



## MEETING MINUTES

# Administrative Review Team

Thursday, July 25, 2019 | 2:00 pm

**ART Members and Designees:** Claudia Husak, Senior Planner (Acting Chair); Donna Goss, Director of Development; Colleen Gilger, Director of Economic Development; Shawn Krawetzki, Landscape Architect; Renae Rice, Police Sergeant; Aaron Stanford, Sr. Civil Engineer.

**Other Staff:** Chase Ridge, Planner I; Nicki Martin, Planner II; and Laurie Wright, Administrative Support II.

**Applicants:** Stephen Brown, Gresham Smith via conference call (Case 1); Christopher Krupa (Case 2); Cara Hering, DK Architects; and Jordan Sandvig, DK Architects (Case 3); Mike Close, Isaac Wiles; Dustin Todd, Architectural Alliance; Brain Reynolds, Renier; Gregory Krobot, GrKLA; Curtis Echelberry, Advanced Civil Design (Case 4).

Ms. Husak called the meeting to order at 2:03 pm. She asked if there were any amendments to the meeting minutes from May 30<sup>th</sup> and July 11, 2019. [There were none.] Both minutes were approved as presented.

### DETERMINATIONS

#### 1. VA Data at 6685 Crosby Court Development Plan Review

Ms. Martin said this application is a proposal for the construction of an additional ingress lane, updated security features, and associated site improvements on the 69-acre parcel within the West Innovation District. She presented an aerial view of the site and an image that highlighted the buildings and mechanics already built on the property.

Ms. Martin presented photographs of the existing conditions of the existing ingress lane to compare to the proposed ingress lane area. She presented the proposed site plan, which highlighted the alignment change and double locking gate system proposed for a greater level of security. She said the holding zone to process vehicles is 45 feet. The applicant will need to modify landscaping for the existing mechanicals to the east and provide more detail on the landscape plan.

Ms. Martin said approval is recommended for this Development Plan Review with two conditions:

- 1) That the applicant coordinate with Washington Township Fire Department at the Building Permit review stage to ensure that emergency services can continue to safely and efficiently be provided; and
- 2) That the applicant revise the landscape plan to show the relocation of all trees removed in association with this work.

Stephen Brown, Gresham Smith, participated by conference call and said Ms. Martin provided an accurate summary.

Ms. Husak asked Mr. Altomare if he was okay with the first condition to which he answered affirmatively.



Ms. Husak asked if there were any questions or concerns. [Hearing none.] She called for a motion to approve the Development Plan with two conditions. Ms. Goss motioned, and Mr. Krawetzki seconded to approve the Development Plan. (Approved 6 – 0)

**2. Thalía + Dahlia - Sign at 4441 W. Dublin-Granville Road  
Minor Project Review**

Mr. Ridge said this application is a proposal for an 11.66-square-foot wall sign for an existing tenant space located in the Shoppes at River Ridge. He noted the ART is the final reviewing body for this Minor Project Review.

Mr. Ridge presented an aerial view of the 12.67-acre parcel and said it is approximately 360-feet southeast of the intersection of W. Dublin-Granville Road and Dale Drive, which is zoned Bridge Street District Commercial.

Mr. Ridge presented the proposed wall sign, which is an approximately 11.5-square-foot sign where Code permits a 20-square-foot sign for this tenant space. The sign is situated directly above the front entrance of the space with a total height from grade to the top of the sign of 12 feet; Code permits a height of 15 feet. The sign consist of two colors, navy blue and white, which is within the Code permitted three-color maximum.

Mr. Ridge said the sign will be made of an Extruded painted panel, which is a wood-based High Density Urethane (HDU) product (instead of foam based). The panel will be 1.25 inches thick and will have the business name and a border engraved into it. The sign will be flush mounted onto the façade using 3/8 inch-wood screws. He presented an image of the building façade to show the proposed location of the sign.

Mr. Ridge reported this Minor Project was reviewed against the BSD Sign Design Guidelines and the Minor Project Review Criteria and it met all requirements and criteria without conditions so approval is recommended for this Minor Project without conditions.

Ms. Goss inquired about wood screws being used to mount the sign onto a masonry surface. Mr. Ridge said the surface was Stucco and they would be fine.

Mr. Ridge asked if the tenant space was illuminated. Man said Crawford Hoving leaves the carriage lights on until 10:00 pm.

Ms. Husak asked if there were any questions or concerns. [Hearing none.] She called for a motion to approve the Minor Project Review without conditions. Mr. Krawetzki motioned, and Ms. Goss seconded to approve the Minor Project Review. (Approved 6 – 0)

**INTRODUCTIONS**

**3. Fukuryu Patio at 4540 Bridge Park Avenue  
Minor Project Review**

Mr. Ridge said this application is a proposal for the construction of a patio that wraps around the building and associated site improvements for an existing tenant space located within Bridge Park. The modifications made will also bring the existing patio into compliance. He said the ART will be the final reviewing body for this Minor Project Review.

