

City of Dublin Architectural Review Board

Planning Report

Wednesday, September 21, 2016

4729 Bright Road – Site Modifications

Case Summary

Case Number	16-054ARB
Proposal	Building and site modifications for the Holder Wright Earthworks site located between Bright Road and Emerald Parkway, east of Riverside Drive.
Request	Review and approval of site modifications for a historic property located outside of the Historic District under the provisions of Code Section 153.070 and the <i>Historic Dublin Design Guidelines</i> .
Owners	Dana L. McDaniel, City Manager, City of Dublin; represented by Matt Earman, Director of Parks and Recreation
Case Manager	Jennifer M. Rauch, AICP, Planning Manager. (614) 410-4690 or jrauch@dublin.oh.us
Planning Recommendation	Approval with conditions. Based on Planning's analysis the proposed site modifications meet the criteria of the <i>Historic Dublin Design Guidelines</i> and Zoning Code and approval with eight conditions is recommended.
Conditions	<ol style="list-style-type: none">1) The applicant incorporate a different mix of materials for the restroom facility to soften the design and blend with the surrounding natural and historic areas.2) The applicant use a high-quality stained wood paneling, or equivalent material in place of the proposed concrete masonry units shown along the entrance wall to the restroom facilities.3) The roof design and surrounding mounding be reviewed to discourage opportunities for visitors to climb up the grade and stand on top of the roof.4) The building entrance be relocated to face the parking area for security reasons.5) The plans be revised to incorporate lighting on or around the proposed building for safety purposes.6) A softer material choice be incorporated for the retaining wall and the design be a stepped design.7) The applicant continue to work with Engineering on the coordination of any required improvements related to the Emerald Parkway and the park entrance drive.8) The applicant provide a tree removal, preservation and replacement plan, and a landscape plan that meets Code with the building permit.

Facts	
Site Description	18.82 acres
Zoning	R-1, Restricted Suburban Residential District
Surrounding Zoning and Uses	North, East and West: R-1, Restricted Suburban Residential District (River Forest) South: Emerald Parkway and I-270
Site Features	<ul style="list-style-type: none"> • Repurposed single-family home is located in the center of the site along the western property line. • Earthworks are located in the north central portion of the site. • Extension stands of trees are located along the property lines and the stream corridor.
Historic Background	Attached for your reference is the Master Plan for the Holder Wright Earthworks site. It includes detailed history of the site and a detailed master plan for the current site under review, as well as potential future expansion. As the various phases of the project take place modifications have and will continue to be made based on public comments and input along the way. Please use this as reference to understand the history of the site and the goals for the overall development of the site.
Neighborhood Contact	The proposal was postponed prior to the July ARB meeting to allow for addition public input. Since that time the City has meet with the adjacent neighbors several times during to review the proposed plans. The plans have been modified to meet the needs of the city and address the comments raised by the residents.

Details	Site Modifications
Proposal	The proposed site modifications include the construction of a restroom facility, parking area, entry drive, utility extension, a pedestrian bridge over the creek, internal paths and landscape material. A majority of the proposal occurs within the south part of the site, south of the creek.
Site Layout	The proposed plans indicate a new access drive and multiple use path at Emerald Parkway in the southeast corner of the property. The proposed drive and path run north and west into the site and provide access to the proposed parking area and restroom facilities. Both will dead end south of the proposed restroom facility to provide for future connections. The proposed parking area is located in the southeastern portion of the site, south of the creek and adjacent to the restroom facilities. The restroom facilities are located to the northwest of the parking area and provide access to the proposed pedestrian bridge over the creek.
Access and Parking	<p>The proposed entrance drive location at Emerald Parkway will require modifications to the median and turn lanes. The applicant will need to continue to work with Engineering on the coordination of these improvements.</p> <p>An 8-foot wide multiple use path is shown on the east side of the entrance drive at Emerald Parkway and follows the edge of the drive and the edge of the parking area once it enters the park. The path splits in the southern portion and provides additional pedestrian access to the Grandee Cliffs neighborhood and Jenmar Court. The proposed plans were modified from the original design to ensure the path and screening meet the needs of the neighborhood. The existing path located at the end of Jenmar Court will be removed and relocated to the proposed location at the</p>

