



New Albany Architectural Review Board Meeting Agenda
Monday, January 13, 2025 7:00 p.m.

Members of the public must attend the meeting in-person to participate and provide comment. The in-person meeting is held at New Albany Village Hall, 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 9, 2024

IV. Additions or corrections to the agenda

- Administer the oath to all witnesses and applicants who plan to address the board, “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-80-2024 Certificate of Appropriateness

Certificate of Appropriateness to allow multiple exterior changes at 20 S High Street including siding, windows as well as window and garage door replacements (PID: 222-000027).

Applicant: Busch Real Estate LLC

ARB-96-2024 Certificate of Appropriateness

Certificate of Appropriateness to allow for the demolition of one existing single-family residential home located at 28 N High Street (PID: 222-000085).

Applicant: New Albany Towne Center LLC c/o Kareem Amr

ARB-97-2024 Certificate of Appropriateness

Certificate of Appropriateness to add Hybrid Courtyard and Tuck-Under Townhome building typologies to the Urban Center Code for a development site generally located north and west of E Main Street and east of 605. (PIDs: 222-000013, 222-000060, 222-000052, 222-000085, 222-000112, 222-000060, 222-000051, 222-000058, 222-000086).

Applicant: New Albany Towne Center LLC c/o Kareem Amr

ARB-98-2024 Certificate of Appropriateness

Certificate of Appropriateness to construct a mixed use development consisting of three buildings including 3,000 square feet of commercial use, 104 residential units, and associated parking generally located north and west of E Main Street and east of 605. (PIDs: 222-000013, 222-000060, 222-000052, 222-000085, 222-000112, 222-000060, 222-000051, 222-000058, 222-000086).

Applicant: New Albany Towne Center LLC c/o Kareem Amr

VII. Other business

- **NAPLS Presentation**

VIII. Poll members for comment

IX. Adjourn



New Albany Architectural Review Board
Monday, December 9, 2024 Meeting Minutes - DRAFT

I. Call to order

The New Albany Architectural Review Board held a regular meeting on Monday, December 9, 2024. Chair Hinson called the meeting to order at 7:00 p.m. and asked to hear the roll.

II. Roll call

Those answering the roll:

Mr. Hinson	present
Mr. Iten	present
Mr. Brown	present
Ms. Moore	present
Mr. Davie	present
Mr. Maletz	present
Mr. Strahler	absent
Council Member Brisk	absent
Council Member Durik	present

Having six voting members present, the board had a quorum to transact business.

Staff members present: Planner I Blackburn, Planner Saumenig, Planner II Christian, Planning Manager Mayer, Deputy Clerk Madriguera.

III. Action on minutes: November 13, 2024

Chair Hinson asked if there were any corrections to the November 13, 2024 meeting minutes.

Board Member Iten confirmed with Board Member Maletz that the characterization of the condition in the motion was correct.

Board Member Maletz moved for approval of the November 13, 2024 meeting minutes. Board Member Iten seconded the motion.

Upon roll call: Mr. Maletz yes, Mr. Iten yes, Mr. Davie yes, Ms. Moore abstained, Mr. Hinson yes, Mr. Brown yes. Having five yes votes, the November 13, 2024 meeting minutes were approved as submitted.

IV. Additions or corrections to the agenda

Chair Hinson asked if there were any additions or corrections to the agenda.

Planning Manager Mayer answered none from staff.

Chair Hinson administered the oath to all present who wished to address the board.

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

Chair Hinson asked if there were any visitors present who wished to address the commission for an item not on the agenda.

Hearing none, Chair Hinson introduced the first case and asked to hear from staff.

VI. Cases:

ARB-87-2024 Certificate of Appropriateness

Certificate of Appropriateness to allow a new sign at 9-11 S High Street for Greenshtein McCarthy (PID: 222-000077).

Applicant: Wesley & Roberts c/o Blake Kuhn

Planner Blackburn delivered the staff report.

Applicant Blake Kuhn thanked Planner Blackburn for her thoroughness and stated that he had nothing to add. He let the board know that this proposed sign had similar elements to the sign approved for 24 Main which he had also designed. He remarked that the sign will be a great addition to the community, and asked the board if they had any questions.

Board Member Maletz noted that there were wall-mounted directional lights and asked whether the bar above the sign was a decorative element or whether it was also lighting.

Mr. Kuhn responded that it was purely decorative.

Board Member Iten confirmed that the material for sign was not metal, but an exterior grade mdl which was the same as the sign for 24 Main.

Board Member Maletz stated that he liked the sign and had no further questions.

Board Member Brown stated that he liked the sign and asked whether the light placement was typical with the rest of the signs on the building.

Board Member Maletz responded that there are no other signs on the building.

Chair Hinson asked if there were any further questions on the application.

Hearing none, Board Member Iten moved to approve certificate of appropriateness application ARB-87-2024. Board Member Maletz seconded the motion.

Upon roll call:

Mr. Iten yes,

Mr. Brown yes [*Clerk's note: the clerk notes here that as the second to the motion, Mr. Maletz' name should have been called after Mr. Iten's name. She inadvertently called Mr. Brown's name second and skipped Mr. Maletz completely. This error has no effect on the passage of the motion or the approval of the certificate of appropriateness, however the clerk apologizes for this oversight.*]

Ms. Moore yes, Mr. Davie yes, Mr. Hinson yes. Having five yes votes, the motion passed and the certificate of appropriateness for ARB-87-2024 was granted.

The board wished the applicant good luck.

Chair Hinson introduced the next case and asked to hear the staff report.

ARB-88-2024 Certificate of Appropriateness

Certificate of Appropriateness to construct a new fieldhouse and community center at 7839 Bevelhymmer Road (PID: 220-001355)

Applicant: WSA studio c/o Frank Weaver

Planner I Saumenig delivered the staff report.

Board Member Iten referenced Halbrook lights, rather than Lithonia lights, as mentioned in the staff report and he asked how tall the fixtures were, and whether the plans indicated the height.

Board Member Brown asked, in conjunction with Board Member Iten's question, whether the photometric plan needed to be updated.

Planner Saumenig responded that she did not think the photometric plan needed to be updated and that she did not see a height designation and that the applicant could respond to that question.

Board Member Iten continued that it would be preferable that the height of the lights is consistent. He further asked for the magnitude of the increase of the trees adjacent to Bevelhymmer Road as required in the staff report.

Planner Saumenig referred to label three in the MKSK report, and said that it should be increased as indicated in the MKSK report.

Board Member Brown asked staff to clarify what was meant by the statement in the staff report that the application meets "nearly" all of the setback requirements, what was meant by "nearly."

Planner Saumenig clarified that "nearly" was included because there were staff-recommended conditions, and further stated that the application meets all of the setback requirements.

Planning Manager Mayer added that quantitatively the application meets all of the setback requirements but the term "nearly" spoke to the qualitative requirements.

Board Member Brown noted that there were building signage elements that are not part of the staff report and asked whether they would be reviewed by the ARB.

Planning Manager Mayer responded that since the structure will be located outside of the Village Center, the signage would be reviewed administratively.

Board Member Maletz asked whether the rooftop units between the two primary structure are subject to screening requirements.

Applicant Frank Weaver of WSA Studio responded that the units were not studied in that way, nonetheless they sit back on the roof so far that they are not actually visible.

Applicant Dave Warden stated that the voters have approved this project, and the applicants and design team have been working diligently and are very excited to offer this amenity to New Albany. It will be unique public facility. They have worked out challenges along the way.

Board Member Moore asked whether there are plans for a tennis court.

Mr. Warden replied that the four courts inside the track are multi-use with multiple use surfacing appropriate for basketball, pickle ball. However the courts were not marked for tennis. He also remarked that the track is 200 meters.

The applicant's video of the proposed trackhouse and community center was shown.

Board Member Maletz asked, after seeing the video, whether the facility will be used to host large events and whether there would be adequate parking.

Mr. Warden replied that hosting regional events has been considered and that onsite parking will be supplemented by adjacent parking at Bevelhymer, and there are 1100 spaces at Bevelhymer.

Board Member Iten asked about the designations for screening that are on the east, north, and west elevations on page 21 of the rendering.

Applicant Lauren Miller responded that there will be metal screening for the massive air rotation units, they all come up to ten feet high, and that they will be painted a medium gray. She also let the board know that she brought samples with her, but the paint color was not in the samples and could be provided.

Board Member Iten asked whether anyone was concerned about the actual materials.

Board Member Moore responded that she was concerned about the substrate, their color and composition.

Ms. Miller said that it was fibrous cement panel which was a smooth material.

Board Member Maletz asked what the finish on the windows would be, he further looked at the material samples and asked Ms. Miller to provide more details on the materials, the usage, and the colors.

Ms. Miller responded that the windows would be black.

There was further discussion on the colors, placement, and usage of materials.

Board Member Moore asked whether the barn door was operable or decorative. She also confirmed that the size of the building as designated on the plans was the actual size, noting that the size indicated on the application was different.

Board Member Iten asked how far above grade the pediment would be.

Ms. Miller responded that the bard doors were not operable, they are decorative and include windows intended to permit more light to enter. She further responded that the pediment would be 32 inches above grade.

Board Member Moore noted that there is a discrepancy in the square footage between the submittal and the staff report.

Planner Saumenig responded that staff report used the same figure as stated in the plans.

Ms. Miller confirmed that 186,000 square feet was their final answer.

Chair Hinson asked whether the applicant had any concerns about the staff recommendations in the staff report.

Ms. Miller thanked Chair Hinson and asked for clarification of whether New Albany green is actually gray.

Board Member Moore agreed that New Albany green is a tricky color because it fades over time.

Ms. Miller further asked whether the quantity of trees was for the side of Bevelhymer where the structure was located, or the other side. She noted the difference in density.

Planning Manager Mayer acknowledged that was a good questions and stated that color can be made subject to staff approval. He further noted that the trees would blend in with fields to the south.

Board Member Davie noted that the pole vault run-up was on the same space as the track in the track house. He asked whether that was the result of running out of space. He also asked whether the seating on the south end was shown in a collapsed position.

Ms. Miller said that pole vaulting events would not happen at the same time as usage of the track for events. She further explained that the seating on the south end was only three rows high and that it was mobile so they could be brought in closer.

Board Member Iten queried the architects on the board regarding similarity to the roofline to the maintenance building, were the architects content with the plainness.

Board Member Davie responded yes, that pre-engineered metal buildings are hard to get a lot out of.

Board Member Maletz agreed and added that he was initially skeptical of the low pitch of the roof, but after seeing the rendering. Less is more in this context and he was not sure that more can be done.

Board Member Davie stated that ultimately the objective was to make the interior space feel really good.

Board Member Maletz remarked that he did not want to derail the conversation but he was concerned that there was not a lot of ground level natural light and he wondered whether there were missed opportunities.

Ms. Miller responded that the design team studied it, and following the study they determined that this design was best.

Board Member Iten stated that he was excited about this wonderful addition to the community, that he liked the screening with the trees. He asked for the timeline to completion.

Ms. Miller responded that it was projected for December of 2026.

Board Member Moore observed that the interior looks great.

Chair Hinson agreed and continued that this is an exciting project for our community and he is happy it has gotten this far. He congratulated the applicants.

Chair Hinson asked for further questions and asked whether anyone from the public was present to comment on the application.

Hearing none, Board Member Iten moved for approval of the application for certificate of appropriateness, ARB-88-2024, subject to the following conditions in the staff report as modified by the board:

1. That the proposed mounding be a minimum of 3.5 feet in height.
2. The proposed crossing at Bevelhymer Road, south of the main site driveway, is to properly connect with the adjacent leisure trails at Bevelhymer Park.

3. The proposed Lithonia lighting fixtures, specifically in the parking lot applications, are not consistent with the existing fixtures at Bevelhymer Park adjacent to the site. Revise to be Halbrook lights, subject to staff approval.
4. Increase proposed tree planting and density of species adjacent to Bevelhymer Road as set forth in the MKSK report dated November 7, 2024.
5. Include note on the proposed planting schedule that no substitutions for the Platanus x acerfolia 'Bloodgood' (Bloodgood London Planetree) occur at time of install.
6. Include note on the proposed planting schedule to ensure that the Ginkgo Biloba 'Princeton Sentry' (Princeton Sentry Maidenhair Tree) is to be non-fruiting/male cultivar.
7. Use a seedless selection of the Gymnocladus dioicius (Kentucky Coffee Tree).
8. SCRM noted subject to staff approval.

Chair Hinson seconded the motion.

Upon roll call: Mr. Iten yes, Mr. Hinson yes, Mr. Brown yes, Ms. Moore yes, Mr. Davie yes, Mr. Maletz yes. Having six yes votes, the motion passed and the request for certificate of appropriateness for ARB-88-2024 was granted, subject to the conditions as stated above.

The board thanked the applicants.

Chair Hinson introduced the next and final case, and asked to hear the staff report.

ARB-89-2024 Certificate of Appropriateness

Certificate of Appropriateness to allow for the demolition of two existing structures located at 21 and 37 W Granville Street (PIDs: 222-000254, 222-000021, and 222-004343).

Applicant: City of New Albany

Planner II Christian delivered the staff report.

Char Hinson asked whether there is any plan to bury the utility lines in that area.

Planner II Christian responded that he was pretty sure there is and would confirm that with the design team.

Planning Manager Mayer added that burying the utility lines is an overarching goal and it will certainly be evaluated. The plan is to bury the lines piece by piece as development occurs.

Board Member Maletz asked how this aligned with the timing of the strategic plan, was that plan still intact and was it all on track, and finally as the buildings are demolished what restoration will occur.

Planning Manager Mayer responded that this application is a pre-emptive measure so the city can get its entitlements for the property in place, and further noted that the city is reevaluating its programming of the space. The New Albany Company has dedicated the properties to the city.

Board Member Maletz recalled that prior discussions included some mixed use planned for this site, and asked whether that is still planned for this space.

Planning Manager Mayer responded that this will be park space. The private development is no longer planned.

Board Member Maletz asked about the parking areas and curb cuts. He asked whether a barrier will be installed to prevent people from using the abandoned parking lot to access Dublin Granville Road.

Planning Manager Mayer responded that the curb cuts will go away, because sometimes the parking lots remain for future use.

There was further discussion on the convenience of usage of the abandoned gas station parking lot and its proximity to adjacent parking.

Board Member Iten made observations regarding the staff report. He clarified the citation usage, and further that inclusion of supporting facts for item 1, obviates the inclusion of supporting facts to make findings for 2 and 3.

Board Member Brown asked about remediation following removal of the underground storage tanks for gas station and further asked whether there is a thought on timing.

Planner II Christian responded that it was his understanding that removal occurred when BP left the site.

Planning Manager Mayer responded that he thinks the old gas station will come down immediately and the old police station is being evaluated.

Chair Hinson asked whether there were any further questions and whether anyone from the public was present to comment on the application.

Hearing none, Chair Hinson moved for approval of the application for certificate of appropriateness, ARB-89-2024. Board Member Maletz seconded the motion.

Upon roll call: Mr. Hinson yes, Mr. Maletz yes, Mr. Iten yes, Mr. Brown yes, Mr. Davie yes, Ms. Moore yes. Having six yes votes, the motion passed and the request for certificate of appropriateness was granted.

The board thanked the applicants.

Chair Hinson introduced the first and only item of other business, the informal review of the Hamlet Development Project.

VII. Other business

Informal Review of the Hamlet Development Project

Applicants Justin Leyda and AJ Scott with Steiner Associates presented the informal review. The Hamlet Development Project plans on proposing to include a high-end hotel in Subarea 1. The hotel will have public service functions, and no sleeping rooms on the ground floor. There will be an increase in pedestrian oriented focus and public spaces, as well as maintaining a heavy retail focus. He explained that the renderings were early examples of what they had in mind. The hotel would have a rooftop bar. There will be a live/work concept on the second and third floors. They intended to super-charge the civic space.

Board Member Brown asked how this change would affect parking counts.

Mr. Scott responded that the same engineering firms that generated the master plan and were able to use the same numbers.

Board Member Iten noted that the buildings were pretty much what was originally planned, he then clarified what was meant by the live/work space – that it meant nice work space in close proximity to residential. Nobody was living in the live/work space. He clarified the location of the hotel and whether it was connected to residences. He further remarked this would trade

smaller massing for larger massing, but he was excited about a luxury hotel. He asked whether there would be hotel restaurants.

Mr. Scott explained the location of the live/work space and the hotel. There would be a rooftop bar operated by the hotel and that there would be another hotel restaurant.

Board Member Maletz agreed with Board Member Iten's comment that this change proposes to trade smaller with larger massing. He continued that as the board evaluated the previous submission there was some effort being made to replicate retail street scape. The scale of the building gives him pause and asked city staff whether the city has constraints that the board should be mindful of as the board considers whether to approve this application.

Planner II Christian responded that the city will keep track of the % of space open to the public. He further remarked that the big macro things are important to the city.

Board Member Maletz asked Mr. Scott how this proposed change would meet the city's objectives.

Mr. Scott responded that the applicants view this as a service. The text permits a % of the ground floor for goods and services and this is a service.

Board Member Iten agreed that it is a service, but would hate to have extensive space that is dedicated to a hotel lobby, despite the fact that people could enter for breakfast or retail.

Chair Hinson recounted the procedural history of the Hamlet and asked whether inclusion of a hotel was included in the city's expectation.

Planner II Christian responded that staff considered that it would happen and further that it has always been allowed.

Board Member Maletz asked whether this hotel is a boutique brand or a national brand.

Board Member Davie remarked that, honestly, the thought of sacrificing three residential buildings for the hotel is a positive.

Council Member Durik indicated the entry to the hotel, and the location of the rooftop bar. He raised concerns about the noise that would occur to the adjacent residences. There are sound and noise implications attendant to this change. The Junto has a rooftop and it is not quiet. This change also invites a significant amount of traffic. He asked how many rooms the hotel will have.

Mr. Scott responded that there would be 130 rooms on three floors above the lobby.

Council Member Durik continued that this is a significant residential area. Nobody wants a rooftop across the street from their residence. The applicant needs to take traffic and noise into consideration.

Chair Hinson added that he did not disagree but noted that this is a dense urban setting.

Board Member Iten agreed and remarked that he looks forward to seeing more.

Chair Hinson agreed.

The board thanked the applicants.

Thereafter, Chair Hinson polled the members for comment.

VIII. Poll members for comment

Board Member Iten commented that it was a pleasure to meet, and asked staff whether a meeting was anticipated for January.

Staff indicated that a January meeting was likely.

IX. Adjourn

Having no further business, Board Member Iten moved to adjourn the December 9, 2024 meeting of the New Albany Architectural Review Board. Chair Hinson seconded the motion.

Upon roll call: Mr. Iten yes, Mr. Hinson yes, Mr. Brown yes, Ms. Moore yes, Mr. Maletz yes, Mr. Davie yes. Having six yes votes, the motion passed and the December 9, 2024 meeting was adjourned.

Submitted by: Deputy Clerk Madriguera, Esq.

Appendix

ARB-87-2024

Staff Report

Record of Action

ARB-88-2024

Staff Report

Record of Action

ARB-89-2024

Staff Report

Record of Action



**Architectural Review Board Staff Report
December 9, 2024 Meeting**

**GREENSHTein MCCARTHY SIGN
CERTIFICATE OF APPROPRIATENESS**

LOCATION: 9-11 South High Street
APPLICANT: Wesley & Roberts c/o Blake Kuhn
REQUEST: Certificate of Appropriateness
ZONING: Urban Center District (UCD): Historic Center
STRATEGIC PLAN: Village Center
APPLICATION: ARB-87-2024

Review based on: Application materials received on November 22, 2024.

Staff report prepared by Kylie Blackburn, Planner I.

I. REQUEST AND BACKGROUND

The applicant requests a certificate of appropriateness for a projecting sign to be installed at 9-11 South High Street for Greenshtein McCarthy. The projecting sign's location is on the east-facing elevation along High Street.

II. SITE DESCRIPTION & USE

Greenshtein McCarthy is located in the Historic Center in the Urban Center District at 9-11 South High Street. The building sits on 0.12 acres and is about 5117 square feet. It is housing the Greenshtein McCarthy LP business, a hedge fund that sits between the Morgan Stanley building and the Amy M. Levine & Associates Attorney Law building. It is the only business in the building.

III. EVALUATION

Certificate of Appropriateness:

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. 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 **1157.07 Design Appropriateness and 1169 City Sign Regulations**, the modifications to the building and site should be evaluated on these criteria:

1. *The compliance of the application with the Design Guidelines and Requirements and Codified Ordinances.*
 - Per the city's sign code section 1169.14(a) each building or structure in the Village Core sub-district shall be allowed three (3) sign types. The applicant proposes to install one projecting sign with the following dimensions.

Projecting Sign

- City sign code Chapter 1169.17 (a)(1) permits a maximum area of 6 square feet, allows one projecting sign per street front, and requires a maximum projection of 5' and minimum clearance from the sidewalk of 8' with a minimum sign relief of 1".
 - a. Area: 6 square feet per side [meets code].
 - b. Location: the sign is proposed to be installed on the street front on South High Street [meets code].
 - c. Lighting: External, 2,700 Kelvin, 500 Lumens [meets code].
 - d. Width: 3 feet [meets code].
 - e. Height: 2 feet [meets code].
 - f. Colors: black and brushed silver [meets code].
 - g. Mount: Armature [meets code].
 - The sign reads "Greenshtein McCarthy" in silver brushed lettering, corner elements, and upper and lower bars on a black background.
 - The sign is made out of metal with a welded 1"x 2" steel tube frame which is a permitted sign material.
 - C.O. 1169.12(a)(1) states that signs are to be consistent with the design/style of the building on which they are located. The proposed material appears to be the same used on the other elevation signs.
2. *The visual and functional components of the building and its site, including but not limited to landscape design and plant materials, lighting, vehicular and pedestrian circulation, and signage.*
 - The proposed sign is an appropriate sign type for this tenant space.
 3. *The distinguishing original qualities or character of a building, structure, site and/or its environment shall not be destroyed.*
 - The sign appears to be positioned in a suitable location and does not block any architectural features.
 4. *All buildings, structures and sites shall be recognized as products of their own time.*
 - The building is a product of its own time and as such should utilize signs appropriate to its scale and style while considering its surroundings. The proposed sign is designed and scaled appropriately for this tenant space.
 5. *Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure or site shall be created with sensitivity.*
 - Not Applicable
 6. *The surface cleaning of masonry structures shall be undertaken with methods designed to minimize damage to historic building materials.*
 - Not Applicable
 7. *Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the original structure would be unimpaired.*
 - Not Applicable

IV. SUMMARY

The proposed sign appears to be appropriate for this space since it is consistent with the architectural character of the building and the overall Village Center. The proposed signs use a dark background with light lettering to match the aesthetics of similar signs in the Village Center. The

projecting sign meets all code requirements.

V. ACTION

Should the Architectural Review Board find sufficient basis for approval, the following motion would be appropriate.

Suggested Motion for ARB-87-2024:

Move to approve Certificate of Appropriateness application ARB-87-2024.
(Conditions may be added)

Approximate Site Location:



Source: Near Map



Community Development Department

RE: City of New Albany Board and Commission Record of Action

Dear Blake Kuhn,

Attached is the Record of Action for your recent application that was heard by one of the City of New Albany Boards and Commissions. Please retain this document for your records.

This Record of Action does not constitute a permit or license to construct, demolish, occupy or make alterations to any land area or building. A building and/or zoning permit is required before any work can be performed. For more information on the permitting process, please contact the Community Development Department.

Additionally, if the Record of Action lists conditions of approval these conditions must be met prior to issuance of any zoning or building permits.

Please contact our office at (614) 939-2254 with any questions.

Thank you.



Community Development Department

Decision and Record of Action

Wednesday, December 11, 2024

The New Albany Architectural Review Board took the following action on 12/09/2024 .

Certificate of Appropriateness

Location: 11 S. High St. 9 S. High St.

Applicant: Blake Kuhn,

Application: PLARB20240087

Request: Certificate of Appropriateness

Motion: To Approve

Commission Vote: Motion Approved, 6-0

Result: Certificate of Appropriateness, PLARB20240087 was Approved, by a vote of 6-0.

Recorded in the Official Journal this December 11, 2024

Condition(s) of Approval: N/A

Staff Certification:

Kylie Blackburn
Planner



COMMUNITY CONNECTS US

**Architectural Review Board Staff Report
December 9, 2024**

**JOINT PARK DISTRICT FIELDHOUSE AND COMMUNITY CENTER
CERTIFICATE OF APPROPRIATENESS**

LOCATION: 7839 Bevelhymer Road (PID: 222-001355)
APPLICANT: Frank Weaver c/o the Joint Parks District
REQUEST: Certificate of Appropriateness
ZONING: Anticipated Community Facilities (CF)
STRATEGIC PLAN: Metro Park Zone adjacent
APPLICATION: ARB-88-2024

Review based on: Application materials received on October 25, 2024 and November 26, 2024

Staff report prepared by Sierra Saumenig, Planner

I. REQUEST AND BACKGROUND

The applicant requests review and approval to develop a 169,954 sq. ft. fieldhouse and community center including a 54,000 sq. ft. community center, 2 turf fields, 4 basketball/volleyball courts, and associated parking.

Per Section 8 of the Design Guidelines and Requirements all civic and institutional projects require a certificate of appropriateness issued by the Architectural Review Board. The proposed development qualifies as such and thus requires review and approval by the board.

Currently the site is not located in the city of New Albany however the city of New Albany and city of Columbus have entered into an intergovernmental agreement that allows the city of New Albany to review and issue permits ahead of annexation. If approved by the Architectural Review Board, the site will then be annexed into the city and rezoned to Community Facilities (CF). For the purposes of this staff report, the development will be evaluated under the CF zoning district and the Design Guidelines and Requirements.

The site will be maintained by the New Albany Parks and Recreation which is a joint district within the New Albany-Plain Local School District, the city of New Albany, and Plain Township.

II. SITE DESCRIPTION & USE

The site is owned by the city of New Albany and is in the process of being annexed into the municipal boundaries. The site is undeveloped. The surrounding area includes residential properties to the south and southwest, Rocky Fork Metro Park to the west, and Bevelhymer Park and the New Albany Public Service facilities to the east.

III. EVALUATION

A. Certificate of Appropriateness

The ARB's review is pursuant to C.O. Section 1157.06. No environmental change shall be made to any property within the city of New Albany until a certificate of appropriateness has been properly applied for and issued by staff or the Board:

1. *The compliance of the application with the Design Guidelines and Requirements and Codified Ordinances.*

Design Guidelines and Requirements:

- The applicant proposes to construct an 169,954 sq. ft. fieldhouse and community center.
- Section 8(III.2) of the Design Guidelines & Requirements states the selection of architectural style shall be appropriate to the context, location, and function of the building. Public recreational structures may be appropriately designed using vernacular forms as inspiration, such as a historic barn.
 - The applicant proposes a barn style building including steel wall panels, brick, and beechwood longboards. A digital sample material board has been submitted which shows details of the proposed materials. Additionally, the proposed building features agrarian designs including a variety of window types and white oak wrapped columns.
 - The city architect has reviewed the proposed development and stated that the architecture integrates rural character and is appropriate for the area.
- Section 8(III.3) of the Design Guidelines & Requirements (DGRs) states in keeping with traditional practice, the entrances to civic and institutional buildings shall be oriented toward primary streets and roads and shall be of a distinctive character that makes them easy to locate. Entrances shall be scaled and detailed to match the scale and detail of interior public spaces.
 - While the setback from the primary street (Walnut Street) is large, the main entrance is oriented toward the street and includes features such as signage and an awning making it easily identifiable.
- Section 8(III.4) of the Design Guidelines & Requirements (DGRS) 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 proposed building features a varied roof design, vertically proportioned window panes, and well-balanced doors integrated into the building facades.

Section 1151- CF Community Facilities District

- The proposed zoning for the fieldhouse and community center is Community Facilities zoning district.
- The following table includes the required and proposed setbacks:

Standard	Permitted	Proposed
Building Setback	75’ for side and rear yards	East Walnut Street -1,023’+ Bevelhymer – 165’+ Northern property line – 1,200’+ Adjacent residential lot – 78’+
Driveway Setback	10’	30’+
Parking Area Setback	20	72’-6”
Outdoor Play Area Setback (i.e. sports fields)	50’	50’

- The Community Facilities zoning district does not have a permitted maximum building height however the proposed building is approximately 51 feet tall.

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

- Codified Ordinance 1171.06(a)(3) requires one tree per 10 parking spaces. The applicant is providing 306 parking spaces thereby requiring 31 trees. The plan meets this requirement by providing 42 trees.
- Per zoning text 8a.04(4)(a), parking lots shall be screened from rights-of-way with a minimum 36-inch-high evergreen landscape hedge or wall. The landscape plan includes an evergreen hedge thus meeting this requirement. Additionally, it includes a 72'-6' buffer adjacent to the proposed parking lot including enhanced plantings to screen from the adjacent residential property.
- Codified Ordinance 1171(5)(e) requires ground coverage over 50,000 square feet to have a minimum of one tree per 5,000 square feet of ground coverage and a total tree planting equal to 25 inches plus one half inch in tree trunk size for every 4,000 square feet over 50,000 in ground coverage. The applicant states that the internal ground coverage is 300,834 sq. ft. requiring 51 trees at 87.7" total caliber (CAL). The applicant proposes to provide 69 trees at 2.5" caliber meeting this requirement.
- Codified Ordinance 1171(5)(c) requires a 25 foot buffer zone that is a minimum of 25 feet, opaqueness of 75%, and will attain 10 feet in height within 5 years of planting. As a portion of the site is directly adjacent to a single-family home, the applicant is taking extra measures to limit the impact on the neighbor by installing a 72'-6" buffer that includes mounding and tree height of 8 to 10 feet at the time of planting.
 - Staff recommends a condition of approval that the proposed mounding be a minimum of 3.5 feet in height.
- Street trees are required to be installed along the limits of construction on Bevelhymer Road. Street trees shall be a minimum of 3 caliber inches and installed as a rate of 1 tree/30 feet of frontage. The applicant is proposing to install street trees along the Bevelhymer Road frontage however, the city landscape architect reviewed the proposed street trees and recommends increasing proposed tree planting and density of species along the leisure trail adjacent to Bevelhymer Road.
 - Staff recommends a condition of approval that the applicant increases proposed tree planting and density of species adjacent to Bevelhymer Road.
- Codified Ordinance 1171(6)(a)(2) states for each one hundred (100) square feet, or fraction thereof, of parking area, a minimum total of five (5) square feet of landscaped area shall be provided. The development is required to have a landscape area of 6,544 sq. ft. and the applicant is exceeding this by providing 30,967 sq. ft. of landscaped area.
- Codified Ordinance 1171.03(c) states all streams with a drainage area greater than fifty (50) acres and their riparian corridors shall be preserved. The corridor width shall be a minimum of one hundred (100) feet, with at least twenty-five (25) feet on each side of the centerline of the stream. The applicant is meeting this requirement with the appropriate setbacks
- Codified Ordinance 1171.08 states that basins should have a natural shape and are no steeper than 6:1. The applicant is proposing a naturalized dry basin and is meeting the slope requirement.
- Staff recommends a condition of approval that all landscaping comments are addressed (please see MKSK attachment as reference).

Lighting

- The applicant has submitted a photometric plan and the site has zero or near zero foot candles at the property lines.
- The applicant is proposing Lithonia lighting fixtures that are not consistent with surrounding lighting.

- Staff recommends a conditional of approval that the applicant revise the lighting fixtures to be Halbrook lights that are New Albany green.

Vehicular and Pedestrian circulation:

- The site will be accessed from one curb cut along Bevelhymer Road that will be full access. Additionally, there is a second private curb cut that is for the service area.
- A leisure path along Bevelhymer Road is required; however, as there will be a roundabout improvement on Bevelhymer Road the applicant is not required to construct the horse fence and leisure trail as these will be installed by the city once street improvements are finalized.
- The table below provides the parking calculations for the development including a breakdown of proposed uses and required parking for each of those uses. The applicant is required to provide 298 spaces and this is being met by providing 306 spaces.

Use	Requirement	Parking spaces required
Community Center 54,000 sq. ft.	1 parking space required for each 400 square feet of floor area	135 spaces
Turf Building 2 turf fields and portable bleachers (150 seats)	20 parking spaces for each playfield and one parking space for each 6 seats in the stands	65 spaces (20 each field, 25 for stands)
Courts Building 4 basketball/volleyball courts and portable bleachers (105 seats)	20 parking spaces for each playfield and one parking space for each 6 seats in the stands	98 (20 each court, 18 for the stands)

3. *The distinguishing original qualities or character of a building, structure, site and/or its environment shall not be destroyed.*
 - The land is vacant however a streamway exists north of the proposed development on the property. The applicant is meeting applicable setbacks, ensuring that the environmentally sensitive area will remain undisturbed.
4. *All buildings, structures and sites shall be recognized as products of their own time.*
 - It appears that the applicant has designed the new development in a way that is appropriate to the surrounding area. The city of New Albany’s Public Works building (west of the site) has a similar architectural style.
5. *Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure or site shall be created with sensitivity.*
 - 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.

IV. SUMMARY

The ARB should evaluate the overall proposal based on the requirements in the Design Guidelines and Requirements and Codified Ordinances. The New Albany Design Guidelines and

Recommendations state that New Albany's goal is to encourage a consistent approach when new public buildings are created in the community and the selection of architectural style shall be appropriate to the context, location, and function of the buildings. The city architect has reviewed the proposed and is supportive of the proposed architecture mentioning that the applicant did a nice job integrating rural components into a massive complex in subtle ways. The design for the new building is of high quality and the site strategy, building massings, and exterior elevations seamlessly blend with the existing area.

The site is well laid out and the applicant has provided screening to create separation between the adjacent single family residence. This proposed development meets or exceeds nearly all setback and other requirements. Additionally, the entrance to the building is directed toward the primary street with architectural features that enhance its visibility.

V. ACTION

Should the Architectural Review Board find sufficient basis for approval, the following motion would be appropriate.

Suggested Motion for ARB-88-2024:

Move to approve Certificate of Appropriateness application ARB-88-2024 with the following conditions:

1. That the proposed mounding be a minimum of 3.5 feet in height.
2. The proposed crossing at Bevelhymmer Road, south of the main site driveway, is to properly connect with the adjacent leisure trails at Bevelhymmer Park.
3. The proposed Lithonia lighting fixtures, specifically in the parking lot applications, are not consistent with the existing fixtures at Bevelhymmer Park adjacent to the site. Revise to be Halbhook lights that are New Albany green.
4. Increase proposed tree planting and density of species adjacent to Bevelhymmer Road.
5. Include note on the proposed planting schedule to ensure that no substitutions for the *Platanus x acerfolia* 'Bloodgood' (Bloodgood London Planetree) occur at time of install.
6. Include note on the proposed planting schedule to ensure that the *Ginkgo Biloba* 'Princeton Sentry' (Princeton Sentry Maidenhair Tree) is to be non-fruiting/ male cultivar.
7. Use a seedless selection of the *Gymnocladus dioicus* (Kentucky Coffee Tree).

Approximate Site Location (and limits of construction):



Source: NearMap



Community Development Department

RE: City of New Albany Board and Commission Record of Action

Dear Frank Weaver,

Attached is the Record of Action for your recent application that was heard by one of the City of New Albany Boards and Commissions. Please retain this document for your records.

This Record of Action does not constitute a permit or license to construct, demolish, occupy or make alterations to any land area or building. A building and/or zoning permit is required before any work can be performed. For more information on the permitting process, please contact the Community Development Department.

Additionally, if the Record of Action lists conditions of approval these conditions must be met prior to issuance of any zoning or building permits.

Please contact our office at (614) 939-2254 with any questions.

Thank you.



Community Development Department

Decision and Record of Action

Wednesday, December 11, 2024

The New Albany Architectural Review Board took the following action on 12/09/2024 .

Certificate of Appropriateness

Location: 7839 Bevelhymer Road

Applicant: WSA c/o Frank Weaver

Application: PLARB20240088

Request: Certificate of Appropriateness to construct a new fieldhouse and community center at 7839 Bevelhymer Road (PID: 220-001355)

Motion: To Approve

Commission Vote: Motion Approved with Conditions, 6-0

Result: Certificate of Appropriateness, PLARB20240088 was Approval with Conditions, by a vote of 6-0.

Recorded in the Official Journal this December 11, 2024

Condition(s) of Approval:

1. That the proposed mounding be a minimum of 3.5 feet in height.
2. The proposed crossing at Bevelhymer Road, south of the main site driveway, is to properly connect with the adjacent leisure trails at Bevelhymer Park.
3. The proposed Lithonia lighting fixtures, specifically in the parking lot applications, are not consistent with the existing fixtures at Bevelhymer Park adjacent to the site. Revise P1 and P2 to be Halbrook lights that are New Albany green, precise color subject to staff approval.
4. Increase proposed tree planting and density of species adjacent to Bevelhymer Road as setforth in the MKSK report dated November 7, 2024
5. Include note on the proposed planting schedule to ensure that no substitutions for the Platanus x acerfolia 'Bloodgood' (Bloodgood London Planetree) occur at time of install.
6. Include note on the proposed planting schedule to ensure that the Ginkgo Biloba 'Princeton Sentry' (Princeton Sentry Maidenhair Tree) is to be non-fruiting/ male cultivar.
7. Use a seedless selection of the Gymnocladus dioicus (Kentucky Coffee Tree).
8. SCRNs noted (screening) color and material subject to staff approval

Staff Certification:

Sierra Saumenig

Sierra Saumenig
Planner



**Architectural Review Board Staff Report
December 9, 2024 Meeting**

**CERTIFICATE OF APPROPRIATENESS
21 & 37 W GRANVILLE STREET BUILDING DEMOLITIONS**

LOCATION: 21 & 37 W Granville Street (PIDs: 222-000254, 222-000021, and 222-004343)
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-89-2024

Review based on: Application materials received on November 25, 2024.

Staff report prepared by Chris Christian, Planner II.

I. REQUEST AND BACKGROUND

This certificate of appropriateness application is for the demolition of two existing structures, located at 21 & 37 W Granville Street. The city requests the demolition of these structures to prepare the sites 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 structures 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.

II. SITE DESCRIPTION & USE

The properties are zoned Urban Center District and are located within the Historic Center sub-district (UC-HC). The building at 21 W Granville Street was previously used as a convenience store for the BP gas station that was relocated to Johnstown Road in 2019. The building at 37 W Granville Street is currently occupied by Prestige Driving Academy. Both of the properties, and existing structures, were donated to the city on November 5, 2024 via ordinance numbers O-40-2024, and O-41-2024.

III. 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)*
 - The building located at 21 W Granville Street was built between 1980-1990 according to the Franklin County Auditor and historic aerial imagery.
 - The building located at 37 W Granville Street was built in 1955 according to the Franklin County Auditor.
 - It does not appear that any architectural or historic significance to the area would be lost with the demolition of these structures. Neither of the buildings meet the architectural standards found in the New Albany Guidelines and Requirements for commercial buildings within the Village Center.
 - The demolition of the structures is necessary for future redevelopment of 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 structures as office or retail is minimal. The structures and parcels are located partially within the 100-year floodplain of the Rose Run stream corridor, limiting new construction and the ability to provide appropriate parking on site. Due to the existing conditions and city floodplain regulations, the highest and best use for the property is to allow the existing non-conforming structures 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 structures appear to be in poor to fair condition as evidenced by staff's visual inspection of the site.
 - Any reuse of the structures for residential, industrial, or commercial is prohibited by the city floodplain ordinance.

IV. SUMMARY

While these structures have been on the site for some time, it does not appear that any architectural or historic significance would be lost with their demolition. Additionally, the structures are at least partially located 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 structures to be demolished and reuse the property to accommodate the proposed Rose Run II stream corridor improvements.

V. ACTION

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

Move to approve application ARB-89-2024.

Approximate Site Location:



Source: NearMap



Community Development Department

RE: City of New Albany Board and Commission Record of Action

Dear City of New Albany,

Attached is the Record of Action for your recent application that was heard by one of the City of New Albany Boards and Commissions. Please retain this document for your records.

This Record of Action does not constitute a permit or license to construct, demolish, occupy or make alterations to any land area or building. A building and/or zoning permit is required before any work can be performed. For more information on the permitting process, please contact the Community Development Department.

Additionally, if the Record of Action lists conditions of approval these conditions must be met prior to issuance of any zoning or building permits.

Please contact our office at (614) 939-2254 with any questions.

Thank you.



Community Development Department

Decision and Record of Action

Monday, December 23, 2024

The New Albany Architectural Review Board took the following action on 12/09/2024.

Certificate of Appropriateness

Location: 21 and 37 W Granville Street (PIDs: 222-000254, 222-000021, and 222-004343).

Applicant: City of New Albany

Application: PLARB20240089

Request: Certificate of Appropriateness to allow for the demolition of two existing structures located at 21 and 37 W Granville Street (PIDs: 222-000254, 222-000021, and 222-004343).

Motion: Move to approve

Commission Vote: Motion Approved, 6-0

Result: Certificate of Appropriateness, PLARB20240089 was Approved, by a vote of 6-0.

Recorded in the Official Journal this December 09, 2024

Condition(s) of Approval: None.

Staff Certification:

Chris Christian

Chris Christian
Planner II



**Architectural Review Board Staff Report
January 13, 2025 Meeting**

**CERTIFICATE OF APPROPRIATENESS
BUILDING DEMOLITION**

LOCATION: 28 North High Street (PID: 222-000085)
APPLICANT: New Albany Towne Center LLC c/o Kareem Amr
REQUEST: Certificate of Appropriateness for Building Demolition
ZONING: Urban Center District within the Historic Center sub-district
STRATEGIC PLAN: Village Center
APPLICATION: ARB-96-2024

Review based on: Application materials received on December 13, 2024

Staff report prepared by Sierra Saumenig, Planner.

I. REQUEST AND BACKGROUND

This certificate of appropriateness application is for the demolition of a vacant single-family residential structure located at 28 North High Street. The structure was previously used as a residence and, according to the Franklin County Auditor, it was built in 1910. The demolition of this building is necessary for a new proposed mixed use development.

Per C.O. 1157.07 alterations that 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 on the east side of North High Street and north of East Main Street. There is vacant land to the north and east of the property that will be a part of the proposed mixed use development. To the south is Forward Financial Group and to the west is Le Rêve Château Salon & Spa.

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 building was constructed in 1910 and underwent no remodels. It is approximately 1,380 square feet and does not appear to contribute to any

historical architectural significance for the Village Center. The home is constructed with vinyl siding and is in severe disrepair.

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 demolition of this structure will make way for a new mixed-use development, offering amenities and economic benefits to the city. There does not appear to be any economic use for the structure as it stands today.

3. *Deterioration has progressed to the point where it is not economically feasible to restore the structure. (1157.09c)*

- The applicant states that the façade and structure damage of the property have become unsurmountable for repair and the costs associated with repairing the existing structure would not result in rentable or sellable property as the repair costs would exceed market yield for any single-family home in the area.
- The structure's exterior appears to be in poor condition and the Franklin County Auditor website categorizes the condition of the building as "unsound."

III. SUMMARY

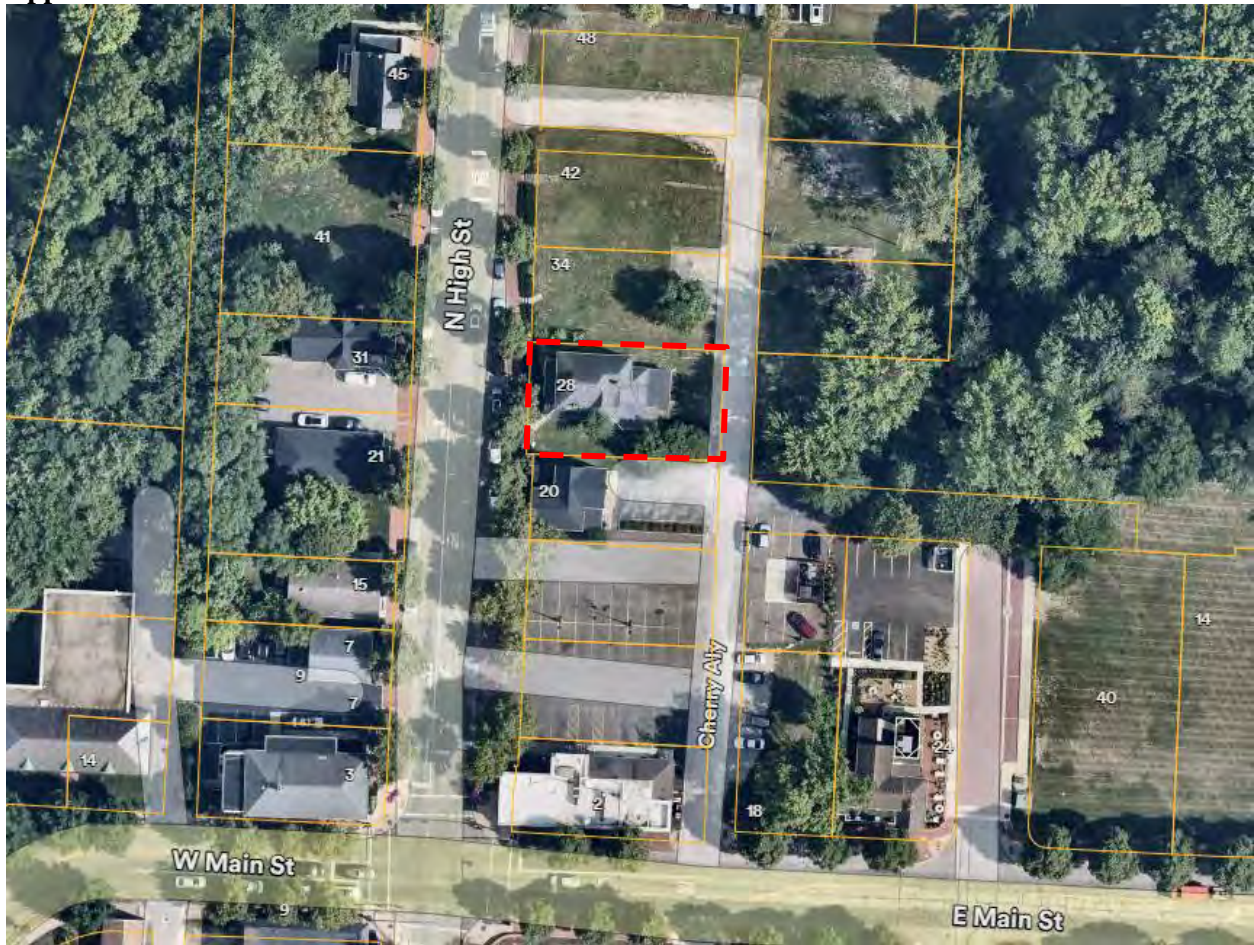
The demolition of the single-family home does not seem to result in the loss of any architectural or historical significance in the area. The structure is visibly in severe disrepair and uninhabitable. Given its current condition, restoring the home appears economically unviable. The demolition of the building is necessary for a proposed mixed-use development which will provide amenities and economic benefits for the city. Additionally, the proposed development will integrate a street network that is a recommendation within the Engage New Albany strategic plan.

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-96-2024.