Mr. Ridge presented an aerial view of the site and a graphic showing the tenant space within the building on the east side for context. He presented the proposed site plan that has the patio boundaries staying as they currently exist: at approximately 7.5 feet wide; with three feet of unobstructed space for pedestrian

movement inside the patio; and 6 feet between the patio and existing landscaping to the east, which is required by Code. Mr. Ridge explained the patio encroaches into the right-of-way by 6 feet, which is permitted per the Bridge Park Development Agreement, subject to City approval from the required reviewing body. This is permitted for up to 50% of any building frontage for dining patios. This brings the south elevation to 50% and the east elevation to 40% of the total building frontage to 7.5 feet wide. He noted there is an unobstructed space of 6 feet between the patio and landscaping. This brings the south elevation to 50% and the east elevation to 40% of the total building frontage.

Mr. Ridge explained the existing patio is nearly 100% opaque and not permitted per the rules and regulations, as it was installed without approvals. This proposal will increase transparency to the Code requirement of 50% of this 2.5-foot-tall railing. The proposal calls for a Peruvian Teak composite railing. The existing 2-square-inch galvanized metal posts will remain, but will be painted black. The existing furniture is a standard black metal outdoor furniture. Code states the outside furniture must be the same quality and character as the indoor offerings. He presented photographs of the existing indoor seating.

Ms. Goss asked if the existing patio is to be demolished. Ms. Hering, Project Manager, answered not demolished. She said the metal posts would be painted black and the wood needs to be replaced. Ms. Goss asked if the modifications to the railing would impact the brick, to which the applicant answered it would not.

Mr. Krawetzki asked if this composite material was used anywhere else in Bridge Street because consistency is needed. He asked how the new inserts would be attached to the frame. Ms. Hering said the gaps would be the same width as the channel. There will be no gaps between boards of  $\frac{3}{4}$  - 1-inch thickness.

Staff questioned the applicant as to how this patio relates to the business. Ms. Hering answered the 'wood look' refers back to the wood used in the interior and the Fukuryu brand.

Mr. Krawetzki asked if the existing plastic material can move and asked for clarification on the color. Ms. Hering asked Staff if they were comfortable with verticals behind to better support the railings and they were not.

Ms. Gilger said she would love to see metal added with the brand on it, making it modern and sleek. Ms. Martin said the applicant had the desire to do a large dragon as a window graphic. Ms. Husak suggested the applicant could do a dragon abstraction of brand and as art or a design element rather than the brand that would look like a sign.

Ms. Hering said Crawford Hoying also brought opinions to the table for the owners so she is not sure where they fall.

Ms. Husak indicated there are processes of different options and Staff is happy to flush those out with the applicant. What makes sense for the client needs to be determined. Ms. Husak added the railing should be cool and modern, which is what the brand is, and the Bridge Street development is all about.

Ms. Hering reported the original intent of the client was a warehouse of casual Asian appearance for the restaurant.

Ms. Husak said she does not understand how the proposed furniture relates to the rest. She added the furniture does not weather well.

Mr. Krawetzki said he sees the warehouse furniture indoor. Ms. Hering said wood and black metal interior was what the client was comfortable using. Ms. Husak suggested the possibility of a high bar top because that was used in the interior.

Mr. Ridge asked about the outdoor speakers as speakers require a Conditional Use permit or they will need to be removed. Ms. Hering said the client will apply for a permit. Ms. Husak said the applicant will need to go to the PZC with a Conditional Use application for the use of speakers. Ms. Hering asked if they were installed without approval and Ms. Husak answered affirmatively.

Ms. Hering asked if it is okay to use the current framework for the railing but will change the inside treatment, which is the issue. Mr. Krawetzki recommended the applicant use materials already used in Bridge Park. Ms. Husak said it is good to have railing around this patio that is in a good area. She added there is more work we could do to elevate these plans and encouraged the applicant to create something we have not seen before and the PZC would be receptive.

Ms. Hering inquired about next steps. Mr. Ridge answered she should bring in the client for a meeting with staff to discuss designs.

#### **4. Germain Honda at 6715 Sawmill Road Minor Project Review**

Ms. Martin said this application is a proposal for a parking lot and landscape modifications to an existing car dealership. The 12.27-acre site is zoned Bridge Street District Sawmill Center Neighborhood.

Ms. Martin stated there are multiple phases to this project and the ART approved Phase 1, which included the approved demolition of the sales building. She said this proposal is for Phase 2 and the future phases focus on the Sawmill Road frontage including architecture and landscaping. She said the ART is the final reviewing body for this Minor Project Review and she anticipates a determination to be made on August 15, 2019.

