



Architectural Review Board November 28, 2018

18-069INF – DUBLIN ARTS COUNCIL PLAZA

Site Location

West of Riverside Drive, approximately 1,000 feet north of the intersection with Emerald Parkway.

Zoning

R-1, Restricted Suburban Residential

Property Owner

City of Dublin

Applicable Land Use Regulations

Informal Review

Request

Request for informal review and feedback for landscaping and site improvements for the Dublin Arts Council entry plaza.

Staff Recommendation

Planning staff recommends the Architecture Review Board provide informal feedback and recommendation.

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Summary

This is a proposal for landscaping and site improvements for the Dublin Arts Council entry plaza. The 6-acre site is zoned R-1, Restricted Suburban Residential District.

Zoning Map

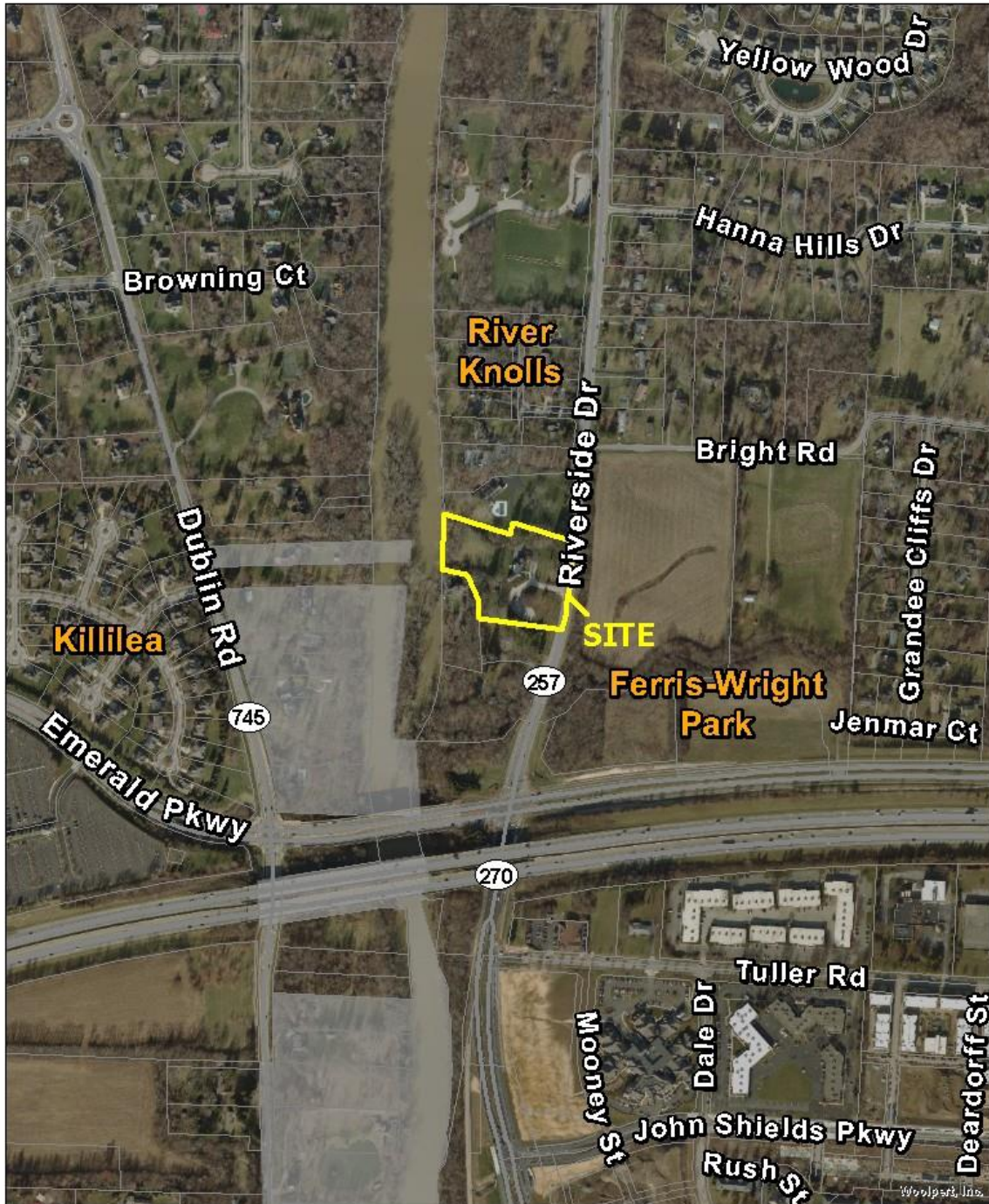


Next Steps

Upon informal review by the ARB, the applicant will be able to apply for building permits.