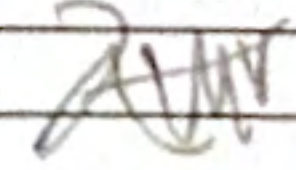
Approximate Site Location:



Source: NearMap



Community Development Planning Application

Submission	<p>Submit planning applications and all required materials via email to planning@newalbanyohio.org</p> <p>Paper copies are not required at this time however, 12 paper copies of the entire submission will be required ahead of a board hearing date. The planner assigned to your case will inform you when the paper copies need to be delivered to our offices. Fee invoices will be issued to you once the application is entered.</p>																										
Project Information	<p>Site Address <u>28 North High Street</u></p> <p>Parcel Numbers <u>222-000085-00</u></p> <p>Acres <u>0.13</u> # of lots created <u>N/A</u></p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width:60%;">Choose Application Type</th> <th>Description of Request:</th> </tr> </thead> <tbody> <tr> <td><input type="checkbox"/> Appeal</td> <td rowspan="2">Request for demolition of existing single-family residential structure to allow for proposed mixed-use development (other application).</td> </tr> <tr> <td><input type="checkbox"/> Extension Request</td> </tr> <tr> <td><input checked="" type="checkbox"/> Certificate of Appropriateness</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Variance</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Conditional Use</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Vacation</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Development Plan</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Plat</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Lot Changes</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Minor Commercial Subdivision</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Zoning Amendment (Rezoning)</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Zoning Text Modification</td> <td></td> </tr> </tbody> </table>		Choose Application Type	Description of Request:	<input type="checkbox"/> Appeal	Request for demolition of existing single-family residential structure to allow for proposed mixed-use development (other application).	<input type="checkbox"/> Extension Request	<input checked="" type="checkbox"/> Certificate of Appropriateness		<input type="checkbox"/> Variance		<input type="checkbox"/> Conditional Use		<input type="checkbox"/> Vacation		<input type="checkbox"/> Development Plan		<input type="checkbox"/> Plat		<input type="checkbox"/> Lot Changes		<input type="checkbox"/> Minor Commercial Subdivision		<input type="checkbox"/> Zoning Amendment (Rezoning)		<input type="checkbox"/> Zoning Text Modification	
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Signature	<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> <p>Signature of Owner <u></u> Date: <u>12/12/24</u></p> <p>Signature of Applicant <u></u> Date: <u>12/12/24</u></p>																										

Department Address: 7815 Walton Parkway • New Albany, Ohio 43054 • Phone 614.939.2254

Mailing Address: 99 West Main Street • P.O. Box 188 • New Albany, Ohio 43054

28 N High Street – Demolition Narrative – January ARB Hearing

New Albany Towne Center LLC and Amal Amer TR are proposing the demolition of the existing structure on 28 N High Street, New Albany, OH 43054. The structure, as it stands today, is a two-story, single-family home. The building is notably in disrepair on both the exterior and interior and has been for several years. Primarily initiated by flooding and water damage, the property became uninhabitable, and soon after beyond repairable. In referencing ordinance 1157.10 of the New Albany zoning code, the property and structure meet the following qualifications for demolition:

- (a) The structure contains no features of architectural and historic significance to the character of the individual precinct within which it is located

The structure is in severe disrepair, and moreover does not hold notable architectural significance for the Village Center or City.

- (b) 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

Given the significant, inherent infrastructure damage to the property, restoring the property's condition to be habitable is infeasible and would not yield economical use. Demolition would allow for the ability for new construction on the property, which would provide amenities for the area far greater than what an attempted restoration of the property would yield.

- (c) Deterioration has progressed to the point where it is not economically feasible to restore the structure

Façade and structural damage of the property have become unsurmountable for repair. The costs associated with repairing the existing structure would not result in a rentable or sellable property, as the repair costs would exceed market yield for any single-family home in the area.



**Architectural Review Board Staff Report
January 13, 2025 Meeting**

**CERTIFICATE OF APPROPRIATENESS
REQUEST FOR ADDITIONAL BUILDING TYPOLOGIES
“TUCK-UNDER TOWNHOMES” AND “HYBRID COURTYARD RESIDENTIAL”**

LOCATION: Generally located north and west of E Main Street and east of 605. (PIDs: 222-000013, 222-000060, 222-000052, 222-000085, 222-000112, 222-000060, 222-000051, 222-000058, 222-000086).

APPLICANT: New Albany Towne Center LLC c/o Kareem Amr

REQUEST: Certificate of Appropriateness

ZONING: Urban Center District within the Core Residential and Historic Center sub-districts

STRATEGIC PLAN: Village Center

APPLICATION: ARB-97-2024

Review based on: Application materials received on December 13, 2024

Staff report prepared by Sierra Saumenig, Planner

I. REQUEST AND BACKGROUND

This certificate of appropriateness application requests to add the “Hybrid Courtyard Residential” and “Tuck-Under Townhomes” building typologies to the Urban Center Code for a site generally located at the northeast corner of Main Street and High Street. These two building typologies are not currently contemplated in the Urban Center Code, therefore new development standards are proposed with this application. The two proposed typologies are included with a mixed-use development that includes commercial and residential components along High Street.

The Urban Center Code (UCC) section 2.2, states 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 section 2.2.2 and 2.2.3 state that for new typology to be considered, the applicant must prepare graphic exhibits and lot standards that correspond to the desired placement in the sub-district. Additionally, approval for new building typologies are project specific and shall not be used for other development applications.

There is a related certificate of appropriateness application on the January 13, 2025, meeting agenda for the development of the proposed mixed-use development. This application is evaluated under a separate staff report (ARB-98-2024).

II. SITE DESCRIPTION & USE

The development site is generally located northeast of Eagles Pizza and north of E Main Street. The development site is made up of 9 properties, containing a single-family home that is proposed to be demolished (ARB-96-2024) and vacant land. Surrounding uses include commercial businesses to the west, south, and east and residential uses to the north.

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:

Tuck-Under Townhomes (Sub Parcel B)

1. Provides a design, building massing and scale appropriate to and compatible with the building typologies allowed in the subarea;
 - This proposed building typology is located in both Core Residential and Historic Center subareas 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	100'	no max
Lot Coverage	50%	100%
Street Yard/Front Yard	2'	no max
Side Yard	2'	no max
Rear Yard	no min	no max
Building Width	no min	100%
Stories	1	3
Building Height	no min	55'

Service & Utility Standards

1. Above ground utility structures should be located in the alley, side, and rear yard and fully screened from the street.
2. Above ground mechanical devices shall be located in the rear or side yard, behind all portions of the principal façade, and shall be fully screened from the street.
3. Trash containers shall be stored out of public view and be screened from adjacent properties.

Lot Access Standards

1. Vehicular access to the parking court shall be located at the rear of the building, preferably along an alley.
2. Driveways off of the street should be minimized in quantity and width. Drive to be no wider than 24'.

Parking Standards

1. Residential Parking: Minimum one off-street space per unit plus ½ space for each additional bedroom. Maximum one off-street space per unit plus one space for each additional bedroom.
2. Available on-street parking within 100' of the property lines shall provide a ½ space credit towards the off-street parking requirements.
3. Bicycle parking required. Required minimums based on Section 5.30 of the Urban Center Code.

Building Frontage & Landscape Standards

1. At least one functioning entrance to the townhome shall be provided from every street.
2. Townhouses on corner lots shall be designed to include windows and at least one vertical plane break in elevation on the second side facing the street.
3. No minimum building entrance height as described in the DGR's.
4. 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.
5. Buffering and screening per Section 1171.05(c) shall not be required,

- The proposed design, building massing and scale are appropriate and compatible with other building typologies allowed within the Village Center. Since this site sits within two sub-districts, each with different lot and building standards, the applicant proposes a new typology to ensure there is a consistent development pattern.

- While tuck-under parking is allowed, explicit standards for this under the existing townhome typology are not provided in the UCC.
 - The graphic exhibits, character images and site plan included with the submission demonstrate a form that is appropriate for New Albany’s Village Center. The Urban Center code highlights the importance of building scale, massing, site arrangement, and their relationship to surrounding structures as key considerations for the city’s boards and commissions. The proposed Tuck-Under Townhome building typology aligns well with the proposed mixed-use development, contributing to a cohesive and harmonious integration of buildings within the project. It maintains a cohesive architectural style with the other buildings in the development. The careful arrangement fosters a harmonious streetscape that supports a walkable, community-focused character central to the Village Center’s identity.
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 that aligns with the goal of the UCC to create a mixed-use district that promotes integrated development. The layout emphasizes a pedestrian-oriented design with a building that front sidewalks creating an engaging streetscape. Additionally, the incorporation of a street grid pattern extending Second and Third Street reflects a deliberate effort to enhance connectivity and accessibility, which are essential characteristics of urban centers. 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 Urban Center Code.
 - Requirements for service and utility standards, lot access and parking standards, and building frontage and landscape standards—except for buffering and screening, which are specific to the Tuck-Under Townhome typology and follow C.O. 1171.05(c)—are identical to those of the existing Townhome building typology.
 - The tuck-under parking component of this building typology meets the standards found within the Urban Center code including:
 - Located from the alley
 - Accessed from the rear
 - Yard requirements met
 - Contained within the footprint of the building typology
 - The proposed development standards provide streetscape treatments along the proposed roads that are consistent with what exists on surrounding streets.
 - The city is installing these streetscape treatments per the development agreement with the applicant.
 - The city architect reviewed the proposal and states that the overall proposed 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.
 - All of these considerations contribute to providing an attractive and desirable exterior appearance for the building.
3. *Demonstrates its ability to fit within the goals of the New Albany Strategic Planning documents and policies; and*
- The Tuck-Under Townhome building typology meets the development goals for the Village Center. This building typology provides a variety of housing types to the Village Center, and promotes a walkable community.
 - 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. Similar to the Hybrid Courtyard, there are several recommendations that the proposed typology fits within including:

- Making New Albany a city where residents can age in place, recognizing the need for housing types that appeal to empty nesters, active seniors, and young professionals:
 - The proposed Tuck-Under Townhome typology provides a thoughtful design that caters to all stages of life.
- Increase the number of people living and working in the Village Center through new residential and commercial development.
 - As a whole, the proposed development is mixed-use which helps achieves this goal overall. For this housing typology, it includes 14 additional homes which increases the number of residents living in Village Center.
- Promote mixed-use and retail infill development to create a continuous and activated street frontage throughout Village Center.
 - The development integrates a mix of uses including retail, townhomes, and multi-family housing, to create a dynamic urban environment. The extensions of Third Street and Second Street establish a cohesive grid pattern, while the placement of units fronting the streets ensures continuous and activated street frontages. This design fosters vibrancy and activity along these corridors, contributing to a lively and engaging streetscape that connects with other established areas of the Village Center.
- 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.

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 proposed building typology fits within the goals and guiding principles of the DGRs. As shown in the graphic exhibits and renderings, the structure utilizes four-sided architecture and high-quality building materials that are consistent with the architecture in the Village Center including the use of brick and a cohesive use of vertically-proportioned double-hung windows.
- The proposed site plan and street extensions creates a pedestrian friendly development that blends into the fabric of the Village Center.
- The proposed tuck-under parking will be located along the alley which will minimize its visual impact.

Hybrid Courtyard Residential (Sub Parcel C)

1. *Provides a design, building massing and scale appropriate to and compatible with the building typologies allowed in the subarea;*

- The UCC includes both use standards and building typology standards. The UCC permits the use of multi-family with two or more dwelling units in the Core Residential subarea.
- The location of this proposed building typology is within the Core Residential 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	.50 acres	no max
Lot Width	125'	no max
Lot Coverage	50%	100%
Street Yard/Front Yard	no min	no max
Side Yard	no min	no max
Rear Yard	no min	no max
Building Width	no min	100%
Stories	3	4
Building Height	no min	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 internal parking shall be located at the rear of the building, preferably along an alley.
- Residential Parking: Minimum one off-street space per unit plus ½ space for each additional bedroom. Maximum one off-street space per unit plus one space for each additional bedroom.
- Available on-street parking with 100' of the property lines shall provide a ½ space credit towards the off-street parking requirements.
- Bicycle parking is required. Required minimums based on Section 5.30 of Urban Center Code.

Building Frontage & Landscape Standards

- The building front must have a clear main entrance from the public right-of-way.
- 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.
- Stairways to upper stories must be enclosed.
- No minimum building entrance height as described in the DGR's
- Balconies are required to provide vertical elevation breaks along street facades.
- Buffering and screening per Section 1171.05(c) shall not be required.

- The proposed design, building massing and scale are appropriate and compatible with other building typologies allowed within the Village Center. The purpose of this proposed typology is that this type of building is not a one size fits all.
- The graphic exhibits, character images and site plan included with the submission demonstrate a form that is appropriate for New Albany's Village Center. The Urban Center code highlights the importance of building scale, massing, site arrangement, and their relationship to surrounding structures as key considerations for the city's boards and commissions. The proposed Hybrid Courtyard typology aligns with the proposed mixed-use development, contributing to a cohesive and harmonious integration of buildings within the project.

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 that aligns with the goal of the UCC to create a mixed-use district that promotes integrated development. The layout emphasizes a pedestrian-oriented design with buildings that front sidewalks creating an engaging streetscape. Additionally, the incorporation of a street grid pattern extending Second and Third Street reflects a deliberate effort to enhance connectivity and accessibility, which are essential characteristics of urban centers.
 - 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 Urban Center Code.
 - The proposed development standards provide streetscape treatments along the proposed roads that are consistent with what exists on surrounding streets.
 - The city will install these streetscape treatments per the development agreement with the applicant.
 - The city architect reviewed the proposal and states that the overall proposed 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.
 - All of these considerations contribute to providing an attractive and desirable exterior appearance for the building.

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. There are several recommendations that the proposed typology fits within including:
 - Making New Albany a city where residents can age in place, recognizing the need for housing types that appeal to empty nesters, active seniors, and young professionals:
 - The proposed Hybrid Courtyard typology provides a thoughtful design and includes units that cater to all stages of life.
 - Village Center is the appropriate place to add density and the missing, but desired housing types.
 - By allowing the Hybrid Courtyard typology, this achieves increased density and contributes to more multi-family housing.
 - 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 complementary to existing structures in the Village Center.
 - The Hybrid Courtyard Residential building typology meets the multi-family development goals for the Village Center. This building typology provides a variety of housing types to the Village Center, and promotes a walkable community.

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 proposed building typology fits within the goals and guiding principles of the DGRs. As shown in the graphic exhibits and renderings, the structure utilizes four-sided architecture and high-quality building materials that are consistent with the architecture in the Village Center including the use of brick and a cohesive use of vertically-proportioned double-hung windows.
- The proposed site plan and street extensions creates a pedestrian friendly development that blends into the fabric of the Village Center.
- The proposed parking garage is underground which eliminates the visual impact of parking.

IV. SUMMARY

The proposed building typologies are consistent with the goals of New Albany strategic planning documents and policies as well as the Design Guidelines and Requirements. The two proposed building's design, massing and development standards are consistent with those permitted with existing building typologies allowed in the Historic Center and Core Residential subdistricts. The proposed structures will utilize high quality building materials that are used on all four sides of the building, accomplishing important goals of the New Albany DGRs.

Both proposed building typologies align with New Albany's strategic goals by promoting diverse housing options, increased density, and walkable urban forms within the Village Center. The "Hybrid Courtyard Residential" provides multi-family housing with a thoughtful layout including underground parking. The "Tuck-Under Townhomes" incorporate alley-accessed parking and street-facing entrances. Both typologies meet UCC standards, fit the Village Center's architectural context, and enhance pedestrian connectivity and streetscape vibrancy.

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-97-2024 (conditions of approval may be added)

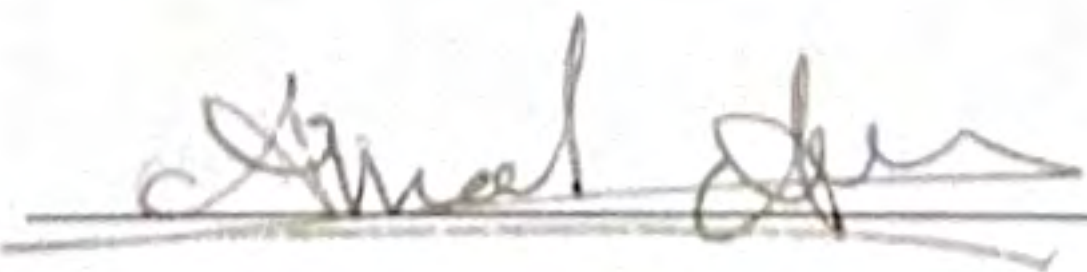

Approximate Site Location:
Red dashed line – Entire development
Green area: Sub parcel B (Tuck-Under Townhomes)
Yellow area: Sub parcel C (Hybrid Courtyard)



Source: NearMap



Community Development Planning Application

Submission	<p>Submit planning applications and all required materials via email to planning@newalbanyohio.org</p> <p>Paper copies are not required at this time however, 12 paper copies of the entire submission will be required ahead of a board hearing date. The planner assigned to your case will inform you when the paper copies need to be delivered to our offices. Fee invoices will be issued to you once the application is entered.</p>	
Project Information	Site Address <u>48 North High Street</u>	
	Parcel Numbers <small>222-000013-00, 222-000060-00, 222000052-00, 222-000085-00, 222-000112-00, 222-000060-00, 222-000051-00, 222-000068-00, 222-000086-00</small> Acres <u>2.96</u> # of lots created <u>3</u>	
Choose Application Type	<input type="checkbox"/> Appeal <input checked="" type="checkbox"/> Certificate of Appropriateness <input type="checkbox"/> Conditional Use <input type="checkbox"/> Development Plan <input type="checkbox"/> Plat <input type="checkbox"/> Lot Changes <input type="checkbox"/> Minor Commercial Subdivision <input type="checkbox"/> Zoning Amendment (Rezoning) <input type="checkbox"/> Zoning Text Modification	<input type="checkbox"/> Extension Request <input type="checkbox"/> Variance <input type="checkbox"/> Vacation
	Description of Request: Proposed Building Typology amendment / addition to the New Albany Village Center Urban Center Code. The proposed building typology is to be called Hybrid Courtyard Residential Building.	
Contacts	Applicant Information	Property Owner Information
	Name: <u>New Albany Towne Center LLC</u> Address: <u>7775 Walton Parkway</u> City, State, Zip: <u>New Albany, OH 43054</u> Phone Number: <u>734-536-8052</u> Email: <u>kareem@horusandra.com</u>	Name: <u>Amal Amer Tr</u> Address: <u>4647 Wilkin Court</u> City, State, Zip: <u>New Albany, OH 43054</u> Phone Number: <u>313-580-6202</u> Email: <u>Amalamer07@yahoo.com</u>
Signature	<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> <p>Signature of Owner: <u></u> Date: <u>12/12/24</u> Signature of Applicant: <u></u> Date: <u>12/12/24</u></p>	

Department Address: 7815 Walton Parkway • New Albany, Ohio 43054 • Phone 614.939.2254

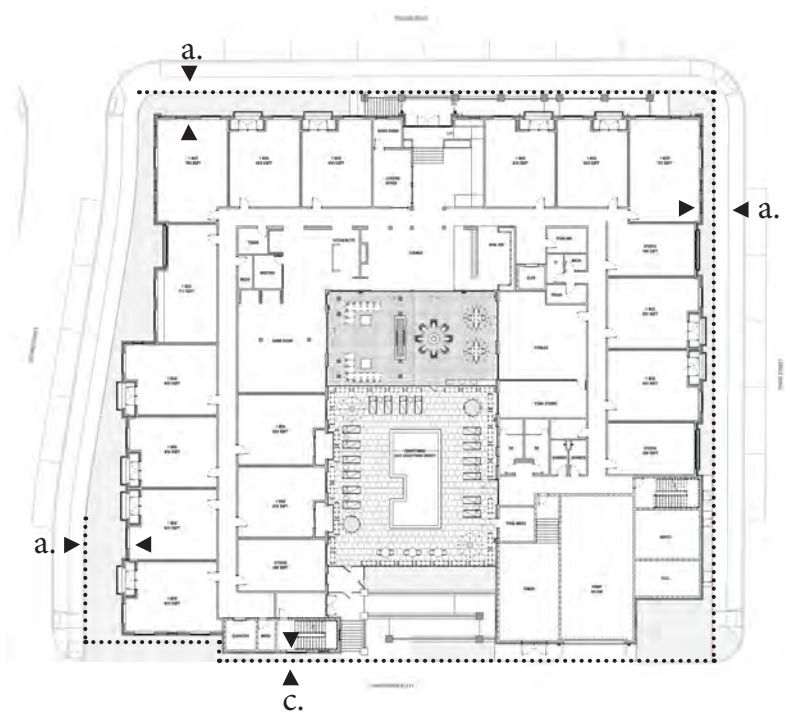
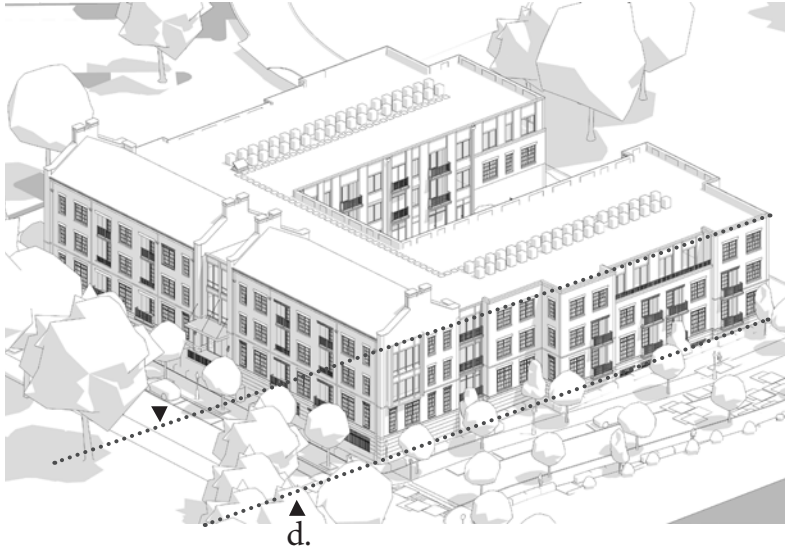
Mailing Address: 99 West Main Street • P.O. Box 188 • New Albany, Ohio 43054

Hybrid Courtyard Residential

Description

A larger scale podium structure, multi-story corridor building with internal parking at the lowest level to provide residential levels situated around a common outdoor amenity courtyard above.

Typical Lot Configuration



Benchmark Examples



Lot and Building Standards

The following lot and building standards shall be utilized for the Hybrid Courtyard Residential in the New Albany Town Center Development:

	Min.	Max.	Proposed
Lot Area:	.50 ac	no max	0.85 ac
Lot Width:	125'	no max	191.1'
Lot Coverage:	50%	100%	85.0%
Street Yard (a):	0'	no max	3-12'
Side Yard (b):	0'	no max	N/A
Rear Yard (c):	0'	no max	2.5'
Bldg. Width:	0%	100%	94.2%
Stories:	3	4	3.5
Height* (d):	0'	55'	46'
Parking:	76	79	76
Bicycle Parking:	2**	no max	18***

* Height is taken from midpoint of grade change to top of

** Quantity refers to bicycle hitches.

*** Quantity refers to bicycle racks provided in internal bike storage.

Lot Access Standards

1. Vehicular access to the internal parking shall be located at the rear of the building, preferably along an alley.
2. Driveways off of the street should be minimized in quantity and width. Drive to be no wider than 24'.

Parking Standards

1. Vehicular access to the parking court shall be located at the rear of the building, preferably along an alley.
2. Residential: Minimum one off-street space per unit plus 1/2 space for each additional bedroom. Maximum one off-street space per unit plus one space for each additional bedroom.
3. Available on-street parking within 100' of the property lines shall provide a 1/2 space credit towards the off-street parking requirements.

4. Bicycle parking required. Refer to Table this page for bicycle parking standards. Required Minimums based on Section 5.30 of Urban Center Code.

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 internal parking shall be located at the rear of the building, preferably along an alley.
2. Parking shall be provided at a rate consistent with the required parking ratio outlined in the Codified Ordinances.
3. Bicycle parking to be provided and meet bicycle parking standards.

Building Frontage & Landscape Standards

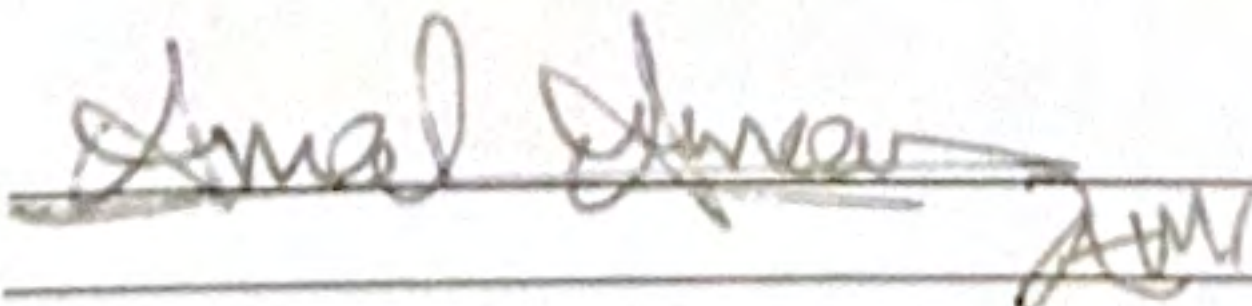
1. The building front must have a clear main entrance from the public right of way.
2. All street and side yards, where present, shall be landscaped with trees, shrubs, grass, ground covers, or other plant materials or a combination of these materials.
3. Stairways to upper stories must be enclosed.
4. No minimum building entrance height as described in the DGR's.
5. Balconies required to provide vertical elevation breaks along street facades.
6. Buffering and screening per Section 1171.05(c) shall not be required.



Northeast Corner



Community Development Planning Application

Submission	<p>Submit planning applications and all required materials via email to planning@newalbanyohio.org</p> <p>Paper copies are not required at this time however, 12 paper copies of the entire submission will be required ahead of a board hearing date. The planner assigned to your case will inform you when the paper copies need to be delivered to our offices. Fee invoices will be issued to you once the application is entered.</p>									
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	Phone Number	734-536-8052								
	Email	kareem@horusandra.com								
Property Owner Information										
Name	Amal Amer Tr									
Address	4647 Wilkin Court									
City, State, Zip	New Albany, OH 43054									
Phone Number	313-580-6202									
Email	Amalamer07@yahoo.com									
Signature	<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> <p> Signature of Owner <u></u> Date: <u>12/12/24</u> Signature of Applicant <u>AMV</u> Date: <u>12/12/24</u> </p>									

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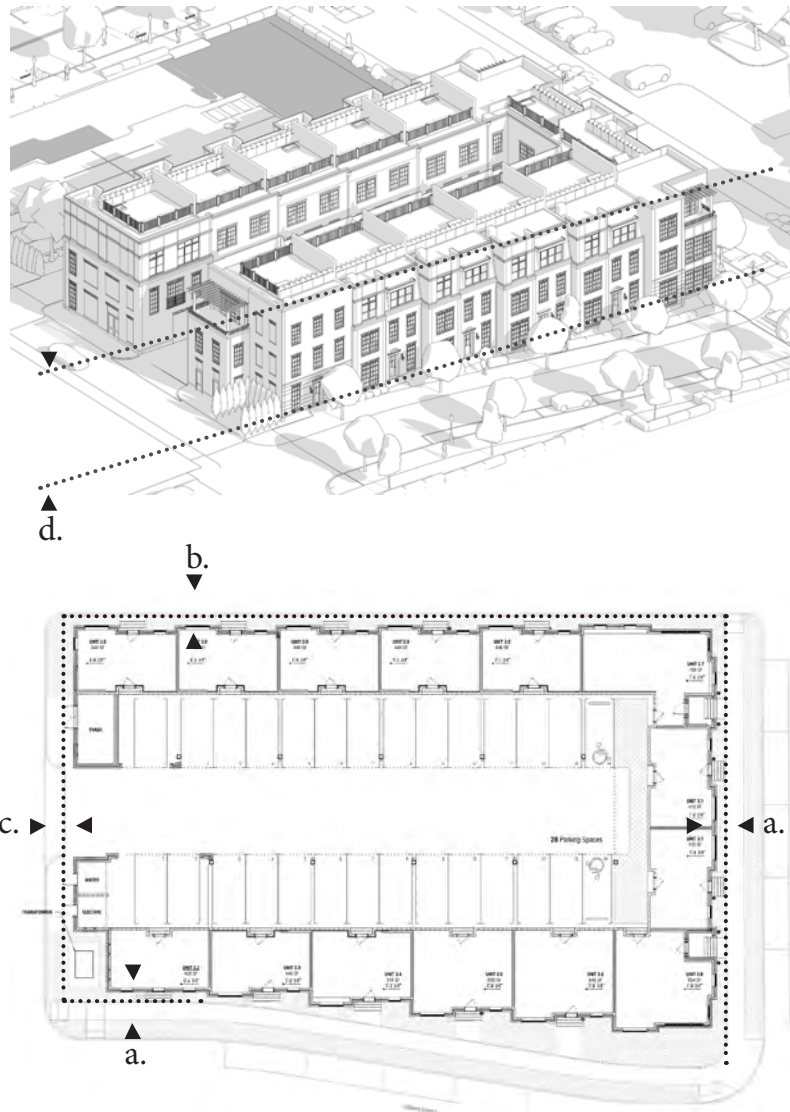
Mailing Address: 99 West Main Street • P.O. Box 188 • New Albany, Ohio 43054

Tuck-Under Townhomes

Description

A building consisting of multiple townhome units sharing a common vehicular court with covered parking.

Typical Lot Configuration



Benchmark Examples



Lot and Building Standards

The following lot and building standards shall be utilized for the Tuck-Under Townhomes in the New Albany Town Center Development:

	Min.	Max.	Proposed
Lot Area:	no min	no max	0.48 ac
Lot Width:	100'	no max	107.0'
Lot Coverage:	50%	100%	69.3%
Street Yard (a):	2'	no max	2.83'
Side Yard (b):	2'	no max	2.90'
Rear Yard (c):	0'	no max	3'
Bldg. Width:	0%	100%	94.6%
Stories:	1	3	3
Height (d):	0'	55'	41'
Parking:	21	28	28
Bicycle Parking:	1*	no max	3*

* Quantity refers to bicycle hitches.

Lot Access Standards

1. Vehicular access to the parking court and services shall be located at the rear of the building, preferably along an alley.
2. Driveways off of the street should be minimized in quantity and width. Drive to be no wider than 24'.

Parking Standards

1. Vehicular access to the parking court shall be located at the rear of the building, preferably along an alley.
2. Residential: Minimum one off-street space per unit plus 1/2 space for each additional bedroom. Maximum one off-street space per unit plus one space for each additional bedroom.
3. Available on-street parking within 100' of the property lines shall provide a 1/2 space credit towards the off-street parking requirements.

4. Bicycle parking required. Refer to Table this page for bicycle parking standards. Required Minimums based on Section 5.30 of Urban Center Code.

5. Service & Utility Standards

1. Above ground utility structures should be located in the alley, side, and rear yard and fully screened from the street.
2. Above ground mechanical devices shall be located in the side or rear yard, behind all portions of the principal facade, and shall be fully screened from the street.
3. Trash containers shall be stored out of public view and be screened from adjacent properties.

Building Frontage & Landscape Standards

1. At least one functioning entrance to each townhome shall be provided from the street.
2. Townhouses on corner lots shall be designed to include windows and at least one vertical plane break in elevation on the second side facing the street.
3. No minimum building entrance height as described in the DGR's.
4. 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.
5. Buffering and screening per Section 1171.05(c) shall not be required.



East Elevation



**Architectural Review Board Staff Report
January 13, 2025**

**THIRD STREET MIXED-USE DEVELOPMENT
CERTIFICATE OF APPROPRIATENESS & WAIVERS**

LOCATION: Generally located north and west of E Main Street and east of 605.
(PIDs: 222-000013, 222-000060, 222-000052, 222-000085, 222-000112, 222-000060, 222-000051, 222-000058, 222-000086).

APPLICANT: New Albany Towne Center LLC c/o Kareem Amr

REQUEST: Certificate of Appropriateness & Waivers

ZONING: Urban Center District within the Core Residential and Historic Center sub-districts

STRATEGIC PLAN: Village Center

APPLICATION: ARB-98-2024

Review based on: Application materials received on December 13, 2024

Staff report prepared by Sierra Saumenig, Planner

I. REQUEST AND BACKGROUND

This certificate of appropriateness application is for a proposed mixed use development generally located north and west of E Main Street and east of 605 in the Village Center. The development consists of three sub parcels as described below. The development site is located within the Urban Center Code (UCC) zoning district therefore those requirements, the New Albany Design Guidelines and Requirements and city code regulations apply. On May 8, 2023, the applicant gave an informal presentation of the proposed development to the ARB.

SUBPARCEL	PROPOSED DEVELOPMENT	ZONING
A	Mixed use commercial and residential building (4,276 sq. ft. of ground floor commercial space with 17 residential units)	UCC; within the Historic Core subdistrict
B	14 townhomes	UCC; within the Historic Core and Core Residential subdistricts
C	Multi-family-unit building with 73 units	UCC; within the Core Residential subdistrict

The applicant requests the following waivers as part of the application:

- (A) Waiver to UCC section 2.87(a) to allow the street yard setback to be 2.8+/- feet where code requires a minimum 5-foot setback along High Street.
- (B) Waiver to UCC section 2.87(a) to allow the street yard setback to be 2.5+/- feet where code requires a minimum 5-foot setback along Founders Avenue

- (C) Waiver to UCC section 2.87(c) to allow the rear yard setback to be 2.6+/- feet where code requires a minimum 15-foot setback.

Per Section 1157.07(b) any major environmental change to a property located within the Village Center requires a certificate of appropriateness issued by the Architectural Review Board. The proposed addition and new buildings qualify as such a change and thus requires review and approval by the board.

As part of a development agreement approved by the city council (R-55-2024), the applicant is dedicating the right-of-way to the city for the construction and funding of improvements to Founders Avenue, Second Street, Third Street, Cherry Alley, and Hawthorne Alley. These improvements include landscaping such as street trees and sidewalks which will be installed by the city. The design and layout for these new roads and associated improvements are not subject to the review and approval of the ARB per C.O. 1157.07 since this is a public improvement project.

There are related certificate of appropriateness applications including a demolition of a residential structure at 28 North High Street (ARB-96-2024) and for two new building typologies (ARB-97-2024) on the January 13, 2025, meeting agenda. These applications are evaluated under separate staff reports.

II. SITE DESCRIPTION & USE

The development site is generally located northeast of Eagles Pizza and north of E Main Street. The site is made up of 9 properties, containing a single-family home that is proposed to be demolished (ARB-96-2024) and vacant land. Surrounding uses include commercial businesses to the west, south, and east as well as residential uses to the north.

III. EVALUATION

A. Certificate of Appropriateness

The ARB's review is pursuant to C.O. Section 1157.06. No environmental change shall be made to any property within the City of New Albany until a Certificate of Appropriateness has been properly applied for and issued by staff or the Board. Per Section **1157.07 Design Appropriateness**, the modifications to the building and site should be evaluated on these criteria:

- 1. The compliance of the application with the Design Guidelines and Requirements and Codified Ordinances.*

(A) Sub Parcel A (Traditional Commercial)

- The applicant proposes to construct a building consisting of 4,276 square feet of commercial space on the ground floor and 17 residential units on the first, second and third floors.
- Section 3(I.A.1) Design Guidelines & Requirements (DGRs) states that new buildings shall be constructed in a continuous plane at the inside edge of the sidewalk.
 - The proposed building fronts up against the public sidewalks and the commercial spaces have a uniform setback along North High Street, meeting this requirement.
- Section 3(1.A.3) of the DGRs states that rear setbacks should provide for parking, delivery truck access, trash pickup, and similar commercial services, in cases where buildings have public alleys running behind them.
 - The proposed building includes a parking lot in the rear setback along Cherry Alley. Additionally, commercial services including delivery and trash pickup are also in the rear setback, away from public roads therefore, this requirement is met.
- The applicant proposes to use brick, hardi-board siding, wood columns, shingle roofing, and stone around the chimneys.
- Section 3(II.A.2) of the DGRs states building designs shall not mix elements from different styles. The number, location, spacing, and shapes of windows and door

openings shall be the same as those used in tradition building design. Additionally, section 3(II.D.1) states that true wood exterior materials are most appropriate and the use of alternative materials such as hardi-plank, vinyl and other modern materials may be appropriate when they are used in the same way traditional materials would have been used.

- The applicant proposes brick as the main architectural material with hardi-board siding in some areas on all of the proposed buildings (Sub parcel A, B, and C). See below an elevation of one of the buildings highlighting the use of the hardi-board. The city architect reviewed the proposed materials and states that the hardi-board paneling is a durable alternative to traditional wood and aims to maintain the historical appearance. Hardi-board has been successfully used throughout the Village Center. However, the city architect notes that the design details for the hardi-board are not provided. This is not a case of mixing elements, but rather using a modern material in a traditional manner to achieve a historic-looking result. Staff recommends a condition of approval that the use of hardi-board siding design details be subject to staff approval for all proposed buildings within the development (condition #1).



Example of how hardi-board is used throughout the development (shown in red)

- Section 3(II.A.3) of the DGRs states commercial storefront design shall follow traditional practice, including the use of bulkhead, display windows, and transom. All visible elevations of the building, shall receive similar treatment in style, materials, and design so not visible side is of lesser visual character than the other.
 - The proposed building façade meets this requirement, featuring large display windows with bulkheads below. Residential units are included above the ground floor, with exterior balconies that are seamlessly integrated into the storefront design. The south façade showcases large brick arches and unit balconies that harmonize well with the primary façade. The north façade includes large storefront windows and entrance doors into residential units.
- Section 2(IV.E.7) of the DGRs states that residential units should have vertically proportioned windows that are made of wood and may have either vinyl or aluminum cladding on the exterior.
 - The proposed windows are vertically proportioned however, it is unclear if they are made of wood and have vinyl or aluminum cladding on the exterior. Staff recommends a condition that the proposed windows be either vinyl or aluminum clad (condition #2).

(B) Sub Parcel B (Proposed Tuck-Under Townhomes)

- The applicant proposes to construct a 19,445 square foot building consisting of 14 townhomes in this sub parcel.
- The applicant proposes to use brick, stone, shingle roofing, wood columns and railings for the balconies, and hardi-board.

Additionally, section 2 (IV.F.3)) states that true wood exterior materials are most appropriate and the use of alternative materials such as hardi-plank, vinyl and other modern materials may be appropriate when they are used in the same way traditional materials would have been used.

- Similarly, to the other two buildings, the applicant proposes brick as the main architectural material with hardi-board siding in some areas on the top of the proposed building. Staff recommends a condition of approval that the use of hardi-board siding's design details be subject to staff approval (refer condition #1).
 - There is a large grade difference from Hawthorne Alley to Founders Avenue that creates a need for brick foundation walls in this sub parcel. While sub parcel A and B have been designed as a step down approach so that the brick foundation walls are a typical height, sub parcel C must be constructed at one grade. To address this, the applicant is breaking up the walls by incorporating enhanced landscaping, bricked in window features that break up the blank walls, and small openings into the parking garage that are covered with metal railings. Both the landscape architect and city architect have reviewed the design and expressed their support for design and landscaping. Similar brick retaining walls are present in other areas of Village Center due to the varying grades.
 - DGR Section II (IV.B.3) states apartment buildings that do not have individual entrances to residential units shall follow traditional practice by employing distinct central entrances that facilitate pedestrian access.
 - The multi-unit building does not have individual entrances however, it does have centrally located entrances into the building that facilitate pedestrian access. Due to the grade of the site, these entrances are accessed via staircases.
 - DGR Section III (IV.B.3) states that garages shall be clearly secondary in nature, by means of a simplified design compatible with the primary structure and no garage doors are permitted to be visible from the primary streets.
 - The applicant meets this requirement as they propose an underground parking garage that is not visible from the public streets.
 - DGR Section 2 (IV.F.7) states the only acceptable form of this window is one in which the glass panes have vertical proportions (height greater than width) and correctly-profiled muntins with an internal spacer that gives the appearance of a muntin extending through the glass. In addition, there must be an offset between the upper and lower sash to give the window a double-hung appearance. No snap-in or flat muntins will be approved. New windows must be made of wood and may have either vinyl or aluminum cladding on the exterior.
 - The proposed windows are vertically proportioned however, it is unclear if they are made of wood and have vinyl or aluminum cladding on the exterior. Staff recommends a condition that the proposed windows be either vinyl or aluminum clad (condition #2).
 - While the DGR's do not specifically state above ground mechanical equipment shall be screened for apartment buildings, the applicant provided a roof plan indicating that the mechanical equipment on the roof is not seen from the public streets.
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

- **Sub parcel A:** Urban Center Code Section 2.901.1 states that all street, side, and side yards shall be landscaped with trees, shrubs, grass, ground covers or other plant materials or a combination of these materials.
 - The applicant is meeting this requirement by providing landscaping in all applicable areas on the private property.

- **Sub parcel B and C:** As these are two new building typologies, the applicant has created a set of standards for each which includes that all street, side, and side yards shall be landscaped with trees, shrubs, grass, ground covers or other plant materials or a combination of these materials.
 - The applicant is meeting this requirement for these two subareas in all applicable areas on the private property. This includes bushes and shrubs along the building's facades, flower pots, and trees.
- **Sub parcel C:** As previously noted, this sub-parcel features a significant grade difference between Hawthorne Alley and Founders Avenue, requiring the installation of brick walls. The applicant plans to enhance the area with taller landscaping, including up to 2 foot tall shrubs and bushes and 8-10 foot tall ornamental trees, to soften the taller brick walls.
- The City Landscape Architect has reviewed the referenced plan in accordance with the landscaping requirements found in the New Albany Codified Ordinances and zoning text and provides the following comments. Staff recommends a condition of approval that all City Landscape Architect's comments are met at the time of engineering permits, subject to staff approval (condition #4). The City Landscape Architect's comments are:
 1. Update plant list to properly reflect proposed materials, typical all. Resubmit updated plan for review.
 2. Revise the proposed placement of Elegans Box Honeysuckle around the exterior of Building C, allowing for the material to be offset from the sidewalk and removed in strategic locations to avoid the visual of a continuous hedgerow.
 3. Revise the proposed landscape treatment around the exterior of Building C to include an increased use of evergreen plant material at strategic focal points along the facade.
 4. Extend the use of plant materials to mitigate stretches of exposed facades along Building C. Proposed treatments are to remain consistent with existing plant material and overall aesthetics found within New Albany and the Historic Village Center.
 5. Utilize the proposed Big Blue Lily Turf to replace the use of Elegans Box Honeysuckle located along the facade of Building C at Third Street.
 6. Revise the proposed evergreen plant material along the south facade of Building C to provide increased screening of the exposed facade and ramp.

Lighting

- A detailed lighting plan was not submitted for review. Therefore, the staff recommends a condition of approval requiring submission of such a plan to ensure the lighting uses cut-off fixtures and downcast designs (condition #5).

Vehicular and Pedestrian circulation:

- **Sub parcel A:** Urban Center Code section 2.89 requires a minimum of one off-street parking space per unit plus ½ space for each additional unit for residential. For commercial, it requires a minimum of two spaces and a maximum of one off-street space per 400 square feet of building space. Additionally, available on-street parking within 100' of the property lines shall provide a ½ space credit towards the off-street parking requirement.
 - The sub parcel includes 4,276 square feet of commercial which requires 11 minimum parking spaces. There is a total of 17 units including 16 one-bedroom flats and 1 two-bedroom flats and this requires a minimum of 18 parking spaces. The required number of off-street parking for the residential units and commercial area is a minimum of 29 spaces.
 - In addition to the off-street parking provided, the building fronts onto High Street where there is a total of 14 existing on-street parking spaces immediately adjacent to the building as well as a proposed 6 spaces on Founders Avenue. The entire site is a pedestrian-oriented mixed use

development with additional on-street parking spaces distributed along the public streets.

- There are 19 off-street parking spaces. With the ½ space credit for on-street parking, the applicant meets the required number of parking spaces.
- **Sub parcel B:** The applicant’s proposed building typology sets the parking standards which requires a minimum of one off-street parking space per unit plus ½ space for each additional bedroom and a maximum of one off-street space per unit plus one space for each additional bedroom. Additionally, available on-street parking within 100’ of the property lines shall provide a ½ space credit towards the off-street parking requirement.
 - The sub parcel includes 14 two-unit townhomes which requires a minimum of 21 parking spaces. In addition to the off-street parking provided, there are 4 on-street parking spaces on Founders Avenue and 4 on the west side of Second Street.
 - The applicant is providing 28 off-street parking spaces. With the additional on-street parking, the applicant exceeds the required minimum number of parking spaces.
- **Sub parcel C:** The applicant’s proposed building typology sets the parking standards which requires a minimum of one off-street parking space per unit plus ½ space for each additional bedroom and a maximum of one off-street space per unit plus one space for each additional bedroom. Additionally, available on-street parking within 100’ of the property lines shall provide a ½ space credit towards the off-street parking requirement.
 - The sub parcel includes a total of 73 units which breakdowns to 13 studios, 54 one-bedroom units, and 6 two-bedroom units. The required number of off-street parking for the units is a minimum 76 spaces.
 - In addition to the off-street parking provided, there are 4 on-street spaces along Second Street and 8 spaces along Third Street
 - The applicant is providing 76 off-street parking spaces. With the additional on-street parking, the applicant exceeds the required minimum number of parking spaces.
- Bicycle parking is required to be provided onsite for new vehicular off-street parking facilities and the enlargement of off-street parking per UCD section 5.30.2.
 - The applicant is providing bicycle parking for each sub parcel that meets this requirement.
- As mentioned above, the city will install 5-foot wide concrete sidewalks along all public streets.
- The overall site is well designed from a site layout and planning perspective. The proposed street network is lined with buildings and shared parking is consolidated behind them or hidden from the public streets. The buildings front onto public streets as well as provide a cohesive architectural presence.

Signage

- No signage was submitted for review. All new signage is 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 majority of the site is vacant aside from one existing home that is dilapidated. There is a related certificate of appropriateness application for the demolition of this structure on the January 13, 2025 agenda. This application is evaluated under a separate staff report (ARB-96-2024). The city architect has reviewed and preliminarily approved the submittal.
 4. *All buildings, structures and sites shall be recognized as products of their own time.*

- It appears that the applicant has designed the three new buildings in a way that is appropriate to the historic character of the area.
5. *Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure or site shall be created with sensitivity.*
 - The shape, proportion and breakdown of architectural elements are appropriate for the proposed architectural style and complements 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

Sub parcel A:

The site in question is located in the Historic Center subarea within the Urban Center District. The proposed building typology is Traditional Commercial. The proposal complies with most of typology standards listed in this section of the Urban Center Code.

1. Lot and Building Standards

Sub parcel A: Traditional Commercial (UCC Section 2.87)

Standard	Minimum	Maximum	Proposed
Lot Area	No min	No max	30'-85'
Lot Width	No min	200'	173'
Lot Coverage	No min	100%	20'39%
Street Yard (a)	5'	20'	2.8' (High Street) [waiver requested] 2.5' (Founders Avenue) [waiver requested]
Side Yard (b)	0'	20'	6'10"
Rear yard (c)	15'	No max	2.6' [waiver requested]
Bldg Width	80%	100%	95%
Stories	2	3	3
Height (d)	No min	55'	39'

- Per 2.90, above ground mechanical devices, ground utility structures, and trash containers shall be screened from the street. The applicant meets this requirement by placing the dumpster at the rear of the building, screened from public view. Additionally, the mechanical equipment is located on the roof and is similarly screened from the street.

Sub parcel B: Tuck-Under Townhomes (new typology)

Standard	Minimum	Maximum	Proposed
Lot Area	no min	no max	0.48ac
Lot Width	100'	no max	107'
Lot Coverage	50%	100%	69.3%
Street Yard/Front Yard	2'	no max	2.83'
Side Yard	2'	no max	2.90'
Rear Yard	no min	no max	3'
Building Width	no min	100%	94.6%

Stories	1	3	3
Building Height	no min	55'	41'

Sub parcel C: Hybrid Courtyard (*new typology*)

Standard	Minimum	Maximum	Proposed
Lot Area	.50 acres	no max	0.85ac
Lot Width	125'	no max	191.1'
Lot Coverage	50%	100%	85%
Street Yard/Front Yard	no min	no max	312'
Side Yard	no min	no max	n/a
Rear Yard	no min	no max	2.5'
Building Width	no min	100%	94.2%
Stories	3	4	3.5
Building Height	no min	55'	46'

5.2 Street and Network Standards

- As part of a development agreement approved by the city council (R-55-2024), the applicant is dedicating the right-of-way to the city for the construction and funding of improvements to Founders Avenue, Second Street, Third Street, Cherry Alley, and Hawthorne Alley. These improvements include landscaping such as street trees and sidewalks which will be installed by the city. The design and layout for these new roads and associated improvements are not subject to the review and approval of the ARB per C.O. 1157.07 since this is a public improvement project.

