

**DESIGN REVIEW BOARD
MINUTES OF MEETING
NOVEMBER 13, 2013**

MEMBERS PRESENT: Michael Losacco, Larry George, Scott Failor, Pete Griffin, and Martin Pratt. Scot Draughn and Tim Greenway were excused.

OTHERS PRESENT: Andrew Gardner, Kevin Bleichner, John Connolly, Heidi Rose, Mike Vagbirjez, Kirk Paisley, Carmella VanZant, Lindsey Taylor, Amy Rogan, Dave Vollrath, Jim Brown, Scott Wilson, Code Enforcement Officer Derek Hutchinson, City Planner Greg DeLong and Secretary Barb McCoy.

MEETING CALLED TO ORDER: The meeting was called to order at 6:30 p.m.

APPROVAL OF MINUTES: The minutes of October 9, 2013, were approved as presented.

CITIZEN COMMENTS: None

ADMINISTRATION COMMENTS:

Mr. DeLong stated this is the Board's last meeting in this building. The ribbon cutting for 209 S. Main Street will be held at 10:00 a.m., November 22 with all encouraged to attend.

OLD BUSINESS: None.

NEW BUSINESS:

Certificate of Appropriateness – New Wall Identification Sign – Union County Foundation, 126 N. Main Street. Filed by Dave Vollrath, Executive Director.

Dave Vollrath stated he is the Executive Director of the Union County Foundation and they are seeking approval for new exterior signage. The vinyl lettering will be adhered to the building. It is a high performance adhesive backing. Clay Moore, Celebrity Hats & T-Shirts, told Mr. Vollrath it is guaranteed for five years. If the surface needs repainted, they will replace the vinyl. Temperature must be over 55 degrees so he is not sure if it will be done this year or in the spring. Jim Page, building owner, has endorsed the sign. There are no plans for illuminating the sign. If they decide they want to do later, they will return to this Board for approval.

Mr. George made the motion to approve the request with the following noted:

- No lighting will be installed
- Material will be vinyl letters with pressure sensitive adhesive, guaranteed for 5 years
- Sign permit required to be obtained
- Installer guaranteeing vinyl for five years and will replace as needed
- Work to begin within 2 years or this approval will be null and void

Question put, stood:

Mr. Losacco Yes Mr. George Yes Mr. Pratt Yes Mr. Griffin Yes Mr. Failor Yes

**Exterior Plan/Landscape Plan – New Commercial Building – Kroger with Fuel Center
1475 W. 5th Street. Filed by Bird + Bull Engineering.**

Andrew Gardner, Jim Brown, Lindsey Taylor, Scott Wilson and Kevin Bleichner all discussed the proposed 123,000 sq. ft. Kroger's with fuel center being proposed at 1475 W. 5th Street. Mr. Gardner reviewed the site plan stating the traffic study has been completed. ODOT and the City of Marysville requires substantial road improvements on W. 5th Street.

A variance has been requested for tree replacement for the landscape plan. It was tabled at November's BZA and will be back on the agenda for the December BZA meeting. Mr. Wilson stated there will be 14 Ivory Silks. The minor errors will be corrected. They will correct the landscape plan and submit for City staff approval. The plant codes will be corrected also. Mr. Griffin stated this is a well thought out landscape plan and was well done. He stated he likes the selection.

Mr. Gardner stated the access drives will have crosswalks marked. That will be added to the final drawings.

They will be working with the City Engineer for the storm water. It will be an above ground system as well as underground drainage.

Mr. Bleichner reviewed the building materials. The case brick is a red brick. The split face block is the base around the building. The case stone trim will be the water table in Thomas Tan. The EIFS and EIFS trim will be parchment and champaign with the champaign being the lighter of the two and will be used for the trim. The prefinished metal coping will be Sierra brown. The prefinished metal wall panels will be tan. The prefinished aluminum storefront doors and windows will be dark bronze. The lower level windows, the clerestory windows will be dark bronze. The overhead doors, service doors, steel canopy over front entrances and canopy of customer pick-up will be painted brick brown. The roof metal part of the roof will be green.

Mr. Failor stated the south and east sides of the building have projections more than 75'. Mr. Pratt stated this is an entry way into the City. These sides need to be broken up a little to make it aesthetically more pleasing. Mr. Bleichner stated he doesn't know how necessary it is on the back of the building because there is a high pressured gas line and the retaining wall next to the easement will be 7-8' in height. With all the trees, etc., in the back of the building it will be very well hidden. He stated they won't have a problem with the sides but they do question why they need to have the projections when it won't be able to be seen. Mr. Griffin stated they like to go by the code whenever possible but the codes does state "should" and not "shall". Mr. DeLong stated the east side of the building is important because it can be seen from the freeway. Mr. Pratt stated alternating colors on the east/west sides would help make a break from the brick.

