



PLANNING REPORT

Architectural Review Board

Wednesday, December 14, 2022

36-38 N. High St 22-132ARB-FDP, Waiver, Parking Plan

<https://dublinohiousa.gov/arb/22-132>

Case Summary

Address	36-38 N High St, Dublin, OH 43017
Proposal	The construction of two-story, mixed-use building and a two-story residential building on a .25-acre lot.
Request	Review and approval of a Final Development Plan under the provisions of Zoning Code Section 153.176 and the <i>Historic Design Guidelines</i> .
Zoning	HD-HC, Historic District – Historic Core District
Planning Recommendation	<u>Approval of a Waiver and Final Development Plan with conditions.</u>
Next Steps	Upon review and determination of the Final Development Plan (FDP) by the Architectural Review Board (ARB), the applicant is eligible to apply for building permits and a demolition permit for the existing buildings.
Applicant	John Fleming, Lai Architects
Case Manager	Sarah Tresouthick Holt, AICP, ASLA, Senior Planner (614) 410-4662 sholt@dublin.oh.us

Site Location Map

22-132ARB-FDP | 36-38 N. High St.



- Site Features**
- 1 Proposed Townhome Location
 - 2 Historic Privy and Stone Walls



1. Background

Site Summary

The site is zoned Historic District-Historic Core and is on an existing 10,890-square-foot lot. The site has ±65 feet of frontage along N. High Street and N. Blacksmith Lane, as well as ±125 feet of frontage on Wing Hill Lane. The site contains a single-story vernacular building, built in 1960 with two distinct sections. The southern portion of the building at 36 N. High Street has a front gable roof, front porch, and is clad in brick on the N. High Street elevation. The northern portion at 38 N. High Street has a flat roof and concrete block exterior walls. East of the building is a two-story stone privy, constructed ca. 1934, as well as portions of a larger stone wall system that extends into the property to the north (40 N. High Street).

Development History

The ARB provided non-binding feedback on an Informal Review at the October 20, 2021 meeting. The Board appreciated the proposal retained the historic stone wall and privy, as well as a view to the wall and privy from Wing Hill Lane. The Board generally supported the proposed site plan with members expressing mixed opinions regarding height and massing. The architecture was generally well-received.

A Concept Plan and Demolition Request were approved at the March 23, 2022 ARB meeting. The mixed-use building design discussion confirmed the two-story height and building form, questioned the window arrangement and variety, discussed the foundation materials and vertical siding, and requested more information on how the new building would tie into the historic stone walls. For the residential building, the discussion centered on the balcony and open gable arrangement, lack of overhanging eaves, parking arrangement, and use of vertical siding. A Demolition Permit was approved, pending approval of an FDP; therefore, approval of this current request could lead to demolition of the existing building.

The Board approved, with conditions, the Preliminary Development Plan (PDP) on July 27, 2022. Below are the conditions, and in italics are updates:

1. That the applicant shall investigate methods for stabilizing the on-site portion of the existing wall shared with 40 N. High Street and present the least impacting option at the FDP. *This is ongoing; a MPR application (Case 22-147) is currently in review by staff. A recommended condition of approval states that Case 22-147 shall be approved by the Board prior to any demolition of the existing buildings on this site.*
2. That the applicant shall provide methods for protecting the adjacent historic stone wall during removal of the non-historic stone wall at the southeast corner/east side of the existing building at the FDP. *The applicant has provided notes on the Existing Conditions/Demo Plan and in the narrative. Protection measures are snow fencing around the perimeter of the preserved wall and plywood and burlap on the wall itself.*
3. That the provision of additional sanitary sewer line/s and water line/s shall be further investigated at the FDP, to the satisfaction of the City of Dublin, Division of Utilities. *The applicant is proposing to use the existing tap plus one new tap, and Engineering is satisfied. The applicant continues to work with the City of Columbus on the routing of the water line to the townhomes; ultimately Columbus has the final approval authority of the proposed arrangement; this will be addressed through building permitting.*
4. That the applicant shall work with Staff to address outstanding stormsewer comments to the satisfaction of City Engineering at the FDP. *Engineering states that all comments have been addressed; any additional comments shall be addressed at building permit.*

