

To: Members of Dublin City Council
From: Dana L. McDaniel, City Manager
Date: June 8, 2017
Initiated By: Vince Papsidero, FAICP, Director of Planning
Jenny Rauch, AICP, Planning Manager
Terry Foegler, Director of Strategic Initiatives
Re: Historic Dublin Parking Garage – Architecture

Background

The City is in the process of designing a public parking garage to serve Historic Dublin and the new Dublin branch of the Columbus Metropolitan Library. As approved by Council (Basic Plan) on April 24th, the garage is to contain 549 spaces on four levels (200 spaces are designated for the library under the Economic Development Agreement). It contains three pedestrian entrances, two vehicular entrances, a book drop and a bike hub.

Moody Nolan architects are under contract with the City to design this garage. The design process has been coordinated with NBBJ and CML to ensure compatibility between the two structures. To date, Council has provided some direction to staff regarding the design of the garage. Given the timeframe to complete design and initiate construction, staff is requesting direction from Council regarding the following two design approaches for the exterior treatment of the garage (the structural design is consistent between the two options). The following narrative was provided by Moody Nolan (cost estimates follow the narrative).

Option #1 Metal Fin System: This option has been consistently shared with Council. It is vertical in design. This system is generated by a twisting metal fin. Each length of fin along the façade is composed of four individual sections that are seven feet in length, for a combined length of 28 feet. There are six variations of the typical seven-foot section, one being flat, and these are combined in different ways to create the patterning along the façade. The patterning is modular and repetitive for constructability purposes, but has enough variation to allow for an appearance that is somewhere between the “man-made” and the “naturally random.” The metal fin façade complements the Dublin Library by the use of metal, as well as the proposed color of white. This approach creates a design that is subtle and supportive in relation to the library, but also stands on its own as a unique design. The fins are also a contemporary interpretation of the many textured facades that are so common throughout the Dublin historic core. The fins are mounted on a back-up frame which is directly attached to the garage structure.

Option #2 Terracotta: This is an alternative option, which is horizontal in design. The terracotta system is based on a modular five-foot, four-inch terracotta “baguette” (small, convex molding). Three colors are proposed to create a more natural and subtle appearance (white, light grey and middle grey). The colors are meant to complement the color palette of the Dublin library. The composition of the baguettes is a random pattern that is much like that of the dry-laid stone walls typical of Dublin, and especially found near the site. The baguette pattern starts fairly

regular along the east façade facing the library, and slowly starts to become more “random” or “natural” as it wraps toward the north, south and west facades. The terracotta baguettes span between vertical aluminum frames that are attached to a horizontal sub-structure.

Cost Estimates: Moody Nolan has estimated that the cost of the Option #1 fenestration (Metal Fin System) is approximately \$650,000 less than Option #2 fenestration (Terracotta). The estimated overall cost impact of selecting Option #2 on the total garage construction budget (with Option #1 fenestration at \$12,791,336) represents a 5.1% increase in total garage cost.

Recommendation

Staff requests a motion of City Council selecting one of the two options so that Moody Nolan can further the design towards preparing the final development plan and site plan for Council review and approval.

JUNE 12, 2017

DUBLIN GARAGE



MOODY•NOLAN



NORTHEAST CORNER VIEW
North High Street



EAST VIEW
North High Street



SOUTHEAST CORNER
Future Rock Cross Parkway



SOUTHEAST CORNER
Future Rock Cross Parkway



**SOUTHEAST CORNER
North Street**



SKIN PRECEDENT



IVY TYPES
 CLEMATIS PINK CHAMPAGNE
 HUMULUS LUPULUS 'CENTENNIAL'
 PARTHENOCISSUS QUINQUEFOLIA
 HEDERA HELIX (ENGLISH IVY)

SOUTHEAST VIEW OF GARDEN North Street



SOUTHWEST CORNER VIEW
Future Franklin Street



NORTHWEST CORNER
Future Rock Cross Parkway



NORTHWEST CORNER
Future Rock Cross Parkway



SOUTHEAST CORNER
Future Rock Cross Parkway



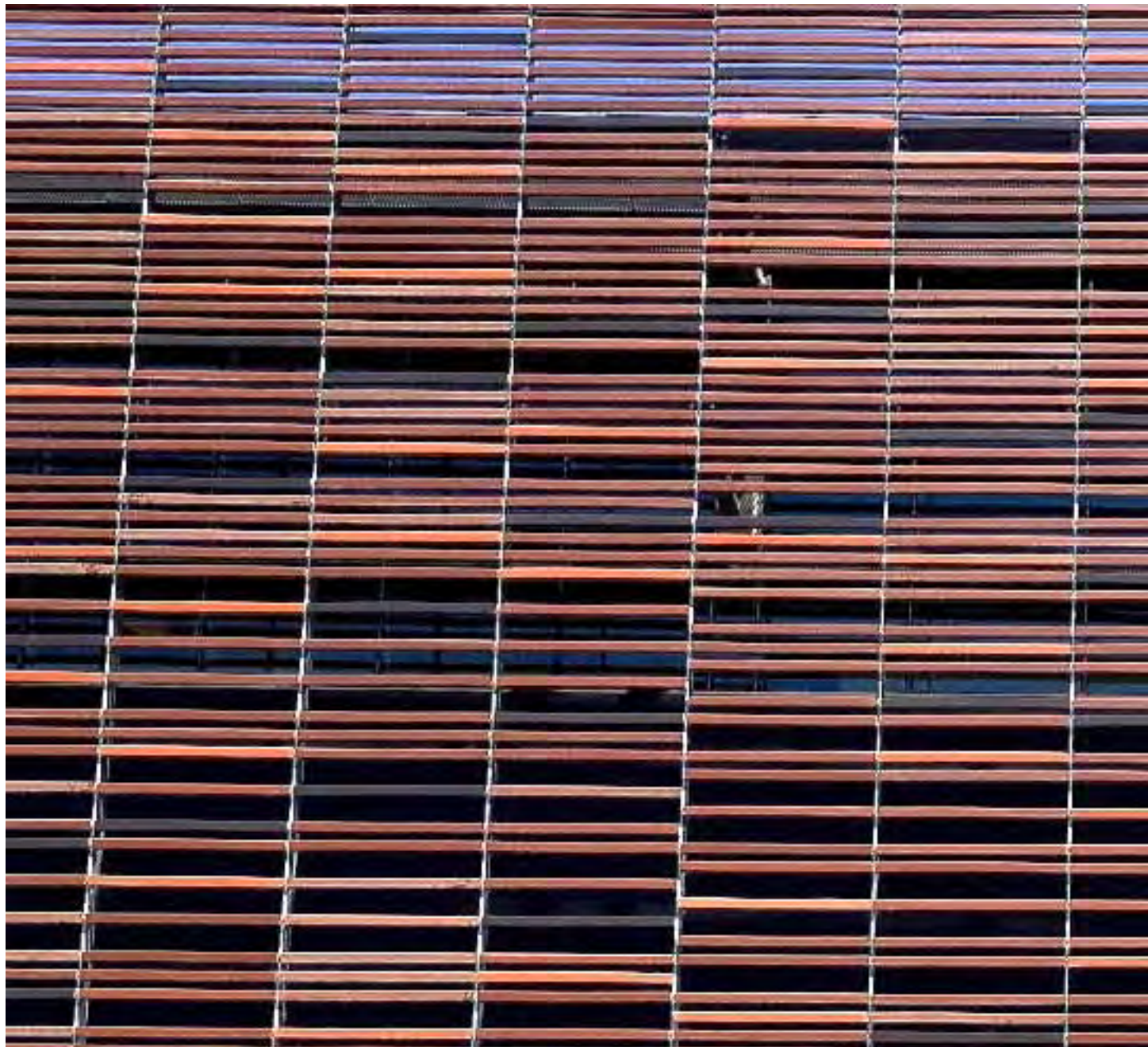
SOUTHEAST CORNER
Future Rock Cross Parkway



