

20-082AFDP – DUBLIN COMMUNITY POOL NORTH (BUILDING ONLY)

Summary

Request for review and approval of an Amended Final Development Plan for the renovation of a community pool facility (building only) including a new pool building and exterior modification for three mechanical buildings.

Site Location

This site is located north of Dublinshire Drive, approximately 1500 feet west of the intersection with Earlington Parkway.

Zoning

PUD, Planned Unit Development District, Earlington-Brandon

Property Owner/Applicant

City of Dublin

Representatives

Matthew Earman, Director of Parks and Recreation
Shawn Krawetzki, Landscape Architect Manager

Applicable Land Use Regulations

Zoning Code Section 153.050

Case Manager

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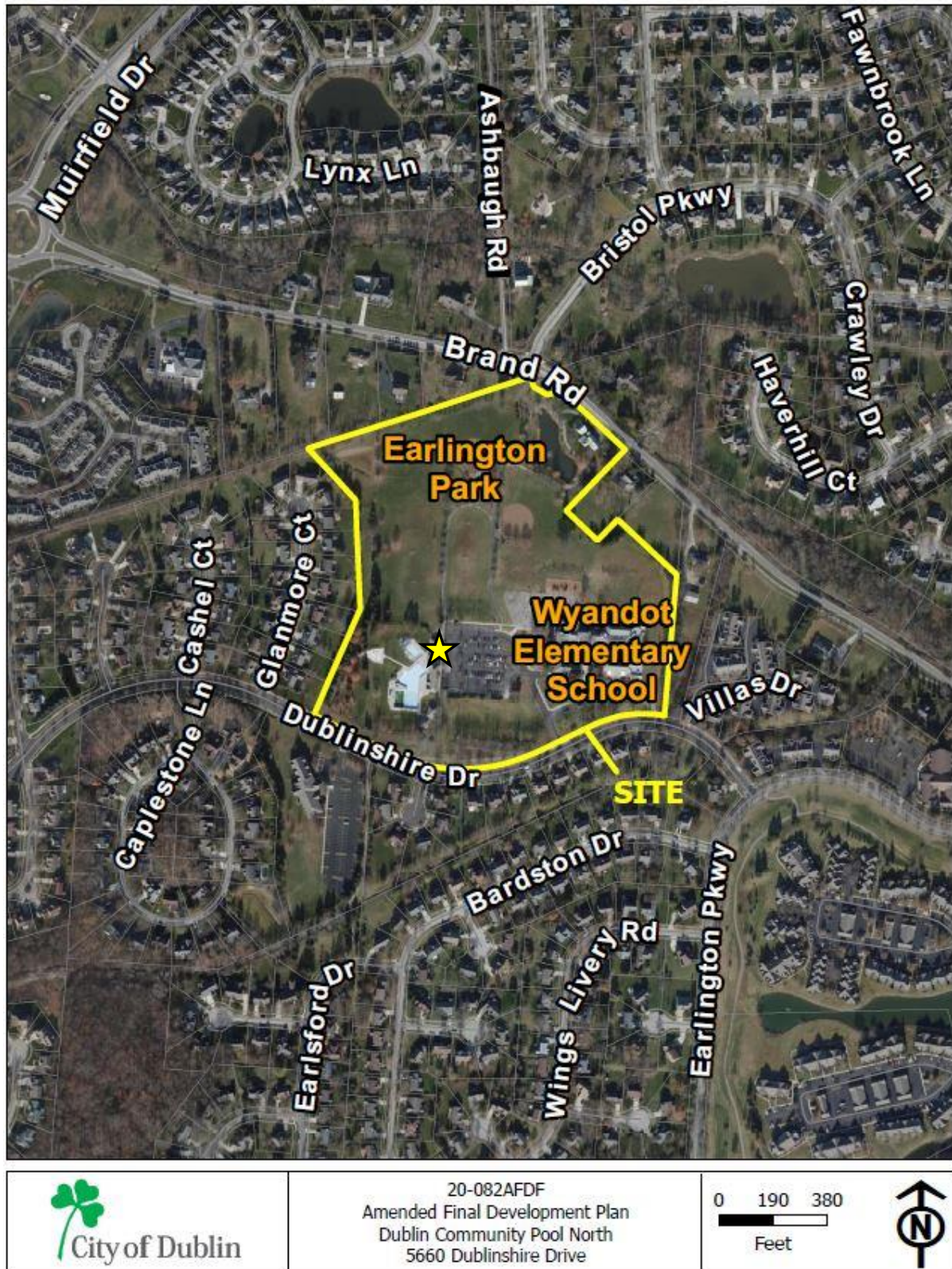
Next Steps

