



Architectural Review Board

Meeting Minutes

September 9, 2019

7:00 p.m.

New Albany Architectural Review Board met in regular session in the Council Chambers at Village Hall, 99 W Main Street and was called to order by Architectural Review Board Chair Mr. Alan Hinson at 7:03 p.m.

Those answering roll call:

Mr. Alan Hinson, Chair	Present
Mr. Francis Strahler	Present
Mr. Jonathan Iten	Absent
Mr. Jim Brown	Present
Mr. E.J. Thomas	Present
Mr. Andrew Maletz	Present
Ms. Sarah Briggs	Present
Mr. Matt Shull	Present

Staff members present: Steven Mayer, Development Services Manager; Chris Christian, Planner; and Josie Taylor, Clerk

Mr. Hinson called for an action on the minutes of August 12, 2019.

Moved by Mr. Thomas, seconded by Mr. Brown to approve the August 12, 2019 meeting minutes. Upon roll call: Mr. Thomas, yea; Mr. Brown, yea; Mr. Strahler, yea; Ms. Briggs, yea; Mr. Hinson; yea; Mr. Maletz, yea. Yea, 6; Nay, 0; Abstain, 0. Motion passed by a 6-0 vote.

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

Mr. Christian stated none from staff.

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

Mr. Hinson asked if there were any visitors for items not on tonight's agenda. (No response).

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

**ARB-67-2019 Certificate of Appropriateness
Certificate of Appropriateness for an amphitheatre development located at 140 West Granville Street, west of the McCoy Center.
(PIDs: 222-002915, 222-000104, 222-000141, 222-000228)
Applicant: DLR/WRL Group c/o Clyde Twine**

Mr. Mayer discussed the project and highlighted changes made to the design since the August 12, 2019 Architectural Review Board (hereafter, "ARB") meeting.

Mr. Clyde Twine, with DLR Group, discussed the project's design for the ARB.

Mr. Thomas asked how the amphitheater would manage drainage if there was rainfall prior to an event.

Mr. Twine stated drainage to the artificial turf would be internal for each tier and would go directly to drains with the lower area also draining out.

Mr. Shull noted snow melt would also need to drain off the stage.

Mr. Twine stated the stage had drainage.

Mr. Maletz noted the changes made to the elevation and thanked Mr. Twine for those changes. Mr. Maletz asked if the handrails would have a square or rounded profile.

Mr. Twine noted they would be round and painted metal.

Mr. Maletz stated he was concerned about the color choice that will be visible until the ivy covers the building and asked if another color choice might be better for the community.

Mr. Twine stated they could propose other colors or perhaps that could be added as a condition.

Mr. Maletz asked if the view of the stage from the lawn seating area was wood.

Mr. Twine stated it would be wood.

Mr. Maletz asked if the concrete from the entrance to the amphitheater area would be smooth and noted there might be concerns about slipping and aesthetic issues involving maintenance and visual appeal.

Mr. Twine stated the concrete would have natural joining and its finish should not be anything smoother than a broom finish.

Ms. Karla Salmans, with MKSK Studios, stated the horizontal planes would have a broom finish and she envisioned the concrete walls having a sandblast finish.

Mr. Maletz asked for details to be provided.

Ms. Salmans stated the sandblast finish would help eliminate imperfections.

Mr. Shull asked about the size of the stage.

Mr. Twine stated it was the same size as that in the McCoy Center.

Mr. Shull asked if an orchestra using the McCoy Center stage would also be able to use the amphitheater stage.

Mr. Twine stated yes.

Mr. Maletz asked about the location and appearance of sound equipment or speakers.

Mr. Twine stated they are seeking to hide such equipment behind the proscenium face and are still working on that.

Mr. Brown stated it was a great project but noted that he agreed with Mr. Maletz on the green color. Mr. Brown asked what inspired the building design and its interaction with the McCoy Center's design and location.

Mr. Twine stated the facade was constructed to be identical to the McCoy Center and stated they could review other options for the green color, but noted that the green color was in use in New Albany.

Mr. Brown asked if there were any thought to having areas that were not ivy covered to help it better reflect the McCoy Center.

Mr. Shull asked if he was thinking of having brick go up.

Mr. Brown stated brick or not using ivy.

Mr. Thomas asked if perhaps not all panels could be ivy covered.

Mr. Twine stated the theme or idea was to have a garden like feel and the use of the ivy was a way to enhance that feeling.

Mr. Brown stated he was trying to understand what the thought process had been.

Mr. Mayer stated staff supported the green color after reviewing other options, saying it would be a temporary condition for two (2) or three (3) years time and would then work well with the ivy to continue the garden feel and draw attention to the stage.

Mr. Brown stated some contrast may be needed, maybe have the main building reflect wood tones. Mr. Brown asked about the hornbeams and junipers used in the design, what it would look like when they matured.