5. That the applicant shall work with Staff to ensure all proposed parking spaces have adequate maneuverability at the FDP. *One parking spot is deleted to allow more backing room, as supported by the Board. The newly-created backing area allows for relocated bike racks, addressing additional Board concerns. Engineering still has concerns about the parking lot grading and its effect on maneuverability.*
6. That the unidentified bollards on Sheet C-007 shall be identified on the FDP and also changed to dark bronze in color, if applicable. *The applicant has removed these bollards.*
7. That the applicant shall further explore the opportunity for, and survivability of, foundation plantings along the north property line. Should this not prove feasible, a Waiver will be sought at the FDP. *The applicant has provided foundation plantings.*
8. That the applicant shall work with Staff to determine any possible required distances between buildings and utility poles/lines/transformers; and any required changes shall be reflected in the plans at the FDP. *The applicant met with AEP and there is adequate clearance. The pole at Wing Hill and N. Blacksmith Lanes is wholly owned by AT&T, and the applicant is working with them to relocate it.*
9. That the trash collection shall be further evaluated at the FDP regarding on-street collection and the ability to integrate with the historic wall and privy system on-site. *The applicant confirms that Rumpke will pick up trash on High Street. The trash enclosure is now closer to N. High Street, attached to the mixed-use building.*
10. That the window and door trim shall be further evaluated at the FDP in order to have greater compliance with surrounding context and forms. *The FDP elevations now show the required revisions, as described herein.*
11. That the configuration of the on-site parking shall be re-examined at the FDP in order to ensure adequate turning movements and perhaps accommodate the trash collection facilities. Should the on-site parking lose space(s) to better accommodate these goals, the Parking Plan shall be approved for the revised number of spaces. *As previously noted, the grading is still of concern. The Parking Plan has been revised.*
12. That the remediation work for the shared wall, with 40 N. High, shall be a separate joint Minor Project Review application. *This application is now in formal review; see recommended condition of approval.*

In addition, the following actions occurred:

- The Parking Plan was tabled, pending the outcome of the parking configuration study.
- The Juliet balcony Waiver was approved.
- The foundation plantings Waiver was approved for the Wing Hill Lane elevations. *Staff had anticipated small street trees along Wing Hill Lane, as shown at the PDP. City Forestry states that these are not recommended, due to the proximity of overhead utilities. The landscape plan is revised to include shrubs and groundcovers along the Wing Hill Lane sidewalk.*
- No action was taken on the Lot Coverage Waiver, with the Board's direction for the applicant to meet lot coverage requirements. *The applicant has supplied a plan that meets the maximum 85 percent lot coverage; no Waiver is required.*

The FDP was tabled after discussion of the architectural details on November 16, 2022; however, the Street Tree Waiver was approved, and the Parking Plan was approved.

Process

An FDP is the final step in a three step process for projects exceeding 3,000 square feet. Approval of an FDP allows application for building permits, and in this case, a demolition permit.

The purpose of the FDP is to confirm compliance with the PDP, Code, Community Plan, *Historic Design Guidelines*, and other adopted plans, policies, and regulations.

2. Zoning Code

Historic District – Historic Core

The intent of the Historic Core District as outlined in the Code, is to “ensure sensitive infill development”. The Code identifies the applicable development standards including setbacks, lot coverage, and building height. All historic structures that are within Historic Dublin require the review and approval of the ARB to make modifications.

Historic Design Guidelines

The Guidelines provide best practices for rehabilitation and new construction. Specifically, Chapter 5 of the Guidelines speak to new construction:

- A. New construction should not be a replica of historic buildings, but also should not be taken to the extreme of modern architecture.
- B. New construction should be similar to existing contributing buildings in the District. They should be obviously new to the observer, but there should be continuity and compatibility with surrounding historic structures. They should share the underlying principles of design, form, mass, height, scale and lot coverage as prevails on adjacent lots.
- C. Buildings should be sited sensitively to the varying topography of the District and established grade of the site, and should be sited similarly to placement, setbacks, and orientation of surrounding buildings.

