



Architectural Review Board

Meeting Minutes

June 12, 2017

7:00 p.m.

New Albany Architectural Review Board met in regular session in the Council Chambers of Village Hall, 99 W Main Street and was called to order by Architectural Review Board Chair Mr. Alan Hinson at 7:00 p.m.

Mr. Alan Hinson, Chair	Present
Mr. Jack Schmidt	Present
Mr. Jonathan Iten	Present
Mr. Lewis Smoot	Absent
Mr. Jim Brown	Present
Mr. E.J. Thomas	Present
Ms. Kim Comisar	Present
Mr. Matt Shull	Present

Staff members present: Stephen Mayer, Planner; Jackie Russell, Clerk and Pam Hickok, Clerk.

Mr. Iten moved, seconded by Mr. Thomas to approve the meeting minutes of May 8, 2017, as amended. Upon roll call vote: Mr. Hinson, yea; Mr. Schmidt, yea; Mr. Iten, yea; Mr. Brown, yea; Mr. Thomas, yea; Ms. Comisar, yea. Yea, 6; Nay, 0; Abstain, 0; Motion carried by a 6-0 vote.

Mr. Hinson asked for any changes or corrections to the agenda.

Mr. Mayer stated none.

Moved by Ms. Comisar, seconded by Mr. Brown to accept the staff reports and related documents into the record. Upon roll call vote: Mr. Hinson, yea; Mr. Schmidt, yea; Mr. Iten, yea; Mr. Brown, yea; Mr. Thomas, yea; Ms. Comisar, yea. Yea, 6; Nay, 0; Abstain, 0; Motion carried by a 6-0 vote.

Mr. Hinson swore to truth those wishing to speak before the Board.

ARB-27-2017 Certificate of Appropriateness

Certificate of Appropriateness to allow the construction of a new commercial structure located at 121 Miller Avenue (PID: 222-000137, 222-000140)

Applicant: Fairmont Group LTD

Mr. Stephen Mayer presented the staff report.

Mr. Iten asked if the dormers would be front and back.

Mr. Mayer stated that I believe the intent is only the front elevation along Main Street.

Mr. Brown stated that the city architect also replaced the center medallion with a window. Was that noted specifically?

Mr. Mayer stated correct, it is not noted specifically in the staff report but it is to make the windows more symmetrical on the front. Continued with the staff report.

Mr. Thomas stated that adding the wall would add a little offset to the clock tower to what you visually see.

Mr. Iten stated that I think it was also requested that wall would also run perpendicularly to screen the loading door.

Mr. Mayer stated correct although it may not be necessary if the existing landscaping is preserved.

Mr. Thomas stated that you would lose the massing effect if the wall did not turn back.

Mr. Mayer continued with the staff report.

Mr. Hinson stated that the village architect noted that the wing wall to the south should be four feet in height; should the north wall match for balance.

Mr. Mayer stated that it was a recommendation from the city landscape architect. That is a good question, if the board places a condition to raise the height of the south wall we could consult with the city architect. The symmetry along Main Street is important.

Mr. Hinson stated that would be just as easy to screen with arborvitae behind the wall.

Ms. Comisar stated that if the clock tower goes away then the wall doesn't need to be raised to balance out the tower.

Mr. Mayer stated that the landscape plan shows some plantings on the end of the brick wall and there are small plantings along the front; so continuing this along the back side or down would be appropriate for the site.

Mr. George Vergits, Fairmont Group, stated that he is available to answer any questions.

Mr. Hinson asked what material the garbage enclosure will be made of.

Mr. Vergits stated that it would be brick. That corner is heavily treed so we would like to layer the area with the low wall, shrubs, arborvitae and then the brick wall. I don't think you will see any of it with the current heavy landscaping. The length of the south wall is 24' and the patio wall is 32'. We were using the 4' module. The clock tower is 12x12 square. So the idea was to pick up the relationships of the 4' modules to create the symmetry of the front elevation. We added the patio and clock tower to get as close to meeting the width requirements as possible.

Mr. Hinson asked what the board and batten material will be.

Mr. Vergits stated that it will be all wood and make the narrow batten and wider boards.

Mr. Iten asked if the applicant has a preference on the railing that will be used. It appears that we had two styles submitted.

Mr. Vergits stated that the challenge. I would like to correct that there is 7,500 square feet on the first floor and another 3,500 square feet on the second floor so the building is about 11,000 square feet total. So the original idea, we did not put the sloped roofs on the outer edges. We were going to create roof top terraces that were much larger. In order to balance the elevation we reduced the roof top decks by about 1000 square feet on each side. The idea for us with the potential of humans being on the roof top terrace is to use the 4" on center railing.

Mr. Hinson confirmed that option 1 with the diagonals would not work.

Mr. Brown asked what the height of the wall is in the proposed elevation.

Mr. Vergits stated that it is two feet in height but we are willing to raise it if required. It's hard to balance the height through the elevation.

Mr. Iten stated that staff did not mention something that I read about a window on the south side. Does staff have an opinion on that?

Mr. Mayer stated that the city landscape architect commented that this board should consider adding a window to provide more articulation on this elevation since there could be view corridors driving north on Main Street. Staff stated that without understanding the landscaping and the height of the wall; I think that it could be appropriate but if the wall is high enough and landscaping it may block the view and render the window un-viewable.

Mr. Hinson stated that we should talk about the clock tower.