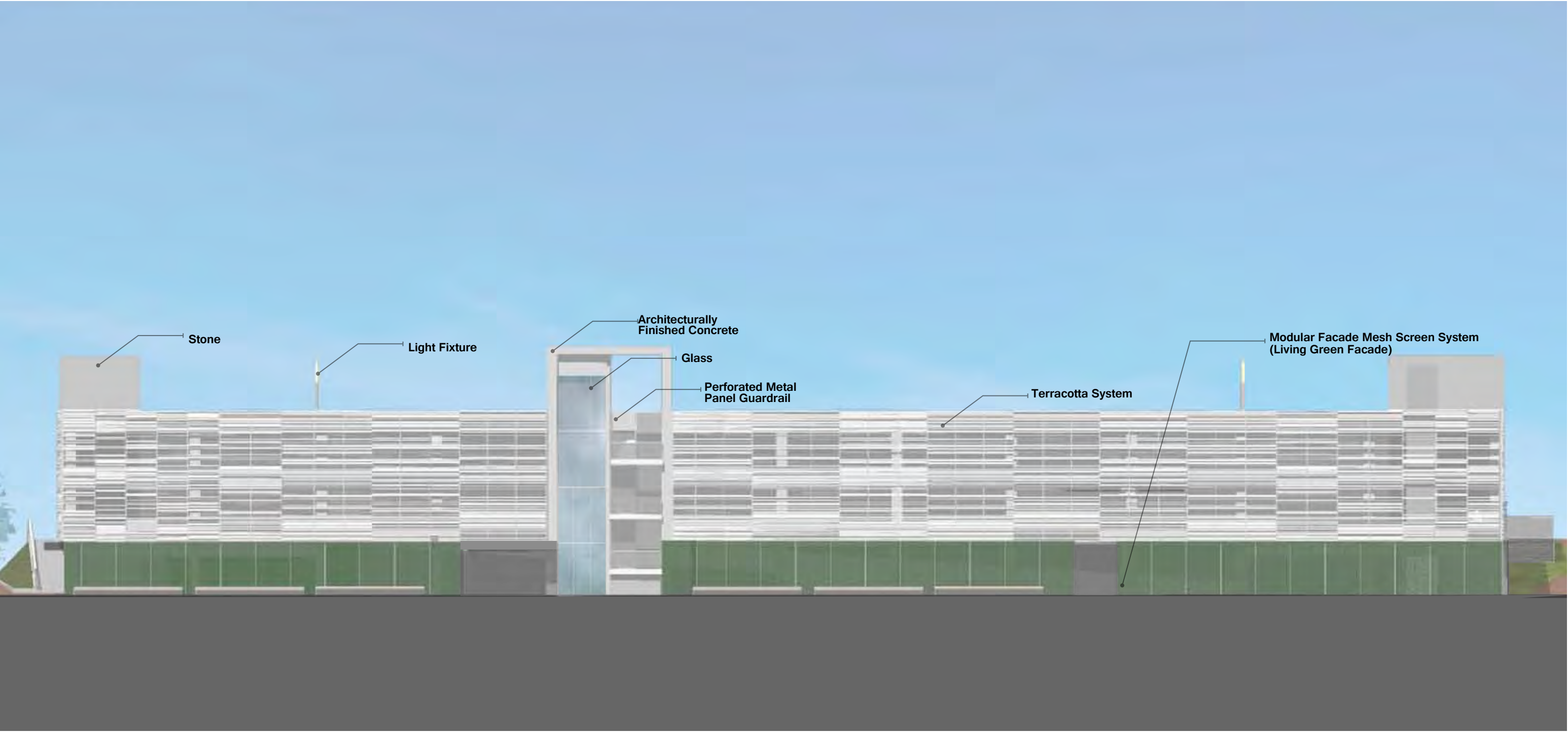
NORTHWEST CORNER
Future Rock Cross Parkway



