



BOARD ORDER

Architectural Review Board

Wednesday, April 26, 2017 | 6:30 pm

The Architectural Review Board took the following action at this meeting:

**2. BSD HTN – Bridge Park West, 3 Palm’s Restaurant - Patio 17-021ARB-MPR 108 N. High Street
Minor Project Review**

Proposal: A patio addition and associated site improvements to a restaurant space on a 1.68-acre parcel on the east side of N. High Street, approximately 400 feet south of the intersection with Indian Run Drive.

Request: Review and approval of a Minor Project Review under the provisions of the Zoning Code and the *Historic Dublin Design Guidelines*.

Applicant: Nelson Yoder, Crawford Hoying Development Partners represented by Stephen Ciciretto, AIA, Architect.

Planning Contact: Lori J. Burchett, AICP, Planner II; (614) 410-4656, lburchett@dublin.oh.us

MOTION: Ms. Stenberg moved, Mr. Musser seconded, to approve a request for a Minor Project Review with the following condition:

- 1) That the outdoor furniture coordinates with the design of the interior furnishings in a similar and high-quality design.

VOTE: 4 – 0

RESULT: This request for a Minor Project Review with one condition was approved.

RECORDED VOTES:

David Rinaldi	Yes
Thomas Munhall	Absent
Everett Musser	Yes
Jane Fox	Yes
Shannon Stenberg	Yes

STAFF CERTIFICATION


Lori Burchett, AICP, Planner II



Mr. Musser asked how much smaller the logo is after the revision. Ms. Rauch answered the difference is minor. Mr. Wilcoxon said the logo is now 11 inches in size rather than 11.5 inches as originally proposed.

Ms. Fox stated she likes the proportions of the cone on the sign; it looks nice.

Nobody attended from the public, therefore there would be no public comment and the Chair requested a motion.

Motion and Vote

Ms. Fox moved, Mr. Musser seconded, to approve the request for a Master Sign Plan with two conditions:

- 1) That the secondary images (ice cream cone logos) on the sides of the awning sign be removed, prior to filing for sign permits; and
- 2) That the secondary image size for the projecting sign should be revised to meet the Code.

The vote was as follows: Ms. Stenberg, yes; Mr. Rinaldi, yes; Mr. Musser, yes; and Ms. Fox, yes. (Approved 4 – 0)

2. BSD HTN – Bridge Park West, 3 Palm’s Restaurant - Patio 17-021ARB-MPR

108 N. High Street Minor Project Review

The Chair, David Rinaldi, said the following application is a request for a patio addition and associated site improvements to a restaurant space on a 1.68-acre parcel on the east side of N. High Street, approximately 400 feet south of the intersection with Indian Run Drive. He said this is a request for a review and approval for a Minor Project Review under the provisions of the Zoning Code and the *Historic Dublin Design Guidelines*.

Lori Burchett presented an aerial view of the site and explained the tenant space is on the first floor, High Street level of Building Z that is a previously approved project in Bridge Park West. She presented the approved Site Plan for Building Z that shows a street-level open area on the northwest corner of the building. She said the applicant is proposing to cover the space with a 600-square-foot metal pier frame structure, clad with stone, and a metal framed canopy. She explained the space would be used as a patio area, utilizing what was already approved but the MPR is for the use of the patio and the framed canopy addition. She presented the proposed patio addition and explained the canopy is detailed with cement board siding and wood trim elements. A decorative awning is proposed she said on the western façade of the building. Due to the existing building type of Building Z, the materials for the addition must comply with building Code requirements for fire separation she noted, and the applicant has worked with building staff to ensure the materials selected will meet the requirements. In instances where wood cannot be used, she explained the material will be finished to give the appearance of wood. She stated a Waiver was previously granted for cement board siding as part of the original building’s Site Plan Review.

Ms. Burchett presented the garage door system that will be used to enclose the space. She noted some examples and stated the proposed system will be a similar color as shown to match the existing building materials.

Ms. Burchett reported the ART has found that the review criteria for a Minor Project Review has been met or will be met with conditions as well as being consistent with applicable ARB review standards. She said the ART recommends approval with one condition:

- 1) That the outdoor furniture coordinates with the design of the interior furnishings in a similar and high-quality design.

Ms. Burchett explained that is a requirement of the Zoning Code.

David Rinaldi asked if the roof is standing seam metal and what the color would be. Ms. Burchett answered it is a metal canopy consistent with the metal materials that were approved as part of the Site Plan Review for Building Z.

Steve Ciciretto, AIA, Architect, 270 Park Place, Chagrin Falls, OH 44022, said the patio would be used year round and presented renderings of patios that this is similar to side-by-side with the proposed patio. He pointed out the stone on the piers match the stone that was previously approved for Building Z. He clarified the north door operates like a garage door and the one on the west operates like a folding door so it can be pushed back to the side and all could be open at one point.