Mr. Vergits stated that it is a 12x12 clock tower. The idea was to extend the elevation and overall percentage. What we did was took some examples of proportions that you would see in a clock tower in London. The idea would be

to go all the way up in brick. We balanced the elevation with a little board and batten at the top. It would be a four face clock tower. The clock face is about four foot round. The idea was the lower level that faces the patio will have a fireplace. If the clock tower is approved we would really like to detail it. Right now it is shown in schematic design. I think you would want to thicken the brick at the bottom come up four feet and balance it off of the other side wall to create more of a mass and then taper the brick and let it run all the way up and then match the roof profiles with the outer corners of the building.

Mr. Thomas asked to see the architects sketch and confirmed that it is a single window on the center second floor. He stated that he like the round window but wonders if it should be scaled up a little bit.

Mr. Vergits stated that it is four foot round to balance the face of the clocks. On either side of the circular window are 12x12 limestone medallions to extend the length to match the center entry. The idea was to match the front, back and side entry elevations and to tie the square columns together that are at the front of the building and as part of the patio trellis.

Ms. Comisar asked what the function of the building was.

Mr. Iten stated that we discussed it last month.

Mr. Vergits explained that this is going to be different than any wine or liquor store that you see now, it will be like the ones you see in California or Florida. With the laws changing, you will be able to go here and taste for free. They will be able to match and pair with food. There is nothing planned like this in Ohio. In the outdoor area one function that is being considered is to have the top ten Columbus restaurants have chefs come in to prepare food to taste with the products.

Mr. Hinson asked if the center was a window.

Mr. Vergits stated that it is a heavily detailed window.

Mr. Hinson asked where the HVAC equipment will be located.

Mr. Vergits stated that it will behind the wall near the truck delivery area.

Mr. Brown asked what the plan is for the room on the southwest corner.

Mr. Vergits stated that is the storage room for the product. Security through the state is mandated and the least amount of windows, from an operational sense, would be best.

Mr. Hinson stated that we could add a shuttered fake window. He asked about plans for signage.

Mr. Vergits stated that they have not thought about signage.

Mr. Hinson stated that he is concerned with signage on the clock tower.

Mr. Vergits stated no.

Mr. Hinson stated that the clock tower is a big red flag for him, it's quite visible. He doesn't believe that it is as elegant as the rest of the building.

Mr. Vergits stated that it needs more detail with the brick and wants to eliminate the board and batten. The problem with that is then it needs to be built out of concrete block and reinforced. The way that the trellis frames it on either side looks great on the drawing.

Mr. Thomas asked where signage would be located.

Mr. Vergits stated that nothing would be on the tower. It think at the Heit center has something on the ground that looks nice from the walking community. I don't think we would be interested in a large sign.

Mr. Hinson stated that there is not much room left for the sign. Concerned about trying to add something later is that it may look out of place.

Mr. Iten asked about the columns.

Mr. Vergits stated that this patio is big, 1,500 square feet, so you will have columns within the patio and we tried to minimize that as much as possible by using structural material. The idea was if you were going to see a lot of them to make them square.

Mr. Hinson asked if you have an issue with the addition of dormers.

Mr. Vergits stated that we raised the windows on the corners but I think the dormers would be a nice touch and look great. If we do them on the front we would also put them on the back for consistency.

Mr. Iten asked about the window design and style. Are you using simulated divided light?

Mr. Vergits stated correct and they will be architecturally correct.

Mr. Iten stated that he has no issues with the waivers. I don't object to the clock tower but it needs more detailing and I think it should be subject to staff approval. The one concern I have about the loading dock side screening, there is lots of natural stuff now but some could be reduced during the construction process. So if we don't put a wall there, which I don't think we need the wall, we need to have a condition for additional screening. I like the idea of the window on that side.

Mr. Thomas stated that he likes the clock tower given the odd shape of the lot. If done correctly it would be an interesting feature. My concern is the wall on the south end. The wall needs a small wrap around for 8-12 feet.

Mr. Brown stated that I agree but the brick ends at the water table and the city architect wants a 4' tall wall against the board and batten. I like the brick elevation as shown and would recommend additional screening behind the wall.

Mr. Thomas stated the either brick wall or landscaping just something that looks like it is finished.

Ms. Comisar confirmed that Mr. Brown wanted the wall to stay low but alright to wrap around.

Mr. Brown wants the wall to stay at the water table height but wrap around. Only issue is if you have mature trees with roots, I would rather leave the trees.

Mr. Hinson asked if this site is as flat as it appears.

Mr. Vergits stated that the road is a little bit higher than the site. The lot is flat, it may have a one or two foot movement.

Ms. Comisar stated that she likes the clock tower with a little work. I like the way you break up the materials instead of all brick. It needs to be more detailed but having the top tie into the rest of the building I think it works.

Mr. Hinson asked if you have an issue tying into the public alley.

Mr. Vergits stated that it is not problem we were just trying to stay within the 1 acre manipulation. It will be very close. We can analyze it.

Mr. Thomas stated that you may be required for on-site detention.

Mr. Vergits stated its close.

Mr. Thomas stated that you will have a lot pillars. One of my concerns is when they place the columns right on top of the bases and then the pillars rot and are a maintenance problem.

Mr. Vergits stated you can't do that because you will be replacing them.

Ms. Comisar stated that adding the dormers will improve.

Mr. Shull asked if they will keep the windows the same height if you add the dormers.

Mr. Vergits stated yes.

Ms. Comisar asked if the roof height also increases.

Mr. Thomas stated that in the sketch the roof height does not change.

