



New Albany Architectural Review Board
May 11, 2020 Meeting Minutes

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 7:04 p.m.

Those answering roll call:

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

(Mr. Hinson, Mr. Iten, Mr. Strahler, Ms. Briggs, Mr. Thomas, and Mr. Shull present via GoToMeeting.com).

Staff members present: Steven Mayer, Development Services Coordinator (via GoToMeeting.com); Chris Christian, Planner; and Josie Taylor, Clerk (via GoToMeeting.com).

Mr. Hinson called for an action on the minutes of February 10, 2020.

Moved by Mr. Iten, seconded by Mr. Thomas to approve the March 9, 2020 meeting minutes. Upon roll call: Mr. Iten, yea; Mr. Thomas, yea; Mr. Brown, yea; Mr. Maletz, yea; Ms. Briggs, yea; Mr. Hinson, yea; Mr. Strahler, abstain (no response). Yea, 6; Nay, 0; Abstain, 1. Motion passed by a 6-0-1 vote.

Mr. Hinson swore in witnesses wishing to speak before the Architectural Review Board this evening.

Mr. Hinson asked if there was anyone who wanted to discuss any items not on tonight's Agenda. (No response).

**ARB-67-2019 Certificate of Appropriateness
Modifications to the 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 Todd Mayher**

Mr. Christian presented the staff report.

Mr. Iten asked if the applicant had any comments.

Mr. Todd Mayher, DLR Group, Inc., described the project and the proposed changes.

Mr. Iten stated he was content with what was being proposed.

Mr. Thomas stated the changes seemed to be what had been talked about earlier and this was a good project.

Mr. Brown stated he liked this much better and thought it would work better.

Mr. Hinson asked Mr. Mayher to explain the removal of the railing behind the excedra.

Mr. Mayher stated the space for seating was still available, but the railing had been removed.

Mr. Hinson asked how they would transition the gates, the entrance and exit, now that there would not be another three (3) or four (4) board fence. Mr. Hinson stated he was sure there would be some solution to that and asked if the gates were staying.

Mr. Mayher stated the gates were staying and they should function as they had before. Mr. Mayher stated they would transition into a landscaped area and an ivy screened wall.

Mr. Hinson asked instead of another fence.

Mr. Mayher stated yes.

Mr. Maletz asked if they would replace any of the lights removed along the excedra with new light fixtures.

Mr. Mayher stated there would be lights to light up the lawn and they still wanted to reserve the opportunity to put lights on poles, but they needed to obtain light measurements.

Mr. Shull asked if there was any idea of the savings from these changes.

Mr. Mayher stated he did not have that information.

Mr. Craig Mohre stated he believed the estimated savings were \$1.2 million.

Moved by Mr. Iten to approve revised ARB-67-2019 with the conditions of approval from September 9, 2019, seconded by Mr. Maletz. Upon roll call vote: Mr. Iten, yea; Mr. Maletz, yea; Ms. Briggs, yea; Mr. Brown, yea; Mr. Thomas, yea; Mr. Strahler, yes; Mr. Hinson, abstain. Yea, 5; Nay, 0; Abstain, 2. Motion carried by a 6-0-1 vote.

ARB-32-2020 Certificate of Appropriateness & Waiver
Certificate of Appropriateness and waiver for a new sign at 130 East Main Street for Alloy Employer Services (PID: 222-004427-00).
Applicant: Alloy Employer Services c/o Chris Estey

Mr. Christian presented the staff report.

Mr. Brown asked if the resubmittal had reduced the size of the sign or had the applicant not addressed that.

Mr. Christian stated it had not been addressed but the applicant stated they were okay to reduce.

Mr. Chris Estey, for the applicant, said that was correct, they would reduce to twenty (20) square feet.

Mr. Iten asked if the applicant was happy with the white border.

Mr. Estey stated yes, that would fine for the applicant.

