



Project Narrative

To: Dublin Planning & Zoning Commission
From: Meyers+Associates Architecture
Date: December 5th, 2022
Project Number: 2021-31
Project Name: Penzone Base One

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 Scioto 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 in the form of a pocket plaza with access to the public way via permeable paver sidewalk along the south face of the building connecting to the drive aisle. 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 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.*