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New Albany Architectural Review Board Meeting Amended Agenda
Monday, March 10, 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: February 10, 2025

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-2024-0087 Certificate of Appropriateness
Certificate of Appropriateness for a previously approved sign to change locations on the building frontage at 9 S High Street (PID: 222-000077).
Applicant: Blake Kuhn

VII. Other business

Annual Organizational Meeting

- Swear in new members
- Elect Chairperson
- Elect Vice-Chairperson
- Elect Secretary
- Establish date, time, and location for 2025 regular meetings

*Attendance is defined as in-person presence during the hearing and consideration of applications without a conflict of interest before that commission/board at that meeting. Attendance of all currently serving members of the commission/board is encouraged, and three (3) consecutive absences by any member or four (4) absences in any 12-month period shall be considered grounds for the forfeiture of the membership to the commission/board. The forfeiture would occur unless the commission/board member's absence is "excused," as determined in the sole discretion of City Council, due to an illness, injury, or other emergency circumstance of the member, or an immediate family member. Upon the occurrence of the absence that creates the grounds for forfeiture, the applicable department designee and/or a council member will then notify the clerk of council who will inform the full council that action concerning the appointment is required. C.O. 159.02(d).

VIII. Poll members for comment

IX. Adjourn

New Albany Architectural Review Board
Monday, February 10, 2025 Meeting Minutes - DRAFT

I. Call to order
The New Albany Architectural Review Board held a regular meeting on Monday, February 10, 2025 in the New Albany Village Hall. Chair Hinson called the meeting to order at 7:01 p.m. and asked to hear the roll.

Those answering the roll:

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

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

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

II. Action on minutes: January 13, 2025
Chair Hinson asked whether there were any corrections to the January 13, 2025 meeting minutes.

Board Member Iten responded that he had the following revisions:

On page 6, in the comments attributed to him in the paragraph under Tuck-under typology, the first sentence should read "Board Member Iten said that he had a few issues with this typology."

On page 6, in the comment attributed to Board Member Maletz, the second paragraph from the bottom of the page should read "Board Member Maletz clarified the height to the top of the eve, B is 45'6 to the top of the eve."

On page 10, in the first paragraph under VIII, in the comment attributed to Board Member Iten, the third sentence should read "He advocates that the board only proceeds to electronic if they are provided with the tools to review it."

Hearing no further corrections, Board Member Iten moved for approval of the January 13, 2025 minutes as revised. Board Member Brown seconded the motion.

Upon roll call: Mr. Iten yes, Mr. Brown yes, Mr. Davie yes, Mr. Hinson yes, Mr. Maletz yes. Having five yes votes, the motion passed and the January 13, 2025 meeting minutes were approved as revised.

IV. Additions or corrections to the agenda
Chair Hinson asked whether there were additions or corrections to the agenda.

Planning Manager Christian answered no.

Chair Hinson administered the oath to all present who would be addressing the board.

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

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

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

VI. Cases:

ARB-80-2024 Certificate of Appropriateness

Certificate of Appropriateness to allow multiple exterior changes at 20 S High Street that includes siding, windows and garage door modifications (PID: 222-000027).

Applicant: Busch Real Estate LLC

Planning Manager Christian delivered the staff report.

Board Member Iten remarked that he is delighted that the older structure is being updated. He asked whether the new windows will be divided light or will they be similar to the existing windows – like for like. He also asked about the door on A 4.0, the door backing into the house. He asked why it would not be centered, and then why the window would not be exactly in the middle. The same situation with the north side

Planning Manager Christian answered that the new windows are new versions of the existing windows.

Board Member Maletz stated sheet A 3.0, the door facing west was existing and the door on the north side was infill replacement. He continued and added that the lack of notation related to the use of stucco on the existing structure made review challenging. He asked about the use of Hardie, which the ARB had considered inappropriate in the past, and whether staff had evaluated its use as opposed to wood.

Planning Manager Christian agreed about the lack of notation. He added that, considering the more limited durability of wood as a building material, it probably is time to examine whether Hardie and other similar materials should be added to the design guidelines and regulations.

Board Member Iten stated that unless is it existing, the door on the north side elevation should be centered. Anything that is being added should be symmetrical.

Board Member Maletz agreed with Board Member Iten about the updating of the building. He continued and listed examples of how the drawings were highly conceptual. The lack of detail probably tipped beyond his comfort zone in terms of clarity. The drawings as presented did not align with applications that the board had supported.

Board Member Brown added that he had similar thoughts. There is lack of detail and consistency in the drawings. As a result, the city would be tasked with sorting out the details – in particular with the porch. It was unclear whether the columns would be wrapped in siding or trim.

Board Member Davie agreed. He further remarked that serious consideration needs to be given to whether the segmented arches should remain on the porch and whether Hardie should be used. He stated that the question of whether the porch should be treated differently is a condition that needs to be investigated.

Board Member Iten noted that the applicant was not present and asked the board whether the application should be tabled in order to provide the applicant with an additional opportunity to comment on the application.

Chair Hinson suggested that the application be tabled so these conditions can be investigated and so the applicant could be present at the hearing.

There was discussion regarding the length of time that an application can lay on the table.

Planning Manager Christian advised the board that the application could be tabled for up to 60 days.

Chair Hinson moved to lay ARB-80-2024 on the table for up to 60 days. Board Member Iten seconded the motion.

Upon roll call: Mr. Hinson yes, Mr. Iten yes, Mr. Davie yes, Mr. Maletz yes, Mr. Brown yes. Having five yes votes, the motion passed and ARB-80-2024 was laid upon the table for up to 60 days.

Chair Introduced the next case and asked to hear the staff report.

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

Planner II Saumenig delivered the staff reports for ARB-97-2024 and ARB-78-2024 in a single presentation.

Board Member Iten noted the increase to 49 from 46 in the hybrid courtyard typology and asked how the building grew.

Planner II Saumenig replied that she would let the applicant respond to that question but explained that she had let the applicant know how to measure a proposed structure and to take the averaged.

Board Member Iten acknowledged then, that it was not a matter of an increase in size but a matter of measurement – meaning where the measurements began. Beyond that clarification, he had not comments on the hybrid courtyard typology. Regarding the tuck-under typology in ARB-97-2024, that he would like to include the requirement that the parking be screened at ground level. He further remarked unless the applicant had additional information to add, a formal presentation by the applicant was unnecessary.

Chair Hinson asked whether there were any members of the public present who would like to comment on the typologies.

The members of the public present thanked Chair Hinson and replied that they were present to listen and learn more.

Chair Hinson responded by encouraging them to not hesitate to ask questions if a question came to mind.

Hearing no further questions from the board and no questions from the public, Board Member Iten moved for approval of ARB-97-2024, as revised per his statement at the meeting that the tuck-under parking is screened with solid screening [solid gate] and approve the hybrid courtyard typology as submitted. Chair Hinson seconded the motion.

Upon roll call: Mr. Iten yes, Mr. Hinson yes, Mr. Brown yes, Mr. Davie yes, Mr. Maletz yes. Having five yes votes, the motion passed and ARB-97-2024 was approved on the condition that the tuck-under parking is screened with a solid gate.

Chair Hinson then remarked that the board had already provided comments and feedback on ARB-98-2024.

Board Member Iten agreed and thanked Board Member Maletz and the applicants for their work since the meeting in January.

Board Member Brown agreed and recognized that a substantial amount of work had been done.

Board Member Davie asked about the proposed revised façade on Main Street for the commercial building that the city architect had a comment on, it appeared on the rendering that there was a "For Lease" large sign and whether that was permissible.

Planner II Saumenig responded that signage would be reviewed at another hearing.

Applicant Mr. Amr agreed and reiterated that they would seek approval of signage at another hearing. He thanked the board for their review and guidance. He further explained that one of the primary changes to this building was to reposition a staircase that had been sticking out like an appendage. He remarked that he would love to explore making that entrance symmetrical and explained that the stair made it difficult.

Board Member Maletz asked whether there was a reason they elected to minimize the windows on the south façade but appreciated the repositioning the stair case. There appeared to be opportunities for more natural light ton the second floor.

Architect appreciated the comment and question and explained that this truly is a wall on the south side of the property, so they needed to be strategic of boundaries. Further they were prioritizing the corner and the commercial nature on High Street.

Board Member Maletz thanked him. He understood the end goal but nonetheless encouraged the applicants to examine minimal punch openings because they caused the structure to appear skewed.

Mr. Amr responded that he would be happy to look at that with the city architect.

