



## PLANNING REPORT

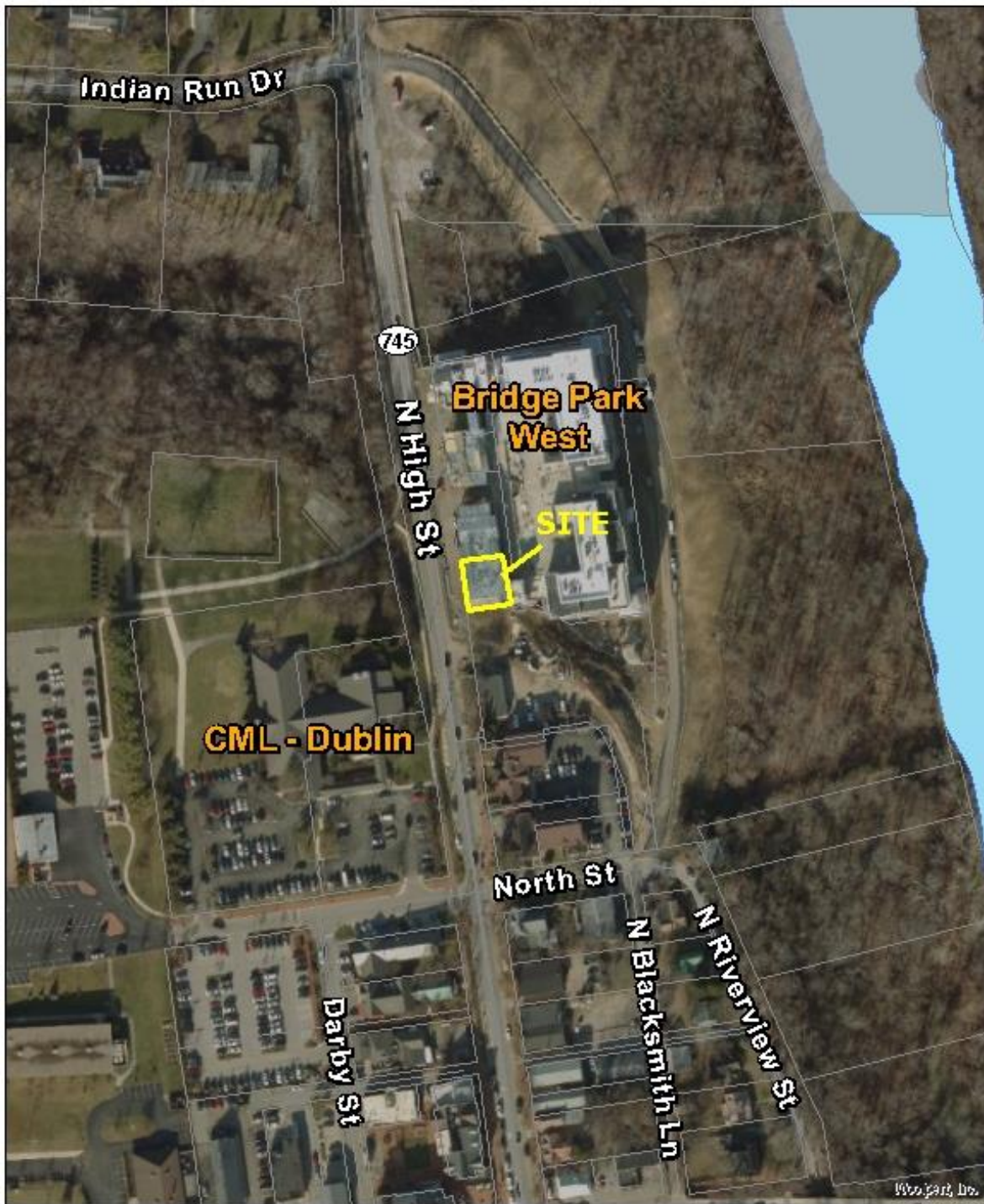
# Architectural Review Board

Wednesday, July 26, 2017

The Avenue – MINOR PROJECT REVIEW

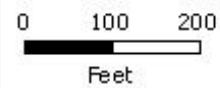
### Case Summary

|                |   |
|----------------|---|
| Agenda Item    | 1   |
| Case Number    | 17-070ARB-MPR   |
| Proposal       | Exterior modifications to an existing commercial building for an entry canopy, awnings, and courtesy panels along N. High Street and an enclosed patio along the public plaza.  |
| Request        | Review and approval for a Minor Project Review under the provisions of Zoning Code Section 153.066 and the Historic Dublin Design Guidelines.   |
| Site Location  | East side of North High Street, approximately 400 feet north of the intersection with North Street.   |
| Applicant      | Cameron Mitchell Restaurants LLC represented by Carter Bean, Bean Architects  |
| Case Manager   | Nichole Martin, Planner I   614.410.4635   <a href="mailto:nmartin@dublin.oh.us">nmartin@dublin.oh.us</a>   |
| Recommendation | <b>Approval of a Minor Project Review with six conditions</b> <ol style="list-style-type: none"><li>1) That the proposed patio enclosure be a permanent structure constructed of material of an approved primary or secondary material, subject to ART approval;</li><li>2) That the marquee lighting be eliminated along the enclosed patio;</li><li>3) That the patio furniture be predominantly black, subject to Staff approval prior issuance of a Building Permit for work associated with this application;</li><li>4) That annually, all patio furniture will be removed and stored off-site between November 1st and March 1st;</li><li>5) That a new Minor Project Review application be required for the expansion of patio space in the future; and</li><li>6) That the patio planters be revised to cedar and color matched to the base of the building.</li></ol> |



City of Dublin

17-070ARB-MPR  
Minor Project Review  
The Avenue  
94 North High Street



| Facts                       |  |
|-----------------------------|--|
| Site Area                   | ±1.7 acres   |
| Zoning                      | BSD-HTN: Bridge Street District – Historic Transition Neighborhood   |
| Surrounding Zoning And Uses | <p>North: BSD-HTN: Historic Transition; and Rural District (Mixed Use, Residential)</p> <p>East: BSD-P: Public (Scioto River, Future Park)</p> <p>South: BSD-HTN: Historic Transition (Commercial)</p> <p>West: BSD-P: Public (Veterans Memorial Park)</p>   |
| Site Features               | <ul style="list-style-type: none"> <li>• First floor commercial tenant space within the building Z1 – Tenant A of the Bridge Park West development.</li> <li>• Primary entrance located along N. High Street.</li> <li>• Pedestrian bridge landing and west public plaza located along south of tenant space.</li> </ul>   |
