

## PLANNING REPORT

# Architectural Review Board

Wednesday, April 23, 2025

## N. High Street Renovations Case 25-015MPR

[www.dublinohiousa.gov/ARB/25-015](http://www.dublinohiousa.gov/ARB/25-015)

### Case Summary

Address	72 and 84 N. High Street, 20 North Street, Dublin, OH 43017
Proposal	Renovations at three properties on a 0.71-acre site in the Historic District.
Request	Review and approval for Minor Project Review (MPR) under the provisions of Zoning Code Section.
Zoning	HD-HC, Historic Core District
Planning Recommendation	<u>Approval of Waivers</u> <u>Approval of Minor Project Review with conditions</u>
Next Steps	Upon approval of the Minor Project Review, the applicant may apply for building permits through Building Standards.
Applicant	Stage Capital Partners, Owner Tim Bass, Bass Studio Architects
Case Manager	Sarah Tresouthick Holt, AICP, ASLA , Senior Planner (614) 410-4662 <a href="mailto:sholt@dublin.oh.us">sholt@dublin.oh.us</a>



### Community Planning and Development



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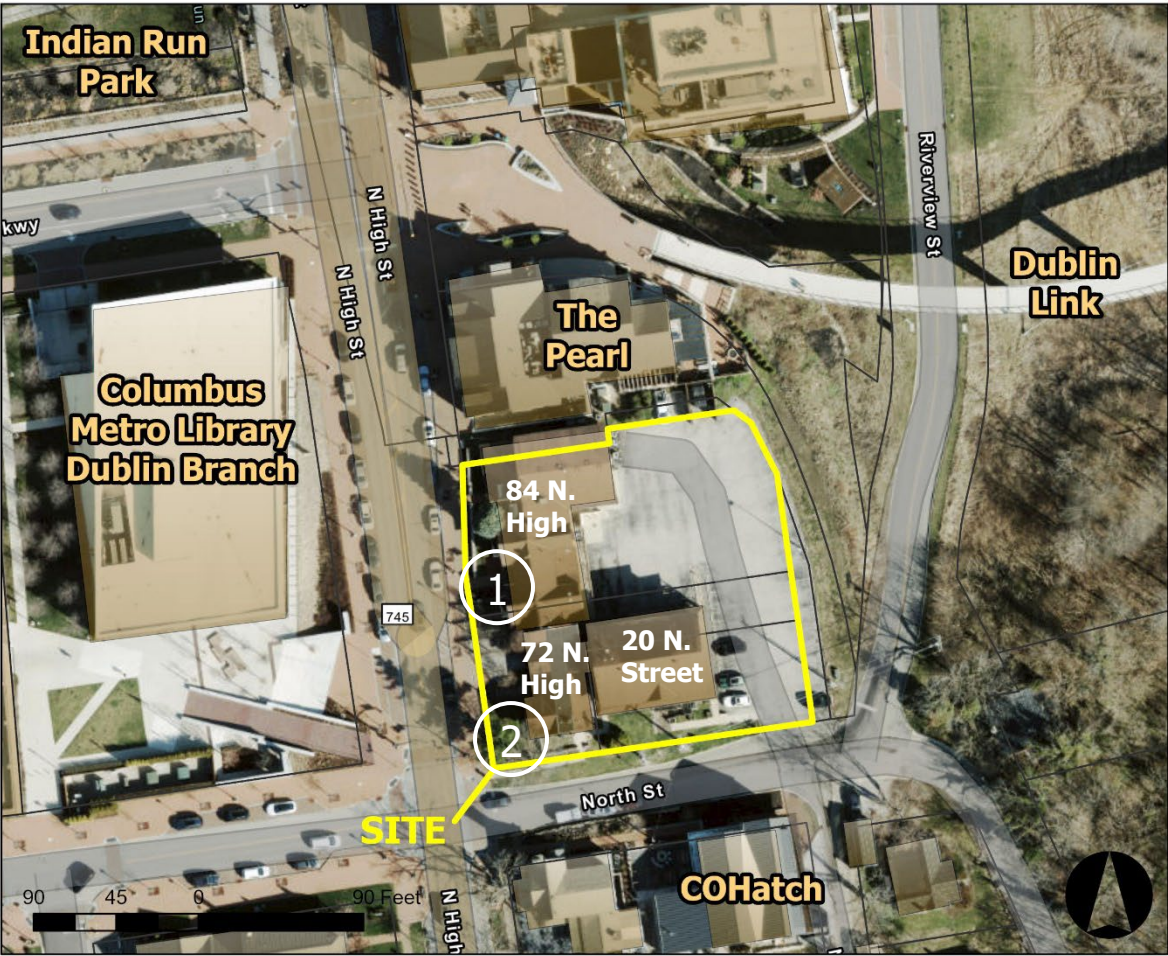
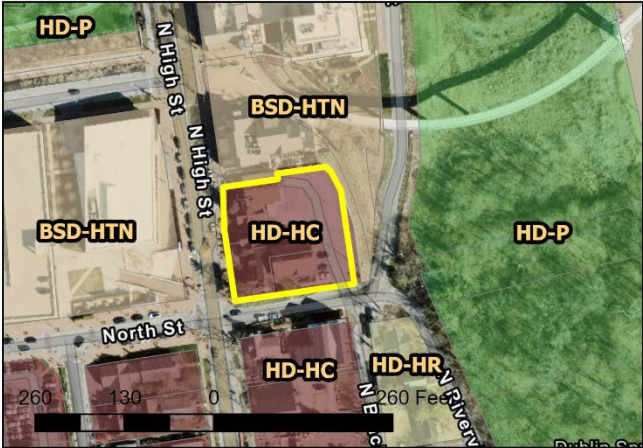
Site Location Map

