



MEETING MINUTES - REVISED

Administrative Review Team

Thursday, January 13, 2022 | 2:00 pm
5200 Emerald Parkway (old Council Chambers)

CALL TO ORDER

Ms. Rauch welcomed everyone and called the meeting to order at 2:04 pm.

ROLL CALL

ART Members and Designees present: Jennifer Rauch, Planning Director, (Chair); Brad Fagrell, Building Standards Director; Michael Hendershot, Senior Civil Engineer; Jenna Goehring, Economic Development Administrator; Jake Stoll, Sergeant of the Police Department; and Chad Hamilton, Fire Inspector.

Staff Members present: Chris Will, Planner II; Nichole Martin, Senior Planner; Zach Hounshell, Planner I; Kendel Blake, Management Analyst; and Laurie Wright, Administrative Assistant II.

Applicants present: (Case 1) Mark Bredemeier, Matt Remar, KBA Inc.; Ben Klopp, 4EG; and Matt Starr, Crawford Hoying Development Partners; (Case 2) Steve Moore, Moore Signs; and (Case 3) Carter Bean, Bean Architects.

APPROVAL OF MINUTES

Ms. Rauch made a motion and Mr. Hendershot seconded to approve the minutes from the December 9, 2021, meeting.

Votes: Mr. Fagrell, yes; Sergeant Stoll, yes; Mr. Hamilton, yes; Ms. Goehring, yes; Mr. Hendershot, yes; and Ms. Rauch, yes.

The minutes were approved 6 – 0.

DETERMINATION

1. Roosevelt Room at 6544 Longshore Street, 21-179MPR, Minor Project Review

This request is for site modifications to a tenant space located within Bridge Park. The site is zoned Bridge Street District, Scioto River Neighborhood and is located southeast of the intersection of Longshore Street with Banker Drive.

Staff Presentation

Mr. Hounshell presented an aerial view of the site and the proposed site plan with the tenant space highlighted within Block A of Bridge Park. This request is for an introduction for a Minor Project Review for exterior modifications to the tenant space fronting Banker Drive and Longshore Loop, the latter is a private street. Existing conditions were shown as well as the proposed site plan. Modifications are proposed to both of the existing storefront openings, and to the existing façade of the building to complement the patio space. A corporate color palette is proposed including orange (SW 6886; Invigorate), red (SW 6335; Fired Brick), light

brown (SW 2824; Renwick Golden Oak), and dark brown (SW 6006; Black Bean). These colors are consistently applied across the tenant space.

The patio will consist of a 3.5-foot metal drink rail, which encroaches 5 feet, 8 inches into Banker Drive and 3 inches into Longshore Loop. ADA allows encroachment up to 6 feet with approval from the City Engineer. Staff still had concerns regarding the extent of the encroachment along Banker Drive. Staff recommended, for the portion of the patio fronting Banker Drive, that the limits of the patio be revised to provide a minimum 4-foot clearance for pedestrians, as measured from the inside edge of the tree to the outside edge of the proposed drink rail. Three feet is the minimum allowable for ADA access, but 4 feet allows for some additional space and flexibility for navigation. A 12-foot-tall metal canopy with a 6-foot overhang wraps around both the north and west sides of the tenant space and will replace the existing canopy. The metal canopy is proposed to be black with two red accent strips, and is proposed to have decorative light fixtures hanging from underneath. The applicant should work with Staff to finalize the decorative light fixture details. The canopy encroaches the right-of-way on Banker Drive by 6 feet, and over 1 foot into Longshore Loop, permitted per the City Engineer. The canopy is not subject to the same setback or encroachment requirements as buildings. The applicant is required to provide a letter of landlord-consent for both the railing and canopy for the encroachment into Longshore Loop. Some planting beds will be removed but will be replaced with custom wood planters. The bike rack will also be replaced or relocated.

