



City of Dublin

**LAND USE & LONG  
RANGE PLANNING**

December 4, 2014

# Minor Project Review

## **14-112ARB/MPR – Site Improvements – BSC Historic Residential – Dublin Springs Park**

### **56 S. Riverview Street**

This is a request for improvements to Dublin Springs Park, which is on the west bank of the Scioto River, south of and under Bridge Street. The proposal includes new concrete paths to replace existing asphalt paths, and a new shelter to be constructed over an existing historic shelter foundation. This is a request for review and approval of a Minor Project Review in accordance with Zoning Code Sections 153.066(G) and 153.170 and the *Historic Dublin Design Guidelines*.

#### **Date of Application Acceptance**

Wednesday, November 19, 2014

#### **Date of ART Recommendation**

Thursday, December 4, 2014

#### **Date of Architectural Review Board Determination**

Wednesday, January 28, 2014

#### **Case Manager**

Marie Downie, Planner | 614.410.4679 or mdownie@dublin.oh.us

## **PART I: APPLICATION OVERVIEW**

<i>Zoning District</i>	BSC Historic Residential
<i>Review Type</i>	Minor Project Review
<i>Development Proposal</i>	Shelter and path improvements
<i>Property Address</i>	56 S. Riverview Street
<i>Property Owner</i>	City of Dublin
<i>Case Manager</i>	Marie Downie, Planner   614.410.4679 or mdownie@dublin.oh.us

### **Historic Context**

Dublin Springs Park has existing paths and a pergola structure just south of the Bridge Street bridge, east of South Riverview Street. Early pioneers and travelers used a natural spring located on the park site as a water source. The existing base of the pergola structure was used by firefighters at one time to pump water to street level.

The Architectural Review Board approved the existing pergola in 1988, asphalt path connections in 1992, the boardwalk in 1996 and stairway access, and a paver labyrinth plaza, rain chairs and stormwater channel restoration in 2010.

### **Application Contents**

The City is requesting to repave the existing asphalt entry drive and replace the existing asphalt walking paths with concrete. The proposal includes minor path modifications, including reducing the width along in the northwest portion of the path loop and slight modifications in the northeast portion. A concrete path will be extended to connect the walkway system to the shelter. The existing base of the shelter will be repaired and the pergola, railings and posts replaced with a red cedar shake roof, a 3-foot 6-inch cedar rail with appropriate support posts and beams.

## **PART II: ADMINISTRATIVE REVIEW TEAM COMMENTS**

### **Planning**

#### **Zoning Code Analysis**

##### *§153.066(G) – Minor Projects*

The proposed modifications comply with the requirements of the Zoning Code and provide necessary improvements to the park.

### *Historic Dublin Design Guidelines*

The *Guidelines* promote the preservation of environmental features which play prominent roles in the character of the District. The proposal improvements and materials are appropriate for the District.

## **Building Standards, Engineering, Parks & Open Space, Fire, Police, Economic Development**

The proposed project is located within the FEMA designated-floodway of the Scioto River. Since the work is replacing the existing structure in the same foot print and at the same elevation, Engineering has determined that this floodway encroachment will not increase the flood elevation during the occurrence of the base flood discharge. Also, additional floodproofing will not be required since the accessory structure:

- is less than 576 square feet in gross floor area
- is not to be used for human habitation
- has been designed to have low flood damage potential
- will be constructed and placed on the site so as to offer the minimum resistance to the flow of flood waters
- is firmly anchored to prevent flotation; and
- the service facilities (such as electrical and heating equipment) are elevated or floodproofed.

## **PART III: APPLICABLE REVIEW STANDARDS**

### **Minor Project Review Criteria**

The Administrative Review Team has reviewed this application based on the review criteria for Minor Projects, which include the following:

#### **(c) Meets Applicable Zoning Regulations**

*Criterion met.* The proposed modifications meet all applicable requirements of the Zoning Code.

#### **(d) Circulation**

*Criterion met.* The proposed modifications improve the connection of the District with the river and environmental features.

#### **(e) Building Relationships and Quality Development**

*Criterion met.* The proposed modifications are integrated into the surrounding areas.

### **Architectural Review Board**

Section 153.174 of the Zoning Code identifies criteria for the review and approval of a Board Order for proposals within the Architectural Review District Boundaries. Following is an analysis based on those criteria.

## **Alteration to Buildings, Structure, and Site Standards**

### **1) Impacts of Surroundings**

*Criteria Met.* The proposed modifications maintain and enhances the current use of the property.

### **2) Character Compatible with Context**

*Criteria Met.* The proposal preserves the original historic character of the structure.

### **3) Alteration of Historic Materials**

*Criteria Met.* The proposed modifications preserve the historic material and environmental features.

4) **Historic Features**

*Criteria Met.* The proposal does not create inconsistencies with the original integrity and preserves the historic significance of this area within the park.

5) **Significant Development of Site**

*Not Applicable.*

6) **Stylistic Features**

*Not Applicable.*

7) **Reparation of Significant Architectural Features**

*Criteria Met.* The preservation of the historic base recognizes the historic features of the structure and ensures is maintained.

8) **Cleaning of Structure**

*Not Applicable.*

**PART IV: ADMINISTRATIVE REVIEW TEAM RECOMMENDATION**

Recommendation of approval with no conditions.