



# MEETING MINUTES

## Administrative Review Team

Thursday, August 24, 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 Marshal; 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; Cameron Roberts, Planning Assistant; Mike Kettler, Planning Technician; and Laurie Wright, Administrative Support II.

**Applicants:** Carter Bean, Bean Architects and Wayne Schick, Cameron Mitchell's (Case 3); and Tracy Perry, NBBJ (Case 4).

Vince Papsidero called the meeting to order at 2:03 pm. He asked if there were any amendments to the August 17 meeting minutes. The minutes were accepted into the record as presented.

### DETERMINATION

1. **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 presented the proposed site plan. She reported the ART had reviewed two options at the case review and determined that a color in between the two options would be more appropriate. She said the applicant has provided a color option that is preferable to staff. The applicant proposed two additional colors, she said, but staff reviewed and confirmed that 'China Doll' was the best color choice to minimize the contrast. She explained the applicant proposes to paint the main structure including stucco areas on all sides of the building a light beige (Sherwin-Williams 'China Doll' SW7517) with the existing trim painted a complementary darker brown (Sherwin-Williams 'Dusted Truffle' SW 9083). Aside from minor siding repair, she said, no other alterations to the structure are proposed.

Ms. Burchett described the structure as having a stucco and stone façade with stucco and trim on the second story. She noted the front and side elevations are designed in an English Tudor style, while the rear elevations (south and west) are comprised of horizontal wood siding. She stated the minor alterations including window replacement, tenant fittings, and sign installation have been reviewed and have been approved by the Architectural Review Board, previously.

Ms. Burchett said approval is recommended to the Architectural Review Board for a Minor Project Review with the following condition:

- 1) That the main exterior color be Sherwin-Williams 'China Doll' (SW7517)



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 Minor Project Review was recommended for approval by the ART and forwarded on to the Architectural Review Board for their meeting on August 30, 2017.

**2. BSD SCN - Revelry Tavern – Sign  
17-084MPR**

**6711 Dublin Center Drive  
Minor Project Review**

Cameron Roberts said this is a proposal for a 28-square-foot, illuminated sign for an existing tenant space in Dublin Village Center on the west side of Dublin Center Drive, approximately 900 feet west of the intersection with Tuller Road. He said this is a request for a review and approval of a Minor Project Review under the provisions of Zoning Code Section 153.066.

Mr. Roberts presented an aerial view of the site that happens to be the (former site) of Average Joe's. He presented the proposed wall sign, which will be internally illuminated with white channel letters without a secondary image to be located on the structure's existing sign band facing Federated Boulevard. He said the sign is proposed to be 27.34 square feet in area at a height of approximately 11 feet above grade. Overall, he said this proposal meets all applicable Code requirements regarding size, design, and placement and that this application does not include any proposed window signs.

Mr. Roberts said approval is recommended with the following condition:

- 1) That any future permanent window signs for the tenant space be reviewed and approved by the Administrative Review Team, prior to sign permitting and installation.

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 Minor Project Review was approved by the Administrative Review Team.

**CASE REVIEWS**

**3. BSD HTN – The Avenue  
17-070ARB-MPR**

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

Nichole Martin said this is a proposal for modifications to the exterior of an existing commercial building on the east side of N. High Street, approximately 400 feet north 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 Minor Project Review under the provisions of Zoning Code Section 153.066 and the *Historic Dublin Design Guidelines*.

Ms. Martin said this application was originally submitted for this tenant space located at the southwest corner of building Z1 in Bridge Park West and reviewed by the ART on July 20, 2017, which was recommended for approval to the Architectural Review Board with six conditions:

- 1) That the proposed patio enclosure be a permanent structure constructed of material of an approved primary or secondary material, subject to ART approval;
- 2) That the marquee lighting be eliminated along the enclosed patio;
- 3) That the patio furniture be revised to be predominately black, subject to Staff approval prior to issuance of a Building Permit for work associated with this application;
- 4) That annually, all patio furniture will be removed and stored off-site between November 1st and March 1st;

- 5) That a new Minor Project Review application be required for the expansion of patio space in the future; and
- 6) That the patio planters be revised to cedar and color matched to the base of the building.