Board Member Maletz commented that as a general rule he was in favor of segmented arches and he recommended to keep the keystone consistent or eliminate it. On page B9, the door, he recommended that consistency be maintained regarding the use of the key stone and the use of arches. He further suggested that the applicant consider keeping all of the radii from the same point. He also thanked the applicants for taking all of his redline comments into consideration.

Regarding the tuck-under aesthetic, he recognized it was not perfect but it had come far since first review.

Board Member Brown agreed and added that beefing up the column was what he was seeking and the applicant's revisions improved the application considerably.

Board Member Davie pointed out that it did not appear as if the parking spaces aligned, he referenced page B1.

Mr. Amr responded that the columns were placed every three spaces, and further that the trash utility placement kept the spaces from lining up perfectly.

Board Member Maletz asked whether the transom heights hit the ceiling line. It was unclear from the rendering.

Mr. Amr responded that they were close, but did not hit the ceiling line.

Board Member Iten remarked that this development could be the reference point for future applications, and further that he was well satisfied.

Mr. Amr replied that he was thankful for the comments and the direction of the board, the comments and direction improved the project.

Board Member Iten asked staff whether the waivers should be handled separately.

Planner II Saumenig replied that they could be done separately.

Chair Hinson thanked the applicants for all of their work. He remarked that the southern elevation of Building A is much improved from what it was, and similarly that the whole project is improved.

Board Member Brown asked, assuming board approval at this meeting, what the timeline would be.

Mr. Amr responded yesterday, he remarked that they were hoping to break ground perhaps on the private improvements in October.

Chair Hinson asked whether there were additional questions from the board. Hearing none he asked whether there was anyone from the public who wished to comment on the application.

Hearing none, Board Member Maletz moved for approval of ARB-98-2024 subject to the conditions in the staff report and the following four additional conditions applicable to all sub-areas:

1. All windows be treated with consistency, favoring a 4-course jack arch in lieu of solder coursing.
2. All windows and openings be treated with a keystone, or omit throughout.
3. Maintain common radii and ratio for all segmented arches.
4. Consider added fenestration on the south elevation of sub-area A in step with the city architect's recommendations.

Board Member Iten seconded the motion. Upon roll call: Mr. Maletz yes, Mr. Iten yes, Mr. Hinson yes, Mr. Brown yes, Mr. Davie yes. Having all yes votes, the motion passed and ARB-98-2024 was approved subject to the conditions in the staff report and the four additional conditions as stated above.

Board Member Iten moved for approval of waivers A-C as submitted in the staff report. Chair Hinson seconded the motion. Upon roll call: Mr. Iten yes, Mr. Hinson yes, Mr. Maletz yes, Mr. Brown yes, Mr. Davie yes. Having all yes votes, the motion passed and waivers A-C in ARB-98-2024 were approved as submitted.

The board wished the applicants good luck.

VII. Other business
Chair Hinson asked if there was any other business before the board.

Hearing none, he polled the members for comment.

VIII. Poll members for comment
The board members thanked all present.

IX. Adjourn
Having no further business, Chair Hinson moved to adjourn the February 10, 2025 meeting of the New Albany Architectural Review Board. Board Member Brown seconded the motion. Upon roll call: Mr. Hinson yes, Mr. Brown yes, Mr. Iten yes, Mr. Maletz yes, Mr. Davie yes. The motion passed with five yes votes and the meeting was adjourned.

Submitted by Deputy Clerk Madriguera, Esq.

Appendix
ARB-80-2024
- **Staff Report**
- **Record of Action**

ARB-97-2024
- **Staff Report**
- **Record of Action**

ARB-98-2025
- **Staff Report**
- **Record of Action**

Architectural Review Board Staff Report
February 10, 2025 Meeting

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20 S HIGH STREET EXTERIOR IMPROVEMENTS
CERTIFICATE OF APPROPRIATENESS

LOCATION:	20 S High Street (PID: 222-000027)
REQUEST:	Certificate of Appropriateness
ZONING:	Urban Center Code; Historic Center Sub-District
STRATEGIC PLAN:	Village Center
APPLICATION:	ARB-80-2024
APPLICANT:	Busch Real Estate LLC

Staff report completed by Chris Christian, Planning Manager

I. REQUEST AND BACKGROUND

The applicant requests review and approval of the following exterior modifications at 20 S High Street.

Main Structure Modifications

- New hardie board siding
- Window replacements

Garage Modifications

- New hardie board siding
- 3 new windows on the west elevation
- 1 new window and 1 new door on the west elevation.
- 1 new window on the north elevation
- Garage bay door replacements with frosted glass along the top section.

II. SITE DESCRIPTION & USE

The property is located in the Historic Village Center, zoned Urban Center Code, and the New Albany Design Guidelines and Requirements apply to the site. The existing structure was built in 1928. Busch Tax Company owns the building.

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.*
   - There is an existing house and detached garage on the property and the applicant proposes the following exterior modifications:

Main Structure Modifications
- New hardie board siding
- Window replacements

Garage Modifications
- New hardie board siding
- 3 new windows on the west elevation
- 1 new window and 1 new door on the west elevation.
- 1 new window on the north elevation
- Garage bay door replacements with frosted glass along the top section.

- The existing building material on the main structure is stucco and horizontal vinyl lap siding is used on the garage.
- Section 2(II.F.3) of the Design Guidelines & Requirements states wood siding and brick are the most appropriate exterior building materials. Use of other façade materials requires approval of the Architectural Review Board. This section further states that the use of alternate materials such as vinyl, aluminum, and other modern materials may be appropriate when they are used in the same way as traditional materials would have been used. This means that the shape, size, profile, and surface texture of alternate materials must exactly match historical practice when these elements were made of wood.
    - The applicant proposes to use a horizontal hardie board siding for both the main structure and the garage building. The city architect has reviewed the proposal and states that this style of siding is generally consistent with the way traditional materials would have been used. City staff recommends a condition of approval that the final design details for the hardie board material must be included with the building permit application, match historical practice and execution, subject to the review and approval of the city architect (condition #1). Hardie board siding has been used successfully in other parts of the Village Center and it is important to ensure it is executed appropriately.
- DGR Section 2(II.F.7 and 8) states that the new windows must be made of wood and may have either vinyl or aluminum cladding on the exterior. Another appropriate option is to use true wood or clad, one over one windows. Additionally, the DGRs state that new windows must be double hung or be double hung in appearance.
    - The applicant submitted a specification sheet for the new windows which indicates that new windows will be true wood or clad with a double hung appearance, meeting the requirements of the DGRs.
- The proposed new doors on the garage appear to be appropriate and consistent with typical garage doors.

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.*
    - There are no proposed site changes and all of the exterior improvements are within the existing building footprints.

3. *The distinguishing original qualities or character of a building, structure, site and/or its environment shall not be destroyed.*
    - It does not appear that the original quality or character of the building or site will be destroyed or compromised with the proposed exterior building modifications.

4. *All buildings, structures and sites shall be recognized as products of their own time.*
    - The proposed exterior modifications do not compromise the historic character and design of the buildings.

5. *Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure or site shall be created with sensitivity.*
   - With the condition of approval, this requirement will be met.

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.*
   - It does not appear that removal of the proposed exterior modifications would harm the form and integrity of the original structure.

IV. SUMMARY

The ARB should evaluate the overall proposal based on the requirements of the Design Guidelines and Requirements. The New Albany Design Guidelines and Recommendations state that the key to sensitive renovation of existing buildings, including addition and construction on existing developed sites, is to observe and respect the physical context of the property and design new elements in a sensitive way that fits in with existing structures. With the condition of approval, the proposed exterior modifications meet this and other DGR requirements.

V. ACTION

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

Suggested Motion for ARB-80-2024:

Move to approve Certificate of Appropriateness application ARB-80-2024 with the following condition (additional conditions of approval may be added):

1. The final design details for the hardie board material must be included with the building permit application, match historical practice and execution, subject to the review and approval of the city architect.

Approximate Site Location:

Source: NearMap

Architectural Review Board Staff Report
February 10, 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 January 27, 2025

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 February 10, 2025 meeting agenda for the development of the proposed mixed-use development. This application is evaluated under a separate staff report (ARB-98-2024).