It was noted the steel entry canopies will drain into the storm system. The windows have clear glazing. The mechanicals require no screening because the elevation along W. 5th Street is 1010 and 1018 at the store. You cannot see from the road. Mr. Failor stated you can see from the freeway.

The color of mechanicals is very light blue. This color tends to be less obvious. Mr. Pratt stated painting to match the trim would not be any better. Mr. DeLong stated they have two options – change the color or raise the parapet. Discussion was held by Board members - eventually it will all be blocked by trees. Mr. Failor stated gray or brown is a little less noticeable than blue. Mr. Bleichner stated they can try to find other color choices. Mr. Failor stated they can submit the color to City staff to be approved.

It was noted there is a transformer and generator along the dock wall. There will be yellow concrete bollards to protect them.

Site lighting cut sheets will be submitted for City staff review. There will be LED lights with a maximum height of 28'. They don't tend to put lights in the islands because they feel trees and light poles do not mix. They will put in rows where there are not landscape islands. They will have 38" base sitting on the ground. There will be 3 lights on the poles for the parking lot and single lights on the poles for perimeter lighting. They will submit photometric plan. There will be approximately 10 lights in the parking lots and 12 along the perimeter. The fuel canopy will be have recessed lights in the canopy, LED lights also. The poles will be dark bronze. There will be wall mounted wall pacs as shown on the elevations – 25+ total - to be dark bronze.

The trash compactor is located down in the recessed area of the dock. The top will be slightly above grade – the retaining walls will be 3' above the dock.

The signs will be reviewed for size and compliance of the City's sign code.

Mr. Pratt made the motion to approve the request with the following noted:

- MAIN BUILDING:
- Site Plan to be approved by City staff and ODOT – they will do what improvements are deemed necessary
- Updated landscape plan to be submitted and approved by City staff that will correct any issues between site plan and plant list and submit for staff approval
- Crosswalks to be added to the parking lot
- Storm water will consist of above and below ground systems – to be approved by City Engineer.
- Case brick – reddish black brick, will provide color number to staff
- Split face brick – natural rock look in a general beige color base with natural looking highlights
- Case stone trim – St. Thomas Tan
- EIFS and EIFS Trim – Parchment and Champaign colors used interchangeably

- Prefinished metal coping – dark bronze
- Prefinished metal wall panels – Sierra Tan which is close to Parchment EIFS
- Metal gutters/downspouts – green to match roof or dark bronze to match coping
- Prefinished aluminum storefront, lower level windows and clerestory windows will all be Dark Bronze to match metal coping
- Overhead and service doors along with steel canopy over entrance and canopy of customer pickup will be painted Weldwood Brown
- Steel entry canopy will be drained to storm system
- Front windows will be clear and not tinted
- Brick will have banding feature at selected intervals
- Canopy on service door on south elevation is prefinished metal either dark bronze or brown
- Water table will be 32”
- East elevation – they will add water table (split face block)
- Split face block is irregular faced as if real stone
- Per Section 1144.10 – both south and east have areas exceeding 75’
- Will add feature on east side to break up space
- South side – approved not making any changes due to being back of building with a limited view – conservation space adjacent and the angle of the dock make it of no value
- Drive-thru pharmacy will be 9’ tall and fascia 4.5’
- East and west sides – they agreed to request to look at options to add color to break up solid brick and will work with staff on final plans
- Prefinished metal roof is green ion color
- FUEL STATION:
- Metal panel is parchment and Champaign to match building
- Brick wrapped column is same as main building

- Kiosk brick will match main building
- Soldier course band is the EIFS (Parchment and Champagne)
- Upper fascia is metal and matches main building
- Windows are aluminum and matches main building
- Man door is steel and painted to match main building
- Upper fascia of kiosk is 3' high
- Brick wrap on fuel canopy 3' in height
- Downspouts are internal drains so no gutters; roof kiosk will drain to rear
- Multiple small mechanicals will be used opposed to a few large ones
- Building much higher than street level, Route 33 is higher than building so no way to screen
- Will explore a light gray or brown color for roof mounted mechanicals and work with staff
- Ground mechanicals are in back on the south side and will be protected by steel or concrete bollards. Color to be submitted to City staff
- All lighting will be LED lights
- Pole lights to be Glean Galleon, dark bronze and not higher than 28'
- Plans not submitted but expect 10 inside (3 heads per pole) and 12 on perimeter (1 head per pole) more or less
- In lot will be spaced in between trees and not in the same location of the trees to allow them to not interfere with each other
- Wall pacs are dark bronze in color and will not exceed number shown on submitted elevations before DRB tonight
- Fuel station will be primarily LED within the canopy with 1 or 2 poles around the perimeter
- Will submit final lighting plan
- 4' galvanized chain link fence with no slats will be installed

- Trash enclosure will be a single compactor recessed in the dock area on the south elevation
- Top of the dock is slightly higher than grade level with the retaining wall 3' above grade to further hide compactor
- Zoning Permit required to be obtained/permit expires 6 months after issuance of permit if work has not started
- Revised plans will be submitted to City staff for final approval
- Work to begin within 2 years or this approval will be null and void

Question put, stood:

Mr. George Yes Mr. Pratt Yes Mr. Failor Yes Mr. Failor Yes Mr. Losacco Yes

Exterior Plan/Landscape Plan – New Commercial Building – Industrial Parkway - Parcel 2900230540000 – Filed by EMH&T.

Brian Quackenbush stated their client asks to remain anonymous right now. There are 110 parking spaces proposed for this project with visitors parking in the front and employees in the back. The road widening is shown on the plans and they will continue working with the City Engineer on it. They are currently working on the lot split.

Landscaping shows groupings which are meant to provide interest to the property. Mr. Griffin stated the cherry trees by the patio are a unique touch to the whole plan. The parking lot trees, shrubs, all are good choices. Another well thought out plan.

Mr. Quackenbush stated there will be a dry grass retention area because of the proximity to the airport. They will curb the entire parking lot if required by code. However, they would like to keep the option open for environmentally friendly alternatives. They will work with the fire department for access drive widths.

Curt Paisley reviewed the building materials and colors. The precast panel will be light and dark gray; numbers will be submitted to City staff. The metal panel will be royal blue. The frosted glass unshaded will be frosted white. The aluminum storefront windows will be clear anodized. The entry, overhead and service doors will be painted to match the pre-cast panels. The gutters, downspout and coping – they are trying to do all internal drains but they will be metallic silver if needed. The glass will alternate semi-translucent white and semi-translucent blue.

Mechanicals will not be visible except for the transformer on the ground. The equipment is in the middle of the roof.

The off street parking lot lights will be single and double heads - dark gray and 25' in height. They will be high pressure sodium lights, Tribune Style, same as Sumitomo. There will be down lit wall pacs in dark gray. Not shown on the plan are 2 single head pole lights in front of the building. There will be 3' lighted bollards along the sidewalk from the parking lot that will be dark gray.

The trash enclosure will be painted gray block with the metal gate painted to match. The dumpster is 6.5' in height and the enclosure is 8' in height. The height of the building is 22' for the darker gray boxed area and 18' for the light gray boxed area. There will be no screening around the dumpster.

Mr. Pratt stated he wants to go on record by saying this is a nice looking building. Mr. Griffin stated it is well done – it is always a positive statement when it is well done.

Mr. Griffin made the motion to approve the request with the following noted:

- City engineer to review and approve the sidewalk and curbing
- Lot split to be obtained

- Storm water will have dry basin because of the airport flight path
- Will look at other options for curbing and seek City Engineer's approval if decide to go that route
- Fire Department to review and approve turn radius
- Updated landscape plan to be submitted and approved by City staff – working on mounding on Sumitomo side of property, no landscaping planned to be located there.
- There will be dry basin since in airport flight path
- Precast panel will be light and dark gray; numbers will be submitted to City staff
- Metal panel – royal blue
- Frosted glass sunshades – frosted white
- Aluminum storefront windows will be clear anodized.
- Entry, overhead and service doors will be painted to match the pre-cast panels
- Gutters, downspout and coping – they are trying to do all internal drains but they will be metallic silver if needed
- Glass will alternate semi-translucent white and semi-translucent blue
- Mechanicals will not be visible except for the transformer on the ground
- Off street parking lot lights will be single and double heads - dark gray and 25' in height
- High pressure sodium lights, Tribune Style, same as Sumitomo
- Down lit wall pacs in dark gray
- Not shown on the plan are 2 single head pole lights in front of the building
- 3' lighted bollards along the sidewalk from the parking lot that will be dark gray
- Trash enclosure will be 8' tall with dumpster that is 6.5' in height
- Will work with City staff on signage
- Zoning Permit required to be obtained/permit expires 6 months after issuance of permit if work has not started
- Revised plans will be submitted to City staff for final approval

➤ Work to begin within 2 years or this approval will be null and void

Question put, stood:

Mr. Pratt Yes Mr. Griffin Yes Mr. Failor Yes Mr. Losacco Yes Mr. George Yes

COMMENTS OF INDIVIDUAL BOARD MEMBERS:

ADJOURNMENT:

The meeting was adjourned at 8:00 p.m.