25-015MPR - N. High Street Renovations



Site Features

- 1 Box Bay Windows
- 2 Historic Wall



## 1. Request and Process

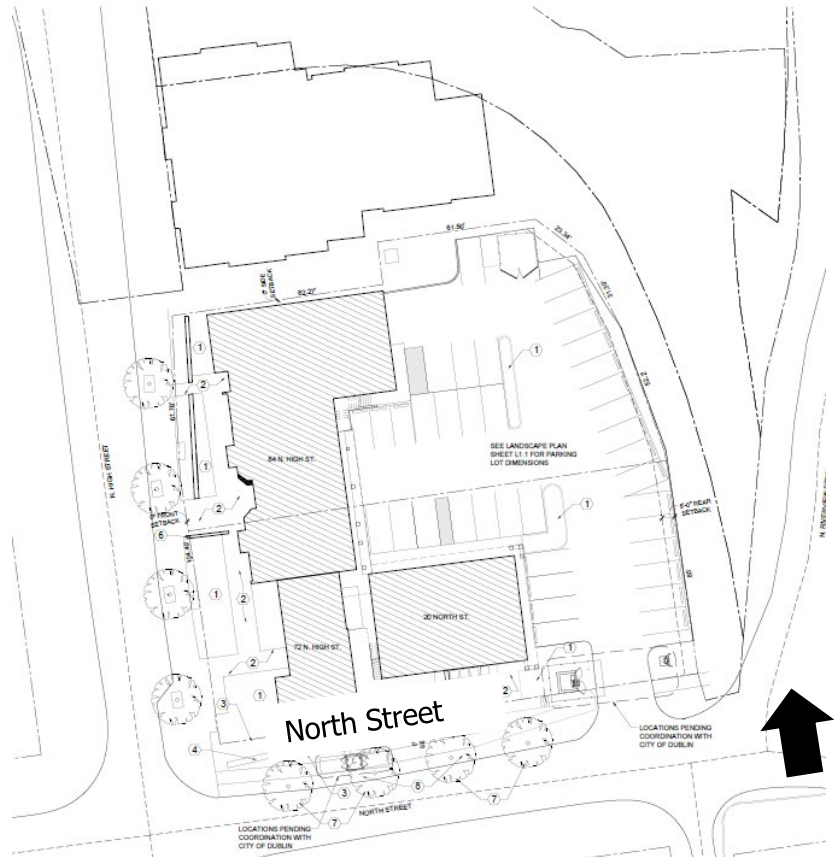
The applicant wishes to renovate three buildings at the very north edge of the Historic District. No building additions or removals are planned. Stated goals include:

- Retaining essential character of existing buildings
- Modifying character of previous “modern” additions to be more appropriate per District vernacular
- Dividing the High Street building into identifiable sub-buildings to address massing

### Process

The Minor Project Review is a one-step process for certain project types that qualify under Section 153.176(I)(1), and this project meets the criteria.

At Informal, the Board, applicant, and staff agreed that this project is significant enough to be a Minor Project as determined in Code Section 153.176(M)(3)(d)(3): project magnitude has neighborhood effects. Code Section 153.176(I), and *Historic Design Guidelines* Chapters 4, 6, and 7 apply.



Site layout

## 2. Background

### Site Summary

The combined site is just under 31,000 square feet and zoned HD-HC, Historic Core District. It sits at the northern end of the Historic District, with Bridge Street District - Historic Transition Neighborhood directly to the north at The Pearl Restaurant. The site is highly visible from N. High Street, North Street, the Dublin Library, and the Link Pedestrian Bridge.

The 72/84 N. High Street structure is identified as a 1930 building, with the south portion being “Queen Anne” and the north portion being post-modern according to the 2017 Historic and Cultural Assessment (HCA). The building was noted as having poor integrity due to multiple additions and renovations. The current configuration of the structures was finalized ca. 2010. 20 North Street did not appear on the ODOT aerial maps until approximately 1989; it is not noted in the HCA. All three addresses are Background on the *Historic Design Guidelines* Map.