A. Waiver Requests

The ARB’s review is pursuant to C.O. Section **1113.11 Action by the Architectural Review Board for Waivers**, within thirty (30) days after the public meeting, the ARB shall either approve, approve with supplementary conditions, or disapprove the request for a waiver. The ARB shall only approve a waiver or approve a waiver with supplementary conditions if the ARB finds that the waiver, if granted, would:

- Provide an appropriate design or pattern of development considering the context in which the development is proposed and the purpose of the particular standard. In evaluating the context as it is used in the criteria, the ARB may consider the relationship of the proposed development with adjacent structures, the immediate neighborhood setting, or a broader vicinity to determine if the waiver is warranted;*
- Substantially meet the intent of the standard that the applicant is attempting to seek a waiver from, and fit within the goals of the Village Center Strategic Plan, Land Use Strategic Plan and the Design Guidelines and Requirements;*
- Be necessary for reasons of fairness due to unusual building, structure, or site-specific constraints; and*
- Not detrimentally affect the public health, safety or general welfare.*

The applicant requests the following waivers as part of the application.

- (A) Waiver to UCC section 2.87(a) to allow the street yard setback to be 2.8+/- feet where code requires a minimum 5-foot setback.**
- (B) Waiver to UCC section 2.87(a) to allow the street yard setback to be 2.5+/- feet where code requires a minimum 5-foot setback along Founders Avenue**
- (C) Waiver to UCC section 2.87(c) to allow the rear yard setback to be 2.6+/- feet where code requires a minimum 15-foot setback.**

- (A) Waiver to UCC section 2.87(a) to allow the street yard setback to be 2.8+/- feet where code requires a minimum 5-foot setback.**

(B) Waiver to UCC section 2.87(a) to allow the street yard setback to be 2.5+/- feet where code requires a minimum 5-foot setback along Founders Avenue

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

1. Urban Center Code Section 2.87(c) states that the required street yard setback for a traditional commercial building is a minimum of 5 feet. However, the applicant proposes portions of the building to have a setback of approximately 2.8 feet along High Street and approximately 2.5 feet along Founders Avenue, necessitating waivers.
2. For High Street, the waiver is necessary because the city requests that additional right-of-way be dedicated to the city. The developer's design team located the building 5 feet away from High Street, assuming the sidewalk and right-of-way limits matched. However, during the city engineer review of the proposed private development's site layout, the city staff discovered that the public, brick sidewalks are partially installed on private property.
3. The application provides an appropriate design and pattern of development considering the context in which the development is proposed and the purpose of the particular standard. Due to the curvature of High Street, the setback line varies along the street yard lot line and only a portion of the building encroaches into this setback at the southwest corner and goes up to 5'-3" which does meet the setback requirement. Regarding Founders Avenue, the site is pedestrian oriented and therefore, it's appropriate for the buildings to be close to the right-of-way. This portion of the building along Founders Avenue transitions from commercial spaces to townhomes, aligning with sub parcel B to maintain continuity throughout the overall development.
4. The application substantially meets the intent of the standard that the applicant is attempting to seek a waiver from, and fits within the goals of the Village Center Strategic Plan, Land Use Strategic Plan and the Design Guidelines and Requirement. The overall development provides a traditional urban form as desired in the UCC where a smaller setback is desirable. Even with the reduced setback, the city is providing all of the required streetscapes. Furthermore, the requested reduced setbacks apply only to specific sections of the building facades, not their entire lengths.
5. The request is necessary for reasons of fairness due to unusual building, structure, or site-specific constraints since this is an existing lot with two street yards. This waiver request is just for portions of the development that front on High Street and Founders Avenue. Regarding High Street, the city is creating the need for this waiver in order to have public right-of-way match the location of the public sidewalk at the southwest corner of the building. Thus, right-of-way along High Street follows the curve of the existing sidewalk. The proposed building footprint does not follow the curve of the existing sidewalk, as it is intended to parallel High Street.
6. It does not appear that the waiver would detrimentally affect the public health, safety or general welfare.

(C) Waiver to UCC section 2.87(c) to allow the rear yard setback to be 2.6+/- feet where code requires a minimum 15-foot setback.

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

1. Urban Center Code Section 2.87(c) states that the required rear yard setback for a traditional commercial building is 15 feet. The applicant proposes a 2.6+/- foot setback along the rear property line (Cherry Alley), therefore a waiver is required. This setback is just for the building and not the parking area as there is no minimum parking setback from alleys.
2. The application provides an appropriate design and pattern of development considering the context in which the development is proposed and the purpose of the particular standard. As townhomes from sub parcel B front on Cherry Alley, the smaller setback is appropriate to continue the pattern of a pedestrian-oriented street.
3. The plan meets the intent of the standard that the applicant is attempting to seek a waiver from. The design hides the off-street parking from view of the public streets. As the building is "L" shaped, allowing a smaller setback hides the parking lot from Founders Avenue. This form is desired by the DGRs and UCC and matches the development

- pattern in the area. Additionally, it increased the building width along Founders Avenue which is desirable.
4. The request could be considered to be necessary for reasons of fairness due to unusual building, structure, or site-specific constraint. The UCC contemplates all traditional commercial buildings having off-street parking spaces in the rear yard. The lot's distinct feature is that it is bordered by two public streets and a public alley. Since the alley is designated as the rear yard, it causes the front yard (Founders Avenue) and the rear yard (Cherry Alley) to intersect. This results in an undesirable 15-foot setback from Cherry Alley, reducing the building's frontage on Founders Way. While Cherry Alley is an alley, it still is pedestrian-oriented with townhome entrances fronting it. Therefore, the smaller setback is appropriate as it conforms to an urban form.
 5. It does not appear that the waiver would detrimentally affect the public health, safety or general welfare.

IV. SUMMARY

The ARB should evaluate the overall proposal based on the requirements in the Engage New Albany strategic plan, Urban Center Code, and Design Guidelines and Requirements. The development accomplishes several strategic plan recommendations including “promote mixed use and retail infill development to create continuous and activated street frontage throughout the Village Center” and “increase the number of people living and working in the Village Center through new residential and commercial development.”

The New Albany Design Guidelines and Recommendations state that New Albany’s goal is to encourage a consistent approach when new buildings are created in the community and the selection of architectural style shall be appropriate to the context, location, and function of the buildings. The designs for the three buildings are of high quality and the site strategy, building massings, and exterior elevations seamlessly blend with the existing area. The project encompasses three distinct sub-parcels, each tailored to meet site-specific needs while respecting the historical and architectural character of the Village Center. The development integrates a mix of uses including retail, townhomes, and multi-family housing, to create a dynamic urban environment. The extensions of Third Street and Second Street establish a cohesive grid pattern, while the placement of units fronting the streets ensures continuous and activated street frontages.

The development emphasizes cohesive site layout and connectivity, blending building orientation with pedestrian-friendly streetscapes. It meets parking standards through a mix of off-street and on-street parking. The city architect indicates that the use of hardi-board siding depends on the careful execution of design details, but the approach supports the goal of preserving historic aesthetics while incorporating durable, modern materials that achieve a historic-looking result. With the recommended changes from the city architect and landscape architect, it does not appear that the original quality or character of the building or site will be destroyed or compromised as part of the construction of this development.

V. ACTION

Should the Architectural Review Board find sufficient basis for approval, the following motion would be appropriate.

Suggested Motion for ARB-98-2024:

Move to approve Certificate of Appropriateness application ARB-98-2024 with the following conditions:

1. That the use of hardi-board siding design details be subject to staff approval for sub parcel A, B, and C.
2. That the proposed windows are made of wood and have vinyl or aluminum cladding on the exterior.
3. That that all proposed mechanical equipment be screened from the public street.

4. That the following landscaping comments be addressed:
 - Update plant list to properly reflect proposed materials, typical all. Resubmit updated plan for review.
 - Revise the proposed placement of Elegans Box Honeysuckle around the exterior of Building C, allowing for the material to be offset from the sidewalk and removed in strategic locations to avoid the visual of a continuous hedgerow.
 - Revise the proposed landscape treatment around the exterior of Building C to include an increased use of evergreen plant material at strategic focal points along the facade.
 - Extend the use of plant materials to mitigate stretches of exposed facades along Building C. Proposed treatments are to remain consistent with existing plant material and overall aesthetics found within New Albany and the Historic Village Center.
 - Utilize the proposed Big Blue Lily Turf to replace the use of Elegans Box Honeysuckle located along the facade of Building C at Third Street.
 - Revise the proposed evergreen plant material along the south facade of Building C to provide increased screening of the exposed facade and ramp.
5. That a plan to ensure the lighting uses cut-off fixtures and downcast designs, subject to staff approval.

Approximate Site Location:

Red dashed line – Entire development

Yellow area: Sub parcel C (Traditional Commercial)

Green area: Sub parcel B (Tuck-Under Townhomes)

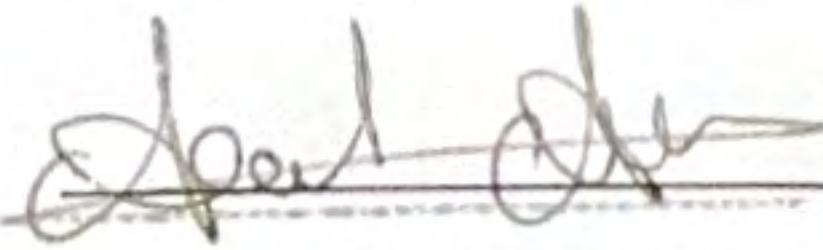
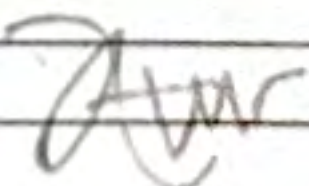
Yellow area: Sub parcel C (Hybrid Courtyard)



Source: NearMap



Community Development Planning Application

Submission	<p>Submit planning applications and all required materials via email to planning@newalbanyohio.org</p> <p>Paper copies are not required at this time however, 12 paper copies of the entire submission will be required ahead of a board hearing date. The planner assigned to your case will inform you when the paper copies need to be delivered to our offices. Fee invoices will be issued to you once the application is entered.</p>																	
Project Information	Site Address <u>48 North High Street</u>																	
	Parcel Numbers <small>222-000013-00, 222-000060-00, 222000052-00, 222-000085-00, 222-000112-00, 222-000060-00, 222-000051-00, 222-000098-00, 222-000086-00</small>																	
	Acres <u>2.96</u>	# of lots created <u>3</u>																
<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width:60%;">Choose Application Type</th> <th>Description of Request:</th> </tr> </thead> <tbody> <tr> <td><input type="checkbox"/> Appeal</td> <td rowspan="7"> Proposed Mixed-Use Development in conjunction with city of New Albany's new town center streets plan. Proposed development includes 3,000+ SF commercial use (retail / restaurant), 104 residential units including 14 townhomes. Total off-street parking provided is 120 spaces, which equates to 1.15 spaces / unit. Total on-street parking provided via new public street layout is 75 spaces, providing a site total of 195 spaces. </td> </tr> <tr> <td><input checked="" type="checkbox"/> Certificate of Appropriateness</td> </tr> <tr> <td><input type="checkbox"/> Conditional Use</td> </tr> <tr> <td><input type="checkbox"/> Development Plan</td> </tr> <tr> <td><input type="checkbox"/> Plat</td> </tr> <tr> <td><input type="checkbox"/> Lot Changes</td> </tr> <tr> <td><input type="checkbox"/> Minor Commercial Subdivision</td> </tr> <tr> <td><input type="checkbox"/> Zoning Amendment (Rezoning)</td> <td><input type="checkbox"/> Extension Request</td> </tr> <tr> <td><input type="checkbox"/> Zoning Text Modification</td> <td><input type="checkbox"/> Variance</td> </tr> <tr> <td></td> <td><input type="checkbox"/> Vacation</td> </tr> </tbody> </table>		Choose Application Type	Description of Request:	<input type="checkbox"/> Appeal	Proposed Mixed-Use Development in conjunction with city of New Albany's new town center streets plan. Proposed development includes 3,000+ SF commercial use (retail / restaurant), 104 residential units including 14 townhomes. Total off-street parking provided is 120 spaces, which equates to 1.15 spaces / unit. Total on-street parking provided via new public street layout is 75 spaces, providing a site total of 195 spaces.	<input checked="" type="checkbox"/> Certificate of Appropriateness	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Development Plan	<input type="checkbox"/> Plat	<input type="checkbox"/> Lot Changes	<input type="checkbox"/> Minor Commercial Subdivision	<input type="checkbox"/> Zoning Amendment (Rezoning)	<input type="checkbox"/> Extension Request	<input type="checkbox"/> Zoning Text Modification	<input type="checkbox"/> Variance		<input type="checkbox"/> Vacation	
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<input type="checkbox"/> Zoning Text Modification	<input type="checkbox"/> Variance																	
	<input type="checkbox"/> Vacation																	
Contacts	Applicant Information																	
	Name	New Albany Towne Center LLC																
	Address	7775 Walton Parkway																
	City, State, Zip	New Albany, OH 43054																
	Phone Number	734-536-8052																
	Email	Kareem@horusandra.com																
Property Owner Information																		
Name	Amal Amer Tr																	
Address	4647 Wilkin Court																	
City, State, Zip	New Albany, OH 43054																	
Phone Number	313-580-6202																	
Email	amalamer07@yahoo.com																	
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  Signature of Applicant 	Date: <u>12/12/24</u> Date: <u>12/12/24</u>																

Department Address: 7815 Walton Parkway • New Albany, Ohio 43054 • Phone 614.939.2254

Mailing Address: 99 West Main Street • P.O. Box 188 • New Albany, Ohio 43054

Development Review

project name Mershad - New Albany Village Center Development
prepared for City of New Albany
date December 31, 2024
date received January 06, 2025

COMMENTS

Plan

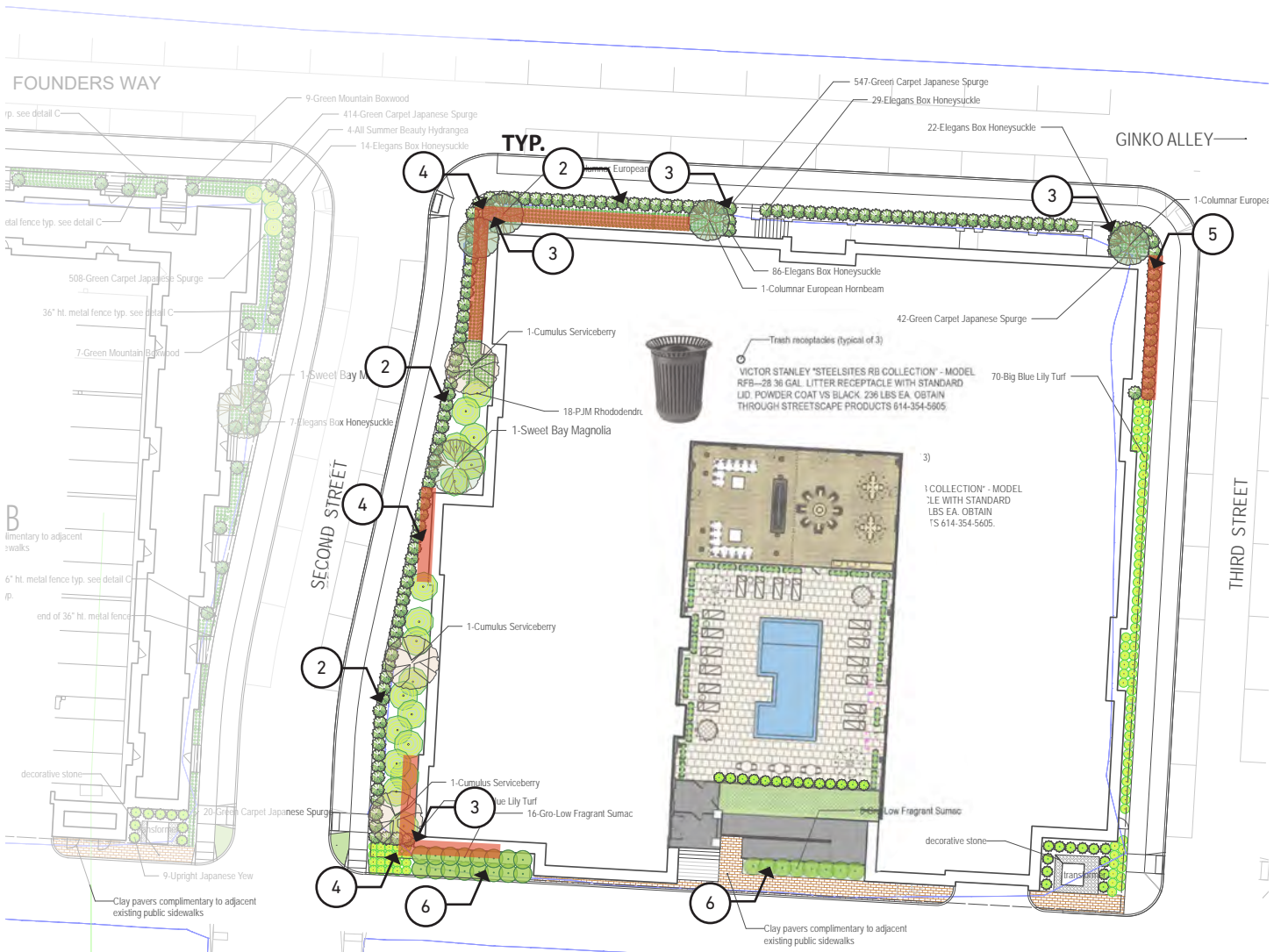
1. Update plant list to properly represent proposed materials, typical all. Resubmit updated plan for review.
2. Revise the proposed placement of Elegans Box Honeysuckle around the exterior of Building C, allowing for the material to be set from the sidewalk and removed in strategic locations to avoid the visual of a continuous hedgerow. See below.
3. Revise the proposed landscape treatment around the exterior of Building C to include an increased use of evergreen plant material at strategic focal points along the facade. See below.
4. Extend the use of plant materials to create stretches of exposed facades along Building C. Proposed treatments are to remain consistent with existing material and overall aesthetic found within New Albany and the Historic Village Center. See below.
5. Replace the proposed Big Blue Lily Turf to replace the use of Elegans Box Honeysuckle located along the facade of Building C at Third Street. See below.
6. Revise the proposed evergreen plant material along the south facade of Building C to provide increased screening of the exposed facade and ramp. See below.

*NOTES:

The provided diagram is for informational purposes only. The diagram should be used to help illustrate the above comments. It is the responsibility of the design consultants to incorporate the above comments as it relates to the site and to adhere to all City requirements and subsequent code. The diagram may not be to scale.

Development Review

project name Mershad - New Albany Village Center Development
 prepared for City of New Albany
 date December 31, 2024
 date received January 06, 2025



Plant Materials List

Quantity	Common Name	Botanical Name	Size	Root / Remarks
Deciduous Trees				
3	Lac Bark Elm	<i>Ulmus parvifolia</i>	2.5" to 3.0" Cal.	B&B - 5' min. branch ht.
4	Columnar European Hornbeam	<i>Cornus betulus 'Fastigiata'</i>	2.0" to 2.5" Cal.	B&B
Ornamental Trees				
3	Cumulus Serviceberry	<i>Amelanchier laevis 'Cumulus'</i>	8' to 10' Ht. Multi-stem	B&B / Multi-stemmed
2	Sweet Bay Magnolia	<i>Magnolia virginiana</i>	8'-10' Ht. Multi-stem	B&B
Deciduous Shrubs				
188	Elegans Box Honeysuckle	<i>Lonicera nitida 'Elegans'</i>	18" to 24"	Cont.
4	All Summer Beauty Hydrangea	<i>Hydrangea macrophylla 'All Summer'</i>	30"	Cont.
32	Gro-Low Fragrant Sumac	<i>Rhus aromatica 'Gro-Low'</i>	18" to 24"	Cont.
Evergreen Shrubs				
61	Upright Japanese Yew	<i>Taxus cuspidata 'Fastigiata'</i>	6' Ht.	Cont.
18	PJM Rhododendron	<i>Rhododendron 'PJM'</i>	18" to 24"	Cont.
Perennials				
45	Stella de Oro Daylily	<i>Hemerocallis x 'Stella de Oro'</i>	1 Gal.	Cont.
86	Variegated Lilyturf	<i>Liriope muscari 'Variegata'</i>	1 Gal.	Cont.
182	Big Blue Lily Turf	<i>Liriope muscari</i>	1 Gal.	Cont.
Groundcovers				
1531	Green Carpet Japanese Spurge	<i>Pachysandra terminalis 'Green Cr2.25' PP.</i>		Cont.

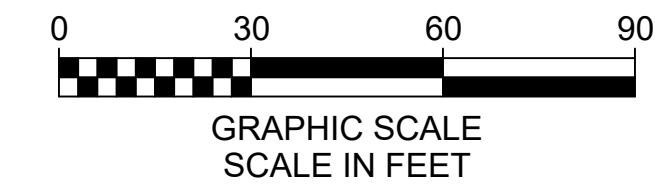
Notes: Plant material size refers to Height unless otherwise noted.
 All plant material shall conform to the standards of the American Association of Nurserymen and shall have passed any inspections required

1

ALTA/NSPS SURVEY

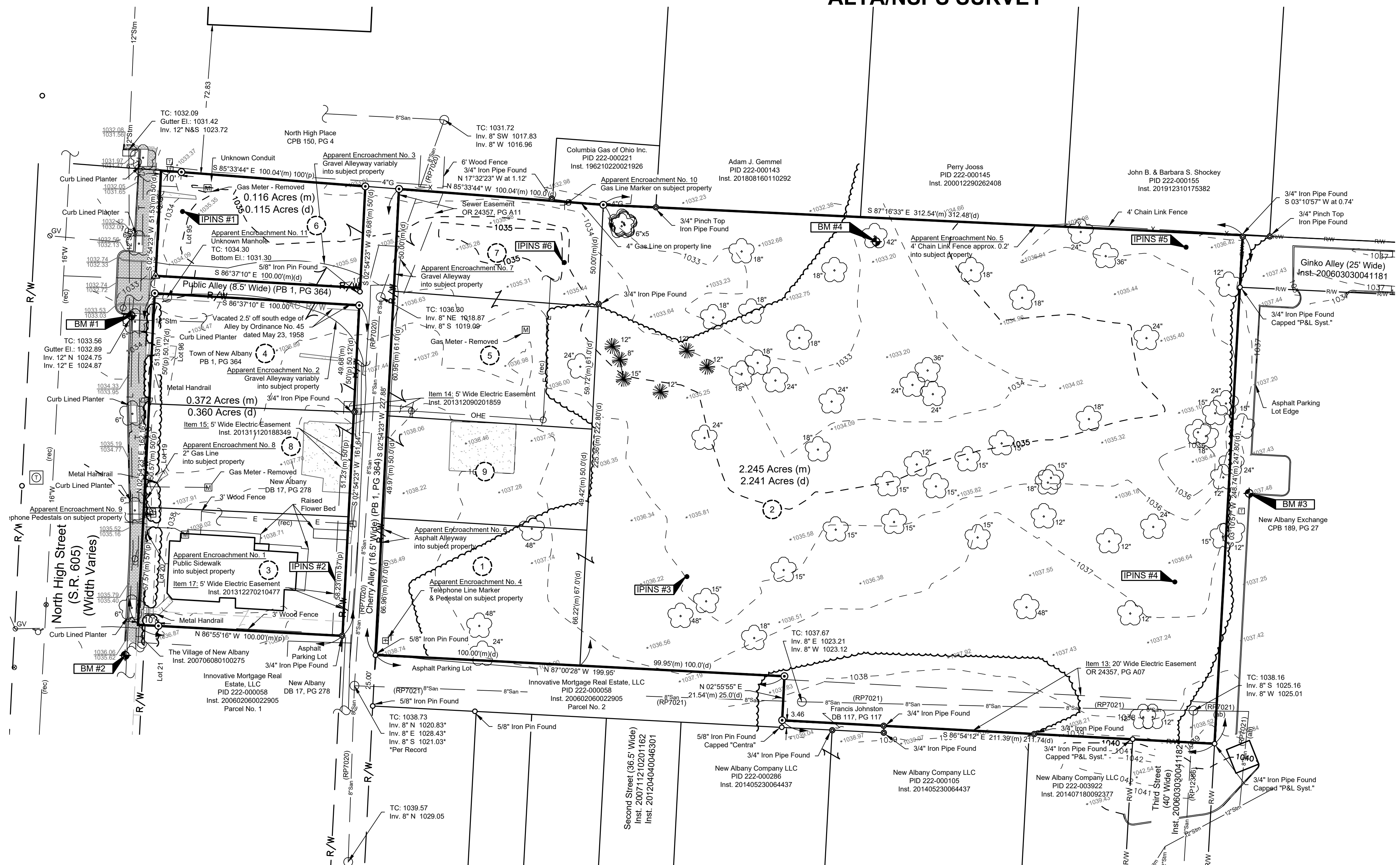
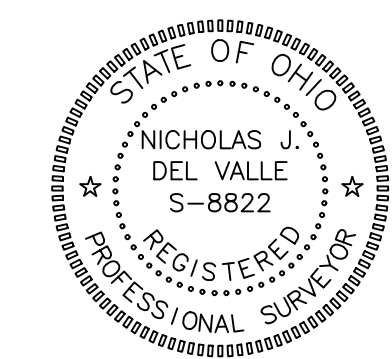
NOTES:

- All underground utility locations are shown as accurately as possible based on surface evidence (valves and manholes), markings found in the field, and/or record plans received from the owner or utility companies. Items noted (rec) were obtained from existing plans. Utility locations are not necessarily complete or correct. Any utility in close proximity to proposed work should be "potholed" for exact location prior to construction. OUPS Ticket # B201001424-00B.
- The elevations on this survey are based on NAVD 88. Record drawings of buildings and infrastructure may exist having a differing datum. Exercise caution when utilizing this survey by correlating record drawings and proposed work with survey information shown on this drawing.
- Benchmarks and control points shown on this survey may have been disturbed, since the completion of this survey. Verify that existing monumentation correlates with data shown on this survey prior to use.
- Utilities noted (Ab) are denoted as such per record plan and may have been abandoned or removed. Their existence and/or status has not been verified.
- Buildings are located from the surveyed at grade edge. Location of the interior and underground structural footprint has not been verified. Due to possible variations in building exterior above the at grade edge, the building location should be used for site plan use only.
- Sewer sizes shown are based on an evaluation of record plan information and observation from the manhole casting at grade. Due to manhole depth and safety restrictions entering manhole, sizes shown are approximate.
- The lots delineated on this plan are found on non-printed F.E.M.A. community panel No. 39049C0208K dated 06/17/2008. The property is located in Zone X and are therefore not in a flood hazard area.
- Trees shown do not indicate dripline or root area.
- See sheet TS2 for ALTA legal details.



To Stewart Title Guaranty Company and Boss Lifestyle LLC, their successors and/or assigns. This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1-5, 8, 10, 11(a)(b), 16-18, & 20 if applicable.

The field work was completed March 3, 2022.
Date of Plat or Map: March 4, 2022.
Rev. June 15, 2022
Nicholas J. Del Valle
Nicholas J. Del Valle, P.S. 8822
Korda-Nemeth Engineering, Inc.



No.	Northing	Easting	Elevation	Description
1	759156.673	1882164.924	1034.59	5/8"x30" Iron Pin Set
2	758975.050	1882240.782	1038.30	5/8"x30" Iron Pin Set
3	758978.352	1882411.173	1036.02	5/8"x30" Iron Pin Set
4	758975.762	1882649.360	1036.76	5/8"x30" Iron Pin Set
5	759139.245	1882654.847	1036.41	5/8"x30" Iron Pin Set
6	759131.762	1882351.290	1035.13	5/8"x30" Iron Pin Set

*The project is based on State Plane Coordinates Ohio South Zone NAD 83 with 2011 NSRS adjustment.

No.	Elevation	Description
1	1033.52	Chiseled 'X' on the northeasterly corner of the curb inlet located on the east side of North High Street, approximately 350' north of Main Street (SR 161).
2	1036.17	Chiseled Square on the top of curb along the east side of North High Street, approximately 200' north of Main Street (SR 161).
3	1037.49	Chiseled Square on the top of curb along the westerly edge of the New Albany Exchange condominium parking lot, approximately 100' south of Ginko Alley.
4	1034.36	Cotton Gin Spike set in the south side of a 42" Oak tree located along the northerly edge of the subject property, approximately 175' west of the terminus of Ginko Alley.

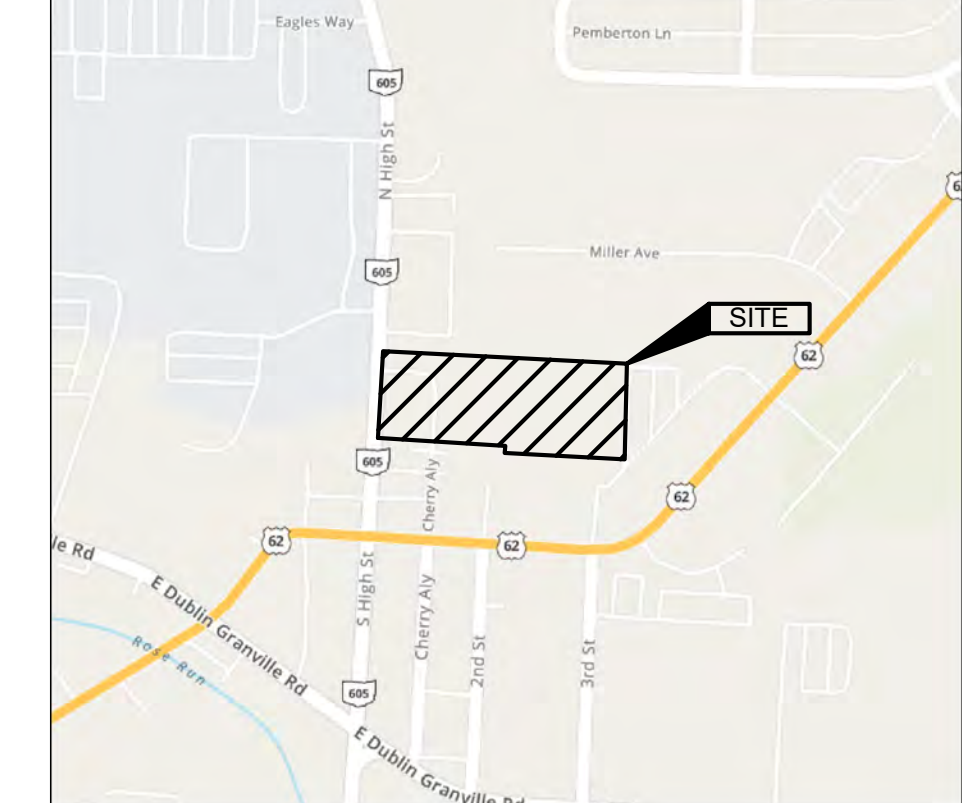
*Elevations are based on NAVD 1988.

Owner	Parcel
Khaled Amr, Trustee of the Khaled Amr Dynasty Revocable Living Trust PID 222-000086 Inst. 201409300128483 Property 3 - Parcel 1	4
Khaled Amr, Trustee of the Khaled Amr Dynasty Revocable Living Trust PID 222-000086 Inst. 201409300128483 Property 1 - Parcel 2	2
Khaled Amr, Trustee of the Khaled Amr Dynasty Revocable Living Trust PID 222-000085 Inst. 201707260101959 Property 2	3
Khaled Amr, Trustee of the Khaled Amr Dynasty Revocable Living Trust PID 222-000060 Inst. 201407020083906 Property 3 - Tract 1 - Parcel 1	7
Khaled Amr, Trustee of the Khaled Amr Dynasty Revocable Living Trust PID 222-000060 Inst. 201407020083906 Property 3 - Tract 2	5
Khaled Amr, Trustee of the Khaled Amr Dynasty Revocable Living Trust PID 222-000051 Inst. 201510060141731 Property 5	9

	Building/Wall
	Curb
	Curb and Gutter
	Pavement/Walk
	Index Contour
	Intermediate Contour
	Water line
	Gas Line
	Sanitary Sewer
	Storm Sewer
	Manhole
	Open Grate Manhole
	Curb Inlet
	Valve
	Underground Electric line
	Underground Telephone line
	Underground Fiber Optic
	Power Pole
	Light Pole
	Fence
	Right of Way Line
	Easement Line
	Property Line
	Original Subdivision Lot Lines
	Further route of utility unknown
	Tree Line/Shrub Line

	Bushes
	Trees
	Electric Pull Box
	Telephone Pull Box/Pedestal
	Air Conditioning Unit
	Fire Hydrant
	Telephone Line Marker
	Gas Line Marker
	Top of Casting Elevation
	Information Obtained From Record Plan
	Abandoned Utility
	Spot Elevation
	Top of Curb Elevation
	Bottom of Curb Elevation
	Control Point
	Sign
	Concrete Pavement, Walk, Slab
	Brick Walk
	5/8"x30" Iron Pin Set

Location Map NTS

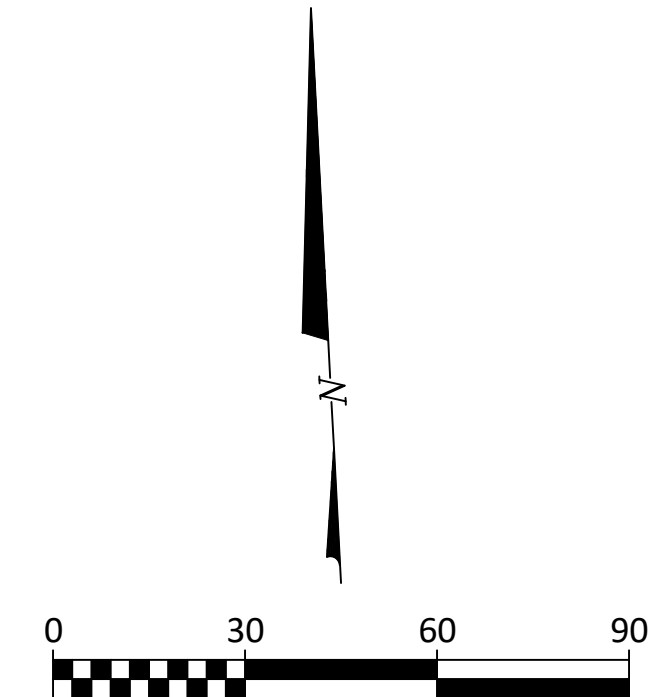
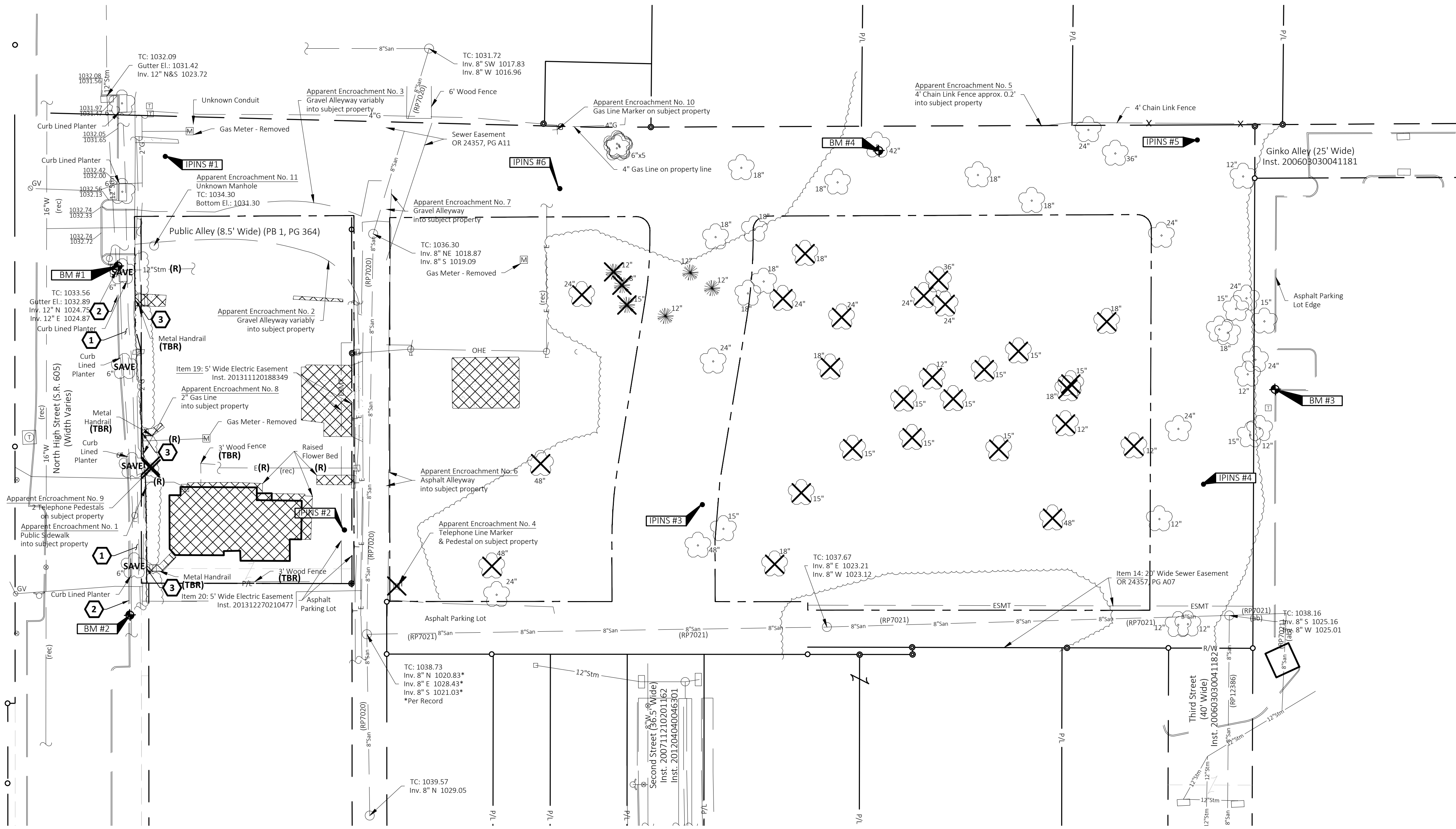


KORDA Korda/Nemeth Engineering, Inc. - Consulting Engineers
1650 Watermark Drive, Suite 200 - Columbus, Ohio 43215-7010
TEL 614-467-1650 FAX 614-467-8991 WEB www.korda.com

Lots 19 & 20 and Part of Lot 21
Village of New Albany and
Part of Lot 39, Township 2, Range 17
United States Military Lands
New Albany, Franklin County, Ohio

FIELD	DRAWN	CHECKED	JOB NO.	DATE	SCALE	SHEET NUMBER
JLL	NJD	TWM	2021-7461	3/4/22 Rev. 6/15/22	1" = 30'	TS1

FILE: H:\PROJECTS\2021\2021 SURVEYING\2021\7461 HIGH STREET DEVELOPMENT NEW ALBANY SURVEY\BASED\WG\2021\7461 TS.DWG SAVED DATE: 15-Jun-2022 1:55 PM PLOT DATE: 01/19/2022 1:55 PM PLOT DATE: 01/19/2022 1:55 PM SAVED BY: NDELVALLE



DEMOLITION LEGEND

- EXISTING**
REFER TO SHEET TS1
- PROPOSED**
- REMOVE EXISTING ASPHALT, GRAVEL, AND CONCRETE PAVEMENT, CONCRETE SIDEWALK, BUILDING FOUNDATION, AND PAVEMENT BASE MATERIALS
 - REMOVE EXISTING TREE
 - PROTECT EXISTING TREE TO REMAIN
 - LIMITS OF DISTURBANCE

GENERAL NOTES:

1. SITE SURVEY PERFORMED BY _____, DATED _____. REFER TO SHEET _____ FOR ALL EXISTING SITE FEATURES.
2. DISPOSE OF CONSTRUCTION DEBRIS OFF-SITE IN ACCORDANCE WITH LOCAL CODES.
3. REMOVE AND DISPOSE OF ON SITE FEATURES AS SHOWN ON THE PLAN.
4. SAW-CUT EXISTING PAVEMENT AT LIMITS OF PAVEMENT REMOVAL TO FULL DEPTH USING CARE TO CUT NEAT, STRAIGHT LINES. CUT AT EXISTING JOINTS WHERE POSSIBLE.
5. CONTRACTOR TO PROTECT EXISTING SITE FEATURES TO REMAIN OUTSIDE CONSTRUCTION LIMITS. REPAIR ANY DAMAGE TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST.
6. CONTROL DUST AT THE SITE. PROVIDE STREET CLEANING WHEN NECESSARY, AND WHEN REQUESTED BY OWNER.
7. GRADE SITE DURING CONSTRUCTION TO PROVIDE POSITIVE DRAINAGE TO EXISTING AND/OR PROPOSED STORM WATER MANAGEMENT SYSTEMS.
8. PERFORM WORK IN ACCORDANCE WITH LOCAL CODES AND REGULATIONS.

(X) CODED NOTES:

1. PROTECT EXISTING PAVEMENT/SIDEWALK TO REMAIN.
2. PROTECT EXISTING CONCRETE CURB OR CURB AND GUTTER TO REMAIN.
3. SAWCUT EXISTING PAVEMENT WITH NEAT, STRAIGHT LINES. MATCH EXISTING PAVEMENT GRADE AT THIS POINT.
4. PROTECT EXISTING UTILITY STRUCTURE TO REMAIN. ADJUST TO FINAL GRADE.



CLIENT

CONTRACTOR

STRUCTURE

PLANT

UTILITIES

ENCROACHMENTS

ASPHALT PAVEMENT

CONCRETE PAVEMENT

CONCRETE SIDEWALK

CONCRETE FOUNDATION

ASPHALT DRIVE

CONCRETE DRIVE

ASPHALT SIDEWALK

CONCRETE SIDEWALK

CONCRETE FOUNDATION

ASPHALT DRIVE

HORUS & RA - NEW ALBANY

49 EAST THIRD AVENUE
COLUMBUS OHIO 43201
ADDRESS 2 CITY, STATE, ZIP

DRAWING SET ©2024 archall architects llc

	preliminary
	check set
	bid
	permit
	construction

	1	
	2	
	3	
	4	

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NOT FOR CONSTRUCTION

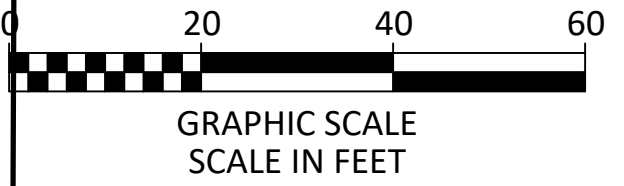
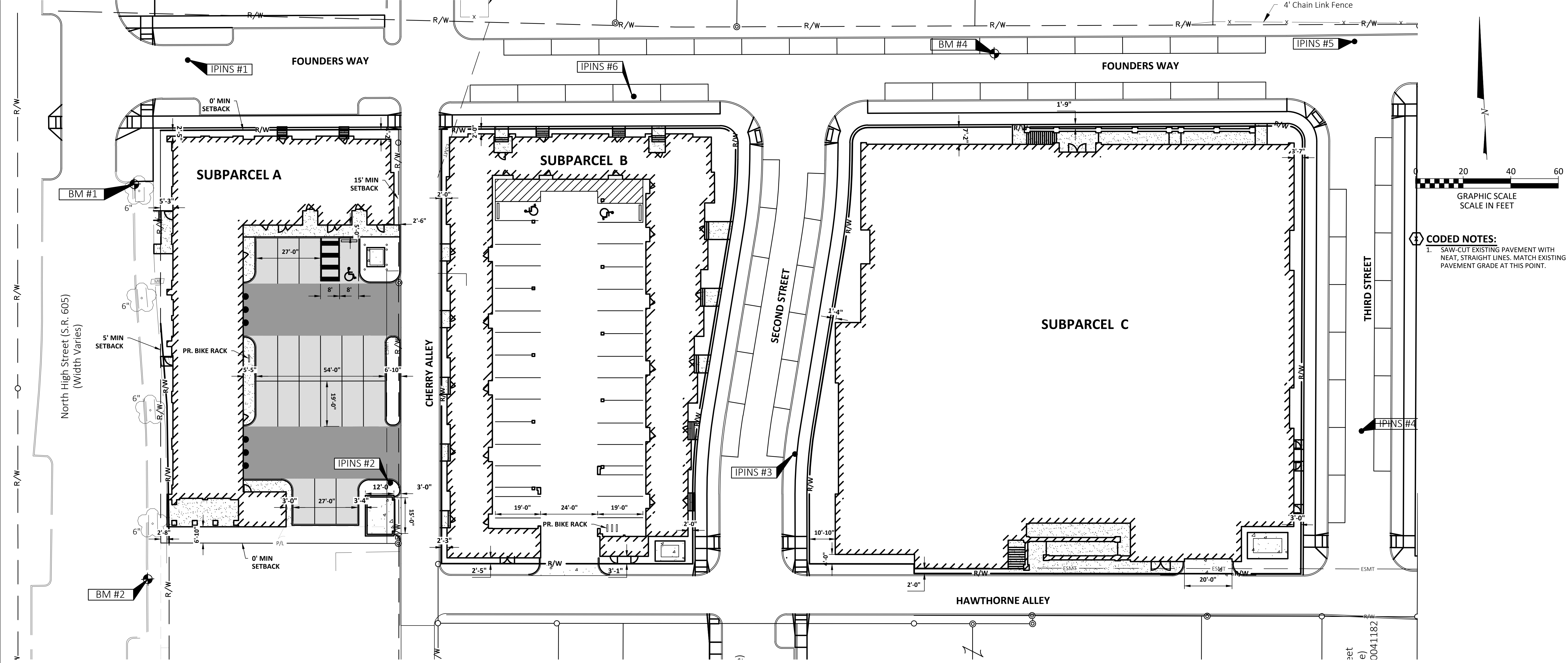
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	SCHEMATICS
	DESIGN DEVELOPMENT
	WORKING DRAWINGS FOR REVIEW

KORDA
KORDA / NEMETH ENGINEERING
1650 WATERMARK DRIVE
SUITE 200
COLUMBUS, OHIO 43215

DRAWN BY: KEVIN G. WIRFEL
DESIGNED BY: KEVIN G. WIRFEL
CHECKED BY: ERIC J. WALSH
PROJECT NUMBER:

PROJECT NUMBER: 024XXX
SHEET TITLE: DEMOLITION PLAN
SHEET NUMBER: C0.1

archall architects
614.469.7500
480.424.4585
49 E Third Ave | Columbus, OH 43201
7702 E Boulevard | Scottsdale, AZ 85258



CODED NOTES:
 1. SAW-CUT EXISTING PAVEMENT WITH NEAT, STRAIGHT LINES. MATCH EXISTING PAVEMENT GRADE AT THIS POINT.

