



PLANNING REPORT

Architectural Review Board

Wednesday, January 25, 2017

Case Summary

Agenda Items	1 and 2
Title	CML Library and Parking Garage
Case Number	17-002ARB-BPR-INF and 17-003ARB-BPR-INF
Proposal	A 41,000-square-foot library building with associated site improvements, and a 535 parking space parking garage with associate site improvements.
Request	Informal review and feedback of a Basic Plan Review prior to review by City Council under the provisions of Zoning Code Section 153.066.
Site Location	75 N. High Street West of N. High Street, North of the intersection with North Street.
Applicant	Columbus Metropolitan Library Board of Trustees; represented by Tracy Perry, NBBJ (library) and Teri Umbarger, Moody Nolan (parking garage).
Case Managers	Jennifer M. Rauch, Planning Manager (614) 410-4690 jrauch@dublin.oh.us
Planning Recommendation	Planning recommends the Board consider this proposal with respect to design, surrounding context, and site details.

Discussion Questions

- 1) How does the proposal carry out City Council's vision of iconic architecture for this civic facility?
- 2) How does the proposal transition between the contemporary design of the existing civic elements in the area and the more traditional properties to the south?
- 3) How do you envision the proposed plaza as a civic space? What elements should be incorporated in this space to engage users?
- 4) What design solutions could be incorporated to further engage with the surrounding civic spaces to the north and west?
- 5) Other considerations by the Board.

Facts	
Site Area	1.15 acres (library) and 1.25 acres (garage)
Zoning	BSD-P, Public District
Surrounding Zoning	North and West: BSD-P, Public District (Dublin City Schools and Grounds of Remembrance) East: BSD-HTN, Historic Transition Neighborhood District (Mixed use development and public plaza) South: BSD-HC, Historic Core District (Commercial uses)
Site Features	<ul style="list-style-type: none"> • Significant grade change across the site, with the largest change from west to east along the northern boundary. • Existing library building located in the northeastern portion of the site. • Off-street parking located to the south and west of the existing building.
Future Improvements	<ul style="list-style-type: none"> • Creation of two new parcels for the library and garage, respectively. • Street network improvements: Future Rock Cress along the north, Future Franklin Street extension along the west, and modifications to existing North Street to the south and North High Street to the east.
Case Background	<p>City Council</p> <p>A project preview for the CML Dublin Branch Library and the public parking garage were provided to City Council at the January 10, 2017 meeting. A majority of City Council expressed support for the proposed library and the contemporary design of the building. Council members confirmed the proposal meets and exceeds the vision and expectations they previously identified for this area. They were also supportive of the parking garage, as it fulfills a long-term goal of Council to address parking in the Historic District. Council members stressed the importance of the design for the garage as it is further refined. Members stated they were interested in hearing the input from the public and ARB regarding the library and the garage as it moves through the process.</p>
Review Process	<p>Code requires Basic Plan approval by City Council for applications involving a development agreement. The applicant has submitted a Basic Plan for review by City Council on January 13, 2017. The applicant is requesting informal review and feedback from the Board prior to Council’s review of the Basic Plan.</p> <p>The following outlines the review and approval procedures and the sequence of required applications following the Informal Review:</p> <ol style="list-style-type: none"> 1. Basic Plan Review: Reviewed by ART with recommendations forwarded to City Council for determinations within 28 days. 2. Rezoning: Reviewed with a recommendation from the Planning and Zoning Commission to City Council.

Facts

- 3. Demolition: Review and approval by the Architectural Review Board.
- 4. Development Plan/Site Plan Application: Reviewed by the ART with a recommendation forwarded to the final determining body as designated by City Council for a determination within 42 days.
- 5. Conditional Use: Review and approval by Planning and Zoning Commission
- 6. Preliminary Plat/Final Plat: Reviewed with a recommendation from the Planning and Zoning Commission to City Council.
- 7. Building Permits through Building Standards.