Motion and Vote

Ms. Stenberg moved, Mr. Musser seconded, to approve a request for a Minor Project Review with the following condition:

- 1) That the outdoor furniture coordinates with the design of the interior furnishings in a similar and high-quality design.

The vote was as follows: Ms. Fox, yes; Mr. Rinaldi, yes; Mr. Musser, yes; and Ms. Stenberg, yes. (Approved 4 – 0)

Communications

~~Jennifer Rauch said Tom Munhall has resigned from the ARB and that his resignation was forwarded to Council earlier this week. She said Council will post the open position and conduct interviews. She encourage the Board members let anyone they know that would be interested to please check the website for details.~~

~~Everett Musser asked about the length of the term. Ms. Rauch answered it would be two, three-year terms.~~

~~Ms. Rauch reported the Basic Plan for both the library and the parking garage have been approved by City Council and Council determined they will be the reviewing body for the future applications. She indicated Council also requested ARB be included in the review of the project, with more details to follow.~~

~~Ms. Rauch said Staff is working through the schedule for the Bridge Street Code Amendments as they relate to the Historic District. She anticipates that information will be brought to the ARB in May or a special meeting in June. She said Staff has received the final draft of materials for the Historic and Cultural Assessment. She said the consultant will present that information to the Board along with their recommendations.~~

~~Jane Fox said she has received so many inquiries about the Historic District amendments and she would like to be able to share the notes from the special work session. She indicated she is worried that there is not going to be enough time for public comment on it. Ms. Rauch stated the consultant would prepare the same presentation for the public that was shared with the Board. Ms. Fox said it is such an important piece as development comes down the road so it should not be delayed too long. Ms. Rauch clarified the record of the meeting was not prepared as minutes, just as informal notes.~~

~~Ms. Fox inquired about demolition. Ms. Rauch indicated the Code Amendments and the Historic and Cultural Assessment projects need to get wrapped up prior to starting the demolition modifications.~~

~~Ms. Fox asked if updated Guidelines will help the ARB operate better. Ms. Rauch explained the requirements in the Code are the 'must haves' and the more subjective language will be removed and~~



RECORD OF DETERMINATION

Administrative Review Team

Thursday, April 20, 2017

The Administrative Review Team made the following determination at this meeting:

1. BSD HTN – 3 Palms Restaurant - Patio **108 N. High Street**
17-021ARB-MPR **Minor Project Review**

Proposal: A patio and construction of an addition for the Bridge Park West development located on the east side of N. High Street, approximately 400 feet south of the intersection with Indian Run Drive.

Request: Review and recommendation of approval to the Architectural Review Board for a Minor Project Review under the provisions of Zoning Code §153.065 and §153.170 and the *Historic Dublin Design Guidelines*.

Applicant: Stephen Ciciretto, SBC Global.

Planning Contact: Lori Burchett, AICP, Planner II; (614) 410-4656, lburchett@dublin.oh.us

REQUEST: Recommendation of approval to the Architectural Review Board for a Minor Project Review with the following condition:

- 1) That the outdoor furniture coordinates with the design of the interior furnishings in a similar and high-quality design.

Determination: The Minor Project Review was forwarded to the Architectural Review Board with a recommendation of approval.

STAFF CERTIFICATION



Jeff S. Tyler, Director of Building Standards





MEETING MINUTES

Administrative Review Team

Thursday, April 20, 2017 | 2:00 pm

ART Members and Designees: Jeff Tyler, Building Standards Director; Vince Papsidero, Planning Director; Matt Earman, Director of Parks and Recreation; Colleen Gilger, Director of Economic Development Administrator; Aaron Stanford, Senior Civil Engineer; Shawn Krawetzki, Landscape Architect; Brad Flora, Fire Inspector; and Tim Hosterman, Police Sergeant.

Other Staff: 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: Stephen Ciciretto, SBC Global (Case 1).

Jeff Tyler called the meeting to order at 2:03 pm. He asked if there were any amendments to the April 6 meeting minutes. The minutes were accepted into the record as presented.

DETERMINATIONS

**1. BSD HTN – 3 Palms Restaurant - Patio
17-021ARB-MPR**

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

Lori Burchett said this is a request for a patio and construction of an addition for the Bridge Park West development located on the east side of N. High Street, approximately 400 feet south of the intersection with Indian Run Drive. 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 §153.066 and §153.170 and the *Historic Dublin Design Guidelines*.

Ms. Burchett presented the updated rendering for this proposal and noted Building Z is a multi-tenant building with this restaurant located on the first floor of N. High Street.

