



New Albany Architectural Review Board Revised Agenda
Monday, January 09, 2023 7:00pm

Members of the public must attend the meeting in-person to participate and provide comment at New Albany Village Hall at 99 West Main Street. The meeting will be streamed for viewing purposes only via the city website at <https://newalbanyohio.org/answers/streaming-meetings/>

I. Call to order

II. Roll call

III. Action on minutes: December 12, 2022

IV. Additions or corrections to agenda

Swear in all witnesses/applicants/staff who plan to speak regarding an application on tonight's agenda. "Do you swear to tell the truth and nothing but the truth."

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

VI. Cases:

ARB-145-2022 Certificate of Appropriateness

Certificate of Appropriateness to allow for the demolition of an existing structure, known as the New Albany Mill warehouse building, generally located east of Main Street, south of Granville Street, west of High Street and north of Village Hall Road (PID: 222-000070).

Applicant: City of New Albany

ARB-148-2022 Certificate of Appropriateness

Certificate of Appropriateness to allow for the demolition of two parking garages on the New Albany Police Department site located at 50 Village Hall Road (PID: 222-003477).

Applicant: City of New Albany

ARB-146-2022 Certificate of Appropriateness

Certificate of Appropriateness to add a Public Parking Garage building typology to the Urban Center Code for a development site generally located east of Main Street, south of Granville Street, west of High Street and north of Village Hall Road (PIDs: 222-002282, 222-003477 and 222-002283).

Applicant: City of New Albany

ARB-147-2022 Certificate of Appropriateness

Certificate of Appropriateness to allow the construction of a public parking garage on a development site generally located east of Main Street, south of Granville Street, west of High Street and north of Village Hall Road (PIDs: 222-002282, 222-003477 and 222-002283).

Applicant: City of New Albany

VII. Other business

VIII. Poll members for comment

IX. Adjournment



New Albany Architectural Review Board
DRAFT 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 19th 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 13th. 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.



**Architectural Review Board Staff Report
January 9, 2023 Meeting**

**CERTIFICATE OF APPROPRIATENESS
NEW ALBANY MILL WAREHOUSE DEMOLITION**

LOCATION: Generally located east of Main Street, south of Granville Street, west of High Street and north of Village Hall Road (PID: 222-000070-00)
APPLICANT: City of New Albany
REQUEST: Certificate of Appropriateness for Structure Demolition
ZONING: Urban Center District within the Historic Center Sub-District
STRATEGIC PLAN: Village Center
APPLICATION: ARB-145-2022

Review based on: Application materials received on December 21st, 2022.

Staff report prepared by Chris Christian, Planner II.

I. REQUEST AND BACKGROUND

This certificate of appropriateness application is for the demolition of one existing structure, commonly known as “the Mill warehouse” or “the creamery.” The city requests the demolition of this structure to prepare the site for the Rose Run II improvement project.

The Rose Run II improvement project extends the Rose Run Park greenway enhancements across Main Street, through the Village Center to South High Street. The demolition of the structure allows for the expansion and enhancement of the Rose Run stream corridor within this area.

Per C.O. 1157.07 alterations which change, modify, reconstruct, remove, or demolish any exterior features of an existing structure that are not considered to be minor modifications are categorized as major environmental changes. Per C.O. 1157.08(b)(1) any major environmental change to a property located within the Village Center area requires a certificate of appropriateness from the Architectural Review Board.

I. SITE DESCRIPTION & USE

The property is zoned Urban Center District and is located within the Historic Center sub-district (UC-HC). The property is located on the south side of West Main Street, between Village Hall Road and Granville Street. The structure is often referred to as “the Mill warehouse” or “the creamery” based on its previous uses. The structure is located immediately adjacent to Rose Run, which runs east-west parallel to Granville Street.

II. EVALUATION

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 C.O 1157.09 Demolition, at least one of the following criteria must be met in order to approve the demolition.

1. *The structure contains no features of architectural and historic significance to the character of the individual precinct within which it is located. (1157.09a)*
 - According to the Franklin County Auditor the structure is a 1,845 square foot, one-story warehouse that was built in 1960.
 - It does not appear that any architectural or historic significance to the area would be lost with the demolition of this structure. The structure proposed for demolition served as an ancillary structure to the main retail Mill structure which was recently rehabilitated and remodeled for BrewDog.
 - The demolition of the structures is necessary for future redevelopment the site as parkland and open space as part of the Rose Run II improvement project.

2. *There exists no reasonable economic use for the structure as it exists or as it might be restored, and that there exists no feasible and prudent alternative to demolition. (1157.09b)*
 - There does not appear to be a reasonable economic use for the structure.
 - Reuse potential for the structure as office or retail is minimal, as it is a small, two-room structure with no parking on the parcel. The structure and parcel are located entirely within the 100-year floodplain of the Rose Run stream corridor. Due to the existing conditions and city floodplain regulations, the highest and best use for the property is to allow the existing non-conforming structure to be demolished and reused in accordance with the permitted uses found in the floodplain ordinance.

3. *Deterioration has progressed to the point where it is not economically feasible to restore the structure. (1157.09c)*
 - The structure appears to be in poor to fair condition as is evidenced by staff's visual inspection of the site. According to the property owner, the structure has a gravel floor, is not insulated or temperature controlled.
 - Any reuse of the structure for residential, industrial, or commercial is prohibited by the city floodplain ordinance.

III. SUMMARY

While this structure has been on this site for some time, it does not appear that any architectural or historic significance to the area would be lost with the demolition of this structure. This structure has simple metal and concrete block design, and served as an ancillary warehouse to the main retail store which was recently rehabilitated for BrewDog. Visually the structure appears to need repair, is unfinished and not occupiable. Additionally, the structure is located entirely within the 100-year floodplain and city code prohibits any new residential, industrial or commercial development to occur within it. Therefore, it is reasonable to assume that bringing the structure up to code for future reuse may not be economically feasible or prudent.

The floodplain code allows bridges, leisure trails, stream restoration and related activities, and public or private utilities to occur within the floodplain. Based on this information, it appears that the highest and best use for the property is allowing the existing non-conforming structure to be demolished and reuse the property to accommodate the proposed Rose Run II stream corridor improvements.

IV. 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 application ARB-145-2022.

Approximate Site Location:



Source: NearMap

Permit # _____
 Board _____
 Mtg. Date _____

NEW ALBANY

Community Development Planning Application

Project Information	Site Address <u>Johnstown Rd.</u>																																																																						
	Parcel Numbers <u>222-000070</u>																																																																						
	Acres <u>.24</u> # of lots created <u>1</u>																																																																						
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Choose Application Type</th> <th colspan="5" style="text-align: left;">Circle all Details that Apply</th> </tr> </thead> <tbody> <tr> <td><input type="checkbox"/> Appeal</td> <td></td><td></td><td></td><td></td><td></td> </tr> <tr> <td><input checked="" type="checkbox"/> Certificate of Appropriateness</td> <td></td><td></td><td></td><td></td><td></td> </tr> <tr> <td><input type="checkbox"/> Conditional Use</td> <td></td><td></td><td></td><td></td><td></td> </tr> <tr> <td><input type="checkbox"/> Development Plan</td> <td>Preliminary</td> <td>Final</td> <td>Comprehensive</td> <td colspan="2">Amendment</td> </tr> <tr> <td><input type="checkbox"/> Plat</td> <td>Preliminary</td> <td>Final</td> <td colspan="3"></td> </tr> <tr> <td><input type="checkbox"/> Lot Changes</td> <td>Combination</td> <td>Split</td> <td colspan="3">Adjustment</td> </tr> <tr> <td><input type="checkbox"/> Minor Commercial Subdivision</td> <td colspan="2"></td> <td colspan="3"></td> </tr> <tr> <td><input type="checkbox"/> Vacation</td> <td>Easement</td> <td colspan="3">Street</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Variance</td> <td colspan="4"></td> </tr> <tr> <td><input type="checkbox"/> Extension Request</td> <td colspan="4"></td> </tr> <tr> <td><input type="checkbox"/> Zoning</td> <td>Amendment (rezoning)</td> <td colspan="3">Text Modification</td> <td></td> </tr> </tbody> </table>	Choose Application Type	Circle all Details that Apply					<input type="checkbox"/> Appeal						<input checked="" type="checkbox"/> Certificate of Appropriateness						<input type="checkbox"/> Conditional Use						<input type="checkbox"/> Development Plan	Preliminary	Final	Comprehensive	Amendment		<input type="checkbox"/> Plat	Preliminary	Final				<input type="checkbox"/> Lot Changes	Combination	Split	Adjustment			<input type="checkbox"/> Minor Commercial Subdivision						<input type="checkbox"/> Vacation	Easement	Street				<input type="checkbox"/> Variance					<input type="checkbox"/> Extension Request					<input type="checkbox"/> Zoning	Amendment (rezoning)	Text Modification			
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	Description of Request: <u>Demo existing building to incorporate land into public space/Vets Memorial</u>																																																																						
Contacts	Property Owner's Name: <u>City of New Albany New Albany Company</u> Address: <u>99 W. 8000 N. Main Pkwy</u> City, State, Zip: <u>New Albany, Ohio 43054</u> Phone number: <u>614 939-0000</u> Fax: _____ Email: _____																																																																						
	Applicant's Name: <u>City of New Albany</u> Address: <u>99 W. Main St. P.O. Box 188</u> City, State, Zip: <u>New Albany, Ohio 43054</u> Phone number: <u>614 939-2257</u> Fax: _____ Email: <u>ajoly@newalbanyohio.org</u>																																																																						
Signature	Site visits to the property by City of New Albany representatives are essential to process this application. The Owner/Applicant, as signed below, hereby authorizes Village of New Albany representatives, employees and appointed and elected officials to visit, photograph and post a notice on the property described in this application. I certify that the information here within and attached to this application is true, correct and complete.																																																																						
	Signature of Owner: <u>J. J. Rees, The New Albany Co.</u> Date: <u>12-20-22</u> Signature of Applicant: <u>Adrienne Joly, Acting City Manager</u> Date: <u>12/20/22</u>																																																																						

NEW ALBANY MILL WAREHOUSE DEMOLITION JUSTIFICATION STATEMENT

The New Albany Mill Warehouse Building (PID: PID 222-000070-00, image shown below) is located along Main Street, immediately south of the Rose Run stream. The building is 1,845 square feet and located on a 0.24-acre lot. In addition to the other materials provided, there are additional considerations supporting the demolition of the New Albany Mill Warehouse building:

1. Economic Considerations

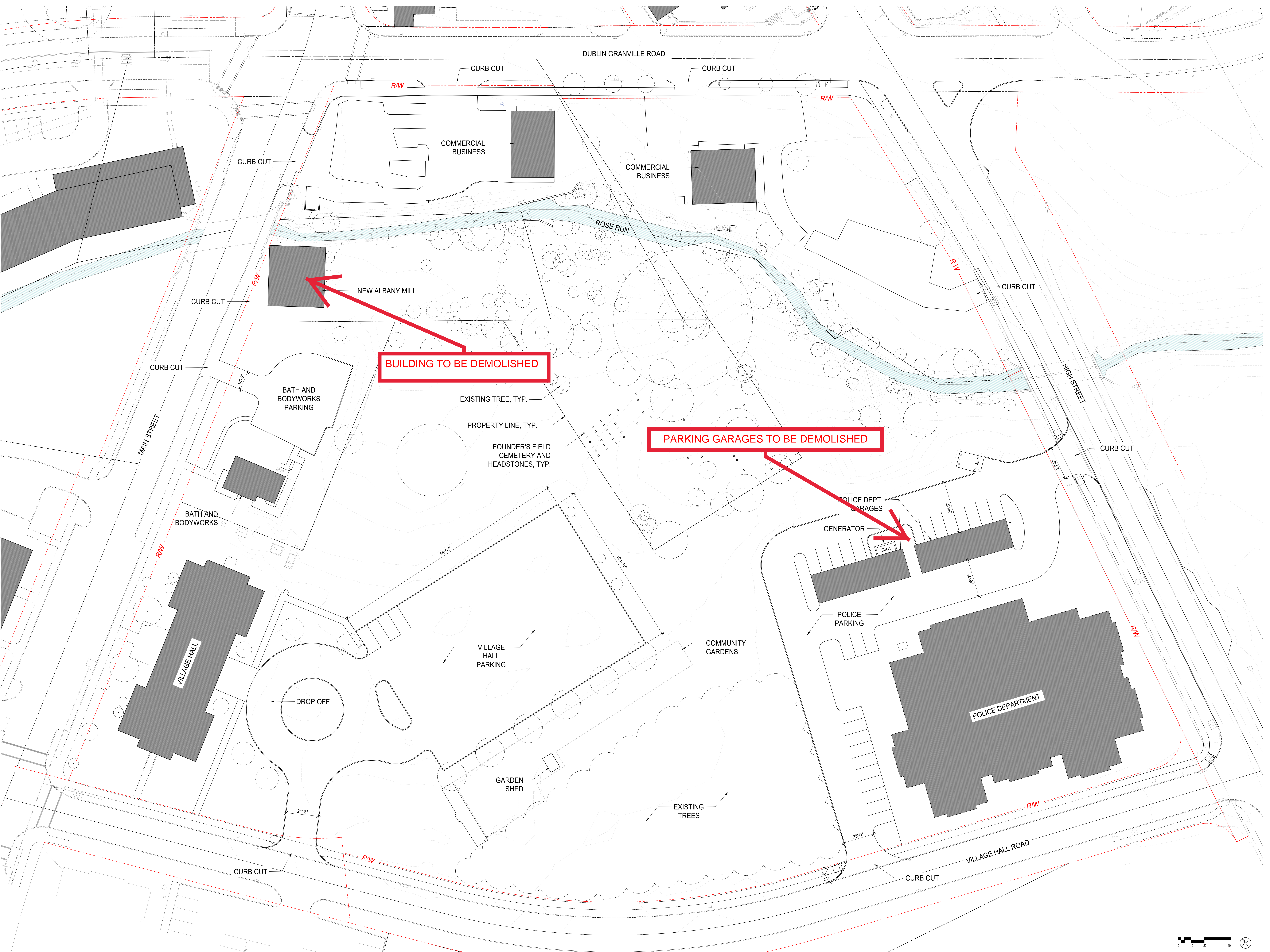
- a. There are no reasonable economic uses for the structure as it exists or as it might be restored.
- b. Reuse potential for the building as office or retail is minimal, as it is a small, two-room structure with no parking on the parcel. The building and parcel are located entirely within the 100-year floodplain of the Rose Run stream corridor. C.O. 1155.04 states that new residential, industrial and/or commercial developed are prohibited uses within the floodplain. However, the floodplain code does allow bridges, leisure trails, stream restoration and related activities, and public or private utilities to occur within the floodplain. Due to the existing conditions and city floodplain regulations, the highest and best use for the property is to allow the existing non-conforming structure to be demolished and reused in accordance with the permitted uses found in the floodplain ordinance.