Ms. Martin reported the ART had previously determined the proposal: was inconsistent with the existing urban fabric of N. High Street as the majority of adjacent structures have simple vernacular architecture; the use of marquee lights should be limited to the entrance on N. High Street in recognition that the brand can contribute to the sense of place in Historic Dublin, but all marquee lighting should be eliminated along the public plaza; and that the white piping on the awning and canopy valances be eliminated as the white piping accentuates the deviation in the awning and valance design from the clean lines of the architecture.

Ms. Martin explained the applicant had chosen to postpone the movement forward to the ARB so they could make some changes as a result of the ART's comments. She said the applicant has since provided renderings of both daytime and nighttime west-south views for context as well as views with the patio shades up and down; the entrance has a gold leaf border on the windows for a consistent theme; the text "The Avenue" has been removed from the black awnings; the moveable planters are now redesigned as a very simple, shiplap cedar with dark black paint; and the furniture selection has been changed.

In terms of proposed furniture, Carter Bean, Bean Architects, said the patio tables are still the glass top with the brass edge design but they went with the pedestal style brilliant black base where two stands must be used with each table top. He said they were keeping the bamboo style chair as previously proposed and the style matches Tucci's chairs, as it is the same manufacturer but they are not made of black wrought iron. He said they like this style combination of chair and table as it is a more refined look than black metal furniture and the variety provides more excitement to the area. He added the material for the seats and backs of the chairs is black with red accents; they changed the weave pattern to include more black but it was ordered from Europe so a sample will not be ready for eight weeks. The ART inquired about the life expectancy of the rattan chair, which the applicant answered that he did not have that information. Ray Harpham said if the chair were to fall apart in two years, he expects the restaurant will replace it.

Mr. Bean explained the patio space enclosure will have a roll-down vinyl screen surrounded in a tweed basket weave pattern in a black/brown color. He explained a second layer of the roll-down system is a ThermoVeil sunscreen to provide shade for the intense direct sunlight expected from the southwest exposure, which will provide comfort to their guests. He presented a sample of the screen as well as the fabric that surrounds the vinyl. Claudia Husak requested to see the marine-grade vinyl also, which the applicant replied could be provided at the next review.

Vince Papsidero asked the applicant if they planned to use this space throughout the year. Wayne Schick, Cameron Mitchell Restaurants, said they did not agree with condition #5 from the last meeting that states "That annually, all patio furniture will be removed and stored off-site between November 1st and March 1st" as they would like to have the furniture set up year-round so whenever there is a nice day, they could use the space – besides, the patio is covered. Mr. Papsidero said the ARB will need to understand that.

Historically, Ms. Martin explained a patio would be a Conditional Use so when it is not in use, the furniture should not be stored there. Colleen Gilger asked if others, such as Tucci's, have the same condition.

Jennifer Rauch noted the BSD Code purposely did not include dates. Mr. Schick said they would leave furniture up year-round and the intent is not for the patio to be used as a storage area containing stacked tables and chairs.

Mr. Papsidero indicated that window coverings are an issue. He asked if the vinyl was consistent with Cap City Diner. Mr. Schick answered the material is not vinyl but more like acrylic.

Mr. Schick emphasized that the shade system would be used like an umbrella, essentially.

Ms. Husak asked the applicant if he would consider a more permanent structure with windows that open half way to still allow for outdoor use. Mr. Bean said that would require completely changing the design and that would make it an indoor space with the introduction of heating and air conditioning that would be needed.

Ms. Rauch reported at the ARB's Review, the Board desired the front of the building to be more historic in design style and transition appropriately to the more contemporary design in the rear. She noted the tower is a natural divider between the two.

Mr. Harpham inquired about the storm water management along the top of the patio and if there was a gutter and spout. Shawn Krawetzki asked how the site would drain because there should not be any standing water on the West Plaza. Mr. Bean explained, to handle the soffit structure, the upper patio slab is needed to get water collected and back to the underground system. He said it also provides additional decorative features.

Mr. Papsidero noted that lighting is still proposed for around the patio. Staff noted this is not keeping with the character of the vernacular building and Staff considers lighting along the entry canopy in keeping with the brand but lighting on the sign and patio is a bit much.

Mr. Papsidero added that the patio for The Avenue opens onto a very public plaza so that is why Staff is suggesting to tone down the visual impact of the elements so close to the West Plaza and the (future) Pedestrian Bridge.