| Background                  | <p><i>April 2015</i></p> <p>The ARB reviewed and approved the Development Plan/Site Plan for the buildings associated with Building Z. The project included approximately 40 residential units, 14,000 feet of office, 13,000 square feet of commercial (retail, restaurant), and parking garage.</p> <p><i>May 2016</i></p> <p>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 south elevation the spacing between the approved columns was increased and door locations shifted to accommodate the tenant’s anticipated patio operations.</p> |

| Details |   | Minor Project Review |
|---------|---|----------------------|
| Process | <p>Staff has reviewed this application based on the review criteria for Minor Projects, which include the following sections from §153.059, §153.062, §153.063, §153.066(D), and §153.066(F)(3) in the Bridge Street District (BSD) Zoning Code, and the Historic Dublin Design Guidelines.</p> <p>The proposed patio use is consistent with the approved accessory</p> |                      |

| Details  | Minor Project Review  |
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|          | <p>uses within the district. The patio meets the requirements of outdoor dining and seating in terms of maintaining a 6-foot pedestrian clear zone, and the application is conditioned to provide revised materials for the enclosed patio to coordinate with the character of the district. Furthermore, this application is recommended by staff to include a condition to ensure the proposed vinyl patio enclosure be revised to be permanent enclosure constructed of a permitted primary or secondary building material in the BSD to create a more permanent enclosure.</p>  |
| Proposal | <p>This is a proposal for exterior modification to an existing tenant space located at the southwest corner of building Z1 in the Bridge Park West development. The tenant space is located along N. High Street and adjacent to the west plaza. The request is for review and approval of elements including:</p> <p>Entry</p> <ul style="list-style-type: none"> <li>• An entry canopy with metal fascia, black and white scalloped fabric valance, and marquee lights.</li> <li>• Wood entry doors in a dark finish, and two relocated sconces in a bronze finish are shown on either side of the entry.</li> <li>• Venetian style urns are proposed on either side of the entrance.</li> </ul> <p>Windows</p> <ul style="list-style-type: none"> <li>• Five black awnings with white piped detail and scalloped edge above the windows along N. High Street.</li> <li>• 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.</li> <li>• Additionally, a decorative gold vinyl window striping is proposed above, which requires an amendment to the approved Master Sign Plan to approve and is not included as part of this application.</li> </ul> <p>Enclosed Patio</p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• A roll down vinyl screen in a silver tweed is proposed to enclose the patio. ThermoVeil sunscreens are proposed in a Black/Brown basket weave.</li> <li>• The patio tables are shown as brilliant black with brass edge and black base. Two different bases are shown, which should be clarified prior to permitting. The chairs are proposed in</li> </ul> |

