



MEETING MINUTES

Administrative Review Team

Thursday, February 21, 2019 | 2:00 pm

ART Members and Designees: Jennifer Rauch, Planning Manager; (Acting Chair); Donna Goss, Director of Development; Colleen Gilger, Director of Economic Development; Brad Fagrell, Director of Building Standards; Shawn Krawetzki, Landscape Architect; Aaron Stanford, Senior Civil Engineer; and Mike Altomare, Fire Marshal.

Other Staff: Logan Stang, Planner II; Claudia Husak, Senior Planner; Nicki Martin, Planner I; Chase Ridge, Planner I; Jimmy Hoppel, Planning Assistant; Richard Hansen, Planning Assistant; and Laurie Wright, Administrative Support II.

Applicants: J. Carter Bean, Bean Architects; and Matt Starr, Crawford Hoying Development Partners (Cases 1 & 2).

Ms. Rauch called the meeting to order at 2:03 pm. She asked if there were any amendments to the meeting minutes from February 7, 2019. [There were none.] The minutes were approved as presented.

RECOMMENDATION

1. BSD HTN – The Pearl – Site Improvements 19-006ARB-MPR

86 N. High Street Minor Project Review

Nichole Martin said this application is a proposal for the installation of two patios, a platform lift, awnings, and associated site improvements for an existing tenant space zoned Bridge Street District Historic Transition Neighborhood. She said the site is east of N. High Street, approximately 100 feet southeast of the intersection with Rock Cress Parkway. She stated 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 §§153.066, 153.170, and the *Historic Dublin Design Guidelines*.

Ms. Martin outlined the Minor Project Review process, which entails a recommendation from the ART today to enable the applicant to go before the Architectural Review Board on February 27, 2019, as the final reviewing body.

Ms. Martin presented an aerial view of the site for this restaurant tenant in Building Z2 of the Bridge Park West Development and the proposed site plan, which borders the West Plaza at the terminus of the (future) pedestrian bridge and North High Street and is adjacent to Riverside Crossing Park along the Scioto River. She highlighted the areas directly related to this proposal that included the proposed primary entrance along N. High Street that will have a larger canopy that has: new metal tiebacks; integrated lights; speakers; heaters; and two gas-lit sconces located on either side of the double aluminum entry door. The proposal also includes eight Sunbrella awnings with a straight hood and valance in a taupe color that match the cedar lintels, sills, and trim. One of the awnings is an 'L' shape, which Staff requested be changed to two separate awnings, one for each window at the northeast corner of the building. The north patio adjacent to the West Plaza/Pedestrian Bridge landing will have a curved, taupe awning that will match the curvature of the building. Ceiling fans, heaters, and lighting will be integrated into that awning.



Ms. Martin explained this covered patio will seat 30 people at white marble table tops on a cast iron bases with aluminum chairs powder coated in a faux wood finish with modern rattan details. The uncovered patio on the east, facing Riverside Crossing Park and the Scioto River beyond will contain: soft seating options of eight couches and four lounge chairs; four tables with fire features; and five, two-person tables. This patio has an 'L' shaped screening wall on the south side to screen the dumpster at grade used by the Oscar Restaurant next door. The applicant originally proposed a height of seven feet of which Staff requested be reduced. The applicant is now proposing a height of six feet, six inches but Ms. Martin emphasized the Code limits the height to six feet when used in landscaping. Staff is also concerned with the appearance on the rear side of this screening as it is on the second level. Staff requested the applicant finish the exterior sides with a wood batten material.

Ms. Martin presented a rendering at N. High Street and noted the awnings as proposed. She presented a rendering of the east patio and pointed out the existing railing that is proposed to be replaced with glass similar to Building Z1.

Ms. Martin said the application was reviewed against the Minor Project Review Criteria, Architectural Review Board Standards, and Alterations to Buildings, Structure, and Site and found the criteria had been met with three conditions.

