

Memo

Date: 11.10.2022

To: City of Dublin
5200 Emerald Parkway
Dublin, OH 43017

From: Steven Turckes

Re: Dublin Scioto High School
Athletic Outbuildings
Project Plan Submittal

Dublin Scioto High School Athletic Outbuildings Project

Amended Final Development Plan Submittal

Dublin Scioto High School and is located at 4000 Hard Road, approximately three-quarters of a mile north of I270 and approximately one-third of a mile west of Sawmill Road.

The proposed project consists of the construction of three athletic outbuildings, two small concessions/scorers buildings (one for baseball and one for softball) and one multi-use facility the primary use of which is for hitting practice (baseball and softball). The total floor area for each facility is:

Softball concessions/scorers building – 536 SF

Baseball concessions/scorers building – 834 SF

Multi-use athletic building – 8,651 SF

The projects will incorporate associated site improvements per the plans submitted. The 64.256-acre parcel (per Dubscovery) is zoned PUD, Planned Unit Development District,

Request for review and approval of an Amended Final Development Plan under the provisions of Zoning Code Section 153.055.

As noted above the subject site is zoned PUD. The location of the planned outbuildings, in particular the multi-use building, are in keeping with the use of the site as an active high school and in keeping with those found at Jerome High School. The character of the outbuildings in expression and materiality is generally in keeping with the existing nearby outbuildings (please refer to architectural narrative below and supporting architectural drawings). The existing purpose and use of the site remains unchanged.

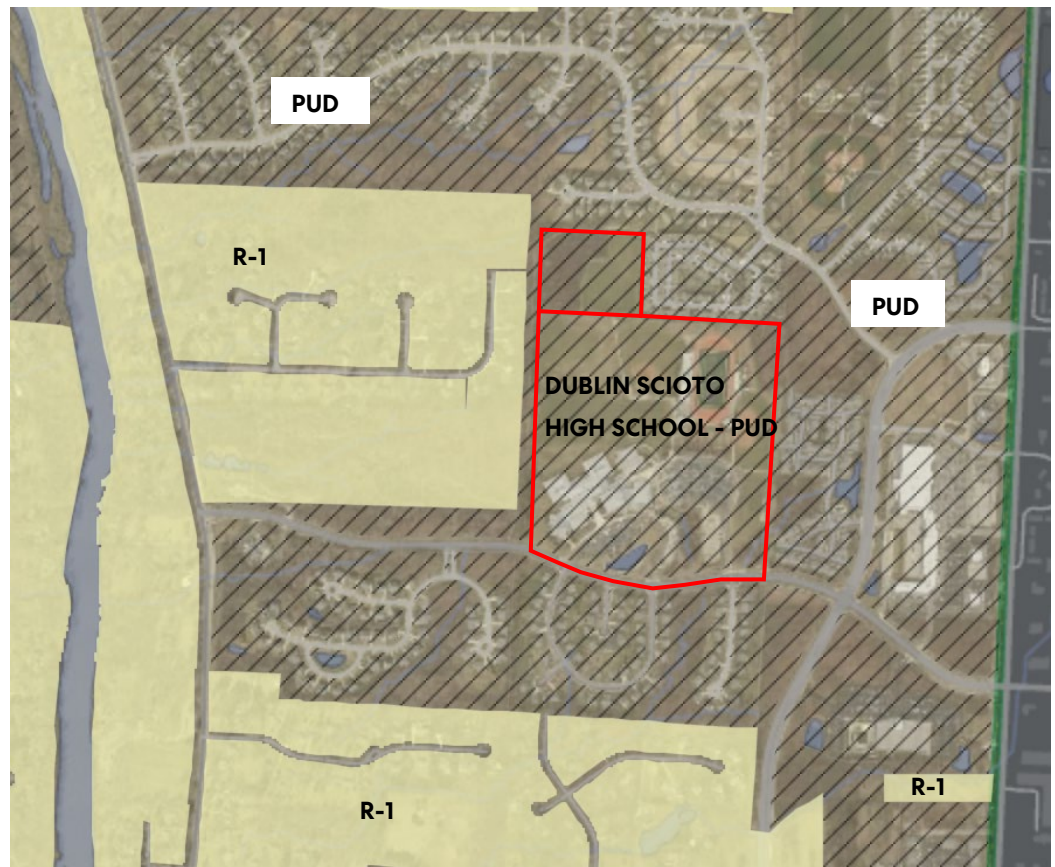
The proposed plan meets the review criteria as outlined in Planning and Zoning Commission §153.055(B).