Mr. Schick reported Knauer is the design firm for Cameron Mitchell Restaurants and he wrote the narrative on the direction of the design. He wrote the frame of the building may be a snapshot in time but it does not need to continue. He had added that the lighting and the valance were needed for critical mass and importance and that is why they continue to propose that as coming around the edge and they plan to show that design to the ARB. He said he was concerned with that side of the restaurant going dark without the lighting around the top edge. He indicated he did not think the lighting in the plaza would be sufficient.

Mr. Papsidero reiterated this is a large public plaza rather than a private space. Ms. Rauch added the lighting in the West Plaza is intended to be minimal. Mr. Krawetzki said the area would not be dark as there would be lighting at the base of the planters with seating that will shine over the walkways for safety but will not compete with the lighting from the bridge. Mr. Schick said that would provide very little light. Mr. Harpham noted there would be light coming from within their restaurant.

Mr. Krawetzki inquired about plant materials for the planters. The applicant said evergreen materials would be mixed in to provide four-season planting.

Mr. Bean asked about next steps. Ms. Martin said the applicant would return to the ART before moving on to the ARB and she would provide the dates. She recommended he prepare a statement of the updates and to include details. She said renderings need to show the planters and if the table and chairs are not as apparent, the chairs might not be much of an issue. She asked the applicant to update the rendering of the front façade as it is not showing another tree grate at the right of the entrance. Mr. Bean said they left it out because it blocked the view of the entrance. She asked to see a sample of the shiplap cedar painted black intended for the planter boxes at the next review. Mr. Papsidero requested to see the window treatment with the gold leaf on the edges.

Mr. Bean indicated he wanted to take some of these issues off the list before moving on to the ARB review.

Mr. Harpham said if the applicant brings back the proposal with the lighting around the patio, he would not support it.

Mr. Bean said they would leave the white piping detail in for the ARB review. Ms. Martin noted the historic district awnings have all been a single color.

Mr. Bean explained the signs were added to the tenant space as to not mislead the ARB.

Vince Papsidero asked if there were any further questions or concerns regarding this application. [There were none.] He indicated the ART could make their recommendation to the Architectural Review Board at the meeting on September 21 to be forwarded to the Architectural Review Board for their meeting on September 27, 2017.

Jennifer Rauch said this is a proposal for the construction of a new 46,000-square-foot library and associated site improvements. She said the site is northwest 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 presented the site plan with all the final details and noted it was similar to what was submitted for the Basic Plan Review with the following exceptions: signature transition element has been incorporated; loading area adjusted; open space reconfigured and yet there are still significant utilities to be located. She pointed out that the walls for the transition element, which is a replica of a school that was once on this site long ago and that the walkway from the public into the event space is the same.

Ms. Rauch said she had **19 outstanding topics to be discussed:**

1. **Bicycle parking** - Tracy Perry, NBBJ, said bike parking is located in the southeast corner of the plaza area south of the ramp from N. High Street, which includes seven double-sided racks that allows for 14 bikes to be parked there.
  2. **Curb radii** – at 32 feet when 25 feet is required - Aaron Stanford said that would be fine.
  3. **Building Access Zone** – 40 feet is required - Mr. Stanford said that was also okay.
  4. **Gateway** – at the northeast corner of N. High Street and Rock Cress Parkway – Ms. Rauch asked if a gateway element is needed and if there was an opportunity for a gateway. Mr. Papsidero asked if the building could serve that purpose to which Ms. Rauch said she would investigate.
  5. **Open Space Node** – the open space at N. High Street and Rock Cress Parkway - Ms. Rauch asked if this area is related to the gateway and could be met by the proposed design. Mr. Papsidero determined this open space meets the intent.
  6. **Architectural Appropriateness** – Ms. Rauch noted the windows in the masonry wall are required to provide lintels.
  7. **Parking Plan** – Ms. Rauch stated this will be required as all parking is technically provided off-site.
  8. **Walls** – Ms. Rauch said the walls are not to exceed three feet in height but no details have been provided. Ms. Perry answered she would provide that information.