Update:
The application was previously tabled at the January 13, 2025 ARB meeting. The applicant has revised the application including:

1. Modifying/decreasing the height for Tuck-Under Townhomes and Hybrid Courtyard Residential.

2. Revised the text for alley related items to state "located along alley" in lieu of "preferably along an alley."

II. SITE DESCRIPTION & USE

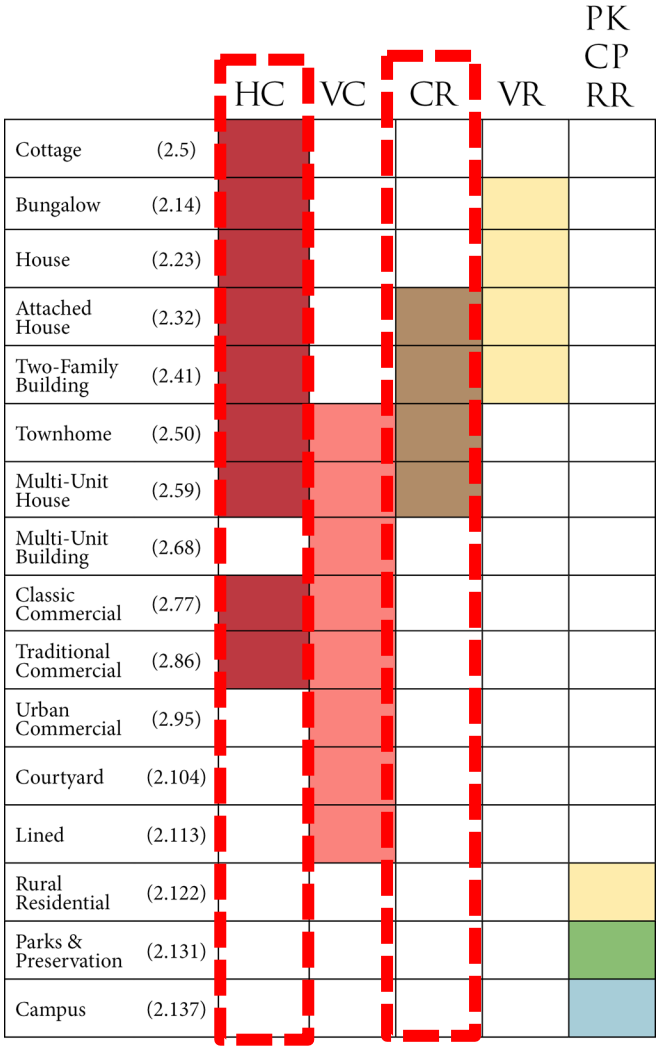
The development site is generally located northeast of Eagles Pizza and north of E Main Street.
The development site is made up of 9 properties, containing a single-family home that is proposed to be demolished (ARB-96-2024) and vacant land. Surrounding uses include commercial businesses to the west, 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, <u>the ARB shall only grant the request if the applicant demonstrates that the proposed typology:</u>

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.



- 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	45’

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, 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, along an alley.
2. 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.
3. Available on-street parking within 100’ of the property lines shall provide a ½ space credit towards the off-street parking requirements.
4. 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	50’

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, along an alley.
2. 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.
3. Available on-street parking with 100’ of the property lines shall provide a ½ space credit towards the off-street parking requirements.
4. Bicycle parking is required. Required minimums based on Section 5.30 of Urban Center Code.

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 are required to provide vertical elevation breaks along street facades.
6. 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.

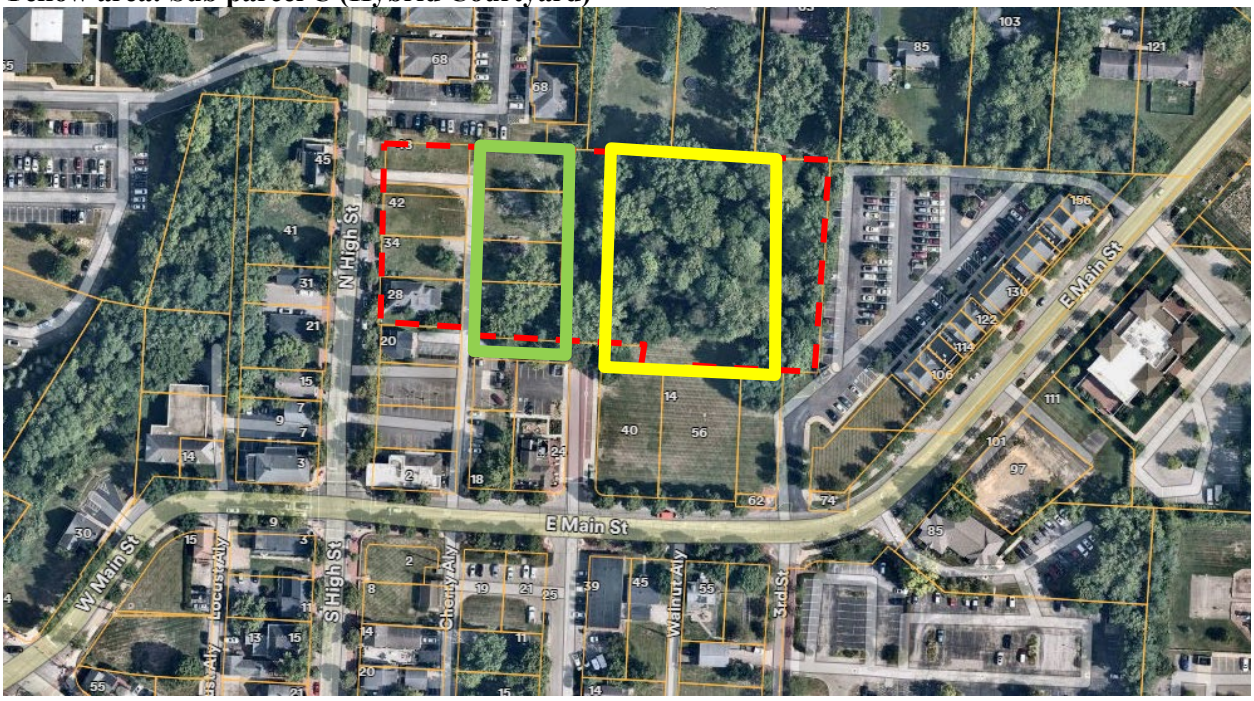
Both proposed building typologies align with New Albany's strategic goals by promoting diverse housing options, increased density, and walkable urban forms within the Village Center. The "Hybrid Courtyard Residential" provides multi-family housing with a thoughtful layout including underground parking. 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

NEW ALBANY

Community Development Department

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

Dear New Albany Towne Center LLC,

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.

99 West Main Street • P.O. Box 188 • New Albany, Ohio 43054 • 614.855.3913 • Fax 939.2234

NEW ALBANY

Community Development Department

Decision and Record of Action

Tuesday, February 11, 2025

The New Albany Architectural Review Board took the following action on 02/11/2025 .

Certificate of Appropriateness

Location: 48 N HIGH ST
Applicant: New Albany Towne Center LLC,

Application: PLARB20240097
Request: 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).
Motion: To Approve

Commission Vote: Motion Approval with Conditions, 5-0

Result: Certificate of Appropriateness, PLARB20240097 was Approval with Conditions, by a vote of 5-0.

Recorded in the Official Journal this February 11, 2025

Condition(s) of Approval:

1. The tuck-under townhome typology parking to be screened with solid screening and a gate.

Staff Certification:

Sierra L Saumenig

Sierra Saumenig
Planner

NEW ALBANY
COMMUNITY CONNECTS US

Architectural Review Board Staff Report
February 10, 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 January 27, 2025

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 (4,208 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 is a related certificate of appropriateness application for two new building typologies (ARB-97-2024) on the February 10, 2025, meeting agenda. This application is evaluated under separate staff reports.

Update:
The application was previously tabled at the January 13, 2025 ARB meeting. The applicant has updated the application based on redline comments from board member Maletz (see comments attached in application packet). The city's architect reviewed the changes, and any items that were not addressed are mentioned below. Additionally, the applicant revised the building height calculation for the buildings and those building heights have been updated in this staff report.

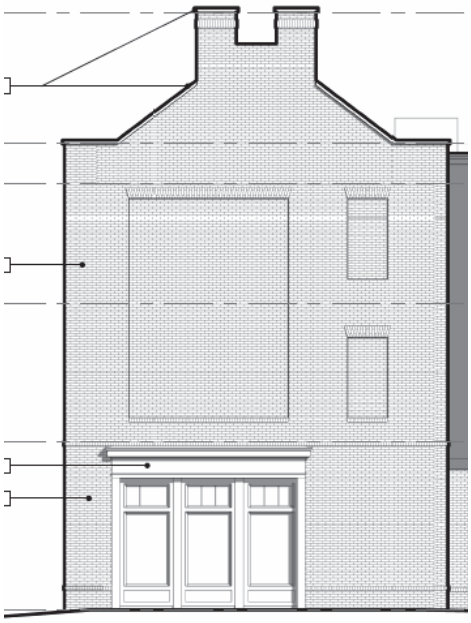
For a complete list of changes in response to the January 13, 2025 meeting, please see attachment "New Albany Town Center ARB v.20// Narrative" that includes a thorough list of items. Below are some important changes to note, though not an exhaustive list:

General
Please note these changes have been made in the staff report.