Details	Site Modifications
	<p>request of the neighborhood.</p> <p>Code does not specify a parking requirement for parks or park related activities. The plans indicate 34 spaces in the parking area, including two accessible spaces adjacent the restroom areas and pedestrian bridge access.</p>
Restroom Facilities	<p>The restroom facility is located to the west of the parking lot. The proposed building is a circular design built into a mound, which is meant to mimic the earthworks. The 11-foot tall restroom building is shown as a concrete building with a wood pattern finish. Planning has concerns about the overall material choice and architectural design of the building as it appears somewhat stark and does not appear to fit successfully into the surrounding context. Staff recommend the applicant incorporate a different mix of materials to soften the design and blend with the surrounding natural and historic areas. Additionally, the plans indicate the use of concrete masonry units along the entrance wall to the restroom facilities. Planning recommends the use of a high-quality stained wood paneling, or equivalent material to soften the appearance. Staff also recommends the roof design and surrounding mounding be reviewed to discourage opportunities for visitors to climb up the grade and stand on top of the roof.</p> <p>The main entrance to the building is located on the north side and is accessed from the parking area and the future pedestrian bridge with a series of concrete walkways. Staff recommends the building entrance be relocated to face the parking area for security reasons.</p> <p>A retaining wall extends down from the upper portions of the buildings creating a wing design effect on either side of the building entrance. The retaining walls incorporate the same concrete with wood finish shown on the building. Planning has concerns about the severe angles created with this design and the material choices. Planning recommends a softer material choice be incorporated and the retaining wall take on a stepped design. A seating wall is located on either side of the building entrance and is incorporated in the retaining wall. The proposed materials are stone veneer with a stone cap to match the columns on the pedestrian bridge.</p>
Pedestrian Bridge	<p>A proposed pedestrian access bridge is shown north of the restroom area and connecting to the northern portion of the site. The proposed bridge design includes stone columns at the end of the railing that run across the bridge. The railing will be stained timber with wire mesh integrated into the structure. The stone column material matches the stone used in the restroom area.</p>
Landscaping and Screening	<p>The plans indicate mounding and screening materials throughout this portion of the park with a majority located at the entrance and adjacent to the existing single-family to the east. The area located north of the split in the multiple use path indicates an 8-foot mound with the landscape material. This portion of the proposal is to help buffer the noise in the single-family neighborhood that is created by traffic along I-270 and Emerald Parkway. A series of three-foot mounds are located on the west side of the entrance drive and include plant material along the western side of the mound. Additional landscape material is shown in the parking area and adjacent to the restroom facilities. The applicant will need to provide a tree removal, preservation and replacement plan, as well as a landscape plan that meets Code with the building permit.</p>

Details		Site Modifications
Lighting	No lighting is proposed in the parking lot because the proposed park is meant to operate from dawn to dusk. Planning recommends the incorporation of lighting on or around the proposed building for safety purposes.	

Analysis		Site Modifications
Process	Section 153.070 of the Zoning Code identifies criteria for the review and approval of a Board Order for proposals within the Architectural Review District Boundaries (full text of criteria attached). Following is an analysis based on the applicable review criteria.	