- GENERAL NOTES:**
- DIMENSIONS AND COORDINATES ARE GIVEN TO FACE OF CURB AND FACE OF BUILDING UNLESS OTHERWISE NOTED.
 - CURB AND SIDEWALK RADII SHALL BE 5'-0" UNLESS OTHERWISE NOTED.
 - PROVIDE STRIPING AND SYMBOLS AS SHOWN PER ODOT ITEM 641 AND 642. PROVIDE STRIPING PAINT WITH GLASS BEADS. PROVIDE TYPE I OR TYPE IA PAINT IN ACCORDANCE WITH ODOT ITEM 642 DEPENDING ON TEMPERATURE CONDITIONS AT THE TIME OF APPLICATION. TYPICAL LINE WIDTH SHALL BE 4 INCHES, COLOR WHITE. PROVIDE TWO COATS.
 - STANDARD PARKING STALL DIMENSIONS ARE 9'-0" IN WIDTH BY 18'-0" IN LENGTH UNLESS OTHERWISE NOTED.
 - SAWCUT FULL DEPTH SIDEWALK AND PAVEMENT WHERE NEW WORK ABUTS EXISTING CONSTRUCTION. TAKE CARE TO PROVIDE NEAT STRAIGHT LINES. PROVIDE PAVEMENT SEALANT PER ODOT ITEM ___ AT JOINT BETWEEN EXISTING AND NEW ASPHALT. REMOVE CONCRETE TO NEAREST JOINT. PROVIDE 1/2" PREFORMED EXPANSION JOINT FILLER BETWEEN NEW AND EXISTING CONSTRUCTION.
 - ANY PROPERTY PINS DAMAGED AS PART OF CONSTRUCTION SHALL BE RESET BY AN OHIO REGISTERED SURVEYOR.
 - PROVIDE HANDICAP ACCESSIBLE PARKING SIGNS AND VAN ACCESSIBLE PARKING SIGNS AS SHOWN ON DETAIL ____. FINAL LOCATION OF SIGNS TO BE DETERMINED BY ARCHITECT.
 - MAINTAIN PEDESTRIAN AND VEHICULAR ACCESS TO ADJACENT BUILDINGS AT ALL TIMES DURING CONSTRUCTION.
 - REFER TO ARCHITECTURAL DRAWINGS FOR ALL SITE SIGNAGE NOT SHOWN ON THIS SHEET.
 - BUILDING COORDINATES PROVIDED FOR BUILDING LOCATION ONLY. REFER TO ARCHITECTURAL PLANS FOR BUILDING LAYOUT.
 - PROVIDE CONCRETE PARKING BLOCKS AT ALL SPACES PER DETAIL ____.
 - PROVIDE CONTROL JOINTS PER DETAIL ____ PROVIDE ISOLATION JOINTS WHERE NEW CONCRETE ABUTS EXISTING STRUCTURES PER DETAIL ____ AND PER SPECIFICATIONS.

STAKING LEGEND

EXISTING	
REFER TO SHEET TS1	
PROPOSED	
	RIGHT-OF-WAY
	EASEMENT
	BUILDING/WALL
	CURB AND GUTTER PER DETAIL X/X
	STRAIGHT CURB PER DETAIL X/X
	PAVEMENT
	WALK
	BOLLARD PER DETAIL X/X
	PAINTED WHEELCHAIR SYMBOL
	SIGN PER DETAIL X/X
	HANDICAPPED PARKING SIGN PER DETAIL X/X
	PAVEMENT MARKING
	HEAVY DUTY ASPHALT PER DETAIL X/X
	LIGHT DUTY ASPHALT PER DETAIL X/X
	CONCRETE PAVEMENT OR SIDEWALK PER DETAIL X/X
	HEAVY DUTY CONCRETE PAVEMENT PER DETAIL X/X

PRINT DATE: XX/XX/2024 00:00:00 AM



CLIENT _____

CONTRACTOR _____

STRUCTURE _____

FILE _____

HORUS & RA - NEW ALBANY

49 EAST THIRD AVENUE
 COLUMBUS OHIO 43201
 ADDRESS 2 CITY, STATE, ZIP

DRAWING SET ©2024 archall architects llc

614.469.7500
 460.424.4585
 contact@archall.com
 www.archall.com

49 e third ave | columbus, oh 43201
 7702 e doubltree ranch rd #302 | scottsdale, az 85298

NOT FOR CONSTRUCTION

archall architects

<input type="radio"/> CONCEPTUAL DESIGN	KORDA KORDA / NEMETH ENGINEERING 1650 WATERMARK DRIVE SUITE 200 COLUMBUS, OHIO 43215 DRAWN BY: KEVIN G. WIRFEL DESIGNED BY: KEVIN G. WIRFEL CHECKED BY: ERIC J. WALSH PROJECT NUMBER: _____
<input type="radio"/> SCHEMATICS	
<input checked="" type="radio"/> DESIGN DEVELOPMENT	
<input type="radio"/> WORKING DRAWINGS FOR REVIEW	

PROJECT NUMBER	02400X
SHEET TITLE	
SHEET NUMBER	



CLIENT

CONTRACTOR

STRUCTURE

DATE

PROJECT

DESCRIPTION

ADDRESS 2 CITY, STATE, ZIP

DATE

PROJECT

DESCRIPTION

ADDRESS 2 CITY, STATE, ZIP

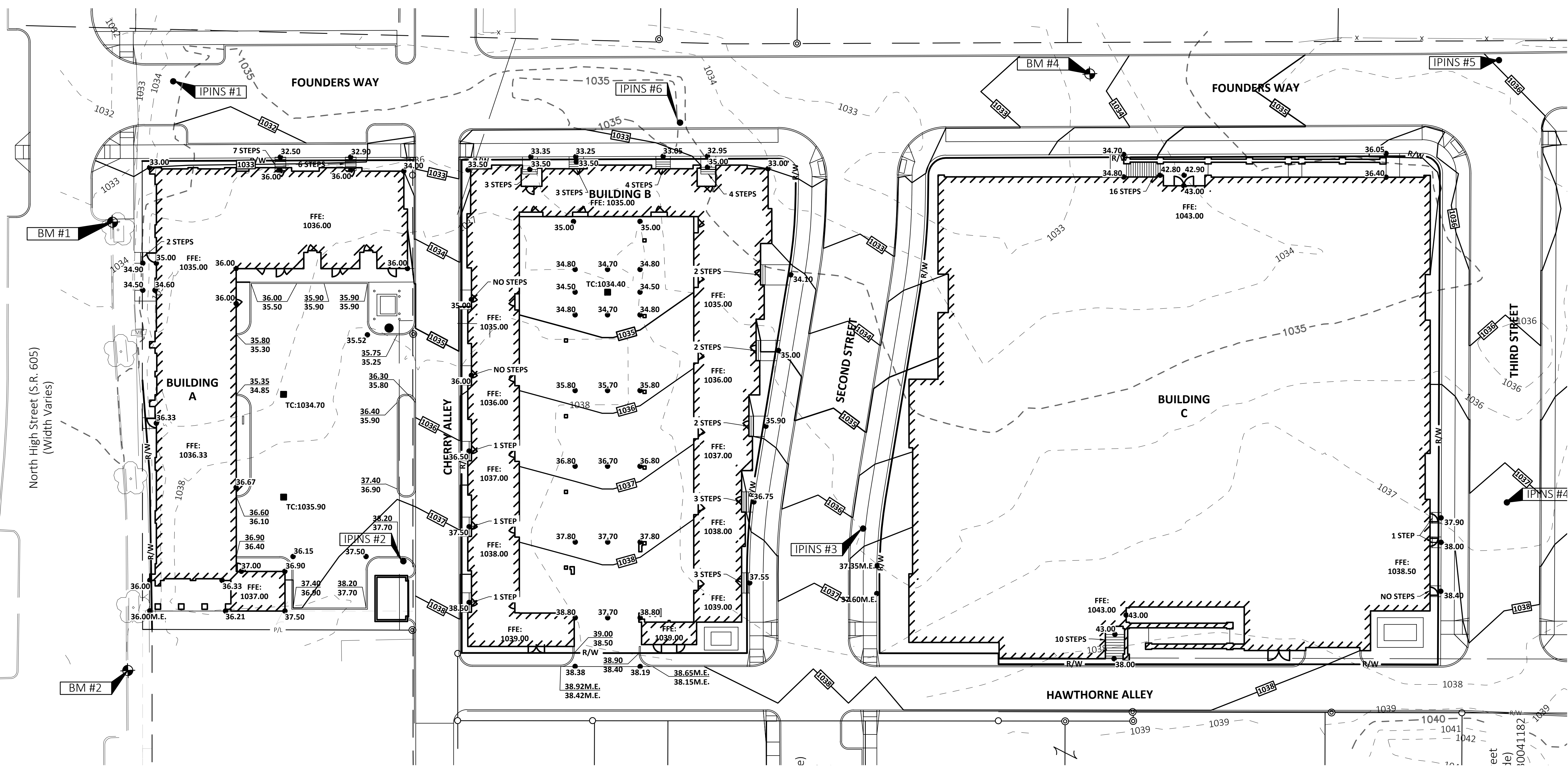
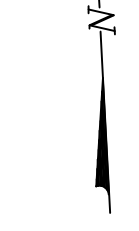
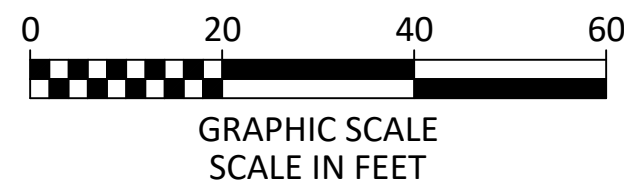
DATE

PROJECT

DESCRIPTION

ADDRESS 2 CITY, STATE, ZIP

DATE



North High Street (S.R. 605)
(Width Varies)

HORUS & RA - NEW ALBANY

49 EAST THIRD AVENUE
COLUMBUS OHIO 43201
ADDRESS 2 CITY, STATE, ZIP

DRAWING SET ©2024 archall architects llc

□	preliminary
□	check set
□	bid
□	permit
□	construction

▲	REVISIONS
▲	
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ASI

SEAL

NOT FOR CONSTRUCTION

archall architects

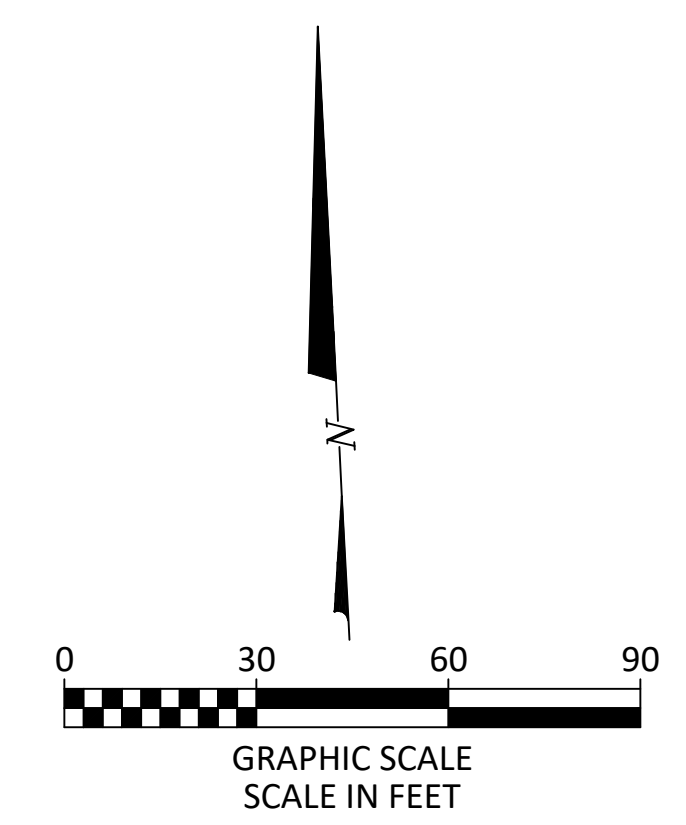
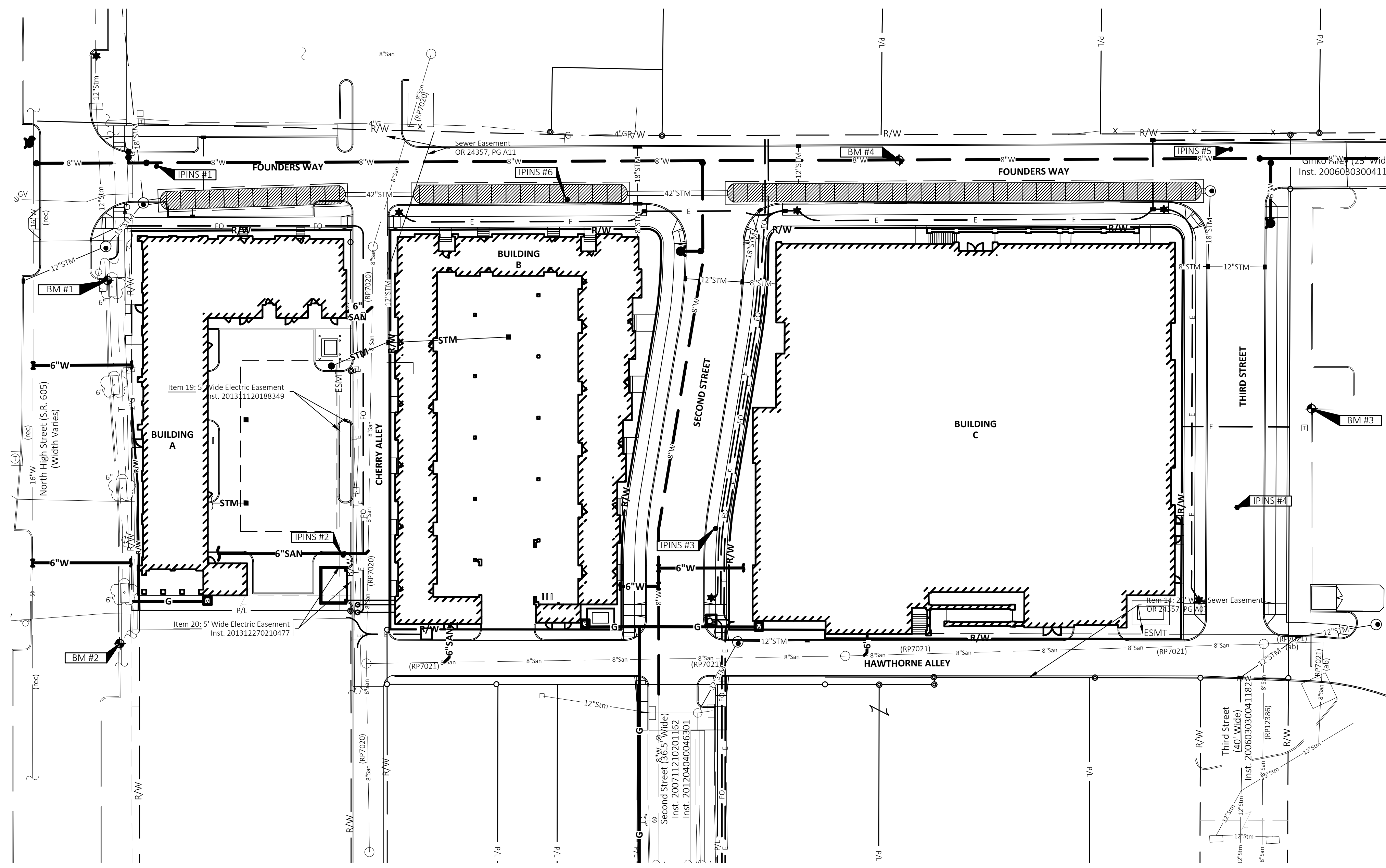
○	CONCEPTUAL DESIGN
○	SCHEMATICS
●	DESIGN DEVELOPMENT
○	WORKING DRAWINGS FOR REVIEW

KORDA
KORDA/ NEMETH ENGINEERING
1650 WATERMARK DRIVE
SUITE 200
COLUMBUS, OHIO 43215

DRAWN BY: KEVIN G. WIRFEL
DESIGNED BY: KEVIN G. WIRFEL
CHECKED BY: ERIC J. WALSH
PROJECT NUMBER:

PROJECT NUMBER	024000
SHEET TITLE	GRADING & STORM SEWER PLAN
SHEET NUMBER	C2.1

PRINT DATE: XX/XX/2024 00:00:00 AM



LEGEND
EXISTING

REFER TO ORIGINAL SURVEY, SHEET TS1

PROPOSED

- W — WATER LINE
- F — FIRE PROTECTION SERVICE LINE
- SAN — SANITARY SEWER
- G — GAS LINE
- E — UNDERGROUND ELECTRIC LINE
- T — UNDERGROUND TELEPHONE LINE
- C — UNDERGROUND CABLE LINE
- L — UNDERGROUND LIGHTING CIRCUIT
- STM — STORM SEWER
- UD — UNDERDRAIN

LOCATION MAP
(NOT TO SCALE)

GENERAL NOTES:

1. OBTAIN ALL PERMITS AND PAY ALL FEES NECESSARY TO COMPLETE THE WORK SHOWN. CONTRACTOR SHALL INCLUDE THE FOLLOWING IN HIS BID FOR WATER LINE AND SANITARY SEWER FEES:
 - DOMESTIC SERVICE TAP IN CHARGE \$ _____
 - CONNECTION CHARGE \$ _____
 - SEWER CONNECTION CHARGE \$ _____
 - DOMESTIC WATER SERVICE CAPACITY CREDIT (\$ _____)
 - SEWER CAPACITY CREDIT (\$ _____)
2. DIMENSIONS AND COORDINATES ARE FROM FACE OF CURB OR EXTERIOR FACE OF BUILDING, UNLESS OTHERWISE NOTED.
3. EXTEND UTILITIES TO WITHIN FIVE (5) FEET OF FACE OF BUILDING, UNLESS OTHERWISE NOTED. COORDINATE EXACT LOCATION WITH PLUMBING CONTRACTOR.
4. REFER TO SHEETS _____ FOR STORM SEWER INFORMATION.
5. MAINTAIN MINIMUM FOUR FOOT ZERO INCH (4'-0") COVER OVER ALL WATERLINES. REFER TO SHEET _____ FOR PROFILE.
6. MAINTAIN MINIMUM EIGHTEEN (18) INCH VERTICAL CLEARANCE FROM THE OUTSIDE OF ANY WATERLINE PIPE TO THE OUTSIDE OF ANY STORM OR SANITARY SEWER.
7. PROVIDE THRUST BLOCKS OR RESTRAINED MECHANICAL JOINT PIPE AT EACH VALVE, TEE, FITTING, OR CHANGE IN DIRECTION OF WATERLINE.
8. REFER TO CITY OF _____ STANDARD DRAWINGS FOR TYPICAL FIRE HYDRANT INSTALLATION DETAILS.
9. ROOF DRAINS, FOUNDATION DRAINS, AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER ARE PROHIBITED.
10. CONNECTION TO EXISTING WATER MAINS SHALL NOT BE PERFORMED UNTIL THE NEW LINES HAVE BEEN SANITIZED AND ALL TESTS HAVE BEEN COMPLETED AS SPECIFIED BY THE CITY OF _____ AND THESE CONTRACT DOCUMENTS.
11. ALL COORDINATES AND ELEVATIONS BASED ON SURVEY PERFORMED BY _____ DATED _____. REFER TO SHEET _____.
12. THE CONTRACTOR SHALL CALL, TOLL FREE, THE OHIO UTILITIES PROTECTION SERVICE (1-800-362-2764) SEVENTY-TWO (72) HOURS PRIOR TO CONSTRUCTION AND SHALL NOTIFY ALL UTILITY COMPANIES AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO WORK IN VICINITY OF THEIR UNDERGROUND LINES.
13. WHERE PLANS PROVIDE FOR A PROPOSED UTILITY TO BE CONNECTED TO, OR CROSS OVER, OR UNDER AN EXISTING UNDERGROUND UTILITY, THE CONTRACTOR SHALL LOCATE THE EXISTING PIPES OR UTILITIES, BOTH AS TO LINE AND GRADE BEFORE STARTING TO LAY THE PROPOSED UTILITY. THESE LOCATIONS ARE NOTED THUS: **EXPOSE**. IF IT IS DETERMINED THAT THE ELEVATION OF THE EXPOSED UTILITY DIFFERS FROM THE PLAN ELEVATION, RESULTS IN A CHANGE IN THE PLAN SEWER SLOPE, OR WILL INTERSECT AN EXISTING UTILITY AS SHOWN ON THE PLAN, THE ENGINEER SHALL BE NOTIFIED BEFORE STARTING CONSTRUCTION OF ANY PORTION OF THE PROPOSED UTILITY WHICH WILL BE AFFECTED BY THE VARIANCE IN THE EXISTING ELEVATIONS.
14. ALL AREAS DISTURBED BY UTILITY CONSTRUCTION SHALL BE RESTORED TO THE ORIGINAL CONDITION TO THE SATISFACTION OF THE OWNER. CONTRACTOR SHALL SAW CUT PAVEMENT AT LIMITS OF REMOVAL, WITH NEAT STRAIGHT LINES TO A FULL DEPTH. REMOVE CONCRETE SIDEWALK AND CURB AND GUTTER AT NEAREST JOINT. PROVIDE JOINTS BETWEEN NEW AND EXISTING ASPHALT.
15. PERFORM ALL UTILITY WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND CITY OF COLUMBUS STANDARDS. IN CASE OF A DISCREPANCY BETWEEN THESE CONTRACT DOCUMENTS AND CITY OF COLUMBUS STANDARDS, THE CITY OF COLUMBUS STANDARDS SHALL GOVERN.
16. SUPPORT AND PROTECT ALL UTILITIES EXPOSED DURING EXCAVATION AND TRENCHING.
17. ANY REQUIRED WATERLINE SHUT-DOWNS SHALL BE COORDINATED WITH THE OWNER AND/OR THE CITY.
18. SANITARY SEWER NOTE: CONNECTION TO SANITARY SEWER CANNOT BE MADE WITHOUT OBTAINING A PERMIT FROM SEWER PERMIT OFFICE 111 N. FRONT STREET (614) 645-7490.

CODED NOTES:

1. GAS TAP, SERVICE LINE, AND CURB BOX TO ONE FOOT ZERO INCHES (1'-0") INSIDE RIGHT-OF-WAY BY COLUMBIA GAS. SITE CONTRACTOR SHALL PROVIDE AND INSTALL GAS SERVICE LINE FROM CURB BOX TO FIVE FEET ZERO INCHES (5'-0") UPSTREAM OF METER SETTING. MECHANICAL CONTRACTOR TO INSTALL METER SETTING AND SERVICE LINE FOR FIVE FEET ZERO INCHES (5'-0") EACH SIDE OF METER SETTING. SITE CONTRACTOR TO PROVIDE AND INSTALL GAS SERVICE LINE FROM FIVE FEET ZERO INCHES (5'-0") DOWNSTREAM OF METER SETTING TO FACE OF BUILDING PER DETAIL B, THIS SHEET. PROTECT GAS METER SETTING WITH BOLLARDS ON THREE SIDES AS SHOWN. REFER TO ARCHITECTURAL DRAWINGS FOR BOLLARD DETAIL.
- 2.

CONTROL POINTS				
No.	Northing	Easting	Elevation	Description
1	759156.673	1882164.924	1034.59	5/8"x30" Iron Pin Set
2	758975.050	1882240.782	1038.30	5/8"x30" Iron Pin Set
3	758978.352	1882411.173	1036.02	5/8"x30" Iron Pin Set
4	758975.762	1882649.360	1036.76	5/8"x30" Iron Pin Set
5	759139.245	1882654.847	1036.41	5/8"x30" Iron Pin Set
6	759131.762	1882351.290	1035.13	5/8"x30" Iron Pin Set

*The project is based on State Plane Coordinates Ohio South Zone NAD 83 with 2011 NSRS adjustment.

BENCHMARKS		
No.	Elevation	Description
1	1033.52	Chiseled 'X' on the northeasterly corner of the curb inlet located on the east side of North High Street, approximately 350' north of Main Street (SR 161).
2	1036.17	Chiseled Square on the top of curb along the east side of North High Street, approximately 200' north of Main Street (SR 161).
3	1037.49	Chiseled Square on the top of curb along the westerly edge of the New Albany Exchange condominium parking lot, approximately 100' south of Ginko Alley.
4	1034.36	Cotton Gin Spike set in the south side of a 42" Oak tree located along the northerly edge of the subject property, approximately 175' west of the terminus of Ginko Alley.

*Elevations are based on NAVD 1988.

WATER SERVICE SURVEY COORDINATES			
THE PROJECT IS BASED ON STATE PLANE GRID COORDINATES OHIO SOUTH ZONE NAD 83 WITH 2011 NSRS ADJUSTMENT			
DESCRIPTION	NORTHING	EASTING	EASTING AS-BUILT

EASEMENT REFERENCE				REVISIONS		
CITY NO.	COUNTY RECORDER		GRANTOR	NO.	DESCRIPTION	APPROVAL/DATE
	VOL.	PAGE				

KORDA
Korda/Nemeth Engineering, Inc - Consulting Engineers
1650 Watermark Drive, Suite 200 - Columbus, Ohio 43215-7010
TEL 614-487-1650 - FAX 614-487-8981 - WEB www.korda.com

CITY OF COLUMBUS DIVISION OF WATER APPROVAL

SIGNATURE BELOW SIGNIFIES CONCURRENCE WITH THE GENERAL PURPOSE AND GENERAL LOCATION OF THE PROJECT. ALL TECHNICAL DETAILS REMAIN THE RESPONSIBILITY OF THE ENGINEER PREPARING THE PLANS.

DATE: _____

NEW ALBANY VILLAGE CENTER

DATE: _____



WSPXXX

SHEET: 1/3

DRAWN BY:
J. BURKART
CHECKED BY:
J. BURKART
DATE:
12.11.2024

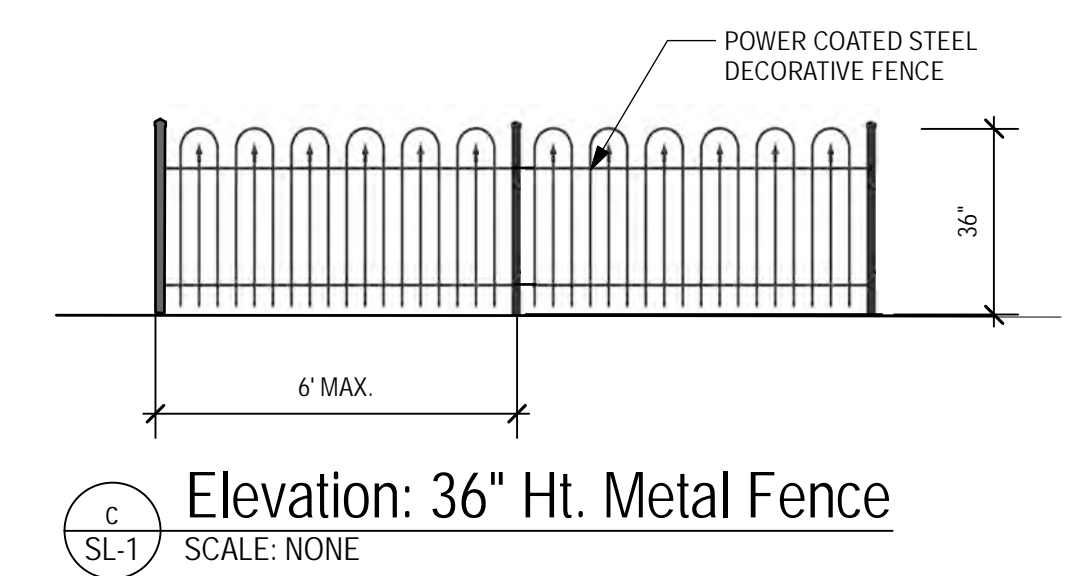
REVISIONS:
12.26.24
12.27.24

DRAWING PHASE:
 SCHEMATIC
 DESIGN DEVELOPMENT
 CONSTRUCTION DOCUMENT
 PERMIT SET
 BID SET

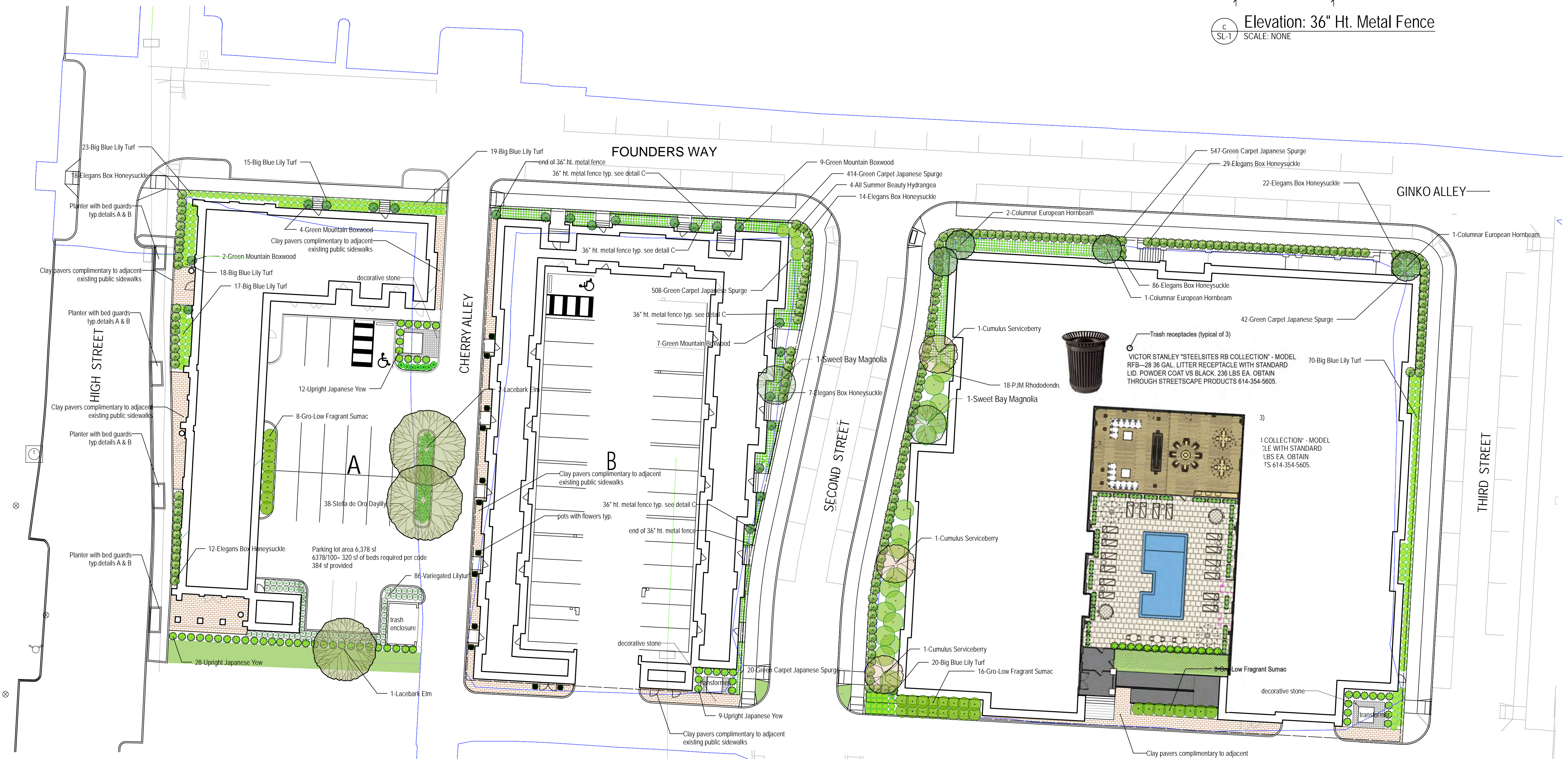
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PROJECT:
New Albany Square
New Albany, Ohio

JBA #:
SHEET:
SP-1



Elevation: 36" Ht. Metal Fence
SCALE: NONE

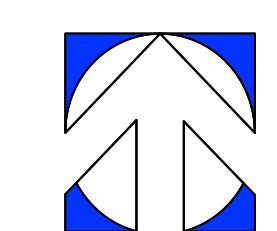


Plant Materials List

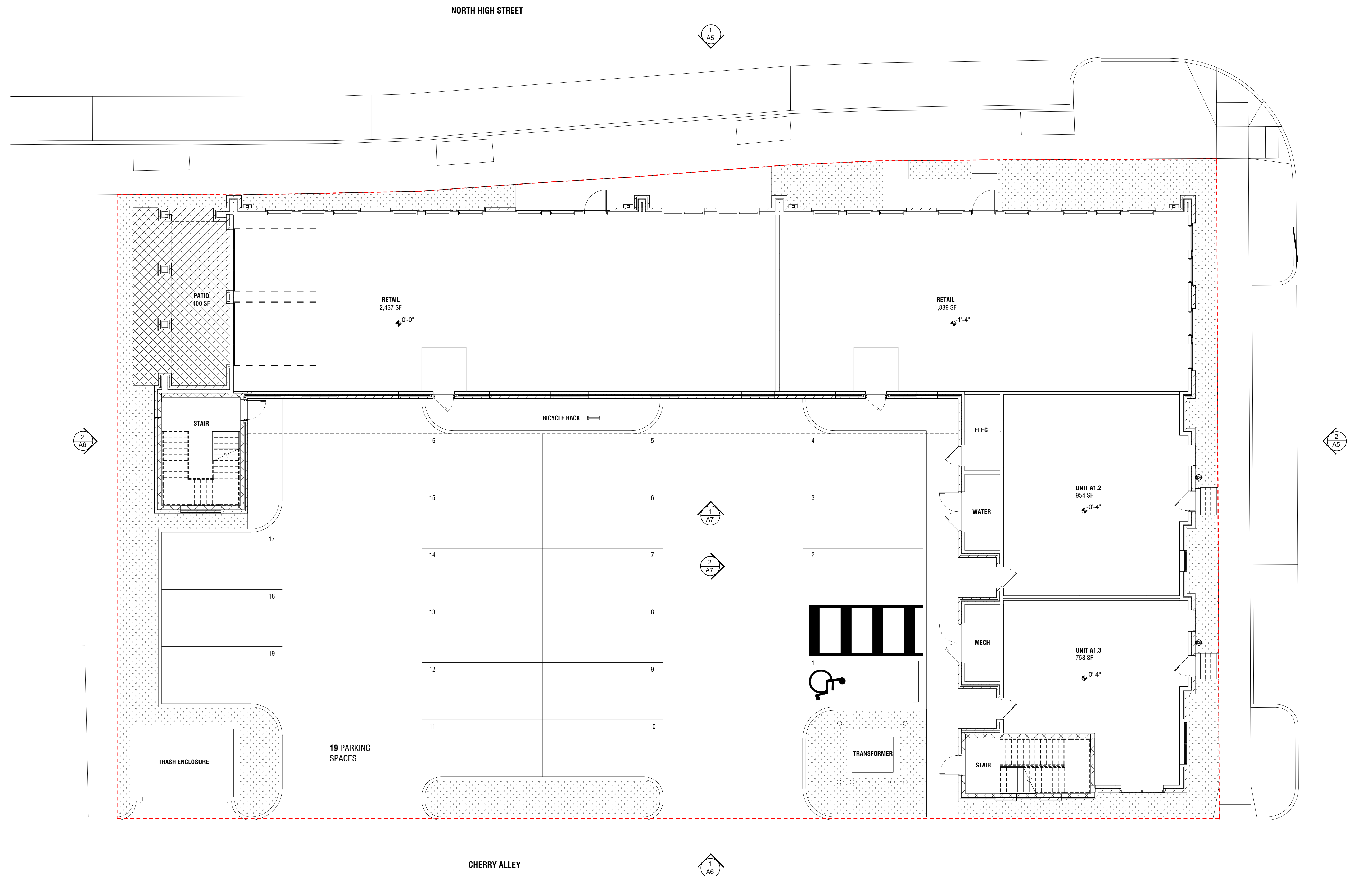
Quantity	Common Name	Botanical Name	Size	Root / Remarks
Deciduous Trees				
3	Lacebark Elm	Ulmus parvifolia	2.5" to 3.0" Cal.	B&B- 5' min. branch ht.
4	Columnar European Hornbeam	Carpinus betulus 'Fastigiata'	2.0" to 2.5" Cal.	B&B
Ornamental Trees				
3	Cumulus Serviceberry	Amelanchier laevis 'Cumulus'	8" to 10' Ht. Multi-stem	B&B / Multi-stemmed
2	Sweet Bay Magnolia	Magnolia virginiana	8'-10' Ht. Multi-stem	B&B
Deciduous Shrubs				
188	Elegans Box Honeysuckle	Lonicera nitida 'Elegans'	18" to 24"	Cont.
4	All Summer Beauty Hydrangea	Hydrangea macrophylla 'All Sumn30"		Cont.
32	Gro-Low Fragrant Sumac	Rhus aromatica 'Gro-Low'	18" to 24"	Cont.
Evergreen Shrubs				
61	Upright Japanese Yew	Taxus cuspidata 'Fastigiata'	6' Ht.	Cont.
18	PJM Rhododendron	Rhododendron 'PJM'	18" to 24"	Cont.
Perennials				
45	Stella de Oro Daylily	Hemerocallis x 'Stella de Oro'	1 Gal.	Cont.
86	Variegated Lilyturf	Liriope muscari 'Variegata'	1 Gal.	Cont.
182	Big Blue Lily Turf	Liriope muscari	1 Gal.	Cont.
Groundcovers				
1531	Green Carpet Japanese Spurge	Pachysandra terminalis 'Green C:2.25" PP.		Cont.

Notes: Plant material size refers to Height unless otherwise noted.
All plant material shall conform to the standards of the American Association of Nurserymen and shall have passed any inspections required.

Landscape Plan
Scale: 1" = 20'-0"



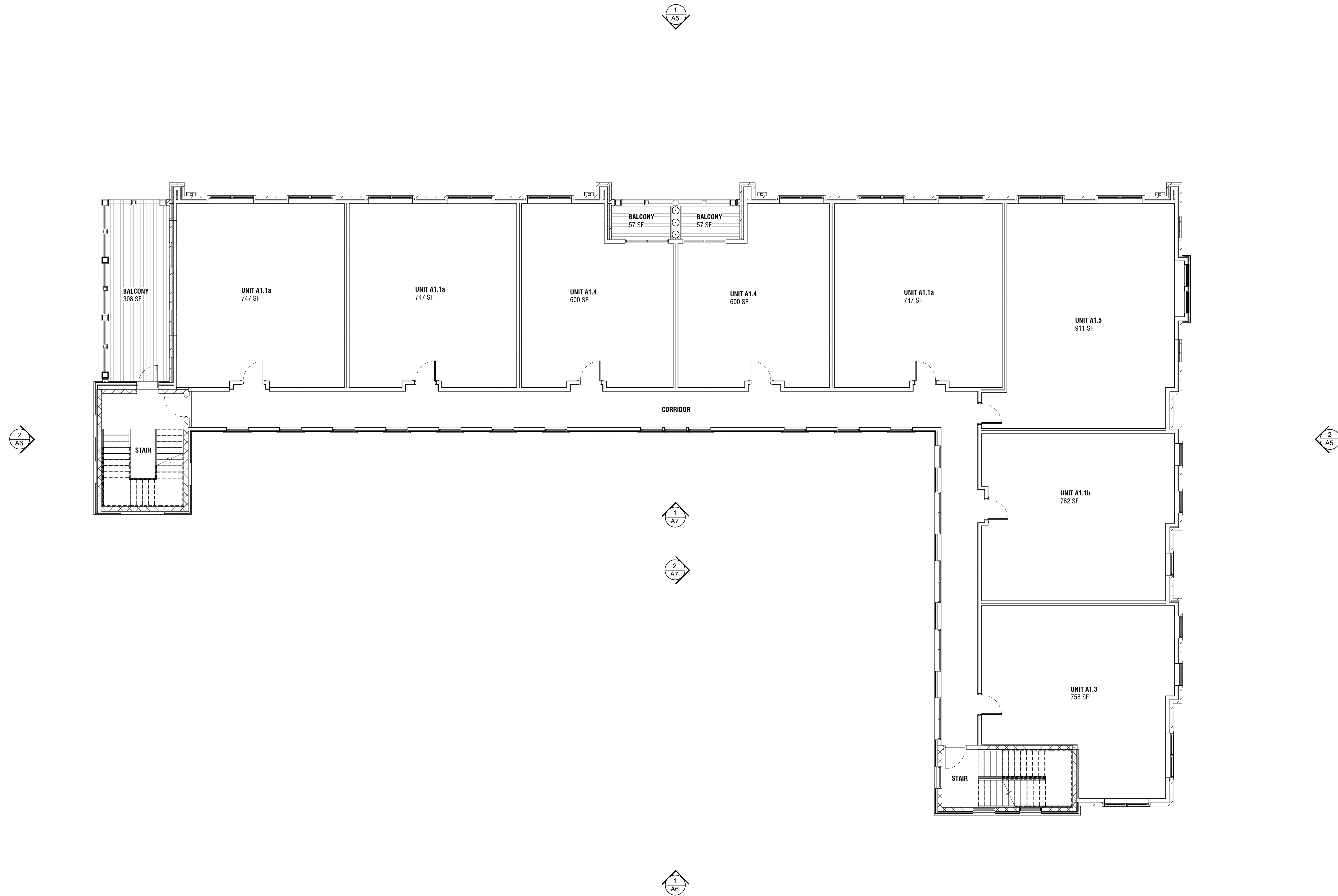
JBA
DISTINCTIVE LANDSCAPE ARCHITECTURE
JAMES BURKART ASSOCIATES, INC. P.O. BOX 14
ROQUETTE, OH 43086, 614.885.5699
www.jamesburkart.com



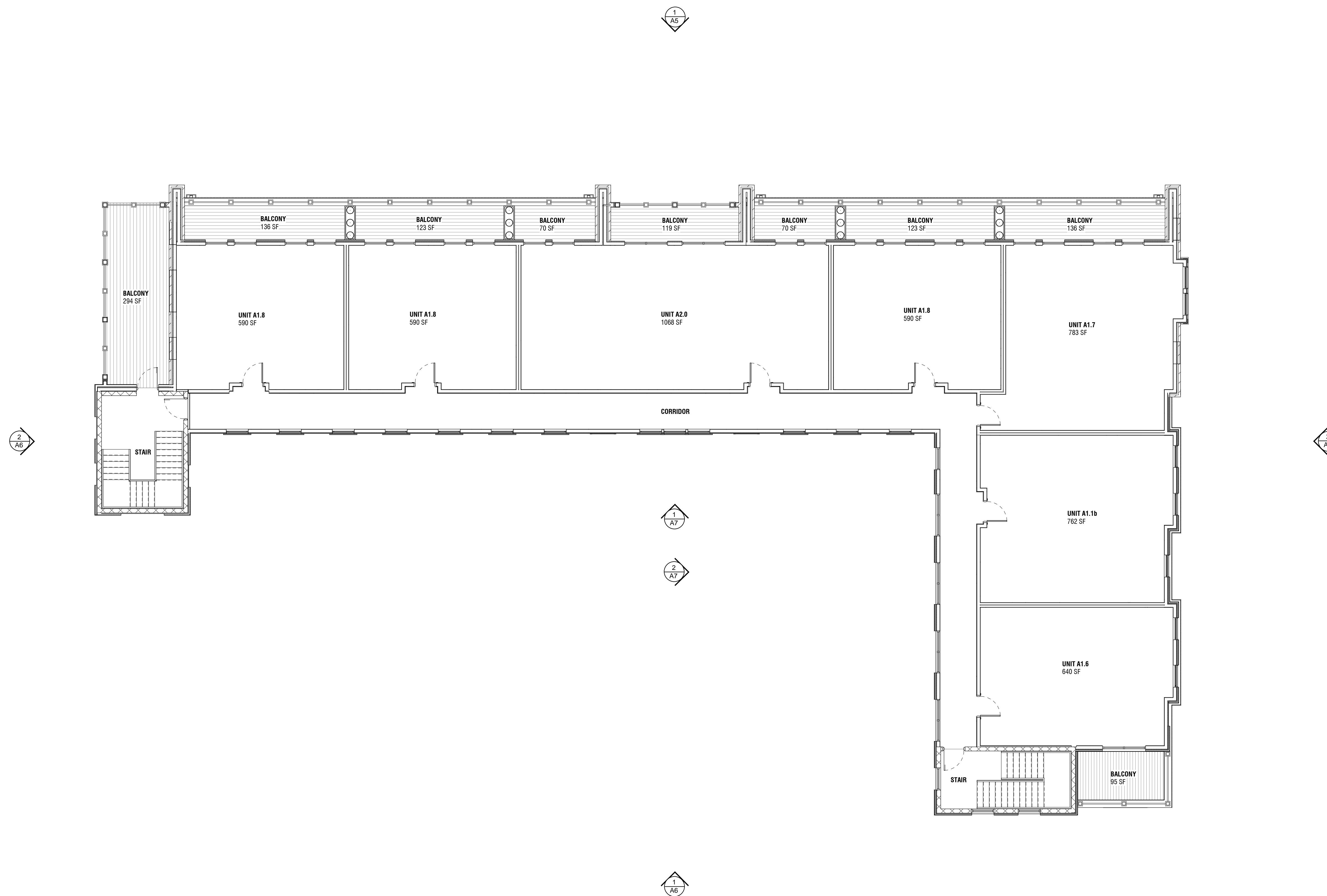
01 LEVEL
1 FLOOR PLAN
 SCALE 1/8" = 1'-0"

New Albany Village Center
 01 LEVEL - OVERALL FLOOR PLAN | 12 | 27 | 2024

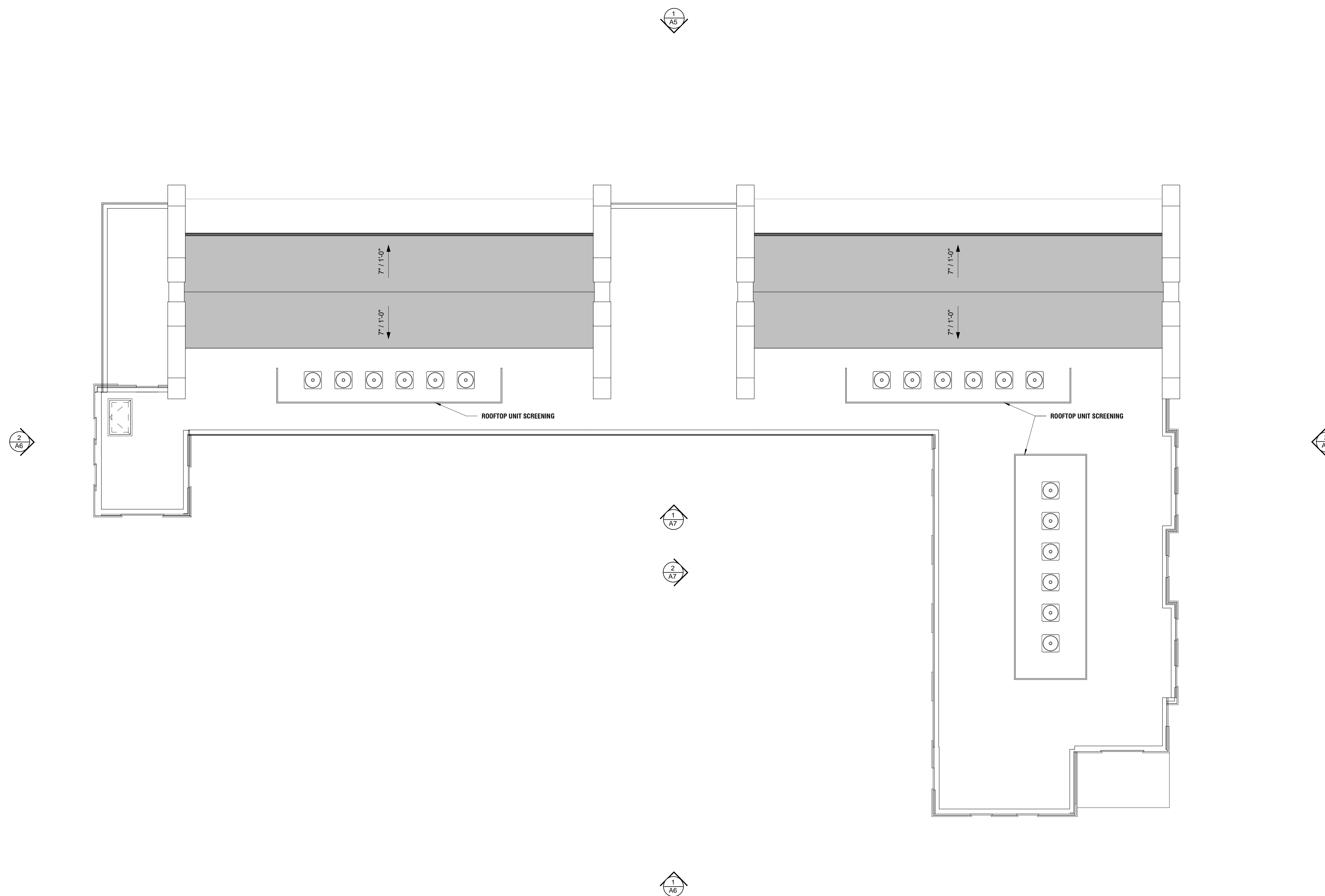




02 LEVEL
1 FLOOR PLAN
 SCALE 1/8" = 1'-0"



03 LEVEL
1 FLOOR PLAN
 SCALE 1/8" = 1'-0"



1 ROOF FLOOR PLAN
SCALE 1/8" = 1'-0"



NORTH - THEISEN DRIVE
2 BUILDING ELEVATION
 SCALE 1/8" = 1'-0"