1. Context Map

The site is located west of Riverside Drive, approximately 1,000 feet north of the intersection with Emerald Parkway.



City of Dublin

18-069ARB
ARB - Site Improvements
Dublin Arts Council Plaza
7125 Riverside Dr.

0 250 500
Feet



2. Overview

A. Background

The site contains a two-story, French-Norman-style building, built in 1941 as a private residence. The building has an irregular footprint, with a hipped-roof component extending north-south and a gable-roofed wing extending southwest, with a circular, conical-roofed tower at their juncture. The exterior of the building is clad in stone, with asphalt shingles sheathing the roof.

In 1999, the property was purchased by the City of Dublin and dedicated as a center for the arts. Dublin Arts Center opened on March 17, 2002 and has since served as the home of Dublin Arts Council. Dublin Arts Council leases the property from the City of Dublin.

According to the most recent Historical and Cultural Assessment, this property is listed on the National Register of Historic Places. Despite the clear contribution to the community, the property is not located on Appendix G, the Architectural Review Board list of outlying properties under the Board's purview. Given the sensitive nature of the property and City ownership it is appropriate for the ARB to informally consider the proposed modification. No action will be taken by the Board, but the Board's recommendations will be considered.

B. Site Characteristics

1) Natural Features

The site contains an existing, two-story stone building on a large, landscaped lot that slopes to meet the Scioto River.

2) Historic and Cultural Facilities

The existing structure was constructed in 1941 and is listed on the National Register of Historic Places.

3) Surrounding Land Use and Development Character

- North: R-1, Restricted Suburban Residential (Residential)
- East: R-1, Restricted Suburban Residential (Ferris-Wright Park)
- South: R-1, Restricted Suburban Residential (Residential)
- West: Scioto River

4) Road, Pedestrian and Bike Network

The site has frontage on Riverside Drive (±125-feet) with no sidewalk installed along the right-of-way.

5) Utilities

The site is currently served by public utilities, including sanitary and water. Electrical and gas are also provided on site.

C. Proposal

1) Summary

The applicant is proposing site improvements including an entryway plaza, a grass paver access lane, increased landscaping along existing planting beds, the relocation of an existing directional sign, replacement of an existing concrete walk, and the addition of a crushed granite pathway to the south of the building. The improvements will serve to create an outdoor event space on the east side of the building and temporary art spaces located at the easternmost portion of the proposed plaza and in the lawns just north and south of the westernmost portion of the proposed plaza.

2) Entryway Plaza

The existing entryway currently extends from the east side of the building to the west side of the access drive. The entryway is currently +415 square feet and is surrounded by landscaping on both the north and south sides with a small stone wall extending from the building on either side of the entryway.

The proposed entryway addition is shown as an expanded space of 970 square feet. The plaza will be made of bluestone pavers to match the existing entryway and to distinguish the plaza from the existing access drive and surrounding area. A two-foot wide concrete band will line the plaza to the north and south along the portion that crosses the access drive and concrete walk. The Engineering Division has confirmed that the addition of this impervious surface will not require adjusted stormwater plans.

The east west portions of the proposed plaza addition will be lined by 18-inch high stone seatwalls that will match the existing stone walls extending from the building. Four, 38-inch tall stone columns will also be placed along the north and south sides of the plaza where the landscaping stops and the concrete walk or access drive begins. In-ground tent anchors are also proposed to be installed with the site improvements to accommodate up to three tent areas.

