

17-070ARB-MPR – THE AVENUE

Site Location

East of North High Street, approximately 400 feet north of the intersection with North Street.

Zoning

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

Property Owner

Bridge Park West A, LLC.

Applicant/Representative

Carter Bean, Bean Architects.

Applicable Land Use Regulations

Zoning Code Sections 153.066 and 153.170, and the Historic Dublin Design Guidelines.

Request

Minor Project Review (MPR) for exterior modifications and an enclosed patio addition.

Staff Recommendation

- A. Disapproval of the Waiver Review
- B. Approval of the MPR with two conditions

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Case Manager

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Summary

Exterior modifications for a tenant space in a commercial building in Building Z1 of the Bridge Park West Development including an entry canopy, awnings, and courtesy panels; and an enclosed patio adjacent to the Riverside Crossing Park West Plaza.

Zoning Map



Next Steps

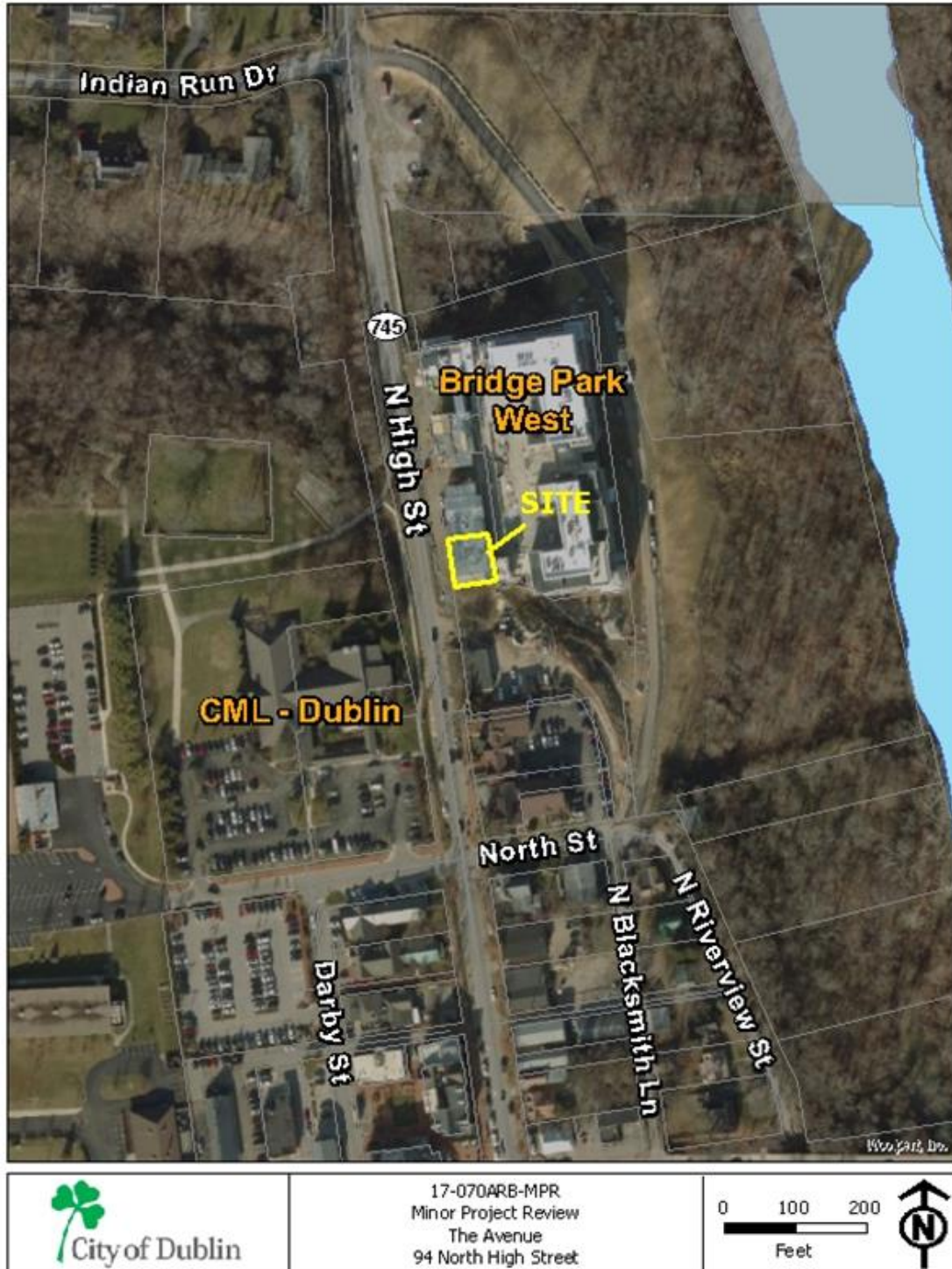
The Architectural Review Board (ARB) is the final reviewing body for this application. Upon a recommendation from the Administrative Review Team (ART) for the Waiver Request and Minor Project Review the Board will consider this case.