2. Environmental Considerations

- a. Demolition of the New Albany Mill Warehouse building is required to expand and enhance the quality of the Rose Run stream corridor.
- b. At present, the adjacent Rose Run stream is an incised channel with steep banks and reduced natural floodplain. This can cause flood waters to rise quickly and risk flooding in the Village Center. Additionally, the current stream has a degraded vegetation in the riparian zone, which poses a considerable threat to the ecological function of the corridor. Finally, the biotic community potential is impaired due to the lack of ample riparian and natural channel.
- c. Demolition of the Mill Warehouse will generate the space required to expand the riparian zone and relocate and restore the Rose Run stream corridor. This will enhance the water quality with increased filtration and reduction of sediment and pollutants, as well as increase plant, animal, and aquatic species diversity and quality.



Source: Franklin County Auditor, 2017





**Architectural Review Board Staff Report
January 9, 2023 Meeting**

**CERTIFICATE OF APPROPRIATENESS
NEW ALBANY POLICE DEPARTMENT GARAGES DEMOLITION**

LOCATION: 50 Village Hall Road (PID: 222-003477)
APPLICANT: City of New Albany
REQUEST: Certificate of Appropriateness for Structure Demolition
ZONING: Urban Center District within the Village Core and Open Space sub-districts
STRATEGIC PLAN: Village Center
APPLICATION: ARB-148-2022

Review based on: Application materials received on December 21st, 2022 and December 28, 2022.

Staff report prepared by Chris Christian, Planner II.

I. REQUEST AND BACKGROUND

This certificate of appropriateness application is for the demolition of two existing covered, parking structures located behind the City of New Albany’s Police Department. The structures currently serve as garages for police cruisers and equipment. The demolition of these structures prepares the site for the Village Hall Public Parking Garage. The parking garage is under consideration by the Architectural Review Board in application ARB-147-2022.

The parking garage is being developed in association with the Rose Run II improvements. The objectives for these improvements include the restoration of the Rose Run stream corridor, celebration of veterans through a new Veterans Memorial, improvements to Granville Street and the construction of public parking garage to address Village Center parking needs identified in a parking analysis that was completed as part of the design process. The new garage provides parking for the police and Village Hall employees.

Per C.O. 1157.07 alterations which change, modify, reconstruct, remove, or demolish any exterior features of an existing structure that are not considered to be minor modifications are categorized as major environmental changes. Per C.O. 1157.08(b)(1) any major environmental change to a property located within the Village Center area requires a certificate of appropriateness from the Architectural Review Board.

I. SITE DESCRIPTION & USE

The property is located at the northwest corner of Village Hall Road and South High Street. The two garage structures are located to the north of (behind) the police station structure.

II. EVALUATION

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 **C.O. 1157.09 Demolition**, at least one of the following criteria must be met in order to approve the demolition.

1. *The structure contains no features of architectural and historic significance to the character of the individual precinct within which it is located. (1157.09a)*
 - According to the Franklin County Auditor the two structures were built in 2006, each with dimensions of 41'x45' and an area of 2,128 square feet.
 - The structures were built in 2006, and they do not have any architectural or historic significance to the area in which they are located.
2. *There exists no reasonable economic use for the structure as it exists or as it might be restored, and that there exists no feasible and prudent alternative to demolition. (1157.09b)*
 - The structures are ancillary structures and therefore have no reasonable economic uses as they exist. Additionally, the demolition of these structures provides space appropriate space for the Rose Run II improvement project.
3. *Deterioration has progressed to the point where it is not economically feasible to restore the structure. (1157.09c)*
 - The existing ancillary structures are in good condition.

III. SUMMARY

It does not appear that any architectural or historic significance to the area would be lost with the demolition of these ancillary, parking garage structure. Additionally, given their ancillary nature, there does not appear to be a reasonable economic use for the structures as they exist or could be restored. The demolition of the structures provides appropriate space for the planned Rose Run II improvements.

IV. 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 application ARB-148-2022.

Approximate Site Location:



Source: NearMap



Community Development Planning Application

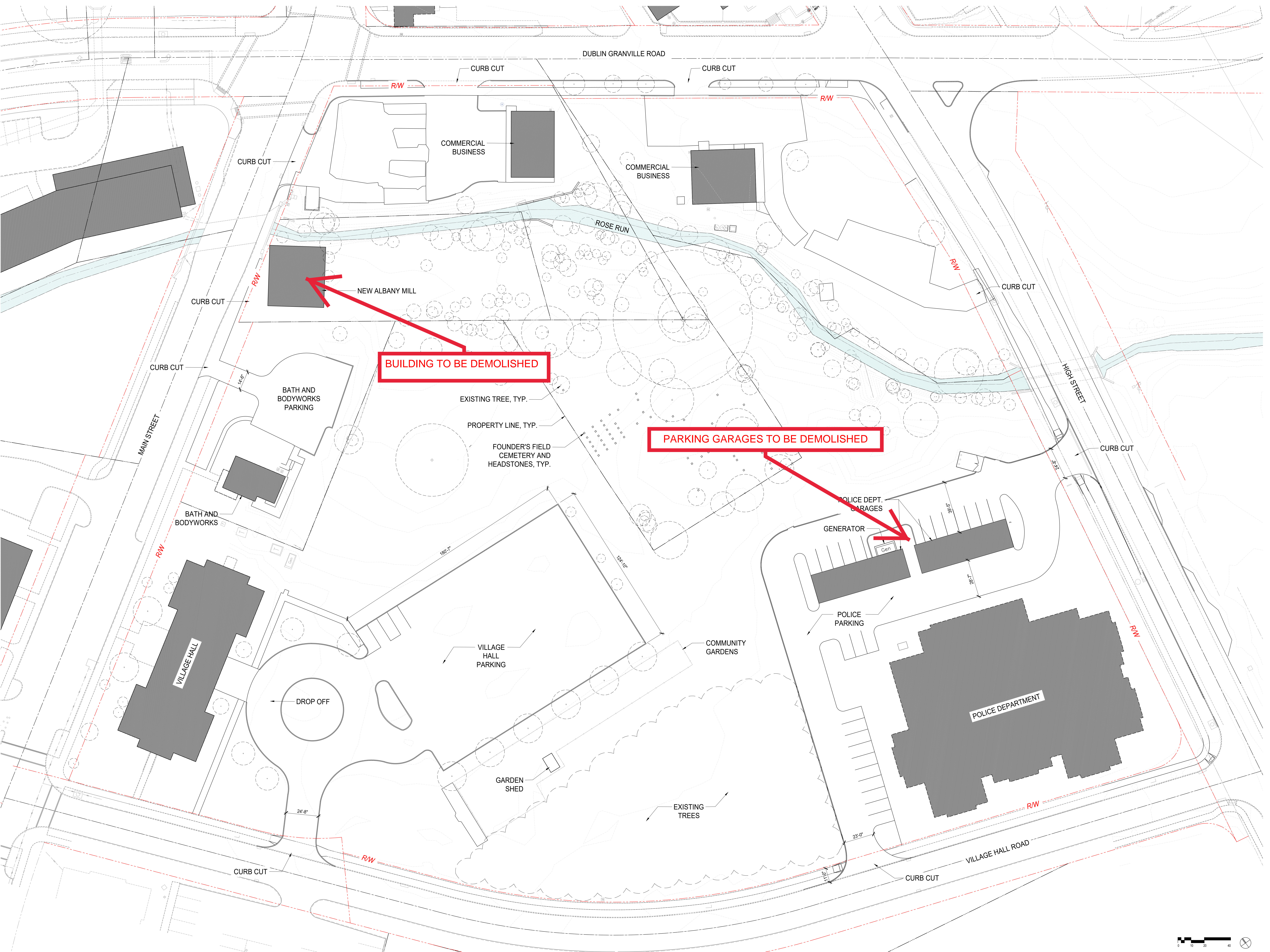
Project Information	Site Address <u>50 Village Hall Rd.</u> Parcel Numbers <u>222-003477-00</u> Acres <u>3.445</u> # of lots created _____																																																											
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	Signature of Owner <u><i>Joseph Szymanski</i></u> Date: <u>12/28/22</u> Signature of Applicant <u><i>Joseph Szymanski</i></u> Date: <u>12/28/22</u>																																																											

**NEW ALBANY POLICE DEPARTMENT GARAGES
DEMOLITION JUSTIFICATION STATEMENT**

The New Albany Police Department garages (PID: 222-003477-00) are ancillary buildings located to the north of (behind) the primary New Albany Police Department building. The garages were built in 2006 and are both 28'x76' and 2,128 square feet. In addition to the other materials provided in this application, there are additional considerations supporting the demolition of these structures:

1. Architectural & Historic Considerations
 - a. As the structures were constructed in 2006, no architectural or historic significance to the area would be lost with the demolition of these buildings.

2. Economic Considerations
 - a. As ancillary buildings, there are no reasonable economic uses for the structures as they exist or as they might be restored.



BUILDING TO BE DEMOLISHED

PARKING GARAGES TO BE DEMOLISHED



**Architectural Review Board Staff Report
January 9, 2023 Meeting**

**CERTIFICATE OF APPROPRIATENESS
REQUEST FOR ADDITIONAL BUILDING TYPOLOGY
“PUBLIC PARKING GARAGE”**

LOCATION: Generally located east of Main Street, south of Granville Street, west of High Street and north of Village Hall Road (PIDs:222-002282, 222-003477 and 222-002283)

APPLICANT: City of New Albany

REQUEST: Certificate of Appropriateness

ZONING: Urban Center District within the Village Core and Open Space sub-districts

STRATEGIC PLAN: Village Center

APPLICATION: ARB-146-2022

Review based on: Application materials received on December 21, 2022.

Staff report prepared by Chris Christian, Planner II.

I. REQUEST AND BACKGROUND

This certificate of appropriateness application is a request for a new “Public Parking Garage” building typology to be added to the Urban Center Code for a development site located east of Main Street, south of Granville Street, west of High Street and north of Village Hall Road. A parking garage building typology is not contemplated in the Urban Center Code.

This staff report is an evaluation of the proposed building typology standards only. The evaluation of the parking garage, using these standards and the city Design Guidelines and Requirements, is under a separate staff report ARB-147-2022.

Per Urban Center Code (UCC) Section 2.2, additional building typologies that are not represented in the code can be considered by the ARB as a certificate of appropriateness application as outlined in C.O. 1140.03. UCC Sections 2.2.2 and 2.2.3 state that for a new typology to be considered, the applicant must prepare a plot plan, description of the proposed typology, graphic exhibits and lot standards that correspond to the desired placement in the sub-district. Additionally, approval for new building typologies are to be project specific and shall not be used for other development applications.

The site is located within the Urban Center Code Village Core and Open Space sub-districts and the 1998 NACO C-PUD Subarea 4B: NE Market Street 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 PUD zoning or 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 development site is generally located in between Village Hall and the police department building, north of Village Hall Road. The development site is made up of three properties, containing a public surface parking lot, the community gardens and a wooded area.

III. EVALUATION

Per C.O. 1140.03(b), in considering the request for an additional building typology, the ARB shall only grant the request if the applicant demonstrates that the proposed typology:

1. *Provides a design, building massing and scale appropriate to and compatible with the building typologies allowed in the subarea;*
 - The site is located within the Village Core (VC) and Open Space (PK) subareas. However, the vast majority of the site is within the Village Core subarea which permits the following building typologies to be constructed.

		HC	VC	CR	VR	PK CP RR
Cottage (2.5)						
Bungalow (2.14)						
House (2.23)						
Attached House (2.32)						
Two-Family Building (2.41)						
Townhome (2.50)						
Multi-Unit House (2.59)						
Multi-Unit Building (2.68)						
Classic Commercial (2.77)						
Traditional Commercial (2.86)						
Urban Commercial (2.95)						
Courtyard (2.104)						
Lined (2.113)						
Rural Residential (2.122)						
Parks & Preservation (2.131)						
Campus (2.137)						

- As part of the submission, the applicant included graphic exhibits and lot standards for the new building form. The development standards are included below.