Mr. Iten stated that I would like to have staff approval for the dormers. I don't know that we need to see this again.

Mr. Brown asked about parking lot lighting.

Mr. Vergits stated that we saw the comments. We want them to disappear and not glow into the neighborhood. Dark, blend away, get them into the trees. We have not specified anything.

Mr. Brown stated zero at the perimeter is great but need safety.

Mr. Vergits stated that we will use carriage light on the building to assist with lighting.

Mr. Hinson stated that we can have them work with staff on lighting.

Moved by Mr. Iten, seconded by Ms. Comisar to approve ARB-27-2017 (A) waiver to allow the lot widths to be 260 and 220 feet where Urban Center Code Section 2.87 permits a maximum of 200 feet. (B) waiver to allow the street (front) yard setback along Miller Avenue to be 56 feet where Urban Center Code Section 2.87 permits a maximum of 20 feet. (C) waiver to allow the building side yard setback to be 37 feet (south side) where Urban Center Code Section 2.87 permits a maximum of 20 feet. (D) waiver to allow the building width to be 21% of the lot width along Miller Avenue and 62% along Main Street where Urban Center Code Section 2.87 requires a minimum of 80%. (E) Certificate of Appropriates application ARB-27-2017, with the following conditions all subject to staff approval:

1. Dormer are added to the front and back of the building's wings per the city architect's comments.
2. The building and patio cornice detailing is subject to the review and approval of the city architect.
3. The parking lot is required to connect to the public alley.
4. Additional screen wall height or material is added, as necessary, to ensure 100% screening of all mechanical equipment, subject to staff approval.
5. The loading door is subject to staff approval.
6. Final design of the street improvements along Miller Avenue be consistent with the Urban Center Code and Miller Avenue extension across the street subject to staff approval.
7. Evergreen screening is installed around the entire perimeter of the proposed parking lot.
8. The brick wall on the southside should remain at the current height shown. Supplemental landscape screening should be added to achieve sufficient screening of the loading zoning from Main Street, subject to staff approval.

9. Street trees are provided along the entire length of Miller Avenue and Main Street, and the street trees be 30 feet apart, subject to staff approval.
10. Additional landscaping is provided on the site's interior to meet code requirements.
11. All utility appurtenances, pipes, vents, etc. are located screened subject to staff approval.
12. The final design of the lighting fixtures on the exterior of the building are subject to staff approval.
13. The final grading of the site is subject to staff approval.
14. The design of the entrance along Miller Avenue to the patio space is provided and is done in accordance with code requirements, subject to staff approval.
15. A window must be added on the loading zone side of the building, subject to staff approval.
16. The board and batton portions of the elevation must be all wood.
17. The clock tower detailing is subject to staff approval.
18. Parking lot lighting has zero foot candle intensity along residential parcel boundaries.
19. Site plan should be revised to provide a sidewalk extension from rear sidewalk north to the proposed Miller Avenue sidewalk. Upon roll call vote: Mr. Hinson, yea; Mr. Schmidt, yea; Mr. Iten, yea; Mr. Brown, yea; Mr. Thomas, yea; Ms. Comisar, yea. Yea, 6; Nay, 0; Abstain, 0; Motion carried by a 6-0 vote.

Mr. Thomas moved to adjourn the meeting, seconded by Ms. Comisar. Upon roll call vote: Mr. Hinson, yea; Mr. Schmidt, yea; Mr. Iten, yea; Mr. Brown, yea; Mr. Thomas, yea; Ms. Comisar, yea. Yea, 6; Nay, 0; Abstain, 0; Motion carried by a 6-0 vote.

The meeting adjourned at 7:53 p.m.

Submitted by Pam Hickok

APPENDIX



Architectural Review Board Staff Report June 12, 2017 Meeting

121 MILLER AVENUE CERTIFICATE OF APPROPRIATENESS & WAIVERS

LOCATION: 121 Miller Avenue (PID: 222-000137 and 222-000140)
APPLICANT: Fairmont Group LTD.
REQUEST: Certificate of Appropriateness & Waivers for New Building
Construction
ZONING: UCD Urban Center Code, Old Village sub-district
STRATEGIC PLAN: Village Center
APPLICATION: ARB-27-2017

Review based on: Application materials received May 12 and 30, 2017.

Staff report prepared by Stephen Mayer, Community Development Planner.

I. REQUEST AND BACKGROUND

The applicant requests a Certificate of Appropriateness and waivers for a new commercial structure at 121 Miller Avenue.

The Architectural Review Board is to evaluate the site design, building location, building form and massing information, and a palette of design elements that includes exterior materials, window and door design, colors and ornamentation.

The applicant is proposing to design the building and site under the “Traditional Commercial” building typology development standards. The Urban Center Code will take precedence over any conflicting standard located in the Codified Ordinances of New Albany. The Urban Center Code is meant to work in conjunction with the Design Guidelines and Requirements.

In addition to the Certificate of Appropriateness application, the applicant requests the following waivers:

1. To allow the lot widths to be 260 and 220 feet where Urban Center Code Section 2.87 permits a maximum of 200 feet.
2. To allow the street (front) yard setback along Miller Avenue to be 46 feet where Urban Center Code Section 2.87 permits a maximum of 20 feet.

3. To allow the building side yard setback to be 37 feet (south side) where Urban Center Code Section 2.87 permits a maximum of 20 feet.
4. To allow the building width to be 21% of the lot width along Miller Avenue and 62% along Main Street where Urban Center Code Section 2.87 requires a minimum of 80%.

