



New Albany Architectural Review Board

Monday, November 10, 2025 Meeting Minutes - Approved

I. Call to order

The New Albany Architectural Board held a regular meeting on Monday, November 10, 2025 in the New Albany Village Hall. Chair Hinson called the meeting to order at 7:00 p.m. and asked to hear the roll.

II. Roll call

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

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

Staff members present: Planning Manager Christian, Deputy Clerk Madriguera.

III. Action on minutes: October 13, 2025

Chair Hinson asked if there were any corrections to the minutes from the October 13, 2025 meeting.

Board Member Strahler stated that on page six, his explanation for his vote to deny the rezoning request should include “for residential area along SR 605.”

Deputy Clerk Madriguera noted the correction.

Chair Hinson asked if there were further corrections. Hearing none, he moved to approve the October 13, 2025 minutes as corrected. Board Member Brown seconded the motion.

Upon roll call: Mr. Hinson yes, Mr. Brown yes, Mr. Davie yes, Mr. Iten yes, Mr. Maletz yes, Mr. Strahler yes. Having six yes votes, the motion passed and the October 13, 2025 meeting minutes were approved as corrected.

IV. Additions or corrections to the agenda

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

Planning Manager Christian answered none from staff.

Chair Hinson administered the oath to all present who planned to address the commission.

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 board for an item not on the agenda. Hearing none he introduced the first and only case and asked to hear the staff report.

VI. Cases:

ARB-54-2025 NAPLS Elementary School COA

Certificate of Appropriateness to allow a new elementary school for New Albany-Plain Local Schools at 5101 Swickard Woods Boulevard (PID: 222-002970 and 222-00356).

Applicant: Victoria Newell, Schorr Architects LLC

Planning Manager Christian provided a brief introduction of the application. He explained that the application was previously approved by the board on the condition that the application returns for review and approval of the final design elements.

Tom Rubey representing the New Albany Company (NACO) told the board that NACO agrees with all of the design changes and so too does the Architectural Review Committee (ARC). He further stated that all of the board's previous comments were considered.

Applicant and Architect Victoria Newell of Schorr Architects, LLC, spoke in support of the project. She explained each of the design changes, and that she was working to balance cost constraints and overruns with aesthetic design.

Chair Hinson discussed the jack arches and asked whether there was any reason not to have higher jack arches on the second floor.

Ms. Newell responded that the, consistent with the first floor jack arches, the upper floor jack arches were raised to four brick courses. She continued that six course jack arches are not on any other NAPLS building and she recommended consistency.

Board Member Maletz noted the coins and that they appeared to be floating. As a result, he suggested either doing the coins or the water table.

Ms. Newell stated that the water table was cost prohibitive.

New Albany Plain Local Schools Superintendent Sawyers approached the lectern and advised the board that the project was about \$3 million over budget, and as a result, NAPLS and the NAPLS Board of Education is interested in eliminating the coins if the board recommends it.

Board Member Maletz commented that the gutter looked over-scaled and confirmed that it was not a concealed gutter. He also asked whether the jack arches are three or four courses. asked whether there was a concealed gutter, because it appeared over-scaled. He further remarked that the keystones are costly and do not contribute to the design.

Ms. Newell answered that the gutter is not a recessed or concealed, and was happy to scale it back. She further remarked that the bricks were consistent. The keystones were added at the request of NACO.

Chair Hinson confirmed that the jack arches were straight noting that they appeared to be different in the rendering and the presentation. He remarked that they are only as good as the person cutting them, and they should not look like the jack arches at the Intermediate School. The jack arches in the rendering are appropriate but the presentation showing the cast keystone was not appropriate.

Board Member Davie remarked that the white panels are quite heavy in appearance. He understood that they were likely necessary and he was okay with them but they nonetheless were heavy in appearance.

Board Member Brown remarked that he can appreciate the cost concerns, he agreed to eliminating the coining if the coining was not necessary, particularly to save cost dollars. He confirmed that the landscaping comments would be addressed, and whether additional landscaping was needed. He further confirmed that the conditions listed in the staff report were approved at the last meeting.