9. **Loading Zone Maneuver** – Mr. Stanford requested an Auto Turn Exhibit.
10. **Landscape Plans** – Ms. Rauch asked if the plant material was appropriate and if there was enough diversity of trees. Shawn Krawetzki asked if the sloped planter would contain any evergreens. Ms. Perry said library grounds are hard on plants as foot traffic and salt are the issues. She said they have learned they really need to use hardy grasses and barberry. Mr. Krawetzki encouraged other evergreens be used as well that are salt tolerant and to use evergreens wherever they can so there is foliage year round. Ms. Perry pointed out there is a variety of different garden areas. As an example, she said they intend to use a historic planting configuration by the school element. Ms. Rauch asked Mr. Krawetzki to review the detailed landscape plans for her.
11. **Foundation Plantings** – Ms. Rauch noted there are several species that are not shrubs and need to be revised.
12. **Roof-mounted mechanicals** – Ms. Rauch said no information on mechanical units have been provided to ensure screening requirements are met. Ms. Perry said there was a fence for exhaust and would provide an exhibit.
13. **Ground-mounted mechanicals** – Ms. Rauch said no information on a planting plan has been provided to ensure screening requirements are met. Donna Goss inquired about alternative locations for transformers. Mr. Stanford reported the City had looked at a number of options and settled with this location but some locations were dictated by AEP. He indicated other places considered were worse. Ms. Rauch inquired about the Utility box. Ms. Perry said she cannot provide screens on all sides as the utility companies will need access to the door. Mr. Stanford said AEP has restrictions as well. Ms. Rauch said she wanted to know how the door would swing as orientation has to be away from the right-of-way for any door opening. Ms. Perry said all the mechanicals are located in a well at the backside of the property and stated she would provide an exhibit to reflect same.
15. **Dumpster Screening** - Ms. Rauch said no information has been provided to ensure screening meets the height requirements of the dumpster. She said she would need the top of wall detail, the materials proposed, and evidence that the enclosure will be self-closing.
16. **Loading Area** – Ms. Rauch said a 6 to 12-foot high wall is required and no top of wall information has been provided.
17. **Access Doors** – Ms. Rauch noted she needs more information on the gate closure and materials.
18. **Lighting** – Ms. Rauch said lighting needs uniformity. Ms. Perry stated she would rectify that.
19. **RBZ treatment** – Ms. Rauch stated the applicant needs to show the RBZ streetscape is meeting the intent by providing more details. Ms. Perry indicated she could demonstrate that.

Ms. Rauch had identified three Administrative Departures:

1. Corner Side Setback – 15 feet required, 14.49 feet provided along Rock Cress Parkway.
2. Lot Coverage – 65% permitted, 68% provided.
3. Minimum Primary Materials – 80% required, 72.4% provided on Rock Cress Parkway.

Ms. Rauch had identified the following eight Waivers:

Landscape

1. §153.062(J) - Terminal Vista – needed because adding landscaping would be too much.

2. §153.065(D)(7)(b) - Foundation Planting Requirements – needed if the plant material is not switched out as several are not shrubs.

*Architecture*

3. §153.062(G) - Story Articulation — Vertical glazing across the 1st and 2nd floors.
4. §153.062(O)(11)(d)(1) - Transparency — 25% minimum, 15% provided on the 1st story along Rock Cress Parkway.
5. §153.062(O)(11)(d)(2) - Non Street Transparency — 20% minimum, 18% provided on the 1st floor - west side. Ms. Rauch noted primary materials would be less but this is covered with the Administrative Departure. Windows and masonry elevations need lintel details she said.
6. §153.062(O)(11)(d)(1) - Blank Wall Limitations — No greater than 15 feet, 1st story - south elevation is not met.
7. §153.062(O)(11)(d)(4) - Vertical Increments — No greater than 60 feet, none provided.
8. §153.062(O)(11)(d)(5) - Minimum Primary Materials — 80% required, 59.2% (east), 64% (south), and 53.2% (west) provided.

Ms. Perry said she did a reflective study for the underside of the soffit on the front façade and decided on a brushed finish, which is still reflective but not as much. She explained this is a safer and more conservative approach. She said they also have glass specifications now.

Mr. 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 City Council at the meeting on August 31 to be forwarded to City Council for their meeting on September 11, 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 3:13 pm.

As approved by the Administrative Review Team on August 31, 2017.