Ms. Burchett said the approved Site Plan for Building Z shows a street-level open area on the north/west elevation. She said the applicant is proposing to cover the space with a ±600 square-foot pier-framed structure clad with stone with a metal-framed canopy for use as a patio on the north side. She explained the canopy is detailed with cement board siding and wood trim elements. Due to the existing building type, she said the materials for the addition must comply with Building Code fire-rating requirements but in instances where wood cannot be used, the material will be finished to give the appearance of wood. She stated that glass and stone are permitted primary materials; and wood siding and metal are permitted secondary materials. Additionally, she said a garage door system will be used to enclose the space on the north and west elevations and a decorative wood awning is proposed on the western façade of the building.

Ms. Burchett said the proposed railing system is consistent with the surrounding spaces for safety and access throughout the space, which includes dining tables and seated areas that meet the requirements of outdoor dining and seating in terms of maintaining a 6-foot pedestrian clear zone. She concluded no outdoor speakers or advertising is proposed and as a condition of approval, the applicant will coordinate indoor and outdoor furnishings.

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

- 1) That the outdoor furniture coordinates with the design of the interior furnishings in a similar and high-quality design.



Stephen Ciciretto, SBC Global, provided a sample of the building material intended for the half-gable design that is not part of the patio but for on the front façade of the restaurant. He presented a graphic that reflected their restaurant in another city in Ohio that had a similar design.

Jeff Tyler asked if the fiber cement board will require a Waiver. Ms. Burchett said normally a Waiver would be needed for that material but the fiber cement material was already part of the review for the existing building and a Waiver was approved at that prior review. She added the small amount intended to be used will not make a difference to the original calculations and the applicant will still meet Code.

Colleen Gilger inquired about rainwater runoff. Mr. Ciciretto said there was going to be a gutter system so water will not wash over the residential units below.

Aaron Stanford asked if any new exterior lighting was proposed to which the applicant answered there was not any additional lighting included in this proposal.

Mr. Tyler asked if there were any further questions or concerns regarding this application. [There were none.] He stated the ART recommends approval to the Architectural Review Board for the Minor Project Review.

**2. BSD HC – Johnson’s Real Ice Cream
17-030ARB-MSP**

**55 West Bridge Street
Master Sign Plan**

~~Cameron Roberts said this is a request for a Master Sign Plan for Johnson’s Real Ice Cream including one projecting sign and one awning sign. He said the site is on the south side of West Bridge Street, approximately 100 feet east of the intersection with Franklin Street. He said this is a request for a review and recommendation of approval to the Architectural Review Board for a Master Sign Plan under the provisions of Zoning Code §153.066 and §153.170 and the *Historic Dublin Design Guidelines*.~~

~~Mr. Roberts presented an aerial view of the site as well as the street view of the tenant space from West Bridge Street in context with surrounding properties. He presented the proposed 7.5-square-foot projecting sign for the northeastern corner of the building, which will project out at a 45 degree angle to allow visibility from both the north and the east. He said the sign will consist of High Density Urethane (HDU) with a cream-colored background that will be sandblasted for a woodgrain effect. He explained the border, logo, and text will be satin black and raised; the text reads “JOHNSON’S REAL ICE CREAM EST. 1950”. The sign will be hung he said from a custom aluminum mounting bracket on chains and gooseneck lights will be attached to the top of the mounting bracket. He said the sign will be mounted at 9 feet from the entrance instead of 6 feet required by Code, hence the request for a Master Sign Plan.~~

~~Mr. Roberts presented the second proposed sign, which is a new awning sign for above the main entrance that will replace the existing awning sign of the same size. He said the text on the front surface of the awning sign will read “Johnson’s Real Ice Cream”. He explained the secondary logo “ice cream cones” will need to be removed because they do not meet secondary image requirements and previous approved awning signs have not had any content displayed on their sides. He said this will be a condition of approval and will keep this awning sign consistent with what has been previously approved.~~

~~Mr. Roberts stated the signs are compatible with the existing structure, as well as the Historic District, in terms of the Architectural Review Board general review standards. While there is no criteria for a MSP, he stated the Code outlines the intent and purpose of the application and the proposal overall meets the guidelines as well as the context of the surrounding development.~~

Ms. Burchett asked about the proximity of the tree grates and the walkway for pedestrians. Mr. Todd answered 5 feet, 5 inches and that the tree grates are flush with the sidewalk.

Ms. Burchett inquired about the types of materials. Mr. Todd distributed examples and said Adirondack chairs will be placed around the fire pit with wooden picnic tables throughout the large patio space. He highlighted the area where stamped concrete pavers would be used.

Mr. Todd said the finish for the garage doors will match the store front materials.

Ms. Husak asked why reclaimed wood was proposed instead of a brick wall for the outdoor space that is covered. Mr. Allen answered they prefer the look of the reclaimed wood and try to incorporate it into the design of Pins Mechanical.

Ms. Burchett noted the televisions proposed and stated that any outdoor speakers would require an approval of a Conditional Use.

