



Architectural Review Board

Meeting Minutes

June 11, 2018

7:00 p.m.

New Albany Architectural Review Board met in regular session in the Council Chambers at Village Hall, 99 West 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. Francis Strahler	Present
Mr. Jonathan Iten	Present
Mr. Lewis Smoot	Absent
Mr. Jim Brown	Absent
Mr. E.J. Thomas	Present
Mr. Andrew Maletz	Present
Mr. Matt Shull	Present

Staff members present: Jackie Russell, Development Services Coordinator; Stephen Mayer, Development Services Manager and Pam Hickok, Clerk.

Mr. Shull sworn in new board member, Andrew Maletz.

Mr. Iten moved, seconded by Mr. Thomas to approve the meeting minutes of April 18, 2018, as submitted. Upon roll call vote: Mr. Hinson, yea; Mr. Maletz, yea; Mr. Thomas, yea; Mr. Strahler, yea; Mr. Iten, yea. Yea, 5; Nay, 0; Abstain, 0; Motion carried by a 5-0 vote.

Mr. Hinson asked for any changes to the agenda.

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

Mr. Hinson asked for public comment for any items not on tonight's agenda. Hearing none.

Moved by Mr. Strahler, seconded by Mr. Iten to accept the staff reports and related documents into the record. Upon roll call vote: Mr. Hinson, yea; Mr. Maletz, yea; Mr. Thomas, yea; Mr. Strahler, yea; Mr. Iten, yea. Yea, 5; Nay, 0; Abstain, 0; Motion carried by a 5-0 vote.

ARB-40-2018 Certificate of Appropriateness

Certificate of Appropriateness for a modification to the approved streetscape and new signage for the Market & Main Apartments located at 195 and 200 West Main Street (PID: 222-004889, 222-002978).

Applicant: The New Albany Company c/o Tom Rubey

Ms. Jackie Russell presented the staff report.

Mr. Iten asked about the condition 2 about the wall sign remains even though it wasn't mentioned during the presentation.

Ms. Russell stated yes.

Mr. Iten confirmed that condition 3 was for the canopy sign.

Ms. Russell states yes, the canopy sign.

Mr. Tom Rubey, The New Albany Company, stated that agrees with staff conditions. The Market and Main project is a total of 127 rental units with 38 units pre-leased. One family that has expressed interest and would be moving here from Pittsburgh to send there kids to Marburn Academy. All of the other interest is from empty nesters which is the target market. You will notice the entrances are being framed and everything is starting to come together. As we were finalizing the landscaping and irrigation system we starting questing the street typology for the units that front on Main Street. As we walk the area we believe there is a dividing line from the north side of Market Street to the south side of Market Street, from a land use standpoint. In the cities long range land use plan the north side has retail and office and the streetscape should reflect that as more urban. The south side as being entirely residential, which has the tree lawn with the larger street trees. That is the correct treatment rather than the more urban streetscape. That is the reasoning behind the request.

Mr. Iten asked if there was a change to the number of trees.

Mr. Rubey stated no change to the number of trees, in fact, we are assuring that they will all be irrigated and the size of the street trees would match the existing trees that installed about 2-3 years ago with the construction of the roundabout. Species and size to match.

Mr. Hinson stated that his concern is with having the lawn and street trees next to the street parking. Will we have sidewalks between the trees to the on street parking. It sounds like an opportunity for something less than attractive to happen. The only place for people exiting the car is to walk through the grass.

Mr. Rubey stated that we have talked about some pavers and don't know if that is something that the board interested in doing to address the concern. It is a condition that exists elsewhere. That's the downside to a tree lawn and sidewalk. We are looking for some guidance from this board. Our inclination was not to do anything but receptive if you think that is an issue that we need to address from a design perspective.

Mr. Thomas asked about the spacing of the pavers.

Mr. Rubey stated that the spacing of the parking spaces and the street trees were coordinated and you won't open a door into a street tree. You could still have green space there even with the pavers.

Mr. Iten stated that he has a good point, there will be people that prefer parking out front.

Mr. Hinson stated that he doesn't want to see a sidewalk for each parking space or unit.

Mr. Brian Kent Jones stated that there is something clean about a sidewalk with a tree lawn. Turf is easily maintained. We have seen good examples of runners along the curb. If this becomes a maintenance issue over time we could introduce that but it brings another layer of finish and maintenance that we are concerned about what is aggravating about whats on the other side. Our hope is that the clean condition on the right hand side. Seldomly is there a pedestrain in the on-street parking situation, usually just a driver.