## Case History

*1987*

Variances by Board of Zoning Appeals (BZA) waived parking requirements and parking lot interior landscaping. These Variances remain valid, although staff encouraged applicant to bring site closer to modern requirements.

*2009 (Case 09-002)*

Variances by the BZA for:

- building setbacks for 72 and 84
- maximum lot coverage
- parking amount

*2008, 2010*

Signage and maintenance cases

*2020 (Case 20-191)*

Proposal before ARB to redevelop entire site; no further action

*December 2024 (Case 24-145)*

Board discussed Informal Review, concerns outlined below, with updates in italics:

Focus on Historic Dublin for architectural cues. *Applicant revised box bay windows to be more historic; historic lap siding reveals used on oldest portion of 72/84; windows on all buildings have more vertical emphasis; windows on 20 North have sills, lintels, and trim, modern details minimized; all deck railings more traditional in form.*

Signature Features: box bay windows, historic stone walls, and stone arches at 20 North Street. *Applicant emphasized box bay windows; kept non-historic walls, incorporated stone arches.*

Streetscape opportunities: *Proposed landscape and site amenities create edge along N. High and private hardscape spaces improved. Utility areas and parking screened.*

## 2. Zoning Code and Guidelines

### Historic District – Historic Core District

The intent of the Historic Core is to ensure sensitive infill development and provide an improved environment for walking while accommodating vehicles. Staff is especially focusing on the “improved environment for walking” to address site improvements to this property.

### Historic Design Guidelines

The Guidelines suggest using adjacent Landmark buildings to guide Background building details. The majority of the proposal is related to site improvements, so Chapter 6 is prioritized.



### 3. Project

#### Uses

Both 72 and 84 N. High Street will have retail uses. 20 North Street will remain office. Both uses are permitted in the zoning district, and no use specific standards apply.

#### Site Layout

The current site layout will not be significantly modified. Parking spaces that are in the North Street right-of-way will be removed. As discussed at Informal, the applicant was directed to coordinate entryways and materials along High Street, provide parking lot and HVAC screening to meet Code as much as feasible, and provide a streetscape edge. See Streetscape and Landscape section.

#### Setbacks and Lot Coverage

Based on previously-approved Variances, the existing conditions are legal. No other changes are proposed with this MPR.

#### Building Massing and Scale

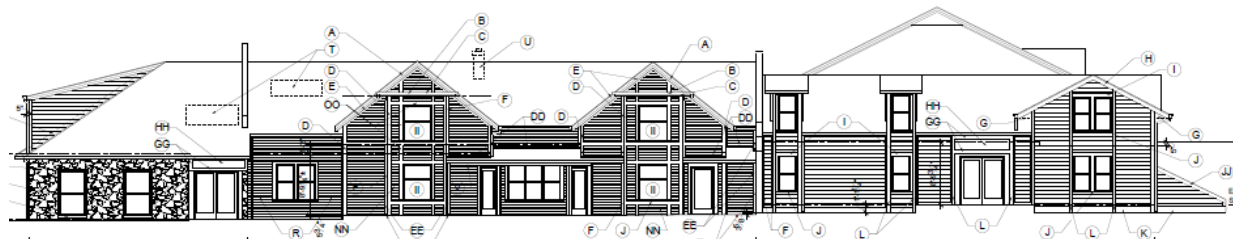
The buildings' massing and scale will not change with this proposal. Improvements are discussed below.

#### Architecture

##### 72 – 84 N. High Street

##### *West Façade*

As seen at Informal, the applicant intends to differentiate between the three building sections, as divided by existing fire walls. The north portion is essentially the same as existing, except for removal of a roof skylight, replacing siding on the shed roof sides, and replacing the windows and doors. At Informal, it was requested to provide more emphasis on the entry door per Code 153.174(C)(1). The applicant responded with a potential sign panel above the door, which may be the best solution given the door's recessed location. Refer to Sign section.



*West Façade (north to left)*

The middle portion of this façade is to have a skylight and chimney removed, replacement of stone siding with horizontal siding, new siding elsewhere, and new windows and doors. The box bay Signature Features have enhanced trim details and single hung windows. Two new doors are added at an angle to create new entries to individual stores. Existing columns are removed to make room for the doorways, and a larger grouping of traditional windows are centered under the widened shed roof.

The south portion will have new windows, doors, and siding. The “modern” box bay window details are greatly simplified for a more timeless appearance. Doors and windows are replaced, and a potential sign panel emphasizes the flush door.

#### *North Façade*

This façade, facing The Pearl, is largely untouched. Existing trim detail in the shed roof element is removed for a more appropriate appearance.