A Sunbrella fabric awning is in a Colonade Redwood striped pattern to cover a window opening along Banker Drive. Two of the existing openings will be fitted with a dark brown, wooden glass nanawall and a bi-folding system with the eastern opening being filled with brick to match the remainder of the building. Above the nanawall system in the western opening are four, fixed-transom windows and a red, orange, and dark brown wood panel.

The proposed improvements slightly modify the primary façade material calculations on the north elevation, decreasing the primary materials from 78.5 percent to ± 77 percent, which is below the minimum 80 percent primary material requirement for the north façade. This change requires an Administrative Departure, which is determined by the ART. Should the ART approve this Administrative Departure of up to 3 percent, it shall stand in lieu of the previously approved Administrative Departure (Case 16-001BSD-DP/SP).

The west elevation includes the main entrance into the tenant space, framed by two, fixed casement windows and painted, wood-panel veneers to match the panels on the north elevation. The three additional openings will feature the bi-folding window systems, similar to the north elevation, with transom windows and painted wood panels. Above the openings is the extension of the proposed metal canopy that extends to the southern boundary of the tenant space. The applicant is proposing to fill two portions of existing openings with a brick veneer to match the existing brick on the building. The proposed improvements slightly modify the primary façade material calculations on the west elevation, decreasing the primary materials from 97.6 percent to ± 95 percent, still meeting the minimum 80 percent primary material requirement for the west façade. Outdoor wall-mounted stools are proposed for below each window opening that will be constructed in a Satin Black metal with an Ebony wood seat.

Within the patio area defined by the drink rail, the applicant is proposing a number of seating options. These include black metal, high-top stools and tables, and wood and metal stool seating attached to the building. To facilitate the installation of the patio, ± 19 linear feet of landscaping will be removed on the north side of the building, and ± 86 square feet worth of pervious area. To help mitigate the removal of a portion of the landscape bed, the applicant is installing a number of custom planter boxes within the patio area. These are constructed



of wood and are painted and designed to match the Roosevelt Room branding, although are not permitted to incorporate signs or graphics.

Planning recommends approval of the Administrative Departure:

1. §153.062 – Materials (E)(1)(a) – Minimum Primary Façade Materials
Required: 80% of the materials must be comprised of approved primary materials.
Request: To allow no less than ±77 percent on the north elevation of Building A4.

The application was reviewed against Minor Project Review Criteria. Planning recommends approval of the Minor Project Review with 8 conditions:

- 1) The applicant obtain a ROW encroachment agreement from the City Engineer for any building or site elements encroaching within the public ROW, prior to issuance of a building permit;
- 2) The applicant provide a minimum clear sidewalk space not less than 4 feet between the tree and drink rail along Banker Drive, subject to Staff approval;
- 3) The applicant revise the canopy to not extend beyond than the limits of the approved tenant space and patio space;
- 4) The applicant provide a letter of consent from the adjacent property owner of PID: 273-012723 that approves any encroachments into Longshore Loop with the building permit submittal;
- 5) The applicant work with Staff to relocate bike racks and any associated ROW elements affected by this proposal;
- 6) The applicant repair the area impacted by the removal of the existing bike racks, to the satisfaction of the City, prior to issuance of conditional occupancy;
- 7) The applicant finalize lighting fixture details, subject to Staff approval; and
- 8) The applicant resubmit revised plans to meet all conditions above prior to building permitting.

Applicant Presentation

Mark Bredemeier, KBA Architects, had requested clarity on the conditions.

ART – Recommended to not extend the canopy beyond the tenant space. The canopy extends beyond the drink rail near the entrance and end near the curb line of the leased premises.

Planning Staff – The canopy on Longshore Loop is not subject to encroachment/waivers or ART approval since it is not a major structural element.

Ms. Rauch – It appears the canopy extends much further on the south. The canopy extends beyond the drink rail near the entrance and end near the curb line of the leased premises. The canopy should be brought within the immediate area of the tenant space. A letter of approval from the property owner will be needed for the canopy and drink rail encroachments. The applicant should work with Staff on relocating the bike racks and finalizing lighting details on the revised plans. For condition 2, 4 feet of clearance affects the patio space, but 3 feet could work between the street tree and the drink rail on Banker Drive. The applicant provided 3 feet, 8 inches of clear aisle for egress.

