Perkins&Will

Memo

Date: 1.21.2022

To: City of Dublin

5200 Emerald Parkway

Dublin, OH 43017

From: Steven Turckes

Re: Dublin Jerome High School Additions Project Amended Final Development Plan Submittal

Dublin Jerome High School Addition Project

Amended Final Development Plan Submittal

The proposed project consists of the construction of two academic classroom building additions (one to each existing academic classroom wing) totaling approximately 58,600-square feet and renovations to approximately 11,500-square-feet of existing space, and associated site improvements. The 87.606-acre (per deed, provided separately) parcel is zoned PUD, Planned Unit Development District, Dublin Jerome High School and is located northeast of the roundabout of Hyland-Croy Road and Brand Road.

Request for review and approval of an Amended Final Development Plan under the provisions of Zoning Code Section 153.055.

As noted above the subject site is zoned PUD, rezoned from U-1 zoned use via Ordinance No. 123-01, dated November 5, 2001. The location of the planned additions are in keeping with the general intent and direction of the “Phase II” plan as found in the PUD document (see below). The character of the additions in massing, expression, and materiality, is generally in keeping with the existing building (please refer to architectural narrative below and supporting architectural drawings). The existing purpose and use of the site remains unchanged.

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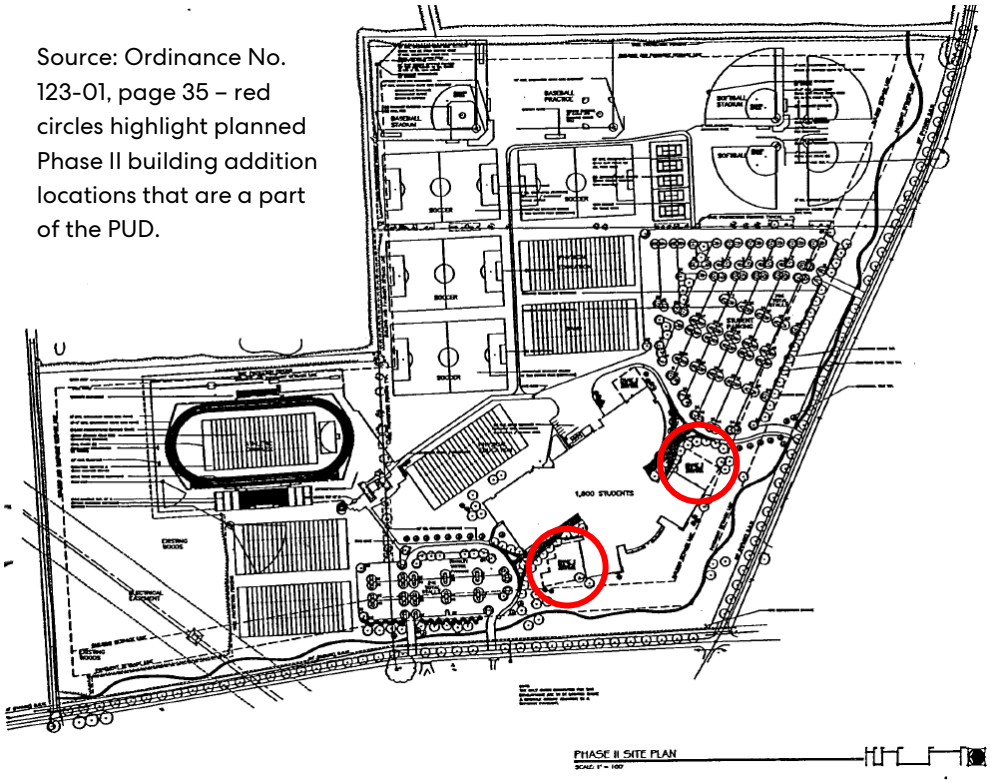
Source: Ordinance No. 123-01, page 35 – red circles highlight planned Phase II building addition locations that are a part of the PUD.



The proposed plan meets the review criteria as outlined in Planning and Zoning Commission §153.055(B).

1) As mentioned above, the subject parcel is zoned PUD and conforms with the planned additions in the locations contemplated.

2) No changes or incumbrances are incurred to existing vehicular and pedestrian circulation paths and patterns (in-out traffic movements, drive aisles, bus areas, student drop-off and pick-up locations, etc. remain unchanged). Site parking will remain in its current location and current quantities (refer to the EMH&T Trip Generation Memo) and main building entrances will remain in their current state. The existing garbage collection area will remain in its current location on the northeast side of the building, out of sight from adjacent roads.