1. The applicant revised the building height calculations for the three buildings.
2. A slight decrease of commercial space in Sub Parcel A (4,276 sq. ft. to 4,208 sq. ft.)
3. Sub Parcel A is still proposed to have 17 units however the breakdown of bedrooms is now 14-one bedrooms and 3-two bedroom units.
4. Sub Parcel C is still proposed to have 73 units however the breakdown down of bedrooms is now 12 studios, 49-one bedroom units, and 12-two bedroom units.
5. Windows on all three buildings have been revised to provide Simulated Divided Lites (SDLs).

Sub Parcel A (Traditional Commercial)

- The covered at-grade patio for a future commercial tenant, previously facing the south property line, has been mirrored across the High Street façade and is now located at the Founder's Way and High Street intersection.
- The two-story balcony element that was previously featured above the commercial patio was converted into to an interior unit space.
    a. The city architect has evaluated the redesign and states that the end wall parapet elevation needs additional study since it is highly visible. Below is a possible solution. Staff recommends a condition of approval that the applicant enhance the south façade to adhere to a strict centerline, subject to staff approval (condition #1).



Proposed redesign

City Architect's possible solution

- The balconies located centrally on the High Street façade have been eliminated.
- The applicant did not revise the second floor windows to be more centered per Board member Maletz comments however, the city architect supports the current design, as the chosen ordering system results in a balanced elevation.

Sub Parcel B (Tuck-Under Townhomes)

- Residential entries have been redesigned, following proportional and historical analysis. These changes align with Sub Parcel A to create consistency across the site.
- The interior court facades for the tuck-under townhomes have been revised including consistent window placement, removing Juliette balconies, and increasing the scale of supporting columns.
- A brick wall with an operable vehicular gate and man door have been added to the open-end of the drive court.

Sub Parcel C (Hybrid Courtyard)

- The footprint has changed including increased usable square footage at the southeast corner which creates an architectural opportunity to address this portion of the building as a corner feature. The corner has been articulated to align with similar conditions at Building A and Building B, providing consistency and continuity across the overall site.
- Additional windows have been located on the south façade.

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 previously approved) 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 4,208 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. <u>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 #2).</u>

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 and do not include balconies. The south façade continues the use of storefront windows with brick accents above (please see condition #1). The north façade includes entrance doors into residential units, columns, and garage doors for a commercial tenant.

- 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. <u>Staff recommends a condition that the proposed windows be either vinyl or aluminum clad (condition #3).</u>

(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.
- DGR Section 2 (III.F.1) states that the materials used for townhouse buildings shall be appropriate and typical of the architectural style in which the building is constructed. In general, the DGRs recommend wood siding and brick as preferred exterior materials but allows other materials to be used if approved by the ARB. Based on the provided application materials, it appears as though brick is the primary façade material. Additionally, section 2 (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.
  - Similar to the other proposed buildings, the applicant proposes brick as the main architectural material with hardi-board siding in some areas on the top of the proposed building. <u>Staff recommends a condition of approval that the use of hardi-board siding's design details be subject to staff approval (refer to condition #2)</u>.
- DGR Section 2 (III.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. <u>Staff recommends a condition that the proposed windows be either vinyl or aluminum clad (condition #3).</u>
- DGR Section 2 (III.C.3) states buildings shall be oriented towards the primary street on which the building is located.
  - The building fronts the proposed Founders Avenue and Second Street. It also fronts Cherry Alley and Hawthorne Alley. The proposed site layout has the townhomes up against the tree lawn and sidewalk oriented towards the primary streets. Each townhome has a front door oriented toward the street with entrance steps, meeting this requirement.
- Urban Center Code section 3.32 states that tuck-under parking shall be accessed from an alley, if present, and must be accessed from the rear.

    - The applicant meets this requirement by proposing tuck-under parking on a private drive located at the rear of the townhomes, secured behind a gate.
- Urban Center Code section 2.54.1 states above ground mechanical devices shall be located in the side or rear yard, behind all portion of the principal façade, and shall be fully screened from the street and neighboring properties. Section 2.54.2 states above ground utility structures should be located in the alley or side or rear yard and fully screened from the street.
    - The applicant proposes mechanical equipment on the roof of the townhome building that cannot be seen from the street.

(C) Sub Parcel C (Proposed Hybrid Courtyard)

- The applicant proposes to construct a 31,472 square foot multi-unit building consisting of 73 residential units.
- The applicant proposes to use brick, stone, shingle roofing, metal railings for the balconies, and hardi-board.
- DGR Section 2 (IV.B.2) states that building designs shall not mix elements from different styles. Designs must be accurate renderings of historical styles. 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. <u>Staff recommends a condition of approval that the use of hardi-board siding's design details be subject to staff approval (refer condition #2)</u>.
- 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 #3).

- 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 4,208 square feet of commercial which requires 11 minimum parking spaces. There is a total of 17 units including 14 one-bedroom flats and 3 two-bedroom flats and this requires a minimum of 19 parking spaces. The required number of off-street parking for the residential units and commercial area is a minimum of 30 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 20 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 12 studios, 49 one-bedroom units, and 12 two-bedroom units. The required number of off-street parking for the units is a minimum 79 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 78 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. 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%	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’	42’-3”

- 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	45’	39’-11”

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
Building Height	no min	50’	49’-7”

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:

1. *Provide an appropriate design or pattern of development considering the context in which the development is proposed and the purpose of the particular standard. In evaluating the context as it is used in the criteria, the ARB may consider the relationship of the proposed development with adjacent structures, the immediate neighborhood setting, or a broader vicinity to determine if the waiver is warranted;*
2. *Substantially meet the intent of the standard that the applicant is attempting to seek a waiver from, and fit within the goals of the Village Center Strategic Plan, Land Use Strategic Plan and the Design Guidelines and Requirements;*

3. *Be necessary for reasons of fairness due to unusual building, structure, or site-specific constraints; and*
4. *Not detrimentally affect the public health, safety or general welfare.*

<u>The applicant requests the following waivers as part of the application.</u>

(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

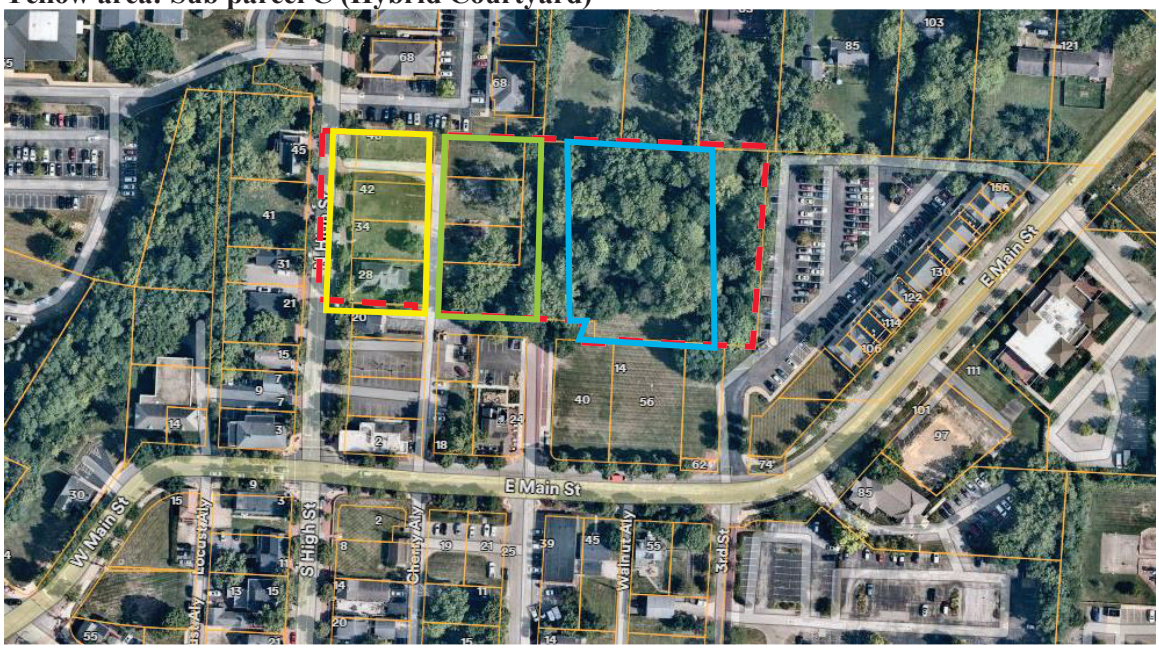
Should the Architectural Review Board find sufficient basis for approval, the following motion would be appropriate.

