; Mr. Cotter, yes.

[Motion carried 5-0.]

Ms. Patt-McDaniel requested confirmation that the east parking garage was always intended to provide public parking spaces for the area businesses as well as parking for the Bridge Park West unit owners.

Mr. Bitar responded that was his understanding.

DISCUSSION ITEMS

- **Staff Reports and Presentations**

Staff Presentation

Mr. Bitar stated that due to City Council's goals and the City's Economic Development Strategy, Council has requested a review of the City's development review process. There is a public perception that the development process is not efficient. Several work sessions have been held to evaluate the process, some of which included area stakeholders. As part of that review, the question has arisen as to whether the Staff Reports are serving their purpose well. Are they organized in a manner that the Board members, applicant and general public can understand? In addition, are the Presentations providing too much or too little information? Does the Board prefer the applicant or staff present first? A survey of members' opinions was taken, and the results were incorporated into the Staff Reports/Presentations item in this packet.

Board Discussion

Ms. Cooper stated that as she responded in the survey, she likes the format and information provided in the Staff Reports. She likes the ability to request information provided in the Staff Reports be pulled up on a slide during the meeting discussion for reference purposes.

For the COhatch case tonight, she thought it was helpful to have the applicant's presentation first. The 3D flyover video they provided was very helpful. However, in general, she prefers to have staff presentations first.

Ms. Damaser stated that she appreciated having the COhatch presentation first, as the burden of proof is on the applicant. However, she is concerned that many applicants are not able to provide such sophisticated presentations.

Mr. Bitar responded that this past year, the Planning Commission has had the applicant present first. It has worked well, but most of the applicants for PZC cases are developers, attorneys and

architects and accustomed to providing public presentations. There is some concern about homeowners and small business owners' comfort in providing presentations. Perhaps the applicant can be given the option to go first, if they prefer.

Ms. Damaser stated that it could help their case for the applicant to present their case first before staff. That is the reason that in court cases, the person who has the burden of proof presents first.

Mr. Cotter stated that for that reason, he believes the applicant should be given the opportunity to present first. Some applicants, however, might find that difficult.

Ms. Damaser inquired if they should be given an option.

Mr. Jewell stated that he believes they should. There may be some applicants who do not want to provide a presentation.

Ms. Cooper agreed. There are some applicants who would prefer not to go before the Board at all. They find the entire process very intimidating.

Mr. Cotter expressed support for giving the applicant that option, indicating to them that it could work to their advantage.

Mr. Jewell stated that Planning staff could assist them, if the applicant is willing to present first.

Mr. Bitar stated that there has been some discussion concerning the value of staff providing recommendations for the cases.

Ms. Patt-McDaniel stated that she believes it is important that staff provide the recommendations. Staff is involved in these reviews daily and knows the Code requirements best. She believes it is important for the Board to hear their recommendations. All Board members are able to hear staff's recommendations yet make their own decisions. It is not harmful for staff to make a recommendation.

Ms. Damaser expressed agreement. Staff's recommendations are very helpful. The Staff Reports provide valuable information, and she does not want any of it to be eliminated. That information provides the Board the ability to challenge the recommendation, if needed.

Ms. Cooper stated that the historical context of the case regarding how previous Boards have ruled on similar cases is very helpful. Ms. Cooper stated that the recent addition of more types of applications eligible for Administrative Review is a form of streamlining the development review process. We are just beginning to see the efficiency gained by that change.

Mr. Cotter stated that staff members are the experts. It is important that the Board have that expert advice, although the Board occasionally rules differently.

He appreciates that the Staff Report often provides two options and allows the Board to determine which they believe would be better.

Mr. Bitar thanked Board members for their feedback.

COMMUNICATIONS

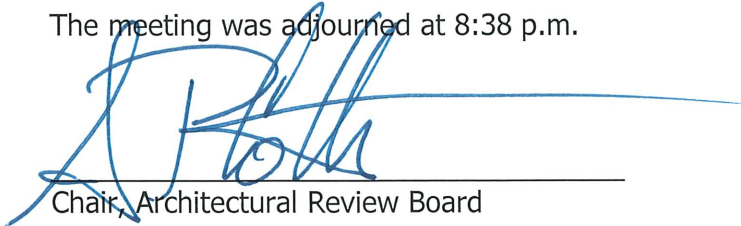
Mr. Bitar reminded Board members of the following:

- The Joint Meeting of Council-PZC-ARB-BZA is scheduled for Wednesday, October 16, at 6:00 p.m. in Council Chamber.
- If not already completed, members should complete the online Fraud Reporting training by September 29.
- The next ARB regular meeting scheduled for Wednesday, October 23, 2024 might be cancelled due to lack of hearing-ready applications.

- At their September 19 meeting, the Planning and Zoning Commission recommended approval of the Historic District Code amendment and Design Guidelines to City Council. Council's first reading of the legislation is scheduled for Monday, October 21; the second reading is scheduled for Monday, November 4.

ADJOURNMENT

The meeting was adjourned at 8:38 p.m.



Chair, Architectural Review Board



Assistant Clerk of Council