Mr. Bredemeier – The canopy was extended for aesthetics and protection for the opening when it rains.

Ben Klopp, 202 W. Elder Street 4th FL, Cincinnati, OH 45202 - Small patios are uncomfortable for large groups to enjoy Bridge Park. When a corner is not active the street loses vibrancy. That is an important corner to showcase the happy, active crowd we anticipate gathering there. This will be a positive for others to see; we would not like to diminish the space of the patio as there would be no benefit by reducing the size; instead, consider the benefits.



Mark Bredemeier – If the patio was moved in a foot, a similar seating plan could be kept. If moved two feet, we could only leave furniture along the drink rail and would lose the impact intended.

Matt Remar – This tenant space has been vacant for 4 years. Finding a suitable tenant like these operators was difficult. When looking at the site plan, most people will probably walk on the south side of the tree, not the space between the drink rail and the street tree on Banker Drive. The magic distance in other areas of the neighborhood has been 8 feet.

Questions for the Applicant

Ms. Rauch – Transportation and Mobility Department recommended keeping the protected access on the other side of the tree, at 3 feet, which is the minimum as the tree will grow larger.

Ms. Rauch – Asked what the minimum seating was there with the drink rail.
The applicant answered the 4-top tables will need to be replaced with 2-tops but the preference is to have an area for small groups. Patrons will not stand in a line along the drink space. While creating areas for patrons to congregate there also needs to be room to circulate.

Mr. Hendershot – Clarified if the applicant would meet the 3-foot distance.

Mr. Bredemeier – Answered 4 feet is preferred for patrons to have an access route and not be forced to go close to the road on the north side of the street tree on Banker Drive.

Mr. Hendershot – Asked if there is any possibility to come to an agreement.

Mr. Bredemeier – The stools could be moved but there would be less of an impact.

Mr. Hendershot – Clarified the applicant would be willing to lose stools to provide width for gathering to which

Mr. Bredemeier – Answered affirmatively.

Mr. Bredemeier – Instead of just having people stand in line would like to use part of Longshore to make up for lost gathering space.

Mr. Hendershot – Asked the other ART members for feedback.

Mr. Hamilton – Asked if the required width of egress for access or pathways would be maintained.

Mr. Bredemeier – Answered affirmatively; allowing 3.8 for aisle width.

Mr. Fagrell – There is only one access open in the gate system.

Mr. Bredemeier – There is a rear exit in the space, which leads to the garage.

Mr. Fagrell – With only one egress through the fence, the egress needs to be at least as wide as the building entry doorway.

Mr. Fagrell – Street view may capture what the area between tree well, building, and to curb look like.

Mr. Bredemeier – Renderings show that tree on existing conditions.

Mr. Fagrell – The distance measured from the edge of the tree to the edge of the drink rail is only 3 feet and does not meet the ADA requirements. ADA sidewalks are now 5 feet but allow constrictions down to 3 feet in localized areas.

Mr. Hendershot – The distance should be measured from the grate to the opening.

Mr. Bredemeier – There is 9.5 feet on the street side of the tree for ADA clearances to which Mr. Fagrell agreed.

Ms. Goehring – The goal is to activate this corner to get this space moving.

Mr. Hamilton – The fire department is always concerned with egress.



Sergeant Stoll – If the drink rail is too close to the street trees, people will not walk through there.

Mr. Hounshell – The closest is five feet between the tree grate and the drink rail on Longshore Street.

Ms. Rauch – The ART members are leaning toward clarifying a minimum of 3 feet from the tree grate to the drink rail and asked if the applicant could make that work.

Mr. Bredemeier – If that is condition of approval but for some reason the applicant is not able to comply, would there be a reconsideration process.

Ms. Rauch – Subject to staff approval.