Suggested Motion for ARB-98-2024:

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

1. That the applicant enhances the south façade to adhere to a strict centerline, subject to staff approval.
2. That the use of hardi-board siding design details be subject to staff approval for sub parcel A, B, and C.
3. That the proposed windows are made of wood and have vinyl or aluminum cladding on the exterior.
4. That the following landscaping comments be addressed:
    - Update plant list to properly reflect proposed materials, typical all.
    - 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 is submitted, 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

archall
architects

New Albany Town Center

ARB v2.0 // NARRATIVE

DATE January 30, 2025

TO: City of New Albany Staff + Architectural Review Board

Following-up our presentation at the New Albany ARB meeting, January 13, 2025, the development team has compiled a thorough response that we believe meets the goals and intentions laid forth by both the City of New Albany Staff and the Architectural Review Board. Our response is predicated on our active listening of the Board's discussion and direction, analysis and execution of the design red-lines provided, further collaboration and coordination with Staff, and continued design development and refinement of the overall project.

Outlined below are specific items that were called out for further study and our response. Underlying themes throughout this submission, which adhere to the comments we heard at the previous meeting are:

- **Restraint.**
- **Order.**
- **Consistency.**
- **Site Continuity.**
- **Scale / Proportion.**

Overall Site Updates:

- Landscape Architect has updated Landscape Plan and Planting Materials List per City / MKSK comments regarding plant species and locations.
- Civil Engineer has updated the Site Plans per building footprint changes that resulted from architectural comments from ARB.
- Development Team continued bi-weekly Site and Engineering Coordination meetings with City Staff between ARB meetings.

(continued…)

Building A:

- The covered at-grade patio for future commercial tenant, previously facing the south property line, has been mirrored across the High Street facade and is now located at the main corner (Founder's Way and High Street intersection).
    - This was in response to ARB's concern of the previous location and its appropriateness.
    - As we studied the High Street plan and streetscape further, the development team determined that locating the patio felt more natural and allowed the development to celebrate this new, important intersection.
- The two-story balcony element (previously featured above the commercial patio), which also mirrored to the opposite corner, was converted to interior unit space.
    - This allows the design to formally respond to the site corner condition.
    - This aligns with the principle theme of restraint, as we have removed the two-story balcony concept, as it was only present here at Building A.
    - Further articulation and refinement of this corner aligns with similar conditions on Buildings B and C, providing continuity and consistency across the entire site.
- With the patio space mirroring to the main corner, the High Street façade and end-wall articulation shifted south, resulting in the architecture being true to its siting.
    - IE. End wall articulation is now truly an end wall and fire separation from the abutting property to the south.
- The egress stair at the south end of the building has been shifted into the main footprint, eliminating a bump in the footprint.
    - This was in response to ARB's red-lines.
    - As a result, this move simplifies the massing and footprint, gaining an additional off-street parking space.
- The central two-story balcony element, which connected either side of the High Street façade, has been converted to interior unit space.
    - Like the new corner element, this aligns with the principle theme of restraint, as we have removed the two-story balcony concept, as it was only present here at Building A.
    - In conjunction with the new corner, these elements act as hyphens, linking the High Street and Founder's Way facades.
    - Further articulation and refinement of this element aligns with similar conditions on Buildings B and C, providing continuity and consistency across the entire site.
- The slope of the gable roofs and end walls have been adjusted to a steeper slope, per the comments.
    - The slope is now 9:12, and further proportional study of the end wall has resulted in bring the parapet cap down in elevation, creating a better relationship to its neighboring massing and/or roof condition.

- Cornice and trim detailing have been refined across the entire building.
    - This move aligns with the principle themes, as we simplified the trim packages into three categories, which are now consistent across all three buildings:
        - Brick Condition.
        - Fibre-Cement (Light).
        - Fibre-Cement (Dark).
- Residential entries have been redesigned, following proportional and historical analysis.
    - These changes have been reflected across Building A and Building B to create continuity and consistency across the overall site.
- Balcony railings, at the third floor terraces, have been redesigned to a traditional balustrade application.
    - These changes have been reflected across Buildings B and Building C as well, to create continuity and consistency across the overall site.
- Half-round arches have been replaced with Segmented arches.
    - These changes have been reflected across Building A and Building B to create continuity and consistency across the overall site.
- All windows have been updated to provide Simulated Divided Lites (SDLs).
    - These changes have been reflected across Buildings B and Building C as well, to create continuity and consistency across the overall site.
    - This aligns with the principle theme of restraint as well.

(continued…)

Building B:

- The rusticated brick base, which was originally proposed, has been evaluated and applied consistency across all four sides of the building.
    - This was in response to ARB's red-lines.
- Parapet heights at all facades have been studied and reduced, where structure allows it, to provide better proportioning at the top of the massing.
- Cornice and trim detailing have been refined across the entire building.
    - This move aligns with the principle themes, as we simplified the trim packages into three categories, which are now consistent across all three buildings:
        - Brick Condition.
        - Fibre-Cement (Light).
        - Fibre-Cement (Dark).
- Residential entries have been redesigned, following proportional and historical analysis.
    - These changes align with Building A to create continuity and consistency across the overall site.
- Balcony railings, at the third floor terraces, have been redesigned to a traditional balustrade application.
    - These changes align with Building A and Building C, to create continuity and consistency across the overall site.
- Half-round arches have been replaced with Segmented arches.
    - These changes align with Building A to create continuity and consistency across the overall site.
- Trellis structures at third floor roof terraces have been removed.
    - This move follows the principle theme of restraint.
- The interior drive-court facades have been further developed to better meet the standard of design, as expressed by the Board during the previous meeting.
    - The redesign was in response to ARB's red-lines.
        - Window placement and rhythm has been changed to provide a more balanced façade for each townhome unit.
        - Bolt-on, Juliette balconies have been removed.
        - Increased cornice and trim proportions.
        - Increased scale of supporting columns.
    - In lieu of downspouts, further articulation and emphasis of the demising walls provides clarity and separation between adjoining units. In conjunction with the adjustments made above, these moves allow each townhome façade reads balanced and individually.

- A brick wall, with an operable vehicular gate and man door have been added to the open-end of the drive court.
    - This move was in response to ARB's red-lines and concerns about visibility of parking from the alley right-of-way.
    - The proposed solution eliminates undesired sight-lines into the drive court, and furthermore, provides a level of security for residents.
    - The vehicular gate is sized for a single lane of traffic, which allows for a single man door for better day-to-day operation.
        - We believe this solution provides a better scale and proportion at this alley condition.
- Dormer styling and quantities have been reduced to a single application.
    - This move aligns with the principle theme of restraint, as well as consistency, as in the previous version, we had multiple applications of dormers within the same footprint and style of articulation.
    - In converting to all single dormers, this is a more traditional look, in-line with New Albany architectural context.
    - The single dormers also reduce the weight and height of the façade, which is more compatible with the rest of the architecture.
- All windows have been updated to provide Simulated Divided Lites (SDLs).
    - These changes have been reflected across Buildings A and Building C as well, to create continuity and consistency across the overall site.
    - This aligns with the principle theme of restraint as well

(continued…)

Building C:

- The footprint has changed, specifically at the southeast corner, which increased usable square footage.
    - The transformer, which was previously located here, has been relocated towards the center of the site, in front of the open amenity courtyard.
        - This reduces undesirable sight lines of utility components from streets.
    - With increased frontage and massing at this corner, this creates an architectural opportunity to address this portion of the building as a corner feature.
        - This addresses the Board's concerns about the south façade not reading as a primary façade, given its current visibility to Main Street / US-62.
        - The corner has been articulated to align with similar conditions at Building A and Building B, providing consistency and continuity across the overall site.
        - This corner of Building B now becomes a prominent feature and introduction to the Village Center.
- Additional windows have been located at the reminder of the south façade, to further enhance and establish this alley-facing façade as a prominent elevation.
- Parapet heights at all facades have been studied and reduced, where structure allows it, to provide better proportioning at the top of the massing.
- Cornice and trim detailing have been refined across the entire building.
    - This move aligns with the principle themes, as we simplified the trim packages into three categories, which are now consistent across all three buildings:
        - Brick Condition.
        - Fibre-Cement (Light).
        - Fibre-Cement (Dark).
- Balcony railings, at the third floor terraces, have been redesigned to a traditional balustrade application.
    - These changes align with Building A and Building B, to create continuity and consistency across the overall site.
- All windows have been updated to provide Simulated Divided Lites (SDLs).
    - These changes have been reflected across Buildings A and Building C as well, to create continuity and consistency across the overall site.
    - This aligns with the principle theme of restraint as well.