Planning Manager Christian explained that staff would review the landscaping and that the parking lots are required to be screened from adjacent properties. He further stated that Board Member Brown's comments about the necessity of additional landscaping would be considered when the plan is reviewed.

Brown noted that there is no residential property adjacent and he was unsure whether additional landscaping was needed.

Board Member Iten asked the board whether there was anything that the board would object to, noting that the motion would be to approve the revised details.

Board Member Maletz remarked that he would just ask that the applicants and NACO would take the board's comments under advisement; he hoped the comments were taken into consideration.

Architect Newell stated that she would be happy to remove the coins subject to NACO's approval.

Board Member Iten moved to approve the revised drawings as shown, and asked that the board's comments regarding the removal of the coins, and the jack arches be considered. Board Member Maletz seconded the motion.

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

The board thanked the applicants.

VII. Other business

1. Master Sign Plan Update.

Thereafter, the board went into the conference room to see the sign boards and to hear an update regarding adoption of a master sign plan for the city.

2. Planning Manager Christian updates.

Planning Manager Christian reminded the board about the opportunity to have their photographs taken on November 18th, and he reminded them board appreciation event on December 9th.

VIII. Adjourn

Having no further business and having completed the agenda, Board Member Iten moved to adjourn the November 10, 2025 meeting of the New Albany Architectural Review Board. Board Member Maletz seconded the motion.

Upon roll call: Mr. Iten yes, Mr. Maletz yes, Mr. Hinson yes, Mr. Davie yes, Mr. Strahler yes, Mr. Brown yes. Having six yes votes, the motion passed and the November 10, 2025 meeting of the New Albany Architectural Review Board was adjourned at 8:30 p.m.

Submitted by: Deputy Clerk Madriguera, Esq.

Appendix

ARB-54-2025
Staff Report
Record of Action



Architectural Review Board Staff Report

November 10, 2025

NEW ALBANY-PLAIN LOCAL SCHOOLS ELEMENTARY SCHOOL CERTIFICATE OF APPROPRIATENESS

LOCATION: Generally located north of Fodor Road and east and south of Swickard Woods Boulevard, on the New Albany Plain Local Schools campus (PIDs: 222-002970 and 222-000356).
APPLICANT: Schorr Architects LLC c/o Victoria Newell
REQUEST: Certificate of Appropriateness
ZONING: Urban Center District within Campus sub-district
STRATEGIC PLAN: Village Center
APPLICATION: ARB-54-2025

Review based on: Application materials received on October 10, 2025, and October 24, 2025

Staff report prepared by Sierra Saumenig, Planner II

I. REQUEST AND BACKGROUND

This certificate of appropriateness application is for a proposed elementary school located at 5105 Swickard Woods Boulevard, which will serve grades Kindergarten through Second Grade. The facility includes 63 classrooms and associated support spaces. The site is located within the Urban Center Code (UCC) zoning district and is subject to the UCC requirements, the New Albany Design Guidelines and Requirements, and city code regulations.

UPDATE:

The application was previously approved by the Architectural Review Board on September 8, 2025; however, it is returning for review and approval of the architectural design elements. The ARB conditioned the approved certification of appropriateness that the final design would come back before the board for consideration. The updated architectural elevations are included in the application packet.

The comments provided by the ARB are outlined below, followed by the applicant's responses.

1. **Cupola** – The detailing of the cupola is inconsistent with architectural precedent and lacks appropriate traditional Georgian hierarchy. The mid-rail banding course is overly heavy, and the upper fascia is inconsistently detailed.
 - Response: The design of the Cupola has been modified. It is the applicant's understanding that a more pronounced overhang is preferred.
2. **Divided Lites** – The window lite patterns are inconsistent. The proportions of the lite cuts should remain uniform regardless of window dimensions.
 - Response: This was addressed and modifications were made to the divided light size, proportions, and pattern in the current documents submitted.
3. **Window Detailing** – The jack arches above the windows are too short and should be increased to at least six courses to align with window proportions. A rowlock sill is recommended on all windows. Keystones are inconsistent in size and placement and do not conform to standard jack arch detailing.