II. SITE DESCRIPTION & USE

The site is zoned UCD Urban Center District, within the Village Core sub-district. On May 8, 2017 the Architectural Review Board approved the demolition of the existing structures on the property via application ARB-21-2017.

The neighboring properties uses include single family residential along Miller Avenue and a variety of commercial uses along Main Street.

III. EVALUATION

A. Certificate of Appropriateness

The ARB's review is pursuant to C.O. Section 1157.06. No environmental change shall be made to any property within the City of New Albany until a Certificate of Appropriateness has been properly applied for and issued by staff or the Board. Per Section **1157.07 Design Appropriateness**, the modifications to the building and site should be evaluated on these criteria.

1. *The compliance of the application with the Design Guidelines and Requirements*

- Section 3 of the Design Guidelines and Requirements (DGRs) provides the requirements for commercial development inside the Village Center. Overall, this building should follow the precedents of traditional American architectural design and be located in an appropriate setting.
- The DGRs require the architectural style of the building to be appropriate to the context, location and function of the building. The applicant states this is a new commercial building and the design includes a large outdoor patio area on the north side of the structure with a clock tower to provide additional building presence to the corner. Staff recommends the Architectural Review Board review the appropriateness of the clock tower.
- The patio area is embossed stamped concrete surrounded by columns. The building is designed with handrails on the single story portions of the building and applicant has verbally indicated to staff this is because these flat roof portions of the building may also be used for additional outdoor patio space.
- The DGRs and Urban Center Code require the building height to be between a minimum of two and a maximum of three stories. The number of stories is measured above grade at the primary entrance to the building. Buildings should be appropriate in design, context, scale and massing. The commercial structures in the immediate area vary between 2, 2.5 and 3 stories in height for the entire building massing. The city architect has reviewed the proposal and recommends dormers are added to the wings to provide more appropriate massing and scale for the area. Staff recommends this is a condition of approval. See below:



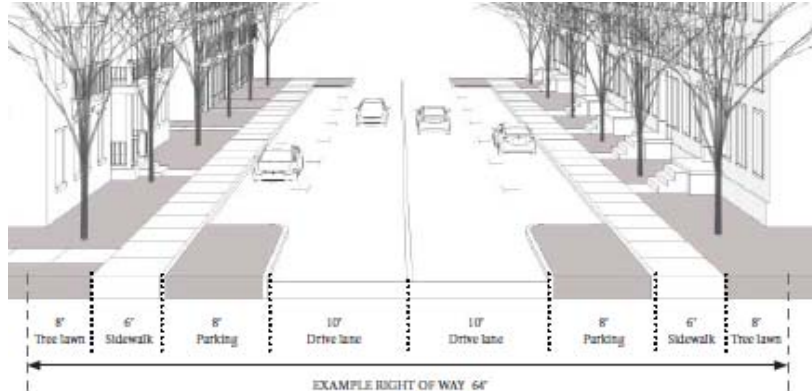
- This building has four sided architecture and uses brick as the primary design materials around the main building mass, and the building’s wings are a board and batten siding made of “wood components”. Staff recommends the Architectural Review Board verify the exact product being used for the board and batten material. Other commercial projects in the Village Center use either real wood or a hardi-plank material.
- The city architect comments additional details on the building’s cornice should be provided to ensure proper design and detailing. Staff recommends the cornice detailing is subject to the review and approval of the city architect.
- The Design Guidelines require all visible elevations of a building receive similar treatment. It appears the building’s architecture meets this code requirement.
- The building’s primary façade fronts onto U.S. 62 (Main Street). The building has a central entry with wings on each side of the building.
- No information on the location of mechanical equipment has been provided. Staff recommends a condition of approval that additional screen wall height or material is added, as necessary, to ensure 100% screening of all mechanical equipment on all four sides of the building, subject to staff approval.
- DGR section 3(II)(B)(2) requires orientation of the main building facades, those with a the primary entrances, shall be toward the primary street on which the building is located. Additionally, buildings shall have operable and active front doors along all public and private roads. The proposed building appears to have its primary entrance along Main Street and will have an active and operable door facing Miller Avenue that leads to the patio area.
- The applicant proposes to use the following exterior materials:
 - Brick: Belden jumbo colored winewood blend
 - Board & Batten: Wood components colored Sherwin Williams Snowbound While SW7004
 - Columns: no additional information provided.
 - Downspout & Gutters: Copper downspout & collector box with aluminum gutters
 - Railing/Balustrade: Wood or aluminum posts separated by 4”.
 - Roof: Everest shingles colored Twilight Grey
 - Window: Anderson and Marvin windows clad with grilles colored white.
 - Entry Doors: custom wood tones colored black or green.
 - Overhead (loading) door: Design to be determined and colored white. Staff recommends the loading door is subject to staff approval.

2. The visual and functional components of the building and its site, including but not limited to landscape design and plant materials, lighting, vehicular and pedestrian circulation, and signage.