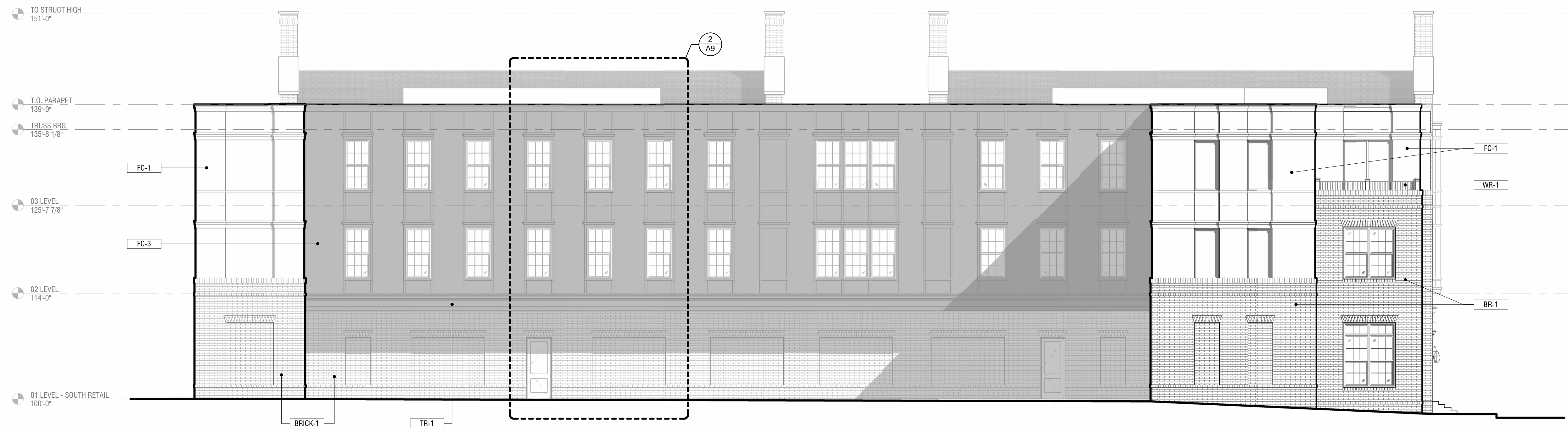
WEST - HIGH STREET
1 BUILDING ELEVATION
 SCALE 1/8" = 1'-0"

MATERIAL LEGEND BUILDING ELEVATIONS

- REFER TO EXTERIOR MATERIALS KEY
- BRICK-1 RED MASONRY BRICK**
 MANUFACTURER: BELDEN
 STYLE: MODULAR
 COLOR: ST. ANNE BLEND
 MORTAR: ARGOS MAGNOLIA SAHARA TYPE W
- STONE-1 CAST STONE**
 MANUFACTURER: READING ROCK
 STYLE: ARCHITECTURAL CAST STONE
 COLOR: CHARLOTTE TAN
- R-1 SHINGLE ROOFING**
 MANUFACTURER: CERTAINTEED SAINT-GOBAIN
 STYLE: GRAND MANOR
 COLOR: COLONIAL SLATE
- FC-1 FIBER CEMENT PANEL (FRY REGLET TRIM)**
 MANUFACTURER: JAMES HARDIE OR EQUAL
 STYLE: HARDIE PANEL AND DECORATIVE TRIM
 TEXTURE: SMOOTH
 COLOR: SHERWIN-WILLIAMS 7035 AESTHETIC WHITE
 NOTE: TO BE PAINTED IN FIELD
- FC-2 FIBER CEMENT PANEL (FRY REGLET TRIM)**
 MANUFACTURER: JAMES HARDIE OR EQUAL
 STYLE: HARDIE PANEL AND DECORATIVE TRIM
 TEXTURE: SMOOTH
 COLOR: SHERWIN-WILLIAMS 7047 PORPOISE
 NOTE: TO BE PAINTED IN FIELD
- FC-3 FIBER CEMENT PANEL (FRY REGLET TRIM)**
 MANUFACTURER: JAMES HARDIE OR EQUAL
 STYLE: HARDIE PANEL AND DECORATIVE TRIM
 TEXTURE: SMOOTH
 COLOR: SHERWIN-WILLIAMS 0037 MORRIS ROOM GREY
 NOTE: TO BE PAINTED IN FIELD
- WR-1 WOOD RAILING**
 COLOR: PAINTED WHITE TO MATCH FC-1
- TR-1 TRIM AND PEDIMENTS**
 COLOR: PAINTED WHITE TO MATCH FC-1
- CL-1 COLUMNS**
 WOOD SQUARE COLUMN INSTALLED OVER POST
 STYLE: TUSCAN 10" SQUARE
 COLOR: PAINTED WHITE TO MATCH FC-1
- DS-1 DOWNSPOUTS + GUTTERS**
 MANUFACTURER: DMI
 STYLE: DYNACLAD K-STYLE GUTTER AND ROUND DOWNSPOUT
 COLOR: CLASSIC BRONZE



SOUTH - PROPERTY LINE
2 BUILDING ELEVATION
 SCALE 1/8" = 1'-0"



EAST - CHERRY ALLEY
1 BUILDING ELEVATION
 SCALE 1/8" = 1'-0"

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 MANUFACTURER: DMI
 STYLE: DYNACLAD K-STYLE GUTTER AND ROUND DOWNSPOUT
 COLOR: CLASSIC BRONZE



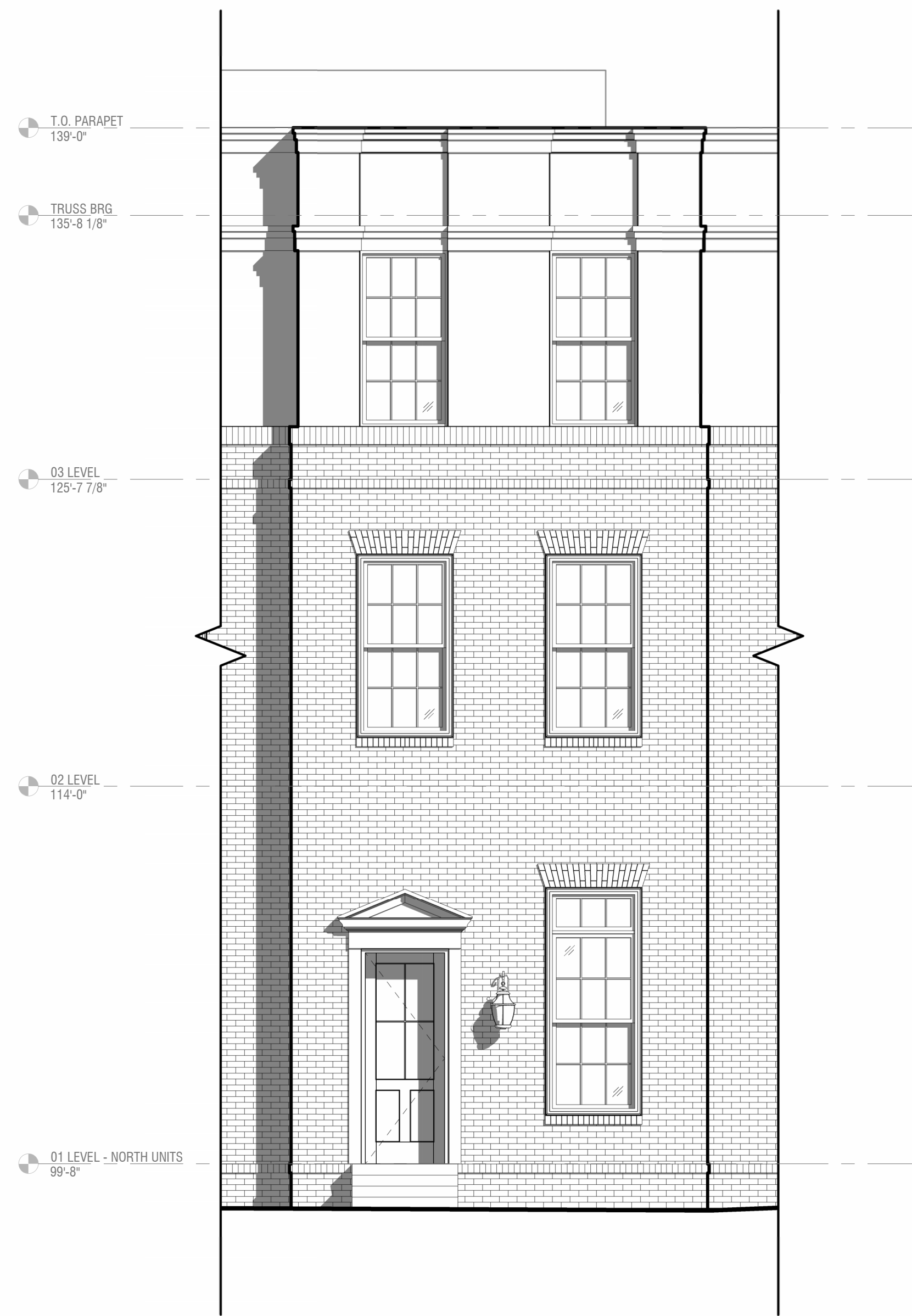
SOUTH - PARKING LOT
2 BUILDING ELEVATION
 SCALE 1/8" = 1'-0"



EAST - PARKING LOT
1 BUILDING ELEVATION
 SCALE 1/8" = 1'-0"

MATERIAL LEGEND BUILDING ELEVATIONS

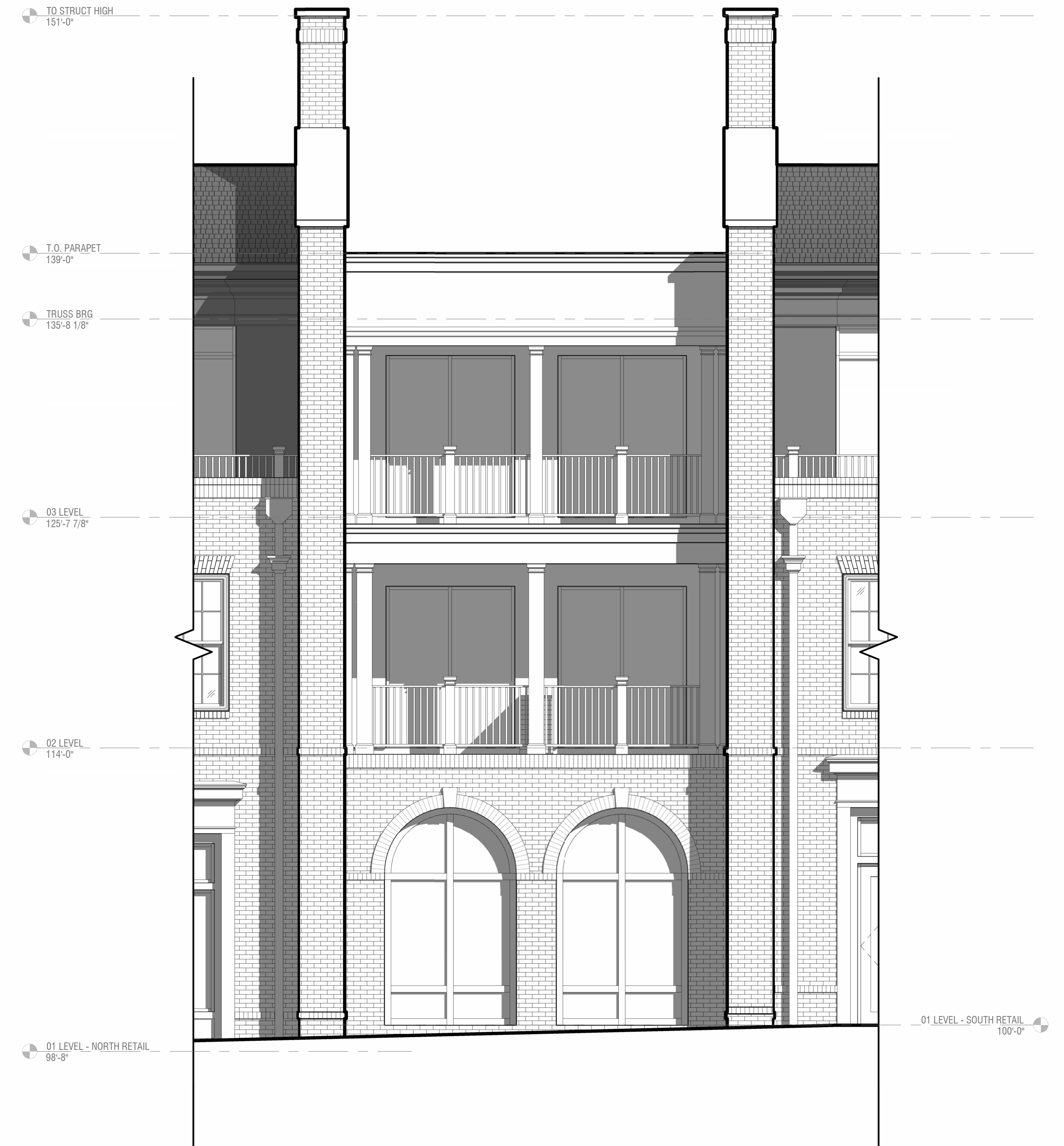
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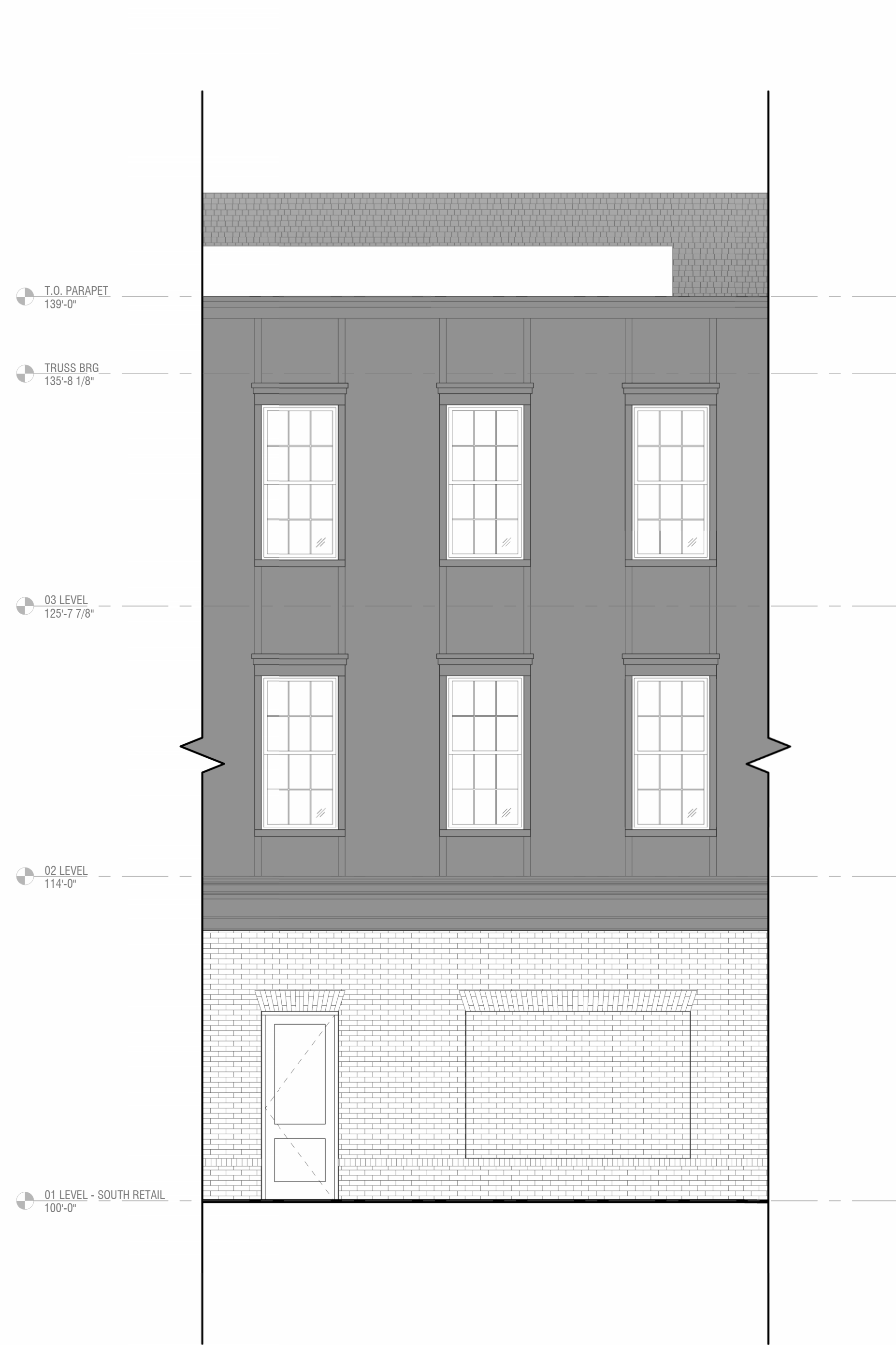
NORTH - THEISEN DRIVE UNIT ENTRY
3 ENLARGED ELEVATION
 SCALE 1/4" = 1'-0"



WEST - HIGH STREET STOREFRONT
2 ENLARGED ELEVATION
 SCALE 1/4" = 1'-0"



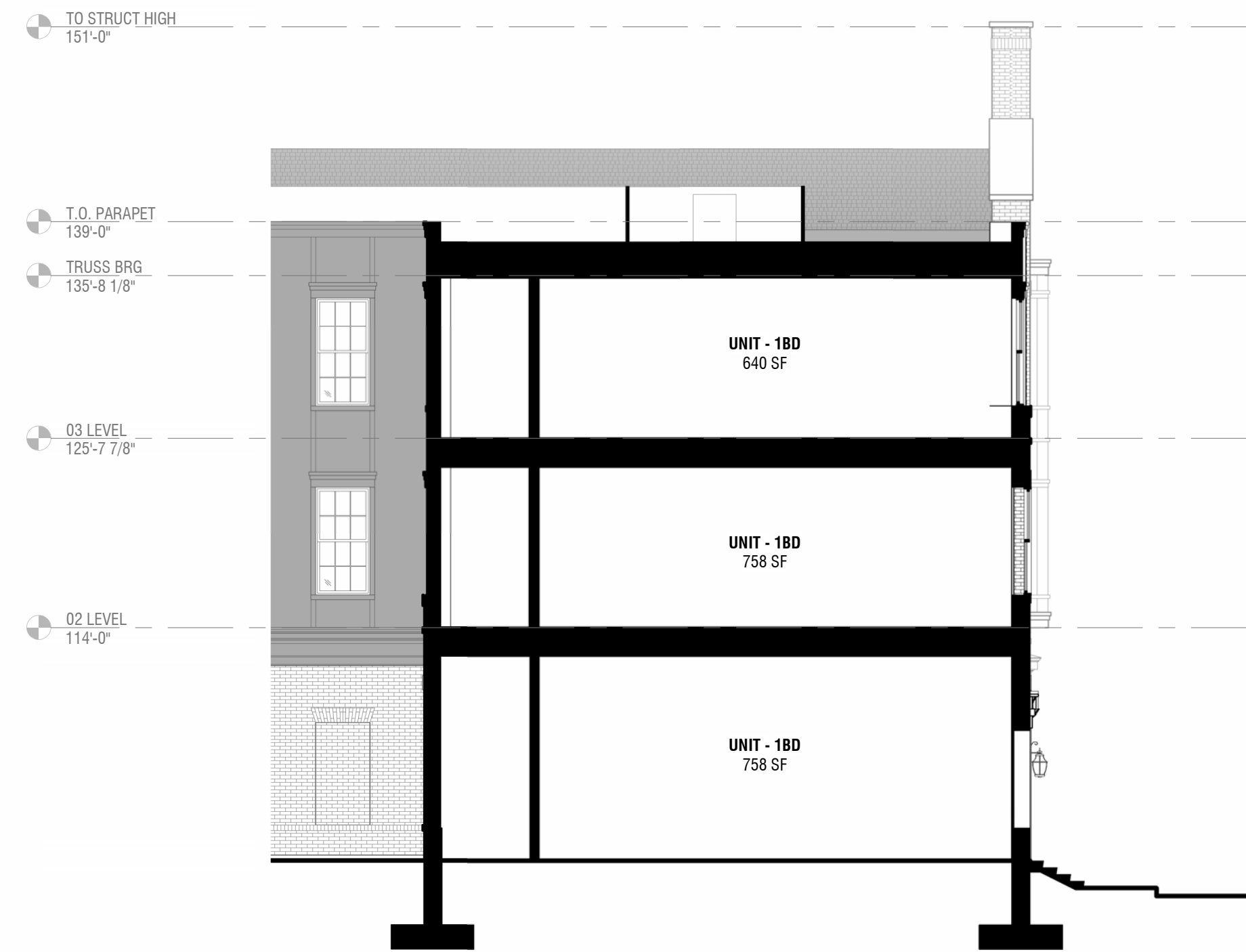
WEST - HIGH STREET CENTRAL BAY
1 ENLARGED ELEVATION
 SCALE 1/4" = 1'-0"



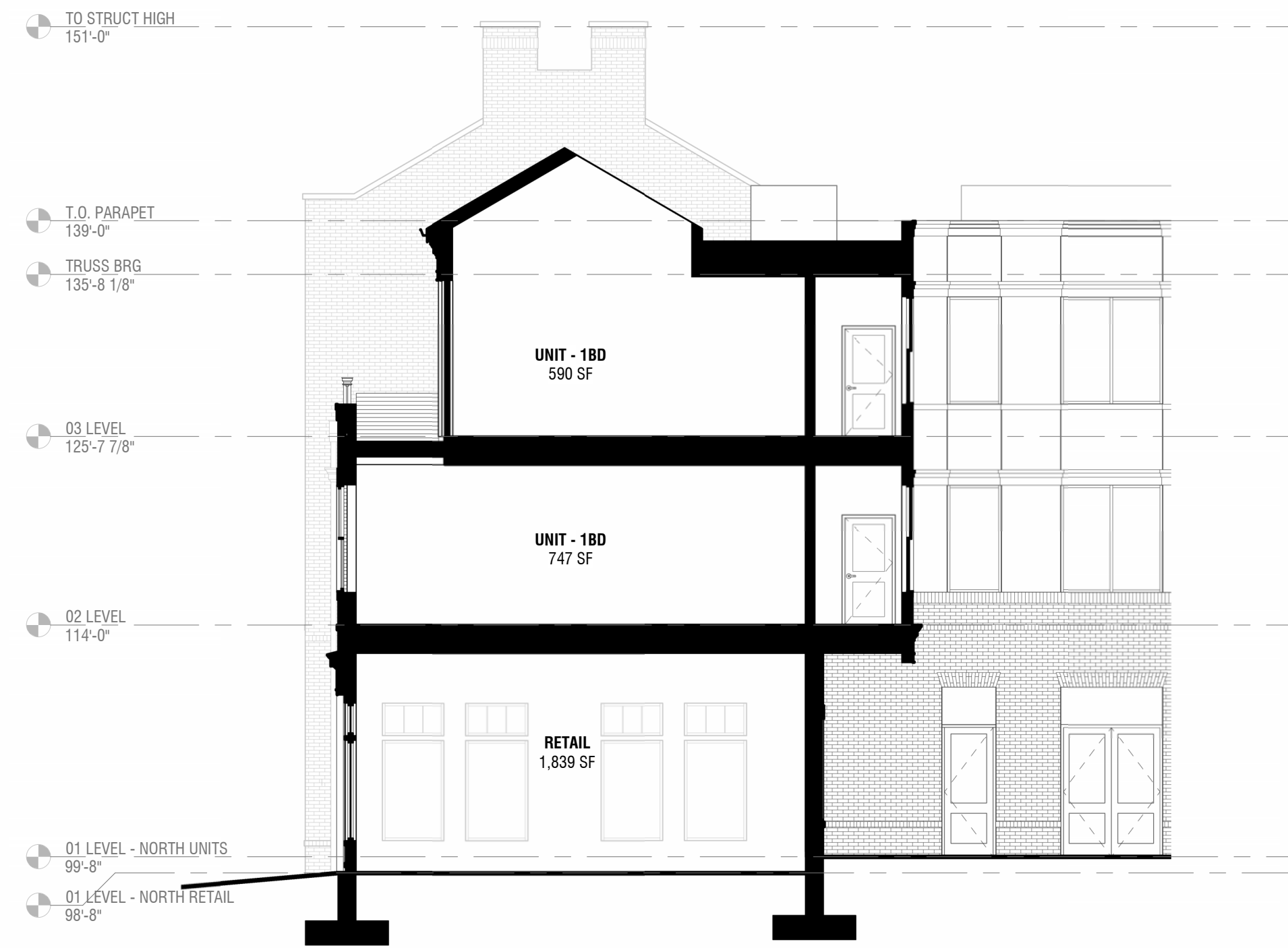
EAST - PARKING LOT SERVICE ENTRY
2 ENLARGED ELEVATION
 SCALE 1/4" = 1'-0"



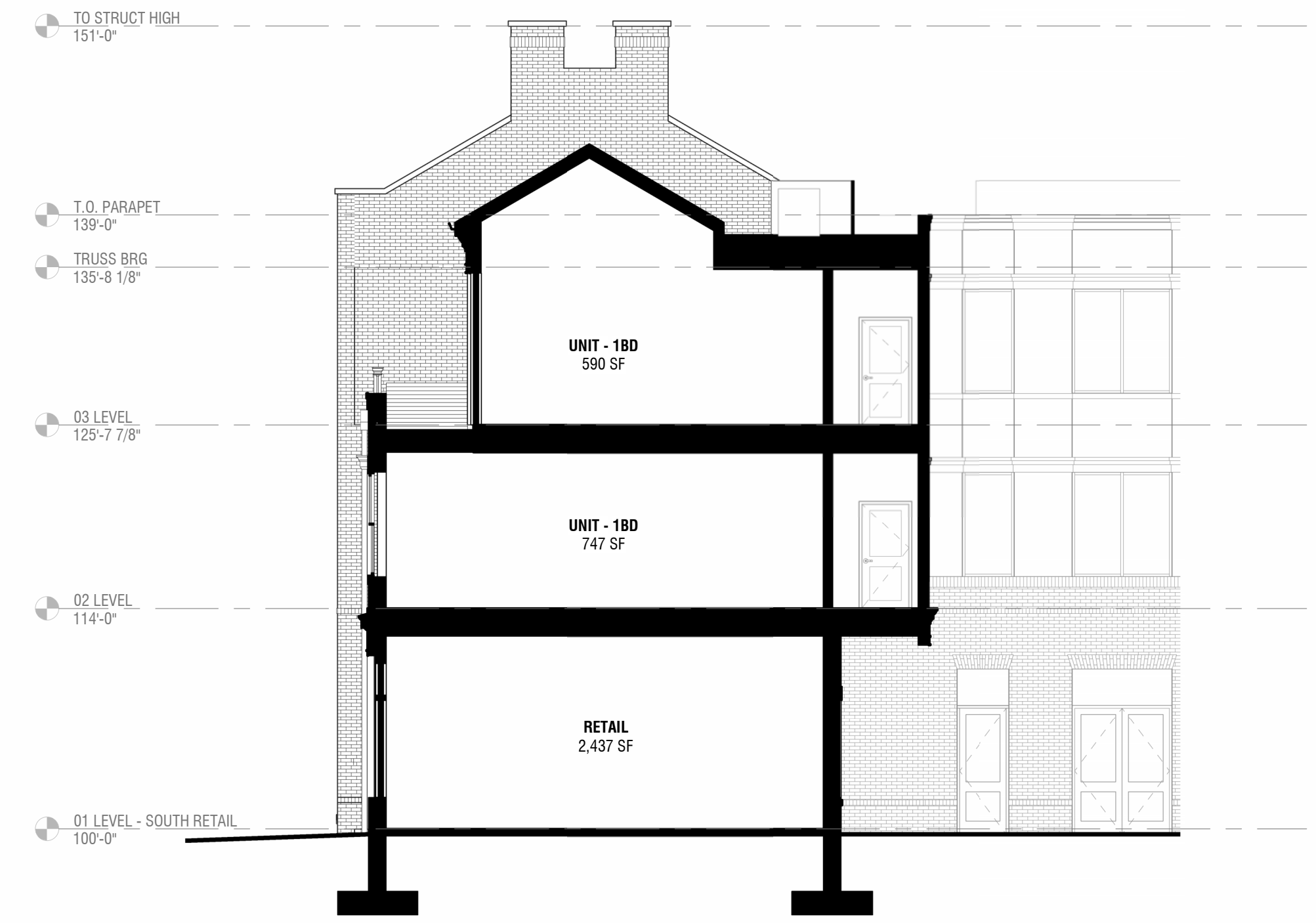
NORTH - THEISEN DRIVE END WALL
1 ENLARGED ELEVATION
 SCALE 1/4" = 1'-0"



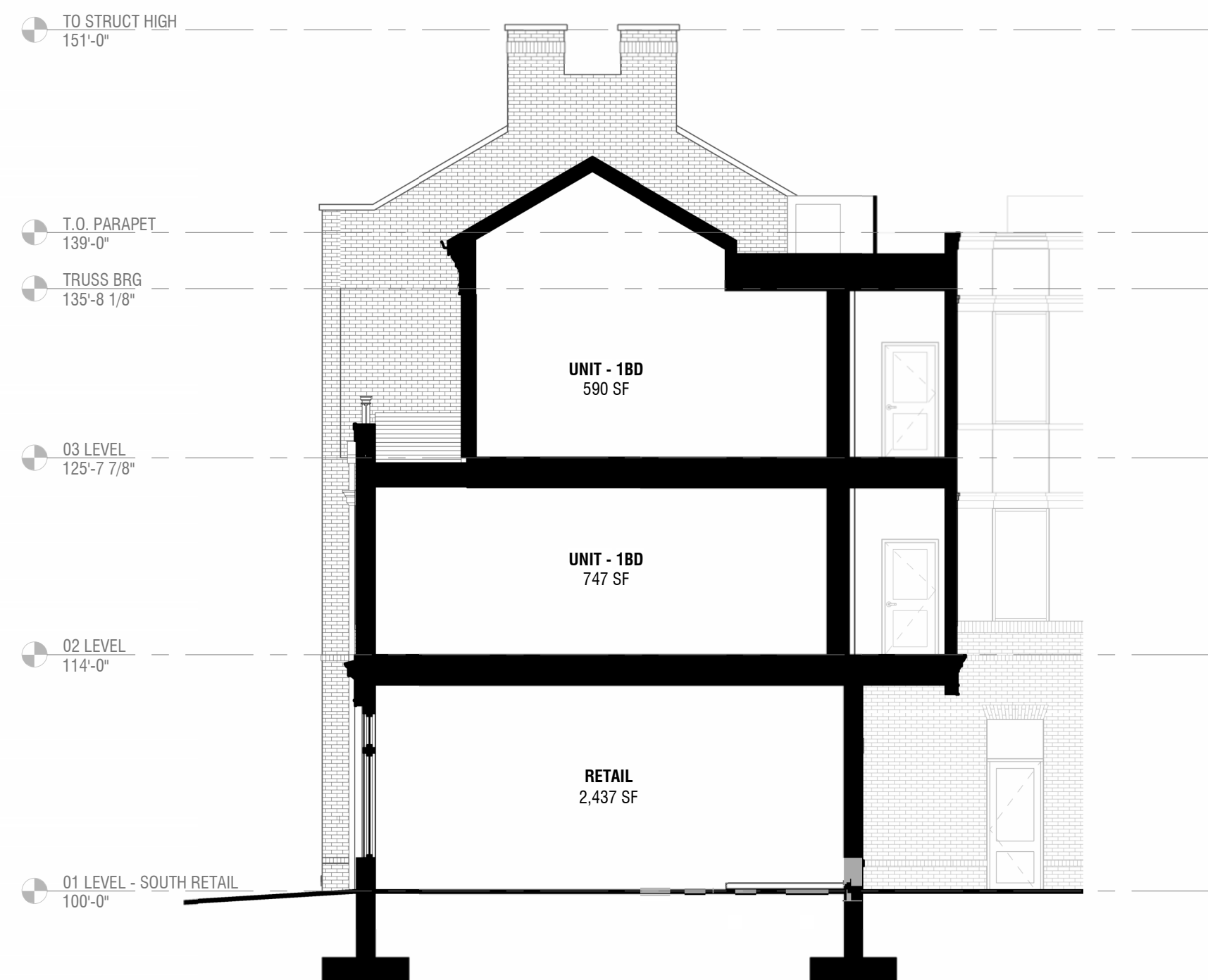
SECTION E
5 BUILDING SECTION
 SCALE 1/8" = 1'-0"



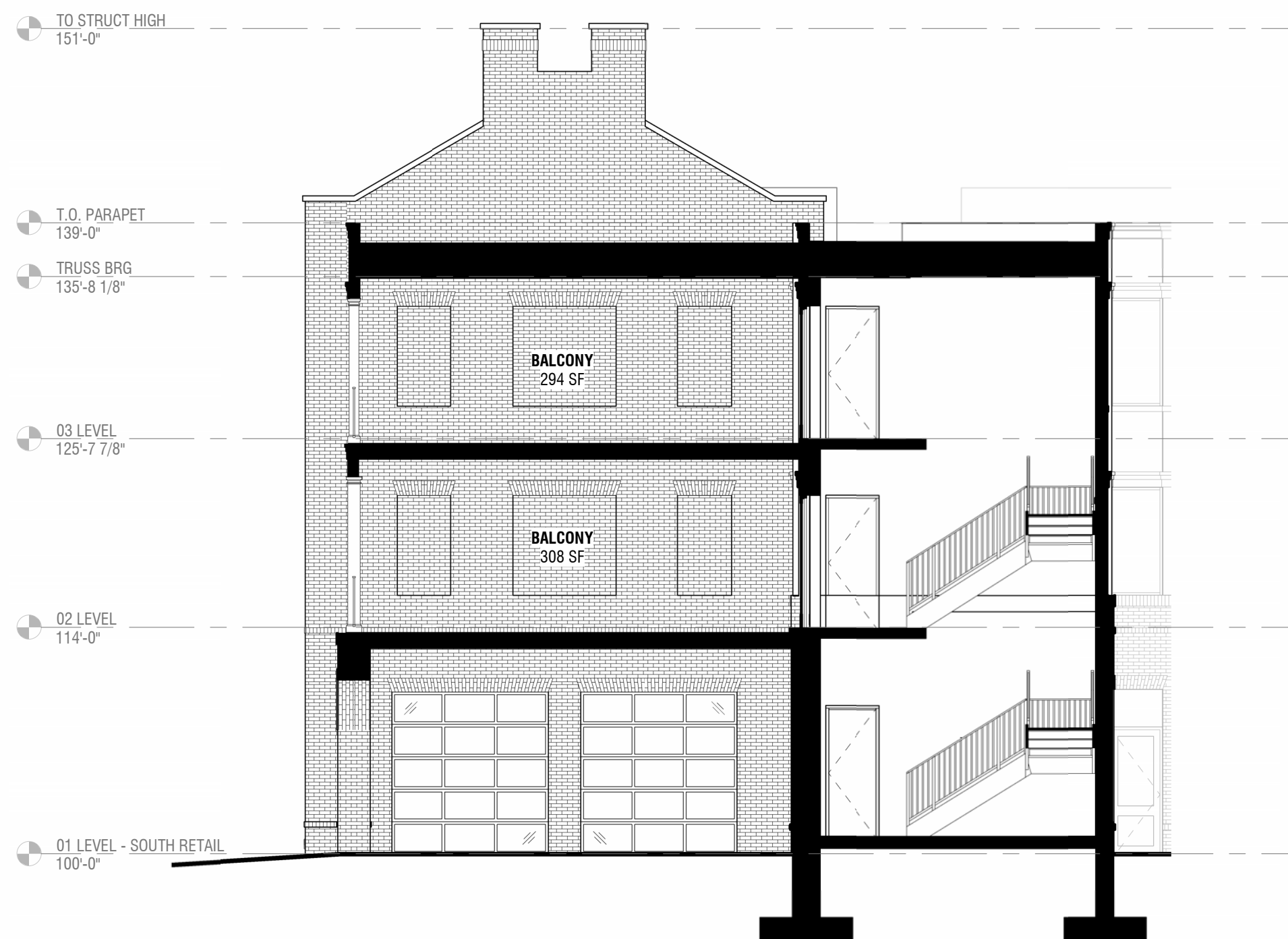
SECTION D
4 BUILDING SECTION
 SCALE 1/8" = 1'-0"



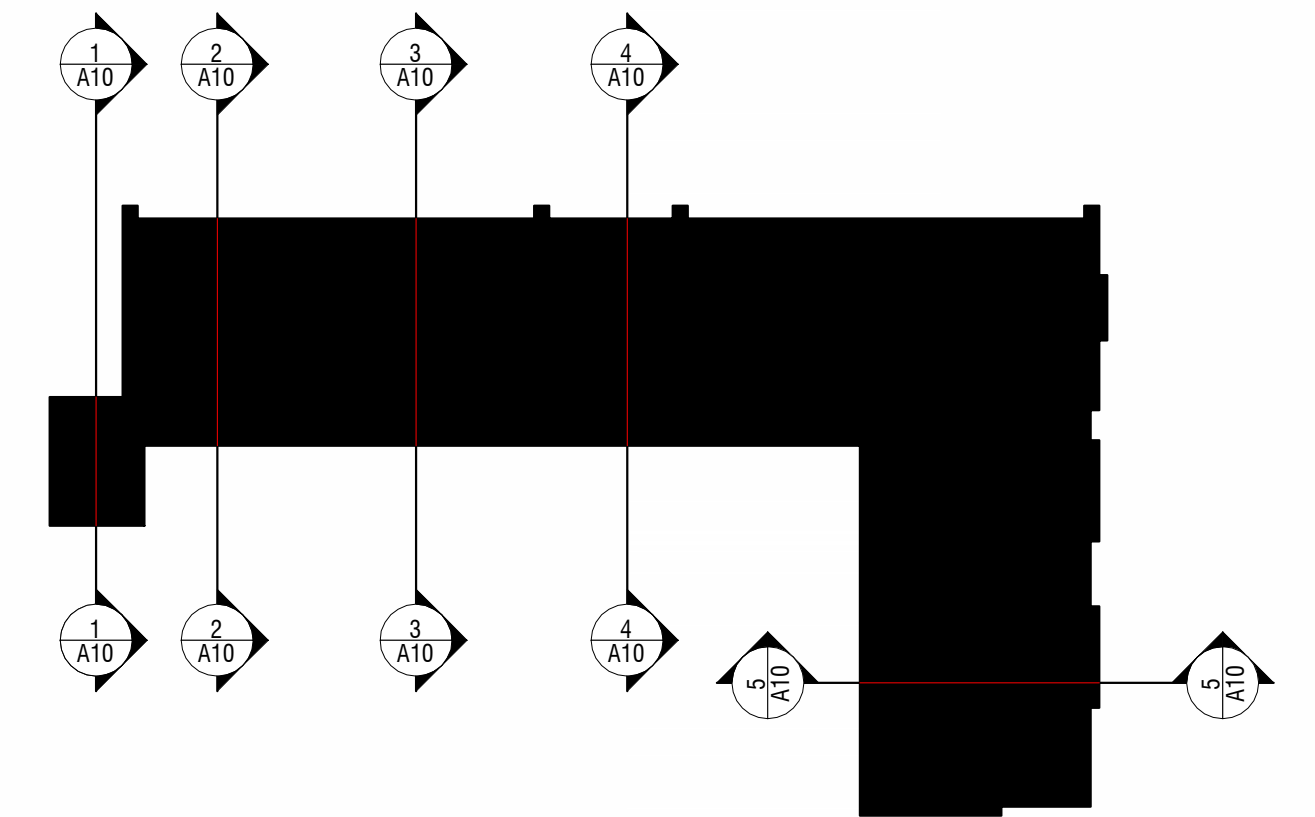
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3 BUILDING SECTION
 SCALE 1/8" = 1'-0"

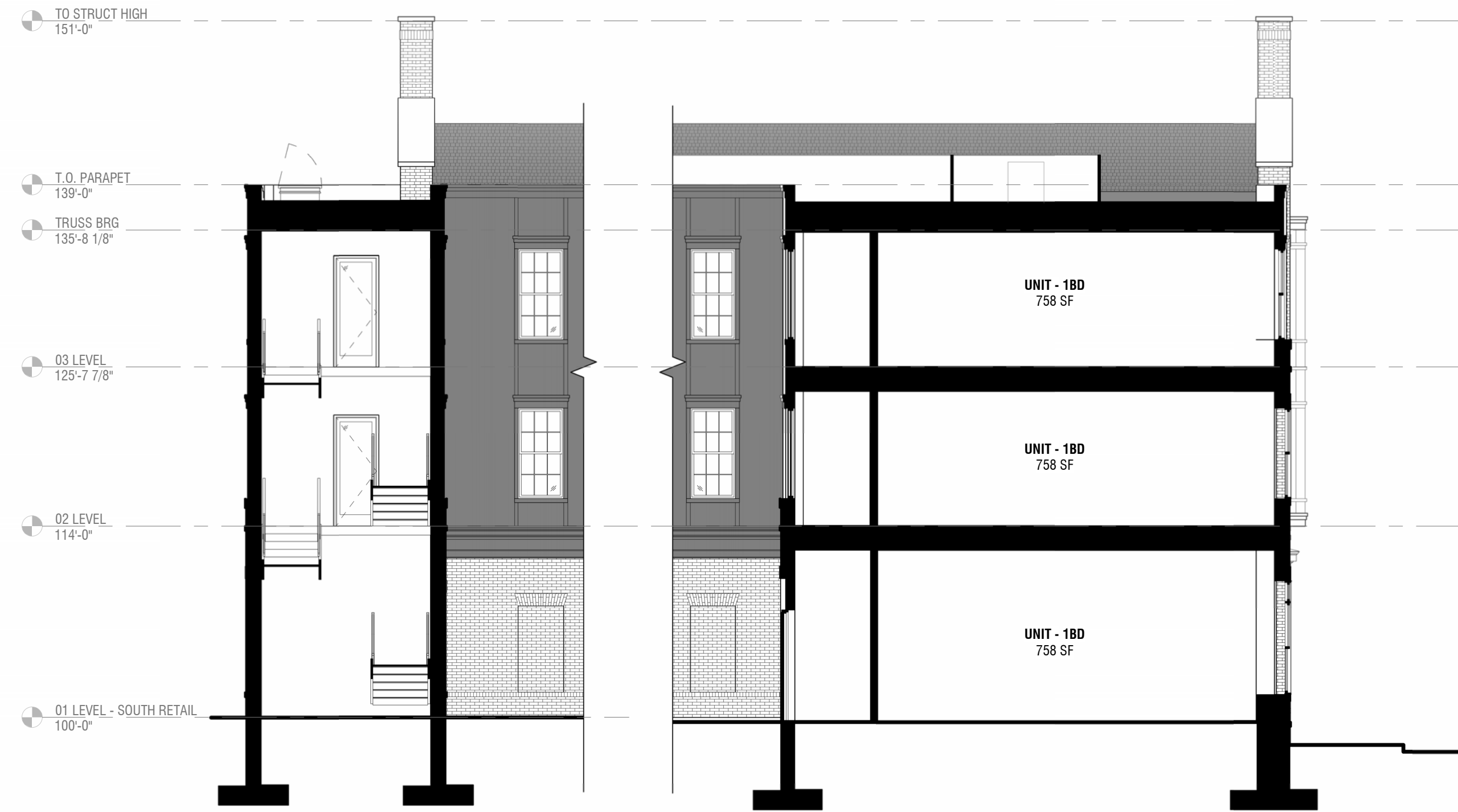


SECTION B
2 BUILDING SECTION
 SCALE 1/8" = 1'-0"



SECTION A
1 BUILDING SECTION
 SCALE 1/8" = 1'-0"