3. Project

Site Layout

The site layout is generally as presented and approved at PDP, with the exception of the parking details, trash location adjustment, and lot coverage, which were the subject of Board discussion and conditions. Parking is discussed below. The lot coverage now meets the zoning requirement of 85 percent.

Regarding trash location, the applicant has shown the mixed-use building’s trash enclosure now attached to the building. This location is somewhat closer to N. High Street than at PDP. The applicant has spoken to Rumpke, and commercial service is provided to Historic Dublin. Based on the topographic challenges of the site, staff cannot envision a better solution, unless the trash enclosure is somehow incorporated completely into the building footprint closest to High Street. Staff notes that other businesses do bring garbage totes onto High Street for pickup.

The residential trash and mechanical area is on the north side of that building, where there was previously one off-street parking space. Staff agrees that this is a good solution, and notes that it will be adequately screened by evergreen shrubs.

Details

The proposal is for the construction of a two-story, 6,024-square foot, mixed-use building and a two-story, two-unit residential building of 3,750 square feet. The historic privy, stone wall, steps, and stoops will be preserved as a backdrop to the centrally-located parking.

Uses

Proposed uses include general office, restaurant, and residential, all of which are permitted in the HD-HC District. Eating and drinking uses are limited to 3,500 square feet of gross floor area in the zone, which the proposal meets at 3,191 gross square feet. The office use is shown at 2,833 square feet.

Setbacks, Lot Coverage

The HD Code identifies applicable development standards for each zoning district. In the HD-HC District, the setback, lot coverage, and building height limitations are as follows.

Development Standard	HD-HC Requirement	Proposed
Front Yard Setback	0'	3'6" at NW corner mixed-use building 5 ¼" at SW mixed use building
Side Yard Setback	0'	8" on south 5' + on north
Rear Yard Setback	5'	5 – 7' for residential building
Lot Coverage	85%	85%
Building Height	30'	27'8" to mid point (mixed-use, north) 26'8" to mid point (mixed-use, south) 28'3" to mid point residential

Parking Plan and ADA Access

Per the condition of approval at PDP, the applicant revised the auto-turn exhibit and Engineering is satisfied with the redesign of the parking lot to address these concerns. The Parking Plan was approved at the November 16, 2022 ARB meeting.

Because of the site topography and the desire to save the historic wall and privy, staff and the applicant agreed to an on-street, public ADA parking space to meet Federal requirements, as presented at PDP. This space remains with full staff support.

Six bike parking spaces are shown in the parking court between the buildings, where four are required. Circular, bronze Madrax Opal racks are proposed. This location addresses comments from the Board about adequate room on N. High Street for bike parking, while the racks' new location allows backing room for the townhome garages.

The FDP is the first time staff has seen the proposed grades, and the slopes within the parking area are of concern to both Engineering and Planning. Cross slopes at the parking lot entry/first space are up to 13.6 percent, which may be difficult to navigate. Average down slopes across the parking lot are over 8 percent, possibly making getting out of a car difficult. Staff recommends that the applicant explore revising the proposed grading plan, or looking at other methods to mitigate these concerns, while maintaining positive drainage away from the structures. A recommended condition of approval states that the applicant will continue to work with staff on this issue.

Pedestrian Facilities

The applicant is proposing new 5-foot sidewalks along both Wing Hill and N. Blacksmith Lanes where none currently exist. Brick pavers are proposed to meet the *Bridge Street District Streetscape Character Guidelines* and Transportation and Mobility's requirements. Granite curbs to match High Street are provided and are acceptable to Engineering. Planting areas provide a buffer between the roads and the pedestrian realm, as further discussed below.

Building Architecture: N. High Street

At PDP and FDP in November, the Board added a condition that the applicant examine the window and door trim to have greater compatibility with surrounding context. The applicant has now responded with revised architectural details for this building, as described below. Staff supports the presented changes.