Standard	Minimum	Maximum
Lot Area	no min	no max
Lot Width	no min	no max
Lot Coverage	0%	100%
Street Yard/Front Yard	0'	no max
Side Yard	0'	no max
Rear Yard	0'	no max
Building Width	0%	100%
Stories	1	3
Building Height	0'	55'

Service & Utility Standards

- Ground and/or building-mounted mechanical equipment shall be fully screened from public rights-of-way and adjoining properties.
- Trash containers shall be stored out of public view and be screened from adjacent properties.

Lot Access & Parking Standards

- Vehicular access to the parking deck shall be provided via a new service road.
- Village Hall Public Parking Garage shall have no parking minimums or maximums.
- Bicycle parking required. Refer to Urban Center Code Section 5.30 for bicycle parking standards.

Building Frontage & Landscape Standards

- Stairways to upper stories must be enclosed.
- All street and side yards, where present, shall be landscaped with trees, shrubs, grass, ground covers, or other plant materials or a combination of these materials.
- Buffering and screening per Section 1171.05(c) shall not be required.

- The proposed design, building massing and scale standards are appropriate and compatible with the building typologies allowed within the Village Core subarea. The graphic exhibits, character images and site plan included with the submission demonstrate a form with relatively long facades and significant massing and scale. This form provides a long edge along the Village Hall public street frontage to create an urban feel. The proposed development standards are consistent with other permitted building typologies within the Village Core subdistrict as demonstrated in the table below.

Typology	PROPOSED		EXISTING					
	Village Hall Public Parking Garage		Multi-Unit (VC)		Urban Commercial (VC)		Lined (VC)	
	Min.	Max.	Min.	Max	Min.	Max	Min.	Max
Lot Area	No min	No max	10,000 ft ²	No max	No min	No max	No min	No max
Lot Width	No min	No max	90'	200'	No min	No max	No min	No max
Lot Coverage	0%	100%	No min	75%	No min	100%	No min	100%
St. Yard	0'	No max	5'	15'	0'	20'	0'	20'

Typology	PROPOSED		EXISTING					
	Village Hall Public Parking Garage		Multi-Unit (VC)		Urban Commercial (VC)		Lined (VC)	
Side Yard	0'	No max	5'	No max	0'	20'	0'	20'
Rear Yard	0'	No max	15'	No max	15'	No max	0'	No max
Bldg Width	0%	100%	70%	100%	90%	100%	90%	100%
Stories	1	3	2	3	2	3	2	3
Height	0'	55'	No min	55'	No min	55'	No min	55'

2. *Provides an attractive and desirable site layout and design, including, but not limited to, building arrangement, exterior appearance and setbacks, etc. that achieves an Urban Center form;*

- The development standards, graphic exhibits and site plan included with the application demonstrate an attractive and desirable layout for the site. The proposed setbacks, as shown on the site plan, are generally consistent with the range of setbacks allowed for building typologies already permitted within the subarea.
- The proposed development standards require a streetscape treatment along Village Hall Road that is consistent with what exists along the roadway currently.
- The city architect reviewed the proposed standards and states that the overall proposed building form is appropriate as it follows the urban function of the building while still drawing upon its surroundings to ensure a comfortable fit within the existing neighborhood fabric.
- Additionally, the city architect states that the proposed design strategy is correct which is to provide an “urban infill” building rather than designing a building to be the center of attention along this block.

3. *Demonstrates its ability to fit within the goals of the New Albany Strategic Planning documents and policies; and*

- The site is located within the Village Center future land use district and Village Center Focus Area identified in the Engage New Albany Strategic Plan. The plan states that any structured parking or large parking areas in the Village Center should meet the following requirements:
 - Be located behind street fronting buildings and not on primary streets;
 - Not exceed surrounding buildings in height;
 - Use architecture that preserves the high standard if designed in the Village Center;
 - Preserve the viewshed to Rose Run Park from Market Square;
 - Not create any pedestrian dead zones;
 - Provide shared parking for multiple uses within the Village Center; and
 - In addition, on street parking should be provided wherever and a parking management system implemented to ensure turnover.
- The proposed building typology meets the development goals for structured parking within the Village Center. The parking garage is located along Village Hall Road, a secondary roadway in the Village Center and designed as a building in order to preserve the character of the immediate area.
- The proposed standards, renderings and graphic exhibits submitted as part of the application illustrate building and lot standards that are consistent with other permissible building typologies in the immediate area. Additionally, the city architect states that the proposed architecture is complimentary to existing structures in the Village Center.
- There is no viewshed into the Rose Run corridor as the development block is used today. The parking garage, in association with other proposed Rose Run II improvements, activates the space around the Rose Run and continues the improvements from the first phase of the

project. These improvements include providing leisure trail facilities, a veterans memorial and a public plaza along Granville Street. The proposed parking garage provides shared parking as envisioned in the strategic plan for these uses and commercial development that may be constructed within the block.

- The site plan and renderings show new internal drive aisles, adjacent to the proposed garage where on street parking may be provided.

4. *Demonstrates its ability to fit within the goals of the New Albany Design Guidelines and Requirements*

- Section 1 of the New Albany Design Guidelines and Requirements provide the following guiding principles for design:
 - Four-sided architecture will be the standard throughout New Albany. This principle relates to the fact that every elevation of a building is important of design, materials, patterns of windows, doors and details.
 - Design of new buildings in New Albany will be based on the precedent of American architectural styles.
 - Development in New Albany will be pedestrian friendly.
 - New development will provide connectivity to existing developed areas through streets, sidewalks and leisure trails.
 - Parking areas and garages will be screened with landscaping and placed in locations to minimize their visual impact.
 - New Albany development will utilize authentic and high-quality building materials.
 - The design of buildings in New Albany will be designed to include street trees, landscaping and public open space to enhance the quality and character of the built environment.
 - Development in New Albany will recognize the importance of long-term stewardship of the community's natural and historic resources and natural areas; woodlands and wetlands should be respected and preserved as a contributing element to development in New Albany.
- The proposed building typology fits within the goals and guiding principles of the DGRs. As shown in the graphic exhibits and renderings, the building utilizes four-sided architecture and high-quality building materials that are consistent with the architecture in the Village Center. While the function of the building is parking garage, it is contained within a building shell in order to minimize its visual impact.
- The proposed parking garage is being developed in tandem with the planned Rose Run II improvements, located directly north of the garage. The proposed site plan appears to be pedestrian friendly via sidewalks provided on site, those existing along Village Hall Road and the proposed connections into adjacent Rose Run II improvements. Creating park and other public space around the Rose Run corridor preserves and enhances the integrity of this natural feature but also allows the community to interact with it in a way that they are not able to currently.
- The applicant states that the design of the building meets the goals of the New Albany Design Guidelines and Requirements. The building form will utilize brick as a primary building material, consistent with neighboring buildings including New Albany Village Hall and the New Albany Police Department. The facades of the parking building will be designed as to not create the appearance of a long uninterrupted wall, incorporating architectural features that break up the massing to create interest. The city architect reviewed the proposal and is supportive of the design standards.

IV. SUMMARY

The proposed building typology is consistent with the goals of New Albany strategic planning documents and policies as well as the Design Guidelines and Requirements. The proposed building design, massing

and development standards are consistent with those permitted with existing building typologies allowed in the Village Core subdistrict today.

While the function of the proposal is a parking garage, these standards ensure it is constructed in historical building form in order to preserve the character of the Village Center as recommended in the Engage New Albany strategic plan. Additionally, the proposed building will utilize high quality building materials that are used on all four sides of the building, accomplishing important goals of the New Albany Design Guidelines and Requirements. The Engage New Albany strategic plan, Design Guidelines and Requirements and many other city planning documents state the importance of the preservation and enhancement of natural resources in the community. The parking garage, in association with other planned Rose Run II improvements, will preserve and enhance the areas along the Rose Run corridor providing an opportunity for the community to interact with nature as well as a parking solution to address parking demands within the Village Center.

V. ACTION

Should the 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 application ARB-146-2022 (conditions of approval may be added).

Approximate Site Location:



Source: NearMap



Community Development Planning Application

Project Information	Site Address <u>99 N. Main St.</u>																																																																								
	Parcel Numbers <u>222-002282 and 222-003477</u>																																																																								
	Acres <u>5.9</u> # of lots created <u>-</u>																																																																								
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ADDITIONAL BUILDING TYPOLOGY: VILLAGE HALL PUBLIC PARKING GARAGE

Introduction

The property that is the subject of this ARB application consists of approximately 8+/- acres located to the north of Village Hall Road, to the south of Dublin-Granville Road, to the east of Main Street, and to the west of Reynoldsburg-New Albany Road. A portion of the site is zoned with a C-PUD designation with the Urban Center Code Overlay District being applicable to it. The remainder of the site is zoned as UC, Urban Center District. Under the Urban Center Code's Regulating Plan, the portion of the site north of Rose Run is located within the Historic Center subdistrict, while south of Rose Run includes both Village Core and Parks and Preservation subdistricts. The portion of the site relevant to this application is located in the Village Core and Parks and Preservation subdistricts.

Plans for the site include the development of "Rose Run II" – the second phase of improvements along the Rose Run corridor. Project objectives include the restoration of the Rose Run stream corridor, celebration of veterans through a new Veterans Memorial, improvements to Dublin-Granville Road, and the provision of an expanded parking reservoir that aligns with the regional parking needs. Key components of the project include realignment of the Rose Run stream, installation of leisure trail along Rose Run, Veterans Plaza, Founders Field, and a ceremony lawn.

Parking Analysis

The City of New Albany completed a parking analysis to better understand the anticipated demand of the site within the context of the Village Center. The parking analysis divides the Village Center into eight zones, each of which should be "self-parked" based on walksheds and geography, existing and desired street grids, building typologies and character, and similar program types. The Rose Run II site is located in Zone 3, or the Civic Core and Rose Run Park II zone. The parking analysis determined that the parking demand for this site is approximately 350-400 parking spaces and recommends a 2-bay, 4-level public parking garage to meet this demand. The City recognizes that the Urban Center Code does not contemplate a parking structure of this size. As such, the City of New Albany is submitting this application for a new building typology.

Proposed Building Typology

To manage the anticipated increase in parking demand associated with the improvements on this site, as well as the Village Center parking needs identified by the parking analysis, the City of New Albany proposes to develop a 2-bay, 4-level parking garage along Village Hall Road. The lower level of the parking garage will be located below ground level, the second level will be at grade and the top two levels will be above ground level. The attached site plans show the anticipated location of the proposed parking garage. As some details of the Rose Run II development are still to be determined, the renderings and site plans of the whole project are provided for context; however, this application requests consideration for the building typology of the parking garage only.

The Urban Center Code and its overlay district provide for different building forms to be utilized in the Village Center. At the same time, the Code recognizes that not all building forms that are appropriate for development were contemplated. Pursuant to Codified Ordinances sections 1140.03 and 1158.05, property owners and/or applicants are permitted to request that the ARB approve additional building typologies that can be used for specific projects. This application

requests approval of an additional building typology specifically for this property that will be known as “Village Hall Public Parking Garage”.

The standards for this new building form are attached. They will be as follows:

	Minimum	Maximum	Proposed
Lot Area	no min	no max	1.59 ac
Lot Width	no min	no max	415’
Lot Coverage	0%	100%	60%
Street Yard/Front Yard	0’	no max	30’
Side Yard	0’	no max	15’
Rear Yard	0’	no max	14’
Building Width	0%	100%	80%
Stories	1	3	2-2.5
Building Height	0’	55’	37.5’

Service & Utility Standards

1. Ground and/or building-mounted mechanical equipment shall be fully screened from public rights-of-way and adjoining properties.
2. Trash containers shall be stored out of public view and be screened from adjacent properties.

Lot Access & Parking Standards

1. Vehicular access to the parking deck shall be provided via a new service road.
2. Village Hall Public Parking Garage shall have no parking minimums or maximums.
3. Bicycle parking required. Refer to Urban Center Code Section 5.30 for bicycle parking standards.

Building Frontage & Landscape Standards

1. Stairways to upper stories must be enclosed.
2. All street and side yards, where present, shall be landscaped with trees, shrubs, grass, ground covers, or other plant materials or a combination of these materials.
3. Buffering and screening per Section 1171.05(c) shall not be required.

The proposed building form provides a design, building massing and scale appropriate to and compatible with the building typologies allowed in the subareas. The Urban Center Code permits development of several building typologies in the Village Core subdistrict, including: townhome, multi-unit house, multi-unit building, classic commercial, traditional commercial, urban commercial, courtyard, and lined typologies. Additionally, the Urban Center Code permits government facilities, parks, playgrounds and open space, and recreational facilities within the Parks and Preservation subdistrict. The proposed Village Hall Parking Garage typology aligns with both of these subdistricts.

The new building typology fits the goals of the Engage New Albany Strategic Plan by providing a project that meets the demands of a growing community and associated programming provided to residents.

The designs of the buildings meet the goals of the New Albany Design Guidelines and Requirements. The building form will utilize brick as a primary exterior material, consistent with neighboring buildings including New Albany Village Hall and the New Albany Police Department. The facades of the parking structure will be designed so as not to create the appearance of a long uninterrupted wall, and will incorporate architectural features that break up the massing to create interest. All materials and windows will comply with the Design Guidelines and Requirements.