Mr. Hinson asked if all of the signs at New Albany Exchange had a sculpted edge rather than just a squared off one-and-a-half (1.5) inch border.

Mr. Mayer stated staff could double check that and said he was not sure but did not believe so. Mr. Mayer added he thought the sculpted edge had been utilized at Market and Main.

Mr. Hinson stated he wanted to make sure it lined up and had some continuity.

Mr. Thomas asked if the sign next to it had been sculpted.

Mr. Hinson stated he could not tell.

Mr. Thomas stated they should match, they should have some similarity in that regard.

Mr. Hinson stated yes. Mr. Hinson stated he was not sure if the Berkshire Hathaway sign was what had been approved or not and he could not tell from the photos whether or not it was sculpted. Mr. Hinson asked staff to check on that and, if they were supposed to be sculpted, the applicant should comply.

Mr. Brown stated that could be added as a third condition, to recommend for staff review to match existing New Albany Exchange treatment.

Mr. Hinson stated perfect.

Moved by Mr. Brown to approve ARB-32-2020 with the conditions that

1. The sign size must be reduced to twenty (20) square feet;
 2. A 1.5 inch thick white frame must be applied to the sign;
 3. The sign must match the existing edge treatment per staff review;
- seconded by Mr. Hinson. Upon roll call vote: Mr. Brown, yea; Mr. Hinson, yea; Mr. Strahler, yes; Mr. Iten, yea; Mr. Thomas, yea; Mr. Maletz, yea; Ms. Briggs, yea. Yea, 5; Nay, 0; Abstain, 1. Motion carried by a 7-0-0 vote.

Mr. Iten moved for adjournment, seconded by Mr. Hinson. Mr. Iten, yea; Mr. Hinson, yea; Mr. Brown, yea; Mr. Thomas, yea; Mr. Maletz, yea; Ms. Briggs, yea; Mr. Strahler, abstain (no response). Yea, 6; Nay, 0; Abstain, 1. Motion carried by a 6-0-1 vote.

Meeting adjourned at 7:35 p.m.

Submitted by Josie Taylor.

DRAFT

APPENDIX



Architectural Review Board Staff Report May 11, 2020 Meeting

CERTIFICATE OF APPROPRIATENESS AMPHITHEATRE DEVELOPMENT MODIFICATIONS

LOCATION: 140 West Granville Street, west of the McCoy Center
(PIDs: 222-002915, 222-000104, 222-000141, 222-000228)

APPLICANT: DLR/WRL Group

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 April 10, 2020.

Staff report prepared by Chris Christian, Planner.

I. REQUEST AND BACKGROUND

On September 9, 2019, the Architectural Review Board reviewed and approved a Certificate of Appropriateness application for the amphitheater development located on the New Albany Plain Local Schools campus, west of the McCoy Center. The applicant proposes modifications to the previously approved design. There are no changes to the previously approved building materials or overall architectural design.

The changes include:

- Exedra and lawn seating modifications
 - Remove lawn seating “tiers” and convert to simple sloped lawn
 - Reduce overall slope/grade on the interior site
 - Remove rear railing along the back of the VIP seating
 - Elimination of all landscape up-lighting for trees
- Seating area ramps
 - Elevation of the entry ramp plaza to be level with the stage
 - Stage ramp will be eliminated and replaced with a flat surface
 - Entrance ramp to lawn seating will be replaced with a flat surface
 - Entrance ramp to the lower level VIP seating area will be widened
- Deletion of the box office/storage building
 - Box office relocation to a new window at back of the house building
- Entry plaza modification
 - Additional trees and pavement added to replace the box office/storage building

- Tree placement and fence are redesigned to allow for a line of sight to the box office from the entry plaza and drop-off area.