| Details  | Minor Project Review  |
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|          | <p>faux bamboo style with woven beige and burgundy seat and back in an all-weather material.</p> <ul style="list-style-type: none"> <li>Planters are proposed to separate the patio from the public plaza.</li> </ul> <p>Additional Details</p> <ul style="list-style-type: none"> <li>The applicant has indicated speakers are desired for the patio. A separate Conditional Use application will be required for approval of the use of speakers.</li> <li>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.</li> </ul>   |
| Analysis | <p>The overall design theme of the building elevation along N. High Street provides a character consistent with Historic Dublin through use of materials, colors and window details which comply with historic color and material palettes identified in the Historic Dublin Design Guidelines.</p> <p>The proposal incorporates a mix of architectural elements consistent with the tenant's brand, but inconsistent with the straight, modest lines of the building's architecture and the district as a whole.</p> <p>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; however, it is inconsistent with the existing urban fabric of North High Street to support the number of elements proposed as the majority of adjacent structures date to the late 19<sup>th</sup> century and have simple vernacular architecture whereas the popularity of marquee lighting dates to the early 20<sup>th</sup> century. The use of marquee lights should 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.</p> <p>Additionally, staff recommends the Board consider elimination of white trim on the awning as and canopy valances as it accentuates the deviation in the awning and valance design from the architectural character.</p> <p>In ART's review of the application it was noted that the character of the proposed patio furniture is inconsistent with Historic Dublin. ART</p> |



| Details | Minor Project Review  |
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|         | <p>determined predominately black patio furniture is consistent with the District. Furthermore, ART noted a sensitivity to the treatment of the patio along the public plaza. ART recommended the planters adjacent to the public space be color matched to building and be constructed of cedar due to the high visibility and pedestrian traffic of the proposed location. ART supported the condition eliminating the marquee lighting along the enclosed patio.</p> <p>The proposal meets all Code requirements for building type transparency, awning and canopy design, landscaping, and applicable use specific standards.</p> |

| Analysis  | Minor Project Review – Accessory Use   |
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| Process   | <p>The purpose of the Minor Project Review as provided in §153.066(G), is to provide an efficient review process for smaller projects that do not have significant community effects. The MPR is necessary to ensure that applications for development meet the requirements of Chapter 153 of the Dublin Zoning Code.</p> |
| a) Similarity to Approved Basic Plan                                | <p><i>Not Applicable.</i></p>  |
| b) Consistency with Approved Development Plan                       | <p><b>Criterion Met:</b> The proposal is consistent with the approved development plan for this site. No significant alterations to the shell building are proposed with this application.</p>   |
| c) Meets Applicable Zoning Regulations                              | <p><b>Criterion Met with condition:</b> 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.</p>  |
| d) Safe and Efficient Pedestrian, Bicycle and Vehicular Circulation | <p><b>Criterion Met:</b> No alterations within the right-of-way are proposed. Pedestrian, bicycle, and vehicular circulation is not impacted with this proposal.</p>   |
| e) Coordination and Integration of Building and Structures          | <p><b>Criterion Met with conditions:</b> The proposed patio is integrated into the main structure with coordinated design elements including material and color. The applicant will be required to revise design to eliminate the marquee lights along the public plaza and choose</p>                                     |

| Analysis   |  | Minor Project Review – Accessory Use  |
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|  |  | alternate   |
| f) Open Space Suitability and Natural Feature Preservation                       |  | <b>Criterion Met with condition:</b> The proposal does not impact any open space. The applicant will bring forward another application for any additional patio space in the future.  |
| g) Adequate Provision of Public Services   |  | <i>Not Applicable.</i>  |
| h) Appropriate Stormwater Management   |  | <i>Not Applicable.</i>  |
| i) Development Phasing   |  | <i>Not Applicable.</i>  |
| j) Consistency with BSD Vision Report, Community Plan and other Policy Documents |  | <b>Criterion Met with condition:</b> 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. |

| Recommendation |  | Minor Project Review – Accessory Use   |
|----------------|--|--|
| Approval       |  | The proposed minor project with an accessory use meet the requirements of the Zoning Code and is consistent with the character of the Bridge Street District. The Administrative Review Team is recommending approval of this application with six conditions.   |
| Conditions     |  | <ol style="list-style-type: none"> <li>1) That the proposed patio enclosure be a permanent structure constructed of material of an approved primary or secondary material, subject to ART approval;</li> <li>2) That the marquee lighting be eliminated along the enclosed patio;</li> <li>3) That the patio furniture be predominantly black, subject to Staff approval prior issuance of a Building Permit for work associated with this application;</li> <li>4) That annually, all patio furniture will be removed and stored off-site between November 1st and March 1st;</li> <li>5) That a new Minor Project Review application be required for the expansion of patio space in the future; and</li> <li>6) That the patio planters be revised to cedar and color matched to the base of the building.</li> </ol> |