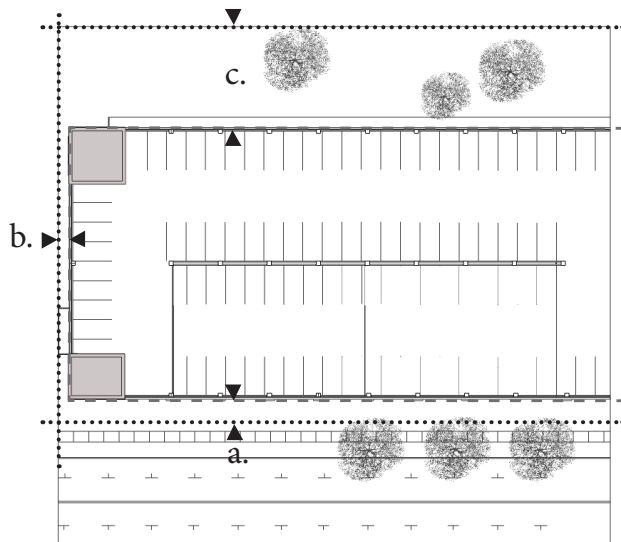
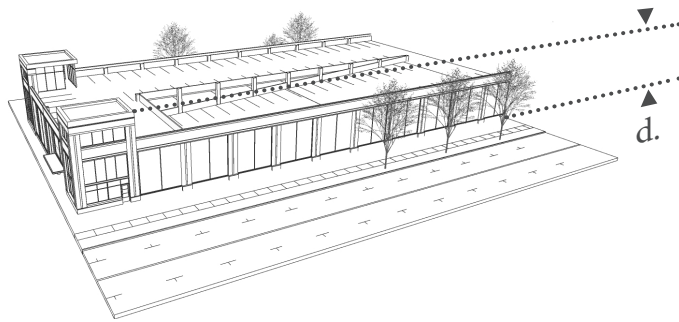
VILLAGE HALL PUBLIC PARKING GARAGE

Description

A 2-bay, 4-level parking deck along Village Hall Road.

Typical Lot Configuration*

*Please note the renderings provided below are only partial renderings and do not depict the whole width of the parking structure.



Benchmark Examples



Lot and Building Standards

The following lot and building standards shall be utilized for the Village Hall Public Parking Garage:

	<i>Min.</i>	<i>Max.</i>	<i>Proposed</i>
<i>Lot Area:</i>	no min	no max	1.59 ac
<i>Lot Width:</i>	no min	no max	415'
<i>Lot Coverage:</i>	0%	100%	60%
<i>Street Yard (a):</i>	0'	no max	30'
<i>Side Yard (b):</i>	0'	no max	15'
<i>Rear Yard (c):</i>	0'	no max	14'
<i>Bldg. Width:</i>	0%	100%	80%
<i>Stories:</i>	1	3	2-2.5
<i>Height (d):</i>	0'	55'	37.5'

Service & Utility Standards

1. Ground and/or building-mounted mechanical equipment shall be fully screened from public rights-of-way and adjoining properties.
2. Trash containers shall be stored out of public view and be screened from adjacent properties.

Lot Access & Parking Standards

1. Vehicular access to the parking deck shall be provided via a new service road.
2. Village Hall Public Parking Garage shall have no parking minimums or maximums.
3. Bicycle parking required. Refer to Urban Center Code Section 5.30 for bicycle parking standards.

Building Frontage & Landscape Standards

1. Stairways to upper stories must be enclosed.
2. All street and side yards, where present, shall be landscaped with trees, shrubs, grass, ground covers, or other plant materials or a combination of these materials.
3. Buffering and screening per Section 1171.05(c) shall not be required.



Northeast Elevation



South Louvers Details



Village Hall Road Street Elevation



**Architectural Review Board Staff Report
January 9, 2023 Meeting**

**CERTIFICATE OF APPROPRIATENESS
VILLAGE HALL PUBLIC PARKING GARAGE**

LOCATION: Generally located east of Main Street, south of Granville Street, west of High Street and north of Village Hall Road (PIDs:222-002282, 222-003477 and 222-002283)

APPLICANT: City of New Albany

REQUEST: Certificate of Appropriateness

ZONING: Urban Center District within the Village Core and Open Space sub-districts

STRATEGIC PLAN: Village Center

APPLICATION: ARB-147-2022

Review based on: Application materials received on December 21, 2022.

Staff report prepared by Chris Christian, Planner II.

I. REQUEST AND BACKGROUND

This certificate of appropriateness application is for a public parking garage building located generally east of Main Street, south of Granville Street, west of High Street and north of Village Hall Road. As proposed, the parking garage will contain 435 spaces on 4 levels. The parking garage is being developed in association with the Rose Run II improvements. The objectives for these improvements include the restoration of the Rose Run stream corridor, celebration of veterans through a new memorial, improvements to Granville Street, and the provision of an additional public parking, meeting an Engage New Albany strategic plan recommendation to provide shared parking in the Village Center.

Per Section 1157.07(b) any major environmental change to a property located within the Village Center requires a certificate of appropriateness to be issued by the Architectural Review Board. The proposed parking garage classifies as a major environmental change therefore ARB review and approval is required. All other proposed improvements as part of the Rose Run II project that are mentioned above are classified as minor changes which do not require ARB review.

The site is located within the Urban Center Code Village Core and Open Space sub-districts and the 1998 NACO C-PUD Subarea 4B: NE Market Street 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 PUD zoning or 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.

There is related certificate of appropriateness on the January 9, 2023, meeting agenda to add a new public parking garage building typology to the Urban Center Code for the site. This application is evaluated

under a separate staff report (ARB-146-2022). The report for this application evaluates the parking garage based on the proposed development standards for the new building typology.

II. SITE DESCRIPTION & USE

The development site is generally located in between Village Hall and the police department buildings, generally north of Village Hall Road. The development site is made up of 3 properties which contain a public surface parking lot, the community gardens and a wooded area.

III. EVALUATION

The ARB's review is pursuant to C.O. Section 1157.06 (Architectural Review Overlay District). 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 **1157.09 Design Appropriateness**, the building and site should be evaluated on these criteria:

A. Certificate of Appropriateness

1. *The compliance of the application with the Design Guidelines and Requirements and Codified Ordinances.*
 - The applicant proposes to construct a new public parking garage on a development site located in between New Albany Village Hall and the New Albany Police Department. The structure will include 1 subgrade and 3 above grade parking levels for a total of 435 parking spaces.
 - Section 8 of the New Albany Design Guidelines and Requirements provide the requirements for all civic and institutional projects in New Albany. Section 8 (III.2) requires the architectural style of a civic building to be appropriate to the context, location and function of the building and be based on traditional practice in American architecture.
 - The city architect reviewed the proposal and states that while a particular style for the proposal cannot be defined, the form of the structure follows its intended urban function. Further, they state that the submitted design is well executed and the architecture draws upon the surrounding built environment to ensure a comfortable fit within the existing neighborhood fabric.
 - DGR Section 8(III)(4) states that civic and institutional designs shall follow the precedents of traditional American architectural designs, with particular care paid to the proportions of wall height to width; roof shape; and proportions of windows and doors, including vertically-proportioned window panes. The details and design characteristics of the traditional style selected for a new building shall be carefully studied and faithfully rendered in the new building's design.
 - The city architect states that this requirement is met through the use of raised parapet walls and pronounced corner massing elements which aid in breaking down the large scaled footprint of the garage. Additionally, the city architect states that the wall elements mimic wrought iron panels, appropriately scaled windows and brick jack arch details are well implemented by the designers and serve to visually compliment the projected corner end pieces of the structure.
 - DGR Section 8(III)(3) states that entrances to civic buildings shall be oriented toward primary streets and roads and shall be of a distinctive character that makes them easy to locate. This requirement is met as the pedestrian entrances in to the parking garage are located at each corner. These corners break the façade of the structure, providing a prominent and appropriate pedestrian entrance into the garage.
 - The applicant identifies the following exterior materials on the plans:
 - Brick as the primary façade material;
 - Cast stone;
 - Aluminum screens and louvers; and
 - Vinyl clad windows

- All of the proposed building materials are high quality and have been used successfully throughout the city.
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.*

Landscape

- The Urban Center Code standards for this building typology require all street and side yards, where present, to be landscaped with trees, shrubs, grass, ground cover and other plant materials. A conceptual landscape plan was submitted as part of the application that shows the general location of proposed landscape improvements for the site but does not include any size or species details. This information will be provided with future submittals as part of the permit review process. During this process, city staff will ensure that all landscaping requirements found in city code section 1171 and the Urban Center Code are met.

Lighting

- A detailed lighting plan was not submitted for review and will be provided for staff review during the permitting process.

Parking and Circulation

- As proposed, the parking garage is accessed via 3 existing curb cuts, two along Village Hall Road and one on South High Street. The garage
- The parking garage contains 435 parking spaces. The public parking garage building typology development standards contains no minimum or maximum parking requirements. The intent of the parking garage is to provide sufficient parking for the entire block on which it is located. This includes the development of Rose Run II improvements, as well as potential future office, retail or restaurant uses along Granville Street. The Engage New Albany strategic plan recommends consideration of providing more regional parking solutions within the Village Center.
- In addition to the off-street parking provided, the drive-aisle being built around the garage is wide enough to accommodate the addition of on street parking spaces, meeting a recommendation of the Engage New Albany strategic plan.
- 6-foot-wide sidewalks are proposed around the entire parking garage, providing connections into Village Hall, Police Department, the proposed Rose Run II improvements and the existing pedestrian infrastructure along Village Hall Road and South High Street.
- Per Urban Center Code Section 5.30.3, one bicycle parking space is required to be provided on site based on the number of off-street parking spaces. Based on this requirement, 17 bicycle parking spaces will be provided on site.

Streetscape

- As proposed, there are no modifications to the existing established streetscape for both High Street and Village Hall Road.

Signage

- No signage was submitted for review. All new signage will be subject to ARB review and approval at a later date.

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 immediate vicinity of the New Albany Village Hall and Police Department buildings. The city architect states that the proposed garage is designed in order to compliment these existing structures.
4. *All buildings, structures and sites shall be recognized as products of their own time.*
 - The proposed building is new construction and is appropriately designed.
 5. *Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure or site shall be created with sensitivity.*
 - The city architect states that the shape, proportion and breakdown of architectural elements are appropriate for the proposed architectural style and compliments existing buildings in the immediate area.
 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. Urban Center Code Compliance

Currently, there are no Urban Center Code standards for a public parking garage building typology. There is related certificate of appropriateness on the January 9, 2023, meeting agenda to add a new public parking garage building typology to the Urban Center Code for the site. This application is evaluated under a separate staff report (ARB-146-2022).

This staff report evaluates the parking garage based on the proposed development standards for the new building typology below:

	Minimum	Maximum	Proposed
Lot Area	no min	no max	1.59 ac [meets code]
Lot Width	no min	no max	415' [meets code]
Lot Coverage	0%	100%	60% [meets code]
Street Yard/Front Yard	0'	no max	30' [meets code]
Side Yard	0'	no max	15' [meets code]
Rear Yard	0'	no max	14' [meets code]
Building Width	0%	100%	80% [meets code]
Stories	1	3	2-2.5 [meets code]
Building Height	0'	55'	37.5' [meets code]

- The proposed standards state that trash containers are required to be stored out of public view and screened from adjacent properties. This requirement is met as the trash container and other ground mounted equipment will be stored within an enclosure along the side of the garage.

IV. SUMMARY

The Architectural Review Board should evaluate the overall proposal based on the requirements in the Design Guidelines and Requirements, Urban Center Code, and city codified ordinances. The proposed

building is appropriately scaled and positioned on the site and is sensitive to the existing building environment that surrounds it.

While the function of the proposal is a parking garage, it is designed as a building in order to preserve the character of the Village Center as recommended in the Engage New Albany strategic plan and provides the first structured, shared parking solution in the Village Center. Additionally, the proposed building utilizes high quality building materials that are used on all four sides of the building, accomplishing important goals of the New Albany DGRs. The Engage New Albany strategic plan, Design Guidelines and Requirements and many other city planning documents state the importance of the preservation and enhancement of natural resources in the community. The public parking garage mitigates the need for parking elsewhere on the block, creating more space for Rose Run II improvements and contributing to the preservation and enhancement of the Rose Run stream corridor. As such, the Village Hall Public Parking Garage facilitates the community's connection to Rose Run and nature, while also providing a parking solution to address demand within the Village Center.

V. ACTION

Should the 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 application ARB-147-2022.