- Streetscape

- The Urban Center Code’s Street Standards Plan Road states improvements to existing streets must meet the typology’s design features and standards, unless otherwise approved by the City Manager.
- a. Along Main Street the applicant proposes to provide 8 foot on-street parking parallel parking spaces, 6 foot sidewalk, and a 15 foot tree lawn. This matches existing road conditions.
- Miller Avenue must match the “Village Avenue” street typology. The following standards apply:

	Min.	Max.
Corner Radius:	-	25'
Tree Spacing:	25'	25'
Tree Lawn:	6'	8'
Sidewalk Width:	6'	8'
Parking Width:	8'	8'
Drive Lane Width:	9'	10'
Turn Lane Width:	-	-
Total R.O.W.:	58'	64'



b. The applicant’s site plan does not match the recommendations found in the Urban Center Code. The Granger project extended Miller Avenue to the east and the road matches this typology but is constructed with an eight foot wide tree lawn between the drive lane and sidewalk so on-street parking can be added in the future. Staff recommends a condition of approval requiring the final design of the street improvements along Miller Avenue be consistent with the Urban Center Code and Miller Avenue extension across the street subject to staff approval.

- Landscape

- Per Codified Ordinance 1171.06(a) parking lots shall be screened from rights-of-way, residential areas, and open space by a 3.5-foot minimum height evergreen hedge or masonry wall, or combination of wall and plantings. The landscape plan shows shrub plantings are proposed to screen neighboring residential uses to the west. The city landscape architect recommends a condition of requiring evergreen screening is installed around the entire perimeter of the proposed parking lot.
- The site plan shows a brick wall along Main Street to screen the loading zone on the south side of the building. There is a change in grade along this portion of the site. The city landscape architect recommends a condition

requiring the brick wall is a minimum of 4 feet high to screen the loading zoning from Main Street.

- Codified Ordinance 1171.06(a)(3) requires one tree per 10 parking spaces. The applicant is providing 18 parking spaces thereby requiring 2 trees. The applicant meets code requirements by proposing two trees at the ends of the parking rows.
- Codified Ordinance 1171.05(e)(2) requires a minimum of one tree for every 5,000 square feet of ground coverage and a total tree planting equal to one inch in tree trunk size for every two thousand (2,000) square feet of ground coverage. The site has a total ground coverage area of 19,166 sq. ft. which results in the requirements of having to provide four trees and a tree planting totaling 9.5 inches. The landscape plan includes two trees totaling four inches. Staff recommends additional landscaping is provided on the site's interior to meet code requirements.
- The applicant proposes street trees along Main Street and a portion of Miller Avenue. The street trees are located 35 feet apart, on average where the neighboring properties have installed their street trees 30 feet apart. Staff recommends a condition of the approval requiring street trees be installed along the entire lot frontage of Main Street and Miller Avenue and the street trees be 30 feet apart, subject to staff approval.
- The zoning requires a minimum of 5% interior parking lot landscaping on the site. The amount of interior parking lot landscaping proposed is 5% thereby meeting code requirements.
- Urban Center Code section 2.99 requires above ground mechanical devices to be located in the side or rear yard, behind all portions of the principal façade, and fully screened from the street and neighboring properties. No information on the mechanical devices and utility structures have been provided. Staff recommends a condition of approval that all utility appurtenances, pipes, vents, etc are located screened subject to staff approval.
- Lighting
 - a. A detailed specifications sheet on the proposed building lighting fixtures has not been submitted to staff at the time of this staff report's publishing. Staff recommends the final design of the lighting fixtures on the exterior of the building are subject to staff approval.
 - b. The size, type, and height of parking lot lighting has not been provided. Staff recommends a condition of approval requiring parking lot lighting has zero foot candle intensity along residential parcel boundaries.
- Parking and Circulation
 - a. The Urban Center Code section 2.71.1 requires all lots shall provide off-street parking spaces in the rear yard. The site meets this requirement. Additional on-street parking is proposed along Main Street. Non-Residential uses are required to provide a minimum of 2 spaces and a maximum of one off-street space per 400 s.f. The structure is 7,680 square feet resulting in a maximum of 19 spaces being allow and the applicant proposes to provide a total of 18 thereby meeting code requirements.
 - b. Bicycle parking is required per Urban Center Code section 2.71.8. Based on the vehicular parking provided, one hitch is required on the site. The

- applicant is exceeding the minimum requirement by providing two hitches.
- c. The site proposes a new curb cut along Miller Avenue that aligns with the existing curb cuts across the street.
 - d. The DGRs require alleys shall be used as driving aisles to provide access to parking areas, rear entrances, and services such as delivery doors and trash containers. This site is located adjacent to Ginko Alley which is a public alley. Staff recommends a condition of approval requiring the parking lot be required to connect to the public alley.
 - e. Dumpsters are proposed within the parking lot on the side of the building. The plan states it will be screened with similar materials used on the main building.
- Signage:
 - a. No signage has been submitted at this time. All new signs will have to receive separate approval by the Architectural Review Board in the future.
3. *The distinguishing original qualities or character of a building, structure, site and/or its environment shall not be destroyed.*
- The site is currently vacant and is located in the vicinity of the US Bank Center, Granger Senior Living (First and Main), the Exchange, and Noah's Event Center. This proposed structure appears to take into account the distinguishing qualities of the overall development pattern. However, staff recommends dormers are added to the ends of the building's wings to provide a massing and scale that is more consistent with the neighboring structures.
 - Overall it appears that the improvements to the site will enhance the appearance of the corner within the city.
 - The Design Guidelines and Requirements state "storefront display windows typically had large panes of glass rather than smaller divided light glazing found in residential designs. In keeping with historical practice, new storefronts should have large single-glazed display windows. If multi-paned windows are proposed, they should be based on a specific historical precedent and should reflect the design, materials, appearances, and three-dimensional quality of the precedent. Store front windows should have wood or painted metal framing. When a window design has been selected for a building, the same design must be used on all elevations."
 - The Design Guidelines and Requirements require new windows to be true divided light or simulated divided light. The DGRs require the simulated divided light window is one in which the glass panes have vertical proportions (height greater than width) and correctly profiled muntins with an internal spacer that gives the appearance of a muntin extending through the glass. The architectural elevations and material sheet states Anderson and Marvin windows clad with grilles colored white are proposed. Staff recommends the Architectural Review Board verify with the applicant if the window design including if there vertical proportions and correctly profiled muntins with an internal spacer that gives the appearance of a muntin extending through the glass.
4. *All buildings, structures and sites shall be recognized as products of their own time.*
- The proposed building is new construction and appears to be a product of its own time.