(continued…)

In summary, all of these moves, both in direct response to ARB's guidance and as a result of further development and refinement, have elevated the architectural quality of the proposed development, establishing continuity across all three buildings while highlighting specific moments and sight-lines. As a result, the proposed plans and architecture seamlessly connect to the greater New Albany community, while simultaneously is a catalyst for future development of the Village Center as a vibrant, walkable mixed-use neighborhood.

We are excited to continue this discussion with City Staff and the Board, as we are firm believers that through a collaborative design process with passionate, mission-driven stakeholders, the best solutions will arise and be implemented to positively impact the greater good.

Thank you,

Jonathan Grubb
Design Director | Architect

NEW ALBANY

Community Development Department

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

Dear New Albany Towne Center LLC,

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.

99 West Main Street • P.O. Box 188 • New Albany, Ohio 43054 • 614.855.3913 • Fax 939.2234

NEW ALBANY

Community Development Department

Decision and Record of Action

Wednesday, February 12, 2025

The New Albany Architectural Review Board took the following action on 02/12/2025 .

Certificate of Appropriateness

Location: 48 N HIGH ST
Applicant: New Albany Towne Center LLC,

Application: PLARB20240098
Request: 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).
Motion: To Approve

Commission Vote: Motion Approval with Conditions, 5-0

Result: Certificate of Appropriateness, PLARB20240098 was Approval with Conditions, by a vote of 5-0.

Recorded in the Official Journal this February 12, 2025

Condition(s) of Approval:

1. All windows be treated with consistency, favoring a 4-course jack arch in lieu of solder coursing
2. All windows and openings be treated with a keystone, or omit throughout
3. Maintain common radii for all segmented arches
4. Consider added fenestration on the south elevation of sub-area A in step with the city architects recommendations
5. That the applicant enhances the south façade to adhere to a strict centerline, subject to staff approval.
6. That the use of hardi-board siding design details be subject to staff approval for sub parcel A, B, and C.
7. That the proposed windows are made of wood and have vinyl or aluminum cladding on the exterior.
8.That the following landscaping comments be addressed:
• Update plant list to properly reflect proposed materials, typical all.
• 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.
9. That a plan to ensure the lighting uses cut-off fixtures and downcast designs is submitted, subject to staff approval.

Staff Certification:

Sierra L Saumenig

Sierra Saumenig
Planner

NEW ALBANY
COMMUNITY CONNECTS US

Architectural Review Board Staff Report
March 10, 2025 Meeting

GREENSHTEIN MCCARTHY SIGN
CERTIFICATE OF APPROPRIATENESS

LOCATION:	9 South High Street (PID: 222-000077)
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 January 06, 2025.

Staff report prepared by Kylie Blackburn, Planner

I. REQUEST AND BACKGROUND

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

The ARB approved this sign in December 2024, but the company has since moved to only being located at 9 S High and not 9-11 S High. The applicant proposes to change the sign location, which requires ARB review and approval. The overall sign design is the same as what was previously approved by the board.

II. SITE DESCRIPTION & USE

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

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].
    h. Clearance: 9 feet 4 inches above sidewalk [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 is identical to the one previously approved by the board, the only change is the location on the building. 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

NEW ALBANY

Community Development Planning Application

Submission

Submit planning applications and all required materials via email to planning@newalbanyohio.org

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.

Project Information

Site Address 9 S High St.

Parcel Numbers

Acres _____ # of lots created _____

Choose Application Type		Description of Request:
☐ Appeal	☐ Extension Request	Ammending the location of the sig
■ Certificate of Appropriateness	☐ Variance	from between 11-9 S High to
☐ Conditional Use	☐ Vacation	on the side of 9 S high where
☐ Development Plan		the existing armeture is hung
☐ Plat		
☐ Lot Changes		
☐ Minor Commercial Subdivision		
☐ Zoning Amendment (Rezoning)		
☐ Zoning Text Modification		

Contacts

Applicant Information		Property Owner Information	
Name	Blake Kuhn	Name	Lance White
Address	7253 Trawling Drive	Address	15 S. High St.
City, State, Zip	New Albany, OH 43054	City, State, Zip	New Albany, OH 43054
Phone Number	614-648-2722	Phone Number	614-2061999
Email	blake@wesleyandroberts.c	Email	lance.white@morganstanl

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 Shane Moran Date: 02-06-25

Signature of Applicant Blake Kuhn Digitally signed by Blake Kuhn Date: 2024.11.08 16:29:42 -05'00' Date: 02-06-25

Fees & Submittal Information

Appeal			250.00	_____
Certificate of Appropriateness				
	ARB – single and two family residential		100.00	_____
	ARB – All other residential or commercial		300.00	_____
	ARB - Signage		75.00	_____
Conditional Use			600.00	_____
Development Plan – Preliminary PUD or Comprehensive				
	Planning fee	First 10 acres	750.00	_____
		Each additional 5 acres or part thereof	50.00 / each	_____
	Engineering fee	1-25 lots	155.00 / each	_____
		Minimum fee	1000.00	_____
	Engineering fee	26 – 50 lots	3875.00	_____
		Each additional lot over 26	75.00 / each	_____
	Engineering fee	Over 51 lots	5750.00	_____
		Each additional lot over 51	50.00 / each	_____
Development Plan – Final PUD				
	Planning fee	First 10 acres	650.00	_____
		Each additional 5 acres or part thereof	50.00	_____
	Engineering fee	1-25 lots (minimum fee $1,000.00)	155.00 / each	_____
	Engineering fee	26 – 50 lots	3875.00	_____
		Each additional lot over 26	75.00 / each	_____
	Engineering fee	Over 51 lots	5750.00	_____
		Each additional lot over 51	50.00 / each	_____
Development Plan – Non-PUD			300.00	_____
Development Plan / Text Amendment			600.00	_____
Plat – Road Preliminary				
	Planning fee		350.00	_____
	Engineering fee	no lots on either side of street	1.00 / LF	_____
		lots on one side of street	.50 / LF	_____
		Minimum fee	1,000.00	_____
Plat – Road Final				
	Planning fee		350.00	_____
	Engineering fee	no lots on either side of street	1.00 / LF	_____
		lots on one side of street	.50 / LF	_____
		Minimum fee	1,000.00	_____
Plat – Subdivision Preliminary				
	Planning		650.00	_____
		Plus each lot	50.00 / each	_____
	Engineering fee	1-25 lots (minimum fee $1,000.00)	155.00 / each	_____
	Engineering fee	26 – 50 lots	3875.00	_____
		Each lot over 26	75.00 / each	_____
	Engineering fee	Over 51 lots	5750.00	_____
		Each lot over 51	50.00 / each	_____

Plat – Subdivision Final				
	Planning		650.00	_____
		Plus each lot	15.00 / each	_____
	Engineering fee	1-25 lots (minimum fee $1,000.00)	155.00 /each	_____
	Engineering fee	26-50 lots	3875.00	_____
		Each lot over 26	75.00 / each	_____
	Engineering fee	Over 51 lots	5750.00	_____
		Each lot over 51	50.00 / each	_____
Lot Changes			200.00	_____
Minor Commercial Subdivision			200.00	_____
Vacation (Street or Easement)			1200.00	_____
Variance				
	Non-single family, commercial, subdivision, multiple properties		600.00	_____
	Single Family residence		250.00	_____
	In conjunction with Certification of Appropriateness		100.00	_____
Extension Request			0.00	
Zoning				
	Rezoning - First 10 acres		700.00	_____
		Each additional 5 acres or part thereof	50.00 / each	_____
	Rezoning to Rocky Fork Blacklick Accord		250.00	_____
	Text Modification		600.00	_____
Easement Encroachment			800.00	_____