- Response: The jack arch details were corrected, the first-floor jack arches were raised to five brick courses, the upper floor jack arches were raised to four brick courses. Six course brick arches do not fit without raising the height of the building or reducing the cornice line. Six course jack arches are not provided on any of the existing NAPLS school facilities and is not in character to the overall campus of NAPLS. The BIM software has limitations on how the jack arch and keystone can appear in the model. This element is better viewed in an enlarged detail. Included is an enlarged detail elevation of this condition to better illustrate the intent. Rowlocks were added at windowsills.

4. **Corners** – Quoins are recommended on exterior corners, at minimum at the front entry.

- Response: Quoining has been added as requested by ARB. The addition of this detail was also supported by NACO. We do not believe it is appropriate to eliminate the quoins as recommended by the City Architect, but we have redesigned the feature to address his concern.

5. **Pediment** – The main entry pediment should not be stucco; brick or siding is more appropriate. The sunburst lite is also misaligned within the pediment and should be properly detailed with exterior trim.

- Response: The pediment cladding material is horizontal metal panel siding and was not intended to be stucco, as clarified during the hearing. The model has been revised to more clearly depict the material.

6. **Intermediate Banding Course** – The current solder course should be replaced with a stacked rowlock banding course, three courses high.

- Response: It was agreed at the ARB hearing to revise the Solider course band to a 3-course projected running bond. This is a quite common Georgian detail. The comment regarding a rowlock revision was provided post the hearing. This detail has not been handled consistently on the NAPLS school facilities. The primary school has a soldier course, the middle school has a single rowlock, there is no banding at the High School or the Early Learning Center. The Intermediate school has no banding and intermediate stone detailing. We are utilizing modular brick and prefer keeping the three-course projected running bond band to maintain coursing (3-bricks / 8"). A stacking three-course rowlock band will place the brickwork out of coursing. The applicant will provide the detail as the board believes it is best, but if the stacking (3) course rowlock is preferred we recommend adjusting the proposed detailing at the water table to keep the brick on coursing.

7. **Base Banding Course** – The base detailing is inconsistent with traditional Georgian precedent. The current double banding course should be replaced with a proper water table base to provide appropriate visual grounding for the structure.

- Response: The applicant advised at the hearing they would not accommodate a fully projected water table at the base of the structure. This request is cost prohibited for NAPLS for this school facility. Adding this feature requires added width of the foundation system and additional CMU backup construction. This detail has not been handled consistently on the NAPLS school facilities. The High School and Intermediate School have true projected water tables, the Middle School and Primary School have a single projected running bond course, The Early Learning Center has (2) projected running bond courses. The applicant is proposing a similar detail with two projecting rowlocks.

8. **Main Pediment Detail** – The connection between the pediment rake, frieze board, and fascia is incorrectly detailed; the rake should be raised to meet proper proportion.

- Response: Projection difference at the pediment detail is the extension of the gutter assembly. This extension is present at other NAPLS facilities. The

applicant fully understands this request and will work to improve this detail, but the detail requires input from the fabricators of the custom assembly which has not be finalized. The applicant will provide an updated detail prior to the hearing. It will follow similar detailing provided at the Early Learning Center which has a similar projection at the gutter assembly.

9. **Downspouts** – Downspout locations should be reevaluated around the building to ensure functionality and visual balance.
 - Response: No objection to shifting downspout locations.
10. **Blank Elevations** – False “brick-in” windows are recommended on blank elevations to maintain a consistent fenestration rhythm.
 - Response: Herringbone recessed panels were provided at multiple locations.
11. **Entry Entablature** – The entry entablature appears too low in relation to the main building’s eave height. While this condition varies across the campus, it should be addressed for consistency within this building.
 - Response: The input regarding the height of the entablature was provided after the hearing. The element was originally at a higher elevation but was lowered following previous recommendations from the City Architect. NACO also requested a reduction in the entry height. No additional modifications have been made in this submission.
12. **Roof Ridge** – The roof ridge should be truncated to create a low-slope cap, reducing overall ridge height and improving the hierarchy between primary and secondary roof masses. This approach aligns with typical New Albany design strategies.
 - Response: Design studies were completed illustrating the effect this change has on the building. The height of the ridge can only be lowered approximately 3ft due to the construction of the mechanical roof well. Reducing the ridge height at the intermediate areas of the building facade amplified the non-symmetrical placement of south classroom wing with respect to the north classroom wing. This change did not achieve the desired appearance or improve the elevation and as such we have maintained the current design of the roof structure.
13. **Additional information provided by the applicant:**
 - **Flanking Gable Ends** – The original design submitted for formal review included a Palladian window with a hipped roof. This element was revised to a gable end with standard windows at the request of the City Architect. Unfortunately, NACO/RAMSA did not favor the change and requested to add the feature back. We compromised between these comments and included the Palladian window with a pediment gable in lieu of the hipped roof element. NACO/RAMSA additionally requested we remove the gabled pediment building projections for the north and south courtyard elevations to deemphasize the non-symmetrical juxtaposition of the classroom wings. These modifications are included in the current submission documents.