General Review Standards	
1) <i>Character and Materials Compatible with Context.</i>	Criterion met with conditions: The proposed modifications largely fit within the context of the site. The proposed site design is compatible with the existing site and natural features. Planning has concerns about the overall material choice and architectural design of the building that it appears too stark and does not fit with the surrounding context. Planning recommends the applicant incorporate a different mix of materials to soften the design and blend with the surrounding natural areas. The areas along the entrance walls of the facility should use a high-quality stained wood paneling, or equivalent material to soften the appearance in lieu of the proposed concrete masonry units. Planning has concerns about the severe angles created with the design and the material choices of the retaining walls. Planning recommends a softer material choice be incorporated and the retaining wall take on a stepped design. Planning recommends the incorporation of lighting on or around the proposed building for safety purposes.
2) <i>Recognition and Respect of Historical or Acquired Significance.</i>	Criterion met: The proposed modification serves to continue the historic identity of the property and provide additional amenities that allow access and interaction with the historic areas of the site.
3) <i>Compatible with Relevant Design Characteristics.</i>	Criterion met with condition: The circular forms and mounding shown on the proposed plans complement the existing earthwork designs on the site. The proposed entrance drive location at Emerald Parkway will require modifications to the median and turn lanes. The applicant will need to continue to work with Engineering on the coordination of these improvements.
4) <i>Appropriate Massing and Building Form.</i>	Criterion met with conditions: The proposed building and site improvements are in keeping with the scale of the existing site. The proposed building is integrated into the proposed mounding. Staff recommends the roof design and surrounding mounding be reviewed to discourage opportunities for visitors to climb up the grade and stand on top of the roof. Staff also recommends the building entrance be relocated to face the parking area for security reasons.
5) <i>Appropriate Color Scheme</i>	Criterion met: Planning recommends the applicant review the materials and color choices to be more compatible with the surrounding context, as outlined in the conditions.
6) <i>Complementary Sign Design</i>	Not Applicable

Analysis		Site Modifications
7) <i>Appropriate Landscape Design</i>	Criterion met with condition: The proposed plans significant mounding and landscaping. The applicant will need to provide a tree removal, preservation and replacement plan, and a landscape plan that meets Code with the building permit.	
8) <i>Preservation of archaeological resources</i>	Criterion met: The proposed improvements provide an opportunity for members of the public to experience and interact with the historic resources found on the site.	

Recommendation	
Summary	Planning has reviewed the proposed architectural and site modifications with respect to the Zoning Code as well as the <i>Historic Dublin Design Guidelines</i> and recommends approval with eight conditions.
Conditions	<ol style="list-style-type: none"> 1) The applicant incorporate a different mix of materials for the restroom facility to soften the design and blend with the surrounding natural and historic areas. 2) The applicant use a high-quality stained wood paneling, or equivalent material in place of the proposed concrete masonry units shown along the entrance wall to the restroom facilities. 3) The roof design and surrounding mounding be reviewed to discourage opportunities for visitors to climb up the grade and stand on top of the roof. 4) The building entrance be relocated to face the parking area for security reasons. 5) The plans be revised to incorporate lighting on or around the proposed building for safety purposes. 6) A softer material choice be incorporated for the retaining wall and the design be a stepped design. 7) The applicant continue to work with Engineering on the coordination of any required improvements related to the Emerald Parkway and the park entrance drive. 8) The applicant provide a tree removal, preservation and replacement plan, and a landscape plan that meets Code with the building permit.

Architectural Review Board – Standards of Review

The following outlines the full text of the review criteria (summarized above) for all Architectural Review Board applications as outlined in Section 153.174(B) of the Dublin Zoning Code.

- (3) *General Character*
 - (a) The design of new structures and of additions to existing structures, including new site improvements, shall take into account the architectural style, general design, arrangement, texture, materials and color of other structures and site within the District and immediate vicinity.
 - (b) Where changes have taken place in the course of time as evidence of the history and development of adjacent or nearby buildings, structures or sites, if these changes are deemed to have acquired significance and would be compromised by the proposed new development, then this significance shall be recognized and respected in the design of the new development.

- (4) *Architectural Style.* There are a number of intermixes of architectural styles, as well as a larger number of buildings of such modest nature or so extensively remodeled to effectively lose all architectural importance. It is with reference to the basic architectural character of the key buildings noted above that the need for compatibility in the future construction in the District should be made. Compatibility does not infer imitation, but rather an appropriate design in terms of scale, building materials and detail. The architectural character of the various areas of the District consists mainly of four themes:
 - (a) Simple rectangular commercial buildings with exterior construction of rubble or random Ashlar limestone, one, one and one-half, or two stories high with gable roof and ridgeline parallel to the street, mainly of the era of 1820 to 1890.
 - (b) Simple rectangular commercial buildings and outbuildings with exterior construction of frame with horizontal siding and corner trim, one, one and one-half, or two stories high with gable roof and ridgeline parallel to the street, mainly of the era of 1820 to 1890.
 - (c) Residential buildings with exterior construction of rubble or random Ashlar limestone, or red brick laid up in common bond, or frame with horizontal siding and corner trim, mainly of the era of 1820 to 1890.
 - (d) Residential buildings with stone on facades, one to one-half stories, mainly of the era 1950-1970.

