

September 8, 2017

Ms. Nichole Martin
Planner I
City of Dublin
5800 Shier Rings Road
Dublin, Ohio 43016

Re: The Avenue Steak Tavern @ Bridge Park West
Architectural Justification for Exterior Alterations

Dear Ms. Martin:

Thank you for your consideration of our proposed exterior building modifications at Bridge Park West, for the accommodation of The Avenue Steak Tavern. We feel as though the collaboration between our design team, yourself and the ART has been very productive and is headed in the right direction. Along with the graphic exhibits we have submitted, please consider the following architectural justification:

The design is based on "old" modern, 1937 moderne with a local retro flavor. A place that within the last few generations has always been there. A place where our grandparents took our parents and our parents took us. A place where we still love to go and so do our kids.

That nostalgic design has deep roots. The building that houses the original is from the turn of the century which had been remodeled many times. Our goal was to take the building back to its bones and layer on the 1937 modern. This is how all downtowns developed, by the evolution of design creating the fabric of a neighborhood.

In this case, we are in a new building that references the turn of the century neighborhood without being a "Disney" replica of the same. The design of the new building is respectful of the downtown, just as our design for The Avenue is respectful of the design of the building we are in and the neighborhood that surrounds it. Our goal is to add to the fabric of the neighborhood by layering on historic design elements, thus showing that it has evolved as time has gone on. It is this evolutionary design fabric that creates truly unique places where people want to visit, shop, dine, and live.

- Mark Knauer, Designer

As a result of our previous ART appearance, the following conditions were suggested. Our team's response to each are as follows:

- 1. That the proposed patio enclosure be a permanent structure constructed of material of an approved primary or secondary material, subject to ART approval.**

Response: A permanently enclosed space with operable windows does not create the experience our team would like to achieve. The location of our covered patio has an excellent connection with the plaza and it is our desire to maintain this association as much as possible. The roll down screens are intended to be utilized only during inclement weather.

- 2. That the marquee lighting be eliminated along the covered patio.**

Response: The marquee lighting is a very subtle detail, yet a primary visual cue of the tenant brand. While not being obnoxious, it adds interest and consistency to, both, the west and south facades. Furthermore, this type of lighting (similar to festoon lighting) is very effective in establishing pedestrian scale to outdoor spaces.

- 3. That the patio furniture be predominantly black, subject to Staff approval prior to issuance of a Building Permit for work associated with this application.**

Response: Because of the indoor/outdoor nature of the covered patio, our team feels that black metal furniture is not the right solution. Such metal furniture is more suited to purely outdoor conditions. The

chairs proposed are made of bamboo frames with a rattan weave. The rattan weave is primarily black with accents of red. This type of seating selection is elegant, comfortable and more fitting for indoor/outdoor use, as opposed to being purely outdoor in nature.

- 4. That annually, all patio furniture will be removed and stored off-site between November 1st and March 1st.**

Response: It is the desire of the tenant to leave the patio furniture set up for use all year. It shall not be stockpiled, but arranged so that it may be utilized whenever the weather allows.

- 5. That a new Minor Project Review application be required for the expansion of patio space in the future.**

Response: If the tenant determines they would like to utilize the expanded outdoor patio space in the future, they will file for a new MPR.

- 6. That the patio planters be revised to cedar and color matched to the base of the building.**

Response: Patio planter design has been revised to cedar and are proposed to be painted black.

Thank you for your assistance in making The Avenue a quality addition to Bridge Park West.

Sincerely,
Bean Architects

A handwritten signature in black ink, appearing to read 'J. Carter Bean', with a stylized, looping flourish extending to the right.

J. Carter Bean