Approximate Site Location:



Source: NearMap



Community Development Planning Application

Project Information	Site Address <u>99 W. Main St.</u>																																																																								
	Parcel Numbers <u>222-062282 and 222-063477</u>																																																																								
	Acres <u>5.9</u> # of lots created <u>-</u>																																																																								
Contacts	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th style="text-align: left;">Choose Application Type</th> <th colspan="5" style="text-align: left;">Circle all Details that Apply</th> </tr> <tr> <td><input type="checkbox"/> Appeal</td> <td></td><td></td><td></td><td></td><td></td> </tr> <tr> <td><input checked="" type="checkbox"/> Certificate of Appropriateness</td> <td></td><td></td><td></td><td></td><td></td> </tr> <tr> <td><input type="checkbox"/> Conditional Use</td> <td></td><td></td><td></td><td></td><td></td> </tr> <tr> <td><input type="checkbox"/> Development Plan</td> <td>Preliminary</td> <td>Final</td> <td>Comprehensive</td> <td colspan="2">Amendment</td> </tr> <tr> <td><input type="checkbox"/> Plat</td> <td>Preliminary</td> <td>Final</td> <td></td> <td colspan="2"></td> </tr> <tr> <td><input type="checkbox"/> Lot Changes</td> <td>Combination</td> <td>Split</td> <td>Adjustment</td> <td colspan="2"></td> </tr> <tr> <td><input type="checkbox"/> Minor Commercial Subdivision</td> <td></td><td></td><td></td><td colspan="2"></td> </tr> <tr> <td><input type="checkbox"/> Vacation</td> <td>Easement</td> <td></td> <td>Street</td> <td colspan="2"></td> </tr> <tr> <td><input type="checkbox"/> Variance</td> <td></td><td></td><td></td><td colspan="2"></td> </tr> <tr> <td><input type="checkbox"/> Extension Request</td> <td></td><td></td><td></td><td colspan="2"></td> </tr> <tr> <td><input type="checkbox"/> Zoning</td> <td>Amendment (rezoning)</td> <td></td> <td>Text Modification</td> <td colspan="2"></td> </tr> </table>	Choose Application Type	Circle all Details that Apply					<input type="checkbox"/> Appeal						<input checked="" type="checkbox"/> Certificate of Appropriateness						<input type="checkbox"/> Conditional Use						<input type="checkbox"/> Development Plan	Preliminary	Final	Comprehensive	Amendment		<input type="checkbox"/> Plat	Preliminary	Final				<input type="checkbox"/> Lot Changes	Combination	Split	Adjustment			<input type="checkbox"/> Minor Commercial Subdivision						<input type="checkbox"/> Vacation	Easement		Street			<input type="checkbox"/> Variance						<input type="checkbox"/> Extension Request						<input type="checkbox"/> Zoning	Amendment (rezoning)		Text Modification		
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<input type="checkbox"/> Zoning	Amendment (rezoning)		Text Modification																																																																						
Signature	Description of Request: <u>Request for COA for a public parking garage in the Village Center</u>																																																																								
	Property Owner's Name: <u>Village of New Albany</u>																																																																								
	Address: <u>99 W. Main St. PO Box 188</u> City, State, Zip: <u>New Albany, Ohio 43054</u> Phone number: <u>614 939-2257</u> Fax: <u>-</u> Email: <u>ajly@newalbanyohio.org</u>																																																																								
Applicant's Name: <u>Same as above</u> Address: _____ City, State, Zip: _____ Phone number: _____ Fax: _____ Email: _____																																																																									
<p>Site visits to the property by City of New Albany representatives are essential to process this application. The Owner/Applicant, as signed below, hereby authorizes Village of New Albany representatives, employees and appointed and elected officials to visit, photograph and post a notice on the property described in this application. I certify that the information here within and attached to this application is true, correct and complete.</p>																																																																									
Signature of Owner <u>Adrienne Joly, acting City Manager</u> Date: <u>12/20/22</u> Signature of Applicant <u>Adrienne Joly, acting city manager</u> Date: <u>12/20/22</u>																																																																									

DUBLIN GRANVILLE ROAD

FUTURE DEVELOPMENT PARCEL

FUTURE DEVELOPMENT PARCEL

R/W

R/W

R/W

R/W

R/W

R/W

MAIN STREET

BATH AND BODYWORKS

VILLAGE HALL

VILLAGE HALL AUTOCOURT

CURB CUT

PARK PATH, TYP.

VETERANS MEMORIAL WALL

EXISTING TREE, TYP.

PROPERTY LINE, TYP.

FOUNDERS FIELD CEMETERY AND HEADSTONES, TYP.

FOUNDERS FIELD WALL

PROPOSED TREE, TYP.

PEDESTRIAN BRIDGE

STREAM REALIGNMENT START POINT

ROSE RUN

HIGH STREET

CURB CUT

PARK ROAD

PARKING GARAGE

SERVICE AND UTILITY ENCLOSURE

FOUNDATION PLANTING

POLICE DEPARTMENT

VILLAGE HALL ROAD

CURB CUT



ROSE RUN EAST PARKING GARAGE REVIEW

NEW ALBANY, OHIO



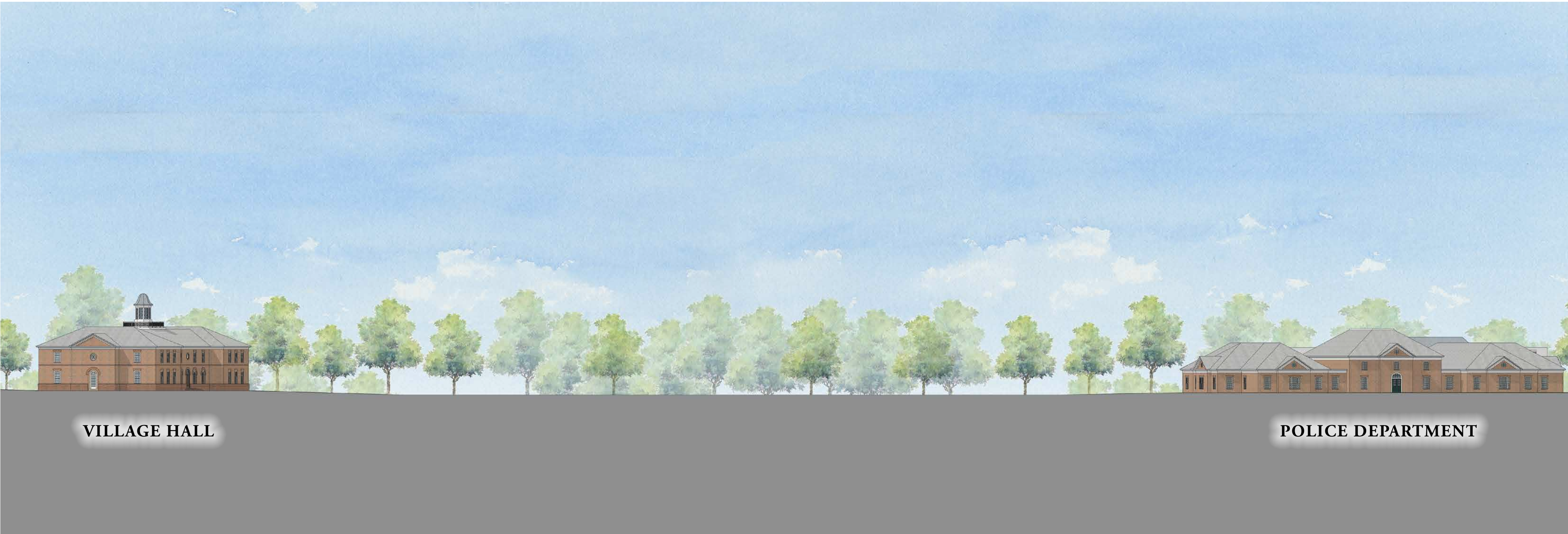
RAMSA

MKSK



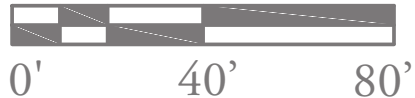
NEW ALBANY COMPANY • RAMSA • MKSK • THE COLUMBUS ARCHITECTURAL STUDIO

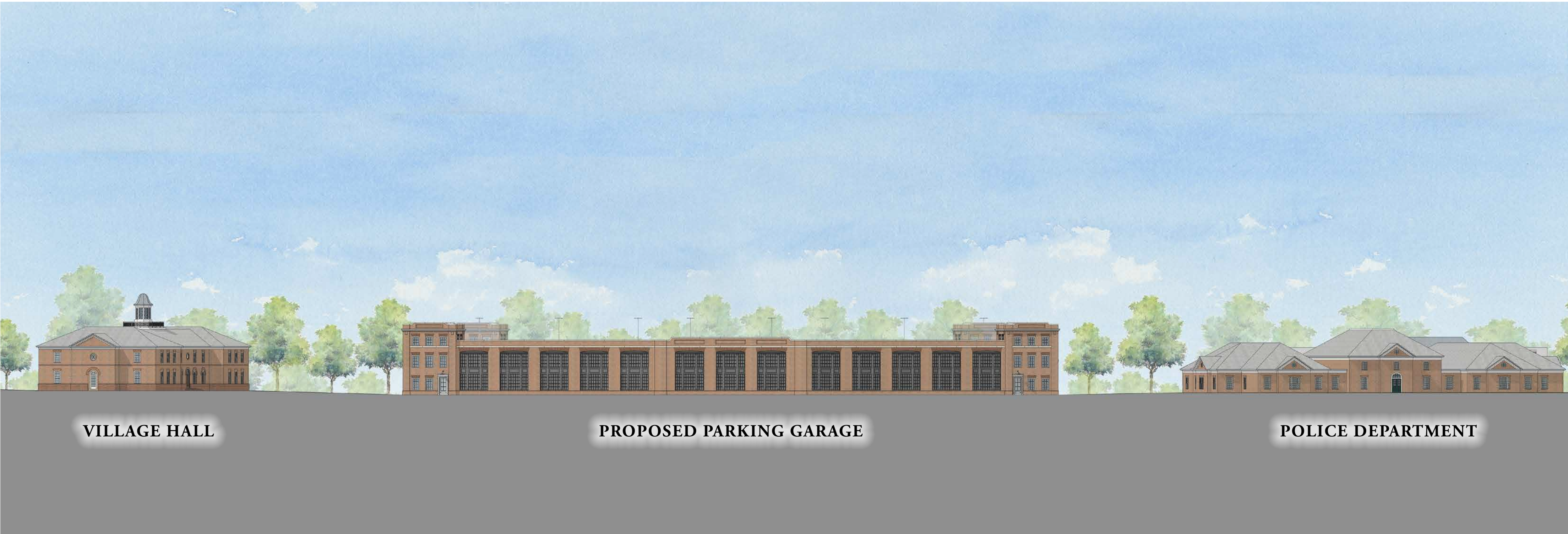
JANUARY 9, 2023



SOUTH ELEVATION ALONG VILLAGE HALL ROAD

EXISTING CONDITIONS - STREET ELEVATION





VILLAGE HALL

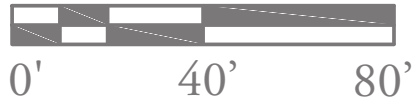
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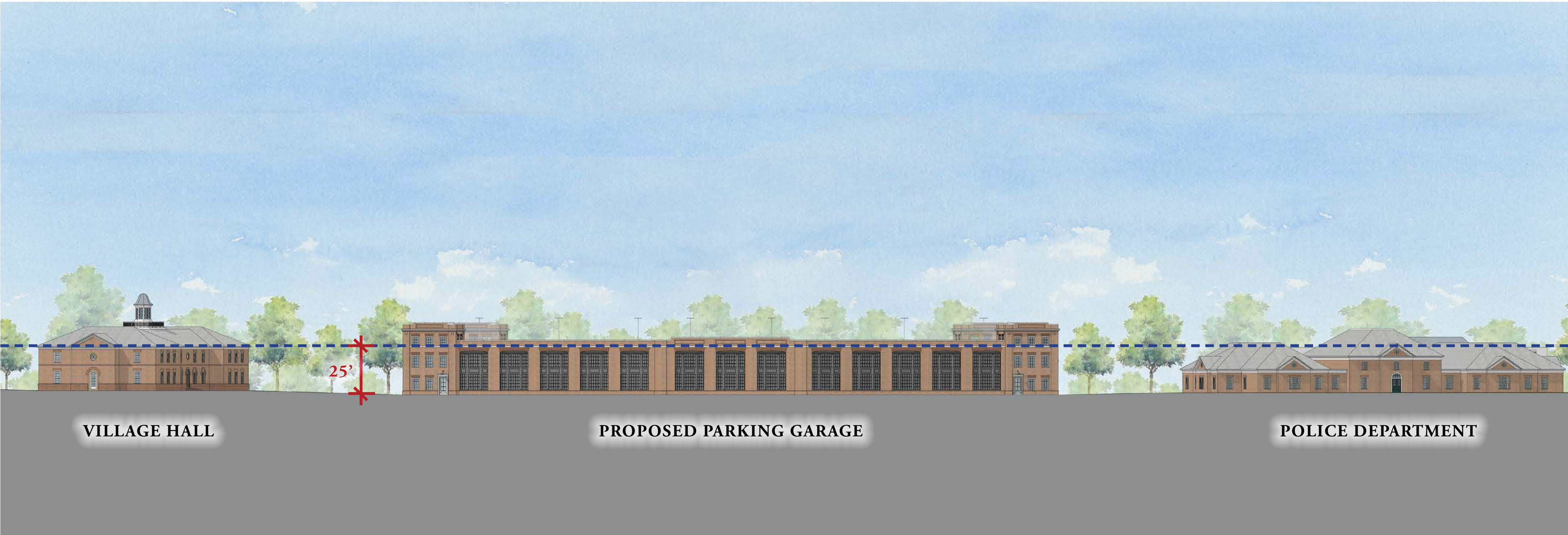
POLICE DEPARTMENT

