



Project Narrative

To: Dublin Planning & Zoning Commission
From: Meyers+Associates Architecture
Date: **October 20th, 2023**
Application #: Prior approved **23-106AFDP**
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 **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. *There are no requested changes to the prior exterior site improvements to the property from the prior approved submission.*
- c. *Request is for Planning and Zoning to review as an Amendment to the prior approved Amended Final Development Plan.*

II. Requested modification to exterior finishes:

- a. *Stain brick modifications:*

The current approved finish of the existing brick was for a semitransparent stain application. During an in-place mockup the contractor observed that the state of the existing brick surfaces is not consistent between rough and smooth finishes. This, with the brick color variation is creating a flashing through the light stain application. The desired completed finish of the building is for a more consistent appearance of the brick color and the current stain transparency is not achieving the desired appearance of the building for the Owner.

The owner would like this building to relate to their other properties in Columbus with respect to the color/materials and application that have also used a full painted brick application. This limits the consideration for alternative color(s) at the brick application or changing of the overall building palette as it relates to their other properties. With the mock-up not achieving the desired appearance the Owner is requesting Zoning to consider the modification of the approach to a more opaque application of the stain finish to overcome the inconsistencies noted above. The suggested approach by the city was to apply a stain finish on a brick-by-brick process which would still require the final application to be a more saturated appearance than the previous approved single brick sample to achieve a consistent finish across the building façade.



It was also noted that a recent project located less than two blocks away from our project site was recently approved for an application of a full painted brick on the façade. The noted project is the First Watch restaurant located at 6505 Dublin Center Dr which is also located in the Sawmill Center Neighborhood and although the painted brick application was not for an entire building, this was a recent case that granted approval for the use of painting brick in an opaque appearance similar to our request. The application was successful and resulted in a great appearance on that façade.