Mr. Hinson stated that his concern is that we would end up with a lot of sidewalk in between and could really detract from the architecture.

Mr. Rubey stated that we are trying to reduce the size and scale of the mulch beds around the trees. On Keswick they are smaller and we are still trying to get even smaller. Over time they become a maintenance nightmare. Our goal is along Main Street is to minimize the mulch tree ring as much as possible.

Mr. Strahler asked if this condition currently exists on Market Street and are any paths being created.

Mr. Rubey stated that he is not aware of any maintenance issues.

Mr. Shull stated that from a uniformity standpoint you want this to look like this. (pointing to areas on map)

Mr. Rubey stated correct.

Mr. Shull asked if uniformity would be an issue further down on Market Street when that area develops.

Mr. Jones stated that we have been studying and we feel that the soft green, turf panel in the tree lawn makes for a more gentle transition to the park and starts a more rural relationship. I think there is a natural transition.

Mr. Rubey stated even if residential was on the north side I think we would continue the same urban condition that we have established on that side of the road. The street typology should take priority over the use.

Mr. Iten stated that he is comfortable with the tree lawn idea. I asked staff to see the Wallick sign for comparison so that I could see the differences. This sign is directly over the entrance and the Wallick sign was over a window.

Mr. Shull asked if electric is being considered at the trees.

Mr. Rubey stated that there is electric in the square but doesn't go down Main Street.

Moved by Mr. Iten, seconded by Mr. Hinson to approve ARB-40-2018 subject to the following conditions:

1. The wall sign is at least 1” thick, and no more than 18” projecting from the wall.
2. The wall sign above the portal must have cove-cut corners and routed edges to match the existing signs within Market Square.
3. The canopy sign is to be decreased so no architectural detailing such as mouldings are covered in order to fit within the space. Upon roll call vote: Mr. Hinson, yea; Mr. Maletz, yea; Mr. Thomas, yea; Mr. Strahler, yea; Mr. Iten, yea. Yea, 5; Nay, 0; Abstain, 0; Motion carried by a 5-0 vote.

Mr. Iten asked what happened to the wine store.

Mr. Mayer stated that the project stalled during engineering. Our understanding as staff is that there is no plan to move forward with that project at this time.

Mr. Strahler asked if we ever had more detail on the micro cell phone tower that can be installed with little review.

Mr. Mayer stated that staff is working with the city consultants, MKSK. The state recently passed legislation to allow for small cell towers to be located in public right of ways, before the state allowed for home rule ability to not allow them in the right of way. So we are creating design requirements for these small cell towers. We know that there are utilities looking to install these towers in Market Square immediately. We are also hiring additional attorneys to ensure that if tested it can stand the test of a legal challenge. We are still working on that and hoping that you will see it in a month or two.

Mr. Thomas confirmed that the state passed something that supercedes home rule.

Mr. Mayer stated that is correct.

Mr. Thomas asked if the Municipal League was involved.

Mr. Mayer stated yes, they were able to get the ordinance amended to allow certain things to be regulated by the cities.

Mr. Shull stated that the city joined other cities in litigation and noticed that at least one cell tower appeared overnight, which was removed.

Mr. Thomas moved to adjourn the meeting, seconded by Mr. Strahler. Upon roll call vote: Mr. Hinson, yea; Mr. Maletz, yea; Mr. Thomas, yea; Mr. Strahler, yea; Mr. Iten, yea. Yea, 5; Nay, 0; Abstain, 0; Motion carried by a 5-0 vote.

The meeting adjourned at 7:30 p.m.

Submitted by Pam Hickok

APPENDIX



Architectural Review Board Staff Report June 11, 2018 Meeting

VILLAGE CENTER RESIDENTIAL BUILDINGS “A” AND “E” CERTIFICATE OF APPROPRIATENESS STREETSCAPE & SIGNAGE

LOCATION: 195 W. Main St. and 200 W. Main St. (PID: 222-004889 and 222-002978)
APPLICANT: The New Albany Company
REQUEST: Certificate of Appropriateness for Signage and Modifications to the Approved Streetscape
ZONING: NACC Section 21, Subarea 1, Ackerly Park Townhomes, & Urban Center Code Village Core Sub-District
STRATEGIC PLAN Village Center
APPLICATION: ARB-40-2018

Review based on: Application materials received October 25th, 2017 and May 5th, 2018.

Staff report prepared by Jackie Russell, Development Services Coordinator.