Signs will meet the approved MSP or go before the ARB as an amendment to the MSP and are not for consideration as part of this application.

Outdoor speakers require review and approval of a Conditional Use application by the Planning and Zoning Commission (PZC).

1. Context Map

The site is located east of North High Street, approximately 400 feet north of the intersection with North Street.



2. Overview

A. Background

In April 2015, the ARB reviewed and approved the Development Plan/Site Plan for Building Z1. The project includes approximately 40 residential units, 14,000 feet of office, 13,000 square feet of commercial (retail, restaurant), and parking garage.

In December 2015, the ARB reviewed and approved a Master Sign Plan for the Bridge Park West development, which provides a comprehensive framework for tenant sign allowances while remaining contextually sensitive to Historic Dublin.

Most recently in May 2016, The ARB reviewed and approved a Minor Project Review to modify the entry location for Tenant A to be located further south on a portion of the elevation that was previously a two-story curtainwall system. As part of this modification the landscape plan was modified to reflect the new entry location. Additionally, along the south elevation the spacing between the approved columns was increased and door locations shifted to accommodate the tenant's anticipated patio operations.

B. Update

The application was previously scheduled for the July 27, 2017 ARB Meeting. At the applicant's request the case was postponed to address conditions of approval identified by the ART. The applicant has provided character renderings, refined patio furniture selections, updated patio planters, and integrated gutter system to manage stormwater to address some of ART's comments.

C. Site Characteristics

1) Existing Conditions

The approximately 5,000 square foot tenant space is located within Bridge Park West – Building Z1, a mixed use, commercial building, with retail/restaurant tenant spaces along N. High Street, second story office space. Structured parking is integrated into the building, and fee-simple, condominiums front Riverside Crossing Park (west).

The entrance is located on N. High Street with a covered patio along Riverside Crossing Park – West Plaza at the western terminus of the (future) pedestrian bridge. (The patio is proposed to be enclosed with this application).

2) Historic and Cultural Facilities

Building Z1 is a non-historic structure designed to complement the vernacular style architecture found throughout Historic Dublin through use of materials, colors and window details that comply with historic color and material palettes identified in the Historic Dublin Design Guidelines. Along N. High Street, the building is characterized by clean lines and modest architectural details.

3) Surrounding Land Use and Development Character

- North: Bridge Street District, Historic Transition Neighborhood (Bridge Park West)
- East: Bridge Street District, Public (Riverside Crossings Park)
- South: Bridge Street District, Historic Core (Oscar's Restaurant)

- West: Bridge Street District, Public (CML Dublin Branch)

4) Road, Pedestrian and Bike Network

The tenant space has frontage along N. High Street to the west and Riverside Crossing Park – West Plaza to the south. There is sidewalk that extends along N. High Street, and pedestrian plaza and (future) shared use path connection east-west between Bridge Park and Historic Dublin.

D. Proposal

Exterior modifications for a restaurant tenant for a coordinated package in line with the concept's theme including final details for the entry, windows, and enclosed patio. The proposal meets all Code requirements for building type transparency, awning and canopy design, landscaping, and applicable use specific standards with the exception of items detailed below and the one requested Waiver for allowance of a prohibited material.

1) Entry

The proposed entrance canopy includes metal fascia, black and white scalloped fabric valance, and marquee lights. Wood entry doors are a dark finish, and two relocated bronze sconces are located on either side of the entry.

2) Windows

Five black awnings with white piped detail and scalloped edge are above the windows along N. High Street. Courtesy panels (black ceramic frit spandrel glass) are proposed on the lower portion of the window to provide privacy to patrons seated on the interior of the windows. Decorative gold vinyl window striping, which requires approval of an amendment to the approved MSP to permit decorative window graphics (not included in this application).

3) Patio

The proposed covered patio is located on the south side of the building adjacent to the West Plaza landing. A roll down marine grade, acrylic and vinyl screen in a silver tweed is proposed to enclose the patio. ThermoVeil sunscreens are proposed in a Black/Brown basket weave. A waiver is required to permit this request. Staff is recommending disapproval as detailed below.

The patio tables are shown as brilliant black with brass surround and black base. The chairs are proposed in honey rattan with woven black and burgundy seat. The proposed chair coordinates with other approved chairs in Historic Dublin and satisfies the ART's request for predominately black furniture.

Planters are proposed to separate the patio from the public plaza. The applicant has updated the proposed planter, at the request of ART, to a black cedar to coordinate with the base building. The applicant has indicated planting will be rotated seasonally.

A soffit extension painted to match the building with black and white fabric valance and marquee lighting is proposed to conceal the patio fans and heaters. The applicant has updated the proposal, at ART's request, to incorporate an integrated gutter system to manage stormwater.