Mr. Remar – The awning extends to the area of the dumpster but that works because the sidewalk comes out at an angle.

Ms. Rauch – Asked if the canopy could be pulled back to the inside corner of the wall, inside the column. This way the canopy still covers the entire nana wall.

Ms. Rauch – Asked if there will be heaters underneath to which Mr. Bredemeier answered affirmatively.

Ms. Rauch – Staff needs cut sheets for the heaters.

Ms. Martin – Inquired about the canopy depth. Maintain a canopy but do not extend over the patio, if the size of the patio is reduced.

Mr. Bredemeier – The canopy extends 6 feet, which is the same as canopies on other streets.

Team members' discussion

Ms. Rauch – Modified condition 2: "That the applicant provide a minimum clear sidewalk space not less than 3 feet from the edge of the internal tree grate, adjacent to the tree, to the outer edge of the drink rail along Banker Drive, subject to Staff approval".

Ms. Rauch – Modified condition 3: "That the applicant revise the canopy to not extend beyond the limits of the approved tenant space and patio space, and be pulled to the inside corner of the pillar along Longshore Loop."

Mr. Hendershot – Modified condition 7: "That the applicant finalize lighting fixture and heater details, subject to Staff approval".

Ms. Rauch – Asked if the applicant was agreeable to all of the conditions of approval as modified to which Mr. Bredemeier answered affirmatively.

Mr. Hendershot – Condition 5 should have the following language added "to the satisfaction of the City Engineer".

The Administrative Departure was approved by the ART to allow no less than ±77 percent of approved primary materials on the north elevation of Building A4. Therefore, this case does not have to be reviewed by the PZC and can be removed from the agenda.

Ms. Rauch – Made a motion and Mr. Hendershot seconded, to approve the Minor Project with 8 conditions as modified:



- 1) That the applicant obtain a right-of-way encroachment agreement from the City Engineer for any building or site elements encroaching within the public right-of-way, prior to issuance of a building permit;
- 2) That the applicant provide a minimum clear sidewalk space not less than 3 feet from the edge of the internal tree grate, adjacent to the tree, to the outer edge of the drink rail along Banker Drive, subject to Staff approval;
- 3) That the applicant revise the canopy to not extend beyond the limits of the approved tenant space and patio space, and be pulled to the inside corner of the pillar along Longshore Loop;
- 4) That the applicant provide a letter of consent from the adjacent property owner of PID: 273-012723 that approves any encroachments into Longshore Loop with the building permit submittal;
- 5) That the applicant work with Staff to relocate bike racks and any associated right-of-way elements affected by this proposal, to the satisfaction of the City Engineer;
- 6) That the applicant repair the area impacted by the removal of the existing bike racks, to the satisfaction of the City, prior to issuance of conditional occupancy;
- 7) That the applicant finalize lighting fixture and heater details, subject to Staff approval; and
- 8) That the applicant resubmit revised plans to meet all conditions above prior to building permitting.

Votes: Ms. Goehring, yes; Mr. Hamilton, yes; Sergeant Stoll, yes; Mr. Fagrell, yes; Mr. Hendershot, yes; and Ms. Rauch, yes.

The Minor Project was approved 6 – 0.

INTRODUCTIONS/DETERMINATIONS

- 2. Buckeye Orthodontics at 4437 W. Dublin-Granville Road, 21-187MPR, Minor Project Review**
Installation of a ±22-square-foot wall sign at an existing tenant space in the Shoppes at River Ridge. The site is zoned Bridge Street District, Commercial and is located southeast of the intersection of W. Dublin-Granville Road with Dale Drive.

Staff Presentation

Mr. Hounshell presented aerial views of the site, existing conditions on the east and northeast facades, and a rendering of the proposal for the east elevation. The proposal consists of a 22.7-square-foot wall sign at a height of 15 feet, new Sunbrella Black Canvas to cover the retained frames for the awnings over the door and the window, and external gooseneck lighting. The specifications of the lighting are a condition of approval. The proposed wall sign details include the name Buckeye Orthodontics and a smile with braces on an 8-foot by 2-foot, 10 inch sign consisting of High Density Urethane (HDU), routed dimensional, hand-painted copy to be anchored through the sign face. The logo and colors satisfy the Code requirements.