#### *East Façade*

This façade directly faces the Scioto River and the Link Bridge and is similarly divided into three sections at the fire walls. The north section has trim removed from the gable. Additional windows are provided to balance the façade, as discussed at Informal. A new door is added that has a shed roof/bracket detail, meeting Code 153.174(C)(1). Wall-mounted air conditioning units are removed, and currently-unscreened ground-mounted equipment is moved to a screened HVAC area.



*East Façade (north to right)*

The center portion of the building will have the arched windows removed, in favor of more traditional window forms and details. This top level has a new screened HVAC area between the two gables, for all HVAC including the relocated ground-mounted units behind 84. The applicant assures that full coverage of all equipment will be provided to meet Code 153.173(I)(5)(a). A row of windows is added on the middle floor to mimic traditional window patterns, per Code and Guidelines. A new deck and rail system spans this level of the building.

The lowest level of the center portion of the building is unchanged. The south portion of the building is hidden behind 20 North Street. Fenestration here will remain largely as-is, with replacement windows and doors that either provide, or remove, muntins as shown on the elevations.

#### *South Façade*

This façade faces North Street, and is largely untouched. A new stairway connects 20 North to this portion of the building.

#### 20 North Street

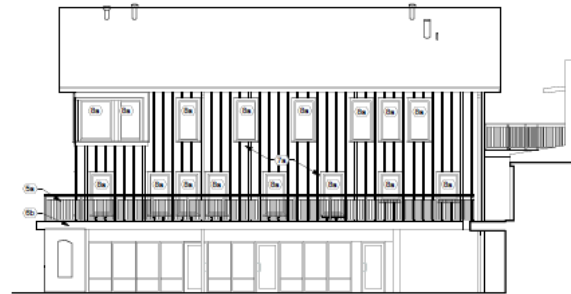
##### *West Façade*

This elevation is hidden behind 72 N. High Street. Major changes are proposed, but will not be visible. They include: removal of a walkway roof and support, removal of four windows,

addition of a stairway access, replacement of one window, and replacement of siding (see Materials). Staff has no concerns with the removals or additions.

#### *North Façade*

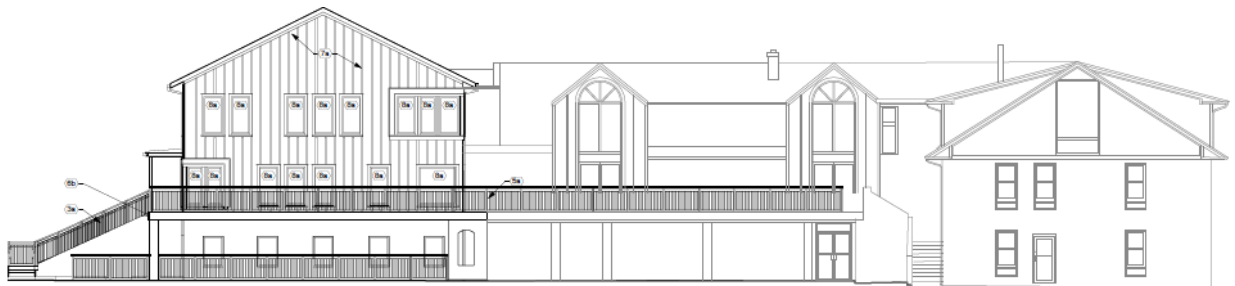
This façade faces the parking lot and is visible from the Link Bridge. The existing deck cover will be removed, and windows will be replaced to have more vertical proportions. As shown at Informal, a corner window detail is added. All windows show trim, sill, and lintel details as required by Code and per Informal discussion. The lower-level stone archway Signature Feature is preserved. The storefront window and door system on this level is replaced; three doorways are shown. The windows here have traditional storefront stile proportions.



*North Façade*

#### *East Façade*

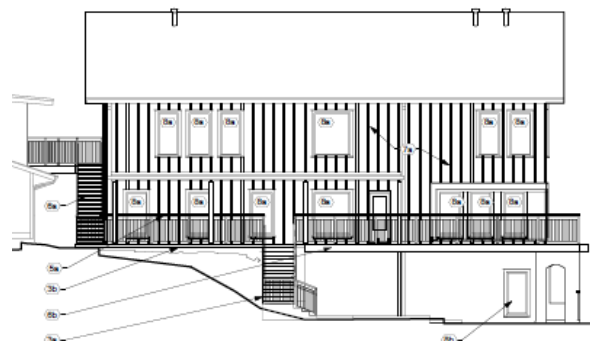
The east façade faces N. Riverview Street, the Scioto River, and the Link Bridge. As with the north façade, the deck cover will be removed and windows replaced with more vertical openings. Portions of grouped corner window details are shown on opposite sides. A new deck and railing system to match that on 72/84 is shown on the ground and second floor levels.



*East Façade*

#### *South Façade*

This façade faces North Street. The cross gable on the roof is removed as shown at Informal. Here, the deck has a partial, flat-roofed cover, in response to Informal discussions. The decking and railing remains a major feature of this elevation and helps ground the building to the street. The arched stone Signature Feature is kept, and a new window is immediately to its left.