Exterior Sign

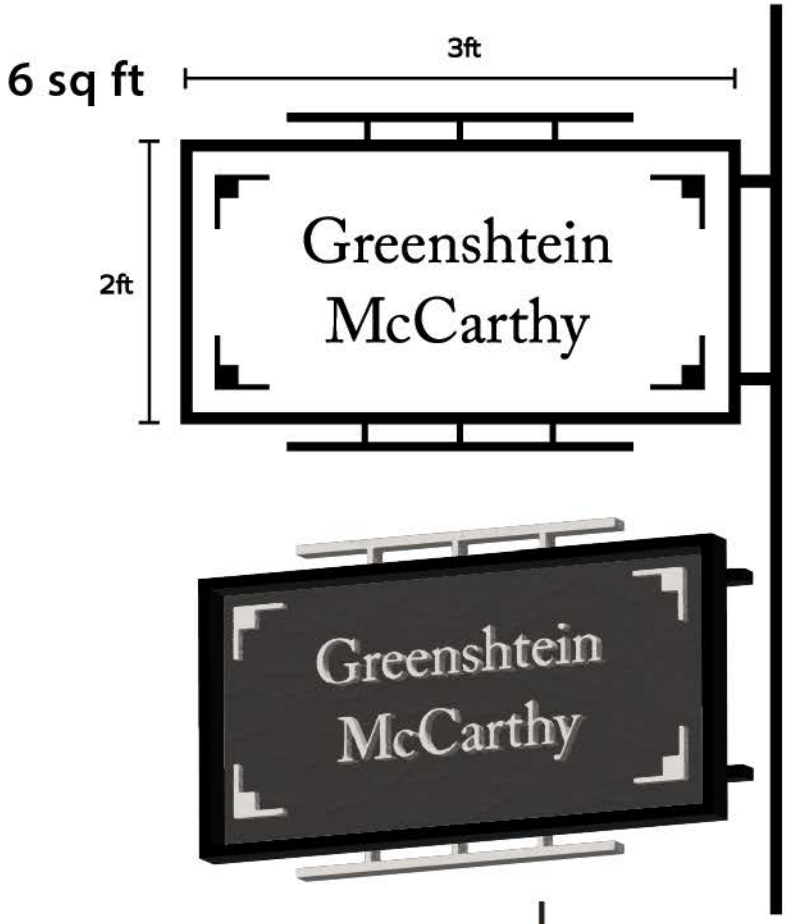
Sign Dimensions:
2' x 3'

Materials:
Brushed silver, laser-cut raised lettering with corner elements, plus upper and lower bars - Black mottled base, Black iron frame.

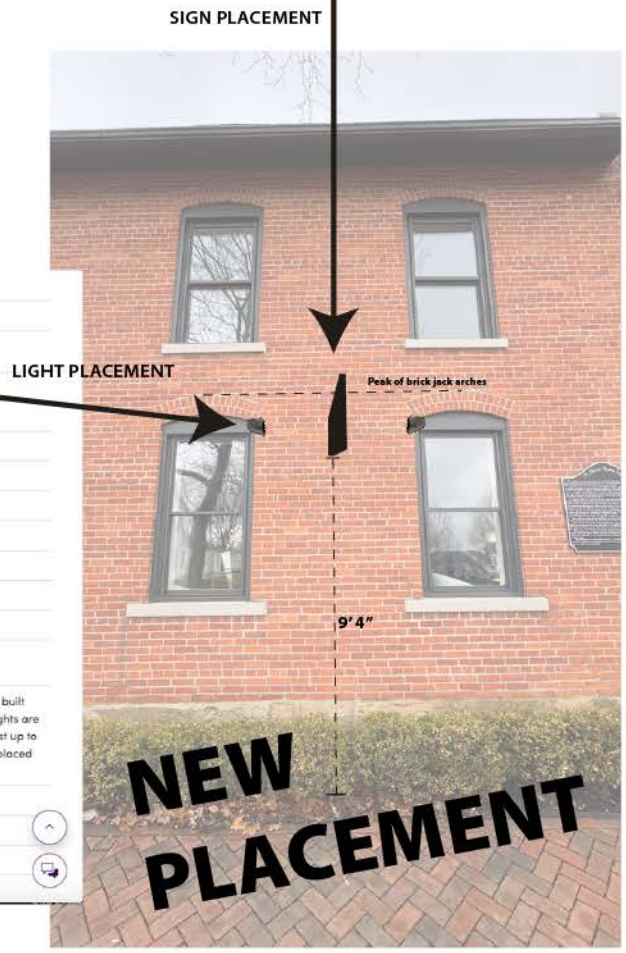
Weatherproofing:
Exterior-grade materials designed to withstand weather conditions

Customization:
Precision custom cuts for all lettering and elements, ensuring a high-end, professional finish

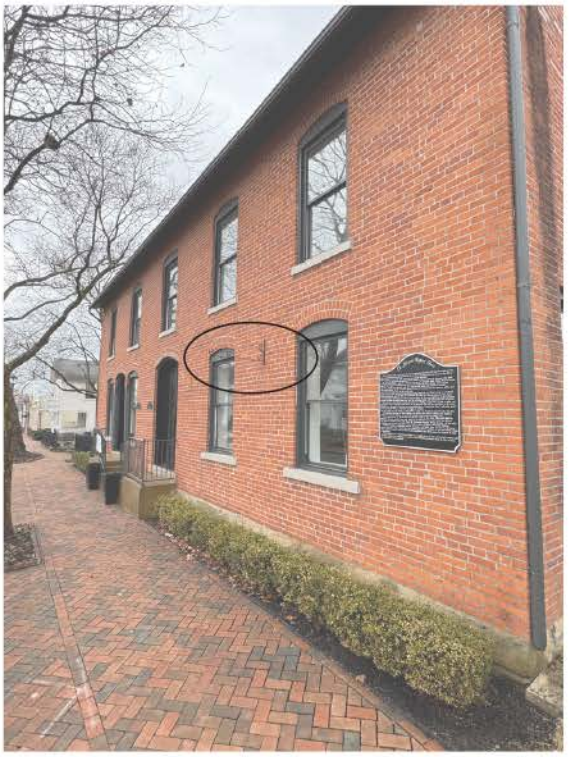
Installation:
Includes full installation and integrated lighting setup (excluding the electrician's labor)