I. REQUEST AND BACKGROUND

The applicant has submitted a modified landscaping plan for the streetscape treatment along Main Street and Market Street as well as proposed signage for the ARB’s review and approval.

The Architectural Review Board approved streetscape which matches the landscaping treatment at the Market and Main II commercial building. This treatment includes tree beds between the street and sidewalk. The applicant is proposing to install a tree lawn instead of hardscape with tree beds.

On May 9, 2016 the Architectural Review Board approved the site plan and building elevations for two residential multi-unit buildings at the southeast and southwest corners of Market and Main Streets. On August 8, 2016 the Architectural Review Board approved modifications to the streetscape landscaping at the building’s main entrances fronting the roundabout.

The applicant designed the building under the Urban Center Code’s development standards and not the zoning text requirements. 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.

II. SITE DESCRIPTION & USE

Site A is located south of Market Street, east of Main Street, and west of the Ackerly Park subdivision. The site consists of numerous parcels totaling 4.12 acres and is undeveloped/vacant. Access to the site will be provided by three new curb cuts leading to a private drive and parking area.

Site E is located south of Market Street, west of Main Street, and east of the Keswick Mews subdivision. The site consists of three parcels totaling 1.87 acres and is undeveloped/vacant. Access to the site will be provided by a new private drive off of Keswick Drive.

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 Village 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*
 - Per the city's sign code section 1169.14(a) each building or structure in the Village Core sub-district shall be allowed three (3) sign types. The current proposed signage is a wall sign and architectural canopy thereby establishing one of the sign types allowed on each of the buildings.
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
 - a. The applicant is proposing to change the streetscape treatment along Main Street and Market Street to match the treatment of the Keswick units along Market Street. This will include a turf tree lawn and street trees installed 30 feet on center.
 - b. The streetscape treatment was approved to match the treatment at the Market and Main II Site. The proposed streetscape plan would maintain the existing condition within the right-of-way on both side of Main Street

and the south side of Market Street. See graphic below:



- c. The proposed changes will keep the same road design standard, but will modify the tree lawn to be soft-scape instead of the approved hardscape depicted in the graphic.
- d. The applicant gave the following reasons for wanting to change the streetscape:
 - To match the design where the proposed conditions occurs on market Street where the Keswick units are located.
 - To delineate the treatment of retail frontage and residential frontage.
- Lighting
 - a. No proposed changes.
- Parking and Circulation
 - a. No proposed changes.
- Signage:
 - a. Two types of signage have been submitted for review.
 - Building A: Has a proposed wall sign to be installed over the archway.
 1. Size: 17' x 2' [meets code].
 2. Area: 34 s.f. [meets code].
 3. Lighting: external, downcast lighting [meets code].
 4. Relief: The applicant did not provide the relief of the sign. The Architectural Review Board should confirm that the sign is at least 1" thick, and no more than 18"

- projecting from the wall.
5. Colors: Black and White [total of 2, meets code].
 6. Lettering Height: 18" [meets code].
- Building A & E: Has a proposed architectural canopy sign to be installed on the canopy over the door.
 1. Size: 12' x 1' [meets code].
 2. Area: 12 s.f. or 35% of the architectural canopy [meets code]
 3. Height: 12'8" [meets code].
 4. Lettering Height: proposed to be 1' [meets code].
 5. Lighting: None [meets code].
 - b. The signs will read, "Market and Main"
 - c. Staff recommends a condition of approval that the proposed wall sign has cove-cut edges with scalloped corners.
 - d. The sign submittal shows additional signage for street names. These signs are by-right signs and are not a part of the review by the ARB.
 - e. Codified Ordinance 1169.12(a)(1) requires "signs are consistent with the design/style of the building on which they are located. Signs integrate with the building/site on which they are located and adjacent development in scale, design, and intensity." The Architectural Review Board should evaluate the appropriateness of installing the sign on the second story. Staff encourages pedestrian oriented signage within the Village Center. However, this building has a unique design which includes a portal for cars to enter the site through. The wall sign is located over the portal which is the entrance to the auto-court from the site. Additionally, the applicant is providing pedestrian oriented signage at the main entrances to the building.
3. *The distinguishing original qualities or character of a building, structure, site and/or its environment shall not be destroyed.*
- The wall sign and architectural canopy sign are appropriate sign-types for the proposed buildings.
 - The lighting fixtures above the signage is consistent and appropriate for the area.
 - Overall it appears the modified streetscape along the sites will enhance the appearance of these corners within the city by providing an appropriately designed streetscape plan.
 - According to C.O. 1169.12(b)(1) signs are not allowed to block portions of architectural detailing, windows, entries, or doorways. The wall sign's mounting location does not appear to block architectural detailing on the elevation. The architectural canopy sign appears to be larger than the space available for the sign. It appears the space between the mouldings of the canopy is approximately 9" +/- . The applicant has proposed a 12" sign. Staff recommends a condition of approval that the sign be decreased so no architectural detailing such as mouldings are covered in order to fit within the space.

