



Bexley Animal Hospital : 500 N. Cassady

The current submittal is the third for this project – the first for the current design team.

The program remains unchanged – a small addition (706 sf) to the west side of the existing building. The overall massing is essentially unchanged (but clarified) as are the relationships to the setbacks which bring the building into alignment with the city’s published plan for this area – but in the short term raise concerns about certain aspects of the project as described below.

#### North Façade

The north face of the building, effectively sitting on the property line, is not allowed to have openings in it (per the Ohio Building Code). The austerity of this wall was noted to be of concern to the Architectural Review Board in previous iterations. These concerns have addressed in several ways:

- Addition of a landscape screen to allow vegetation to climb a portion of the north wall (successful examples of this strategy can be seen as nearby as Bexley City Hall)
- The design team has worked with the client and the Chief Building Official to come to an agreement in principle to allow the installation of some windows on this facade with the understanding that at such time as a building is constructed to the north, the windows will have to be removed and infilled with rated construction.

#### Site Impact

The other concern noted previously centered on the impact of this addition on the parking for the building to the north. The applicant and the design team have worked with the City and neighboring businesses to develop a “master plan” for the block that would eliminate the current substandard parking and excessive curb cuts on the west side of the block (facing Cassady) with the following additional benefits;

- Creation of 3 on-street (Cassady) parking spaces where there were previously none
- Creation of 7 head-in spaces off Allegheny where there were previously 3 parallel spaces
- While the west side of the Natural Market will lose approximately 5 spaces the net change for the block per this plan would be a gain of two (that total includes the addition of a proper ADA parking spot which is currently not available)
- The creation of an amenity space on the west side of the Natural Market that could be used for a variety of purposes (and/or eventually developed)

#### Materials

A brief summary of proposed materials would be as follows:

- Siding – a combination of weathering steel (Coreten) panels and painted metal siding (no exposed fasteners) as illustrated
- Glazing and exterior doors would be an aluminum storefront system (to match the painted metal siding in a dark grey)
- The bottom of the overhanging roof element would be faced with tongue and groove cedar

#### Lot Coverage

Currently the total lot area is 7,200 sf with a building that is 1,982 sf and 4,876 of paving + hardscape (total development percentage of 95.25%).

The proposed changes would increase the building to a total of 2,688 sf while reducing paving + hardscape to 4,154 sf (reduced total development percentage of 95.0%). An added aspect of the proposed changes would be the transition of approximately 385 sf of paving in the city right of way to green space.

#### Zoning

There are no outstanding zoning issues related to the project as proposed.