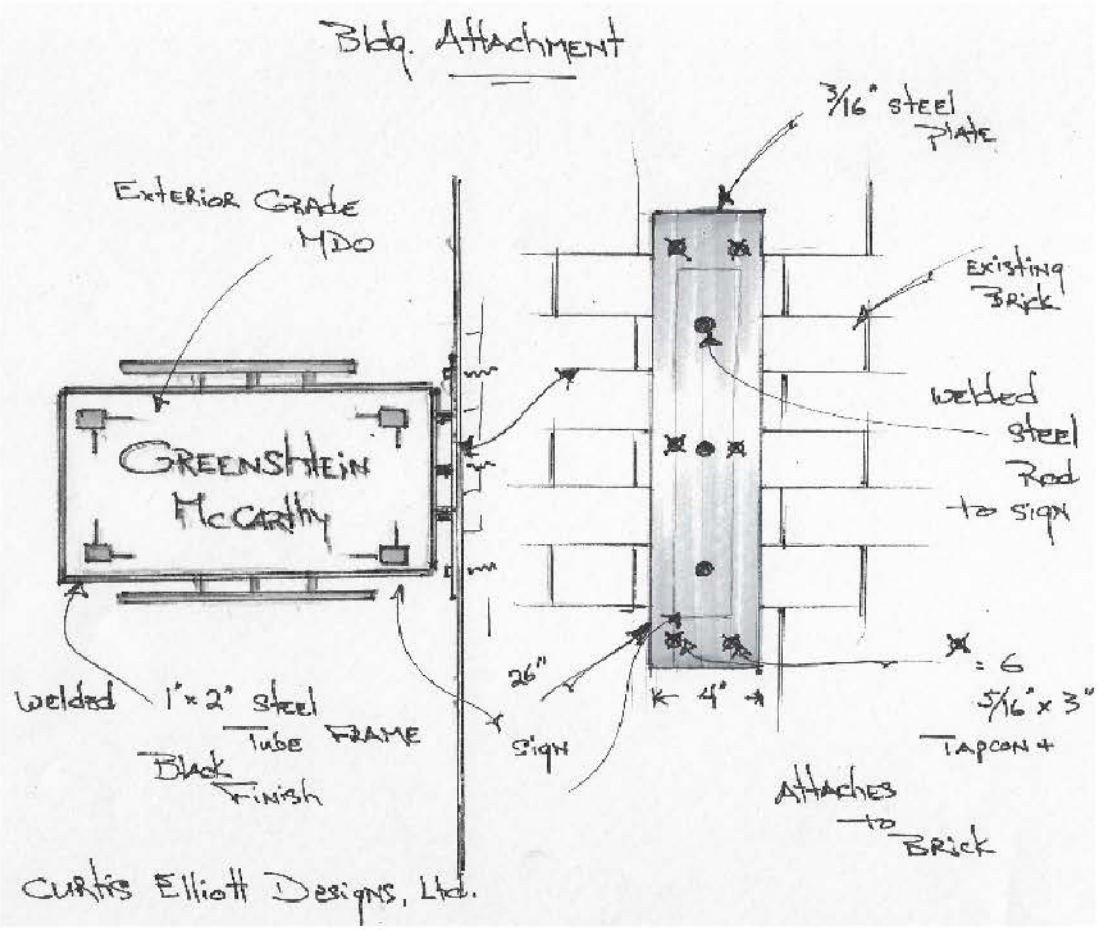


Finish: Textured Architectural Bronze Finish	
Overall Product Weight	1.05 lb.
Other Dimensions	
Overall	4.5" H X 3.25" W X 3.5" D
Details	
Product Type	Spot Light
Number of Light Sources	1
Integrated LED	Yes
Integrated LED Wattage	7 Watt
Integrated LED Brightness (Lumens)	500lm
Integrated LED Color Temperature	2,700K
Integrated LED Rated Lifespan	40,000 hours
Integrated LED Color Rendering Index (CRI)	80
What is Integrated LED?	This indicates that an LED light is built into the fixture. Integrated LED lights are more energy efficient and can last up to 50,000 hours. They cannot be replaced by the customer.
Bulb Not Included But Required	No
Fixture Material	Metal
Metal Type	Aluminum
Dusk to Dawn	No



NEW PLACEMENT GOING WHERE EXISTING ARMETURE IS CURRENTLY MOUNTED

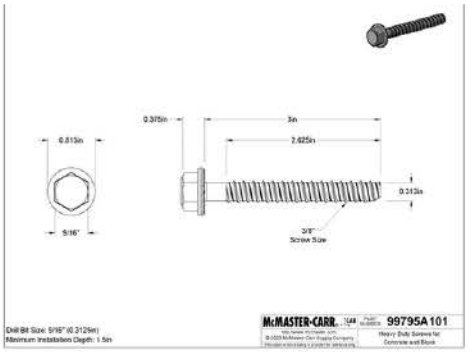




OUR PREVIOUS WORK EXAMPLE

Heavy Duty Screws for Concrete and Block

Hex Head, Zinc-Plated Steel, 3/8" Screw Size, 3" Long



Head	
Width	9/16"
Height	3/8"
Strength, lbs.	
Pull-Out	490
Shear	850
Tested in	4,000 psi Concrete
Drive Style	External Hex
Head Type	Hex
Thread Direction	Right Hand
Tip Type	Blunt
For Use In	Block, Brick, Concrete
Removable	Removable
Anchor Type	Tapping Screw
System of Measurement	Inch
RoHS	RoHS 3 (2015/863/EU) Compliant
REACH	Not Compliant
DFARS	Specialty Metals COTS-Exempt
Country of Origin	Peoples Republic of China
Schedule B	731815.2000
ECCN	EAR99

Also known as Tapcons, use these screws in applications requiring high strength. All have a hex-washer head for a secure grip with a wrench. Drive into a hole with a hammer drill or socket wrench. Pull-out strength and shear strength values are 25% of the ultimate values.

Steel screws are strong and wear resistant. They have a zinc plating that adds some corrosion resistance, but they aren't as corrosion resistant as stainless steel.

3,045 lbs

5/16" 3,045 lbs.

thdstatic.com
https://images.thdstatic.com › catalog › pdfImages PDF

Large Diameter Tapcon® Anchor Performance Data Large ...

Exterior Sign

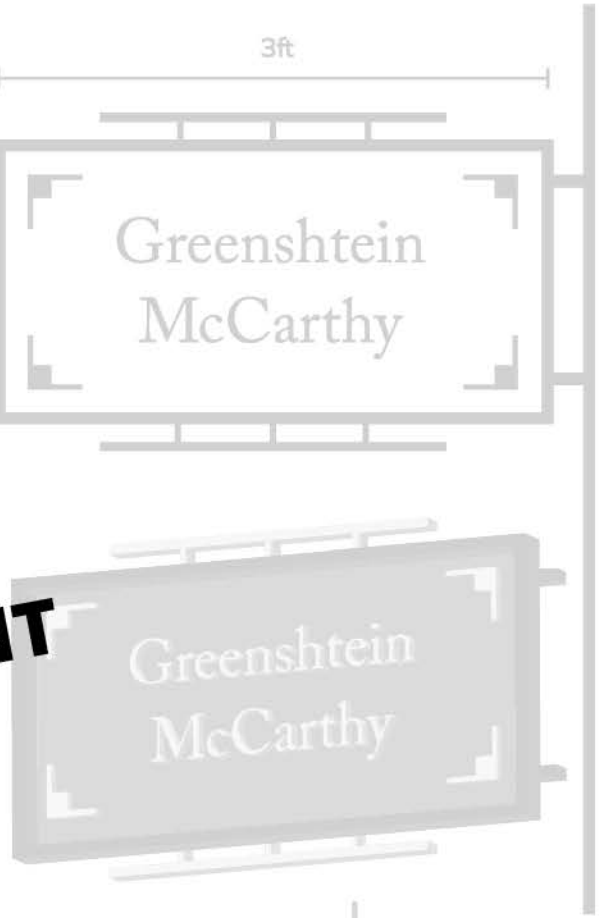
Sign Dimensions:
2' x 3'

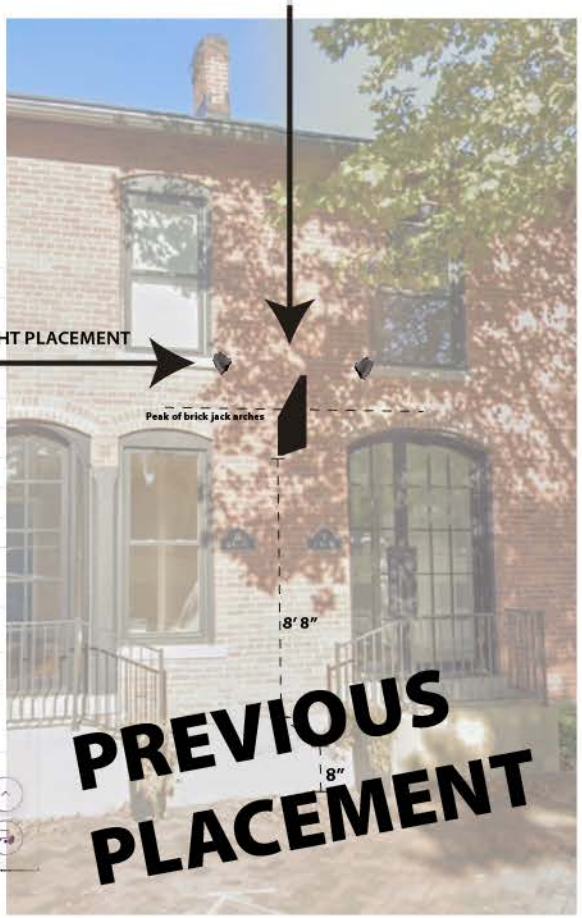
Materials:
Brushed silver, laser-cut raised lettering with corner elements, plus upper and lower bars - Black mottled base, Black iron frame.

Weatherproofing:
Exterior-grade materials designed to withstand weather conditions

Customization:
Precision custom cuts for all lettering and elements, ensuring a high-end, professional finish

Installation:
Includes full installation and integrated lighting setup (excluding the electrician's labor)



Finish: Textured Architectural Bronze Finish

Overall Product Weight	108 lb.
Other Dimensions	
Overall	43.5" H X 12.5" W X 12.5" D
Details	
Product Type	Spot Light
Number of Light Sources	1
Integrated LED	Yes
Integrated LED Wattage	7 Watt
Integrated LED Brightness (Lumens)	500lm
Integrated LED Color Temperature	2,700K
Integrated LED Rated Lifespan	40,000 Hours
Integrated LED Color Rendering Index (CRI)	80
What is Integrated LED?	This indicates that an LED light is built into the fixture. Integrated LED lights are more energy efficient and can last up to 50,000 hours. They cannot be replaced by the customer.
Built Not Included But Required	No
Fixture Material	Metal
Metal Type	Aluminum
Dark Sky Friendly	No