*South Façade*

## Materials and Colors

### 72/84 N. High Street

The following materials are proposed for this building:

- Roof – Timberline HDZ asphalt shingles from GAF, in Pewter Grey
- Siding –
  - 72 N. High – 7” exposure Hardie lap siding, smooth finish (permitted material)
  - 84 N. High south – 4” exposure Hardie lap siding, smooth finish
  - 84 N. High north – stucco to match existing plus 7” exposure Hardie lap siding, smooth finish in gables
  - Box bay siding – wood to match drop siding under the current cladding for Signature Feature emphasis. Additional trim features shown to further emphasize.
- Trim – Redwood or smooth finish cedar; Boral (see Waiver) at ground-level, building’s southwest corner
- Windows/Doors – (see Waiver)
  - Box bays: Kawneer TR9700 single hung aluminum windows to replicate existing window profile/proportions.
  - Others: Kawneer TriFab 541T fixed window with muntin.
  - Doors: Kawneer 500 Tuffline aluminum with muntin.
- Decking, Railing Top Cap – TimberTech, in Driftwood; Waiver herein.
- Railings – 1” by 1” square, vertical, aluminum spindles.



*Box bay drop siding, 84 N. High*

Colors for this building are proposed as:

- Body 72 – SW2836, Quarter Sawn Oak
- Body 84 south – SW2828 Roycroft Pewter
- Body 84 north – SW2829 Classical White for siding and stucco
- Trim for all – SW2829 Classical White
- Windows – SW2829 Classical White
- Doors for all – potential accent color to match signage, determined at Master Sign Plan.
- Deck railings – to match the Iron Ore color
- Gutters – ogee shape in SW2829, Classical White, downspouts to match

### 20 North Street

- Roof – Timberline HDZ asphalt shingles from GAF, in Pewter Grey
- Siding – Hardie board and batten, smooth finish; battens 16 inches on center
- Trim – pressure treated wood
- Windows/Doors – (see Waiver) Kawneer TriFab 541T extruded aluminum, no muntin.
- Decking, Railing Top Cap – TimberTech, in Driftwood; Waiver herein.
- Railings – 1” by 1” square, vertical, aluminum spindles.



Colors for this building are proposed as:

- Body – Hardie pre-finished color, Mountain Sage; under second floor entry on North Street SW7069 Iron Ore (see page A2.4.1)
- Trim – SW7069 Iron Ore
- Windows and Doors – SW7069 Iron Ore
- Deck railings – to match the Iron Ore color
- Gutters – ogee shape in SW7069 Iron Ore, downspouts to match

### Streetscape and Landscape

Since the project does not involve significant architectural changes, excellent site design will maximize the building's position in the Historic District. At Informal, there was significant discussion about:

- Creating a street edge on N. High Street
- Screening the parking lot
- Ensuring HVAC would be screened
- Bringing more minor items (lighting, signage, and patio paving) into compliance/coordination

The applicant shows two phases of construction, as suggested by staff, delineated at the North Street right-of-way and based on the anticipated improvements in this area (see below). A recommended condition of approval further discusses timing and responsibility.

At the High Street edge, the applicant is keeping the modern stone walls, the historic column, and the perpendicular stone wall to emphasize the street edge and preserve a sense of history. The wrought iron fencing and pergola will be removed. A Spruce, against the middle of 84, will be removed: it is too close to the building. Old concrete planters throughout the site will also be removed. The current dog-leg ramp access to 72 is straightened to be more traditional and direct. The existing variety of paving materials will be replaced with brick to match the City's sidewalks: Belden Clay Pavers in Belcrest 530.

The proposed landscape along High Street is punctuated by upright Hornbeams to create defined entries. Spacing of these trees is a minor concern that will be addressed at site plan approval by staff: the applicant is aware of the concerns. Planting beds provide structural plant arrangements to counteract the existing, and relatively large, building setbacks. Year-round interest is provided per Guidelines 6.3. Existing City street trees are complemented by the design.

The historic stone wall parallel to North Street is retained and is part of the Phase 2 landscape. Since it is in the right-of-way, the City maintains it. Currently, it is in poor condition, and staff is coordinating with Asset Management for the best repair timing, based on future street improvement and utility work in the area.

The North Street landscape shows preservation of a 20-inch Hackberry and a 16-inch White Pine and removal of a tree between 72 N. High and 20 North Street. The existing L-shaped stairs are to be replaced by straight stairs slightly to the west. New stone steps are added into the right-of-way opposite the Signature Feature arched opening to improve circulation. Adequate screening of utilities is provided by tall Yews. The proposed patio uses the same

paving material as on North High Street. Phase 2 plantings are shown in the right-of-way, and these will require an encroachment agreement. Since the City is still finalizing utility placement and streetscape design in this location, a condition of approval is recommended to allow this landscape to be revised and installed once these are finalized.