5. *Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure or site shall be created with sensitivity.*
 - The building is designed to break up the overall massing of the structure in with different stylistic features such as the building facades being slightly pushed back or forward and the structure’s main massing is brick with wings being a wood type material.

6. *The surface cleaning of masonry structures shall be undertaken with methods designed to minimize damage to historic building materials.*
 - Not Applicable.

7. *Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the original structure would be unimpaired.*
 - Not Applicable.

Urban Center Code Compliance

The site is located in the Village Core sub-district and staff is evaluating the proposal under the Traditional Commercial building typology standards.

Standard	Minimum	Maximum	Proposed
Lot Area	No min	No max	1.09 acres (47,753 sq. ft)
Lot Width	No min	200 ft	220 +/- feet (Main St) 260 feet (Miller Ave) [waivers requested]
Lot Coverage	No min	100%	40%
Street Yard	0 feet	20 feet	5-12 ft (Main St) 46 +/- ft (Miller Ave) [waiver requested]
Side Yard	0 feet	20 ft	45 ft (south elevation) [waiver requested]
Rear Yard	15 feet	No max	Varies, no less than 30 feet
Building Width	80%	100%	62% (Main St) 21% (Miller Ave) [waivers requested]
Stories	2	3	2 stories at primary entrance
Height	No min	55 feet	35 feet (top of roofline)

1. This site contains a few feet of fall in grade from Ginko Alley to Miller Avenue. The final grading will be established with the engineering plans. This may affect the number of steps to entrances from the public sidewalk. Staff recommends the final grading is subject to staff approval.

2. The Urban Center Code Section 2.100.2 requires each front and side yard entrance to the building shall incorporate a permitted building frontage in accordance with Section 3.2 of the Urban Center Code. It appears the proposed building meets the requirement along Main Street by providing a stoop. No information on the entrance to the patio area along Miller Avenue has been provided. Staff recommends a condition of approval requiring the design of the entrance along Miller Avenue to the patio space is provided and is done in accordance with code requirements, subject to staff approval.

B. Waiver Request

Per C.O. Chapter 1113.11 the ARB shall approve, approve with supplementary conditions, or disapprove the request for a waiver. The ARB shall only approve a waiver or approve a waiver with supplementary conditions if the ARB finds that the waiver, if granted, would:

- a) *Provide an appropriate design or pattern of development considering the context in which the development is proposed and the purposed of the particular standard. In evaluating the context as it is used in the criteria, the ARB may consider the relationship of the proposed development with adjacent structures, the immediate neighborhood setting, or a broader vicinity to determine if the waiver is warranted;*
 - b) *Substantially meet the intent of the standard that the applicant is attempting to seek a waiver from, and fit within the goals of the Village Center Strategic Plan, Land Use Strategic Plan and the Design Guidelines and Requirements;*
 - c) *Be necessary for reasons of fairness due to unusual site specific constraints; and*
 - d) *Not detrimentally affect the public health, safety or general welfare.*
1. **To allow the lot widths to be 260 and 220 feet where Urban Center Code Section 2.87 permits a maximum of 200 feet.**
 - The Urban Center Code is written from the perspective of individual lots of record that develop independent of each other, which works very well for areas like the Historic Village Center. This section of Main Street affords larger development sites and the opportunity for larger projects. The key to this scale of a project is to approach it comprehensively and to be sensitive to the building's presence on the primary street, which has been done in this instance.
 - This proposal contains an appropriate design and pattern of development considering the surrounding structures. While the lot is longer than code permits, the applicant proposes to visually break-up the elevations by providing recesses and projections in the building faces and varying the roof forms.
 - This request appears to substantially meet the intent of the standard that the applicant is attempting to seek a waiver from, and fit within the goals of the Village Center Strategic Plan, Land Use Strategic Plan and the Design Guidelines and Requirements.
 - Although the site proposes a lot width of 220 feet along Main Street, the structure contains architectural features and outdoor patio space to add activity and variety along the street front.
 - Along Miller Avenue this is a transition point between larger commercial structures along Main Street and smaller residential structures existing and permitted along Miller Avenue. The development along Miller

Avenue matches the development across the street at the US Bank Center.

- The site contains unusual constraints due to its shape. Its shape and size was originally created to contain two single family residential lots. The curve in the road also results in the length of the property lines being larger than code allows.
- It does not appear this waiver will detrimentally affect the public health, safety, or general welfare.

2. To allow the street (front) yard setback along Miller Avenue to be 56 feet where Urban Center Code Section 2.87 permits a maximum of 20 feet.