Upon approval from the Planning and Zoning Commission of the Amended Final Development Plan, the applicant will be able to file for Building Permits to begin construction.

Zoning Map



1. Context Map



2. Overview

Background

Dublin Community Pool North (DCPN) opened in 1987. The facility includes a multi-purpose pool with lap lanes, two diving boards (high dive removed in 2019), a water slide and shallow open swim area. There is also a wading tot pool, spray park, concession facility and large open grass area. Two pool equipment/mechanics shelters are located south of the lap pool and are proposed to remain as part of this proposal. An additional mechanical building is located to the west of the splash pad and will also remain. There is also a restroom/changing room/staff office building, which in addition to the concession building are the subject of this application. Over the years, this pool has hosted summer camps and summer swim teams.

The facility shares a 28.55-acre site with Wyandot Elementary School. The site is accessed from a central drive with the pool located to the west and the school located to the east. There is a shared parking lot located between the pool and the school. The northern portion of the site is Earlington Park, which includes walking paths, soccer fields, two baseball diamonds, a historic barn and a stormwater management basin.

City Council has been engaged with the DCPN renovation project since the beginning with members present at each of the six public input meetings. The City Council members that were present at one or multiple meetings were, Mayor Chris Amorose Groomes, Vice Mayor Cathy De Rosa, and Council Members Jane Fox, Christina A. Alutto, and Andy Keeler. In addition, City Council received a full presentation of the final design plans at the May 18, 2020 meeting, where there was unanimous support of moving forward with the project as designed and the additional necessary funding, due to the overwhelming public involvement and support.

Community Engagement

The City of Dublin held a series of public meetings regarding the redevelopment of the DCPN. In detail, the meeting intents and outcomes were as follows:

September 13, and October 3, 2018

Parks and Recreation Staff, in coordination with the consultant team, initiated community participation during the preliminary planning effort to renovate the DCPN. At the time, Staff shared precedent pools including the City of Grandview Heights, Ohio pool and the City of Athens, Ohio pool. The meetings also included a resident impact opportunity assessment of pool features and comment cards to collect input.

April 2, 2019 – Introduction to DCPN Facility Planning

Parks and Recreation Staff facilitated a public input session, which focused on providing a project overview, exploring requests for year-round enclosure options, identifying potential impacts to neighboring residents, and seeking community feedback. Approximately 85 residents attended providing a range of feedback both for and against a competitive 50-meter pool facility. Balancing the feedback and budget, with City Council's direction, Staff initiated the community design process.

May 22, 2019 – Conceptual Design Options

Staff presented a conceptual pool design with optional amenities including a zero depth entry open water leisure pool, 25-meter lap pool, water slides, rock wall and diving boards, shaded tot pool, updated splash pad, and new bath house. The neighborhood feedback was generally supportive with recommendations to refine the design including program layout realizing the constraints of the budget.

September 3, 2019 – Proposed Pool Design

Staff presented a developed pool layout based on community feedback from previous meetings. The layout incorporates many of the features identified as important through a community survey including the three most important items, which were identified as 1) open water, 2) zero depth entry, and 3) eight lap lanes. The layout proposed as part of this application remains largely unchanged from September 2019.

October 29, 2019 – Final Public Input for Design Details

As part of the culmination of the design process, a meeting was held to share the final design details with the community. The details included refinements to the leisure pool, lap pool, and wading tot pool with associated 3D views depicting the general character of the proposed facility.