The remainder of the staff report is the same as the applicant has not made any changes to site layout/dimensions, landscaping, lighting, or vehicular and pedestrian circulation.

II. SITE DESCRIPTION & USE

The development site is generally located north of Fodor Road and east and south of Swickard Woods Boulevard. The site is made up of 2 properties, containing ballfields and associated structures. These will be removed as part of this project. Surrounding uses include New Albany Nature Preserve and Wetlands to the south, New Albany Early Learning Center to the west, and the New Albany-Plain Local Schools campus to the east and south.

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.*
 - The applicant proposes to construct an elementary school housing kindergarten through second grade. The proposed building is a 2-story structure with 63 classrooms and associated educational space.
 - Section 8(I) Design Guidelines & Requirements (DGRs) states that the goal for civic and institutional projects is to encourage a consistent approach when new public buildings are created.
 - The proposed building features a primarily brick façade with a prominent, columned central entry and reflects a design consistent with the existing school campus, library, and Village Hall.
 - Section 8(II.1) of the DGRs states that civic and institutional buildings of large scale require a large, formal setting with a suitable large approach drive or front lawn area.
 - The proposed development satisfies this requirement by providing a central approach drive with a defined pedestrian crosswalk, complemented by a generous front lawn that together creates a formal and welcoming entry sequence.
 - The applicant proposes to use brick veneer, cast stone, and charcoal shingles for the roof, which are all high-quality building materials that have successfully been utilized on other buildings in New Albany.
 - Section 3(III.3) of the DGRs states in keeping with traditional practice, the entrances to civic and institutional buildings shall be orientated toward primary streets and shall be of distinctive character that makes them easy to locate.
 - Although the proposed school entrance faces Swickard Woods Boulevard rather than Fodor Road, this orientation is appropriate given the presence of existing wetlands and treed areas along the Fodor Road frontage. As mentioned, the entrance stands out as the main feature, with four large columns supporting a traditional pediment that displays the school's name. An arched window and French balcony add extra detail above the doors, and a cupola tops the building, giving it a classic, civic look that ties in with the rest of the campus.
 - Section 3(III.4) states that civic and institutional designs shall follow precedent 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 windowpanes.
 - The building has a balanced, symmetrical layout with a central entry, cupola, and evenly proportioned wings. The roof form and vertically oriented windows create a consistent, orderly appearance that reflects the intent of the code.
 - The city architect reviewed the proposed design, provided minor comments that were addressed in the resubmittal, and confirmed that the proposed building design aligns with the rest of the New Albany school campus. The city architect also commended the design team for producing a thoughtful and well-detailed design.
 - The site also features a playground, a synthetic turf play area, and a re-routed eight-foot walking path that connects this area to the rest of the campus.
- 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

