



MEETING MINUTES

Administrative Review Team

Thursday, March 5, 2020 | 2:00 pm

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

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); and Alison Crumley, M+A Architects (Case 2).

Ms. Rauch called the meeting to order at 2:04 pm. She asked if there were any amendments to the meeting minutes from February 20, 2020. [There were none.] The minutes were approved as presented.

MEETING MINUTES – February 20, 2020

DETERMINATIONS

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 in the West Innovation District. The 68-acre parcel is on the east side of Houchard Road, south of SR 161 and future Crosby Court and north of Darree Fields, west of Old Avery Road, approximately 750 feet northwest of the intersection with Shier-Rings Road. She presented an aerial view of the site and the location of the proposed building within the site that fronts Houchard Road in the ID-3: Research Assembly District.

Ms. Martin presented the site plan highlighting the first three data center buildings that have been completed, this proposed fourth building, and the location of the intended future fifth building. The first three buildings are ±150,000 square feet and the fourth building is consistent in size with buildings 2 & 3. 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 noted that additional perimeter fencing and landscaping are not required as they were approved and subsequently completed in Phase 1. Two large retention ponds for stormwater as well as utilities were completed in Phase 2 and additional site improvements were completed with Phase 3. The most recent application was approved for the installation of antennas, a substation, climate controlled igloos, realignment of the entry, and improvements to the gravel parking lot. Once the multi-phase masterplan is built out, the number of parking spaces and bicycle parking spaces required will meet the zoning requirements. A 12-foot high metal panel screen wall will be installed to screen the cooling tanks, generators, a dumpster, and one loading dock with overhead doors, all of which are all located in the open service areas.



Mark Ford, Ford and Associates, indicated that he had addressed the ART's previous items including revising the parking plan and photometric plan.

This proposal was reviewed against the criteria for the West Innovation District, which it met. Therefore, approval is recommended for the Development Plan without conditions.

Ms. Rauch asked if there were any other questions or concerns. [Hearing none.] She called for a vote on the Development Plan Review. (Approved 6 – 0)

2. Crawford Hoying Leasing and Sales Office at 6741 Longshore Street Minor Project Review

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 as well as the proposed tenant space with it highlighted that runs between Riverside Drive and Longshore Street.

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 majority of the storefront system windows are suited with Zippy Grid adhered muntins. Many of the windows will have insulated ACM panels with trim located below the muntins, and some storefronts will have functional louvers above the muntins. 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 Nanawall system will consist of folding doors that can be mechanically operated to open the space to the streetscape. The improvements being made within the rough openings will not affect the transparency calculations for the building on either façade, which are calculated between 2-8 feet above grade. The improvements happening on the east and west facades of the tenant space align with the transparency approved with the Building D1 Final Development Plan. The awning is proposed to extend 2 feet from the building. The vertical blade will extend 2 feet from the building where it meets the awning and then slope back towards the building until it is extended 0 feet from the wall, at grade.

Mr. Hounshell said approval is recommended without conditions.

Ms. Rauch asked if there were any other questions or concerns. [Hearing none.] She called for a vote on the Minor Project Review. (Approved 6 – 0)

Ms. Rauch adjourned the meeting at 2:12 pm.

As approved by the Administrative Review Team March 30, 2020