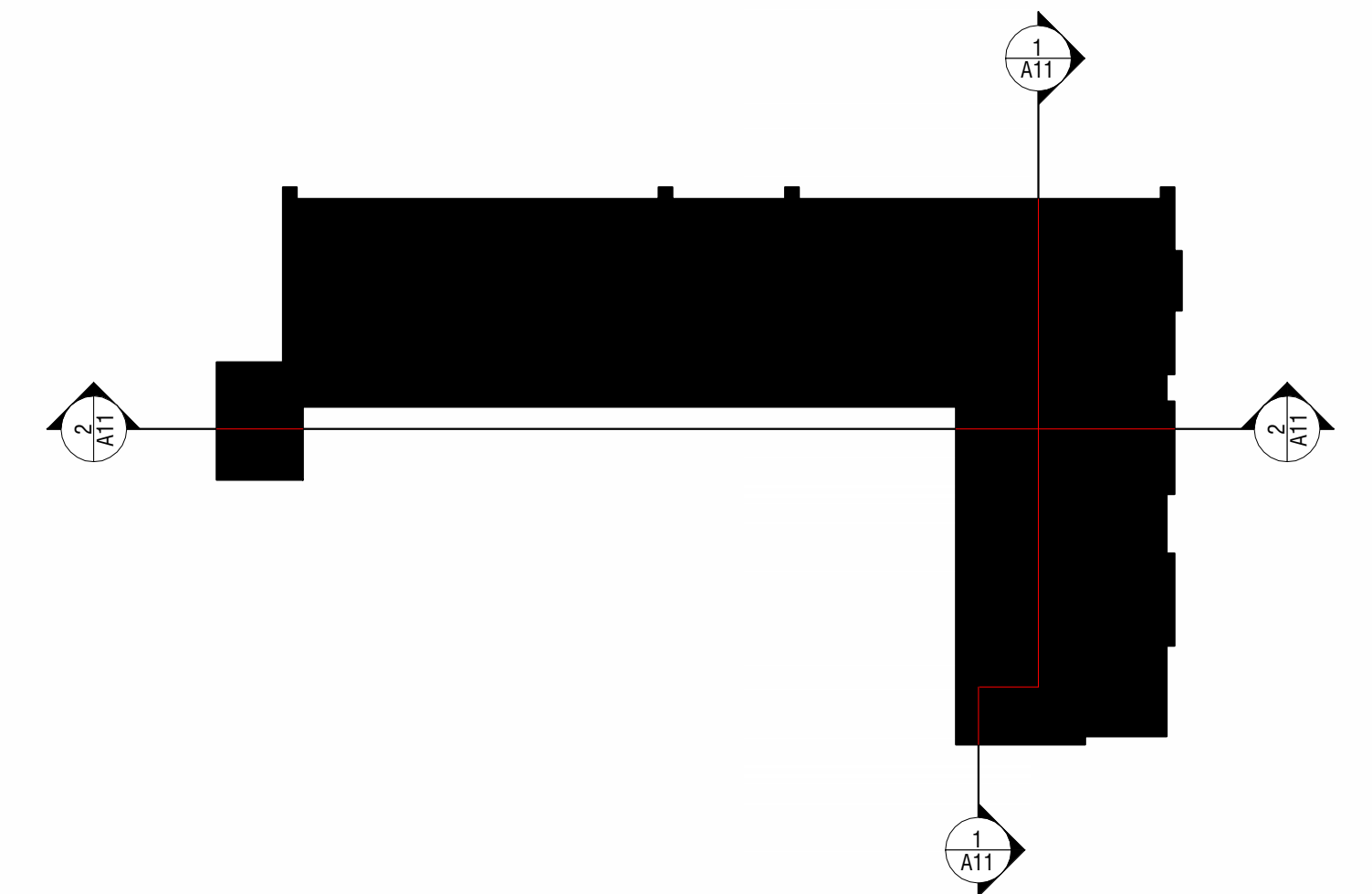


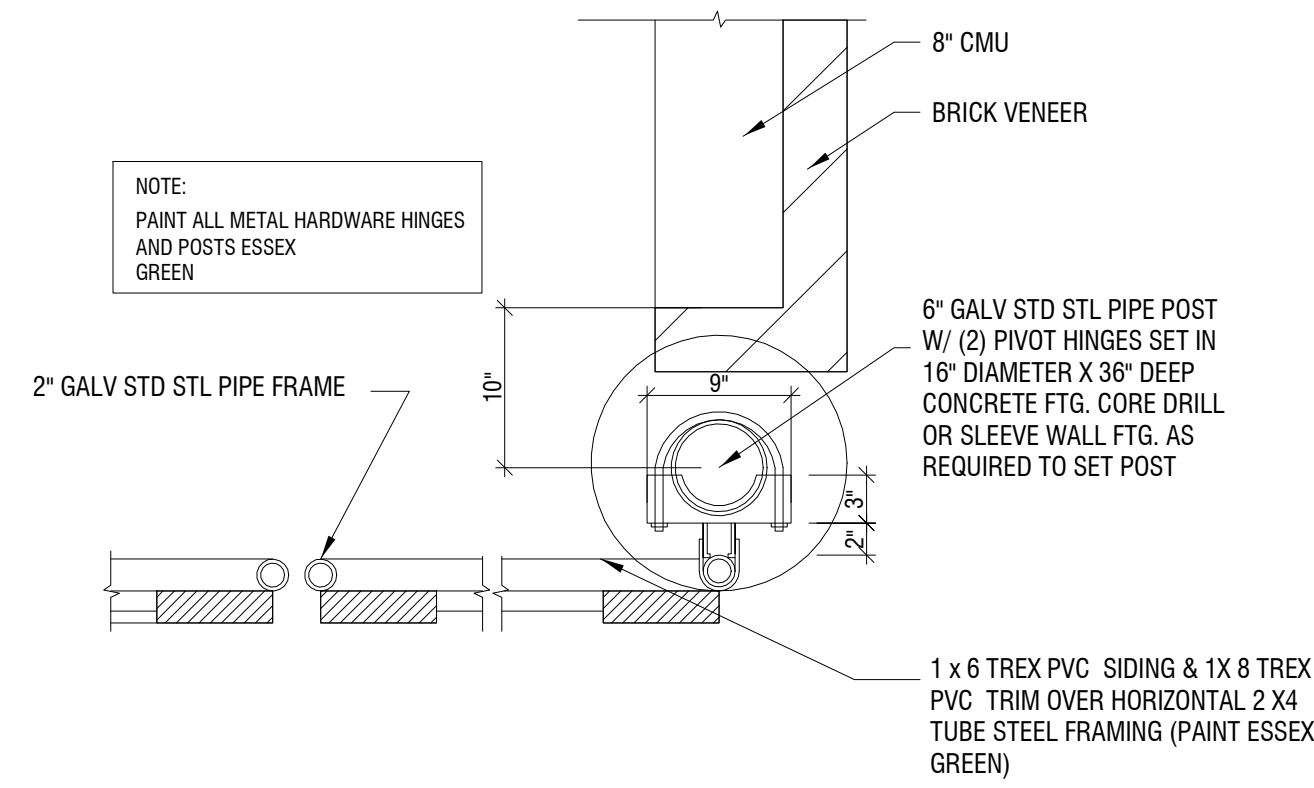


SECTION G
2 BUILDING SECTION
 SCALE 1/8" = 1'-0"

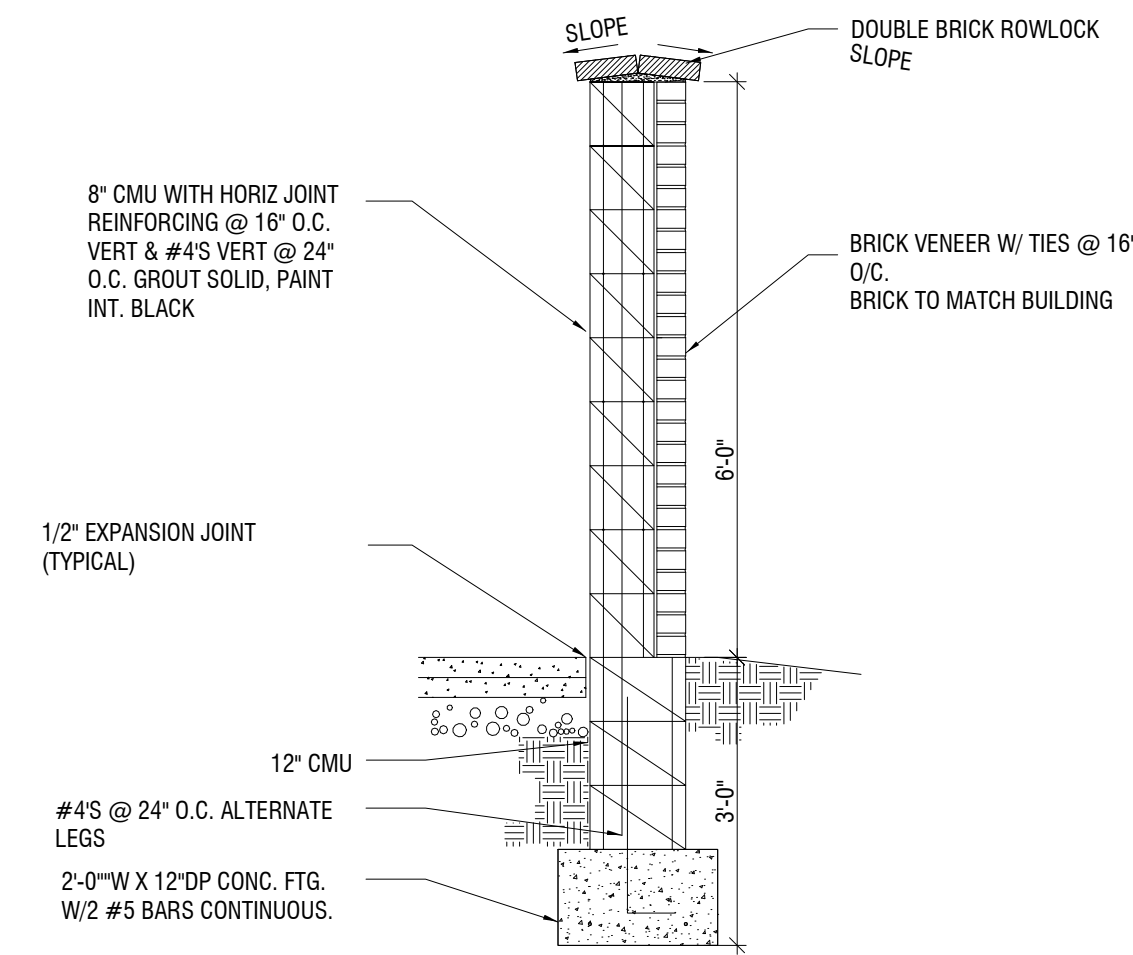


SECTION F
1 BUILDING SECTION
 SCALE 1/8" = 1'-0"

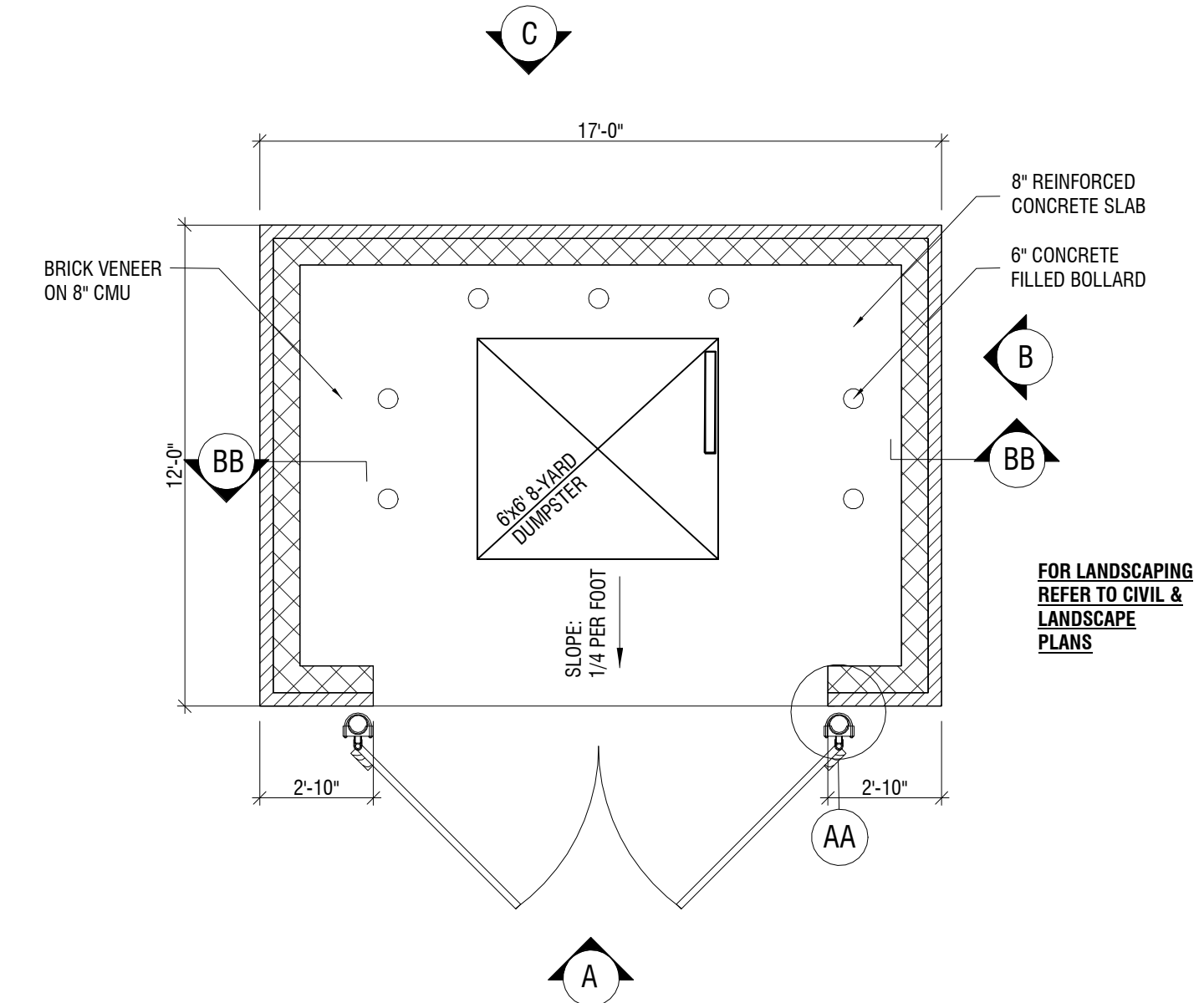




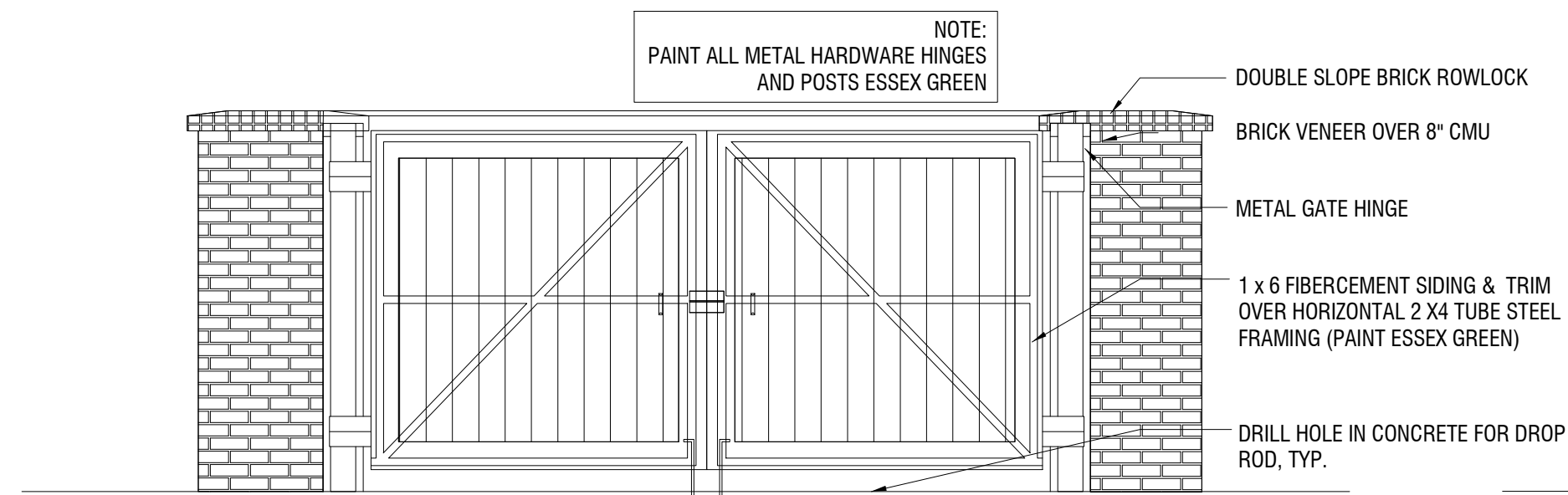
DUMPSTER ENCLOSURE POST DETAIL
AA Detail
SCALE 1" = 1'-0"



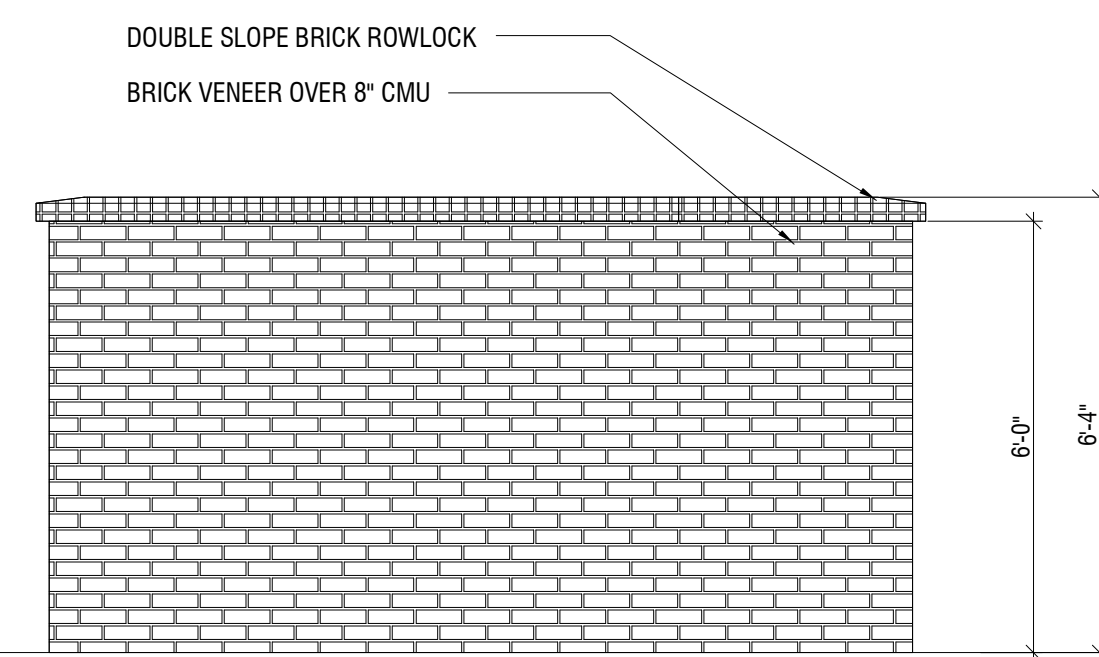
DUMPSTER ENCLOSURE SECTION
BB Detail
SCALE 1/2" = 1'-0"



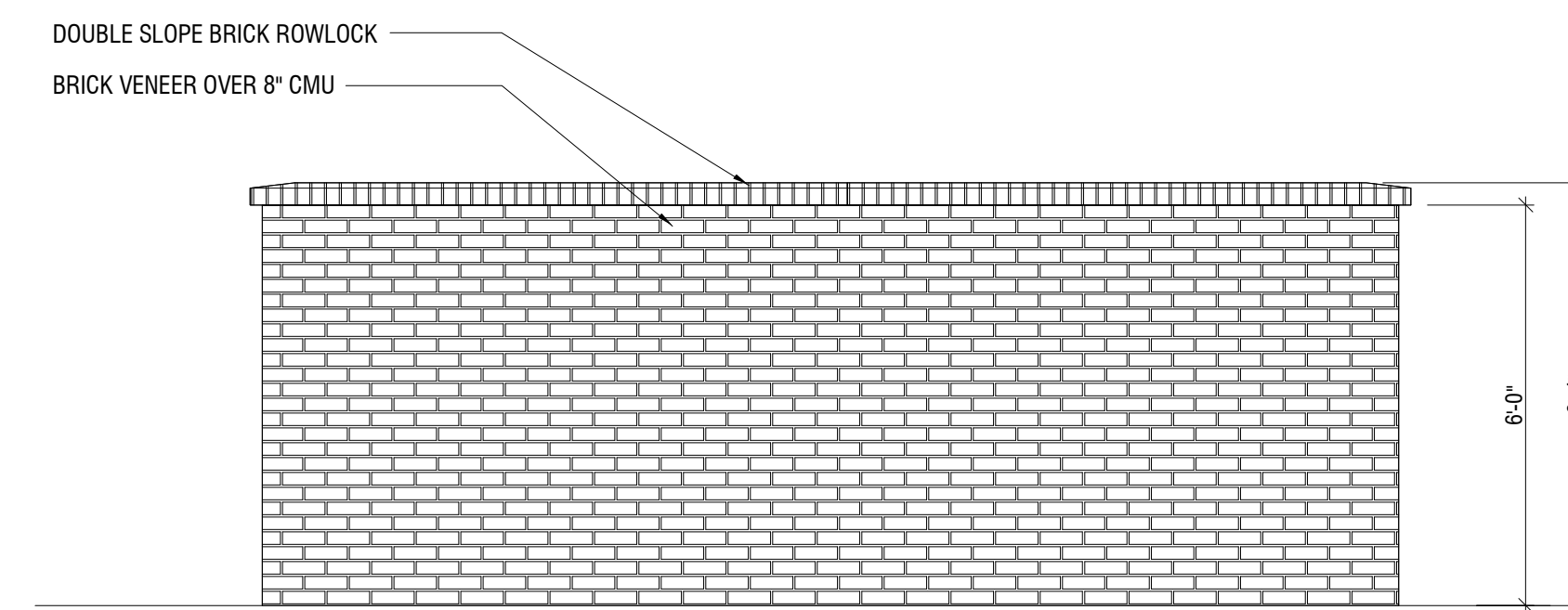
DUMPSTER ENCLOSURE PLAN
1 Detail
SCALE 1/4" = 1'-0"



DUMPSTER ENCLOSURE ELEVATION - A
A Detail
SCALE 3/8" = 1'-0"



DUMPSTER ENCLOSURE ELEVATION - B
B Detail
SCALE 3/8" = 1'-0"



DUMPSTER ENCLOSURE ELEVATION - C
C Detail
SCALE 3/8" = 1'-0"

CHERRY ALLEY



SECOND STREET

New Albany Village Center

01 LEVEL - OVERALL FLOOR PLAN | 12 | 13 | 2024



AA project no.:024086

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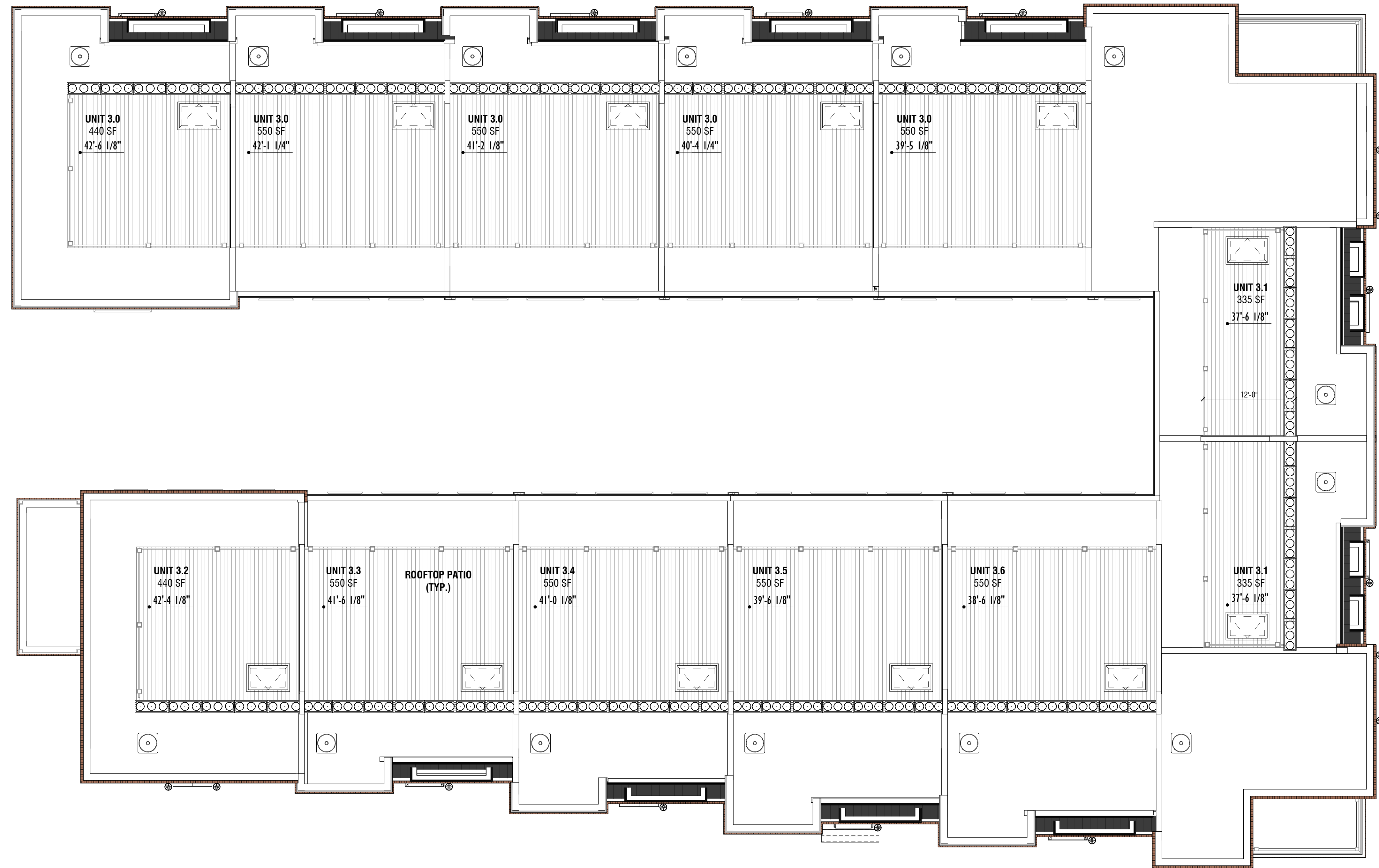




New Albany Village Center

03 LEVEL - OVERALL FLOOR PLAN | 12 | 13 | 2024





MATERIAL LEGEND BUILDING ELEVATIONS

- REFER TO EXTERIOR MATERIALS KEY
- BRICK-1 RED MASONRY BRICK**
MANUFACTURER: BELDEN
STYLE: MODULAR
COLOR: ST. ANNE BLEND
MORTAR: ARGOS MAGNOLIA SAHARA TYPE 'N'
- CMU-1 CONCRETE MASONRY UNITS**
MANUFACTURER: OBERFELDS
STYLE: DESIGNBLOK SMOOTH FACE
COLOR: LT BUFF
- R-2 METAL ROOF**
MANUFACTURER: DMI
STYLE: INTER-LOCK STANDING SEAM
COLOR: CLASSIC BRONZE
- FC-1 FIBER CEMENT PANEL (FRY REGLET TRIM)**
MANUFACTURER: JAMES HARDIE OR EQUAL
STYLE: HARDIE PANEL AND DECORATIVE TRIM
TEXTURE: SMOOTH
COLOR: SHERWIN-WILLIAMS 7035 AESTHETIC WHITE
NOTE: TO BE PAINTED IN FIELD
- FC-3 FIBER CEMENT PANEL (FRY REGLET TRIM)**
MANUFACTURER: JAMES HARDIE OR EQUAL
STYLE: HARDIE PANEL AND DECORATIVE TRIM
TEXTURE: SMOOTH
COLOR: SHERWIN-WILLIAMS 7047 PORPOISE
NOTE: TO BE PAINTED IN FIELD
- FC-4 FIBER CEMENT LAP SIDING**
MANUFACTURER: JAMES HARDIE OR EQUAL
STYLE: HARDIE LAP SIDING AND DECORATIVE TRIM
TEXTURE: SMOOTH
COLOR: SHERWIN-WILLIAMS 0037 MORRIS ROOM GREY
NOTE: TO BE PAINTED IN FIELD
- WR-1 WOOD RAILING**
COLOR: PAINTED WHITE TO MATCH FC-1
- TR-1 TRIM AND PEDIMENTS**
COLOR: PAINTED WHITE TO MATCH FC-1
- CL-1 COLUMNS**
WOOD SQUARE COLUMN INSTALLED OVER POST
STYLE: TUSCAN 10" SQUARE
COLOR: PAINTED WHITE TO MATCH FC-1
- DS-1 DOWNSPOUTS + GUTTERS**
MANUFACTURER: DMI
STYLE: DYNACLAD K-STYLE GUTTER AND ROUND DOWNSPOUT
COLOR: CLASSIC BRONZE



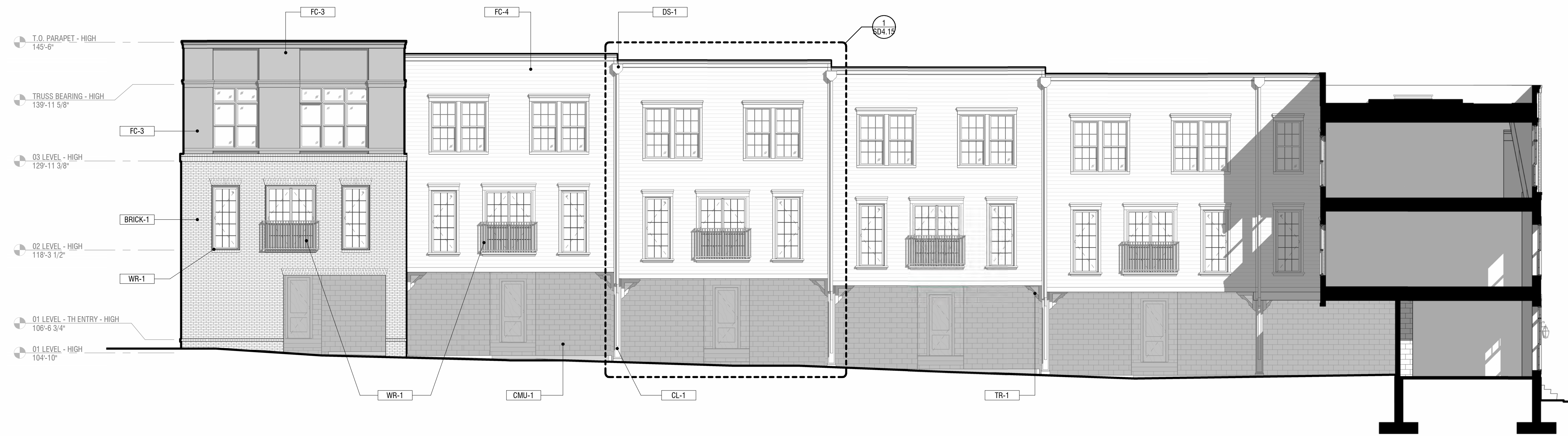
East Elevation - Second Street
1 BUILDING ELEVATION
 SCALE 1/8" = 1'-0"



West Elevation - Cherry Alley
2 BUILDING ELEVATION
 SCALE 1/8" = 1'-0"

MATERIAL LEGEND BUILDING ELEVATIONS

- REFER TO EXTERIOR MATERIALS KEY
- BRICK-1 RED MASONRY BRICK**
MANUFACTURER: BELDEN
STYLE: MODULAR
COLOR: ST. ANNE BLEND
MORTAR: ARGOS MAGNOLIA SAHARA TYPE 'N'
- CMU-1 CONCRETE MASONRY UNITS**
MANUFACTURER: OBERFIELDS
STYLE: DESIGNBLOK SMOOTH FACE
COLOR: LT BUFF
- R-2 METAL ROOF**
MANUFACTURER: DMI
STYLE: INTER-LOCK STANDING SEAM
COLOR: CLASSIC BRONZE
- FC-1 FIBER CEMENT PANEL (FRY REGLET TRIM)**
MANUFACTURER: JAMES HARDIE OR EQUAL
STYLE: HARDIE PANEL AND DECORATIVE TRIM
TEXTURE: SMOOTH
COLOR: SHERWIN-WILLIAMS 7035 AESTHETIC WHITE
NOTE: TO BE PAINTED IN FIELD
- FC-3 FIBER CEMENT PANEL (FRY REGLET TRIM)**
MANUFACTURER: JAMES HARDIE OR EQUAL
STYLE: HARDIE PANEL AND DECORATIVE TRIM
TEXTURE: SMOOTH
COLOR: SHERWIN-WILLIAMS 7047 PORPOISE
NOTE: TO BE PAINTED IN FIELD
- FC-4 FIBER CEMENT LAP SIDING**
MANUFACTURER: JAMES HARDIE OR EQUAL
STYLE: HARDIE LAP SIDING AND DECORATIVE TRIM
TEXTURE: SMOOTH
COLOR: SHERWIN-WILLIAMS 0037 MORRIS ROOM GREY
NOTE: TO BE PAINTED IN FIELD
- WR-1 WOOD RAILING**
COLOR: PAINTED WHITE TO MATCH FC-1
- TR-1 TRIM AND PEDIMENTS**
COLOR: PAINTED WHITE TO MATCH FC-1
- CL-1 COLUMNS**
WOOD SQUARE COLUMN INSTALLED OVER POST
STYLE: TUSCAN 10" SQUARE
COLOR: PAINTED WHITE TO MATCH FC-1
- DS-1 DOWNSPOUTS + GUTTERS**
MANUFACTURER: DMI
STYLE: DYNACLAD K-STYLE GUTTER AND ROUND DOWNSPOUT
COLOR: CLASSIC BRONZE



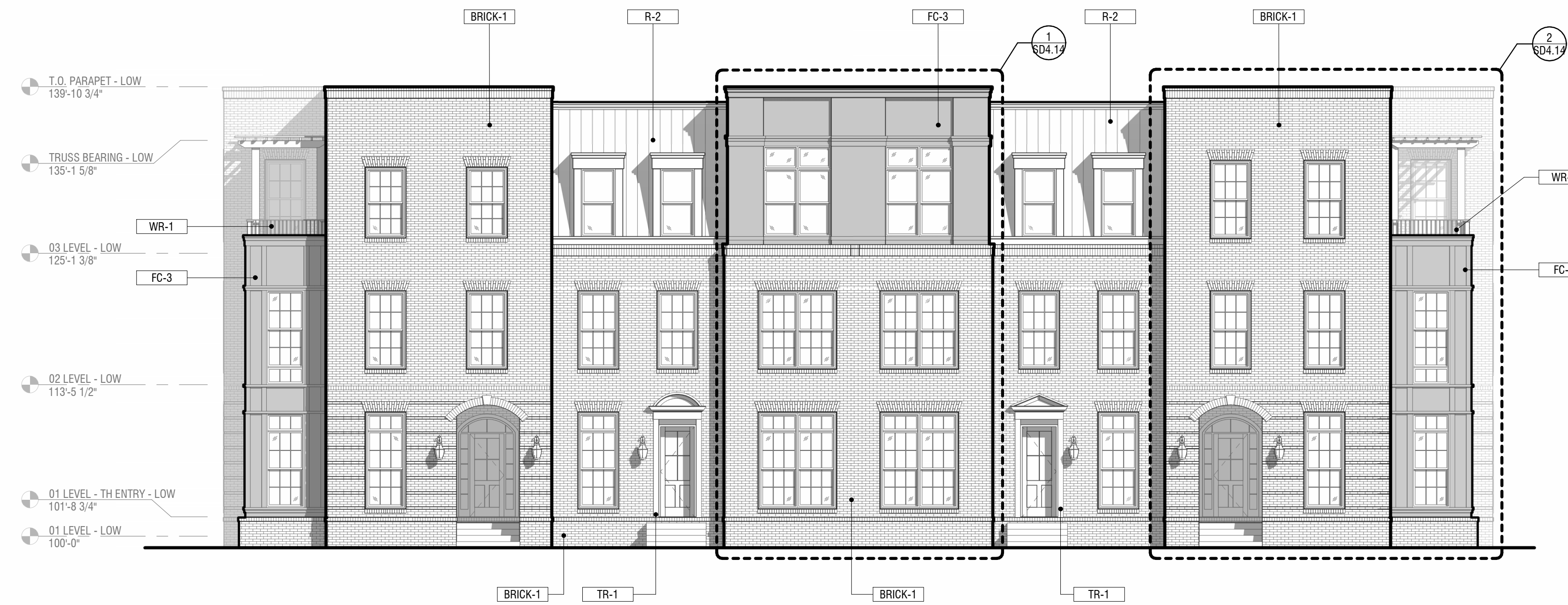
West Elevation - Garage
1 BUILDING ELEVATION
SCALE 1/8" = 1'-0"



East Elevation - Garage
2 BUILDING ELEVATION
SCALE 1/8" = 1'-0"

MATERIAL LEGEND BUILDING ELEVATIONS

- REFER TO EXTERIOR MATERIALS KEY
- BRICK-1** **RED MASONRY BRICK**
MANUFACTURER: BELDEN
 STYLE: MODULAR
 COLOR: ST. ANNE BLEND
 MORTAR: ARGOS MAGNOLIA SAHARA TYPE 'N'
- CMU-1** **CONCRETE MASONRY UNITS**
MANUFACTURER: OBERFIELDS
 STYLE: DESIGNBLOK SMOOTH FACE
 COLOR: LT BUFF
- R-2** **METAL ROOF**
MANUFACTURER: DMI
 STYLE: INTER-LOCK STANDING SEAM
 COLOR: CLASSIC BRONZE
- FC-1** **FIBER CEMENT PANEL (FRY REGLET TRIM)**
MANUFACTURER: JAMES HARDIE OR EQUAL
 STYLE: HARDIE PANEL AND DECORATIVE TRIM
 TEXTURE: SMOOTH
 COLOR: SHERWIN-WILLIAMS 7035 AESTHETIC WHITE
 NOTE: TO BE PAINTED IN FIELD
- FC-3** **FIBER CEMENT PANEL (FRY REGLET TRIM)**
MANUFACTURER: JAMES HARDIE OR EQUAL
 STYLE: HARDIE PANEL AND DECORATIVE TRIM
 TEXTURE: SMOOTH
 COLOR: SHERWIN-WILLIAMS 7047 PORPOISE
 NOTE: TO BE PAINTED IN FIELD
- FC-4** **FIBER CEMENT LAP SIDING**
MANUFACTURER: JAMES HARDIE OR EQUAL
 STYLE: HARDIE LAP SIDING AND DECORATIVE TRIM
 TEXTURE: SMOOTH
 COLOR: SHERWIN-WILLIAMS 0037 MORRIS ROOM GREY
 NOTE: TO BE PAINTED IN FIELD
- WR-1** **WOOD RAILING**
COLOR: PAINTED WHITE TO MATCH FC-1
- TR-1** **TRIM AND PEDIMENTS**
COLOR: PAINTED WHITE TO MATCH FC-1
- CL-1** **COLUMNS**
WOOD SQUARE COLUMN INSTALLED OVER POST
 STYLE: TUSCAN 10" SQUARE
 COLOR: PAINTED WHITE TO MATCH FC-1
- DS-1** **DOWNSPOUTS + GUTTERS**
MANUFACTURER: DMI
 STYLE: DYNACLAD K-STYLE GUTTER AND ROUND
 DOWNSPOUT
 COLOR: CLASSIC BRONZE



North Elevation - High Street
1 BUILDING ELEVATION
 SCALE 1/8" = 1'-0"



South Elevation
2 BUILDING ELEVATION
 SCALE 1/8" = 1'-0"



Northwest Elevation
2 ENLARGED ELEVATION
 SCALE 1/4" = 1'-0"



Typical Townhouse
1 ENLARGED ELEVATION
 SCALE 1/4" = 1'-0"



2 Northeast Corner
ENLARGED ELEVATION
SCALE 1/4" = 1'-0"



1 North Elevation
ENLARGED ELEVATION
SCALE 1/4" = 1'-0"



Back of Unit
1 ENLARGED ELEVATION
SCALE 1/4" = 1'-0"



ROOFTOP PATIO
SET BACK 10'-0"

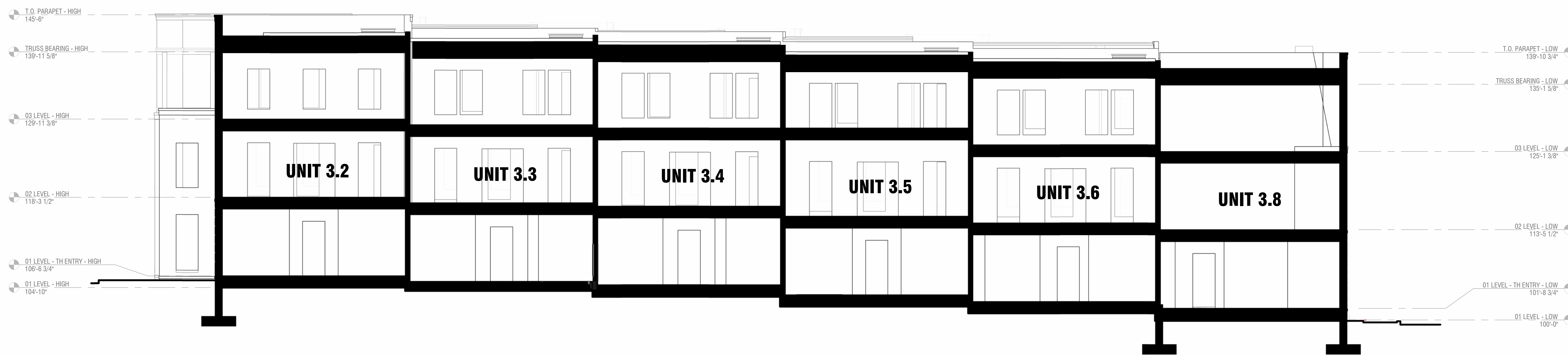
PROPOSED
SIGHTLINE

FOUNDERS WAY

East Elevation_Visibility Study
1 BUILDING ELEVATION
 SCALE 1/4" = 1'-0"

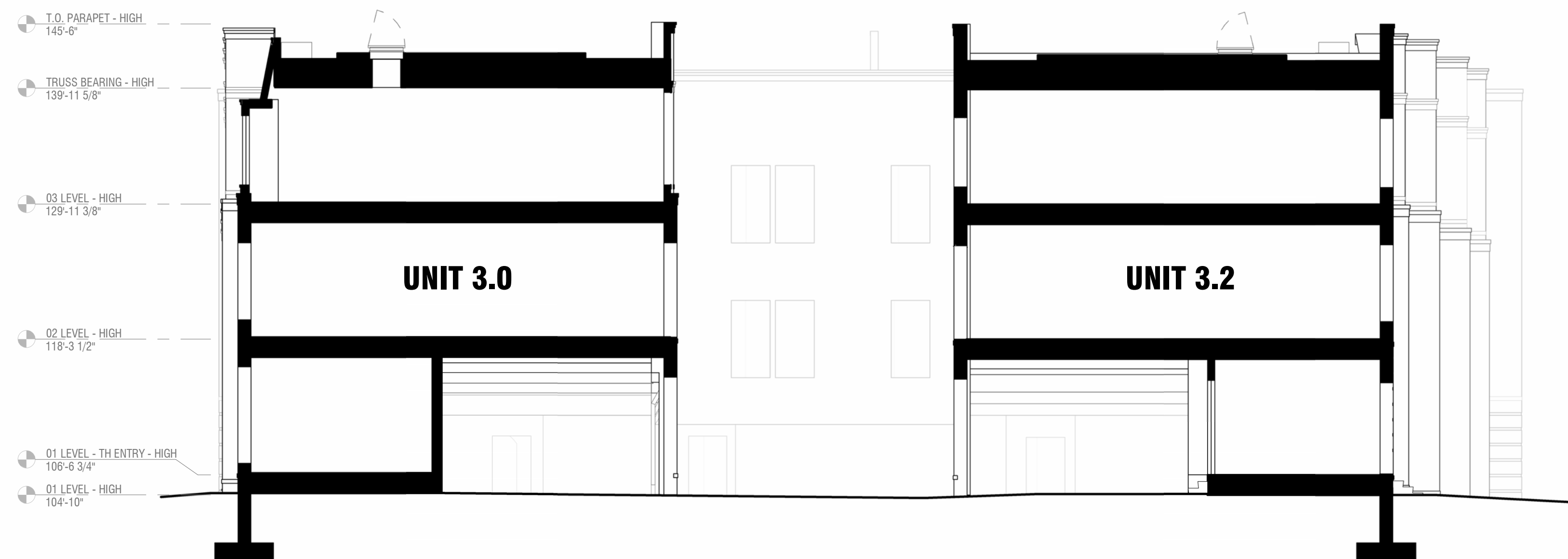


N/S Section 1
1 BUILDING SECTION
 SCALE 1/8" = 1'-0"

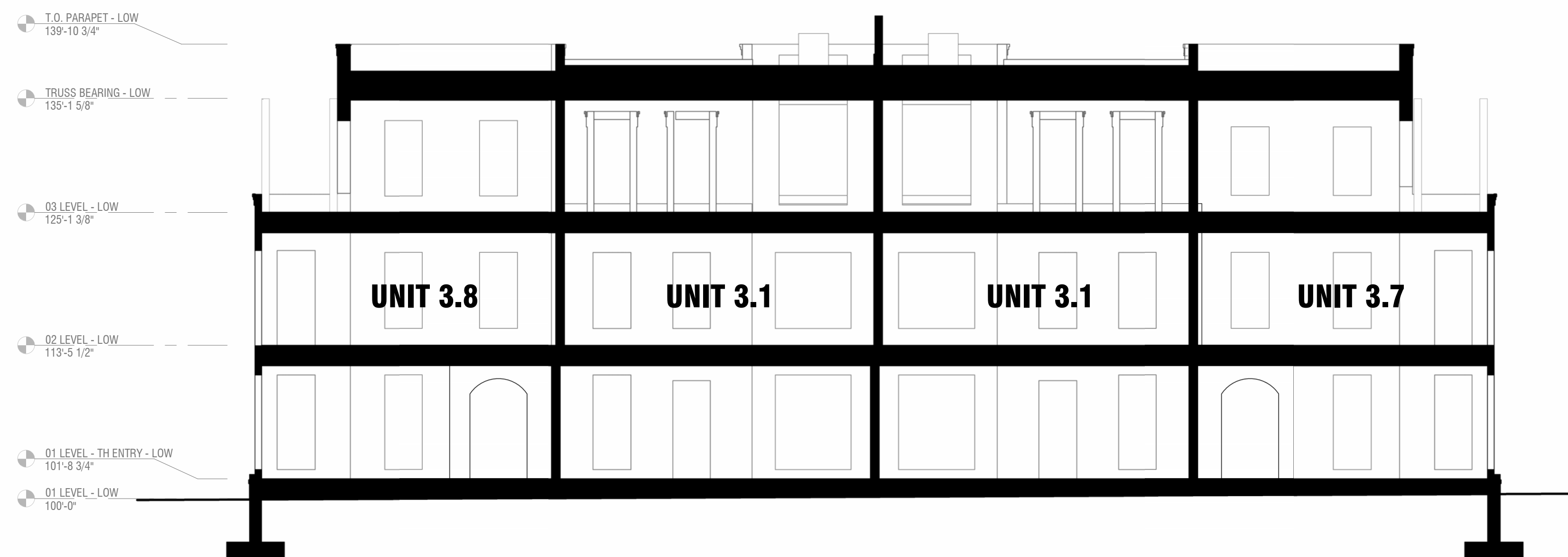


N/S Section 2
2 BUILDING SECTION
 SCALE 1/8" = 1'-0"