- Urban Center Code Section 2.143.1 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. Three sides of the properties consist of large tree stands and the applicant doesn't intend on disturbing these areas.
- Codified Ordinance 1171.03(a) states that good faith effort shall be made to preserve natural vegetation areas. Streets, lots, structures and parking shall be laid out to avoid unnecessary destruction of heavily wooded areas.
 - The site contains heavily wooded areas and wetlands, and the applicant's layout has been designed to avoid disturbing these features, meeting this requirement.
- C.O. 1171.05(5)(e) requires parking lots over fifty thousand (50,000) square feet: A minimum of one tree for every five thousand (5,000) square feet of ground coverage and a total tree planting equal to twenty-five (25) inches plus one-half inch in tree trunk size for every four thousand (4,000) square feet over fifty thousand (50,000) square feet in ground coverage. The applicant states that the parking lot and building is approximately 254,836 sq. ft. requiring 51 trees at 51" total caliber (CAL). The applicant is meeting this requirement with 51 trees.
- C.O. 1171.06(a)(2) requires for each one hundred square feet of parking area, a minimum of 5 square feet of landscaped area shall be provided. There is 113,308 square feet of parking area which requires 5,665 square feet of landscaped area. The applicant is exceeding this requirement with 7,759 square feet of landscaped area.
- C.O. 1171.06(a)(3) requires one tree per 10 parking spaces to be installed in the parking lot. The applicant is providing 200 parking spaces thereby requiring 20 trees and this requirement is met.
- 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 #1). The City Landscape Architect's comments are:
 - Adjust the proposed site plan to include additional safe pedestrian connections from Swickard Woods Boulevard to the main entrance.
 - Review the proposed grading at the southwest corner of the current building footprint. Consider the proposed viewshed from the existing elevation at Fodor Road to the building's FFE. The addition of a brick clad wall or strategic planting may help lessen the visual impacts of this condition.
 - Revise the proposed planting plan to include parking lot screening that meets the minimum 42" height requirement at the time of installation.
 - Revise the proposed planting plan and schedule to properly reflect the intended planting of evergreen species on the current site plan.
 - Provide plant material adjacent to the proposed mechanical yard for proper screening.
 - Revise the proposed planting plan to include approved deciduous shade trees for additional site screening.
 - Consider revising the proposed planting plan to include additional plant material within the center portion of the main entry promenade. This both reduces the amount of paved surface in the area and provides a more significant viewshed when approaching the main entrance.

Lighting

- A detailed lighting plan was submitted for review, showing near zero-foot candles at the property lines and incorporating downcast light fixtures in New Albany Green, consistent with code requirements.

Vehicular and Pedestrian circulation:

- The proposed development includes three access points:
 - One full access in front of the school off Swickard Woods Boulevard
 - One bus and service access that is gated off of Fodor Road
 - One gated access off Swickard Woods Boulevard
- The New Albany Public Service Department is finalizing a traffic impact study in conjunction with the school district to determine if any off-site improvements are necessary as part of the proposed project. The city law director states that the ARB does not have jurisdiction to consider or conditional approval on off-site traffic issues. Instead, these matters are handled by the city engineering staff.
- Urban Center Code section 2.140.1 states parking shall be provided as needed and supported by evidence-based standards.
 - The applicant provided a parking statement indicating that there will be 176 spaces for everyday use and an additional 24 spaces for special events totaling 200 spaces. Parking demand was planned based on two spaces per classroom, which for 63 classrooms equals 126 spaces. The calculation also considered the school's 129 employees, along with an estimated 47 visitor spaces needed on a typical school day. While the New Albany zoning code requires three spaces per classroom for schools, it does not distinguish between elementary schools with non-driving students and high schools where students drive, making the proposed approach more tailored to the actual use. Additionally, the applicant is providing 16 bus parking spaces.
 - The proposed dimensions of the parking spaces meet code requirements.
 - 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.
 - As there are 200 parking spaces, code requires 4 hitches per 100 spaces. Therefore, staff recommends a condition that the site includes 8 bicycle hitches (condition #2).

Signage

- No signage was submitted with this application; however, the applicant noted that future signage will consist of the school's name displayed on the main entry entablature and one non-illuminated ground sign designed to match the existing school facilities. Staff recommends a condition of approval stating that, provided the signage matches the existing school facilities and meets code requirements, it may be approved administratively by staff (condition #3).

3. *The distinguishing original qualities or character of a building, structure, site and/or its environment shall not be destroyed.*
 - The existing ball fields and associated structures will be removed, while the wetlands, tree areas, and stream corridor protection zone will remain preserved and unaffected.
4. *All buildings, structures and sites shall be recognized as products of their own time.*
 - It appears that the applicant has designed the new building 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 (including the school campus) 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

The site in question is located in the Campus subdistrict within the Urban Center Code. The proposed building typology is Campus. The proposal complies with all typology standards listed in this section of the Urban Center Code which are included in the table below.