- The applicant proposes to locate the building elevation along Miller Avenue approximately 46 feet from the right-of-way line whereas the Urban Center Code requires the building be located between 0 and 20 feet from the right-of-way line. The setback includes a 10 foot right-of-way dedication.
- The setback distance is being artificially created in order to create an outdoor space which will include a large paver patio, sidewalks, and landscaping. The result will be useable space and will avoid the feel of “excessive gaps” between buildings. The design of this area will promote an active space.
- The building appears to match the intent of the standard that the applicant is attempting to seek a waiver from, and fit within the goals of the Village Center Strategic Plan, Land Use Strategic Plan and the Design Guidelines and Requirements. The building’s design includes an outdoor patio area along Miller Avenue that is located 8 feet from the future right-of-way line. The site also contains a clock tower that will located just outside of the future right-of-way.
- It does not appear this waiver will detrimentally affect the public health, safety, or general welfare.

3. To allow the building side yard setback to be 37 feet (south side) where Urban Center Code Section 2.87 permits a maximum of 20 feet.

- The applicant requests to allow the south side of the building to be setback 37 feet from the side property line along Ginko Alley.
- The applicant has verbally indicated to staff there are numerous large trees along this side of the property they wish to preserve to retain some of the existing landscaping character of the property. The city landscape architect has reviewed the plans and agrees the existing landscaping should be preserved where practicable.
- The building appears to match the intent of the standard that the applicant is attempting to seek a waiver from, and fit within the goals of the Village Center Strategic Plan, Land Use Strategic Plan and the Design Guidelines and Requirements. The building’s design includes a brick screen wall with a top light that acts as an extension of the building to provide a streetscape presence.
- The end of the wall is located 12 feet from the property line. The wall will assist in avoiding the feel of “excessive gaps” between buildings.
- It does not appear this waiver will detrimentally affect the public health, safety, or general welfare.

4. **To allow the building width to be 21% of the lot width along Miller Avenue and 62% along Main Street where Urban Center Code Section 2.87 requires a minimum of 80%.**
- The Urban Center Code requires buildings to use 80 to 100 percent of the total lot frontage to create an urban feel and discourage large gaps between buildings.
 - Along Main Street the lot is approximately 220 feet wide and the building is approximately 136 feet wide. $136/220 = 62\%$.
 - Along Miller Avenue the lot is approximately 260 feet wide and the building is approximately 54 feet wide. $54/260 = 21\%$. The curb cut along Miller Avenue is 22 feet wide. When accounting for this it results $76/260 = 29\%$.
 - The building appears to be matching the intent of the standard that the applicant is attempting to seek a waiver from, and fit within the goals of the Village Center Strategic Plan, Land Use Strategic Plan and the Design Guidelines and Requirements.
 - Along Main Street the applicant's site also contains an outdoor patio, clock tower, and brick walls for screening the loading space. If these areas are factored into the lot width, then the applicant's entire layout utilizes 77% with the patio, 91% by adding the wall, and 94% with the clock tower also added to the lot frontage for Main Street.
 - Along Miller Avenue the building is 54 feet. This is consistent with development pattern of the New Albany Exchange and US Bank Center along this section of Main Street. The DGRs state construction of a new building shall avoid creating excessive gaps and non-usable spaces between buildings. When spaces do occur, pedestrian connections should be established between any rear parking areas and the sidewalk in front of the building. The city landscape architect has commented the site plan should be revised to provide a sidewalk extension from rear sidewalk north to the proposed Miller Avenue sidewalk.
 - The applicant positions the active portion of the building at the corner to ensure there is an active, urban outdoor space at the intersection.
 - The site contains unusual site constraints along Miller Avenue since the curve in the street results in a longer street frontage than typical. Additionally the applicant is properly aligning their curb cut with the US Bank Center. This is a transitional area from the Village Core which allows for large residential and commercial uses to the Core Residential area along the rest of Miller Avenue where only smaller cottages, bungalows, detached, attached, and small multi-unit residence building typologies are allowed. Although there is a large portion of the site undeveloped it is along the rear property that abuts a residential structure and provides a transition to the residences along Miller Avenue. The undeveloped space is consistent with what future gaps between residential buildings along Miller Avenue are allowed to be if they redevelop.
 - The applicant has verbally indicated to staff there are numerous large trees along this side of the property they wish to preserve to retain some of the existing landscaping character of the property. The city landscape architect has reviewed the plans and agrees the existing landscaping should be preserved where practicable.

- It does not appear this waiver will detrimentally affect the public health, safety, or general welfare.

IV. RECOMMENDATION

The ARB should evaluate the overall proposal based on the requirements in the Urban Center Code, and Design Guidelines and Requirements. The application should be evaluated on the design of the site, location of the building, design of the building and use of materials. The applicant has provided schematic elevations that overall appear to match the intent of the standards and goals found within the Village Center Strategic Plan, Land Use Strategic Plan, Urban Center Code, and the Design Guidelines and Requirements. However, the Architectural Review Board should verify with the applicant the details such as the exact window specifications, wood material, column design, doors, and cornice details to ensure they are appropriately designed for the structure and this general area of the Village Center.

The city's DGRs state the number of stories is measured above grade at the primary entrance. The building is two stories at the main entrance but contains wings off the main mass that are one story in height. The surrounding structures are a minimum of two-stories in height and the city architect comments adding dormers to the ends should be incorporated to make it more consistent with the surrounding development. Urban form via the mass and scale of new development are important aspects of buildings and the Architectural Review Board should evaluate the appropriateness of having a building with portions that are one-story along this corridor.