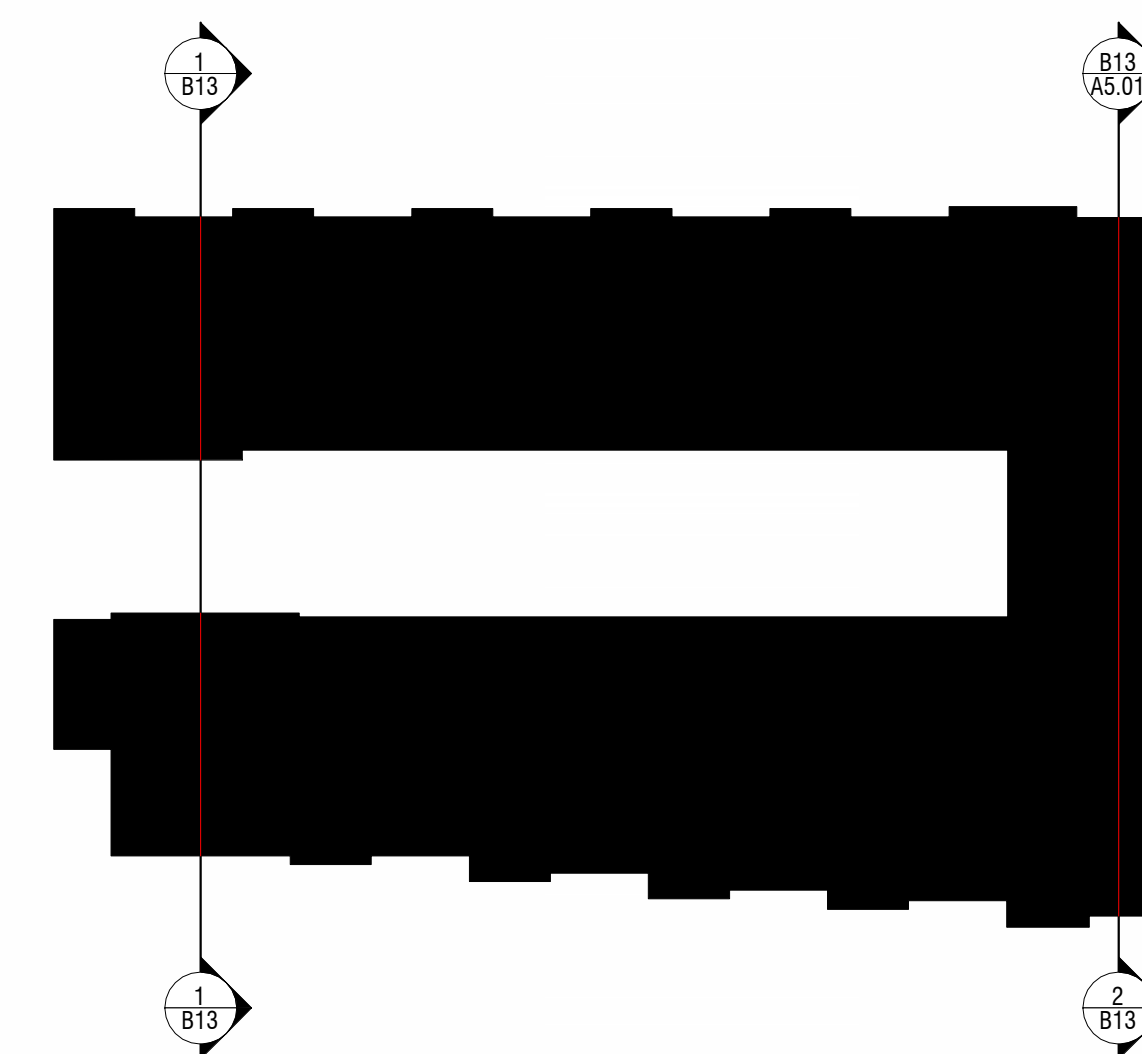




1 E/W Section High
BUILDING SECTION
SCALE 1/8" = 1'-0"



2 E/W Section Low_Presentation
BUILDING SECTION
SCALE 1/8" = 1'-0"



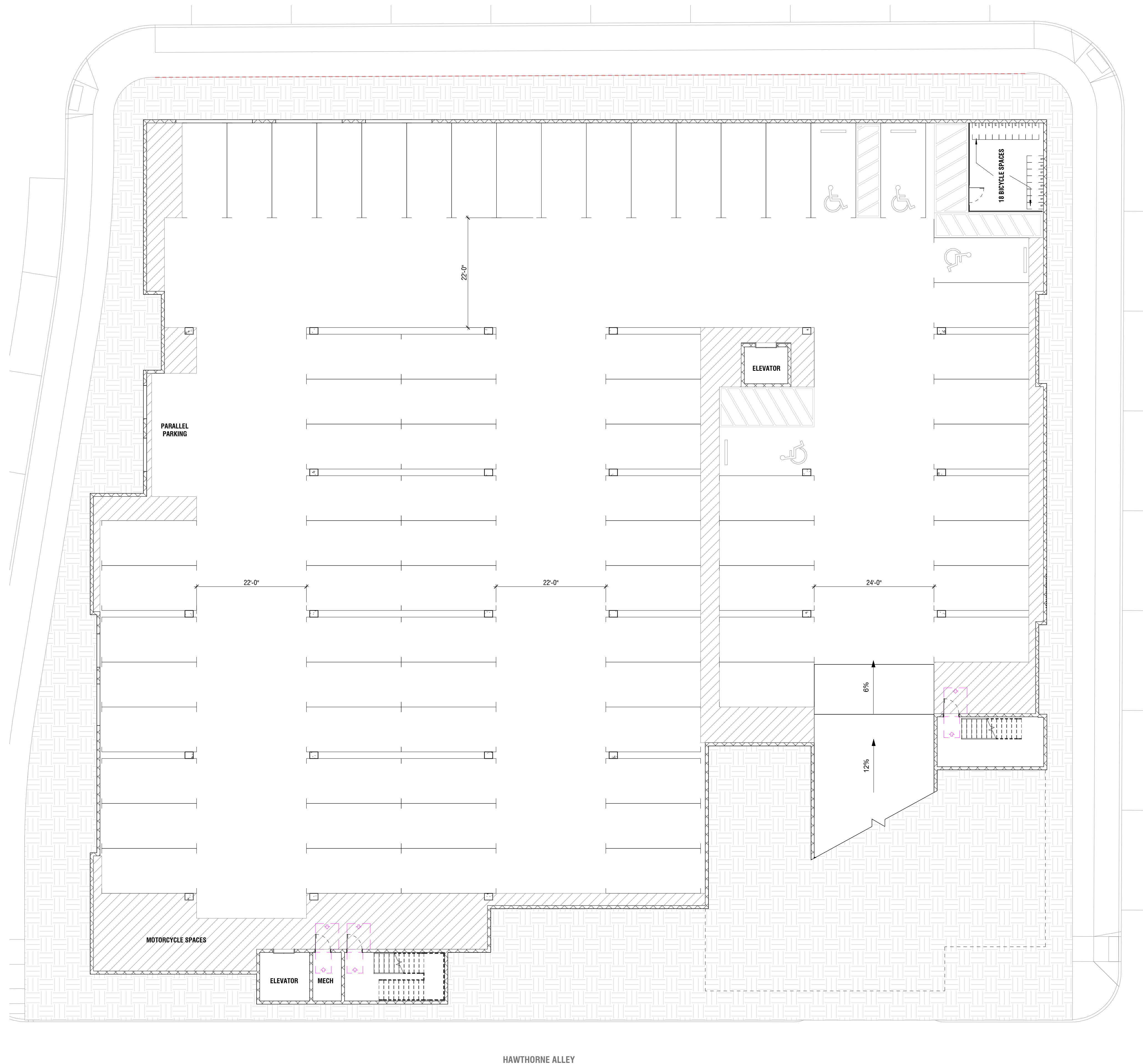
PARKING // 72

ADA PARKING // 4

TOTAL // 76

BIKE PARKING // 18

MOTORCYCLE // 3
PARKING



HAWTHORNE ALLEY

THIRD STREET

New Albany Village Center - Building C

00 LEVEL - OVERALL FLOOR PLAN | 12 | 27 | 2024



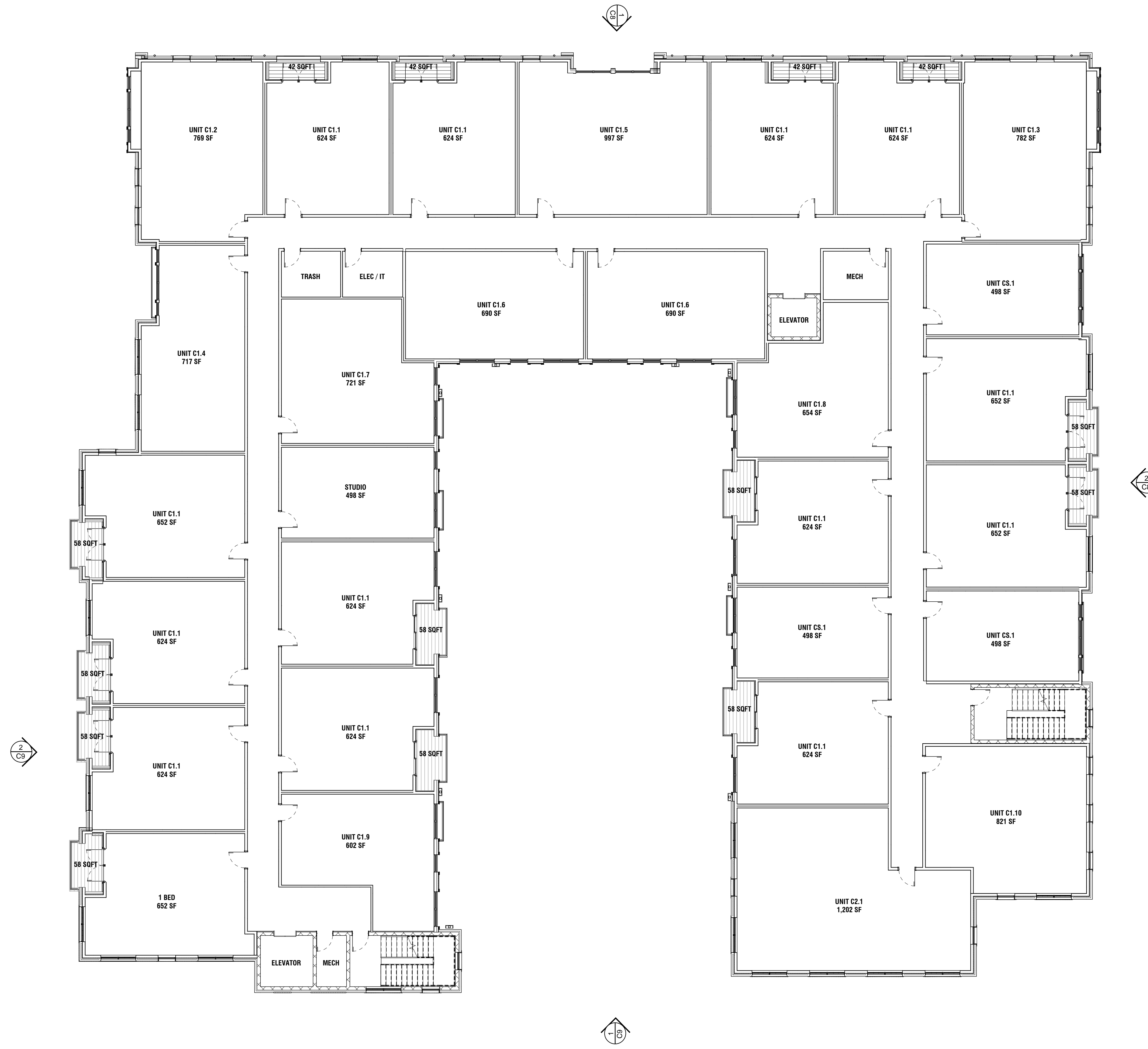
UNIT MATRIX

FLOOR	STUDIO	1BD	2BD	TOTAL
1	3	15	0	18 UNITS
2	4	24	1	29 UNITS
3	6	15	5	26 UNITS
TOTAL	13	54	6	73 UNITS



UNIT MATRIX

FLOOR	STUDIO	1BD	2BD	TOTAL
1	3	15	0	18 UNITS
2	4	24	1	29 UNITS
3	6	15	5	26 UNITS
TOTAL	13	54	6	73 UNITS



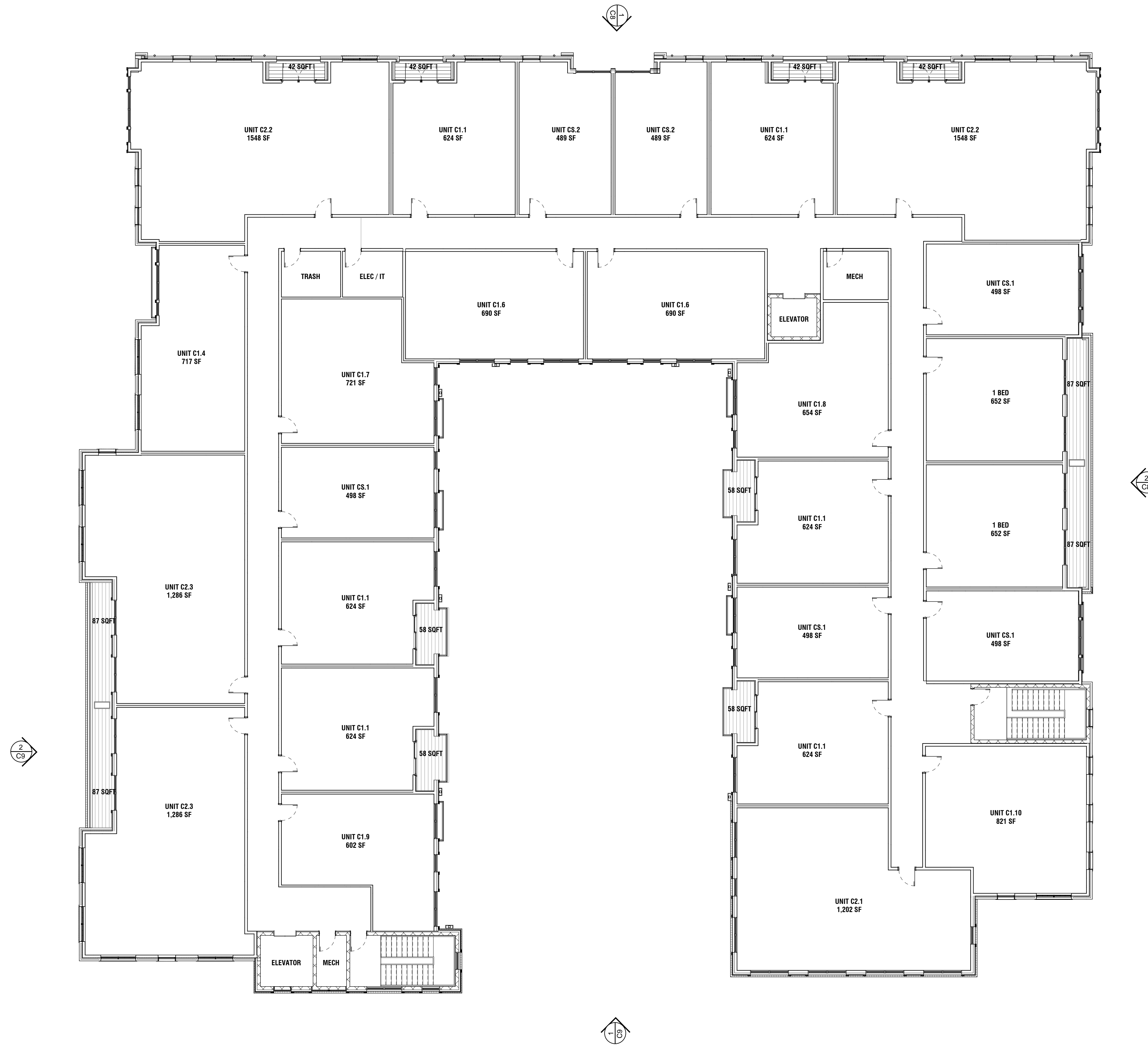
New Albany Village Center - Building C

02 LEVEL - OVERALL FLOOR PLAN | 12 | 27 | 2024



UNIT MATRIX

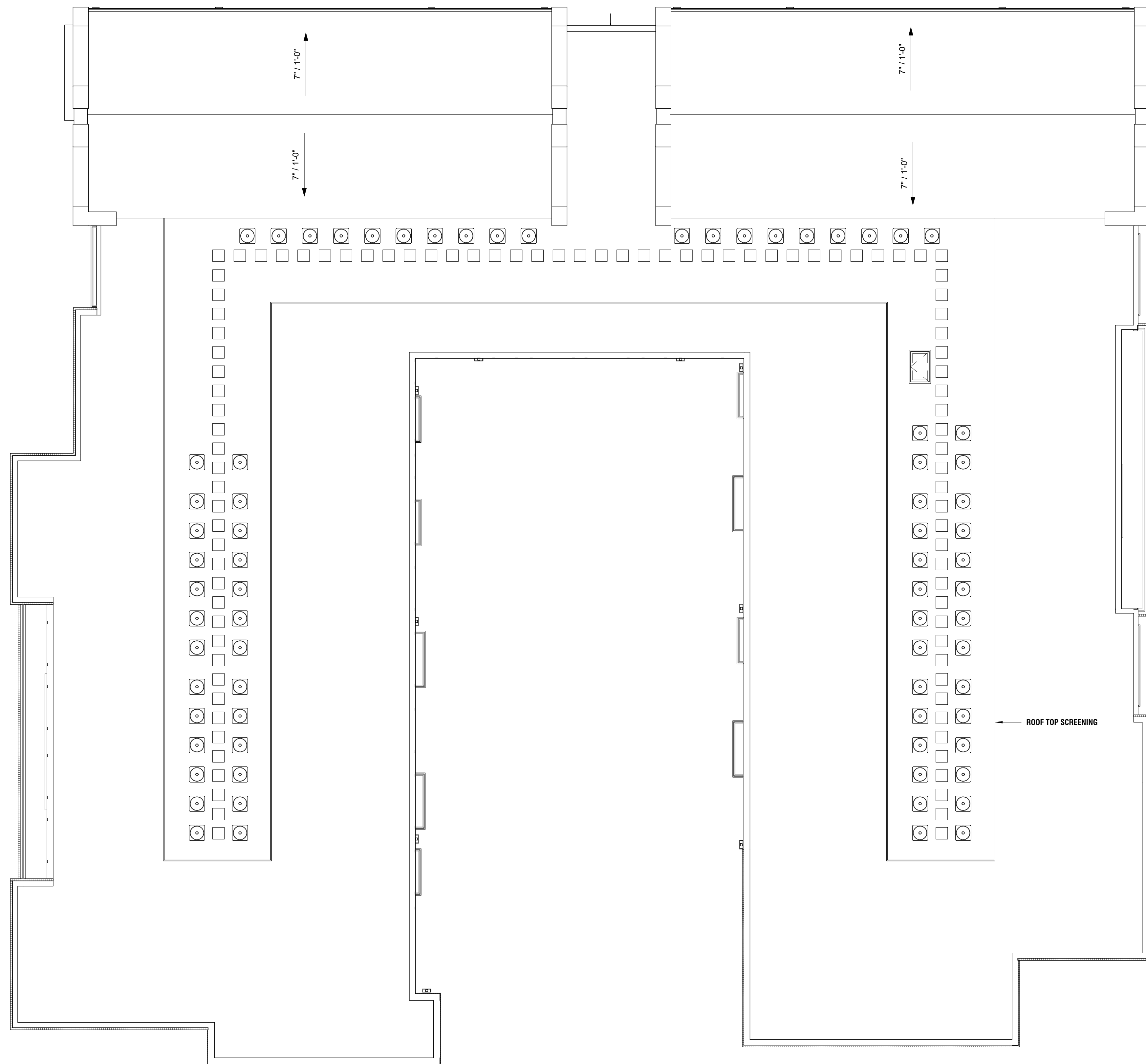
FLOOR	STUDIO	1BD	2BD	TOTAL
1	3	15	0	18 UNITS
2	4	24	1	29 UNITS
3	6	15	5	26 UNITS
TOTAL	13	54	6	73 UNITS

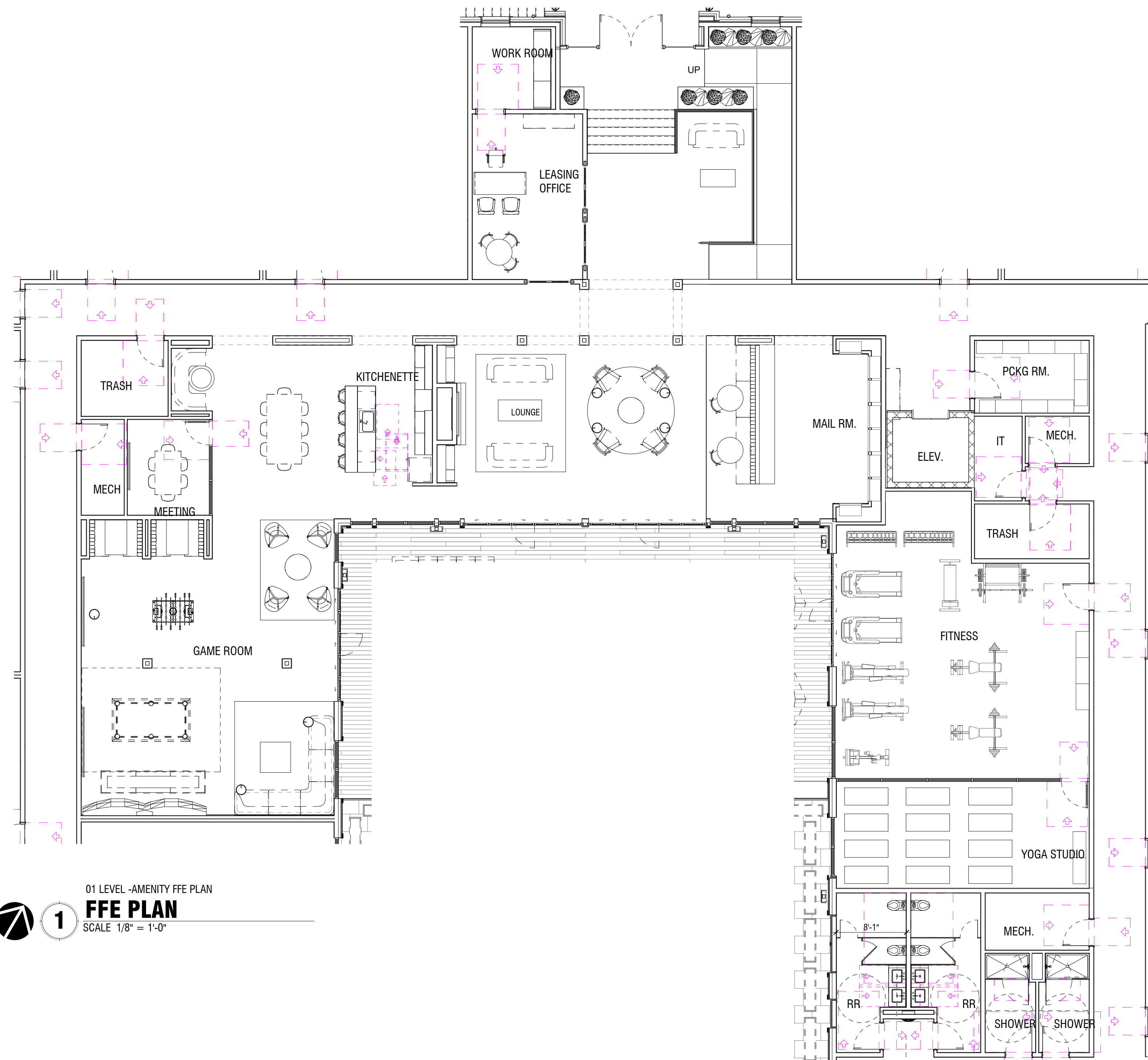


New Albany Village Center - Building C

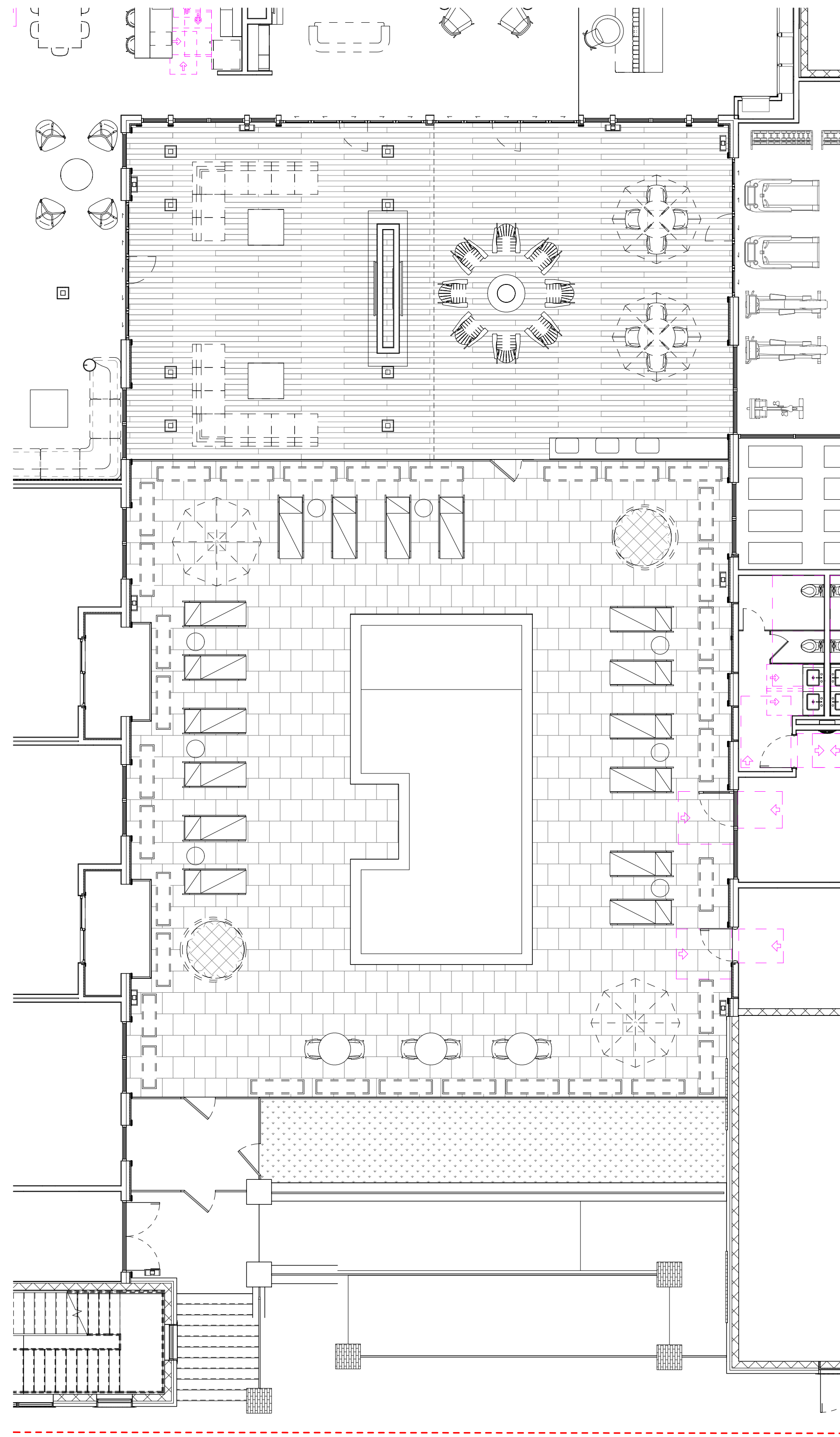
03 LEVEL - OVERALL FLOOR PLAN | 12 | 27 | 2024







01 LEVEL - AMENITY FFE PLAN
1 FFE PLAN
 SCALE 1/8" = 1'-0"



01 LEVEL -COURTYARD PLAN
1 **FFE PLAN**
 SCALE 1/8" = 1'-0"

New Albany Village Center - Building C

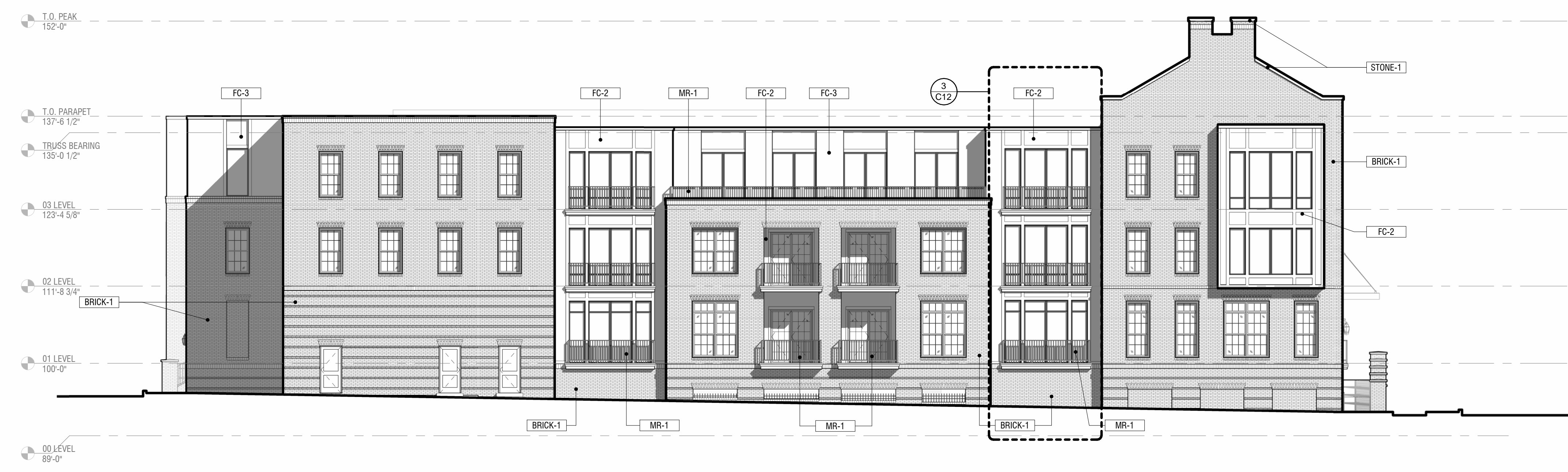
01 LEVEL -COURTYARD PLAN | 12 | 27 | 2024



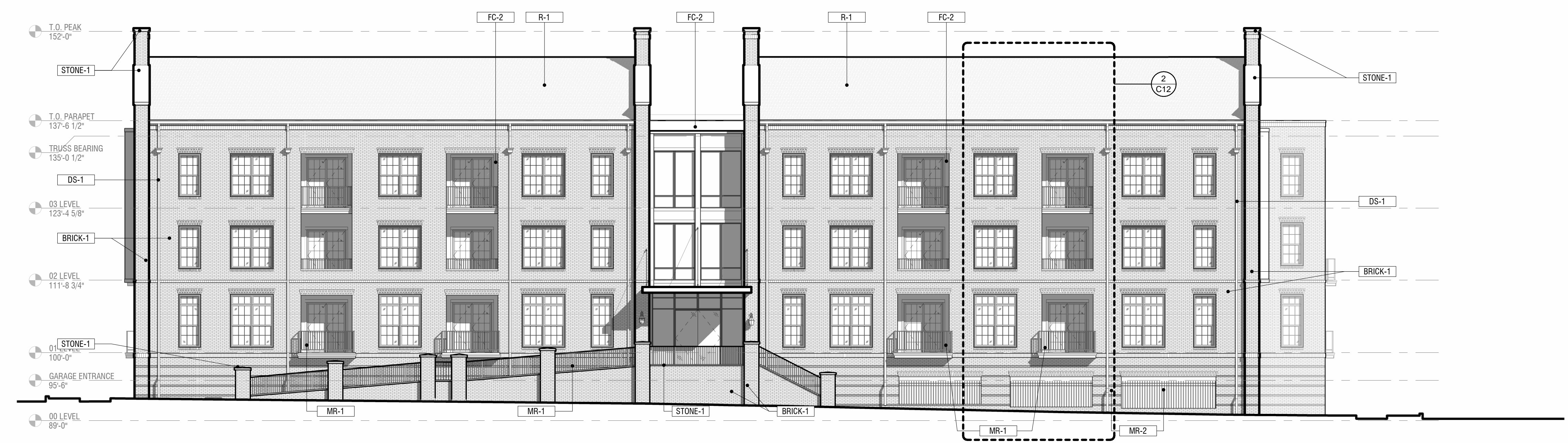
CLIENT AA project no.:024087 ©2024 ARCHALL

REFER TO EXTERIOR MATERIAL KEY

- BRICK-1** **RED MASONRY BRICK**
 MANUFACTURER: BELDEN
 STYLE: MODULAR
 COLOR: ST. ANNE BLEND
 MORTAR: ARGOS MAGNOLIA SAHARA TYPE IV
- STONE-1** **CAST STONE**
 MANUFACTURER: READING ROCK
 STYLE: ARCHITECTURAL CAST STONE
 COLOR: CHARLOTTE TAN
- R-1** **SHINGLE ROOFING**
 MANUFACTURER: CERTAINTED SAINT-GOBAIN
 STYLE: GRAND MANOR
 COLOR: COLONIAL SLATE
- FC-2** **FIBER CEMENT PANEL (FRY REGLET TRIM)**
 MANUFACTURER: JAMES HARDIE OR EQUAL
 STYLE: HARDIE PANEL AND DECORATIVE TRIM
 TEXTURE: SMOOTH
 COLOR: SHERWIN-WILLIAMS 7047 PORPOISE
 NOTE: TO BE PAINTED IN FIELD
- FC-3** **FIBER CEMENT PANEL (FRY REGLET TRIM)**
 MANUFACTURER: JAMES HARDIE OR EQUAL
 STYLE: HARDIE PANEL AND DECORATIVE TRIM
 TEXTURE: SMOOTH
 COLOR: SHERWIN-WILLIAMS 0037 MORRIS ROOM GREY
 NOTE: TO BE PAINTED IN FIELD
- MR-1** **METAL RAILING**
 STYLE: IRON RAILING SYSTEM WITH TOP RAIL
 COLOR: BLACK
- MR-2** **METAL RAILING**
 STYLE: IRON RAILING SYSTEM
 COLOR: BLACK
- DS-1** **DOWNSPOUTS + GUTTERS**
 MANUFACTURER: DM
 STYLE: DYNACLAD K-STYLE GUTTER AND ROUND
 DOWNSPOUT
 COLOR: CLASSIC BRONZE



ELEVATION - EAST
2 BUILDING ELEVATION
 SCALE 3/32" = 1'-0"



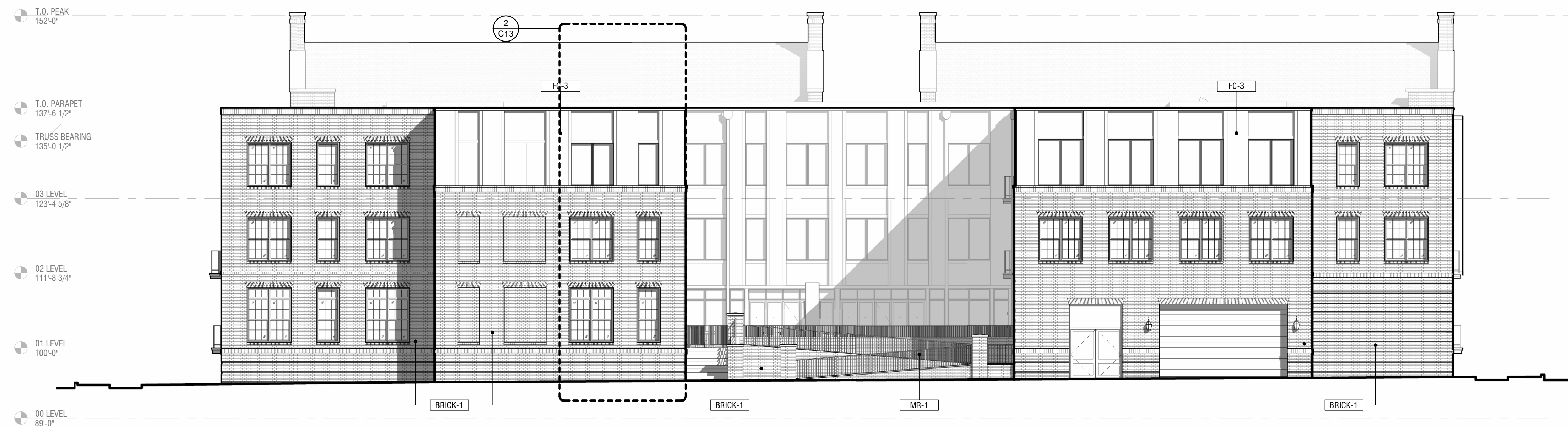
ELEVATION - NORTH
1 BUILDING ELEVATION
 SCALE 3/32" = 1'-0"

REFER TO EXTERIOR MATERIAL KEY

- BRICK-1 RED MASONRY BRICK**
 MANUFACTURER: BELDEN
 STYLE: MODULAR
 COLOR: ST. ANNE BLEND
 MORTAR: ARGOS MAGNOLIA SAHARA TYPE IV
- STONE-1 CAST STONE**
 MANUFACTURER: READING ROCK
 STYLE: ARCHITECTURAL CAST STONE
 COLOR: CHARLOTTE TAN
- R-1 SHINGLE ROOFING**
 MANUFACTURER: CERTAINTED SAINT-GOBAIN
 STYLE: GRAND MANOR
 COLOR: COLONIAL SLATE
- FC-2 FIBER CEMENT PANEL (FRY REGLET TRIM)**
 MANUFACTURER: JAMES HARDIE OR EQUAL
 STYLE: HARDIE PANEL AND DECORATIVE TRIM
 TEXTURE: SMOOTH
 COLOR: SHERWIN-WILLIAMS 7047 PORPOISE
 NOTE: TO BE PAINTED IN FIELD
- FC-3 FIBER CEMENT PANEL (FRY REGLET TRIM)**
 MANUFACTURER: JAMES HARDIE OR EQUAL
 STYLE: HARDIE PANEL AND DECORATIVE TRIM
 TEXTURE: SMOOTH
 COLOR: SHERWIN-WILLIAMS 0037 MORRIS ROOM GREY
 NOTE: TO BE PAINTED IN FIELD
- MR-1 METAL RAILING**
 STYLE: IRON RAILING SYSTEM WITH TOP RAIL
 COLOR: BLACK
- MR-2 METAL RAILING**
 STYLE: IRON RAILING SYSTEM
 COLOR: BLACK
- DS-1 DOWNSPOUTS + GUTTERS**
 MANUFACTURER: DM
 STYLE: DYNACLAD K-STYLE GUTTER AND ROUND DOWNSPOUT
 COLOR: CLASSIC BRONZE



ELEVATION - WEST
2 BUILDING ELEVATION
 SCALE 3/32" = 1'-0"



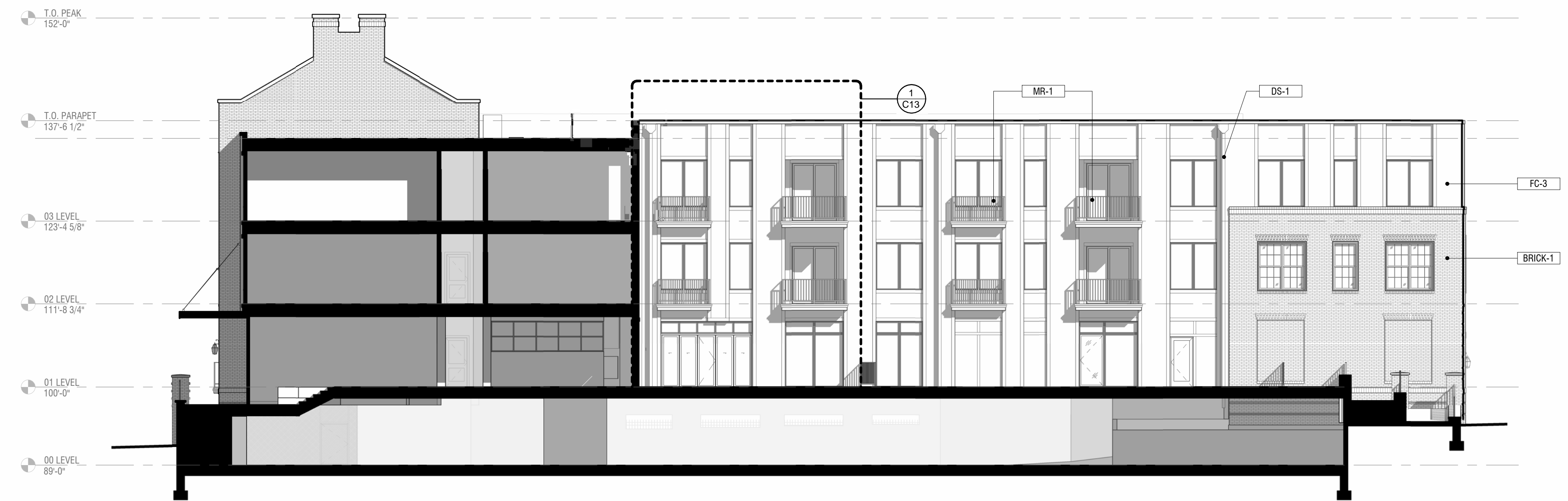
ELEVATION - SOUTH
1 BUILDING ELEVATION
 SCALE 3/32" = 1'-0"

REFER TO EXTERIOR MATERIAL KEY

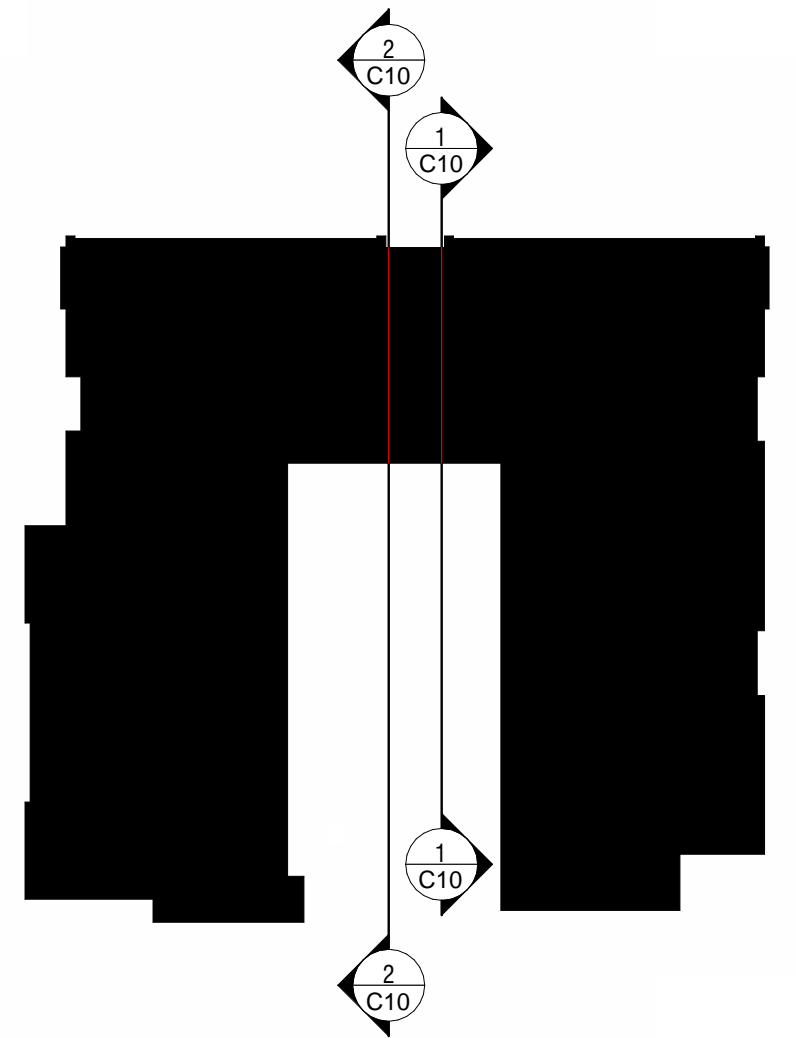
- BRICK-1 RED MASONRY BRICK**
 MANUFACTURER: BELDEN
 STYLE: MODULAR
 COLOR: ST. ANNE BLEND
 MORTAR: ARGOS MAGNOLIA SAHARA TYPE IV
- STONE-1 CAST STONE**
 MANUFACTURER: READING ROCK
 STYLE: ARCHITECTURAL CAST STONE
 COLOR: CHARLOTTE TAN
- R-1 SHINGLE ROOFING**
 MANUFACTURER: CERTAINTED SAINT-GOBAIN
 STYLE: GRAND MANOR
 COLOR: COLONIAL SLATE
- FC-2 FIBER CEMENT PANEL (FRY REGLET TRIM)**
 MANUFACTURER: JAMES HARDIE OR EQUAL
 STYLE: HARDIE PANEL AND DECORATIVE TRIM
 TEXTURE: SMOOTH
 COLOR: SHERWIN-WILLIAMS 7047 PORPOISE
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- FC-3 FIBER CEMENT PANEL (FRY REGLET TRIM)**
 MANUFACTURER: JAMES HARDIE OR EQUAL
 STYLE: HARDIE PANEL AND DECORATIVE TRIM
 TEXTURE: SMOOTH
 COLOR: SHERWIN-WILLIAMS 0037 MORRIS ROOM GREY
 NOTE: TO BE PAINTED IN FIELD
- MR-1 METAL RAILING**
 STYLE: IRON RAILING SYSTEM WITH TOP RAIL
 COLOR: BLACK
- MR-2 METAL RAILING**
 STYLE: IRON RAILING SYSTEM
 COLOR: BLACK
- DS-1 DOWNSPOUTS + GUTTERS**
 MANUFACTURER: DM
 STYLE: DYNAGLAD K-STYLE GUTTER AND ROUND DOWNSPOUT
 COLOR: CLASSIC BRONZE



WEST - COURTYARD ELEVATION
2 BUILDING ELEVATION
 SCALE 3/32" = 1'-0"



EAST - COURTYARD ELEVATION
1 BUILDING ELEVATION
 SCALE 3/32" = 1'-0"



MATERIAL LEGEND BUILDING ELEVATIONS

• REFER TO EXTERIOR MATERIAL KEY

BRICK-1 RED MASONRY BRICK
 MANUFACTURER: BELDEN
 STYLE: MODULAR
 COLOR: ST. ANNE BLEND
 MORTAR: ARGOS MAGNOLIA SAHARA TYPE IV

STONE-1 CAST STONE
 MANUFACTURER: READING ROCK
 STYLE: ARCHITECTURAL CAST STONE
 COLOR: CHARLOTTE TAN

R-1 SHINGLE ROOFING
 MANUFACTURER: CERTAINTED SAINT-GOBAIN
 STYLE: GRAND MANOR
 COLOR: COLONIAL SLATE

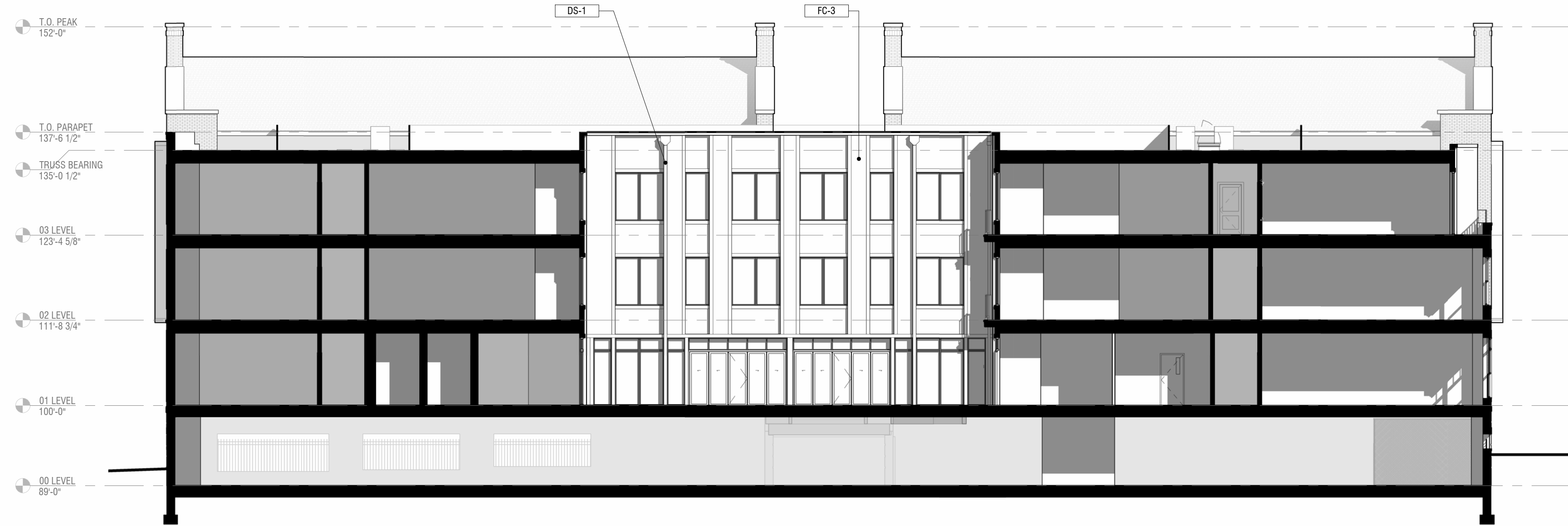
FC-2 FIBER CEMENT PANEL (FRY REGLET TRIM)
 MANUFACTURER: JAMES HARDIE OR EQUAL
 STYLE: HARDIE PANEL AND DECORATIVE TRIM
 TEXTURE: SMOOTH
 COLOR: SHERWIN-WILLIAMS 7047 PORPOISE
 NOTE: TO BE PAINTED IN FIELD

FC-3 FIBER CEMENT PANEL (FRY REGLET TRIM)
 MANUFACTURER: JAMES HARDIE OR EQUAL
 STYLE: HARDIE PANEL AND DECORATIVE TRIM
 TEXTURE: SMOOTH
 COLOR: SHERWIN-WILLIAMS 0037 MORRIS ROOM GREY
 NOTE: TO BE PAINTED IN FIELD