Ms. Salmans stated they would be eighteen (18) to twenty (20) inches tall, there would be no need to trim them and they would provide an evergreen to the area. Ms. Salmans added that a maintained lawn would come up to them.

Mr. Strahler asked whether the dark grey concrete would fade.

Ms. Salmans stated the concrete was not stained, the color would be mixed into it.

Moved by Mr. Maletz, seconded by Mr. Strahler to approve ARB-67-2019 with the following conditions:

- (a) final landscape and grading plan and design subject to staff approval;
- (b) site lighting subject to staff approval;
- (c) final building color selection subject to ARB review and approval; and
- (d) final approval of horizontal and vertical concrete patterning subject to staff approval

Upon roll call vote: Mr. Maletz, yea; Mr. Strahler, yea; Mr. Hinson, abstain; Ms. Briggs, yea; Mr. Thomas, yea; Mr. Brown, yea. Yea, 5; Nay, 0; Abstain, 1. Motion carried by a 5-0-1 vote.

Moved by Mr. Thomas, seconded by Mr. Brown, to adjourn the meeting. Upon roll call vote: Mr. Thomas, yea; Mr. Brown, yea; Mr. Strahler, yea; Ms. Briggs, yea; Mr. Hinson, yea; Mr. Maletz, yea. Yea, 6; Nay, 0; Abstain, 0. Motion carried by a 6-0 vote.

Meeting adjourned at 7:35 pm.

Submitted by Josie Taylor.

APPENDIX



Architectural Review Board Staff Report September 9, 2019 Meeting

CERTIFICATE OF APPROPRIATENESS AMPHITHEATRE DEVELOPMENT

LOCATION: 140 West Granville Street, west of the McCoy Center
(PIDs: 222-002915, 222-000104, 222-000141, 222-000228)
APPLICANT: DLR/WRL Group c/o Clyde Twine
REQUEST: Certificate of Appropriateness
ZONING: Urban Center Code—Campus sub-district and NACO 1998 PUD
Subarea 4C: Village Commercial
STRATEGIC PLAN: Village Center Mixed Use
APPLICATION: ARB-67-2019

Review based on: Application materials received July 30 and August 27 2019.

Staff report prepared by Chris Christian, Planner.

I. REQUEST AND BACKGROUND

This application is for a Certificate of Appropriateness for the development of an amphitheater located on the New Albany Plain Local Schools Campus, west of the McCoy Center. The site is being developed to accommodate up to 800 guests and includes a paved seating area, lawn seating area and covered exedra seating area.

The amphitheater site is within the Urban Center Code's Campus sub-district and the 1998 NACO PUD Subarea 4C: Village Commercial zoning district. Per Codified Ordinance 1158.03(c), properties within the Architectural Review Overlay District that are zoned PUD before Chapter 1158 of the city code was adopted in 2011, are permitted to either develop under the requirements of the underlying zoning or requirements of the Urban Center Code.

The applicant has elected to develop under the Urban Center Code, therefore the requirements of the Urban Center Code, the New Albany Design Guidelines and Requirements and city code apply to this site.

II. SITE DESCRIPTION & USE

The building site is located in two different zoning districts, Urban Center Code (Campus sub-area) and the NACO 1998 PUD Subarea 4C: Village Commercial. The development consists of 1.7 acres and is currently undeveloped.

The amphitheater will be owned and maintained by the city and the Columbus Association for the Performing Arts (CAPA) will be responsible for special events and performances programming held at the venue.

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*

- Section 8 of the Design Guidelines and Requirements (DGRs) - Civic and Institutional Buildings - provides the requirements for campus building typologies inside the Village Center. The goal for civic and institutional building design is to encourage a consistent approach when new buildings are built in the community. The proposed development is consistent with typical amphitheater architectural layout and design.
- The back of house area consists of the following materials and design:
 - The back of house building will be constructed of hardie board, painted green. The building will utilize ivy armatures affixed to the building facades to create the visual of ivy-covered building walls. The surrounding site ivy fence will share the similar details of the building ivy armatures. The goal of the building armatures and ivy fence is to give the users the feeling of being enveloped in a room of green.
 - The development utilizes typical New Albany horse fence at both entrance gates.
 - The proposed columns and light sconces are designed to mimic those at the McCoy Center.
- DGR Section 8.II(1) requires the site design to be appropriate for the architectural style. More ornate buildings of larger scale require a large, formal setting with a suitably large approach drive or front lawn area. The scale of the proposed development is appropriate for this building type. The amphitheater is setback approximately 56 feet from Dublin Granville Road and the front lawn area preserves the 10% existing grade and is landscaped in order to maintain the current character of the road.
- DGR section 8.III(2) requires the selection of architectural style shall be appropriate to the context, location, and function of the building. The style should be based on traditional practice in American architecture and as illustrated in the Design Principles and "American Architectural Precedent" section. In general, high-style designs with grander scale are appropriate for major structures such as schools. This development meets this requirement as the proposed design is consistent with typical amphitheater design. The proposed development incorporates several similar design elements that can be found throughout the community and on the neighboring McCoy Center including the design of the horse fence gate, the use of hardie board and the column detail. The back of house building is 15 feet tall and the top of the stage dome is 42 feet. The stage dome is constructed of wood and covered with PTFE roofing membrane. This material is partially translucent and is waterproof.