1. Lot and Building Standards

Campus (UCC Section 2.138)

Standard	Minimum	Maximum	Proposed
Street Yard	30'	No max	150' – 210'+
Side Yard	20'	No max	180'+
Rear Yard	20'	No max	430'+
Stories	1	4	2
Height	No min	55'	26'-8"

The Urban Center code does not have minimums or maximums for the following standards: lot area, lot width, lot coverage, and building width.

- Per 2.141, above ground mechanical devices shall be located in the side or rear yard and shall be screened from the street and neighboring properties. The applicant meets this requirement by placing the mechanical yard in the rear yard and having it screened. However, the city landscape architect requests additional plant material to be installed, adjacent to the yard for screening and that is already conditioned in the staff report.
- 2.142.2 states that entrances should be accessible and clearly recognizable. As mentioned previously in this staff report, the entrance is prominent and easily identifiable.

IV. SUMMARY

The ARB should evaluate the overall proposal based on the requirements in the city's codified ordinances, Urban Center Code, and Design Guidelines and Requirements. These guidelines emphasize New Albany's goal of ensuring new public buildings follow a consistent architectural approach, with styles appropriate to their context, location, and function. The proposed building reflects these standards through its high-quality design, thoughtful site strategy, and building mass that seamlessly integrates with the existing school campus and surrounding civic buildings. The city architect has commended the applicant for a design that successfully blends with the existing school campus and other civic buildings in the area. The proposed development demonstrates a careful and deliberate approach to site planning, thoughtfully designed to avoid disruption of environmentally sensitive areas. By preserving these natural features, the plan reflects a commitment to environmental stewardship and responsible growth.

Overall, this plan supports New Albany's four pillars: lifelong learning, by ensuring students continue to receive an outstanding education; health and wellness, through active spaces designed

for children to play; arts and culture, which are integrated into the school's learning program; and environmental sustainability, achieved through thoughtful site design that preserves the wetlands.

V. ACTION

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

Suggested Motion for ARB-54-2025:

Move to approve Certificate of Appropriateness application ARB-54-2025 with the following conditions:

1. That the following landscaping comments be addressed:
 - Adjust the proposed site plan to include additional safe pedestrian connections from Swickard Woods Boulevard to the main entrance.
 - Review the proposed grading at the southwest corner of the current building footprint. Consider the proposed viewshed from the existing elevation at Fodor Road to the building's FFE. The addition of a brick clad wall or strategic planting may help lessen the visual impacts of this condition.
 - Revise the proposed planting plan to include parking lot screening that meets the minimum 42" height requirement at the time of installation.
 - Revise the proposed planting plan and schedule to properly reflect the intended planting of evergreen species on the current site plan.
 - Provide plant material adjacent to the proposed mechanical yard for proper screening.
 - Revise the proposed planting plan to include approved deciduous shade trees for additional site screening.
 - Consider revising the proposed planting plan to include additional plant material within the center portion of the main entry promenade. This both reduces the amount of paved surface in the area and provides a more significant viewshed when approaching the main entrance.
2. The includes 8 bicycle hitches.
3. Provided the signage matches the existing school facilities and meets code requirements, it may be approved administratively by staff.

Approximate Site Location:



Source: NearMap



Community Development Department

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

Dear Victoria Newell, Schorr Architects Inc.,

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, November 12, 2025

The New Albany Architectural Review Board took the following action on 09/08/2025 .

Certificate of Appropriateness

Location: 5101 SWICKARD WOODS BL

Applicant: Victoria Newell, Schorr Architects Inc.,

Application: PLARB20250054

Request: Certificate of Appropriateness to allow a new elementary school for New Albany-Plain Local Schools at 5101 Swickard Woods Boulevard (PID: 222-002970 and 222-00356).

Motion: To Approve

Commission Vote: Motion approved, 6-0

Result: Certificate of Appropriateness, PLARB20250054 was Approved, by a vote of 6-0.

Recorded in the Official Journal this October 14, 2025

Condition(s) of Approval:

On previous record of action from the September 8, 2025 ARB meeting

Staff Certification:

Sierra L Saumenig

Sierra Saumenig
Planner