The applicant proposes to construct a clock tower at the Market Street and Miller Avenue intersection. The clock tower is a unique architectural feature that assists in extending the building's width along Main Street. However, the Architectural Review Board should evaluate the appropriateness of the clock tower. This is the first of its kind in New Albany and does not appear to be typical of the traditional commercial architecture forms existing within the Village Center.

Staff recommends approval of the Certificate of Appropriateness for the new structure and waiver requests provided that the ARB finds the proposal meets sufficient basis for approval.

V. ACTION

Should ARB find that the application has sufficient basis for approval, the following motions would be appropriate (conditions of approval may be added):

A. Move to approve a waiver to allow the lot widths to be 260 and 220 feet where Urban Center Code Section 2.87 permits a maximum of 200 feet.

B. Move to approve a waiver to allow the street (front) yard setback along Miller Avenue to be 56 feet where Urban Center Code Section 2.87 permits a maximum of 20 feet.

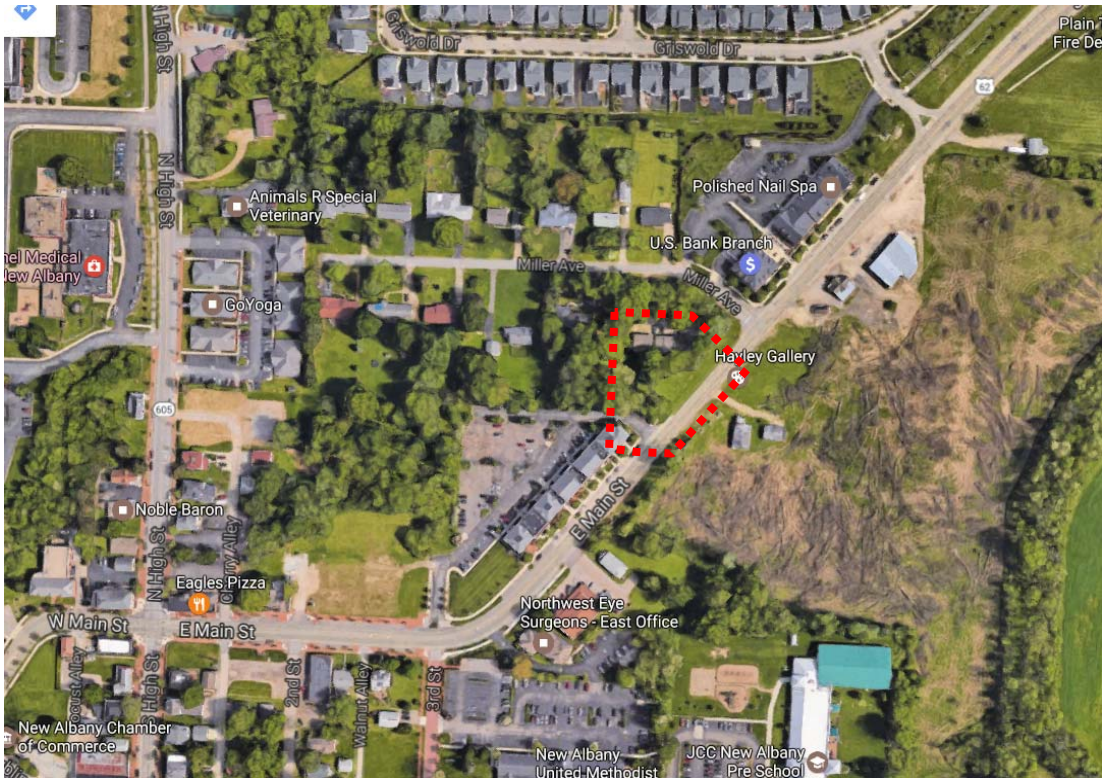
C. Move to approve a waiver to allow the building side yard setback to be 37 feet (south side) where Urban Center Code Section 2.87 permits a maximum of 20 feet.

D. Move to approve a waiver to allow the building width to be 21% of the lot width along Miller Avenue and 62% along Main Street where Urban Center Code Section 2.87 requires a minimum of 80%.

E. Move to approve Certificate of Appropriates application ARB-27-2017, with the following conditions all subject to staff approval:

1. Dormers are added to the building's wings per the city architect's comments.
2. The building's cornice detailing is subject to the review and approval of the city architect.
3. The parking lot be required to connect to the public alley.
4. Staff recommends a condition of approval that additional screen wall height or material is added, as necessary, to ensure 100% screening of all mechanical equipment, subject to staff approval.
5. The loading door is subject to staff approval.
6. Final design of the street improvements along Miller Avenue be consistent with the Urban Center Code and Miller Avenue extension across the street subject to staff approval.
7. Evergreen screening is installed around the entire perimeter of the proposed parking lot.
8. The brick wall is a minimum of four feet high to screen the loading zoning from Main Street subject to staff approval.
9. Street trees are provided along the entire length of Miller Avenue and Main Street, and the street trees be 30 feet apart, subject to staff approval.
10. Additional landscaping is provided on the site's interior to meet code requirements.
11. All utility appurtenances, pipes, vents, etc. are located screened subject to staff approval.
12. The final design of the lighting fixtures on the exterior of the building are subject to staff approval.
13. The final grading of the site is subject to staff approval.
14. The design of the entrance along Miller Avenue to the patio space is provided and is done in accordance with code requirements, subject to staff approval.
15. Parking lot lighting has zero foot candle intensity along residential parcel boundaries.
16. Site plan should be revised to provide a sidewalk extension from rear sidewalk north to the proposed Miller Avenue sidewalk

Approximate Site Location:



Source: Google Maps