In the rear of the property, the owner has been notified to install self-closing hinges on the trash enclosure: propped-open doors violate Code 153.173(I)(7)(d). The plan shows additional trees and tall evergreens to screen the dumpster as required. Switchgrass (+/- 8 feet tall at maturity) provides parking lot screening to the greatest extent possible, based on lot lines. Staff recommends fewer, larger plants at installation for better effect, which can be addressed at site plan review: the applicant is aware of the comment. Two parking lot islands are added with Switchgrass and Hawthorns to further break up the parking lot, especially as viewed from the Link Bridge.

Site furnishings throughout the project include benches to match the City's: Victor Stanley LIL20CA, but in silver. Ten bike parking spots are provided in excess of Code along N. High Street and at the rear of 84, using Victor Stanley Freesia BFRE-101 in silver.

### **Building Standards**

The applicant indicates adequate ADA parking spaces on the Materials Plan. No other concerns are noted at this stage.

### **Signage**

The applicant has agreed to provide a Master Sign Plan (MSP) for review and approval at a later date. This will allow greatest flexibility to address individual tenants within the buildings, along with potential directory signs or project identification. A recommended condition of approval addresses this agreement.

### **Lighting**

The 72/84 building currently has non-compliant flood lights in various locations, and these will be removed per the elevations. Along N. High Street, the applicant shows bollard lights (Ligman Lighting Bamboo) in dark grey to emphasize entry points and pedestrian areas (Sheet L1.1). Six of these are in the right-of-way (see below), yet provide the desired streetscape interaction and integration.

Photometric plans and additional building lighting have not yet been finalized, so a recommended condition of approval states that this will be evaluated with the MSP application.

### **Utilities, ROW Encroachment, Access/Parking**

#### *Utilities*

Both staff and EMH&T (City's consultant for Riverview Village) continue to work with AEP on locating equipment for undergrounding utilities in the area. This will affect this project's North Street frontage, hence the phased landscape approach previously mentioned. The current plan indicates the latest locations for switchgears and other equipment as presented by AEP. Neither staff nor EMH&T are supportive of these locations because of their visual and physical impact on the streetscape. All involved are now actively directing the locations of this equipment, with locational possibilities being adjacent to the trash enclosure or off-site directly

to the east. This applicant needs to finalize their own electrical needs to help drive the process. A recommended condition of approval covers this evolving situation, where staff/EMH&T will ensure that the equipment location results in the best possible streetscape character, then allow this applicant to administratively adjust the landscape plan based on that finalized design. Timing of landscape installation is prescribed to ensure the quickest and most appropriate finalization of the project.

#### *ROW Encroachment*

The proposed stairs from the 2<sup>nd</sup> floor of 20 North Street, along with the associated plaza, new steps, and landscaping, all encroach into the North Street right-of-way. These encroachments are potentially affected by AEP equipment, so locations must be flexible at this point. A condition of approval separately addresses the stairs, steps, and plaza. It is important to note that any immediate installation of these improvements in the right-of-way may be at risk for relocation. This applicant would be fully responsible for such expenses.

Some of the proposed lighting encroaches into the N. High Street right-of-way, and these will require an encroachment permit as well.

#### *Access*

The existing access point on North Street will not fundamentally change. As the plans for the North Street right-of-way are finalized, minor changes to entry width and turn radii are anticipated. This will be coordinated with the work for the overall N. Riverview/North/Blacksmith intersection construction.

## 4. Plan Review

### **Waiver Review**

153.174(D)(1) requires wood/wood-clad windows and doors

Request: to allow aluminum windows and doors

Criteria	Review
a) The need for the Waiver is caused by unique site conditions, the use of or conditions on the property or surrounding resources, or other circumstance outside the control of the owner/lessee, including easements and rights-of-way.	<b>Criterion Not Met:</b> The owner desires to minimize maintenance. This is not influenced by the site, resources, or circumstances outside the applicant's control.
b) The Waiver, if approved, will not negatively impact the historic context of the immediately surrounding area or the district as a whole.	<b>Criterion Met:</b> The 72/84 building is noted as Background, and its context is across from the modern Library but also across from historic resources. The proposed windows and doors show muntins at appropriate locations, and the box bay windows use operable single hung windows to best match the original windows and emphasize these Signature Features. The 20

North building was not evaluated in the HCA.  
Staff is satisfied that this criterion is appropriately met.

- c) The Waiver, if approved, will generally meet the spirit and intent of the Community Plan, *Historic Design Guidelines*, other adopted City plans and policies, and all applicable requirements in §153.170 through §153.178.

**Criterion Met:** Based on the proposed window and door muntins and the window design for the Signature Feature box bays, this criterion is met. Similar Waivers have been granted for COhatch projects, which are directly adjacent.