This application has been reviewed against the Minor Project Review criteria and approval was recommended with two conditions:

- 1) That the applicant provide detailed specifications for the external gooseneck lighting before applying for permanent sign permits, subject to Staff approval; and
- 2) That the applicant apply for and successfully obtain approval of a permanent sign permit through Building Standards, prior to installation.

Applicant Presentation

Steve Moore, Moore Signs, stated he had nothing to add.



Questions for the Staff

Ms. Rauch - Asked if there were other black awnings on the Shoppes of River Ridge.

Mr. Hounshell - Answered the Cheesecake Girl was approved for a blue and white striped awning.

Ms. Rauch made a motion and Mr. Fagrell seconded, to approve the Minor Project with two conditions:

- 1) That the applicant provide detailed specifications for the external gooseneck lighting before applying for permanent sign permits, subject to Staff approval; and
- 2) That the applicant apply for and successfully obtain approval of a permanent sign permit through Building Standards, prior to installation.

Votes: Mr. Hendershot, yes; Mr. Hamilton, yes; Sergeant Stoll, yes; Ms. Goehring, yes; Mr. Fagrell, yes; and Ms. Rauch, yes.

The Minor Project was approved 6 – 0.

3. The Pearl at 86 N. High Street, 21-188MPR, Minor Project Review

Manual, roll-down screens to enclose the north patio at an existing restaurant on a 0.34-acre site zoned Bridge Street District, Historic Transition Neighborhood. The site is southeast of the intersection of N. High Street and Rock Cress Parkway.

Staff Presentation

Nicki Martin presented aerial views of the site where the tenant space is located in Building Z2, within the Bridge Park West development. The tenant space is the most northern tenant space along N. High Street, adjacent to the west landing of the Dublin Link pedestrian bridge. In February 2019, the Architectural Review Board (ARB) approved a Minor Project for two new patios (east and north) at The Pearl restaurant site. In October 2021, City Council passed Executive Order Resolution 61-21, extending the timeline of Resolution 34-21, which allowed for the expansion and screening of outdoor dining areas for increased social distancing due to the COVID-19 pandemic. The Pearl restaurant received approval for the addition of roll-down courtesy screens for the north patio on a temporary basis. The patio space currently includes outdoor seating and dining tables. There are five existing courtesy screens in total, which were approved on a temporary basis under the Executive Order. The existing exterior conditions of the patio were presented as well as the top and bottom screen views. This proposal is a request for permanent approval of the existing manual, roll-down, courtesy screens at the northern patio for The Pearl restaurant. Each screen is ±8 feet in height and between 8 and 10 feet wide.

The ART may extend the use of the existing roll-down screens; the ART approved that condition for the Avenue.

This application was reviewed against the Minor Project Review Criteria. Planning recommended approval of the Minor Project with the following condition:

- 1) That the applicant repair and/or replace damaged or worn facets of the roll-down courtesy screening when the condition is deemed substandard, at the determination of the City.

Applicant Presentation

Carter Bean, Bean Architects stated he had nothing to add.



Ms. Rauch made a motion and Mr. Hendershot seconded, to approve the Minor Project with the following condition:

- 1) That the applicant repair and/or replace damaged or worn facets of the roll-down courtesy screening when the condition is deemed substandard, at the determination of the City.

Votes: Sergeant Stoll, yes; Mr. Hamilton, yes; Ms. Goehring, yes; Mr. Fagrell, yes; Mr. Hendershot, yes; and Ms. Rauch, yes.

The Minor Project was approved 6 – 0.

ADJOURNMENT

Ms. Rauch asked if there were not any other comments or questions, the meeting is adjourned at 3:00 pm.