Mr. Papsidero asked the applicant about their selection of rustic picnic tables as seating when the seating closer to the building is much more refined in design and better fits the architecture; they appear to be constructed of raw wood with no finish. He encouraged the applicant to match the other table tops as the character is the issue. However, Mr. Papsidero indicated he liked the Adirondack chairs positioned around the fire pit.

Mike Altomare said he would need to see the distance of the fire pit from the building to ensure it meets code required separation.

Mr. Papsidero asked if there were any further questions or concerns regarding this application. [There were none.]

**2. BSD HTN – 3 Palms Restaurant - Patio
17-021ARB-MPR**

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

Lori Burchett said this is a request for a patio and construction of an addition for the Bridge Park West Development located on the east side of N. High Street, approximately 400 feet south of the intersection with Indian Run Drive. 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 §153.065 and §153.170 and the *Historic Dublin Design Guidelines*.

Ms. Burchett explained the patio and addition are proposed for the northwest corner of the structure on the north end of the building; this would require the approval of the Architectural Review Board. She explained the covered patio would incorporate a garage door system. She indicated the applicant does not intend to use this space year-round but to extend the season for outdoor seating. She noted the proposal calls for a metal roof, glass, and wood materials.

Jeff Tyler said the wood frame for the covered patio might not be permitted per the Building Code. He suggested the applicant propose a non-combustible product instead as the Z1 Building was designated non-combustible.

Rachel Ray stated it appears that the enclosure blocks a walkway, which may require further clarification.

Ms. Burchett concluded Staff reviewed the proposal in relation to the approved parking and determined there should be more than enough parking spaces. Lastly, she noted the applicant was not present for this introduction but all comments would be forwarded to them for review.

Vince Papsidero asked if there were any further questions or concerns regarding this application. [There were none.]

**3. BSD SRN – Bridge Park, D-Block
17-022BPR/PP/FP**

**Riverside Drive & John Shields Parkway
Basic Plan Review/Preliminary Plat/Final Plat**

Claudia Husak said this is a request for the development of three mixed-use buildings containing approximately 223 residential dwelling units, 76,000 square feet of retail space, and a parking structure. She said the site is on the southeast corner of the intersection of Riverside Drive and John Shields Parkway. She said this is a request for a review and recommendation of approval to City Council for a Basic Plan Review, Preliminary Plat, and Final Plat under the provisions of Zoning Code §153.066 and the Subdivision Regulations.

Ms. Husak said four buildings are proposed for this block counting the garage structure and residential wrap separately. She said ultimately, City Council has the decision-making responsibility for all three parts to this application: Basic Plan Review, Preliminary Plat, and Final Plat. She explained the Preliminary and Final Plats will be reviewed by the Planning and Zoning Commission to be forwarded to Council and that the plats are not under the ART's purview. She said the Basic Plan will be reviewed by General Staff next week and the ART will review it on April 6th and make a recommendation. She added an informal review of the Basic Plan will be conducted by the PZC on April 20th and their findings will be forwarded to City Council for review and determination of the Basic Plan.

Teri Umbarger, Moody Nolan, presented a site plan for D Block that contains four buildings. She explained Building D1 is a five story building with retail on the first floor and four upper floors of condominiums. Building D4/5 is a parking garage with a residential liner and retail elements. Building D2/3 is intended for a grocery tenant on the first floor with residential along the greenway. She noted the loading dock area on the southwest corner that has a 15-foot slope to its entry to be flattened out to be in line with the grocery and the walk-up residential units on the northwest corner. She said they are adding a variety of aesthetics. She indicated the 6-floor building is viewed as one book end for the development with the hotel being the other end. She noted John Shields Parkway and the greenway along the northern end of D Block.

Ms. Husak indicated there may need to be additional space left along the terrace area and pedestrian tunnel for maintenance along with an easement.

Ms. Umbarger said there is a pedestrian tunnel/patio off the grocery as well as rooftop terraces that include a pool for the entire community. She added the terrace for the residents serves more as a respite space. Lastly, she pointed out the reflecting pool between buildings D4/5 and D2/3 in the open area.

Miguel Gonzalez, Moody Nolan, said the open space between the grocer and the parking garage has a small retail space to help activate the open space.

Ms. Umbarger said Sullivan Bruck Architects designed Building D1 with a similar look as the B3 warehouse building with patio spaces that are capable of opening using accordion style windows. She said the building is mainly brick on Riverside Drive and the entry piece projects a small amount. She noted the Longshore Street view is similar but broken up with fiber cement and a darker rich brick on the north and south elevations.

Ms. Husak expressed concern over the similarity of the buildings. She said she liked the color but saw an issue with the box form as the similarity of buildings was discussed at length by the Planning and Zoning Commission for the other blocks. She indicated the building needed additional character. Vince Papsidero suggested breaking up the roof line of the 5-story building.