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 applicant proposes the following modifications to the previously approved amphitheater design:
 - Exedra and lawn seating modifications
 - Remove lawn seating "tiers" and convert to simple sloped lawn
 - Reduce overall slope/grade on the interior site
 - Remove rear railing along the back of the VIP seating
 - Elimination of all landscape up-lighting for trees
 - Seating area ramps
 - Elevation of the entry ramp plaza to be level with the stage
 - Stage ramp will be eliminated and replaced with a flat surface
 - Entrance ramp to lawn seating will be replaced with a flat surface
 - Entrance ramp to the lower level VIP seating area will be widened
 - Deletion of the box office/storage building
 - Box office relocation to a new window at back of the house building
 - Entry plaza modification
 - Additional trees and pavement added to replace the box office/storage building
 - Tree placement and fence are redesigned to allow for a line of sight to the box office from the entry plaza and drop-off area.
 - The previous seating lawn included tiers of seating areas with stairs that would provide access to each level of seating. The



applicant proposes to remove the tiered seating and instead provide a single sloped lawn for seating as shown below.

The overall grade on the interior site has been elevated to be level with the stage and the entrance ramp to the lower VIP seating area has been widened. Staff is supportive of these design changes since they result in a simpler walkway thereby making it easier for visitors to navigate the site.

- The applicant proposes several modifications to the exedra. The overall grade up to the exedra has been reduced and one seating bay on each side of the exedra has been removed. Additionally, the applicant proposes to remove the previously approved railing that ran along the backside of the exedra, the landscape up lighting and the light fixtures that were previously installed on the columns.
- The previous approval included a box office/ storage building on the east side of the site. The applicant proposes to remove this building and relocate ticket sales to the back of house building which was reviewed and approved by the ARB. Due to this change, the applicant proposes to modify the entry plaza by extending the previously approved hardscape and tree island pattern to the entry plaza. Additionally, the applicant proposes to reconfigure the previously approved fence to allow for a clear line of sight to the box office window from the entry plaza. DGR section 8.II(2) states that site plantings and landscaping shall be of an appropriate scale and design, based on or complementary to the architectural design of the new building. The proposed modifications still meet this requirement.
- 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. There are no proposed changes to the previously approved building materials or overall architectural design of the back of house building or stage area. The proposed development continues to incorporate 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.
- 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 proposed development is still meeting this requirement with the proposed modifications. The site is still accessed by two existing private drives to the New Albany School Campus. The stage portion of the development is still oriented towards Dublin Granville Road and the back of house building is adjacent to the parking lot therefore this requirement continues to be met.

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. The applicant proposes to add additional trees to the entry plaza which has been revised due to the removal of the box office/storage building. 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. There are no proposed changes to the grading and landscaping plans along Dublin Granville Road.
 - c. The previously approved use of artificial turf within the lawn seating area of the amphitheater remains unchanged.
 - **Lighting**
 - a. The applicant proposes to remove the previously approved light fixtures that were installed on the exedra columns.
 - b. All other light fixtures will still match the light fixtures at the McCoy Center.
 - **Parking and Circulation**
 - a. There are no proposed changes to parking at the site. Due to the removal of the box office/storage building, the applicant proposes to reconfigure the previously approved trees and fencing at the entry plaza to provide a clear line of site to the box office.
 - **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 continues to use high quality building materials and is designed to preserve the park atmosphere. While the applicant proposes to modify the previously approved design, the high quality building materials and architectural design remain the same.
 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
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.

IV. RECOMMENDATION

The ARB should evaluate the overall proposal based on the requirements in the Urban Center Code, and Design Guidelines and Requirements. While the applicant proposes modifications to the previously approved design, the development still meets 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 overall character and how people experience the amphitheater from public streets is not changing. The applicant still proposes to use the same building materials, maintains the landscape and grading plan along Dublin Granville Road and retains the architectural design of the stage and back of house building.

The proposed changes allow for a simplification of the interior site by modifying the interior grade which allows for seating tiers, ramps and stairs to be removed which provides for a traditional, simpler amphitheater design. While the applicant proposes to remove the box office/storage building, appropriate revisions have been made to the entry plaza landscape and fencing treatment to provide a clear line of sight to the new box office window to ensure that the simple yet elegant entrance into the site is still achieved and provides a functional gathering space for visitors.