- 1) The subject outbuildings are consistent with the purpose, intent and applicable standards of the Zoning Code.
- 2) As the outbuildings are proposed adjacent to current playfields no changes or incumbrances are incurred to existing vehicular and pedestrian circulation paths and patterns (in-out traffic movements, drive aisles, bus areas, student drop-off and pick-up locations, etc. remain unchanged). Site parking will remain in its current location and current quantities. No changes to current service or refuse collection areas.
- 3) While the outbuildings do reduce open space, the outbuildings are relatively small (especially the concessions/scorers buildings) and not imposing. Review of the building drawings will reveal the multipurpose building is set into a hillside reducing its apparent mass. The existing campus overall, retains generous amounts of open space via the existing open grass areas and playfields.

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- 4) The proposed outbuildings are very much in keeping with the existing characteristics of the site and existing adjacent outbuilding (refer to architectural narrative below and submitted architectural drawings).
- 5) New wall-mounted lighting is proposed (refer to Korda Engineering exterior lighting photometric drawing).
- 6) Existing site signage will remain unchanged.
- 7) New project-area landscaping will be in conformance with applicable city codes and regulations (refer to the MKSK landscaping plans).
- 8) Storm drainage is provided per submitted plans by project Civil Engineer EMH&T.
- 9) The project implementation is contemplated to be completed in one phase.



Existing Adjacent Zoning Designations

Source: <https://dublinohiousa.gov/zoning-code-guidelines/>

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Architectural Narrative

The general architectural approach to the proposed outbuildings is to extend the general character of the existing adjacent outbuildings (concessions/toilets) found at the south end of the stadium.

In analyzing the architectural character of the existing outbuilding several key material traits were highlighted as worthy of incorporation into the new outbuildings. Those include:

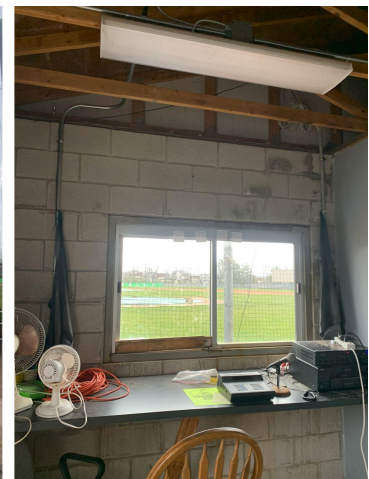
- Brick walls with a cast stone (vs existing split-faced CMU) base
- Standing seam metal roofs
- Metal facias

It is the intent to match existing brick and mortar color as well as the color of the lighter buff colored split-faced CMU base. Unfortunately, the split-faced CMU base has not weathered well over the years (areas of discoloration), therefore, we propose cast stone instead.



Above: Existing Stadium Concessions/Toilet Building (South of Stadium, One of Two)

Note that the proposed new baseball concessions/scoreers building replaces an existing (below) inadequate single story, split-faced CMU building.



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It is also the intent to match the existing color of the standing seam metal roof and facias.

Multiuse Athletic Facility

As depicted on the site plan, this building sits directly west of the existing concessions/toilet facility that services the home side (west side) of the existing stadium. This is a strategic location, providing access to both varsity baseball and softball fields while taking advantage of existing circulation routes. The building materiality is as described above and includes vertical metal panels in the gable-ends of the building. The principal function of this building is to allow for indoor hitting practice. Overhead doors and opposing façade louvers allow natural ventilation during warmer weather.

Concessions/Scorer's Buildings

As depicted on the site plan, both buildings set directly behind the backstop at both of the existing competition baseball and softball fields. While they share a similar architectural vocabulary (brick with cast stone base, vertical metal panels, standing seam metal roof, etc.) they are different in height. This is due to site limitations at the softball field where the addition of the building footprint creates a pinch-point for service access north of the proposed building location (existing dumpster to the north). This is also the path to the visitor ticket gate at the stadium. At this location (softball) the proposed building sets 24" behind the backstop. While the building could be taller (similar to baseball), doing so limits easy visibility over the scorer's table to home plate which is important for the functioning of the scorer's area (note: home plate to backstop dimension at baseball is 60' whereas softball is 20' and baseball does not have other encumbrances pushing the building location closer to the backstop). Both buildings break up the exterior the cast stone base, brick wall, and metal wall panels and both have single-pitch standing seam metal roofs.

END