- d) The Waiver is not being required solely to reduce cost or as a matter of general convenience.

**Criterion Met:** This request is to minimize maintenance and increase durability, so the strict interpretation of the criterion is not met. However, the City supports buildings that are well-maintained, so the criterion is mitigated.

- e) The Waiver, if approved, will ensure that the development is of equal or greater development quality with respect to design, materials, and other similar development features than without the Waiver.

**Criterion Met:** Good maintenance can support good quality. The proposed windows and doors have details that mimic historic details. These buildings are Background, or are not noted in the HCA.

- f) The requested Waiver is better addressed through the Waiver rather than an amendment to the requirements of this Chapter.

**Criterion Met:** The Code permits the request of such a Waiver; this request would not be appropriate as a Code revision.

- g) The Waiver does not have the effect of authorizing any use that is not otherwise permitted in the applicable zoning district.

**Criterion Met:** The request does not affect permitted uses.

- h) The request is the minimum relief necessary to resolve a practical difficulty.

**Not Applicable:** This request is not numeric in character; therefore does not apply.

- i) In the event of Waivers from determination of Landmark or Background status, the provisions in §153.175(J)(5) shall also apply.

**Not Applicable:** The buildings will remain Background and unclassified.



## Waiver Review

153.174(J)(1)(a) requires wood or fiber cement materials

Request: to allow TimberTech for the decking and deck handrails

Criteria	Review
a) The need for the Waiver is caused by unique site conditions, the use of or conditions on the property or surrounding resources, or other circumstance outside the control of the owner/lessee, including easements and rights-of-way.	<b>Criterion Not Met:</b> The owner desires to minimize maintenance. This is not influenced by the site, resources, or circumstances outside the applicant's control.
b) The Waiver, if approved, will not negatively impact the historic context of the immediately surrounding area or the district as a whole.	<b>Criterion Met:</b> The decking and railings will largely be at the rear of the building and at upper levels, therefore not highly visible.
c) The Waiver, if approved, will generally meet the spirit and intent of the Community Plan, <i>Historic Design Guidelines</i> , other adopted City plans and policies, and all applicable requirements in §153.170 through §153.178.	<b>Criterion Met:</b> Based on visibility, durability, and status of the buildings, the request meets the spirit and intent of these documents.
d) The Waiver is not being required solely to reduce cost or as a matter of general convenience.	<b>Criterion Met:</b> This request is to minimize maintenance and increase durability, so the strict interpretation of the criterion is not met. However, the City supports buildings that are well-maintained, so the criterion is mitigated.
e) The Waiver, if approved, will ensure that the development is of equal or greater development quality with respect to design, materials, and other similar development features than without the Waiver.	<b>Criterion Met:</b> Good maintenance can support good quality. The proposed material is appropriate in its appearance, locations, and use elsewhere in the District. These buildings are Background, or are not noted in the HCA.
f) The requested Waiver is better addressed through the Waiver rather than an amendment to the requirements of this Chapter.	<b>Criterion Met:</b> The Code permits the request of such a Waiver; this request would not be appropriate as a Code revision.

- |  |  |
|--|--|
| g) The Waiver does not have the effect of authorizing any use that is not otherwise permitted in the applicable zoning district.   | <b>Criterion Met:</b> The request does not affect permitted uses.                          |
| h) The request is the minimum relief necessary to resolve a practical difficulty.  | <b>Not Applicable:</b> This request is not numeric in character; therefore does not apply. |
| i) In the event of Waivers from determination of Landmark or Background status, the provisions in §153.175(J)(5) shall also apply. | <b>Not Applicable:</b> The buildings will remain Background and unclassified.              |

### Waiver Review

153.174(J)(1)(a) requires wood or fiber cement materials  
Request: to allow Boral/potash siding adjacent to the ground

Criteria	Review
a) The need for the Waiver is caused by unique site conditions, the use of or conditions on the property or surrounding resources, or other circumstance outside the control of the owner/lessee, including easements and rights-of-way.	<b>Criterion Not Met:</b> The owner desires to minimize maintenance, which is not influenced by the site, resources, or circumstances outside the applicant's control.
b) The Waiver, if approved, will not negatively impact the historic context of the immediately surrounding area or the district as a whole.	<b>Criterion Met:</b> Based on a supplied sample of the material, the material will not be discernable from wood trim; therefore, no negative impacts will occur.
c) The Waiver, if approved, will generally meet the spirit and intent of the Community Plan, <i>Historic Design Guidelines</i> , other adopted City plans and policies, and all applicable requirements in §153.170 through §153.178.	<b>Criterion Met:</b> Based on visibility, durability, and status of the buildings, the request meets the spirit and intent of these documents. This material is much more durable in locations adjacent to the ground and has been approved on Landmark buildings for the same reason.
d) The Waiver is not being required solely to reduce cost or as a matter of general convenience.	<b>Criterion Met:</b> This request is to minimize maintenance and increase durability, so the strict interpretation of the criterion is not met. However, the City supports buildings that are well-maintained, so the criterion is mitigated.