NORTHWEST CORNER
Future Rock Cross Parkway

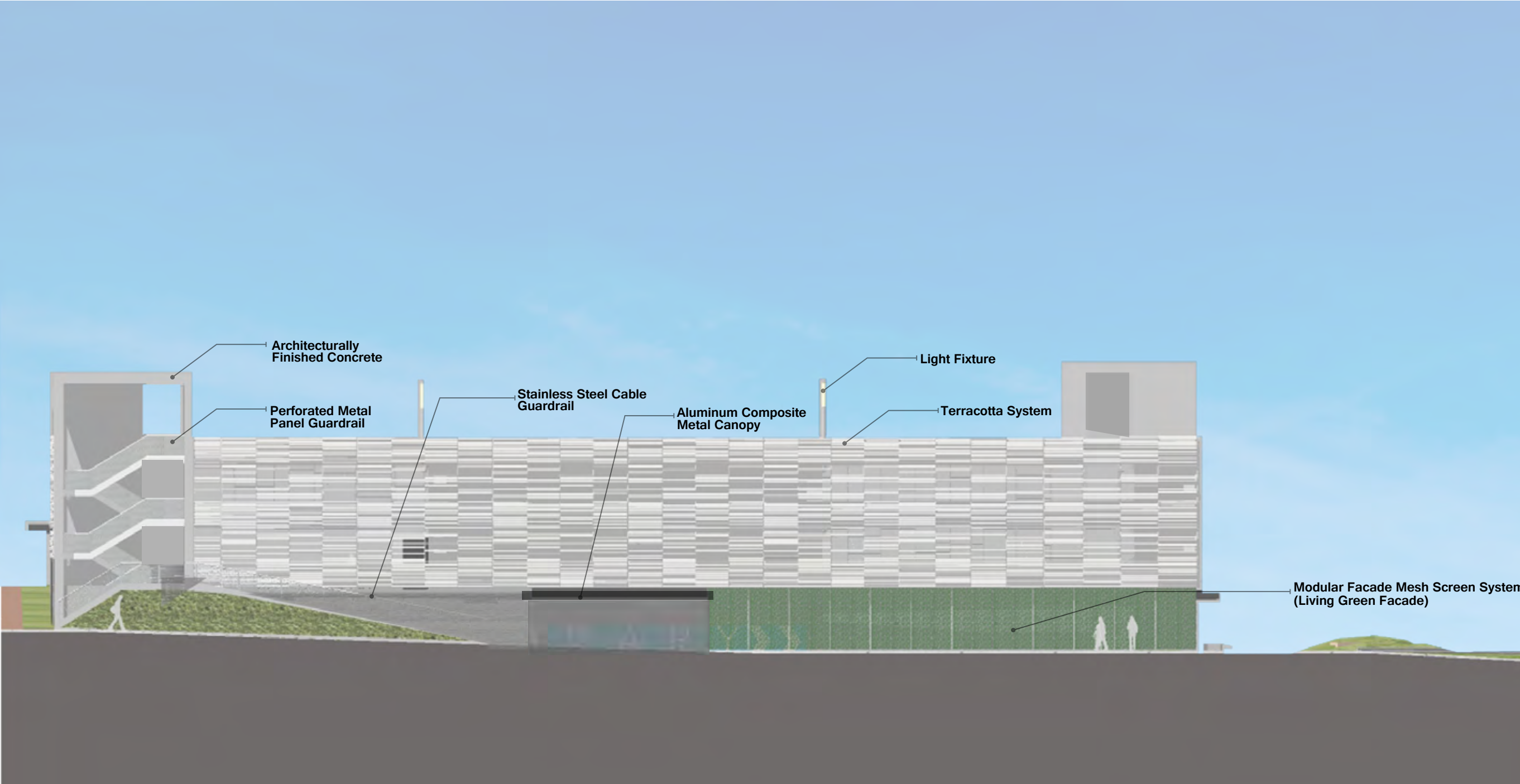


PRECEDENT
Terracotta



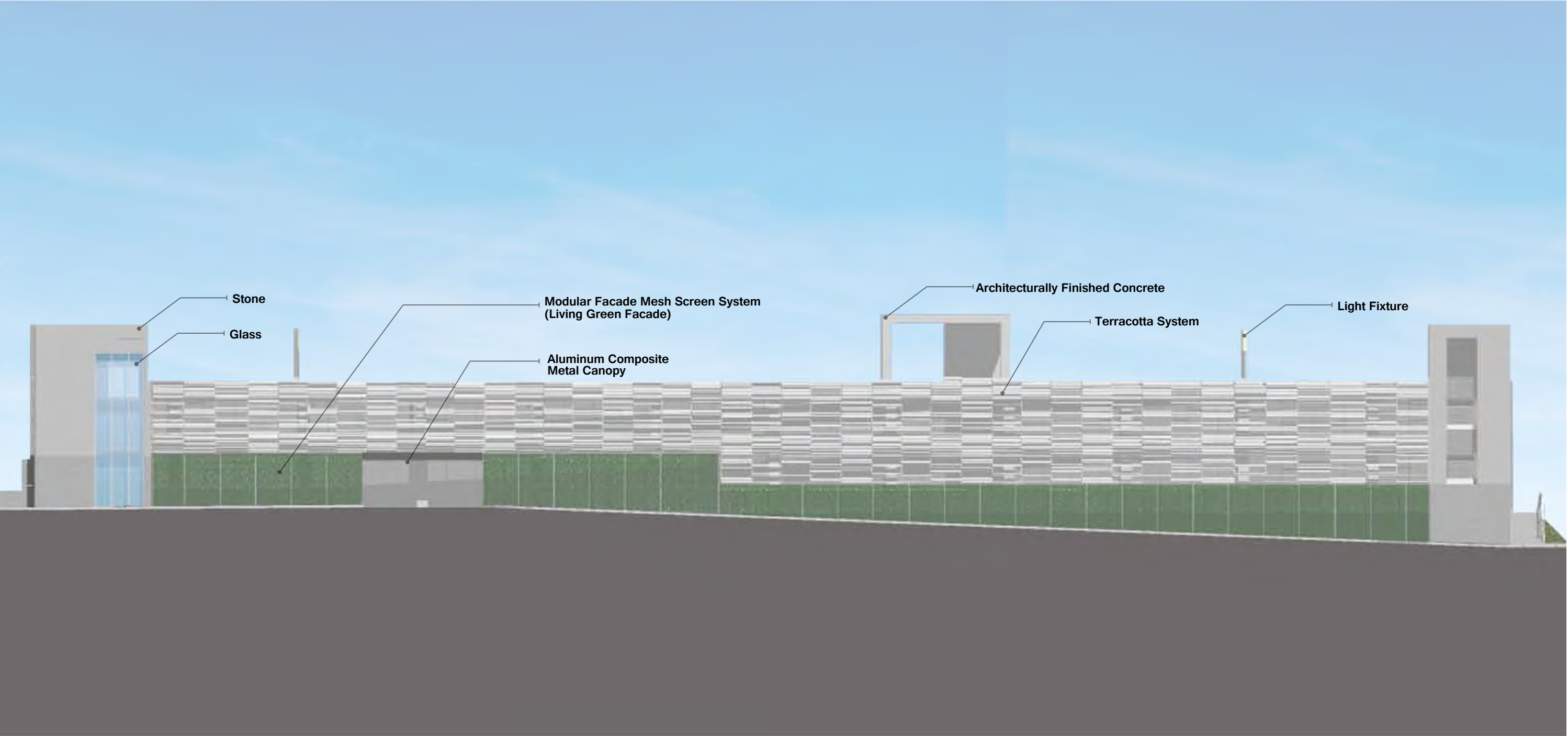
EAST ELEVATION
North High Street





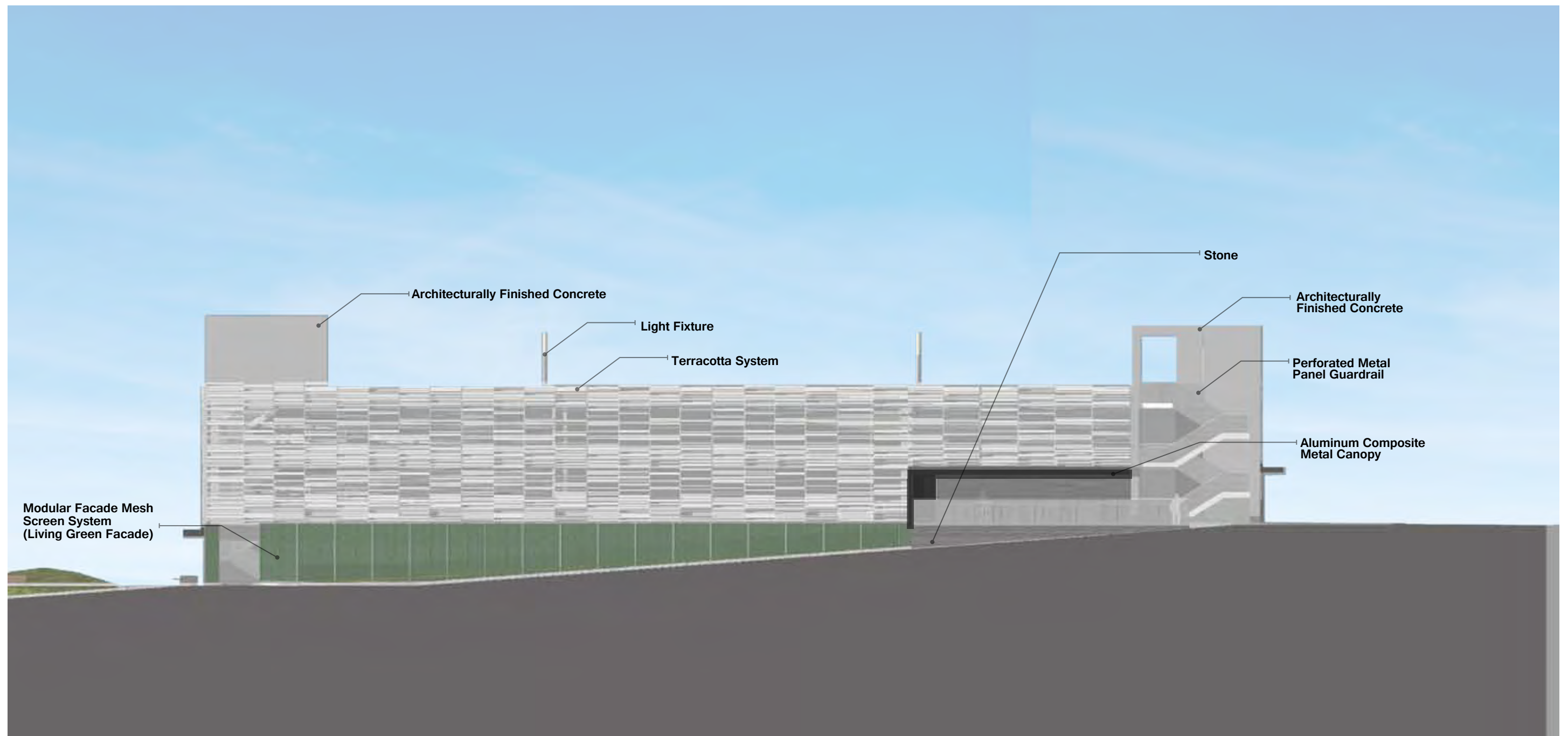
SOUTH ELEVATION
North Street





WEST ELEVATION
Future Franklin Street





NORTH ELEVATION Future Rock Cross Parkway





NORTHEAST CORNER VIEW
North High Street



EAST VIEW
North High Street



**SOUTHEAST CORNER
North Street**



**SOUTHEAST CORNER
North Street**



SKIN PRECEDENT



IVY TYPES
 CLEMATIS PINK CHAMPAGNE
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SOUTHEAST VIEW OF GARDEN North Street