4. *All buildings, structures and sites shall be recognized as products of their own time.*
 - The proposed streetscape appears to be a product of its own time.
 - The building is a product of its own time and as such should utilize signs appropriate to its scale and style, while considering its surroundings. The proposed sign appears to match the style of the building and other existing signs.
5. *Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure or site shall be created with sensitivity.*
 - Not applicable.
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.

IV. RECOMMENDATION

The ARB should evaluate the overall proposal based on the requirements in the city's codified ordinances, Urban Center Code, and Design Guidelines and Requirements. The application should be evaluated on the design of the streetscape. The streetscape was previously approved by the ARB to include an urban style hardscape with tree planters that is typical to and matches the Market and Main commercial buildings. The proposed streetscape will remove the hardscape in order to compliment residential areas of the Village Center such as Keswick and Ealy Crossing. In addition to the use of the buildings along Market and Main Street, the ARB should consider the development density and street hierarchy as well. Additionally, the sign designs and types appear to be appropriate and will enhance the buildings character along the street. The architectural canopy signs are pedestrian orientated and will help to activate these important street corners within the community.

Staff recommends approval of this certificate of appropriateness application provided that the ARB finds the proposal meets sufficient basis for approval.

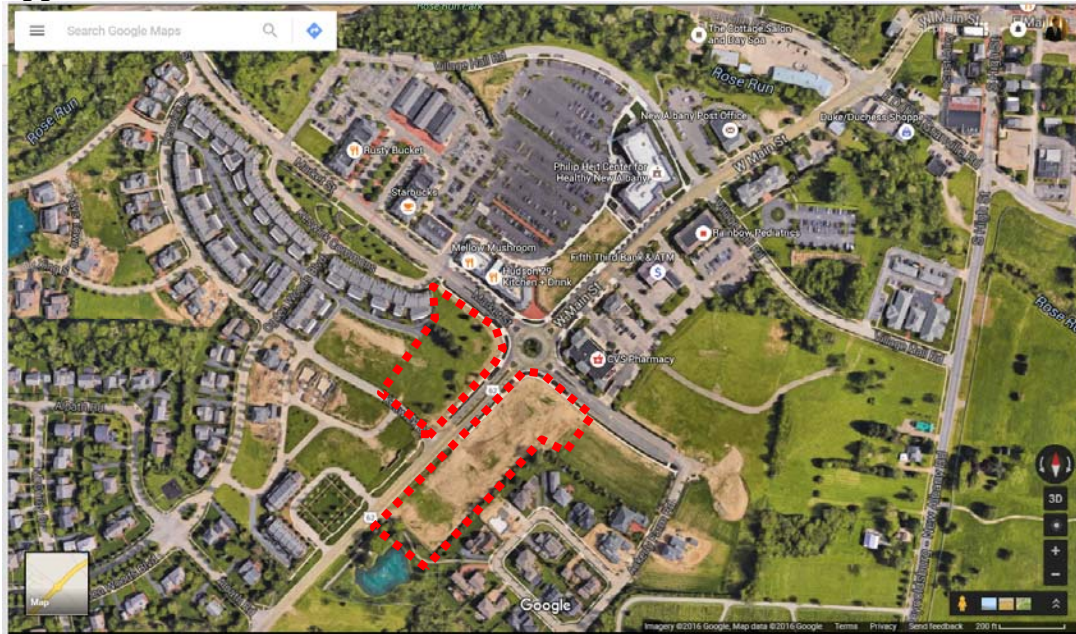
V. ACTION

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

Move to approve the site lighting, grading, and landscaping for Certificate of Appropriateness application ARB-40-2018, with the following conditions:

1. The sign is at least 1" thick, and no more than 18" projecting from the wall.
2. The wall sign above the portal must have cove-cut corners and routed edges to match the existing signs within Market Square.
3. The sign is to be decreased so no architectural detailing such as mouldings are covered in order to fit within the space

Approximate Site Location:



Source: Google Maps