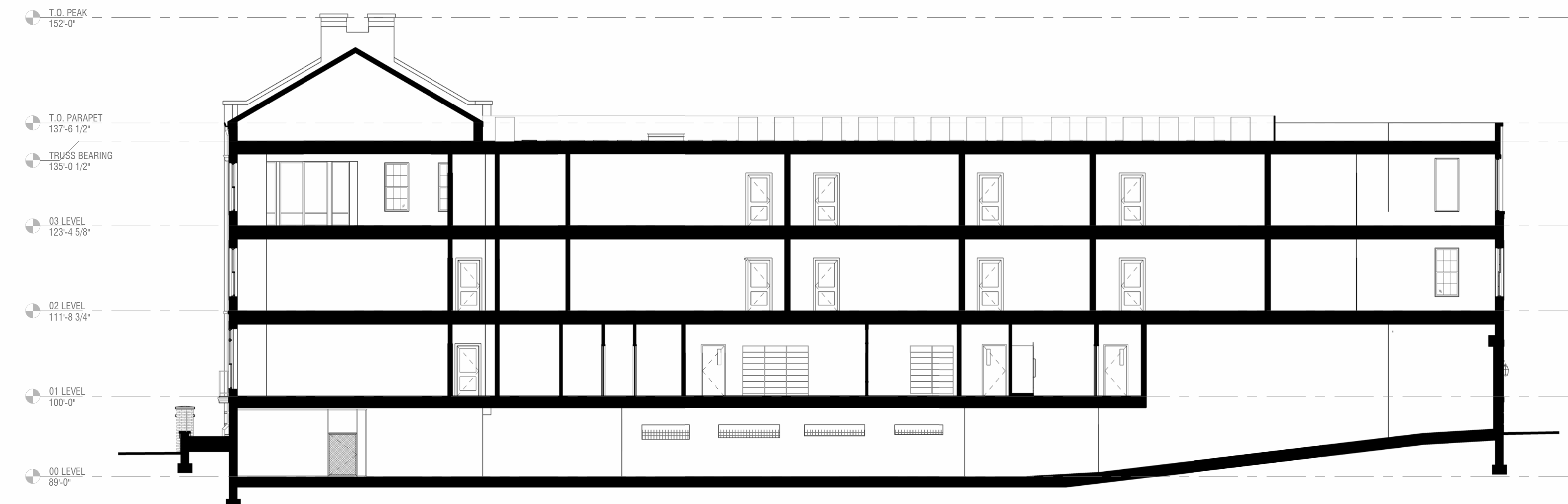
MR-1 METAL RAILING
 STYLE: IRON RAILING SYSTEM WITH TOP RAIL
 COLOR: BLACK

MR-2 METAL RAILING
 STYLE: IRON RAILING SYSTEM
 COLOR: BLACK

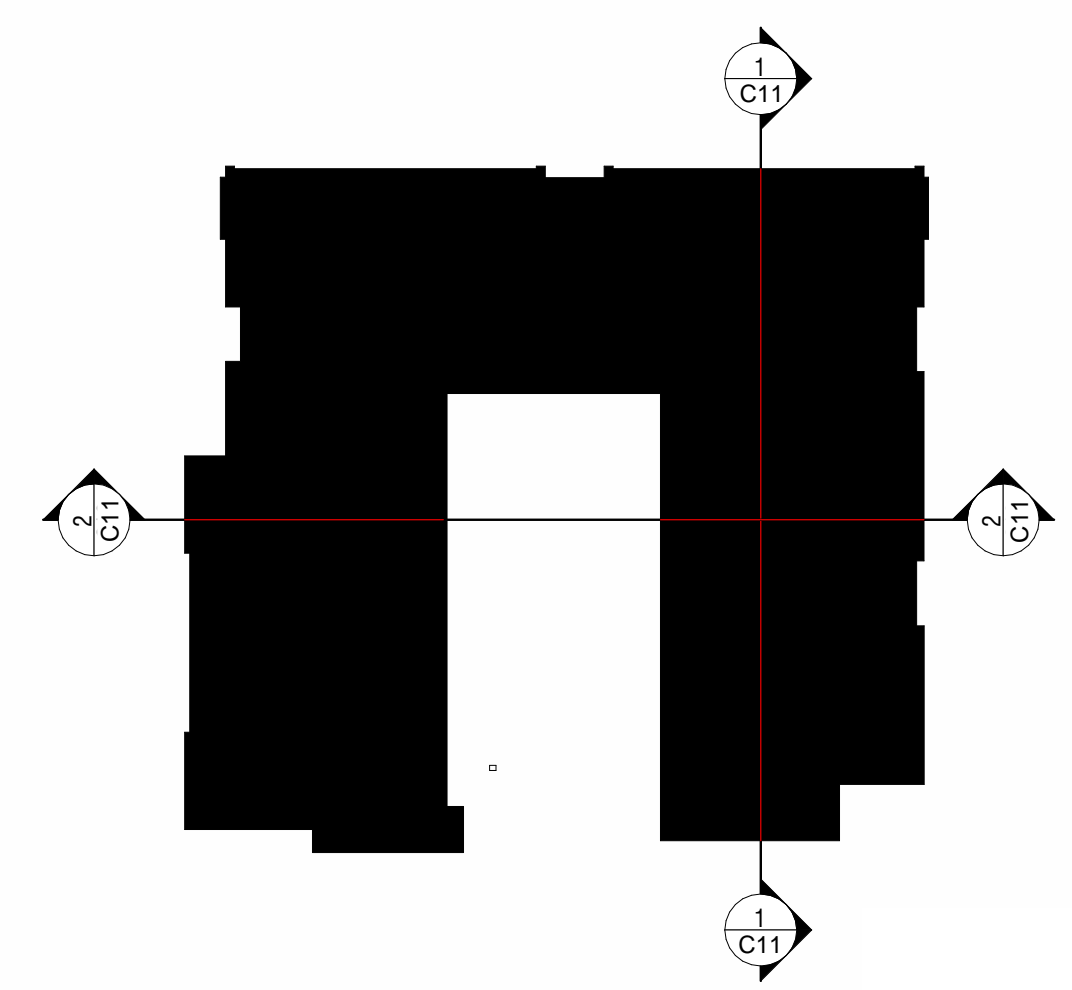
DS-1 DOWNSPOUTS + GUTTERS
 MANUFACTURER: DM
 STYLE: DYNACLAD K-STYLE GUTTER AND ROUND DOWNSPOUT
 COLOR: CLASSIC BRONZE

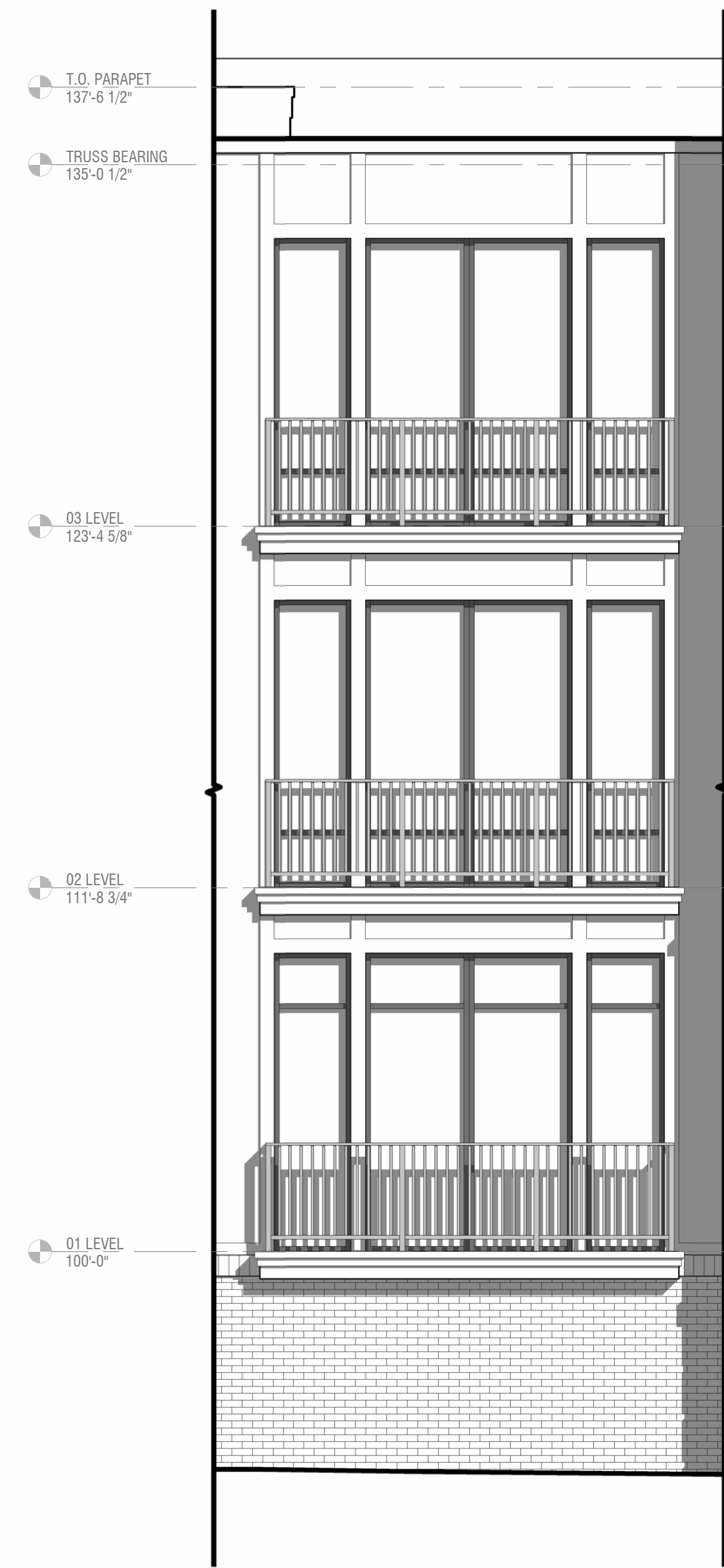


NORTH - COURTYARD ELEVATION
2 BUILDING ELEVATION
 SCALE 3/32" = 1'-0"

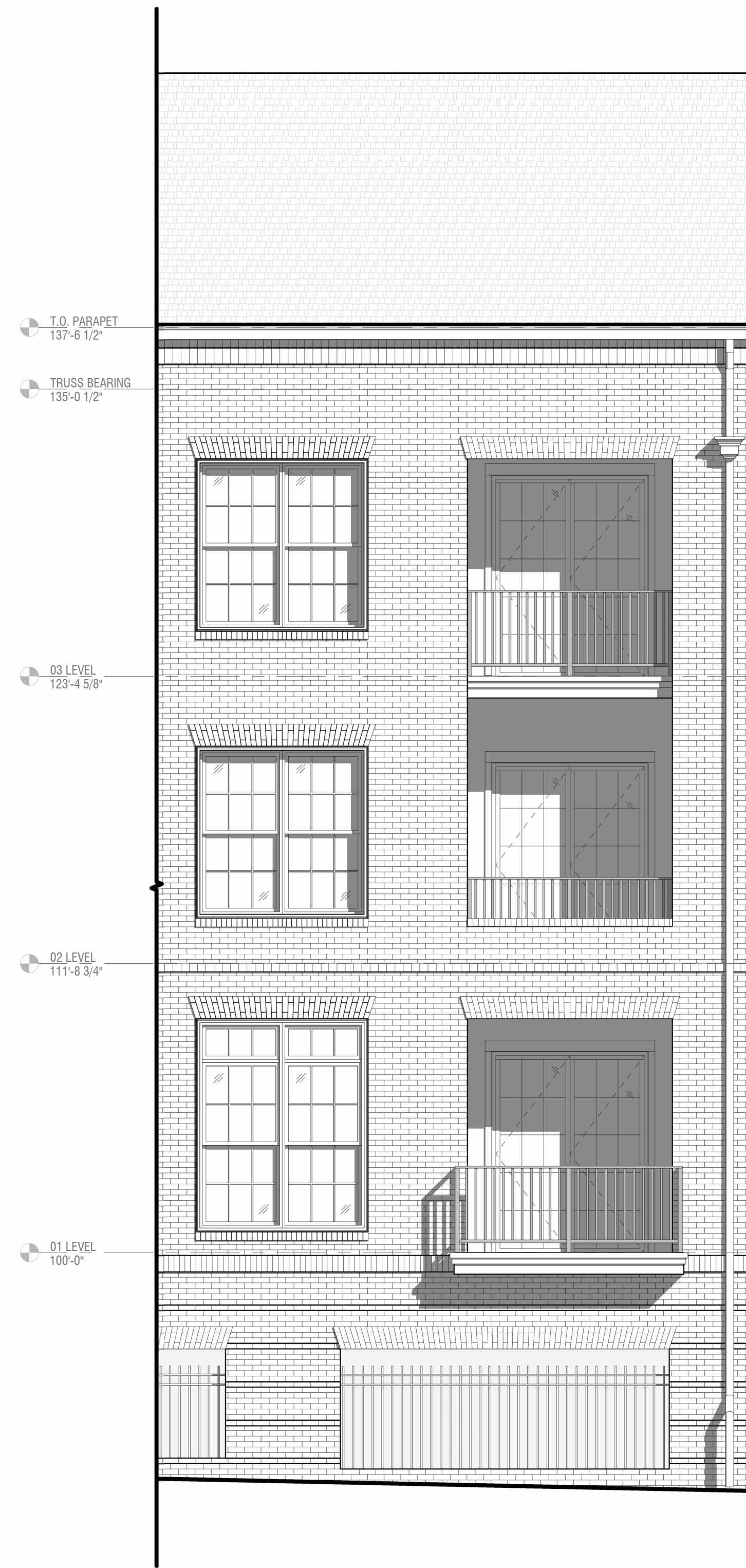


GARAGE BUILDING SECTION
1 BUILDING SECTION
 SCALE 3/32" = 1'-0"

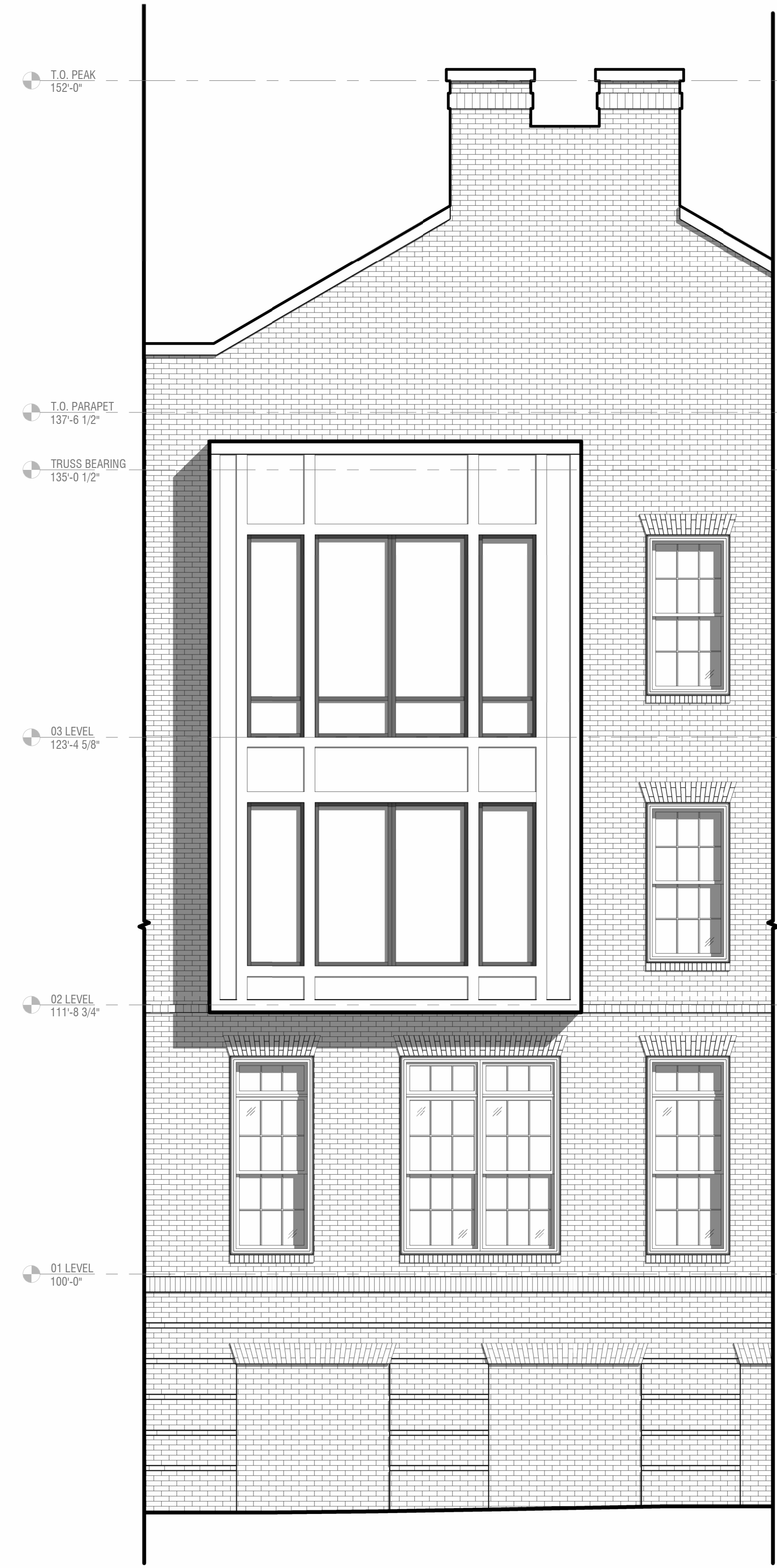




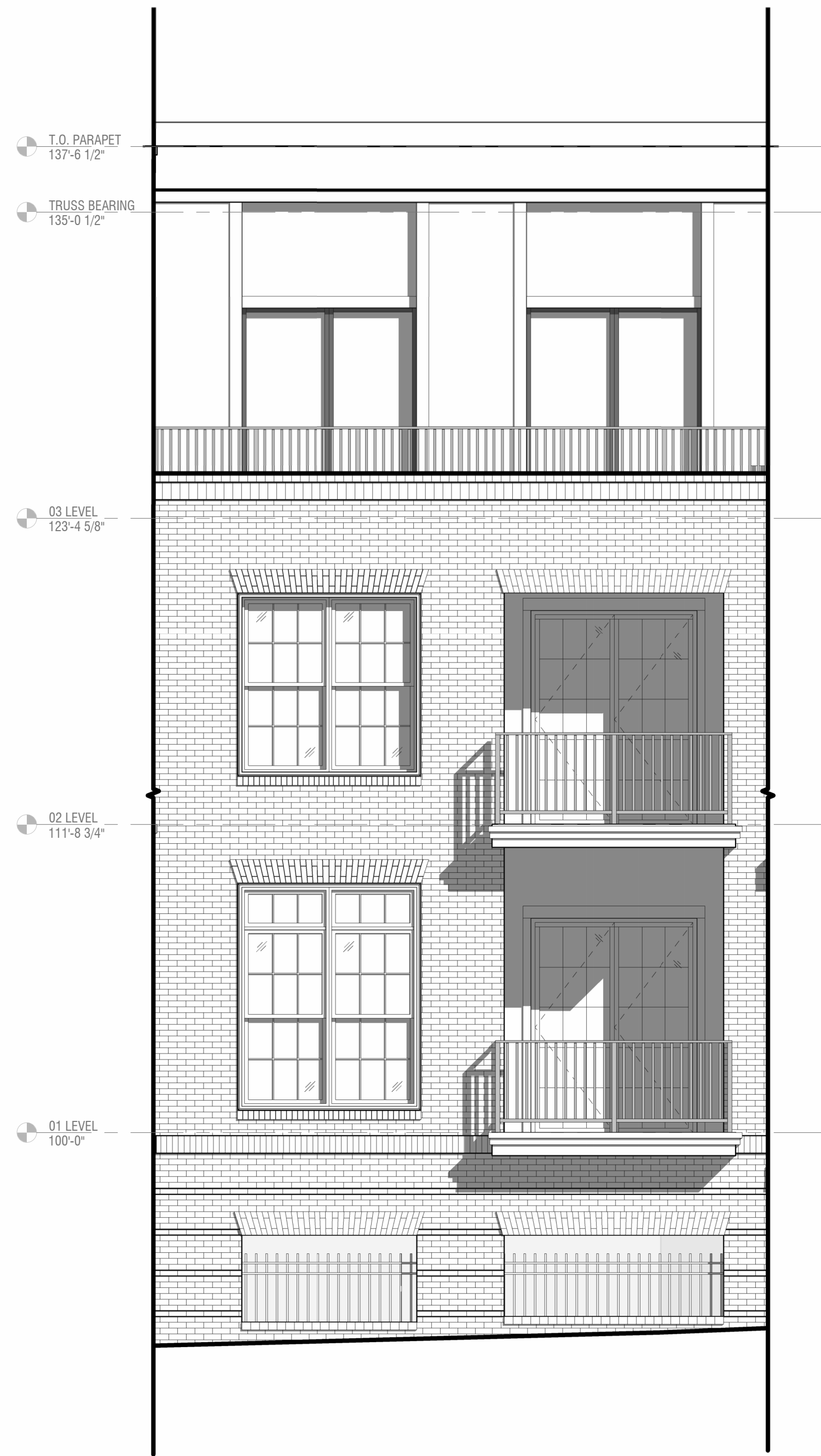
WEST JULIET BALCONIES ELEVATION
3 BUILDING ELEVATION
 SCALE 1/4" = 1'-0"



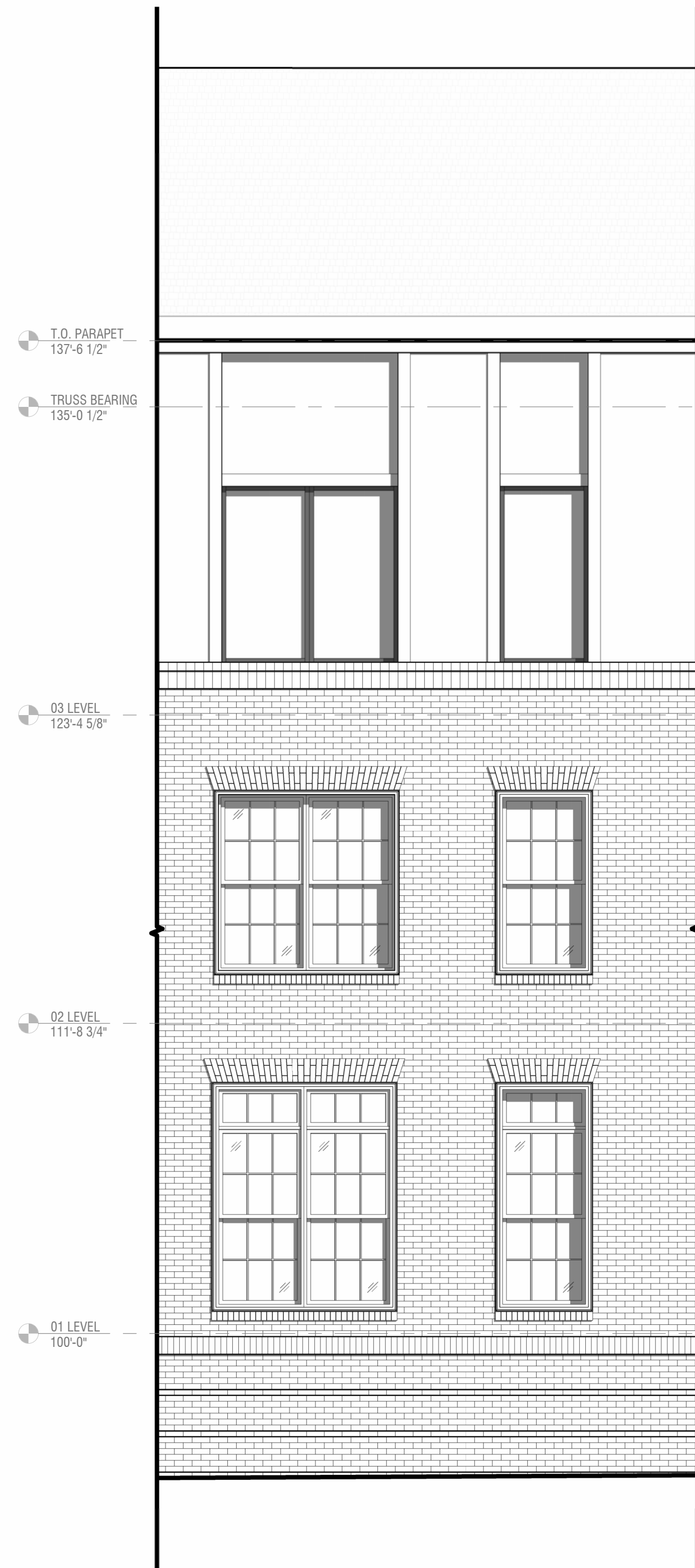
NORTH BALCONY ELEVATION
2 BUILDING ELEVATION
 SCALE 1/4" = 1'-0"



FIBER CEMENT POP OUT ELEVATION
1 BUILDING ELEVATION
 SCALE 1/4" = 1'-0"



WEST BALCONY WITH TERRACE ELEVATION
3 BUILDING ELEVATION
 SCALE 1/4" = 1'-0"



SOUTH STAIR ELEVATION
2 BUILDING ELEVATION
 SCALE 1/4" = 1'-0"



COURTYARD BALCONY/AMENITY ELEVATION
1 BUILDING ELEVATION
 SCALE 1/4" = 1'-0"



M
MERSHAD
DEVELOPMENT

**New Albany Town Center
Design Intent Package**

DECEMBER 13, 2024

archall



New Albany Town Center

PROPOSED MIXED-USE DEVELOPMENT

NEW ALBANY ARCHITECTURAL REVIEW BOARD

DECEMBER 13, 2024 | SUBMISSION

DECEMBER 27, 2024 | SUBMISSION - COMMENTS

Request for Certificate of Appropriateness:

- Demolition of 28 N High Street
- Proposed Mixed-Use Development
- New Building Typology - Tuck-Under Townhomes
- New Building Typology - Hybrid Courtyard Residential

PROJECT BRIEF

The proposed project is a mixed-use development located within the Urban Center of New Albany. The town-center inspired development proposes a total of 104 market-rate apartments, ranging from studio flats to 2 bedroom townhomes, as well as 4,276 SF commercial retail space. Currently contained within seven individual parcels, the future development would spread across three "subparcels", categorized from A to C going West to East. The site currently sits within the Historic Center and Core Residential zoning district of the Urban Center Code. Trisecting the site, in between as well as around each subparcel, is a proposed street grid network that has been designed by EP Ferris Consultants, proposed by New Albany Planning Staff, and incorporated by the developer. This well-studied grid network facilitates a comprehensive, walkable, and urban-center oriented development while also relieving traffic pressure on the Urban Center District. The development, as proposed, would provide private parking at a ratio of 1.76 parking spaces per 1 unit, while also providing parking for commercial uses at a ratio higher than the prescribed parking requirement by the Urban Center Code.

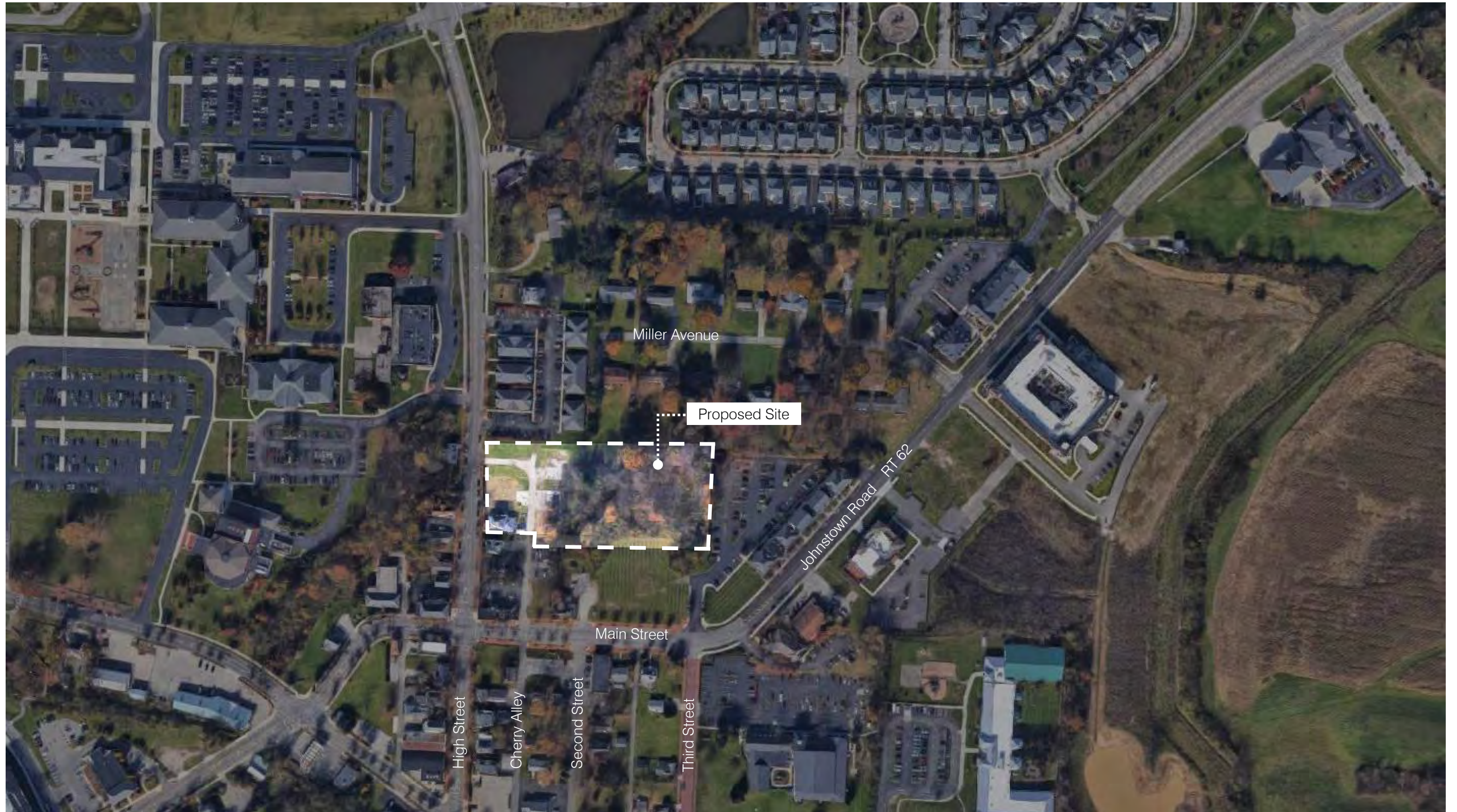
Proposed within the town center development are various building typologies such as a traditional commercial building, townhomes, and a multi-unit building. By incorporating elements of the Urban Center Code, Village Center Strategic Plan, New Albany Design Guidelines, as well as the surrounding context of the area, the development adds to and expands upon the current fabric of the Urban Center while also promoting walkability, connectivity, and desirable living options. The project has been designed to incorporate engaging sight lines, various moments of public engagement, and an inviting commercial presence for the community and surrounding residents in a manner congruent with the current Urban Center. The development is being proposed by Mershad Development, designed by Archall Architects, and engineered by McMullen Engineering, with landscaping design by James Burkart Associates.

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Site Context





Architectural Inspiration









Design v1.0
ARB: February 12, 2024



Design v2.0

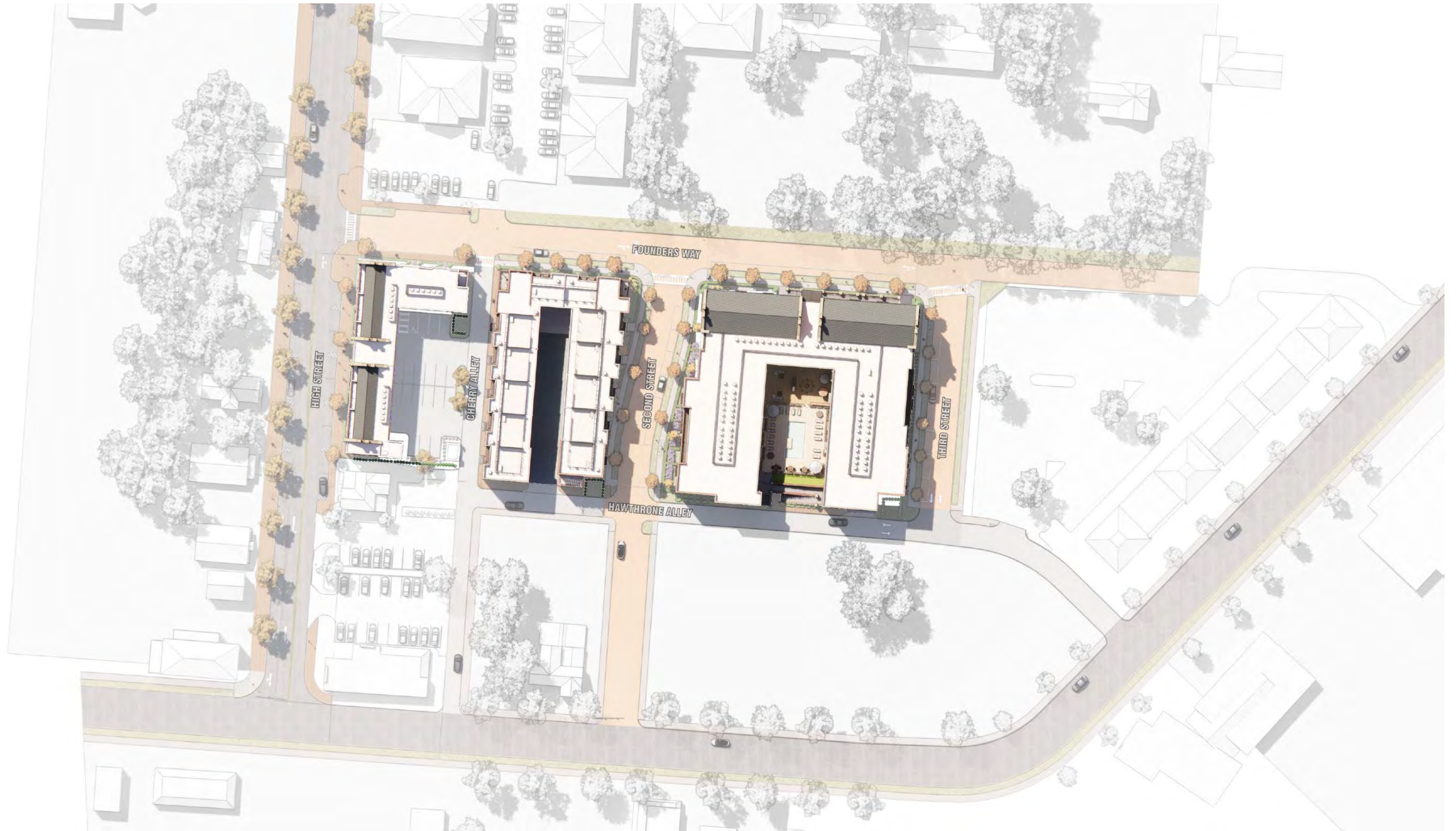
ARB: May 13, 2024



Proposed Design

ARB: January 13, 2025

Proposed Site Development





SubParcel A

- Proposed Building Type: Traditional Commercial
- Proposed Height: 39'-0" (Typical)
- Proposed Lot Coverage: 39%
- Proposed Uses: Retail, Restaurant, Residential

SubParcel C

- Proposed Building Type: Hybrid Courtyard Residential
- Proposed Height: 46'-0" (Typical)
- Proposed Lot Coverage: 85%
- Proposed Uses: Amenity, Parking Garage, Residential, Courtyard

SubParcel B

- Proposed Building Type: Tuck-Under Townhomes
- Proposed Height: 41'-0" (Typical)
- Proposed Lot Coverage: 69%
- Proposed Uses: Residential







A SUBPARCEL A

ACREAGE	// 0.39 AC
STRUCTURES	// 01
BUILDING 1	
FLOORS	// 03
FOOTPRINT	// 6,750 SF
TYPICAL FLOOR	// 7,404 SF
USE	// 4,276 SF COMMERCIAL
	// 17 UNITS RESIDENTIAL (18 BEDS)
	16 1BD FLATS
	01 2BD FLATS

PARKING REQUIRED (PER URBAN CENTER CODE)

01 SPACE / UNIT	017
0.5 SPACE / ADDITIONAL BED	001
01 SPACE / 500 COMM. SF (MAX)	009

TOTAL REQUIRED	027
PARKING PROVIDED	019
# SPACES / UNIT	1.12
# SPACES / BED	1.06









B SUBPARCEL B		
ACREAGE	// 0.48 AC	
STRUCTURES	// 01	
BUILDING 2		
FLOORS	// 03	
FOOTPRINT	// 19,445 SF	
USE	// 14 TOWNHOMES (28 BEDS)	
	(FROM 1,840 SF TO 3,026 SF)	
PARKING REQUIRED (PER URBAN CENTER CODE)		
	01 SPACE / UNIT	014
	0.5 SPACE / ADDITIONAL BED	007
TOTAL REQUIRED		021
PARKING PROVIDED		028
# SPACES / UNIT		2.00
# SPACES / BED		1.06





C SUBPARCEL C
 ACREAGE // 0.85 AC
 STRUCTURES // 01

BUILDING 3
 FLOORS // 03 (+01 FLOOR BELOW GRADE)
 FOOTPRINT // 31,472 SF
 TYPICAL FLOOR // 25,000 SF
 USE // 73 UNITS RESIDENTIAL (79 BEDS)
 13 STUDIO
 54 1BD UNITS
 06 2BD UNITS

PARKING REQUIRED (PER URBAN CENTER CODE)
 01 SPACE / UNIT 073
 0.5 SPACE / ADDITIONAL BED 003

TOTAL REQUIRED	076
PARKING PROVIDED	076
# SPACES / UNIT	1.04
# SPACES / BED	0.96





SITE // IN NUMBERS

MASTERPLAN // NEW ALBANY TOWN CENTER
 SITE COMPONENTS:

JURISDICTION	// NEW ALBANY	
ZONING	// URBAN CENTER DISTRICT	
ACREAGE	// 2.96 AC	
DEVELOPABLE	// 1.72 AC	58.1%
DEDICATED PUBLIC R.O.W.	// 1.24 AC	41.9%

SITE TOTALS

TOTAL COMMERCIAL	4,276 SF	
TOTAL UNITS	104 UNITS (125 BEDS)	
	13 STUDIO FLATS	12.5%
	70 1BD FLATS	67.3%
	07 2BD FLATS	06.7%
	14 TOWNHOMES	13.5%

PARKING REQUIRED (PER URBAN CENTER CODE)

01 SPACE / UNIT	104
00.5 SPACE / ADDITIONAL BED	011
01 SPACE / 500 COMM. SF (MAX)	009

TOTAL REQUIRED 124

PARKING PROVIDED (BY DEVELOPER)

OFF-STREET (HEAD-IN)	047
STRUCTURED PARKING	076

TOTAL PROVIDED 123

# SPACES / UNIT	1.18
# SPACES / BED	0.98

PARKING PROVIDED (BY DEVELOPER + CITY)

TOTAL OFF-STREET PROVIDED	123
PROPOSED ON-STREET (PUBLIC R.O.W)	043
EXISTING HIGH STREET (PUBLIC R.O.W.)	017

TOTAL PROVIDED 183

# SPACES / UNIT	1.76
# SPACES / BED	1.46

A SUBPARCEL A

ACREAGE	// 0.39 AC
STRUCTURES	// 01

BUILDING A

FLOORS	// 03
FOOTPRINT	// 6,750 SF
TYPICAL FLOOR	// 7,404 SF
USE	// 4,276 SF COMMERCIAL
	// 17 UNITS RESIDENTIAL (18 BEDS)
	16 1BD FLATS
	01 2BD FLATS

PARKING REQUIRED (PER URBAN CENTER CODE)

01 SPACE / UNIT	017
0.5 SPACE / ADDITIONAL BED	001
01 SPACE / 500 COMM. SF (MAX)	009

TOTAL REQUIRED 027

PARKING PROVIDED 019

# SPACES / UNIT	1.12
# SPACES / BED	1.06

BICYCLE PARKING REQUIRED

(PER URBAN CENTER CODE 5.30.3)

NO. HITCHES REQUIRED 001
NO. HITCHES PROVIDED 001

B SUBPARCEL B

ACREAGE	// 0.48 AC
STRUCTURES	// 01

BUILDING B

FLOORS	// 03
FOOTPRINT	// 19,445 SF
USE	// 14 TOWNHOMES (28 BEDS)
	(FROM 1,840 SF TO 3,026 SF)

PARKING REQUIRED (PER URBAN CENTER CODE)

01 SPACE / UNIT	014
0.5 SPACE / ADDITIONAL BED	007

TOTAL REQUIRED 021

PARKING PROVIDED 028

# SPACES / UNIT	2.00
# SPACES / BED	1.06

BICYCLE PARKING REQUIRED

(PER URBAN CENTER CODE 5.30.3)

NO. HITCHES REQUIRED 001
NO. HITCHES PROVIDED 003

C SUBPARCEL C

ACREAGE	// 0.85 AC
STRUCTURES	// 01

BUILDING C

FLOORS	// 03 (+01 FLOOR BELOW GRADE)
FOOTPRINT	// 31,472 SF
TYPICAL FLOOR	// 25,000 SF
USE	// 73 UNITS RESIDENTIAL (79 BEDS)
	13 STUDIO
	54 1BD UNITS
	06 2BD UNITS

PARKING REQUIRED (PER URBAN CENTER CODE)

01 SPACE / UNIT	073
0.5 SPACE / ADDITIONAL BED	003

TOTAL REQUIRED 076

PARKING PROVIDED 076

# SPACES / UNIT	1.04
# SPACES / BED	0.96

BICYCLE PARKING REQUIRED

(PER URBAN CENTER CODE 5.30.3)

NO. HITCHES REQUIRED 002
NO. HITCHES PROVIDED 000
NO. BICYCLE RACKS PROVIDED 018*

*SECURED, LOCATED IN PARKING STRUCTURE

Building Materials



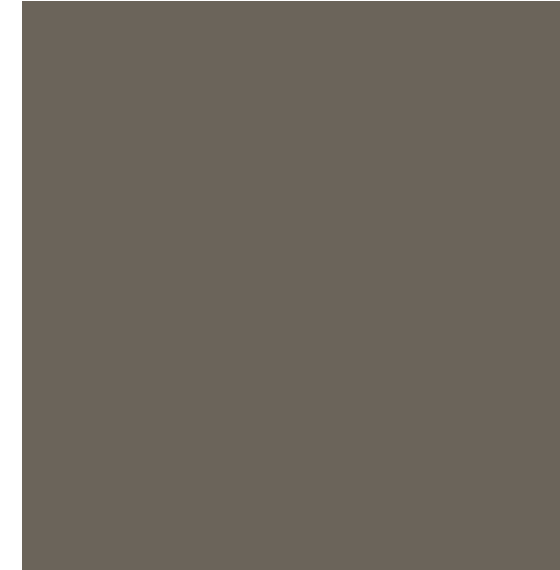
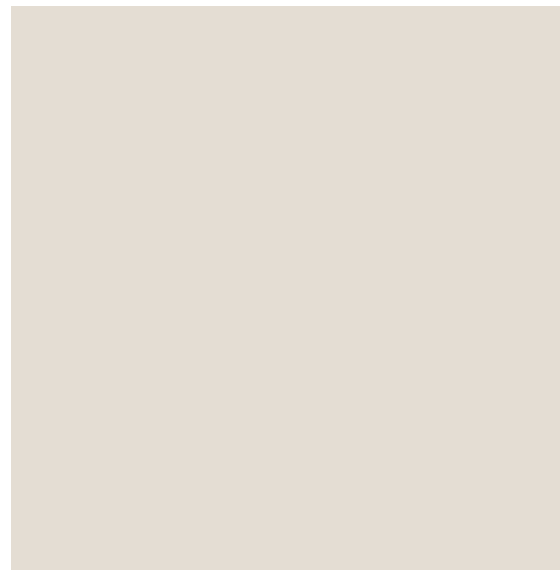
BRICK-1
 material: red masonry brick
 manufacturer: Belden
 style: modular
 color: St. Anne Blend
 mortar: Argos Magnolia Sahara
 Type 'N'; grapevine method

New Albany Installations
 7506 Fenway Rd
 4180 Sudbrook Square

STONE-1
 material: cast stone
 manufacturer: Reading Rock
 style: architectural cast stone
 color: Charlotte Tan

CMU-1
 material: concrete masonry block
 manufacturer: Oberfields
 style: DesignBlok smooth face
 color: Lt Buff

R-1
 material: asphalt shingle roofing
 manufacturer: CertainTeed Saint-Gobain
 style: Grand Manor
 color: Colonial Slate



R-2
 material: metal roof
 manufacturer: DMI
 style: Inter-Lock Standing Seam
 color: Classic Bronze

FC-1
 material: fiber cement panel siding
 manufacturer: James Hardie or equivalent
 style: Hardie panel and decorative trim
 color: Sherwin-Williams 7035 Aesthetic White
 note: to be painted in field; Fry Reglet trim

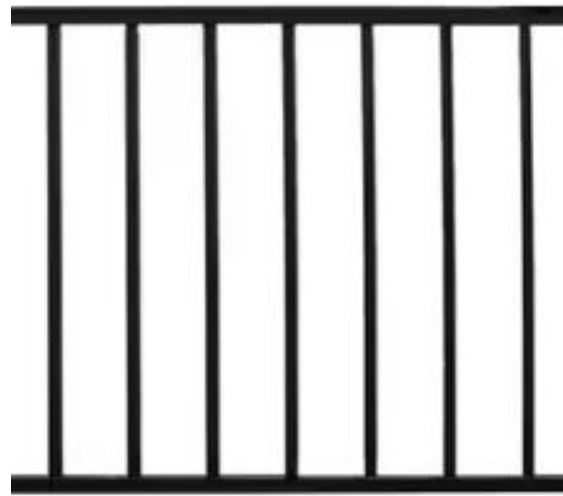
FC-2
 material: fiber cement panel siding
 manufacturer: James Hardie or equivalent
 style: Hardie panel and decorative trim
 texture: smooth
 color: Sherwin-Williams 0037 Morris Room Grey
 note: to be painted in field; Fry Reglet trim

FC-3
 material: fiber cement panel siding
 manufacturer: James Hardie or equivalent
 style: Hardie panel and decorative trim
 texture: smooth
 color: Sherwin-Williams 7047 Porpoise
 note: to be painted in field; Fry Reglet trim

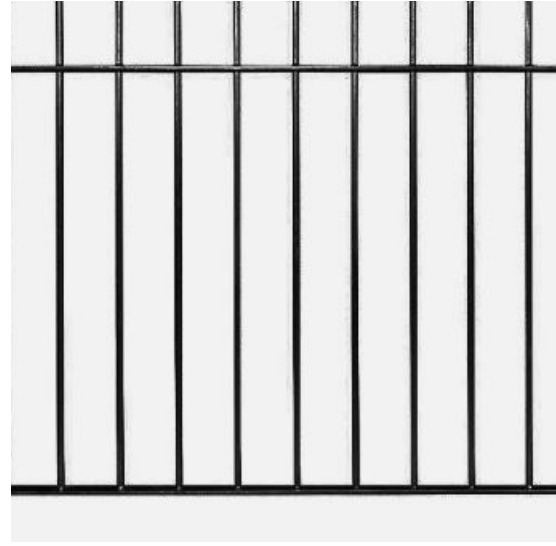
FC-4
 material: fiber cement lap siding
 manufacturer: James Hardie or equivalent
 style: Hardie panel lap siding and decorative trim
 texture: smooth
 color: painted to match FC-2
 note: to be painted in field; Fry Reglet trim



WR-1
 material: wood railing
 manufacturer: tbd
 color: painted white to match FC-1



MR-1
 material: metal railing
 manufacturer: tbd
 style: iron railing system with top rail
 color: black



MR-2
 material: metal railing
 manufacturer: tbd
 style: iron railing system
 color: black



TR-1
 material: trim and pediments
 manufacturer: tbd
 color: painted white to match FC-1



CL-1
 material: wood square columns installed over post
 manufacturer: tbd
 style: Tuscan 10" square
 color: painted white to match FC-1



DS-1
 material: downspouts and gutters
 manufacturer: DMI
 style: DynaClad K-style gutter and round downspout
 color: classic bronze



Light Fixtures
 material: electric lantern
 manufacturer: Bevolo or eq.
 style: London Street 25" height
 color: bronze



Rooftop Screening
 material: corrugated metal
 manufacturer: tbd
 style: horizontal
 color: match FC-3



SIGNAGE

SIGNAGE

SIGNAGE

Thank you!