

# Planning Report

Thursday, June 11, 2015

## Home2 Hotel Architecture

### Case Summary

Agenda Item	6
Case Number	15-045INF
Site Location	5000 Upper Metro Place
Proposal	Construction of a new four-story hotel with 129 suites and associated site improvements on a 2.57-acre site on the west side of Frantz Road between West Bridge Street and Upper Metro Place.
Request	Informal review and non-binding feedback on the architectural concepts for the proposed hotel building.
Owner/Applicant	Nelson Yoder, Crawford Hoying Development Partners.
Case Manager	Devayani Puranik, Planner II   (614) 410-4662   <a href="mailto:dpuranik@dublin.oh.us">dpuranik@dublin.oh.us</a>
Planning Recommendation	<b>Discussion and Feedback</b>

- 1) Is the proposed architecture appropriate for a signature gateway building at this key location?
- 2) Are the proposed building materials addressing the Commission concerns expressed at the Basic Plan review?
- 3) Other considerations by the Commission



15-045INF  
Informal Review  
Home 2 Hotel  
5000 Upper Metro Place

0 50 100  
Feet

A scale bar showing 0, 50, and 100 feet. To the right is a north arrow symbol consisting of a circle with an upward-pointing arrow and the letter 'N' inside.

Facts	
Site Area	2.57 acres
Zoning	BSD- Commercial District
Surrounding Zoning and Uses	<p>North: W Bridge Street (SR 161)            South: Upper Metro Place            East: Frantz Road            West: BSD- Commercial (Embassy Suites)</p>
Site Features	<p>The proposed site is located at the key intersection within the City of Dublin and is bound by three public streets- the portion of Bridge Street (State Route 161) to the north is a limited access highway, Frantz Road to the east is a Corridor Connector Street and Principal Frontage Street, and Upper Metro Place to the south is a Neighborhood Connector Street.</p> <p>The existing commercial building at this location is proposed to be demolished and redeveloped with a four-story hotel and a two-story office building as a future phase. Associated site improvements are also proposed with this redevelopment.</p> <p>A shared-use path runs along the east property line. The access to the site is from Upper Metro Place to the south.</p>
History	<p>The Planning and Zoning Commission reviewed and approved the Basic Development Plan and Basic Site Plan for the proposed Hotel development with 14 conditions on May 7, 2015. In addition to the site related updates, the Commission comments focused on the architecture.</p> <p>The Commission expressed concerns regarding the use of the proposed fiber cement panels as one of the primary materials for the hotel building and recommended that the applicant take permitted materials such as stone, brick, and glass into consideration. The Commission expected a signature gateway building at this location and suggested the applicant work to incorporate the design elements creating interest at the key intersection.</p> <p>The applicant has since updated the elevations. The elevations and updates were informally presented at the Administrative Review Team meeting on May 28, 2015. The ART suggested the applicant present the installation details to ensure the proposed thin brick veneer is installed to appear as regular brick. The ART also suggested the applicant provide additional renderings to help visualize the proposal in context of the proposed and surrounding development.</p>

## Details

## Informal

### Proposal

This application is for the non-binding feedback on the proposed architecture and building materials. The Commission reviewed the earlier concepts during the Basic Plan review and suggested applicant incorporate the permitted materials while creating a signature gateway building at the location.

The applicant has updated the elevations with minor modifications of the design elements. One of the major changes related to building materials includes introduction of the thin brick veneer as a primary building material replacing the fiber cement panels. Two different colors of thin brick veneer are proposed for the facades. An EIFS cornice is also introduced at the roof level. EIFS is permitted only for the trim in the BSD Code.

The other change includes the introduction of the "cultured stone" veneer for the south tower element. The width of the "blank wall" for the south Tower was exceeding the 15-foot limitation of the BSD Code for the elevation presented at the Basic Plan review. The blank wall width for tower will also be updated to be within the permitted 15-foot blank wall limitations.



Frantz Road Elevation



Parking Lot Elevation

<b>Analysis</b>	<b>Informal</b>
<p>General</p>	<p>Planning recommends the Commission consider this proposal with respect to the design features, architectural concept, and compatibility with surrounding development. The following analysis provides additional details.</p>
<p><i>Discussion Questions</i></p> <p>1. Is the proposed architecture appropriate for a signature gateway building at this key location?</p>	<p>This site at 5000 Upper Metro Place serves as the gateway to the City of Dublin for visitors traveling along SR-161. Given its high visibility along SR-161 and Frantz Road, this development has the potential to set the tone for the Bridge Street District, serving as a model and making a statement about the ability to implement urban development in suburban communities like Dublin.</p> <p>The block framework, site, building, and open space designs for the proposed development are according to the intent of the Bridge Street District development.</p> <p>However, the building architecture is the main component which will help create the spaces and streetscapes intended to enhance the pedestrian experience.</p> <p>The proposed number of stories for the hotel building, entrances, and transparency requirements are meeting the BSD Code. However, the building elevations fall somewhat short in creating the signature gateway for the City of Dublin. This can be mitigated by using the building materials, colors, landscaping, and scale of the design elements creatively while incorporating public spaces such as pocket plazas to enhance the pedestrian experience.</p> <p>The applicant is encouraged to provide realistic renderings for the SR 161 and Frantz Road intersection at minimum to help visualize the project better.</p>
<p>2. Are the proposed building materials addressing the Commission concern expressed at the Basic Plan review?</p>	<p>The proposed building materials at the Basic Plan review included fiber cement panels as one of the primary materials in addition to the permitted Brick, Stone, and Glass. The Commission suggested the applicant reconsider the use of materials preferably limiting to the permitted building materials.</p> <p>The earlier concepts presented for the ART review included brick and stone in traditional colors. The proposed materials and colors were weighing the building down. The building had an institutional look as opposed to the signature, time appropriate landmark. The applicant then explored other building materials and proposed fiber cement panels replacing the traditional brick.</p> <p>The applicant is now proposing the brick veneer in place of the fiber cement panels based on the Commission comments.</p> <p>The first floor of the building will be stone veneer. The brick will be placed from the second floor level with the darker color for the recesses and lighter color for the main façade. The transparency and the glass colors are similar to the earlier proposals. The tower at the SR 161 and Frantz road intersection will be glass and cultured stone is proposed at for the southern tower.</p>

<b>Analysis</b>	<b>Informal</b>
	<p>The ART comments focused on the installation and the detailing to ensure that the brick veneer will look as rich as the regular brick.</p>

<b>Recommendation</b>	<b>Feedback</b>
<p>Summary</p>	<p>The Informal Review provides the opportunity for feedback for an applicant. It is intended to allow staff and the Planning and Zoning Commission to provide non-binding feedback to an applicant regarding the intended architecture. Planning recommends the Commission consider this proposal with respect to the BSD Zoning Code and BSD Special Area Plan vision. Summarized below are suggested questions to guide the Commission discussion.</p>
<p>Discussion Questions</p>	<ol style="list-style-type: none"><li>1. Is the proposed architecture appropriate to create a signature gateway building at this location?</li><li>2. Are the proposed building materials addressing the Commission concern expressed at the Basic Plan review?</li><li>3. Other considerations by the Commission.</li></ol>