SOUTHWEST CORNER VIEW
Future Franklin Street



NORTHWEST CORNER
Future Rock Cross Parkway



**NORTHWEST CORNER
Future Rock Cross Parkway**



SOUTHEAST CORNER
Future Rock Cross Parkway



SOUTHEAST CORNER
Future Rock Cross Parkway



NORTHWEST CORNER
Future Rock Cross Parkway



NORTHWEST CORNER
Future Rock Cross Parkway

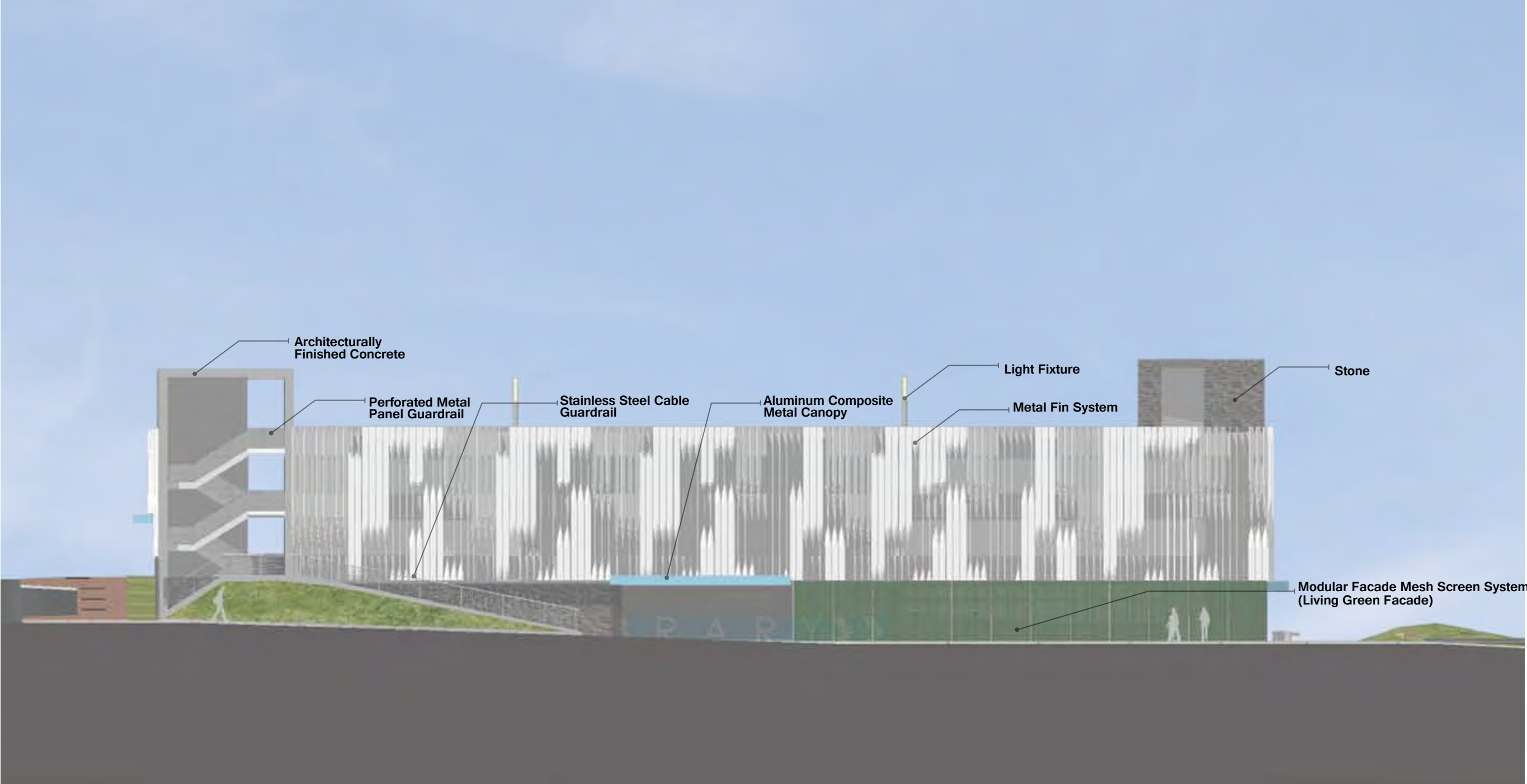