Details and Analysis **Informal**

General	Planning recommends the Board consider this proposal with respect to compatibility with surrounding context, layout, architecture and materials, and site details. The following analysis provides details and discussion points with regard to the proposal.
Proposal	This is a request for review and informal, non-binding feedback for two applications for a 41,000-square-foot library building and a 535-space parking garage. The proposed site has frontage along four rights-of-way: future Rock Cress, N. High Street, North Street, and future Franklin Street extension.
Use	The Bridge Street District – Public District permits institutional use, such as libraries, schools, and parks. Standalone parking structures require a conditional use, which would be required a future application. A future application to rezone the property from BSD-P, Public to BSD-HT, Historic Transition will be pursued following approval of the development agreement.
Layout	<p>The proposed site layout includes the library building located at northeast corner of the intersection of future Rock Cress and N. High Street. The proposed building extends south along N. High Street and is bound on the south by a large plaza at the southeast corner of the intersection of North Street and N. High Street. The proposed plaza area runs along the southern edge of the library. An additional open space area is proposed between the parking garage and the library, oriented north and south on the site. Mechanicals and service area for the library are shown at the northwest corner of the building along Rock Cress. The proposal includes two entrances for the library. The first is located along the N. High Street elevation and the second at the southwest corner of the proposed building, adjacent to the parking garage pedestrian entrance and the plaza space to the south.</p> <p>The parking garage is located on the west side of the proposed library building and plaza, and extends west toward the future Franklin Street extension. The two proposed buildings are designed to address the significant grade change across the site.</p>
Scale and Height	The proposal incorporates a Civic Building Type for the library building and a Parking Structure for the garage. Code permits the building height for a Civic

Details and Analysis		Informal
	<p>Building at a maximum of 5 stories; 3 stories within the Historic Core District. Code permits the building height for a Parking Structure at a maximum of 5 stories. The Historic Transition Neighborhood District, which the site is located permits a maximum building height of 2.5 stories when adjacent to Historic Core properties. The proposed library building is three stories at the intersection with N. High Street and future Rock Cress, but is two stories along the other elevations. The proposed parking garage is three stories, with parking on the roof of the upper level.</p>	
Architecture and Materials	<p>For Civic and Parking Structure Buildings, Code permits stone, brick, and glass as primary building materials. Permitted secondary materials include glass, reinforced gypsum, wood siding, fiber cement siding, metal, and architectural metal panels and cladding. Additionally, the Code requires vertical and horizontal façade articulations and façade transparency. The proposed library utilizes brick, glass and metal panels for the primary materials. The proposed garage indicates brick or stone, glass, metal panels and precast concrete panels.</p> <p>The proposed design aesthetic is contemporary and reflects the civic nature of the proposed use. The surrounding civic spaces including the Grounds of Remembrance, the public plaza along the east side of N. High Street and the pedestrian bridge are iconic in nature and contemporary in design. The site is located at the northern edge of the Historic District and is intended to be gateway.</p>	
Circulation and Parking	<p>The proposed parking garage includes two entrances at North Street on level one and at future Franklin Street on level two. An internal book drop is proposed in the northeast corner of the garage, with a right-in, right-out onto Rock Cress. The proposed garage indicates 535 parking spaces. Code requires 135 parking spaces for the library. However, as part of the development agreement the library will be allocated 200 spaces. The remaining spaces will be public parking. ADA parking space are located at key locations on the first two levels, including at the northwest corner of the garage to accommodate users of the Grounds of Remembrance.</p>	
Open Space	<p>No dedication of open space is required with the proposal. However, the library includes a 0.48 acre plaza area on the south side of the building and open space area between the building and the garage. The details and activities will be more clearly defined as the project moves forward.</p>	
Roads, Utilities & Stormwater Management	<p>As noted, addition to the street network will occur in conjunction with the proposed library and parking garage applications. Utilities and stormwater management will to be addressed as the proposal moves forward.</p>	

Recommendation		Informal
Summary	<p>Planning recommends the Board consider this proposal with respect to design, surrounding context, and site details.</p>	

Recommendation

Informal

Discussion Questions

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