SOUTH ELEVATION ALONG VILLAGE HALL ROAD

JANUARY 9, 2023

PROPOSED DESIGN - STREET ELEVATION

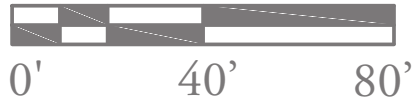


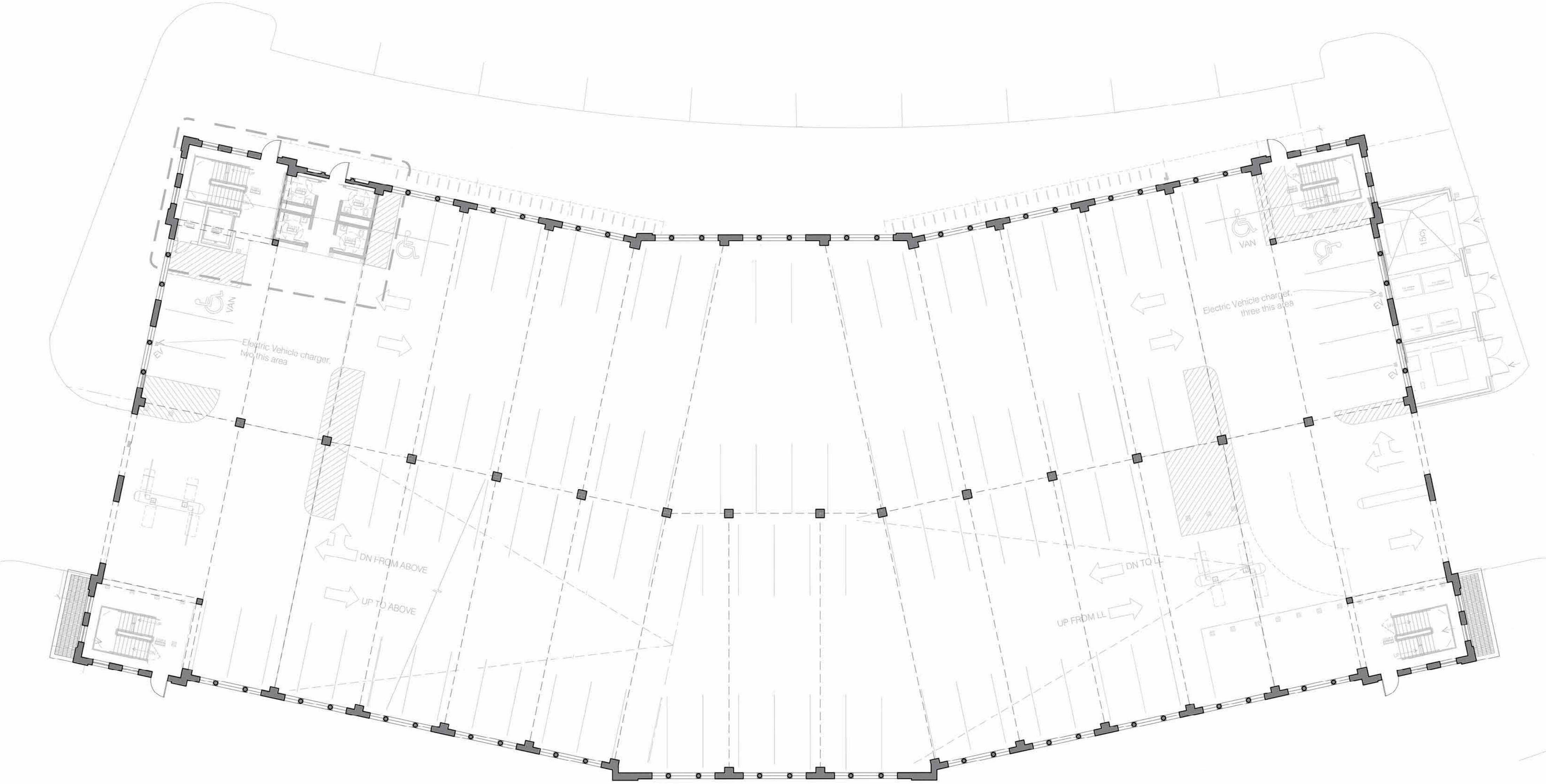


SOUTH ELEVATION ALONG VILLAGE HALL ROAD

JANUARY 9, 2023

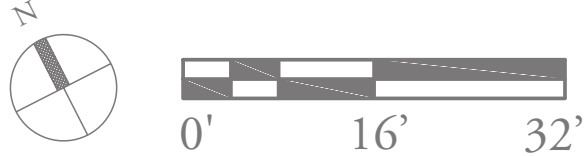
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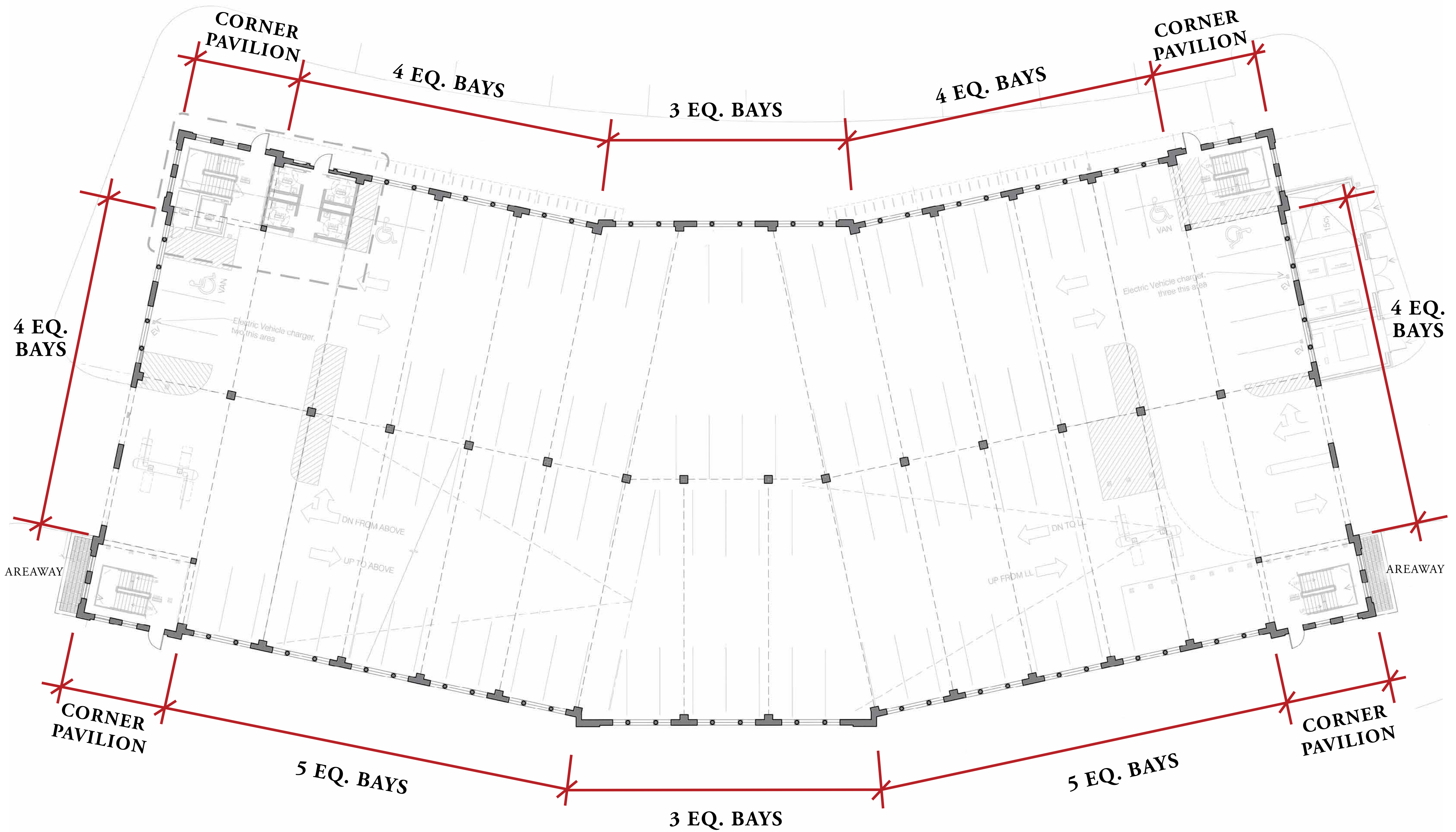




JANUARY 9, 2023

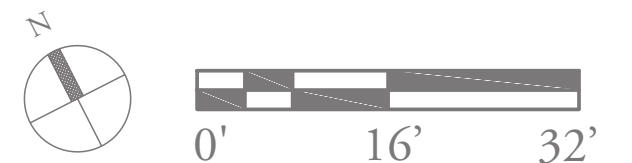
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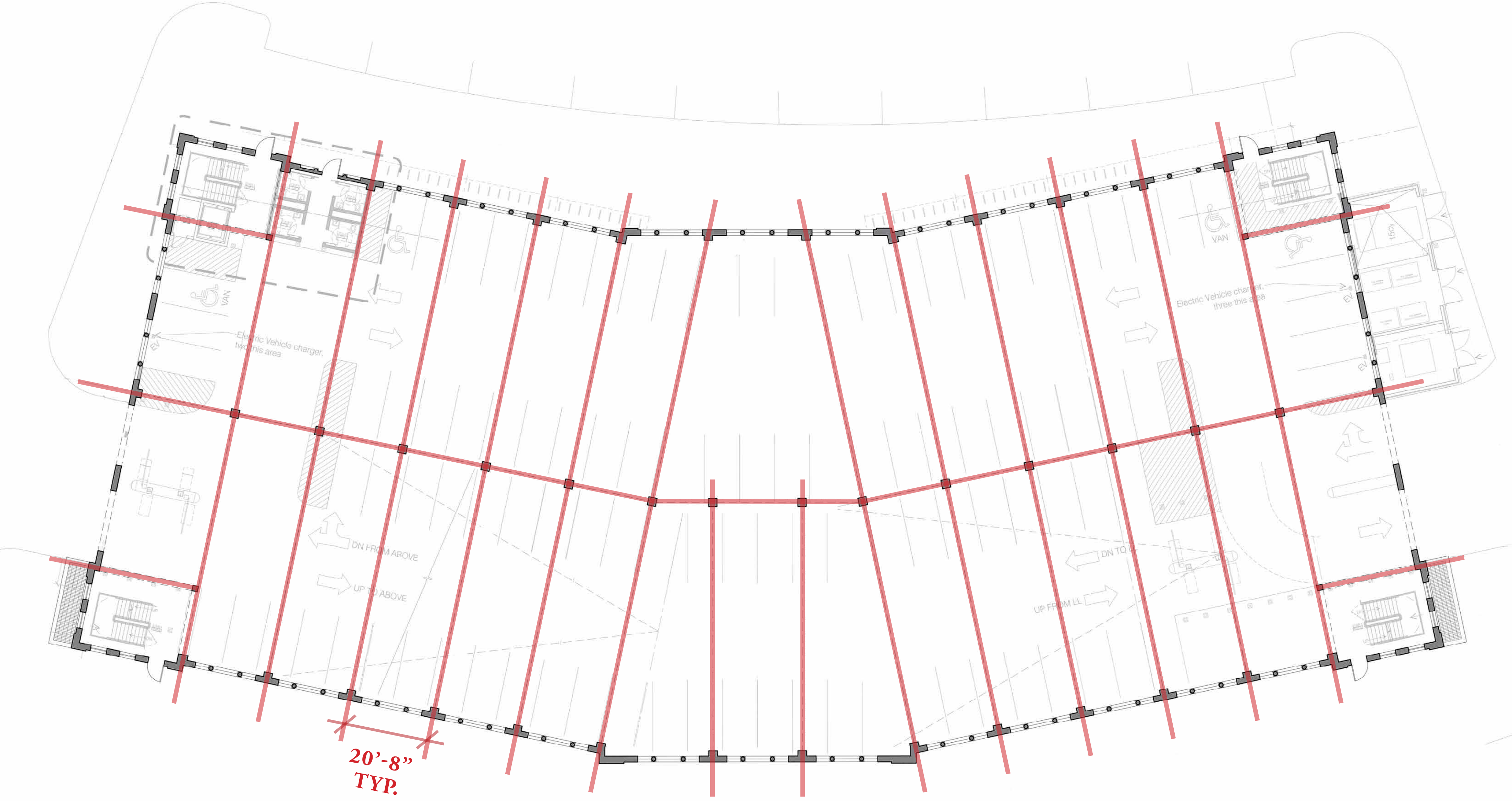




JANUARY 9, 2023

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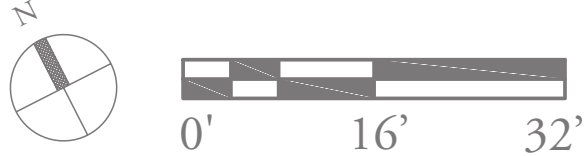




