



MEETING MINUTES

Administrative Review Team

Thursday, February 20, 2020 | 2:00 pm

ART Members and Designees: Jennifer Rauch, Interim Director(Chair); Shawn Krawetzki, Landscape Architect; Aaron Stanford, Sr. Civil Engineer; Renae Rice, Police Sergeant; and Mike Altomare, Fire Marshal.

Other Staff: Chase Ridge, Planner I; Claudia Husak, Senior Planner; Nichole Martin, Planner II; Zach Hounshell, Planner I; and Laurie Wright, Administrative Support II.

Applicants: Mark Ford, Ford and Associates (Case 1); Alison Crumley, M+A Architects (Case 2); and Jim McFarland, Zoning Resources; Cindy Kingery, Zoning Resources (Case 3).

Ms. Rauch called the meeting to order at 2:04 pm. She asked if there were any amendments to the meeting minutes from January 30, 2020. [There were none.] The minutes were approved as presented.

INTRODUCTIONS

1. VA Data at 6665 Crosby Court Development Plan Review

Ms. Martin said this application is a proposal for the construction of a fourth data center building and associated site improvements. The 68-acre parcel is south of Crosby Court, approximately 800 feet south of the intersection with SR 161 and is zoned ID-3. She presented an aerial view of the site and the location of the proposed building within the site that fronts Houchard Road in the West Innovation District.

Ms. Martin presented the site plan highlighting the first three buildings that have been completed, this proposed fourth building, and the location of the expected fifth building to follow. The proposed west elevation was shown and she explained how the neutral color scheme was the same as building 3 but the block pattern was different.

Ms. Martin said a parking analysis was requested of the applicant as approximately 55 spaces are required for each building and for building 4, 24 spaces will be provided, deferring 30 parking spaces. Providing these spaces in conjunction with the overall campus buildout will meet the requirements of 278 spaces total as the applicant is proposing a total of 302 spaces. The applicant will need to update the analysis to include the Igloos.

Ms. Martin provided a lighting plan that is not required and added a landscape plan is not required, either. Igloos were added to buildings 1 & 2 but additional igloos are not anticipated but VaData is constantly presenting iterative plans. The Development Agreement requires 750,000 square feet total for this campus. Each of the five buildings will provide $\pm 156,000$ square feet, which provides a surplus at least on paper. The current plan no longer will require any two-story options to be considered or any additional offices to be constructed.



Mr. Stanford inquired about the overall campus plan for the southeast corner of the site and the water pump project for the cul-de-sac. He stated Columbus is asking for more information about the water, which he will coordinate. He is tentatively expecting a resolution in two-weeks.

2. Crawford Hoying Leasing and Sales Office at 6741 Longshore Street
Minor Project Review www.dublinohiousa.gov/art/20-033

Mr. Hounshell said this application is a proposal for exterior storefront modifications to an existing tenant space within building D1 of the Bridge Park development for a leasing and sales office. The 0.77-acre site is northwest of the intersection of Longshore Street and Tuller Ridge Road and zoned Bridge Street District Scioto River Neighborhood. He presented an aerial view of the site that also highlighted the actual proposed tenant space that runs between Longshore Street and Riverside Drive.

Mr. Hounshell presented the proposed west elevation along Riverside Drive for this new storefront system in the existing rough opening with accompanying Black Aluminum Composite Metal (ACM) surrounds. He explained the existing shell is remaining, barring the removal of a small portion of the existing wall for an entrance. The proposed east elevation along Longshore Street will have the same new storefront system with accompanying black ACM surrounds to match the west facade. New Nanawall folding glass doors are proposed as well as new ACM panels to replace the existing limestone below the new decorative ACM awning that connects to the new vertical black blade to the right of the entrance. The awning will extend two feet from the structure and the blade recedes to zero going down the building.

Both the east and west facades have approved Waivers associated with them for the minimum permitted primary material and the minimum transparency allowance. The applicant has provided the calculations showing that the improvements do not put either façade below the required minimum. A rendering of the east elevation was presented.

Ms. Crumley, M+A Architects, confirmed all the openings remain unchanged and the north facade is recessed back.

Mr. Krawetzki questioned the change of window patterns as compared to the rest of the building. Ms. Rauch said she thought the change was acceptable for some diversity. Ms. Crumley said the extra mullions will be applied in the field and the color of the window has not been determined yet.

Mr. Hounshell indicated the determination date is tentatively scheduled for the next ART meeting on March 5, 2020.

INTRODUCTION/DETERMINATION

3. Ideal Image at 6347 Sawmill Road
Minor Project Review www.dublinohiousa.gov/art/20-003

Mr. Ridge said this application is a proposal for the installation of a 19.2-square-foot wall sign for an existing tenant space located in Trader Joe's Shopping Center. He shared an aerial view of the 8.65-acre site - west of Sawmill Road, approximately 500 feet southwest of the intersection with W. Dublin-Granville Road, which is zoned Bridge Street District, Commercial District. He highlighted the specific tenant space within the center.

Mr. Ridge presented a photograph of the existing conditions and the proposed. The wall sign will be installed within the sign band/cabinet that is consistent throughout the center. The height of the sign is 11.5 feet, under the maximum height permitted of 15 feet. The proposed wall sign design detail was presented as 19.2 square feet in size, whereas the Code permits a maximum of 40 square feet in size. The text is proposed in one color (dark blue) where three colors are permitted; there is no logo or secondary image proposed. Mr. Ridge provided a photograph that served as an example of this proposed text at another Ideal Image location in Central Ohio.

Mr. Ridge stated the application was reviewed against the Minor Project Review Criteria, which it met. Therefore, approval is recommended without conditions.

Mr. McFarland confirmed the text protrudes from the wall four inches and the reveal and the text are the same dark blue color.

Ms. Rauch asked if there were any other questions or concerns. [Hearing none.] She called for a vote on the Minor Project Review. (Approved 5 – 0)

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