J. Carter Bean, Bean Architects, said they reduced the height of the screen walls to six feet, six inches to match the top of the water table course on the building. He said they are now going to use natural wood to be stained to match the building instead of using metal and agrees to add wood batten on the exterior sides. As for the 'L' shaped corner awning, he could install just one awning above the door on the north face of the building. Ms. Martin said she was concerned that would extend beyond the cedar trim to which Mr. Bean said he would review again. Colleen Gilger said she preferred to see the awning over the door.

Shawn Krawetzki asked if there would be caps on the ends of the screen wall to provide a finished surface. Mr. Bean said they could provide that or a wraparound feature for a consistent look.

Mr. Krawetzki inquired about the plants to be used in front of the screen. Mr. Bean said a selection had not been made yet but they plan on using seasonal plants.

Mr. Krawetzki asked about the true awning color. Jennifer Rauch said she visited the site and the color matches but is not reflected well in the renderings. Mr. Krawetzki asked if the awning extends over the lift outside to which Mr. Bean answered affirmatively.

Ms. Martin said approval is recommended for the Minor Project Review with three conditions:

- 1) That the 'L' shaped awning be revised to fit within the storefront openings as two separate awnings;
- 2) That the height of the screen wall be reduced to meet Code; and
- 3) That the screen wall design be revised to be finished on the north, east, and south exterior sides with wood batten.

Jenny Rauch asked the applicant if he agreed to the three conditions to which he answered affirmatively. Ms. Rauch asked if there were any further questions or concerns. [Hearing none.] She called for a vote. (Recommended for Approval 7 – 0) The Minor Project Review was forwarded to the Architectural Review Board with a recommendation of approval.

INTRODUCTION

2. BSD HTN – No Soliciting – Patio 19-012ARB-MPR

86 N. High Street Minor Project Review

Nichole Martin said this application is a proposal for the installation of a partially covered patio space and associated site improvements for an existing tenant space. The site is east of North High Street, approximately 100 feet southeast of the intersection with Rock Cress Parkway and zoned Bridge Street District Historic Transition Neighborhood. She said this is a request for a review and approval of a Minor Project Review under the provisions of Zoning Code §§153.066, 153.170, and the *Historic Dublin Design Guidelines*.

Ms. Martin provided an overview of the Minor Project Review process. She presented an aerial view of the site and explained this tenant space is within Building Z2 and presented the site plan on this lower level with the east-facing patio for context. She presented the outdoor space on the south side that is enclosed with a metal railing that contains various seating and a fire pit that may shift. The pergola covering the west open space was previously approved. She presented the proposed site plan showing the outdoor spaces including a floor plan. She said Adirondack chairs for around the fire pit were submitted as part of this proposal but the applicant will replace that seating now with an alternative, as part of the variety of proposed patio furnishings. The proposal includes charcoal gray, powder-coated soft seating chairs and sofas; the material is gray to match. The corten steel planters will be the same color as the furniture.

Ms. Martin presented a graphic of the Scioto River elevation. She noted the lower railing will be removed and replaced with a railing to match the balcony railing above. The applicant did not want to match the more nautical looking railing used for the railing to the (future) pedestrian bridge.

Aaron Stanford said an appropriate egress needs to be worked out with the assistance of Engineering. Brad Fagrell said he spoke with the contractor as the table on the end of the patio conflicts with the doorways and an egress path needs to be maintained. He said his concern was if there was a larger party and tables were moved together that people would not be able to exit from the stairs above. He encouraged the applicant to bolt the table down so it is not ever moved; he emphasized this is not a good place for an egress door.

Mike Altomare said he had the usual fire questions to ask and will meet with the applicant later.

Jennifer Rauch asked if there were any further questions or concerns. [Hearing none.]

ADJOURNMENT

Ms. Rauch asked if there were any additional administrative issues or other items for discussion. [There were none.] She adjourned the meeting at 2:22 pm.

As approved by the Administrative Review Team on March 7, 2019.