Consistent with the PDP, the mixed-use building is typified by distinct sections, although a unifying standing seam metal roof in Charcoal Grey is proposed. The northern section is proposed to be clad in a horizontal, 6-inch shiplap, and the proposed color is Bunglehouse Blue, SW0048. 24-inch diameter gable vents with cedar trim, painted the same, have been added on each side for additional detail. The southern section is clad in Beldon's Yukon Blend full-depth brick, a buff/grey/taupe color. In both building sections, a now-straight rusticated stone veneer is used at the watertable, using Natural Stone Veneers in Belmont, which is a warm grey limestone. On the north portion, an Azek skirt board is provided (Waiver required, herein); on the south portion, a limestone cap is provided. These highlight a more horizontal design, which is very appropriate to the surrounding, single story structures.

The north portion's windows and doors are arranged in a traditional pattern, and windows are double-hung, in response to the previous conditions of approval. They use traditional wood trim, including the required sills and lintels, painted Urbane Bronze, SW 7048. Grey fabric awnings are proposed above the storefront doors and windows on the N. High Street façade in Sunbrella Alloy Steel. On the northeast corner, the large, fixed, 1st floor window is now raised above the proposed skirt board and has a transom configuration.

The south section's double-hung windows are organized in a traditional pattern as well. The limestone sills protrude from the brick body, and the lintels are flush. The Juliet balcony now has been revised to a double door that opens inwardly. The applicant states that they did consider the bricked-in window details on the west side of the building, but felt that these were not authentic; staff is satisfied with this response and appreciates the overall changes made.

Aluminum-clad windows from Marvin (Signature Ultimate) are one-over-one as previously described; commercial doors are also Marvin Ultimate. All are now bronze in color. Two hollow metal doors are proposed at the back of the mixed-use building, painted Iron Ore, SW 7069. These are service doors, hidden from view by the building's layout. All other details, including fascia, downspouts, and gutters are to be painted Urbane Bronze.

The attached trash enclosure is located on the northeast corner of the mixed-use building. It is made of the limestone veneer on two sides, attached to the mixed-use building on the third,

and having cedar shiplap siding doors, painted Bunglehouse Blue on the fourth (north) side. This enclosure has access to the driveway at 40 N. High Street.

Building Architecture: N. Blacksmith Lane

The Board was satisfied with the architecture for the townhomes at the November hearing. One minor color update was made, as noted below.

The water table is stepped, using the same rusticated limestone veneer as the mixed-use building. The water table wraps around to the garage doors and interior elevation. The garage entries are now single doors to help address the maneuverability questions raised at PDP. They are to be C.H.I. Overhead steel overlay carriage doors, with a custom paint finish in Pavestone, SW7642 on the north side and Grapy, SW7629 on the south.

Traditional balconies are provided along N. Blacksmith Lane; they sit above recessed entry ways that front a paved and landscaped area. The balcony railings are the same style and color as used on the mixed-use building. Front doors are wood from Marvin Ultimate, painted Roycroft Adobe, SW0040 for both.

Each residential unit is clad in 6-inch shiplap horizontal siding. Body colors will be Grapy, SW7629 on the south portion and Pavestone, SW7642 on the north section of the building. Window placements are organized using the vertical cedar shiplap siding, now painted Iron Ore, SW7069, making up the difference between lower and upper story openings. Vertical trim pieces link the windows together: 2 x 4-inch for the horizontal and vertical boards, painted the same as the body.

Historic Stone Wall and Privy

The historic wall, steps, and privy will be preserved as presented at PDP. In areas where it is not structurally sound, the team is pursuing a separate project which is currently under review with the aid of Preservation Designs Ltd.

At PDP the removal of the newer portion of the east-facing wall at the back of the existing building was approved, allowing the mixed-use building's foundation to take up the grade in this location. To help address pedestrian safety, a new handrail will be installed along the historic stairs. It will be a steel "T" shaped rail painted Urbane Bronze, SW7048.

Site Landscaping and Streetscapes

There are no existing trees on-site, so no tree preservation action is required.