PRECEDENT Metal Fin



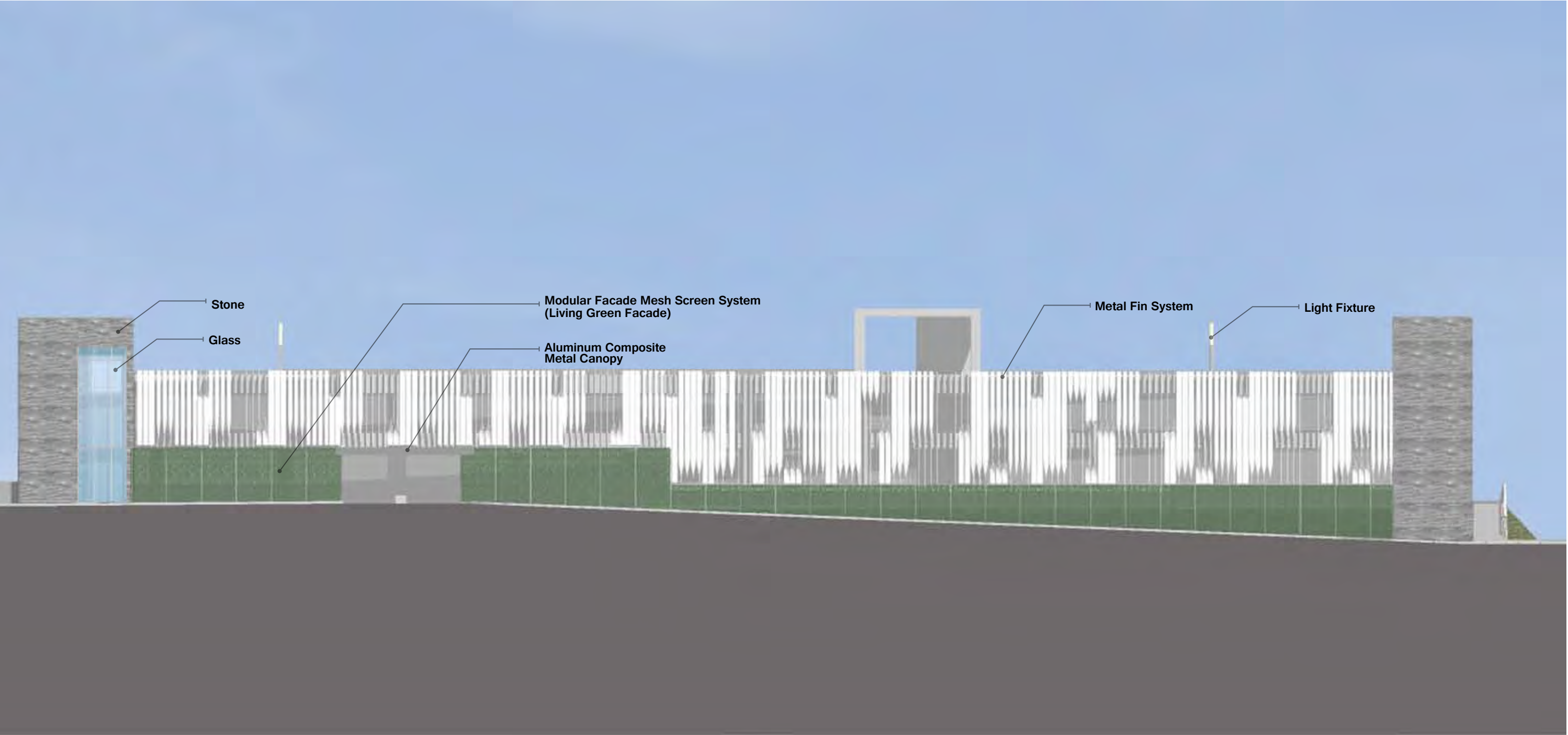
EAST ELEVATION
North High Street





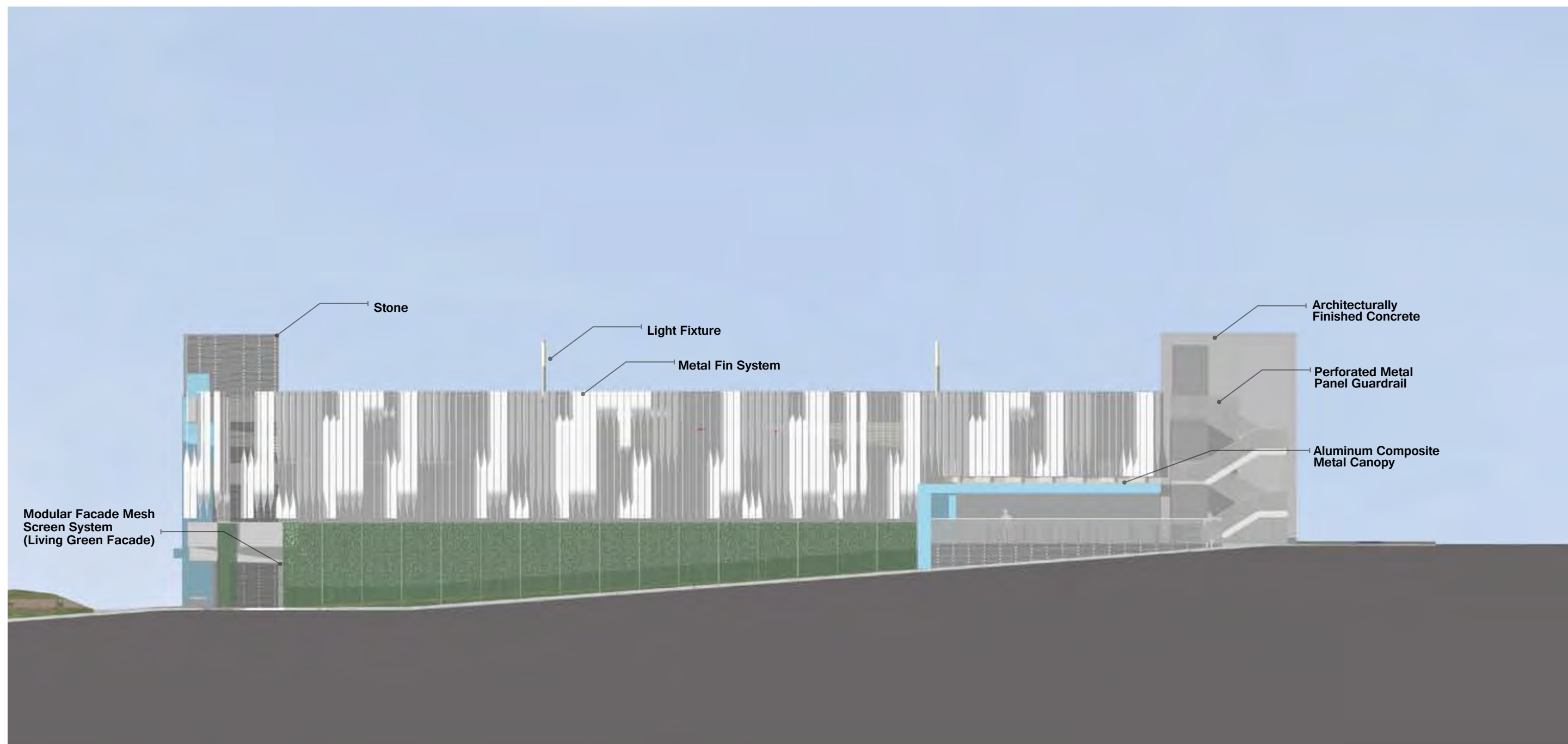
SOUTH ELEVATION
North Street





WEST ELEVATION
Future Franklin Street

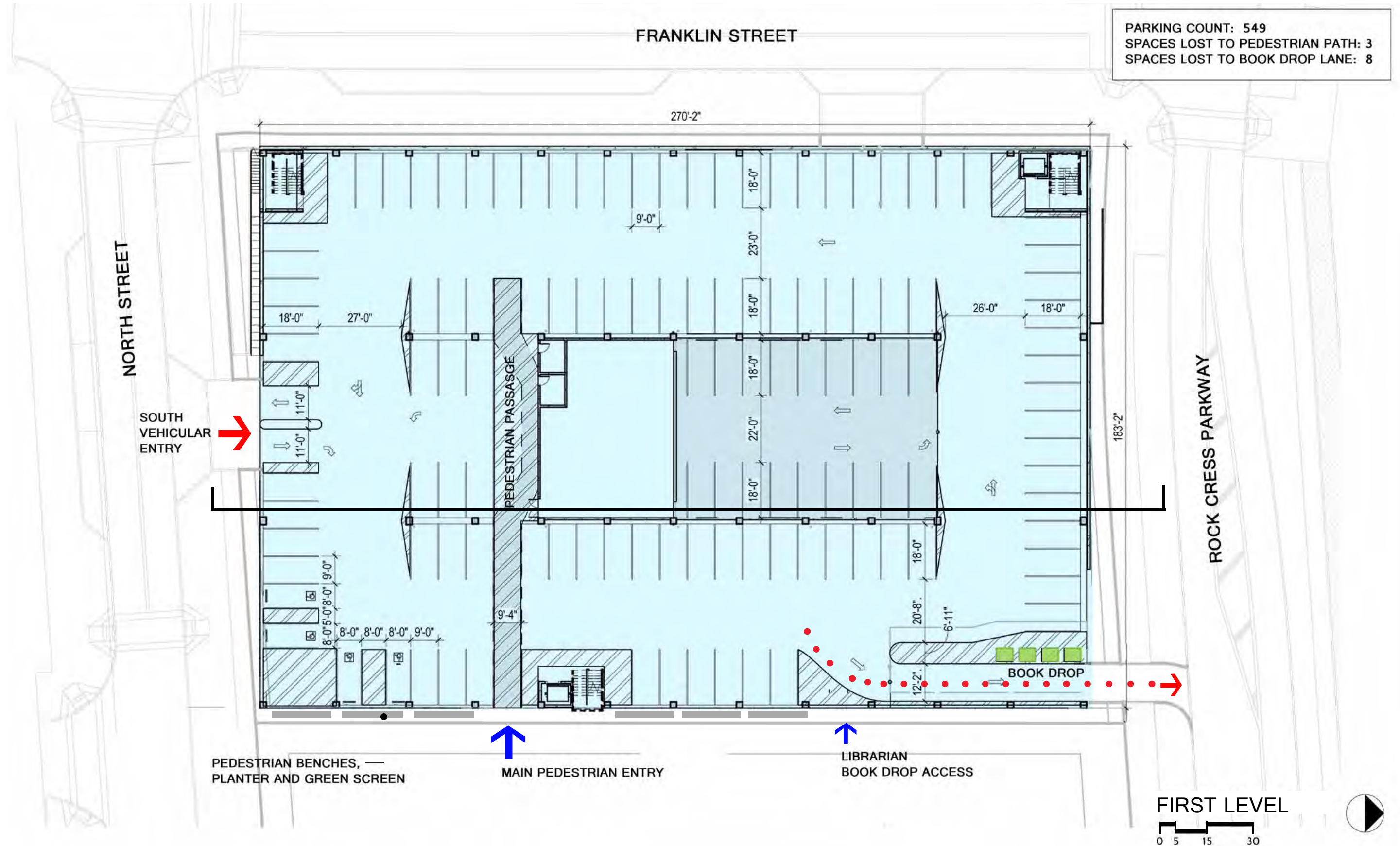


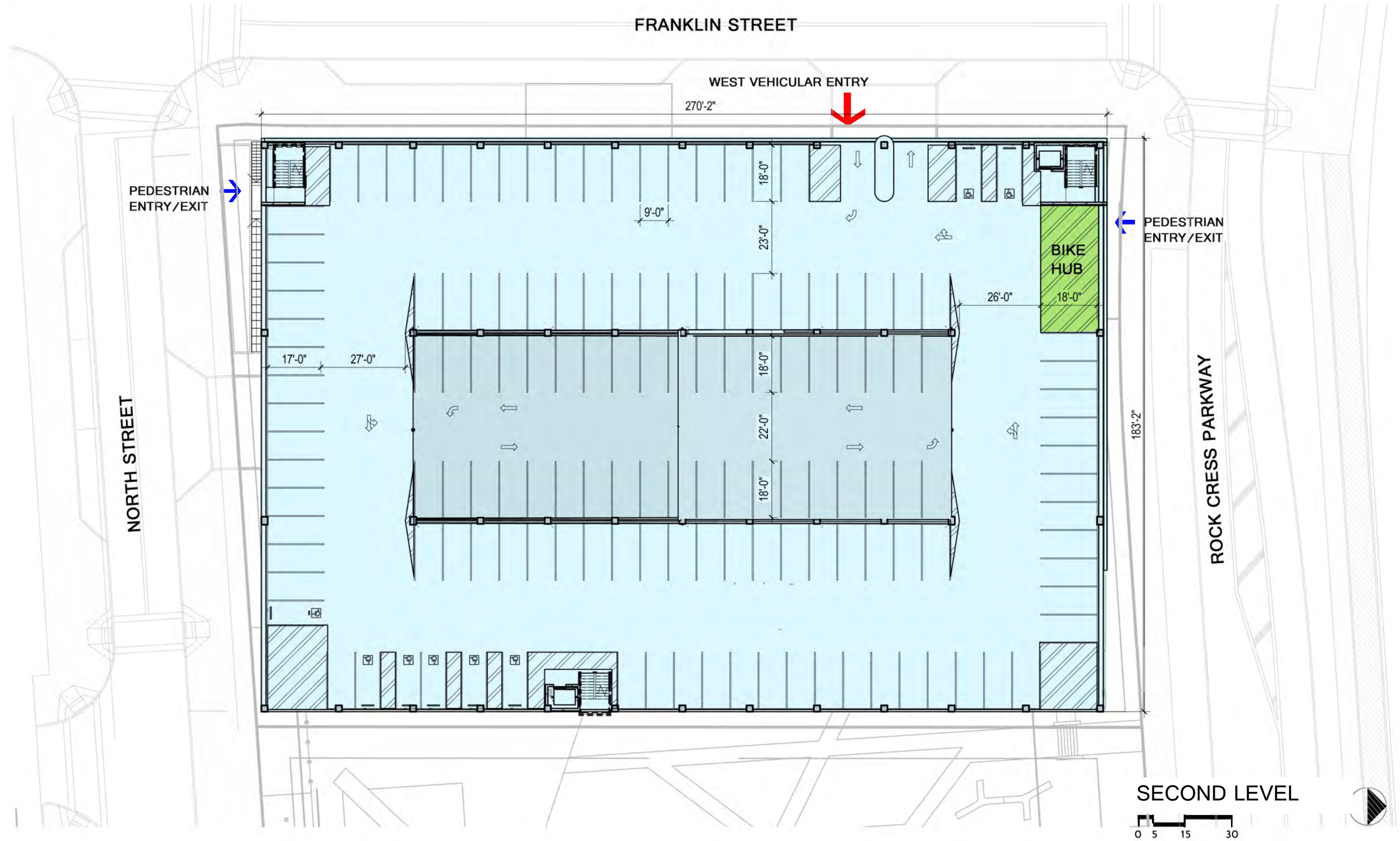


NORTH ELEVATION
Future Rock Cross Parkway

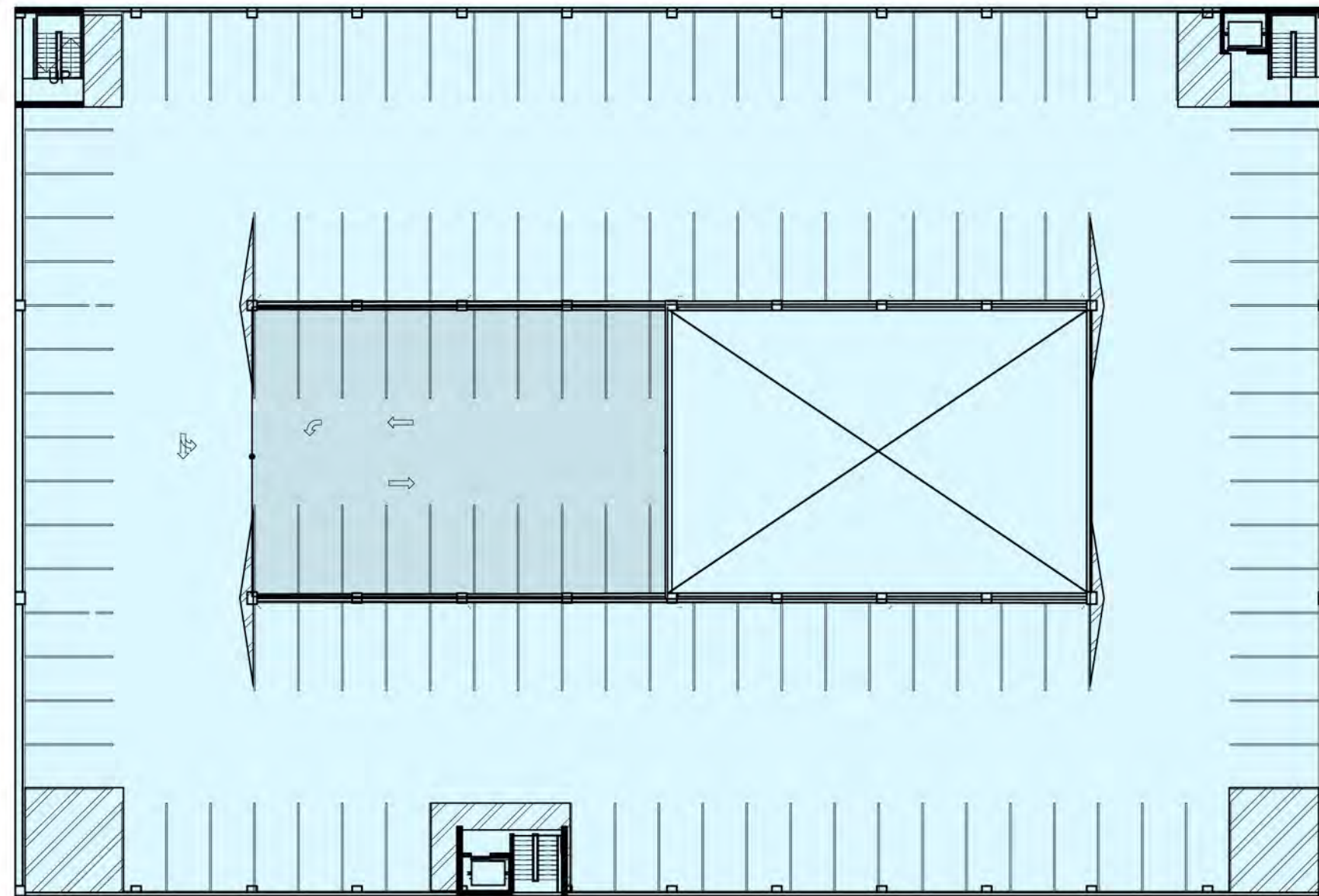




