



**New Albany Architectural Review Board  
Meeting Minutes  
Monday, December 12, 2022 7:00pm**

**I. Call to order.**

The New Albany Architectural Review Board met in regular session in the Council Chambers at Village Hall, 99 W. Main Street, New Albany, Ohio, and was called to order by Board Chair, Mr. Alan Hinson at 7:02 p.m.

**II. Roll call.**

Those answering roll call:

Mr. Alan Hinson, Chair	Present
Mr. Francis Strahler	Present
Mr. Jonathan Iten	Present
Mr. Jim Brown	Present
Mr. E.J. Thomas	Present
Mr. Andrew Maletz	Absent, arrived at 7:04 p.m.
Ms. Traci Moore	Present
Mr. Mike Durik (council liaison)	Absent

Staff members present: Adrienne Joly, Director of Administrative Services; Chelsea Nichols, Planner; Anna van der Zwaag, Planner II; Mike Barker, Director of Public Service; Steven Mayer, Planning Manager; Chris Christian, Planner II; Christina Madriguera, Deputy Clerk.

**III. Action on minutes.**

Chair Hinson asked if there were any additions or corrections to the November 14, 2022 meeting minutes. Board Member Iten stated that he would add language to his statement on page 2, "Mr. Iten stated he resisted this new way." Board Member Iten read the following proposed addition, "Getting into operational details such as permits seemed to Mr. Iten to be at a level of abstraction too detailed for the Board level. The Board needs to stay at a higher level." Without objection the addition was accepted into the minutes. Board Member Strahler moved and Board Member Thomas seconded for approval of the minutes. Upon roll call: Mr. Strahler, yes; Mr. Thomas, yes; Ms. Moore, yes; Mr. Brown, yes; Mr. Iten, yes; Mr. Hinson, yes. Having 6 yea votes; 0 nay votes; and 0 abstentions, the motion passed 6-0. Mr. Iten submitted his additional language in writing to the deputy clerk.

**IV. Addition or corrections to agenda.**

Chair Hinson asked if there were any corrections or additions to the agenda. There was no response.

**V. Hearing of visitors for items not on tonight's agenda.**

Chair Hinson asked if there was anyone present who wished to address the board on items not on the agenda. There was no response.

VI. Cases. Chair Hinson observed that there were no cases on the agenda.

VIII. Other business.

- City Project Updates. Adrienne Joly, Director of Administrative Services, discussed the attached slide presentations on the second phase of Taylor Farm Park, and the second phase of Rose Run II. Director Joly noted that portions of each project would require certificates of appropriateness from the board at future meetings and wanted to update the board on the status of the projects. Director Joly recognized Matt Kellogg and Katie Kelleher, from MKSK, who were on the development team for the Taylor Farm project, and Tom Rubey from the New Albany Company, who was on the team for the development of the Rose Run II project.

Phase II of the Taylor Farm Park.

Director Joly provided a brief history of the 100-acre property. The city purchased the property in 2021 from the New Albany Company which acquired the property from the Taylor family for a wetland mitigation project; the property is the recipient of a Clean Ohio Grant. The city purchased the property for use as a public park. The property has a 19<sup>th</sup> Century house, and various outbuildings including a summer kitchen, a barn, a garage, and a chicken coop. Director Joly explained that the property contained three wetland cells which contained the following three types of habitats: forested wetlands and wet meadows, evergreen and deciduous forests, and open grassland and meadows. She stated that the first phase was currently under construction and included multiple plantings and the construction of a boardwalk. The second phase would involve three major components including completion of the boardwalk and intersecting paths that would total three miles; creation of wildlife habitats to attract birds, butterflies, and pollinators to facilitate bird watching. She explained that one of the objectives was to create a park accessible to people of varied abilities and interests. The second component would include the installation of play areas in the path network instead of adjacent to parking which would make those areas a destination within the park. The play areas would have structures for younger and also for older children. The third component would include the relocation of the city's community garden in the homestead area between the house and the barn. The relocated community garden would include: water, power, more planting beds and beds that are accessible to people of varying degrees of agility, seating areas, restrooms, utility areas, vehicle access, and the refurbished chicken coop as a storage shed. Director Joly also stated that the possibility of water access was being investigated and noted that residents loved the creek in the Rose Run park. She noted that Bill Resch was working on this project before he passed away last summer. She stated that an earlier idea to relocate the statue behind Village Hall to Taylor Farm would not be pursued because the artist had requested that the statue be returned but other art installations would be considered. Director Joly stated that Healthy New Albany had indicated they were interested in raising chickens if possible. If there is a third phase of this project, it will be to examine what can be done with the barn and with the house and the city had paid for a

structural assessment of the buildings. The house is very similar to the Ealy House.

Board Member Iten asked whether usage of the barn had been determined.

Director Joly answered that the usage of the barn was yet to be determined. At this point the barn would be fenced off, stabilized, and kept from becoming an attractive nuisance.

Director Joly stated that the garage and the outdoor kitchen have been proposed for demolition because they are falling apart.

Chair Hinson asked whether the fence would be saved.

Director Joly responded that yes, the plan was to repurpose the fence on the property. She further stated that someone had left a laminated note on the fence indicating their interest in the fence if the city planned to dispose of it.

The board members indicated they would like to visit and tour the park.

Board Member Maletz asked whether there would be a connection to Hampstead Green.