Starting at the façade on N. High Street, and consistent with the PDP, the applicant is not proposing any landscaping along this edge in alignment with Code Section 153.173(H)(6) and the desire to have uses and activities directly on the street.

The entire Wing Hill Lane frontage was approved for a Foundation Planting Waiver at PDP. The planting of street trees is normally required; however, the location of the overhead utilities along this frontage make this inadvisable, and a Street Tree Waiver was approved in November 2022 for both Wing Hill and N. Blacksmith Lanes. The landscaping in the Wing Hill Lane right-of-way now contains shrubs and groundcovers only. The proposed streetscape is a combination

of coniferous shrubs, roses, bulbs, and lavender, which staff supports. Additionally, the plan shows four blocks of sandstone angled along the street edge for added interest, visually tying into the historic wall features. Transportation and Mobility supports these elements if they are no higher than six inches tall for vehicular safety reasons, per a recommended condition of approval.

The N. Blacksmith Lane frontage has landscaping proposed along the townhome frontages and will utilize a similar variety of evergreen and deciduous shrubs and ornamental grasses.

The north side of the project was the subject of a condition of approval to explore foundation plantings along both buildings. The applicant has now shown a planting bed along this edge, which includes an appropriate variety of evergreen and deciduous shrubs, groundcovers, and ornamental grasses. This will soften the edge of this building while also providing a definitive edge to the driveway at 40 N. High.

The landscaping in the interior of the site is mainly at the back of the mixed-use building, which has a variety of low junipers, lavender, perennials, and ornamental grasses. The applicant has also provided interesting plantings at the north end of the parking area that will highlight the historic stone wall. Curb stops will protect both landscape and walls. The applicant shows the plaque location along Wing Hill Lane that explains the uniqueness of the privy, the wall construction, and original craftsman. Staff will work with the Historic Dublin Business Association to provide this.

Lighting, Outdoor Speakers, Signs, Outdoor Furniture

A photometric plan has been supplied by the applicant, although no light levels beyond the property lines have been provided, per Code Section 153.173(J)(5). Light levels are relatively even across the site; however, there are hot spots on the north side of the mixed-use building, where up to 8.8 footcandles are shown and on the northeast corner of the residential building. A recommended condition of approval addresses these concerns.

Eight Progress up/down cylinder lights in a black powder coat finish are proposed along the N. High Street frontage. The north portion of this building is narrower than the south portion; having four lights on each façade section may be contributing to the hot spots. Removal of one fixture on the north side would address this concern and still allow the lighting to work with the building design. Four Progress down cylinders, also in black, are shown at the back of the mixed-use building. Six Progress down cylinder lights, in black, are proposed for the front of the residential units on N. Blacksmith Lane. Within the residential stoops, one Progress down cylinder, black, is shown in each stoop. Finally, over the garage doors, two NLS Lighting angled wall sconces are shown in black. All fixtures are full cut off, per Code Section 153.173(J)(3)(a).

Signs and outdoor furniture have not been presented for review and require approval through a future Minor Project Review. The applicant may combine both elements into a single project, or may seek a Master Sign Plan, if appropriate. Staff notes that any outdoor speakers for eating/drinking establishments are limited to use between 8:00am and 11:00pm.

Utilities and Stormwater

Overhead utility lines and utility poles exist along the Wing Hill and N. Blacksmith Lanes frontages. A PDP condition of approval required that distances between buildings and overhead

utilities shall be further investigated. These have been discussed with AEP, and AEP is satisfied with the distances as stated in the project narrative.

The applicant desires to keep the existing sanitary service to the existing commercial building for the new mixed-use building, while proposing an additional sanitary service for the residential building. For the water lines, the service to the existing commercial building for the new mixed-use building shall be kept and extended within the property to the townhome building. Engineering has noted that the water service maintain a 10-foot horizontal and 18-inch vertical separation from both sanitary and storm sewer piping (outside diameter to outside diameter).

Engineering is satisfied with the stormwater conveyance system as currently shown on the plans.