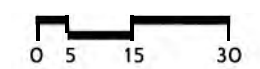


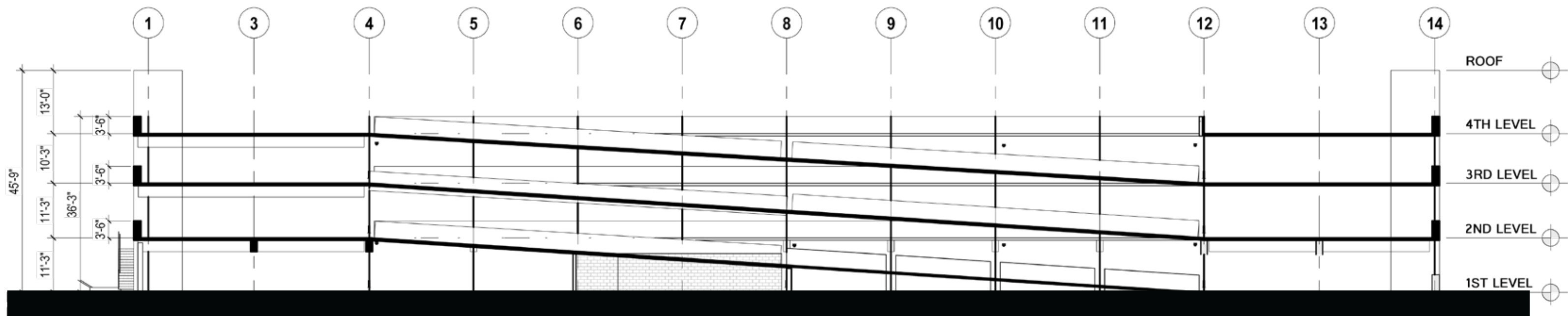


SECOND LEVEL



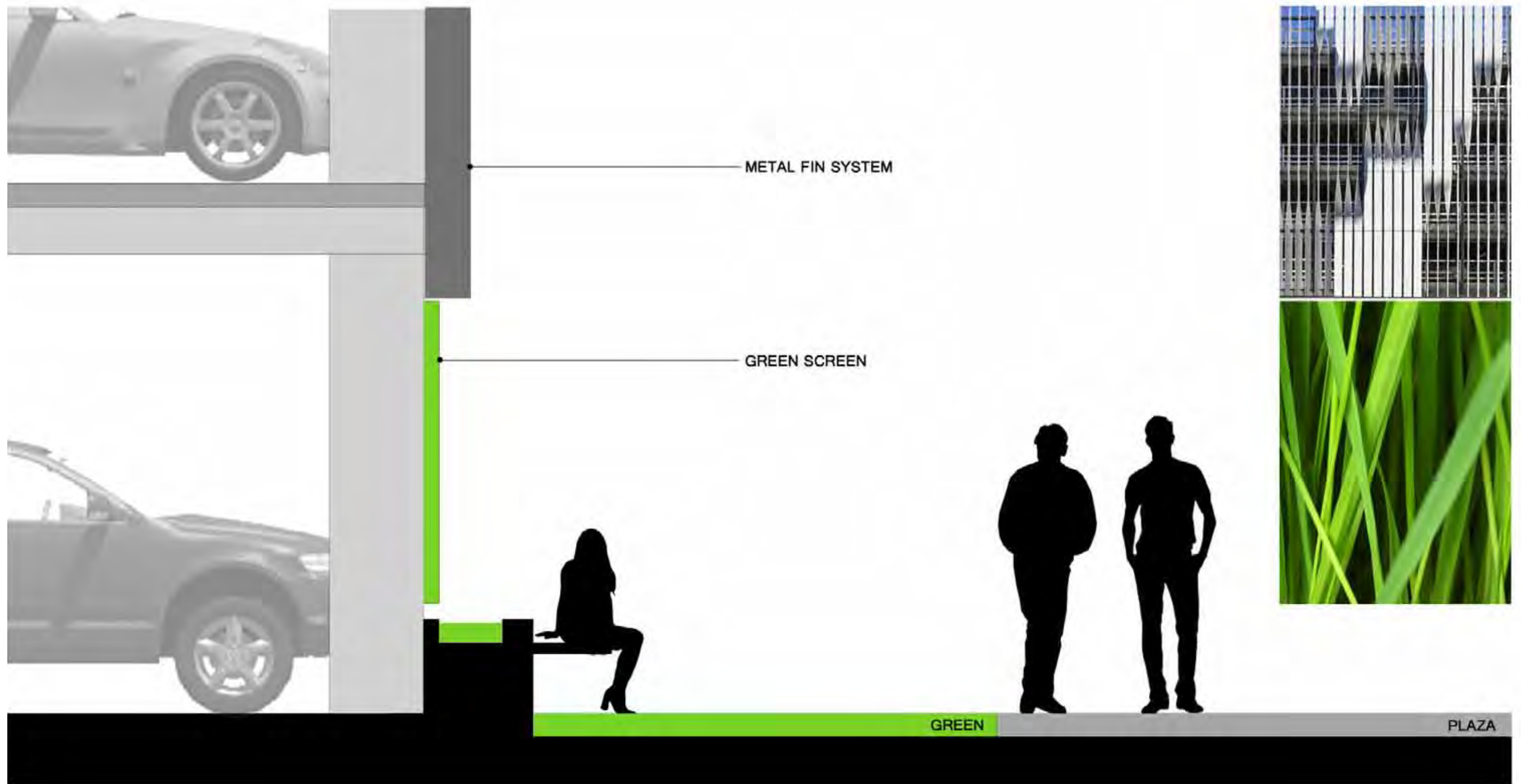
FOURTH LEVEL



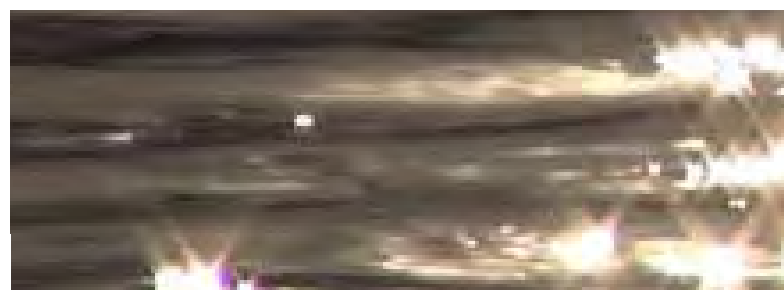
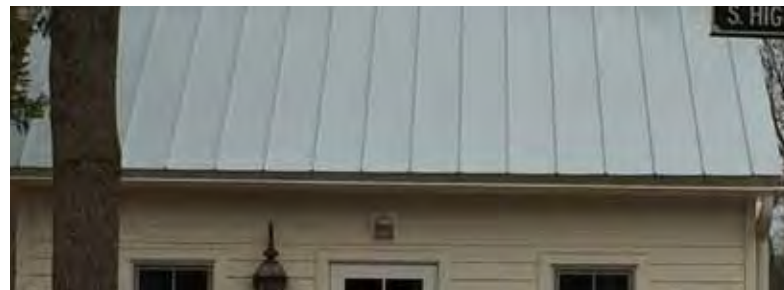


SECTION





CONCEPTUAL WALL SECTION
Not to Scale



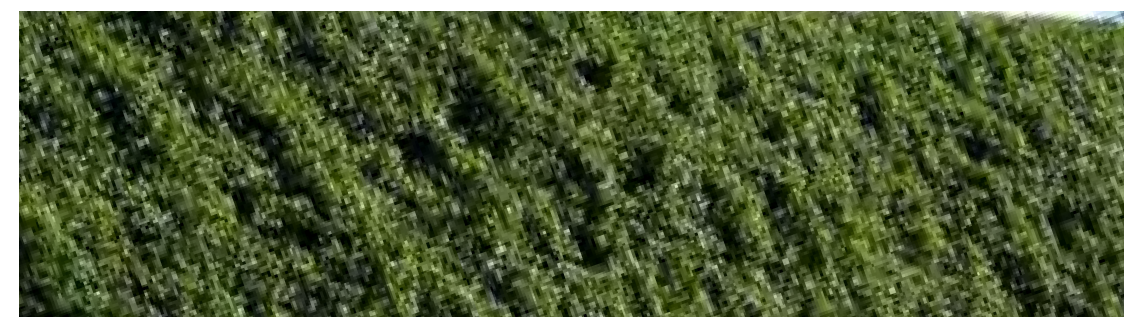
Patinated Roof/ Textured Facade/ Reflectivity



Metal Fin System



Wild Green



Green Screen



Dry Laid Stone



Stone

EXTERIOR MATERIALS



Hawthorne Community Center, Chicago, IL



7th St. and Ft. Duquesne, Pennsylvania, PA



Rockville Town Center, Rockville, MD



Rush University Medical Center Garage, Chicago, IL



Energy Center, New Orleans, LA

GREENSCREEN EXAMPLES