3) While the additions do reduce open space, the existing building has a generous setback from the right-of-way and the site retains generous amounts of open space via the existing open grass areas and playfields.

4) The development is very much in keeping with the existing characteristics of the site and building (refer to architectural narrative below and submitted architectural drawings).

5) Existing site lighting impacted by the additions will be moved and new wall-mounted lighting added (refer to Korda Engineering exterior lighting photometric drawing).

6) Existing site signage will remain unchanged.

7) New project-area landscaping will be in conformance with applicable city codes and regulations (refer to the MKSK landscaping plans).

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8) Storm drainage will utilize the existing west basin directly west of the school library (between the library and the roundabout). EMH&T's calculations (refer to the EMH&T storm water management memo) explain that adequate capacity for these additions was designed into the west basin via the original design.

9) The project implementation is contemplated to be completed in one phase.

Existing Adjacent Zoning Designations

Source: **https://dublinohiousa.gov/developer-tools/zoning-map/**

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Architectural Narrative

The architectural approach to the two new classroom wing additions is to extend the character of the existing building while incorporating subtle refinements which honor the existing building while allowing the additions to 'read' as additions. In analyzing the architectural character of the existing building several key traits were highlighted as essential to maintain continuity and cohesiveness with the existing school.

Key architectural characteristics of the existing building include:

- Horizontality – this is primarily a low-slung, two-story building
- Roof form – distinctive partial barrel roofs
- Rhythm – Structural bays are reflected on exterior
- Materiality
    - Brick
    - Cream EIFS (stucco) walls above level 2 windows
    - Standing seam metal roof
    - Two colors of glass
    - Ground face CMU horizontal banding

Several strategies are employed to ensure new construction feels like an extension of the existing.

Classroom wings are aligned with existing, and the distinctive barrel roof form is continued. The rhythm of the building is continued with expressed piers at the same spacing as the existing. Horizontality is maintained and expressed in reveal bands aligned with existing CMU banding that wrap the facades.

Particular attention has been paid to continuity of materials.

The primary material of red brick will be matched in color finish and size (BRK-1). Mortar will be a buff to match existing so that overall color rendition remains consistent with existing. A 'reveal' bay is incorporated into the design to help break up what might otherwise be a long and potentially monotonous façade while also helping to address any slight color discrepancy between new and existing brick. It is recognized that brick color can vary even from one firing to another. Given that these bricks have been manufactured decades apart and have aged and worn at different rates, a direct abutment of new and existing bricks will not guarantee an exact match The 'reveal' approach taken here acknowledges that this is an addition but does so thoughtfully and intentionally. The separation will help make an 'exact match' of brick color from existing to new in the viewer's eye.

The standing seam metal roof will be a custom color to match the existing roof. Like the approach taken with the brick, the reveal will help make this a clean transition from existing to new, also allowing the concealment of a building expansion joint.

There are two colors of glass on the existing building. A bronze-colored glass at level 1 and a bluer glass at level 2. These will be matched in color using contemporary glass types that meet modern energy code requirements. Mullion color will match the medium bronze color of the existing.

The new darker brick (BRK-2), located in the aforementioned 'reveals', is intended to act as a break between new and existing. It has a contrasting smooth finish with a sheen that will unify it with the windows that will read as reflective and dark. The brick selected has warm

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undertones that will pick up on the colors in the existing secondary brick, particularly under direct sunlight.

The darker brick is also used at connector corridors near the main building entrances on the north and south. Although not highly visible from the roads, this new material is used here as well to help separate new construction from existing. Here the brick is paired with a grey composite metal panel above the glazing.

Some refinements will also be made to the architecture in the additions. Downspouts from the gutters are being pocketed into the brick piers to better integrate them into the architecture. Cast stone sills colored to match the brick provide better durability and give the additions a more unified aesthetic. Horizontal brick reveals further emphasize and provide articulation to the brick walls in a manner that will give the façade depth and appeal when viewed up close. Areas that are EIFS on the existing building are being expressed similarly on the addition but in a longer lasting more durable composite metal panel.

These approaches are designed to create a refined extension of the existing that will blend with the current school while elevating some material qualities and details.

END