3. Project Review

Waiver Review – Azek Material

Criteria	Review
1. The need for the Waiver is caused by unique site conditions, the use of or conditions on the property or surrounding properties, or other circumstance outside the control of the owner/lessee, including easements and rights-of-way.	Criteria Met: The applicant proposes to use this cellular PVC material, which is impervious to moisture and insects, on the skirt board of the north mixed-use building. The use of this material makes good sense at the base of the building, where moisture and insects might cause a future maintenance issue.
2. The Waiver, if approved, will not negatively impact the historic context of the immediately surrounding area or the district as a whole.	Criteria Met: The material looks like wood and will be painted to match the surrounding body materials. By avoiding future maintenance problems, the Waiver can potentially improve the surrounding context and district.

Criteria	Review
3. The Waiver, if approved, will generally meet the spirit and intent of the Community Plan, <i>Historic Design Guidelines</i> , other adopted City plans and policies, and all applicable requirements in §§153.170 through 153.178.	Criteria Met: The Waiver meets the intent of the Code and Guidelines by ensuring that high-quality architecture and appearance can be maintained well into the future.
4. The Waiver is not being requested solely to reduce cost or as a matter of general convenience.	Criteria Met: Cost or convenience is not a factor. Maintenance and longevity are the principal goals in choosing this material.
5. The Waiver, if approved, will ensure that the development is of equal or greater development quality with respect to design, material, and other similar development features than without the Waiver.	Criteria Met: Benefits of this material will be seen in the future as the product will perform well in this location and remove the need for constant maintenance.
6. The requested Waiver is better addressed through the Waiver rather than an amendment to the requirements of this Chapter.	Criteria Met: The Waiver request is the appropriate vehicle to permit this material.

Criteria	Review
7. The Waiver does not have the effect of authorizing any use that is not otherwise permitted in the applicable zoning district.	Criteria Met: This Waiver does not affect the land use on the property.
8. In the event of Waivers from numeric or dimensional standards, the Waiver does not exceed 20%.	Not Applicable: The request is not numeric in nature.
9. In the event of Waivers from determinations of contributing or noncontributing status, the provisions in Section 153.175(J)(2)(c) shall also apply.	Not Applicable: The Waiver does not involve the status of a building.

Final Development Plan Review

Criteria	Review
1. The FDP shall be substantially similar to the approved PDP, and consistent with the record established by the required reviewing body, the associated Staff Report, and the Director's recommendation;	Criteria Met: The FDP is substantially similar to the approved PDP, the record, report and the Director's recommendation as described herein.
2. The proposed development is consistent with the Community Plan, other adopted City plans, and citywide administrative and financial policies;	Criteria Met: The request is consistent with the Community Plan, other City plans, and administrative and financial policies.

Criteria	Review
3. The proposed development is consistent with the <i>Historic Design Guidelines</i> ;	Criteria Met: The proposal is consistent with the Guidelines, especially including the newly added window, door, and body details for the mixed-use building.
4. The proposed FDP is consistent with surrounding historic context, character, and scale of the immediately surrounding area and the district as a whole;	Criteria Met: The FDP is consistent with surrounding scale, context, and character on N. High Street, especially by emphasizing horizontal elements on the mixed-use building.
5. The proposed land uses conform to all applicable requirements and use specific standards of 153.172 Uses;	Criteria Met: The land uses conform to all requirements and use standards. The applicant understands the Use Specific Standards for outdoor dining and seating, Section 153.172(3)(h), and these will be addressed in full detail with future Minor Project Review/s.
6. The proposed buildings are appropriately sited and conform to the requirements of 153.173 Site Development Standards and the <i>Historic Design Guidelines</i> ;	Criteria Met: The buildings are properly sited and conform to Site Development Standards and Guidelines.
7. The proposed street layout and lots conform to the requirements;	Not Applicable: No new streets are proposed.
8. The proposed design of the internal circulation system, driveways, and any connections to the public realm provide for safe and efficient access for pedestrians, bicyclists, vehicles, and emergency services;	Criteria Met: The internal circulation system and bike parking has been improved per discussion and a condition of approval at PDP. The Parking Plan was approved in November of 2022.
9. The proposed design, architecture, and	Criteria Met: The proposed design and architecture and materials are appropriate and consistent with the Guidelines.

