

# 21-091MPR – BUILDING Z2 EXTERIOR MODIFICATIONS

## Summary

Repainting trim details on the existing Bridge Park West, Z2 building.

## Site Location

The site is southeast of the intersection of N. High Street and Rock Cress Parkway.

## Zoning

BSD-HTN, Bridge Street District – Historic Transition Neighborhood District

## Property Owner

Dublin West D, LLC

## Applicant/Representative

Teri Umbarger – Moody Nolan

## Applicable Land Use Regulations

Zoning Code Section 153.066

## Case Manager

J.M. Rayburn, Planner I  
(614) 410-4653  
[jrayburn@dublin.oh.us](mailto:jrayburn@dublin.oh.us)

Chase J. Ridge, Planner I  
(614) 410-4656  
[cridge@dublin.oh.us](mailto:cridge@dublin.oh.us)

## Next Steps

Upon approval from the Administrative Review Team (ART), the applicant may commence work.

## Zoning Map



# 1. Context Map



21-091MPR  
Minor Project Review  
Bridge Park West, Building Z2  
86-88 N. High Street

0 75 150  
Feet

## 2. Overview

### Background

The site is located southeast of the intersection of N. High Street with Rock Cress Parkway, immediately south of the west plaza of the Dublin Link Bridge. The site is zoned Bridge Street District, Historic Transition Neighborhood district.

In July 2019, the ARB reviewed and approved a Minor Project Review for the construction of a 130-square-foot enclosure for trash receptacles located on the south side of Building Z2.

### Site Characteristics

#### *Natural Features*

The site is developed with no significant natural features.

#### *Surrounding Zoning and Land Use*

North: BSD-HTN: Bridge Street District – Historic Transition Neighborhood (Commercial/Residential)

East: HD-P: Historic District - Public (Open Space)

South: HD-HC: Historic District – Historic Core (Commercial)

West: BSD-HTN: Bridge Street District – Historic Transition Neighborhood (Library)

#### *Road, Pedestrian and Bike Network*

The site has frontage on N. High Street to the west ( $\pm 90$  Feet). There are sidewalks along N. High Street. The Riverside Crossing Park – West Plaza, north of the site, leads to the Dublin Link pedestrian bridge, which provides access to the larger bicycle and pedestrian path network.

### Proposal

This is a request for review and approval of a Minor Project Review to allow for the painting of wood siding and trim details on Building Z2 of the Bridge Park West development.

#### *Paint Details*

The applicant is proposing to paint the existing stained Red Cedar wood siding and trim on the building. The applicant has indicated that, since the completion of Building Z2 (2019), the wood siding and trim has not weathered well and is showing general signs of fading and wear. The proposal is to paint the wood siding Sherwin Williams Aqua-Sphere (SW 7613) to match the existing blue color found on the majority of the siding on the building. Additionally, the wood trim details are proposed to be painted Sherwin-Williams Westhighland White (SW 7566) to match the existing painted trim on the building. No colors not already existing on the building are proposed. The applicant has provided updated renderings for review and consideration by the ART.

## 3. Criteria Analysis

### *Minor Project Review Analysis [§153.066(J)]*

1) The Minor Project is consistent with the Community Plan, and all BSD adopted plans, policies, and regulations.

Criteria Met. The proposal is consistent with the Community Plan, and all BSD adopted plans, policies, and regulations.



2) The Minor Project is consistent with the approved Final Development Plan.  
Criteria Met. The MPR is largely consistent with the approved FDP. The proposal provides an updated look to the building, and improves the aesthetics of the worn wood siding and trim.

3) The Minor Project is consistent with the record established by the Administrative Review Team.

Criteria Met. The proposal is consistent with the record established by the ART and provides a refreshed look to an existing building.

4) The Minor Project meets all applicable use standards.

Not Applicable. There are no applicable use standards and the proposal does not alter uses on the site.

5) The proposed improvements meet all applicable requirements of the BSD Code and respond to the standards of the BSD Design Guidelines.

Criteria Met. The proposal updates weathered, worn and faded wood details on an existing building, utilizing high-quality paint in colors that match the existing colors on the building.

#### 4. Recommendation

Planning recommends **approval** of the Minor Project Review without conditions.