Ms. Martin presented an aerial view of the campus. She presented the existing conditions at the intersection of Dublin Center Drive and Sawmill Road. She noted there is high mounding on site to screen the inventory. Vehicle access is hidden by mature trees and overgrown junipers. The access from Dublin Center Drive has mature evergreens and deciduous trees. She explained there are five access points on this campus. The two on Sawmill Road are right in/right out only and one right in only on Sawmill and there are two existing on Dublin Center Drive with another proposed with the removal of a Sawmill Road access point. The applicant is proposing a variety of parking configurations but is also retaining some pre-existing parking to which they want to streamline and add more capacity as the applicant has been parking off site. Currently, there are 850 spaces to be increased to 1100 (+178). The paint striping will distinguish between public parking spaces, employee parking, and display and vehicle inventory storage, which is not striped. Inventory vehicles are parked extremely close so only employees can enter and drive.

Ms. Martin pointed out the dumpster enclosure on the southwest portion of the site and requested that the details for improvements be shown. Staff is concerned with the split-block finish and suggested the applicant use an architectural design and material that are integrated with the building.

Ms. Martin said the proposal includes tree removal and landscaping. There are a total of 3213-caliper inches of existing protected trees of which 1240-caliper inches of protected trees will be removed but 1973-caliper inches of total protected trees will be preserved. The applicant intends to pay the Fee-in-Lieu of \$186,000 to the Tree Fund. There is more value to thinning out the overgrown site and this includes three entries to which the applicant is proposing to plant Arnold Dwarf Forsythia & Skyline Honey locust.

Ms. Martin said all new lighting is proposed and will match Phase 1 - this includes 103 new fixtures.

Ms. Martin presented the phasing legend to show the dates of when improvements will be made and it will not happen overnight. She said this project covers a complex site and application. In summary, this proposal for Phase 2 includes:

- Access Point Modifications
- Parking Optimization and Reorientation
- Tree Removal
- New Landscape
- Dumpster Enclosure Relocation

Ms. Martin said bicycle parking; sidewalk extensions and connections; Sawmill Road frontage; architectural modifications; and review of signs will be included in later phases. She asked if there were any questions or comments.

Ms. Rice asked if there would be a new entry point gate to which Ms. Martin said there would not be a new gate.

Mr. Krawetzki said replacing the junipers with forsythia may pose the same problems. Gregory Krobot said he wanted sea greens but it was suggested to him to have deciduous so forsythia was the choice he made from the suggested list provided by Brian Martin. Mr. Krawetzki recommended having a diversity of blooms throughout the year. He said having a mix of grasses will provide more winter movement, smaller junipers and arborvitae are evergreens that would provide structure and stay small, and Nine Bark has a variety of colors. He recommended the applicant plan more variety and mix it up and get away from large evergreen juniper. He added Sea greens will also get really large.

Ms. Goss inquired about the applicant's goals. She asked if the objective is to move vehicle storage from off-site to on-site. She said the numbers are rough and asked the applicant if they plan to reduce inventory. She asked if the goal was to have every car onsite. Mr. Close said a successful dealership will have fluid numbers/never the same.

Mr. Krawetzki asked about future tree removal from the frontage on Sawmill Road. Ms. Husak said Ms. Martin coordinated with the Horticulture Department to design street trees but this part of the project is being deferred due to mounding being there. She said it was determined that it does not make sense to add another layer of street trees on Sawmill Road but street trees could be added to Dublin Village Center.

Ms. Martin stated this application would not stay with the ART but ultimately would go to the Planning and Zoning Commission (PZC).

Ms. Husak pointed out the applicant is distinguishing parking and said not to look at inventory areas as parking spaces. They will provide boxed areas for the inventory to fit in and be organized and only employees would be there. Ms. Husak said there is a lot of stacking of elements to work through.

Ms. Goss asked the applicant if they were making an honest commitment to remove inventory from off-site and would this proposal achieve that goal. Mr. Close answered the number of cars depends on the recession but they are making an honest attempt.

Ms. Martin said the intent in each quadrant and at the end of the project is to have the entire surface covered with asphalt. She explained this will require a lot of trenching and backfilling. She said everything will look like Phase 1, which looks fantastic. By the end, the entire site will have new asphalt, lighting, and striping.

Ms. Martin inquired about the dumpster enclosure between the buildings with the large wall structure and a trash compactor. Dustin Todd said he inherited that space and that they want to centralize the trash area in the southern portion of the property. He suggested they might need more frequent trash pick up.

Mr. Altomare impressed upon the applicant that with the reconfiguration, that they make sure the Fire Department can get equipment in there.

Ms. Martin noted that in Phase 1, the applicant added permeable paving to the existing site and it looks really nice. Mr. Close said the plan is to continue across Sawmill Road and areas on the backside of this parcel.

Mr. Close said he appreciates staff's help working through this project.

Ms. Martin concluded the applicant will need to return to the ART in two weeks. Ms. Husak asked if there were any further questions or concerns. [Hearing none.]

#### **ADJOURNMENT**

Ms. Husak adjourned the meeting at 2:30 pm.