- DGR section 8.III(2) requires, in keeping with traditional practice, the entrances to civic and institutional buildings shall be oriented toward primary streets and roads and shall be of distinctive character that makes them easy to locate. The site will be accessed by two existing private drives to the New Albany School Campus. The stage portion of the development is oriented towards Dublin Granville Road and the back of house building is adjacent to the parking lot therefore this requirement is being met. Additionally, the use of the horse fence gate entrances make the site easily identifiable.
 - The eastern entry will be paved with clay brick pavers as a complementary feature to the McCoy Center entry across the road.
 - The western entry will be concrete paving with limestone steps and a concrete ADA ramp.

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.*

- Site and Landscape
 - a. A detailed landscape plan was submitted as a part of this application that meets all city code requirements for this site. All planting material shown in the plan is consistent with the traditional New Albany planting palate which includes large deciduous shade trees, shrubs and evergreen groundcover.
 - b. The city has made a significant investment along Dublin Granville Road as a part of the Rose Run Park project. Therefore, preserving the existing rural character of Dublin Granville Road is an important goal of the city. This established character of Dublin Granville Road includes a 10% slope along the road and naturalized landscaping. The submitted site plan maintains this established character by preserving the existing 10% slope along Dublin Granville Road. The slope transitions to 33% at the base of the exedra. This increase in slope is mitigated with an evergreen groundcover bed with Hornbeam trees.
 - c. In order to ensure existing slope is maintained along areas identified on the plans, modifications may be needed on the landscaping and grading plan in order to accomplish this important city goal. Therefore, staff recommends a condition of approval that the final landscape and grading plan and design be subject to staff approval.
 - d. The applicant is proposing to use artificial turf for the lawn seating area inside the amphitheater.
 - e. The applicant is proposing to use a colored concrete for the floor of the amphitheater close to the stage area which is appropriate in this case.
- Lighting
 - a. The proposed columns and light sconces are designed to mimic those at the McCoy Center. Staff recommends a condition of approval that additional site lighting, if requested, is subject to staff approval.
- Parking and Circulation
 - a. Currently the McCoy Center shares the existing school parking lot for events and performances. This development will share the same parking lot and the applicant states there will not be any events held at the McCoy Center at the same time as an event at the amphitheater. Therefore the current parking is sufficient.
 - b. As a part of this project, an existing row of parking (13 spaces) will be removed to accommodate this development. The school district is aware of and

supportive of this modification to the parking lot.

- 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.*
 - This proposed development takes the existing character of Dublin Granville Road into account via its design by maintaining the park character to ensure that the entire site blends well into the surrounding school campus area and Rose Run Park.
 4. *All buildings, structures and sites shall be recognized as products of their own time.*
 - The proposed development is new construction.
 5. *Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure or site shall be created with sensitivity.*
 - Attention has been paid to the details of the proposed development. The development uses high quality building materials and is designed to preserve the park atmosphere. At the August 12, 2019 ARB meeting, board members recommended additional architectural elements be added to the back of house building in order to break up the building massing. Since the meeting, the applicant has added additional cornice details to provide breaks in the ivy walls.
 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

1. Lot and Building Standards

Standard	Minimum	Maximum	Proposed
Lot Area	No min	No max	N/A
Lot Width	No min	No max	N/A
Lot Coverage	No min	No max	Unknown
Street Yard	30 feet	No max	56.4 feet
Side Yard (East)	20 feet	No max	102 feet
Side Yard (West)	20 feet	No max	120 feet
Rear Yard	20 feet	No max	Greater than 200 feet
Building Width	No min	No max	Main building—180 feet Box office—25 feet
Stories	1	4	1 story

Height	No min	55 feet	15 feet to the top of the building and 42 feet to the top of the dome.
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IV. RECOMMENDATION

The ARB should evaluate the overall proposal based on the requirements in the Urban Center Code, and Design Guidelines and Requirements. The development is matching 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 for civic and institutional buildings. The development’s design is sensitive to the surrounding Dublin Granville Road’s established park character by maintaining the grading and landscaping which is an important goal of the city. Overall, it appears that the building has been designed to complement the architectural style found in this area.

Staff recommends approval of the Certificate of Appropriateness for the proposed amphitheater development 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 certificate of appropriateness application ARB-67-2019, with the following conditions:

1. The final landscape and grading plan and design be subject to staff approval.
2. Site lighting is subject to staff approval.



Source: Google Earth