Since this meeting, staff and the project architect and Engineer have been refining the design to include the required detailed specifications for the site, pool structures and building facilities. The information was shared with City Council on May 18th to present the latest design and additional funding that is necessary to complete the project. City Council was unanimously in favor of proceeding as designed.

Site Characteristics

Natural Features

The developed site contains no significant natural features. Mature existing trees are proposed to be preserved where possible with this application.

Surrounding Land Use and Development Character

North: R-1, Restricted Suburban Residential District – Single-Family

South: PUD, Planned Unit Development District, Earlington-Brandon – Single-Family

East: R-1, Restricted Suburban Residential District – Single-Family

West: PUD, Planned Unit Development District, Earlington-Brandon – Single-Family

Pedestrian and Bike Network

The site has frontage on Perimeter Drive (±1300 feet) to the south. A shared use path extends across the frontage of the site with connections that meander north to the pool, park and school.

Utilities

The site is served by public utilities including sewer and water. A stormwater management report has been provided as part of the Site Only application (Case 19-133AFDP).

Process

The site is located within the Earlington-Brandon Planned Unit Development District. Planned developments are intended to allow for a coordinated mix of compatible uses with negotiated development standards, at the time of development, that may be altered in the future with an Amended Final Development Plan with Minor Text Modification.

The Earlington-Brandon development includes single-family residential homes, attached four-family homes, multiple-family apartments, churches, parks, and a school. At the time, development standards were established for each of the distinct uses with the exception of the school/community facility site (pool site).

In cases where development standards are not identified the applicable Code requirements prevail. In this case, with an already developed lot, no modifications are proposed that impact the setbacks or lot coverage.

Proposal

This proposal is for reconstruction of the Dublin Community Pool North (DCPN). The existing pool building is proposed to be demolished to accommodate a new pool building divided into a northern and southern building. Additionally, exterior modifications to three existing mechanical buildings are proposed to integrate the structures with the new pool building.

Site Plan and Pool Buildings

Consistent with the existing pool facility, the proposed pool facility is located in the southwest portion of the site. The pool building is comprised of a north and south building with a central entry canopy. The facility is accessed from the parking lot located to the east of the pool. There is ample bicycle parking and a drop-off lane directly east of the main entrance. Admission to the facility is proposed to be located between the two primary pool buildings. The west side of the building provides access to men's, women's, family restrooms, and concessions. A pergola with covered and uncovered tables is proposed at the north end of the building. Three mechanical buildings are located on the site: two south of the main pool building, and one adjacent to the splash pad. These buildings are proposed to be updated to be architecturally integrated with the new pool building. The design is proposed to merge building elements traditional to Dublin, wood and stone, while incorporating contemporary features. The character of the building is consistent with structures approved for other park facilities in Dublin. In detail, the specifics are as follows:

- Pool Building (North and South)

The pool building is proposed to be 12-15 feet in height with a central entry canopy that is 17-22 feet in height to the top of the structure. The maximum permitted height is 35 feet consistent with the maximum permitted height for residential homes throughout Dublin.

A sloped roof is proposed as an architectural feature of the building sloping from west to east. The roof is supported by glu-laminate beams in a sealed natural finish which accent the east and west facades introducing warmth to the palette of materials. The roof is proposed to be finished with a charcoal metal standing seam.

The central entry is proposed to be a freestanding structure with columns supporting a sloped roof to match the building; similar to the primary structure the canopy is proposed to be finished with a charcoal metal standing seam roof. The underside of the canopy is proposed to be finished in a glu-laminate in a natural finish supported by Corten steel beams offering durability over the lifetime of the building. Corten steel trellises supported by stone columns accent the east and west facades in key locations highlighting the entry/exit, restrooms, and concessions. A larger canopy is proposed at the north end of the building offering shaded tables.

The buildings are proposed to be clad in stone (Arriscraft, Old Country) in a smoky gray and graphite gray or similar to highlight key areas. Horizontal dark gray cedar siding is proposed to clad the remaining areas of the building to accent the stone. The north and south facades incorporate charcoal colored cementitious board and batten beneath the roof line. Windows are proposed across the façade to provide daylight for interior spaces while preserving the necessary privacy associated with the interior uses.