PROPOSED STRUCTURAL GRID

PROPOSED DESIGN - TYP. FLOOR PLAN

JANUARY 9, 2023





SOUTH ELEVATION ALONG VILLAGE HALL ROAD



WEST ELEVATION FACING POLICE DEPARTMENT

JANUARY 9, 2023

PROPOSED DESIGN - ELEVATIONS





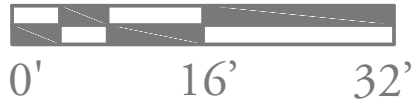
NORTH ELEVATION ALONG ROSE RUN PARK



EAST ELEVATION FACING VILLAGE HALL

JANUARY 9, 2023

PROPOSED DESIGN - ELEVATIONS





JANUARY 9, 2023

PROPOSED DESIGN - VILLAGE HALL ROAD VIEW



JANUARY 9, 2023

PROPOSED DESIGN - VIEW FROM PARK AT NE



JANUARY 9, 2023

PROPOSED DESIGN - VIEW FROM PARK AT NW

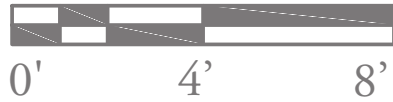


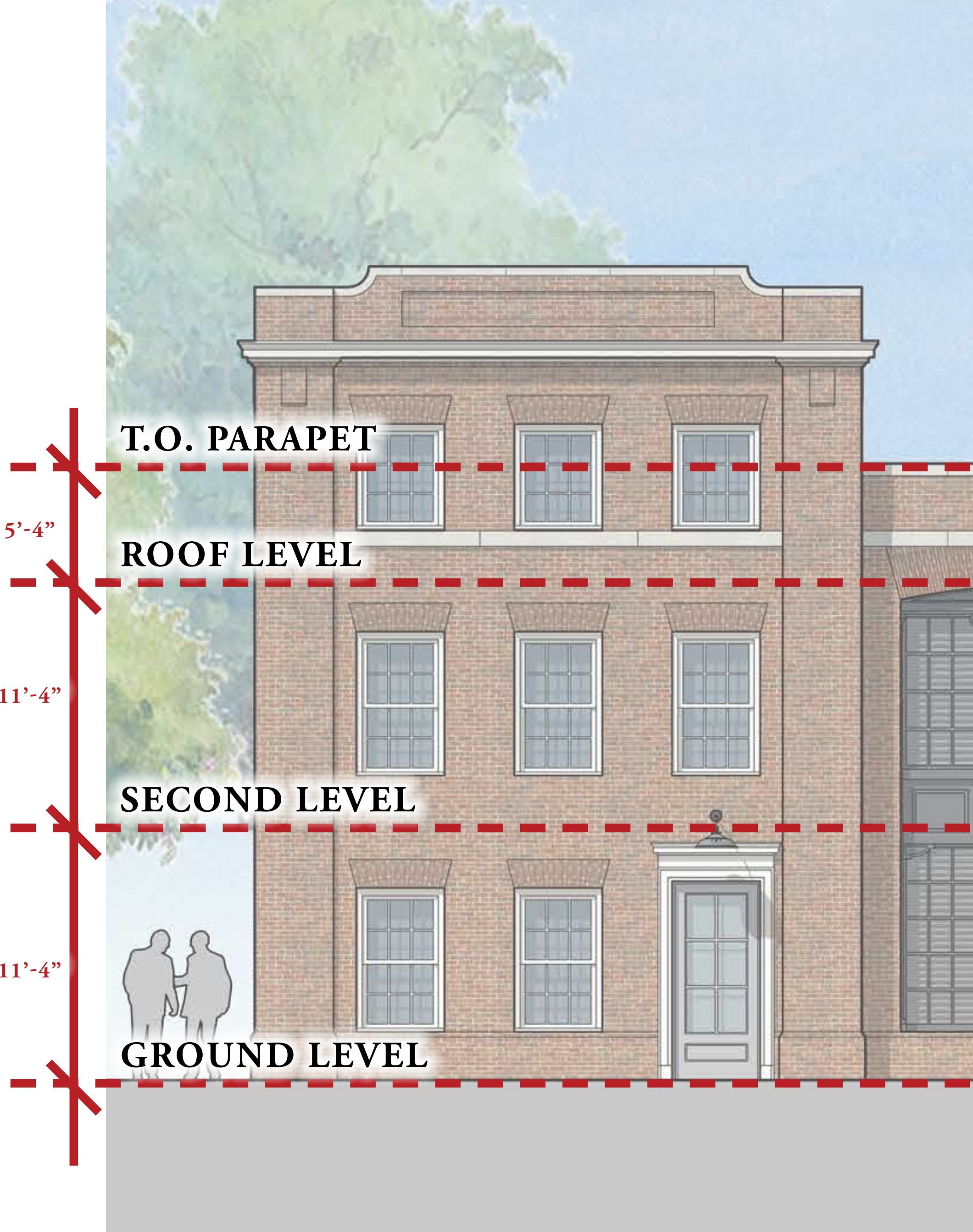
CORNER PAVILION BAY TYP.



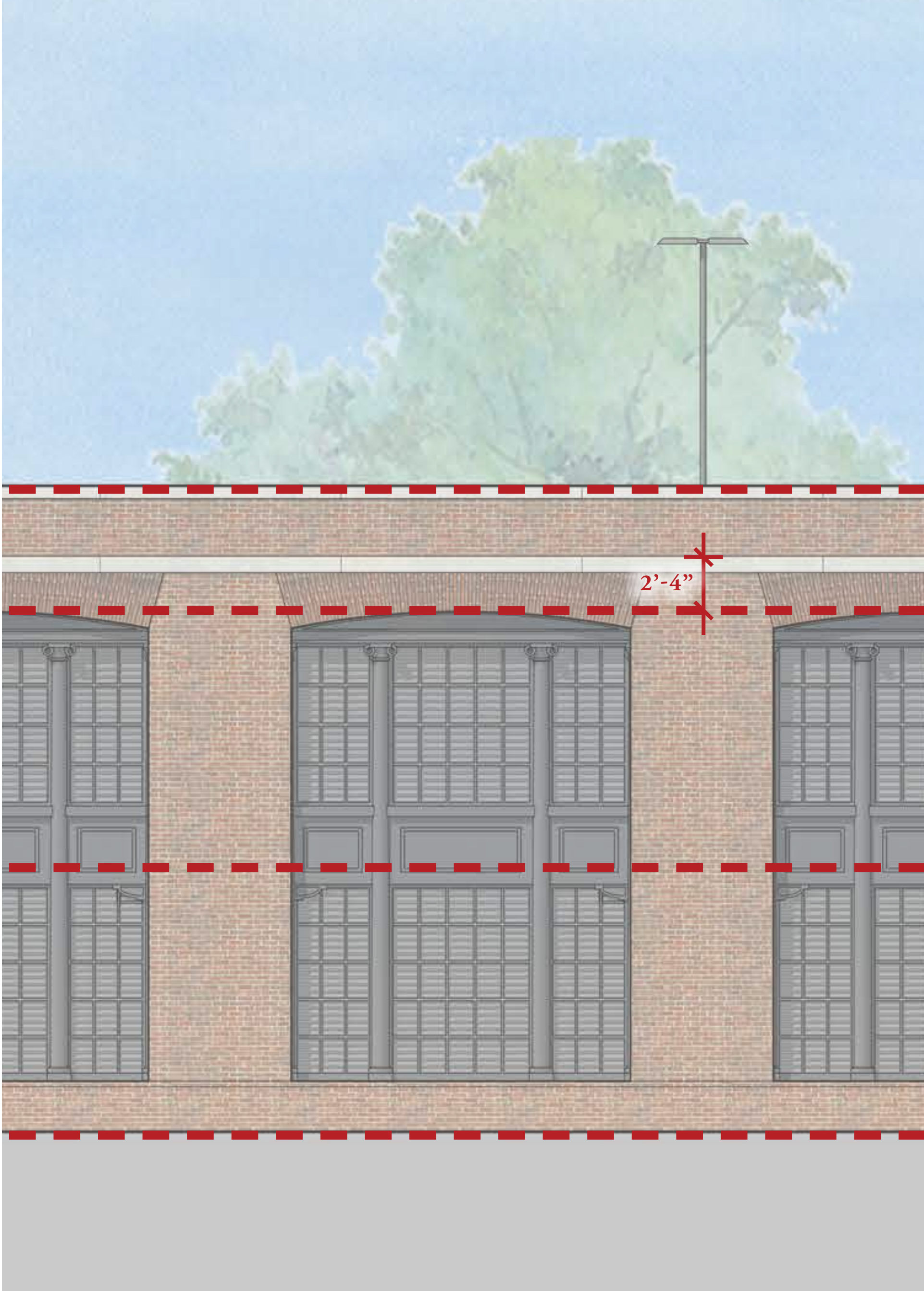
PARKING BAY TYP.

PROPOSED DESIGN - BAY ELEVATIONS





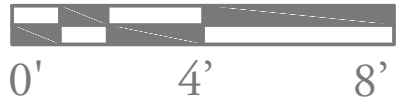
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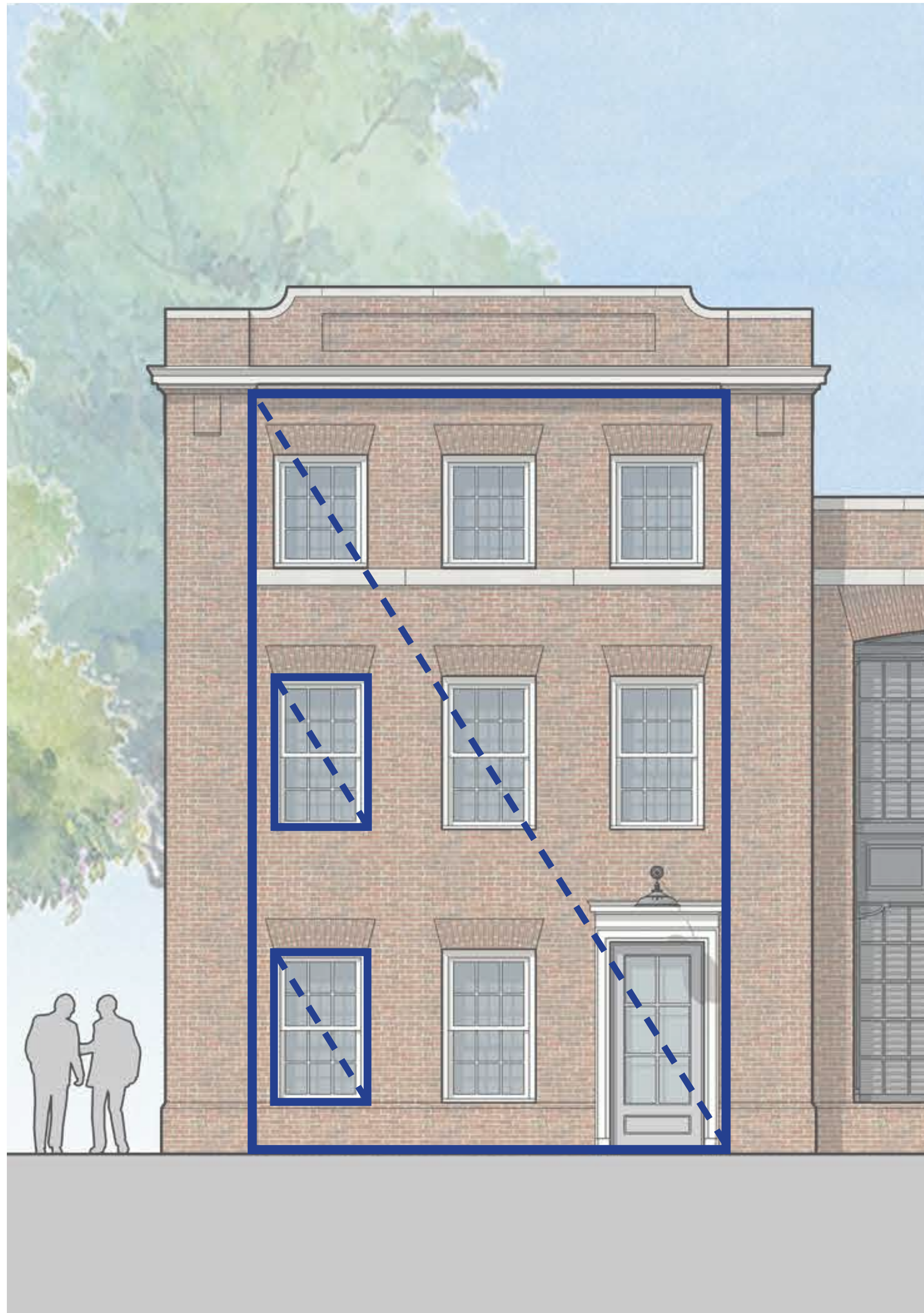


PARKING BAY TYP.