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 previous conditions of approval from the September 9, 2019 must still be met.

Approximate Site Location:



Source: Google Earth

DRAFT



**Architectural Review Board Staff Report
May 11, 2020 Meeting**

**CERTIFICATE OF APPROPRIATENESS & WAIVER
ALLOY EMPLOYER SERVICES – SIGNAGE**

LOCATION: 130 E. Main Street – New Albany Exchange
APPLICANT: Alloy Employer Services c/o Chris Estey
REQUEST: Certificate of Appropriateness and Waiver for new signage
ZONING: I-PUD (Infill Planned Unit Development) New Albany Exchange within the Village Center
STRATEGIC PLAN: Village Center
APPLICATION: ARB-32-2020

Review based on: Application materials received April 8, 2020.

Staff report prepared by Chris Christian, Planner

VI. REQUEST AND BACKGROUND

The applicant requests review and approval of one new wall sign at the New Albany Exchange for Alloy Employer Services. The applicant also requests a waiver from The New Albany Exchange Zoning Text Section 4c.06(3)(a) to allow a blue background color.

Per Section 1157.07(b) any major environmental change to a property located within the Village Center requires a certificate of appropriateness issued by the Architectural Review Board. In considering this request for new signage in the Village Center, the Architectural Review Board is directed to evaluate the application based on criteria in Chapter 1157 and Chapter 1169. Unlike other zoning texts, the zoning text does not specify an alternative process for waivers/variances, thus the waiver process in Chapter 1113 applies.

VII. SITE DESCRIPTION & USE

The property is zoned I-PUD (Infill Planned Unit Development) under the New Albany Exchange Zoning Text. The site contains the mixed-use New Albany Exchange Development which is located within the Village Center district on the west side of E. Main Street. Other tenants within The New Albany Exchange include Berkshire Hathway Home Services, Preferred Planning Services and Surround Design. Overall, the development contains 14 two story units.

VIII. 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 and Codified Ordinances.*

- NA Exchange’s zoning text Section 4c.06 allows one primary wall mounted sign per tenant. C.O. Section 1169.16(d) of the sign code requires a minimum sign relief of one inch. External illumination is allowed. The applicant proposes one wall sign for Alloy Employer Services with the following dimensions:
 - a. Size: 14.6’ x 18” [Does not meet code requirements; Additional details below].
 - b. Area: 21.9 ft² [Does not meet code requirements; Additional details below]
 - c. Location: fastened flush to the storefront face [meets code].
 - d. The proposed signage will be illuminated by preexisting overhead external lighting [meets code].
 - e. Relief: 1 inch sign board thickness [meets code]
 - f. Colors: Blue background with silver lettering [The blue background color does not meet code. Waiver requested]
 - The wall sign is a horizontally-oriented rectangular wall sign is made of a 1 inch thick PVC which is a permitted material. The sign includes a ¼ inch thick aluminum company logo.
 - This sign is 21.9 square feet in area (14.6’ x 18”). Its lettering says “Alloy Employer Services”. The zoning text Section 4c.06(1)(a) limits the size of the sign to one square foot of sign face per each lineal foot of office frontage. This tenant space is 20 feet wide. As proposed the sign exceeds the maximum size requirement by 1.9 square feet. Staff recommends a condition of approval that the sign size is reduced to 20 square feet.
 - The New Albany Exchange Zoning Text Section 4c.06(3)(a) states that all wall mounted signage shall have a common background color. Taupe, black, cream and cabernet have been approved as a background colors for existing signs in the Exchange. The application requests this sign board have a blue background. Since it differs from previous background colors that have been approved at the New Albany Exchange a waiver must be approved to allow this color to be used.
 - The New Albany Exchange Signage Recommendation Plan suggests a standardized 1.5” black frame with sign applied to the face of the frame, sign heights and ratios maintained across all store fronts in addition to what the zoning text and sign code requires. In 2011, the ARB approved a white sign frame to be installed instead of black for Preferred Planning Services which was a black sign. Staff recommends a condition of approval that a 1.5 inch thick black frame is applied to the face of the sign frame in order to keep consistency with the majority of the signs. It appears the black frame will provide a desirable contrast to the light blue sign board.
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.*
 - The wall sign is the most appropriate sign-type for this tenant space.
 3. *The distinguishing original qualities or character of a building, structure, site and/or its environment shall not be destroyed.*
 - This wall sign is positioned in a suitable location as this building contains a defined space for the mounting of signage. The proposed sign fits completely within the defined area and does not appear to block any architectural features.
 4. *All buildings, structures and sites shall be recognized as products of their 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 wall sign appears to be appropriately scaled for the proposed building and appears to match the style of the building.