4) Lighting

The BSD identifies a desire to create active, walkable streetscapes through placemaking elements. Staff recognizes that placemaking can be achieved through a layering of a variety of elements and the proposal is consistent with the tenant's brand; however, to support the number of elements proposed is inconsistent with the existing urban fabric of N. High Street as the majority of adjacent structures date to the late 19th century and have simple vernacular architecture whereas the popularity of marquee lighting dates to the early 20th century.

Staff recommends the use of marquee lights be limited to the entrance on N. High Street in recognition that the brand can contribute to the sense of place in Historic Dublin, but all marquee lighting should be eliminated along the public plaza. Additionally, Staff recommends the ARB consider elimination of white trim on the awnings and canopy valances as it accentuates the deviation in the awning and valance design from the architectural character.

5) Speakers

The applicant has indicated speakers are desired for the patio. A separate Conditional Use application will be required for approval of the use of outdoor speakers.

6) Signs

Signs are not proposed and have not been reviewed for compliance as part of this application. Signs are required to meet the Master Sign Plan and require permits prior to installation.

3. Criteria Analysis

A. Waiver Review Analysis [§153.066(I)(6)]

1) 153.062—Building Types (E)(1)(d)— Permitted Secondary Materials

Secondary building materials are limited to glass, reinforced gypsum, wood siding, fiber cement siding, metal, and exterior architectural metal panels and cladding.

Request. Permit marine grade acrylic and grade vinyl as permitted secondary building materials with a PVC and polyester, ThermoVeil sunscreen for the enclosure of the patio for the existing tenant at 94 N. High Street.

Criteria Not Met. The Waiver, if approved, will not result in development that is of equal or greater quality in design or material, as compared to other similar development. Other tenants located in Building Z1 have pursued permanent patio enclosures utilizing permitted primary and secondary materials namely glass NanaWall systems. As compared, the proposed system has a limited life-span, reduced cost (versus an enclosed building addition), and is proposed in highly visible location; and therefore the Waiver does not meet the vision of Bridge Street District to implement high-quality urban development.

B. Minor Project Review Analysis [§153.066(G)(3)(c)]

- a) **The Minor Project Review is substantially similar to the approved Site Plan.**
Criteria Met. The proposal is consistent with the approved site plan for this site. No significant alterations to the shell building are proposed with this application.
- b) **The Minor Project Review is consistent with the approved Development Plan.**
Criteria Met. The proposal is consistent with the approved development plan for this site. No significant alterations to the shell building are proposed with this application.
- c) **The application meets all applicable Zoning Code requirements.**
Criteria Met with Condition. The proposed exterior modification and enclosed patio are consistent with the Zoning Code requirements. The applicant will be required to change the proposed patio enclosure material to meet Code, subject to ART approval.
- d) **Internal circulation system and driveways provide safe and efficient access for all.**
Criteria Met. No alterations within the right-of-way are proposed. Pedestrian, bicycle, and vehicular circulation is not impacted with this proposal.
- e) **Relationship of buildings and structures to each other provides for development integrated with the surrounding area, and maintains the image of Dublin as a high quality community with a commitment to exemplary quality and design.**
Criteria Met with Condition. The proposed patio is integrated into the main structure with coordinated design elements including material and color. The applicant will be required to revise the design to eliminate the marquee lights along the public plaza (south elevation).
- f) **Open space suitability and natural feature preservation.**
Criteria Met with Condition. The proposal does not impact any open space. The applicant will bring forward another application for any additional patio space in the future.
- g) **The scale and design of the proposed development allows for the adequate provision of services.**
Not Applicable.
- h) **Adequate stormwater management facilities are provided.**
Not Applicable.
- i) **Phased development is able to be considered as independent phases.**
Not Applicable.

- j) **The application demonstrates consistency with commonly accepted principles of walkable urbanism, the Bridge Street District Vision Principles, Community Plan, and other related policy documents.**
Criteria Met with Condition. The proposal is consistent with the Community Plan and the Bridge Street District zoning regulations; however, is inconsistent with the character of the building, and adjacent structures. Staff recommends additional sensitivity to the adjacency to public open space.

C. Historic Dublin Design Guidelines

For new construction the Guidelines note that buildings should be responsive to the existing context of the District. The Guidelines also note there is room for creativity, and contemporary design.

Building Z1 is located in a key location at the western terminus of the (future) pedestrian bridge – a symbolic element providing a physical connection between the past, present, and future. As key element within the City, Staff recommends the exterior modifications be subordinate to the bridge and plaza.

4. Recommendation

Waiver Review

Upon finding the review criteria for approval of waiver are not met ART recommends **disapproval** of the request to permit additional secondary building materials.

Minor Project Review

Upon finding all code requirements are met as well as the intent of Historic Dublin Design Guidelines and Bridge Street District Vision Plan ART recommends **approval** with 2 Conditions:

- 1) The patio enclosure be a permanent structure constructed of an approved primary or secondary material, subject to ART approval; and,
- 2) The marquee lighting be eliminated along the enclosed patio.