

January 15, 2015

**City of Dublin
Final Development Plan**

Project Location:
Dublin Justice Center
6565 Commerce Parkway

RE: Final Development Plan Statement

A: Explain the proposed development and how the proposal relates to existing development in vicinity.

Response: The City of Dublin is expanding and renovating the existing Justice Center. The Justice Center resides within the Coffman Park Master Development Plan, located in the far southwest corner. This project includes a building addition (about a 6,500 sf footprint) and interior renovation of the existing spaces. As is seen on the site plans, this project is bordered by landscape and roadways. The main view of this building is from Emerald Parkway.

B: State how the final development plan relates to Dublin Community Plan and the approved preliminary development plan. If there is a modification from the preliminary development plan, explain the nature and location of the proposed modification.

Response: This final development plan being submitted respects all the existing design aesthetic at the Justice Center currently. Proposed exterior building materials will be the same or better quality exterior materials to those on the existing facility. All colors and textures will match. The building addition is located in an existing green area adjacent to the building. Any landscape disturbed or removed by this project will be replaced, as shown in the landscape plans. Parking and site ingress/ egress are not disturbed as part of this project. All existing counts will remain and the adjacent sidewalks that will be disturbed during construction will be replaced in a similar location.

C: Explain how the proposed development meets the review criteria for Final Development Plan approval by the Planning and Zoning Commission.

Response: The Coffman Park Master Development Plan highlights exterior materials, parking, mechanical unit screening and landscape, trash receptacles/ locations, and exterior lighting. This submission meets or exceeds the existing exterior material selections, the parking count has been unchanged (actual building occupancy has not changed), the mechanical units will be in the basement, landscaping has been added around the perimeter of the building addition, and the trash dumpster is remaining unchanged – the current dumpster enclosure remains, lastly for exterior lighting, the existing parking lighting will remain and lighting for the new addition will happen at the building façade and/ or canopy over the building entrance with recessed LED can light fixtures at the canopy and LED bollard site lighting around walkways to match existing bollard lighting (refer to submitted cut sheets for specific information).

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D: For an amended final development plan, explain how the proposal is different from the approved final development plan.

Response: This is a Final Development Plan Submission.

E: Explain how the proposal is consistent or inconsistent with the development text for the Planned District.

Response: This submission is consistent with the Coffman Park PUD in that it respects the architectural language. This building addition, though two stories instead of the existing building's one story, follows the same material and proportions language. The City of Dublin has also made it a priority with this project to be respectful stewards of the environment and incorporate sustainable design principals. For example, the building envelope design is highly efficient, the mechanical systems are using some of the existing infrastructure in the Justice Center and expanding upon them and improving their overall efficiency. All materials specified for the exterior skin are durable and long-lasting products. LED light fixtures will be explored for the project. Overall, this submission is consistent with and plans to improve upon the quality of space being required in the Planned District.

15 January 2015

Marie Downie
Planner I
City of Dublin – Planning
5800 Shier Rings Road
Dublin, Ohio 43016-1236

**Re: Zoning Review Comments
6565 Commerce Parkway
Dublin, Ohio 43017
MSA Project No. 13158.00**

Dear Ms. Downie:

Please accept the following responses to your plan review notes dated 22 December 2014 and 31 December 2014:

Zoning Review Responses:

1. PUD reference should be Coffman Park
Response: Information has been updated in statement and on Civil Cover Sheet.
2. Site Plan/staking plan should show site data including:
 - a. site areas, lot coverage, changes to coverage, setbacks, easements, site dimensions, existing and proposed ROW.
 - b. Site plan relationship to skate park
 - c. Parking requirements existing, proposed, how code requirements are met.*Response: Refer to revised site plan(s). As per the direction of City of Dublin, the ROW information will be drawn in by Dublin staff.*
3. The planting plan will need to show the how the proposed landscape meets the requirements of the code beyond just tree replacement. Dimension, area coverage, parking lot and waste area screening should all be shown and identified.
Response: Refer to revised landscape plan.
4. Utility plan does not appear to show how electric, cable, gas communication services are provided. If these items are not necessary then this should be noted in the narrative or on the plans.
Response: As per the civil drawings, utilities are being fed from the existing Justice Center building.

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5. Stormwater management plan. – no storm water management plan was provided. the re-routing of the exiting CB around the proposed building and into the existing system bypassing the proposed pervious pavers seems incongruous. This plan should be revised and the pervious pavers should be shown to function as part of the system.
Response: Refer to attached stormwater information.
6. Please provide a parking count for the entire site. For the spaces that are proposed to be pervious pavement, please provide a detail of the materials and how it is assembled.
Response: Refer to new site vicinity plan with parking calculations and civil drawings including pervious paver detail(s).
7. Please provide details on light fixtures and locations.
Response: Refer to revised architectural site plan and attached fixture cut sheets.
8. Please provide a full page of the “Vicinity Map” on the title sheet including all parking spaces.
Response: Refer to attached new sheet with parking count information.
9. Please provide square footage of the existing building and proposed addition. Section 153.132 of the Dublin Zoning Code requires the entire site to be brought into compliance with the minimum landscaping requirements if the alterations exceed 25% of the existing. I have attached this section so you can see the exact requirements. A landscape/planting plan for the entire site may be required.
Response: Refer to attached updated landscape plan and site plan including building square footage information. As per the meeting with key Dublin Zoning personnel on January 12, 2015, it was decided that Dublin’s Parks and Open Space Department will address any additional requirements in the Skate Park project, also on this project site.
10. Please confirm that the proposal includes “No Mow Seed Mix” as labeled on the Planting Plan. If not, please remove this label.
Response: Refer to revised Landscape plan – label has been removed.
11. The ROW take along OH-161/US-33 should be shown in the proposal in order to include any necessary text modifications. Please show this information on the site plan page containing the entire site.
Response: City of Dublin will add in appropriate ROW information on submission drawings.
12. Please verify that lawn equipment will be able to fit between the existing building and addition.
Response: Refer to revised Landscape Plan – the area between the existing building and the addition, the landscaping design has been updated to have this area covered with low/ no-maintenance ground cover.
13. Please provide information on how materials will be finished.
Response: Exterior cement board siding to be pre-finished to match existing siding.

Please let me know if there is any additional information that can be provided. We appreciate all of your assistance and comments.

Sincerely,

A handwritten signature in black ink, appearing to read "Amy Benetti".

Amy Benetti, AIA