3) Landscaping and Access Lane

The applicant is proposing to increase the existing landscape with a larger quantity and variety of plant material along all the edges of the proposed plaza, and the south portion of the access drive from Riverside Drive. The increased landscaping is also proposed around the existing flagpole located near the southeast corner of the building, and will also extend along the southeast bend in the concrete walk and along the north bend in the access drive from Riverside Drive.

The applicant is also proposing a grass paver access lane that will connect the north split-off from the access drive with the site entrance. This lane will provide access to the northern portion of the site whenever an event is being held on the plaza.

4) Walk and Pathway

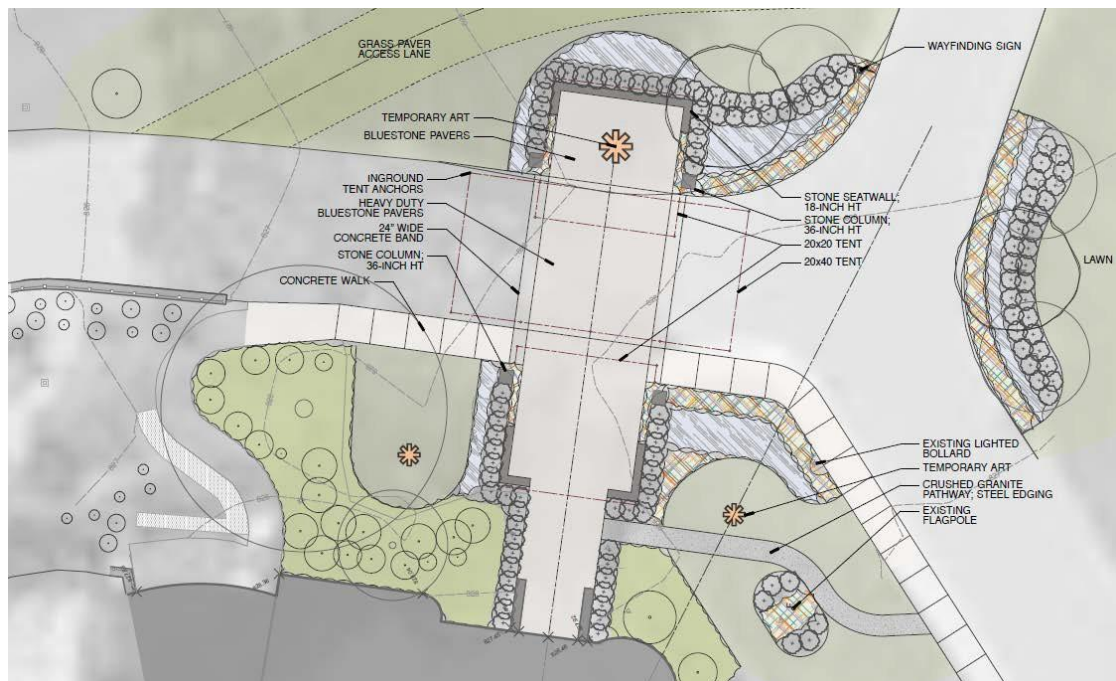
The site currently includes a 5-foot wide concrete walk in front of the building along the western edge of the access drive. This concrete walk will be replaced as part of the site improvements. A 3-foot wide crushed granite pathway with steel edging will also be added from the southern portion of the concrete walk to the southern edge of the existing entryway to provide alternative access to the building during plaza events.

5) Directional Sign

Directional signs are permitted under the provisions of Code Section 153.157(L) provided the signs are a maximum of 4 square feet in area and 3 feet in height. The existing directional sign is located on the eastern edge of the existing landscaping just northeast of the existing entryway. The proposed site plan relocates this sign to the eastern edge of the proposed landscaping improvements along the north bend in the access drive, allowing for the communication to be received sooner by guests upon entry to the site. The sign and location meets Code and does not require approval by the Board.

3. Site Plan

The site plan shows the proposed improvements.



4. Discussion Questions

Informal Review

- 1) Are the proposed improvements complementary to the historic structure?
- 2) Are the proposed materials and plant selections appropriate?
- 3) Are the vehicular use areas addressed in a sensitive manner?
- 4) Other considerations by the Board.

5. Staff Recommendation

The ARB provide informal review and feedback regarding proposed site improvements.