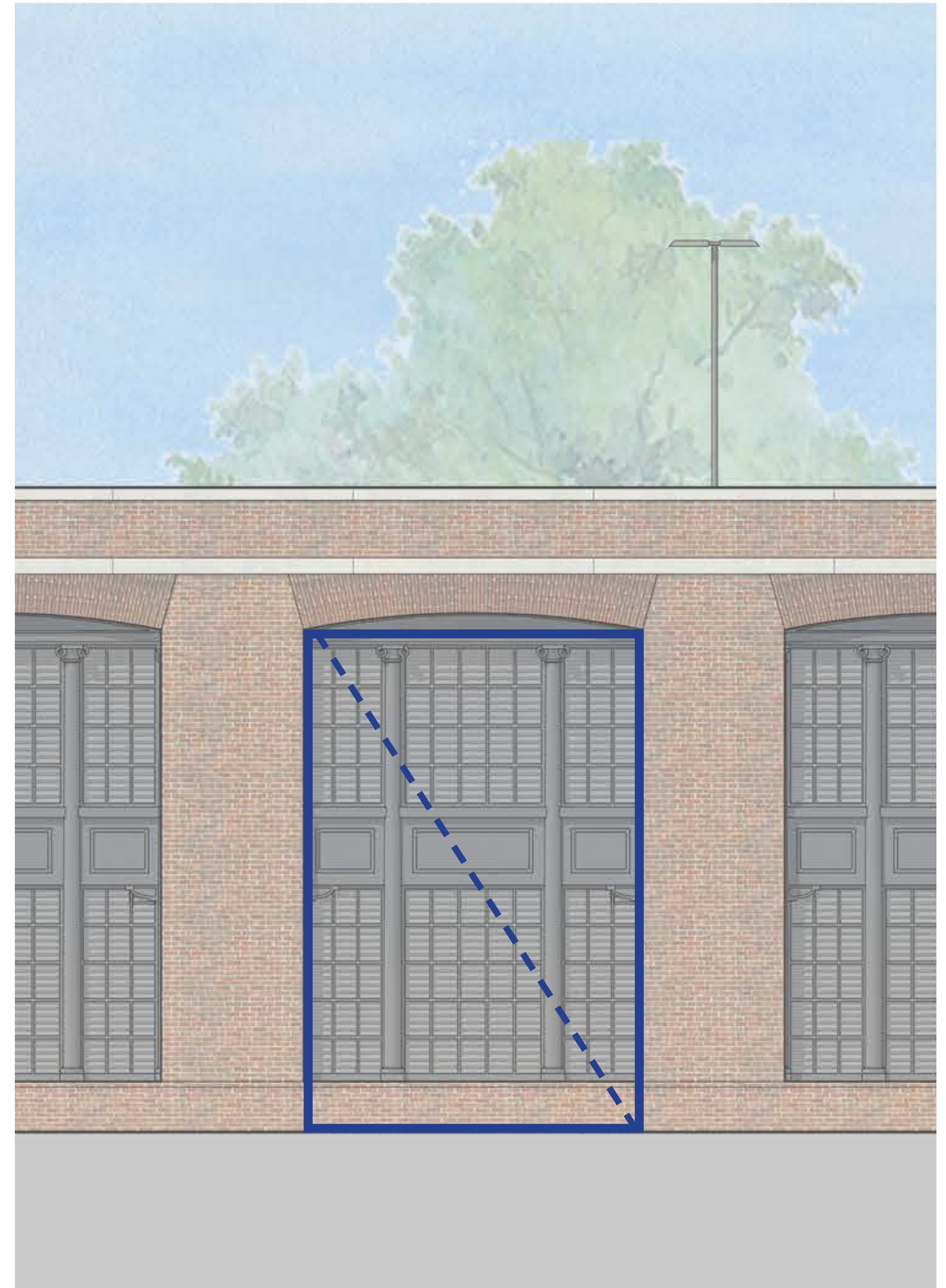
JANUARY 9, 2023

PROPOSED DESIGN - FLOOR HEIGHTS

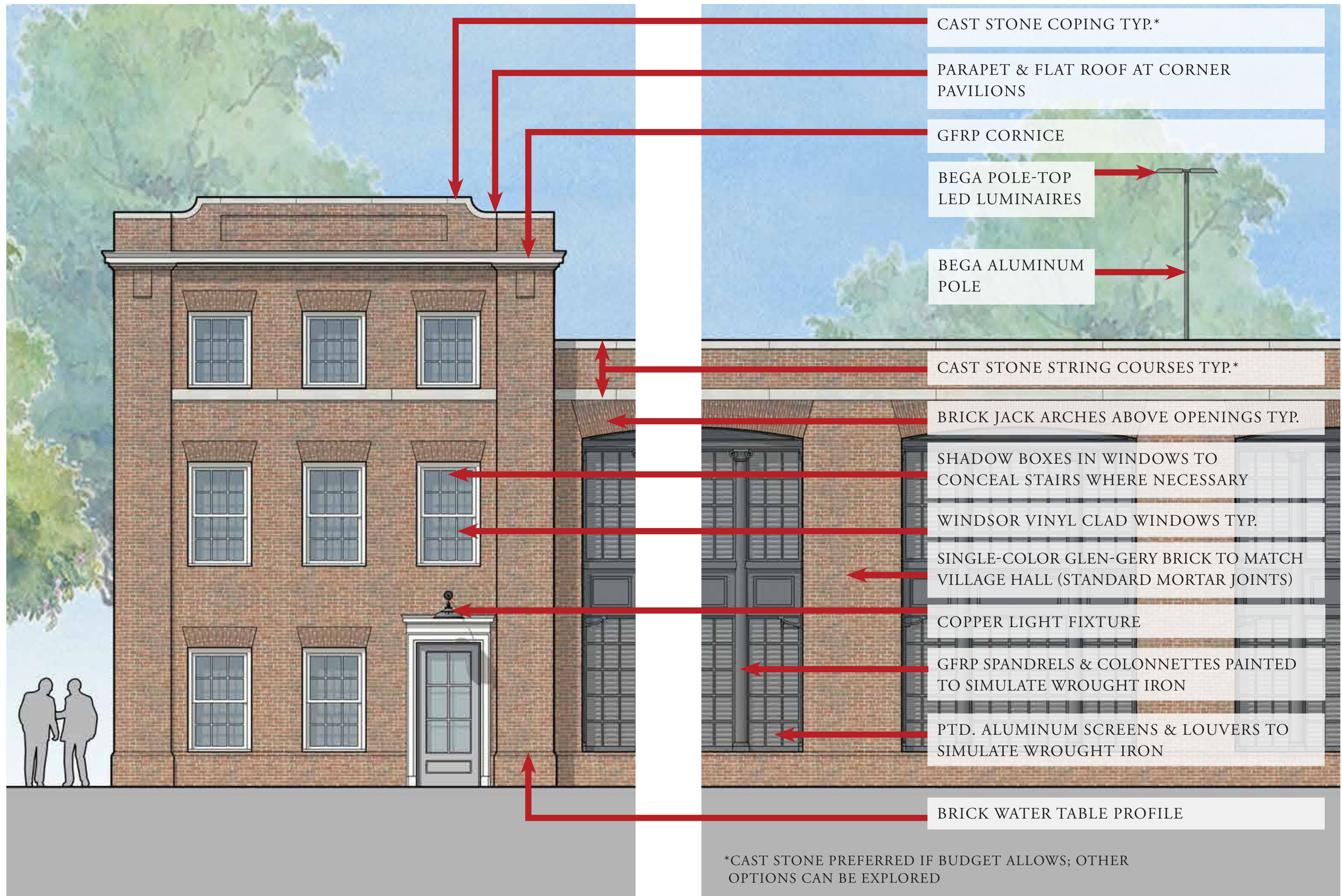




CORNER PAVILION BAY TYP.



PARKING BAY TYP.



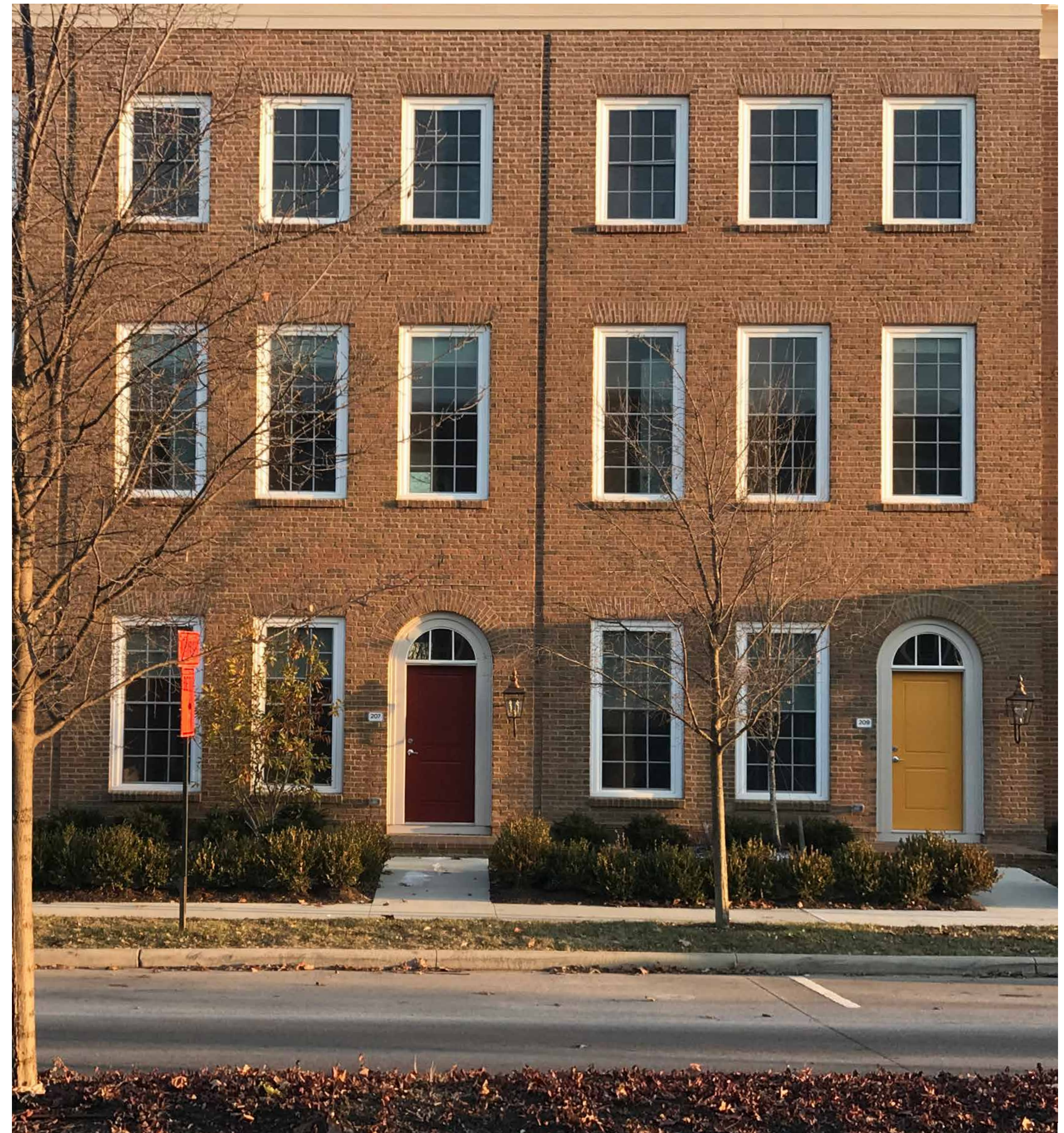
CORNER PAVILION BAY TYP.

PARKING BAY TYP.

JANUARY 9, 2023

PROPOSED DESIGN - MATERIALS





WINDOWS TO MATCH MARKET & MAIN APARTMENTS

- WINDSOR VINYL CLAD WINDOWS WITH EXTERIOR MUNTINS, MULLIONS & SASHES
- BRICKMOULD SPECIFICATION TO MATCH MARKET & MAIN APARTMENTS

JANUARY 9, 2023

PROPOSED DESIGN - GLAZING



OVERALL VIEW: OPENINGS AT SOUTH ELEVATION

- GFRP COLONNETTES & SPANDRELS PAINTED TO SIMULATE WROUGHT IRON
- PAINTED ALUMINUM FRAMES & SLATTED LOUVERS TO CONCEAL PARK-ON RAMP

JANUARY 9, 2023

PROPOSED DESIGN - SPANDRELS & COLONNETTES



DETAIL VIEW: OPENINGS AT SOUTH ELEVATION

- GFRP COLONNETTES & SPANDRELS PAINTED TO SIMULATE WROUGHT IRON
- PAINTED ALUMINUM FRAMES & SLATTED LOUVERS TO CONCEAL PARK-ON RAMP

JANUARY 9, 2023

PROPOSED DESIGN - SPANDRELS & COLONNETTES



OVERALL VIEW: OPENINGS AT NORTH, EAST & WEST ELEVATIONS

- GFRP COLONNETTES & SPANDRELS PAINTED TO SIMULATE WROUGHT IRON
- PAINTED ALUMINUM FRAMES INFILLED WITH SIMPLE MESH SCREEN

JANUARY 9, 2023

PROPOSED DESIGN - SPANDRELS & COLONNETTES



DETAIL VIEW: OPENINGS AT NORTH, EAST & WEST ELEVATIONS

- GFRP COLONNETTES & SPANDRELS PAINTED TO SIMULATE WROUGHT IRON
- PAINTED ALUMINUM FRAMES INFILLED WITH SIMPLE MESH SCREEN

JANUARY 9, 2023

PROPOSED DESIGN - SPANDRELS & COLONNETTES



WILLIAMSBURG SHOPFRONTS; WILLIAMSBURG, VA



WILLIAMSBURG SHOPFRONTS; WILLIAMSBURG, VA



KENMORE ESTATE; FREDERICKSBURG, VA



GADSBY HOUSE; ALEXANDRIA, VA



QUEEN STREET HOUSES; ALEXANDRIA, VA



MILBURNE ESTATE, RICHMOND, VA



MACRO-SEA SHARED OFFICE; PHILADELPHIA, PA



OPTIMIST HALL, CHARLOTTE, NC



BUTTERTON GRANGE FARMHOUSE, STAFFORDSHIRE, UK

JANUARY 9, 2023

PROPOSED DESIGN - PRECEDENTS