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

B. Waiver Request

The ARB's review is pursuant to C.O. Section **1113.11 Action by the Architectural Review Board for Waivers**, within thirty (30) days after the public meeting, the ARB shall either 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:

1. *Provide an appropriate design or pattern of development considering the context in which the development is proposed and the purpose 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.*
2. *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.*
3. *Be necessary for reasons of fairness due to unusual site specific constraints.*
4. *Not detrimentally affect the public health, safety or general welfare.*

The applicant is requesting the following waiver.

The New Albany Exchange Zoning Text Section 4c.06(3)(a) states that all wall mounted signage shall have a common background color. This waiver request is to permit a wall sign with a different background color than an existing wall sign within the development.

The following should be considered in the board's decision:

1. The New Albany Exchange Zoning Text states that all wall mounted signage shall have a common background color. Taupe, black, cream and cabernet have been approved as a background colors for other, existing signs at the New Albany Exchange. The applicant proposes a blue background which differs from other approved background colors therefore a waiver is required.
2. The color requirement was likely added to the zoning text in order to ensure that signage for the development was coordinated across the various storefronts. By increasing the number of background colors permitted while coordinating other elements such as sign size and sign borders, more visual interest may be added to the site which provides an appropriate pattern of development for this site and fits within the goals of the Village Center Plan.
3. The waiver substantially meets the intent of the standard that the applicant is attempting to seek a waiver from fits within City goals. Although there are more background colors than allowed at this development, none of the colors are jarring or overly bright including the proposed color for this tenant sign.
4. The ARB has approved other background colors to be used for other signs in the Exchange therefore it appears that granting of the waiver appears necessary for fairness. The common

background color requirement is unique to the Exchange development site. Like the previously approved black and cabernet background colors, the proposed blue adds visual interest to the development and is consistent with other Village Center signs.

5. It does not appear that the proposed sign color waiver would detrimentally affect the public health, safety or general welfare.

IX. RECOMMENDATION

Staff recommends approval of the wall sign certificate of appropriateness and waiver application, provided that the ARB finds the proposal meets sufficient basis for approval. The wall sign is in an appropriate location above the storefront entrance, consistent with other tenants in the New Albany Exchange. The blue background color is appropriate in this case with the conditions that the sign size is reduced to meet code requirements and that a 1.5 inch thick border is applied around the sign in order to be more consistent with other wall signs at the Exchange. With these modifications, the spirit and intent of the zoning text requirement is met which is to ensure that signage for the overall development is coordinated while allowing background colors to vary across storefronts.

X. ACTION

Should the Architectural Review Board find sufficient basis for approval the following motions would be appropriate. Conditions of approval may be added.

Suggested Motion for ARB-32-2020:

Move to approve Certificate of Appropriateness and waiver for application ARB-32-2020 with the following conditions (conditions of approval may be added).

1. The sign size must be reduced to 20 square feet.
2. A 1.5 inch thick black frame must be applied to the sign.

Approximate Site Location:

