

Bexley Architectural Review Board
Retreat Agenda
January 31, 2020



Bexley Architectural Review Board
Extended Agenda:

1. Roles and responsibilities:
What is the role of ARB? focused on and geared towards variances , ARB focused on “ three dimensional vs two dimensional ” outcomes , more ideally suited to help visualize plan, and achieve overall design goals within a Planned District
2. Procedures
 - Rules and Regs,
 - Process and Procedures - voting, motions, etc...
 - Language
 - Must vs. shall and shall language
 - Tabling vs Continuation
 - Recommendations vs. Conditions
 - Guidelines vs. Standards vs. code - what and how do we determine the must vs. shall language or conditions vs. suggestions.
 - Attendance and Alternates: Policy on attendance - should alternate be at all meetings? Composition, what is the maximum votes allowed (5), so alternates mind being there, minimum attendance requirement...recommended to be replaced if miss more than 3 meetings...
 - Let Kathy know if you are NOT attending
 - How long is chairmanship? how long is term? Vice chair?
 - Conflict of interest
 - Should alternates attend all meetings?
 - Enforcement
3. Submissions
 - Required Documentation and Timing of Submissions - Highly unprepared applicants are taking too much time and not serving applicants or general process/public well...
 - Documentation must be submitted 4 weeks prior to meeting
 - Everything should be uploaded and finalized by Friday prior to the next Thursday (Weds??) meeting OR will be taken off agenda14,
 - Projects with small budgets - It feels like we are quick to dismiss bad architecture when the owner has a small budget

4. Guideines

- Historic Preservation Committee update
- Design Guidelines
 - Update
 - Materials Discussion
 - Acceptable replacements
 - Creating a list of recommended less expensive products
 - Best of the worst.
 - Language Discussion: *Bexley Code 1223.03 (d) "To maintain a high character of community development, and to ensure the compatibility of new development"*
 - Roofs:
 - Front roofs vs. rear roofs - public zone vs. private zone
 - Should there be higher standards for front?
 - Existing roof material - Slate roof replacement progress
 - What is the true savings?
 - Bring in past installers for education
- Solar panels
 - Solar panel ordinance review : when do applicants come to ARB and how do we determine what is appropriate in aesthetics and technically.
 - Coherence, blending in, reducing differentiation between existing roof and materiality of solar panels...
 - Factors to consider: geometry; straight lines, parallel to roof ridge, edge lines, reinforces existing roof geometry and shape...
 - Massing and spacing of solar panels: solid masses vs isolated individual panels, attempts to fill roof space to its edges, lower vertical profile of roof
 - Color; trim, fasteners same color as panels, dark colored panels on dark colored roofs strongly preferred , reduce/ eliminate big color differences....
 - Who determines how many solar panels to use?
 - Can we do an educational piece - about green energy - overview of the issues - an LEAD architect? (Case example: Feibel panels - how do we learn about the efficacy and necessity of that many panels?)
 - How do we balance the goal of globally supporting green neighborhood but keep it in balance?
 - There are many untapped issues that staff, board and residents need education....

5. Zoning

- Planned Districts
- Land Use strategy
- Revisiting the Main Street Development plan and other zones that may need planning?
- How to focus on planning that achieves a vibrant, attractive, coordinated pedestrian environment