- e) The Waiver, if approved, will ensure that the development is of equal or greater development quality with respect to design, materials, and other similar development features than without the Waiver.
- f) The requested Waiver is better addressed through the Waiver rather than an amendment to the requirements of this Chapter.
- g) The Waiver does not have the effect of authorizing any use that is not otherwise permitted in the applicable zoning district.
- h) The request is the minimum relief necessary to resolve a practical difficulty.
- i) In the event of Waivers from determination of Landmark or Background status, the provisions in §153.175(J)(5) shall also apply.

**Criterion Met:** Good maintenance can support good quality. The proposed material is appropriate in its appearance, location, and use on Landmark buildings for the same reasons. These buildings are Background, or are not noted in the HCA.

**Criterion Met:** The Code permits the request of such a Waiver; this request would not be appropriate as a Code revision.

**Criterion Met:** The request does not affect permitted uses.

**Not Applicable:** This request is not numeric in character; therefore does not apply.

**Not Applicable:** The buildings will remain Background and unclassified

Minor Project Review	
Criteria	Review
a) The MPR is consistent with the Community Plan, the applicable Zoning Code requirements, <i>Historic Design Guidelines</i> , and adopted plans, policies, and regulations.	<b>Criterion Met with Waivers:</b> The proposal is consistent with all listed documents with Waivers. The buildings are noted as Background and unclassified, providing greater leniency with materials and design requirements. The applicant has met the confirmed project goals as described herein. Site improvements will be made to bring the property into greater conformance with current Code.
b) In cases where a MPR is proposed within or as part of an approved PDP or FDP, the MPR shall be consistent with such approved PDP or FDP.	<b>Not Applicable:</b> No PDP or FDP exist for the property.
c) The MPR shall be consistent with the record established by the required	<b>Criterion Met with Waivers and Conditions:</b> The project is consistent with the established

reviewing body, the associated Staff Report, and the Director's recommendation.

record, with the approval of Waivers and recommended conditions.

- d) The proposed land uses meet all applicable requirements and use specific standards of §153.172, Uses.

**Criterion Met:** Proposed land uses of retail and office are permitted, and no use-specific standards exist.

- e) The proposed development is consistent with the *Historic Design Guidelines*.

**Criterion Met:** The project shows architectural improvements to meet the Guidelines to the greatest possible extent. Site improvements will further enhance the project. Staff is satisfied with the proposal as described herein.

- f) The proposed MPR is consistent with surrounding historic context, character, and scale of the immediately surrounding area and the district as a whole.

**Criterion Met with Waivers:** With approval of the supported Waivers, the MPR will be consistent with the surrounding context and character. Scale does not apply, since no new construction is proposed. The improvements will be a welcome addition to a prominent property within the District.

- g) The proposed buildings are appropriately sited and conform to the requirements of §153.173, Site Development Standards, and the *Historic Design Guidelines*.

**Criterion Met:** No new construction is proposed that would affect site location; however, significant site improvements are proposed and supported. The applicant is keeping stone walls that create a street edge, is providing site amenities to improve street activity, and is upgrading landscaping to meet general intent and specific requirements. Large existing trees are being preserved in appropriate locations.

- h) The proposed site improvements, landscaping, screening, signs, and buffering shall meeting all applicable requirements of the Code and respond to the standards of the *Historic Design Guidelines*.

**Criterion Met with Conditions:** Landscaping is being significantly upgraded. Signs will be addressed through a future MSP, per a condition. Non-compliant lighting is being removed, and parking lot buffering is provided to the greatest extent possible.

## Recommendation

### **Planning Recommendation:** Approval of Waivers for:

- Aluminum windows and doors;
- TimberTech decking and handrails; and
- Boral trim at indicated locations.



**Planning Recommendation:** Approval of MPR with conditions:

- 1) The applicant shall continue to work with the City to coordinate future utility and road improvements on North Street. The applicant shall understand that any immediate installation of stairs, steps, and/or plaza paving may precipitate future changes, up to and including removal/relocation at their cost, upon roadway and utility plan finalization. These installations shall require a right-of-way encroachment permit.
- 2) The landscape and hardscape along North Street, noted as Phase 2 on the Landscape Sheet, is required to be installed within 90 days of roadway improvements/utility installation or as determined by staff. Installation of all materials in the right-of-way, including lighting on N. High Street, shall require an encroachment permit.
- 3) Signs are not approved with this MPR and none shall be reviewed without approval of a separate Master Sign Plan (MSP). This MSP shall also include all building lighting and a photometric plan that accounts for all approved and proposed lighting, including the bollard lighting herein.