Criteria	Review
<p>materials of buildings is consistent with the <i>Historic Design Guidelines</i>, while integrating with nearby development, and avoids overshadowing of existing historic structures and landmarks;</p>	<p>The integration with adjacent buildings, which are single story, has been greatly improved.</p>
<p>10. The proposed site design, landscaping, screening, and buffering is consistent with the 153.173 and 153.174, and the <i>Historic Design Guidelines</i>;</p>	<p>Criteria Met with Condition: The proposed site landscaping is consistent with the Code and the Guidelines and screening/buffering meets requirements. A condition of approval states that the sandstone blocks in the Wing Hill Lane verge shall be installed no higher than 6 inches above grade.</p>
<p>11. The proposed open spaces are appropriately sited and designed to conserve or enhance natural features as appropriate, enhance the community, benefit the community both within and outside the proposed development;</p>	<p>Criteria Met: There are currently no natural features on the site. The proposed layout was purposely designed to showcase the historic wall and privy from Wing Hill Lane. The installation of sidewalks and landscaping on Wing Hill and N. Blacksmith Lanes will enhance the site and the district. The use of covered patio space along N. High Street will provide activity and vitality to the street.</p>
<p>12. The scale and design of the proposed development allows for the adequate provision of services currently furnished by or that may be required by the City or other public agency including, but not limited to, fire and police protection, public water and sanitary sewage services, recreational activities, traffic control, waste management, and administrative services;</p>	<p>Criteria Met: The scale and design of the development is appropriate for public services, including First Responders, utilities, traffic, and waste.</p>

Criteria	Review
13. The proposed development provides adequate stormwater management systems and facilities that comply with the applicable regulations of this code and any other applicable design criteria or regulations as adopted by the City or required by other government entities;	Criteria Met: Adequate stormwater services are proposed and Engineering is satisfied.
14. The proposed development can be adequately serviced by existing and/or planned public or private infrastructure consistent with the City’s most recently adopted capital improvements program;	Criteria Met: The development can, and will, be serviced by existing public infrastructure.
15. If the development is to be implemented in phases, each phase has adequate infrastructure to serve the development independently without the need for further phased improvements;	Not Applicable: No phases are requested within this request. Based on the proximity of the 40 N. High Street wall to this project, staff is recommending that that project be fully approved by the Board prior to any demolition on this site. This is ensure that appropriate timing of activities greatest wall preservation and least construction conflicts.
16. The proposed development demonstrates consistency with the recommendations, principles, and intent of all applicable design standards and guidelines, including but not limited to buildings, open spaces, and streetscapes; and	Criteria Met: The proposal has been reviewed against all design standards and guidelines, and these have been met to staff’s satisfaction.

Criteria	Review
17. The applicant or applicants' representative has demonstrated that it has technical expertise and experience with appropriate construction methods consistent with sound historic preservation practices.	Criteria Met: The applicant has demonstrated experience in Historic Dublin, appropriate construction methods, and successful projects.

Recommendations

Planning Recommendation: Approval of Waiver for Azek Material.

Planning Recommendation: Approval of Final Development Plan with Conditions:

- 1) Prior to obtaining a demolition permit for the existing buildings, the applicant shall obtain approval from the ARB for the reconstruction of the shared wall at 40 N. High Street.
- 2) The applicant shall continue to work with staff to lessen parking lot grades.
- 3) A revised photometric plan shall be provided to staff for approval prior to building permit: 1) plan shall confirm that light trespass is no greater than 1 footcandle 10 feet outside each property line; 2) ensure that the northwest and northeast corners of the site do not have hot spots; 3) consider removal of one light from the north corner of the mixed-use building; and 4) ensure all lit areas have corresponding footcandle measurements.
- 4) The Wing Hill Lane landscape installation shall ensure that the proposed sandstone blocks are no taller than six inches from grade.