Parking Lot Side



Pool Side



- Mechanical Buildings

The three existing support and services building which house pool mechanicals and storage will remain on site. The building are proposed to be re-clad with cedar siding to match the pool building. The roof is proposed to be charcoal metal standing seam to further reinforce continuity across the pool complex.

Landscaping & Lighting

The building is proposed to have landscaping along the east façade to soften the appearance of the building from the parking lot. Hedges are proposed along either side of the central entry as well as the north end of the building. Five new ornamental trees will

highlight the entrance. A number of bicycle racks are distributed along the east façade of the pool building, which will accommodate parking for approximately 100 bicycles. The landscape plan is not under consideration with this application and is included for the Commission's review and approval with the Site Only application (Case 19-133AFDP).

Minimal lighting is proposed across the building although realizing a need to maintain a certain level of security while remaining sensitive to location within a neighborhood. The majority of lighting will be concentrated on the east façade, facing the parking lot, with additional lighting on the north and south façades. Building light levels will be zero at 15 feet past the building, and site lighting levels will be zero at 15 feet past the west edge of the pool deck. Building lighting is under consideration as part of this application while site lighting is under consideration as part of the Site Only application.

Sign

One building mounted sign is proposed above the main entry to the pool facility. The sign is depicted as individually mounted letters in a metal finish. The final sign design details should be subject to Staff approval. Interior oriented way-finding signs are proposed, but are not included for consideration as part of this application.

3. Criteria Analysis

Amended Final Development Plan [§153.055(B)]

- 1) The plan conforms in all pertinent respects to the approved preliminary development plan.
Criteria Met. There are no development standards or architectural requirement with respect to the park and pool complex within the Earlington-Brandon PUD. The proposal is consistent with the approved Earlington-Brandon development as it is responsive to the existing character of the surrounding residential neighborhood.
- 2) Adequate provision is made for safe and efficient pedestrian and vehicular circulations within the site and to the adjacent property.
Not Applicable. The site circulation including pedestrian and vehicular facilities is not included for review with this application, but rather the Site Only application (Case 19-133AFDP).
- 3) The development has adequate public services and open spaces.
Criteria Met. The proposal has access to necessary utilities and provides sufficient open spaces. The facility will be served by existing utilities in configuration that is similar to existing.
- 4) The development preserves and is sensitive to the natural characteristics of the site in a manner that complies with the applicable regulations set forth in the Code.
Criteria Met. The proposed building footprint is largely in the same location as the existing building. There will not be any impacts to the natural site features.

- 5) The development provides adequate lighting for safe and convenient use of the streets, walkways, driveways, and parking areas without unnecessarily spilling or emitting light onto adjacent properties or the general vicinity.
Criteria Met. The proposal provides adequate site lighting while also respecting the location within a residential neighborhood.
- 6) The proposed signs are coordinated within the PUD and with adjacent development.
Criteria Met with Condition. One building mounted sign is proposed. Sign design details have not been provided with the application and should be provided, subject to Staff approval.
- 7) The landscape plan will adequately enhance the principle building and site; maintain the existing trees to the extent possible; buffer adjacent incompatible uses; break up large expanses of pavement with natural material; and provide appropriate plant materials for the buildings, site, and climate.
Not Applicable. The proposed landscaping plan is not included for review with this application, but rather the Site Only application (Case 19-133AFDP).
- 8) Adequate provision is made for storm drainage within and through the site which complies with the applicable regulations in the Code and any other design criteria established by the city or any other government entity which may have jurisdiction over such matters.
Not Applicable. The provision of adequate stormwater management facilities is not included for review with this application, but rather the Site Only application (Case 19-133AFDP).
- 9) If the project is to be carried out in progressive stages, each stage shall be so planned that the foregoing conditions are complied with at the completion of each stage.
Not Applicable. Phasing is not proposed as part of this application.
- 10) The proposed development is compliant with other laws and regulations.
Criteria Met. The proposal meets all other applicable laws and regulations.

4. Recommendation

Staff recommends **approval** of the Amended Final Development Plan with one condition.

- 1) That the applicant provide final sign details for the building mounted sign, subject to Staff approval.