Director Joly indicated that there would be a walking path connection.

Board Member Maletz further asked whether the city would consider a wind-driven water well opposed to an art installation.

Director Joly said yes, anything that takes the property back to its agricultural use would be welcome; other board members indicated interest in Board Member Maletz' proposal.

Board Member Maletz asked whether there would be a crossing at Greensward or Harlem.

Director Joly responded that a push-button crosswalk (at Greensward) would be installed, and a second pedestrian crossing at Harlem is being studied.

Board Member Strahler asked whether there was a plan to connect this project to Rocky Fork Trail.

Director Joly pointed out that Columbus owns a lot of land along SR 161 and there have been discussions with Columbus regarding connecting those trails.

Phase II of Rose Run II project.

Director Joly stated that this was a continuation of Rose Run I. Phase II would include the construction of a parking garage which would require certificates of appropriateness from the board. In conjunction with her slide presentation Director Joly provided an overview of the project and explained the project

objectives including the construction of a parking garage and a commitment that public spaces be usable by the public and not become privatized.

Board Member Iten asked whether he remembered correctly that the board had previously approved Veterans' Plaza.

Planning Manager Mayer and Director Joly answered in the affirmative and stated that this was the next step. Director Joly stated this was an effort to connect this area with the historic Village Center. She noted that the white buildings drawn on the plans were artist renderings provided for context but were not part of the plan.

Director Joly explained that a major component of the second phase of this project was construction of a bridge and restoration of the stream corridor via removal of invasive species and the introduction of curves in order to improve stream quality and to reconnect the stream to its flood plain. This would include the demolition of the mill warehouse building; discussions with the owner of that property were underway.

Director Joly stated another major component was the relocation and improvement of the Plain Township Veterans' Memorial Plaza. The current plaque has names from the Revolutionary War. She explained that the team was investigating various methods to create a contemplative space and also a sense of arrival. She explained that there would be a low wall with veterans' names and that there may be programmable fog jets.

Board Member Iten asked whether there were any fog jets in town.

Director Joly answered that there were not, but there were fog jets at Bicentennial Park in Columbus.

Board Member Iten commented that it seemed tacky and there was discussion about visiting Bicentennial Park.

Board Member Maletz asked whether it was fair to say that this space would not be used as spill over space for festivals.

Director Joly indicated that was fair to say but that it had not been specifically discussed. Director Joly mentioned that the city had held its first-ever Veteran's Day event this year at the Heit Center this year and the hope was that it could be an annual event in this new space. Director Joly stated that there have been five servicemen who have lost their lives in conflict and there was discussion about how they could be honored.

Board Member Iten inquired about the first-responder memorial that had been approved.

Director Joly said that those plans are being developed but were not a part of this project.

Board Member Thomas asked whether the utility lines would be buried.

Director Joly answered that the utility lines would be buried.

Director Joly then discussed the parking garage and the various considerations involved with the location and construction of a parking garage. Director Joly explained that there are studies regarding the ratios of parking to commercial and residential spaces, and the styles of garage that would be accommodate the projected needs of the city. The two-bay option, with one level under ground and three levels above ground and 440 spaces, would be the most suitable. Director Joly explained how the garage would be oriented on the street, access to the garage, the scale of the garage, and consideration of the usage of the road by the police.

Board Member Brown asked how many levels this garage would have.

Director Joly answered that it would be 4 total levels, with one underground and three above ground. There was discussion regarding the usage of light poles and the height of the building.

Board Member Iten asked whether this would be the largest building in town.

Director Joly answered that she was not sure but would get back to Board Member Iten.

Board Member Thomas stated that this garage was unlike most garages because most garages are ugly and this was the opposite of ugly.

There was discussion regarding the appropriate and necessary amount of lighting.

Board Member Iten stated he would like to have the slide presentation and that it appeared that the structure had a lot of flat roofs, with very little roof line.

Board Member Maletz commented that the building looked beautiful.

In response to Board Member Iten, Tom Rubey, architect with the New Albany Company, explained that they studied 5 variations of parking garage and decided to focus on a simplified design that would balance financing right with the fact that this was parking structure.

Board Member Moore stated that her only concerns were the sounds that would come from the garage because the city was quiet.

Mr. Rubey responded that there are openness and circulation requirements that must be met when constructing a parking garage.

Board members commented that they liked how the building accommodated the curve of the road and reiterated that they would like to have the slide presentation, and Director Joly responded that they would be sent to all of them. Director Joly also stated that they were working hard to get a January submittal to the board.

The board thanked Director Joly and noted that her presentation was great.

IX. Poll members for comment.

Chair Hinson asked for comments. Board Member Iten asked whether there was an update on the proposed code revisions. Planner Christian responded that Council's second reading would take place on December 13<sup>th</sup>. There was further discussion regarding upcoming meetings.

X. Adjournment.

Chair Hinson asked for a motion to adjourn. Board Member Thomas moved to adjourn the meeting. Board Member Brown seconded the motion. Upon roll call the following votes were cast: Mr. Maletz, yes; Mr. Brown, yes; Mr. Hinson, yes; Mr. Iten, yes; Mr. Strahler; Ms. Moore, yes; Mr. Thomas, yes. Having 7 yea votes; 0 nay votes; 0 abstentions, the motion to adjourn passed 7-0. The meeting was adjourned at 8:20 p.m.