



Project Narrative

To: Dublin Planning & Zoning Commission
From: Meyers+Associates Architecture
Date: February 21st, 2023
Application #: 22-169AFDP
Project Name: Penzone Base One_Amended Final Development Plan

I. Penzone Base One Project Narrative

- a. *The proposed project includes renovation/addition to the existing building located at 6671 Village Parkway, Dublin Ohio 43017 for the Charles Penzone Incorporated headquarters. The property is located within the Bridge Street District within the **Sawmill Center Neighborhood** overlay and will follow all applicable guidelines for the Bridge Street District Development code (BSD). along Village Parkway which is a District Connector Street.*
- b. *The existing site has minor scope of work planned for this application. See below.*
 - i. **PARKING:** *Existing parking is provided in the rear of the building with vehicular access from Village Parkway on the East side of the property. The current parking spaces provided meet the current BSD requirements based on the use of the building per Table 153.065-A (Required Vehicle Parking) as it relates to the parking for existing structures per 153.062 (B) ((2) (c). The current parking is screened to the West and South with landscaping.*
 - ii. **PUBLIC OPEN SPACE:** *Public open space is to be provided along East side of property long Village Parkway as an amenity to an existing building/development with access to the public way via paver sidewalk along the south face of the building connecting to the drive aisle and to the existing sidewalk. Area designed to meet requirements of BSD per 153.064 (C) (2) and the overall paver area is to be less than 2,000 sq ft.*
 - iii. **TENANT PATIO SPACE:** *Tenant enclosed patio space provided along East side of property along Village Parkway. Both patio spaces are approximately less than 500 sq ft each, bringing the total Accessory Structure below the 1,000 sq ft threshold per BSD 153.065.*
 1. *Changes included for the new patio pavers with lose furniture items, aluminum metal fence with privacy gates, firepit and string lights.*
- c. *Exterior improvements: Design to the existing façade were considered under the provisions of BSD 153.062 (B) (2) (b) with the consideration that the exterior improvements were architecturally appropriate for the building and context of the area for improvements.*
 - i. *The proposed building will be designed under consideration of BSD 153.062 (B) (2) (b) with minor improvements with painting of the exterior stucco finish, applying a semi-transparent brick stain in white and the installation of new simulated wood paneling at key elevation points of the building. Also included in the design is a replacement of the existing roof shingles with new asphalt shingles.*



- ii. The proposed design is also to include a new standing seam metal roof over the existing stairs to the lower level basement egress door. The roof color is to be black and the color is to be based off of DMI color “Matte Black”.*
- iii. Other exterior improvements are noted under a separate submittal for building signage.*
- d. Items for clarification*
 - i. Exterior simulated wood panel siding: A waiver is being requested to allow for the use of the Trespa Panel product.*
 - 1. Supplemental information has been provided by the manufacturer for relative projects in the state of Ohio installed at or beyond the 10 year warranty as this was a concern. All of the products appear like new based on the pictures provided as the product holds up extremely well to exterior conditions.*
 - 2. A concern of the product being able to install over a curve/arched opening. Representative images show panels being installed not only along a curved soffit, but also on a curved plane. The manufacturer stated that they are able to achieve this and can even go to a much smaller radius comfortably.*
 - 3. Concern for the contractor to install very carefully and follow instructions. The contractor installed this product in another Charles Penzone property last year in New Albany with successful results.*
 - ii. Exterior patios fenced in while center area is not was a concern. The design intent is that the two outside patios are to be enclosed for safety as they can be utilized for private events for the Charles Penzone area that could include the sale/use of alcohol. Another concern was with the fireplace outside and providing protection for that element. The central area was intended for more general public use as an amenity and the two outside patios provide a balanced layout and appearance on the site.*