- (5) *Massing and Building Form.* Massing of new buildings shall be generally similar to those in adjacent and nearby buildings. Building forms should generally reflect those of the architectural style of the building and the Historic District. Variations of gabled roof forms are preferred. Window to wall ratios should be appropriate to the type and use of building constructed.

- (6) *Color.* Traditional colors and combinations of those colors that are both identified with the origin or the era in which the structure or property was originally built and approved by the Architectural Review Board shall be used for exteriors for all new structures to be built, and reconstruction, remodeling and exterior maintenance of existing structures within the Architectural Review District. Fluorescent or luminescent colors are prohibited.

- (7) *Signs.* Signs should be designed to complement the nineteenth century Early American character of the district by incorporating design features common to signs from the 1800s. Materials should complement the architectural character of the District and colors should be consistent with the era of the building. Sign types consistent with the character of the Historic District include wall, projecting, window, awning, and sandwich boards.
 - (8) *Landscaping.* The landscape design of the site should be consistent with the overall architectural and historic character of the structures on the site. Plant material and methods for installation shall be selected respecting the nature of the urban environment and the survivability and diversity of the plant species. Non-plant material shall be of a type associated with the origin or era in which the structure was originally built. Significant features of the original landscape, e.g., stone walls, shall be preserved.
 - (9) *Archaeological.* Every reasonable effort shall be made to record, protect and preserve archaeological resources affected by, or adjacent to, any project.
- (C) *Alterations to Buildings, Structure and Site.* In addition to the General Review Standards, the following shall be met by applications for alterations to existing buildings, outbuildings, structures, and sites prior to approval of a Board Order.
- (1) Every reasonable effort shall be made to ensure that the use of the property will involve minimal alteration of an existing building, structure or site and its environment.
 - (2) The alteration shall conform to the distinguishing, original exterior qualities or character of the structure, its site, and its environment.
 - (3) The distinguishing original qualities or character of a period building, structure, site and/or its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural or environmental features should be avoided when possible.
 - (4) All buildings, structures and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance inconsistent or inappropriate to the original integrity of the building shall be discouraged.
 - (5) Whereas changes which may have taken place in the course of time are evidence of the history and development of a building, structure or site and its environment, if these changes are deemed to have acquired significance, then this significance shall be recognized and respected.
 - (6) Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure or site shall be treated with sensitivity.
 - (7) Significant architectural features which have deteriorated should be repaired rather than replaced, wherever possible. In event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture and other visual qualities whenever possible. Repair or replacement of architectural features should be based on accurate duplication of the feature, and if possible, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
 - (8) The surface cleaning of structures, if provided as part of the application, shall be undertaken with methods designed to minimize damage to historic building materials.

Sandblasting and other cleaning methods that will damage the historic building materials should be avoided.

- (D) *Additions to Existing Buildings, Structures, and Site.* In addition to the General Review Standards, the following shall be met by applications for additions to existing buildings, outbuildings, structures, and site prior to approval of a Board Order.
- (1) Materials for additions should be traditional to the District, but need not match those of the original structure to which the addition is attached.
 - (2) Contemporary design for additions to existing properties shall not be discouraged when they do not destroy significant historical, architectural or cultural materials, and the design is compatible with the size, scale, color, material and character of the property, neighborhood or environment. Roofline additions are discouraged or should be placed and designed to have the least amount of visual impact.
 - (2) Additions should be clearly distinguishable from the original structure by keeping additions at a smaller scale where appropriate or other similar measures. The intent of an addition should be that if the additions or alterations were removed the essential form and integrity of the original structure would be unimpaired. Additions should generally be located to the rear of the original building so that the most significant and visible faces of historic properties are given priority. Additions to the front should be clearly separated from the original building and simplified in design to not detract from the historic aspects of the structure.
 - (3) All buildings, structures and sites shall be recognized as products of their own time. Additions with no historical basis and which seek to create an earlier appearance inconsistent or inappropriate to the original integrity of the building shall be discouraged.