



PLANNING REPORT

Administrative Review Team

Thursday, June 8, 2023

Bridge Park, Block B - J. Hilburn 23-039MPR

<https://dublinohiousa.gov/art/23-039>

Case Summary


Address	6608 Longshore Street, Dublin, OH 43017
Proposal	Exterior modifications to an existing tenant space in the Bridge Street District.
Request	Review and approval of a Minor Project Review under the provisions of Zoning Code Section 153.066.
Zoning	BSD-SCN, Bridge Street District – Scioto River Neighborhood
Planning Recommendation	<u>Approval of Minor Project Review</u> Planning recommends approval with no conditions
Next Steps	The Administrative Review Team (ART) is the final reviewing body for this application. Upon approval from the ART, the applicant may apply for a building permit through Building Standards.
Applicant	Matt Toddy, Astra Studios
Case Manager	Maggie Kaniecki, Planning Assistant (614) 410-4698 mkaniecki@dublin.oh.us Zach Hounshell, Planner II (614) 410-4652 zhounshell@dublin.oh.us

Site Location Map

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Site Features

 Storefront



1. Background

The tenant space is located within Bridge Park, Block B; bounded by Mooney Street to the East, Bridge Park Avenue to the North, Riverside Drive to the West, and Banker Drive to the South. This storefront is located within Building B4/5 of this block. It is a 1.598-acre site consisting of parking a parking structure and multiple storefronts on the east side of Longshore Street, north of the intersection with Banker Drive. This pedestrian-centric development is zoned Bridge Street District – Scioto River Neighborhood and is intended for a mix of uses.

In August 2015, the Planning and Zoning Commission (PZC) reviewed and approved the Development and Site Plans for four buildings associated with “B Block” of the Bridge Park development. B Block was included in the second portion of phase one of development. The proposal included 213 apartment units, 62,000 square feet of office, 47,000 square feet of commercial, and a parking garage with 869 parking spaces. Since August 2015, creative and unique tenant design have been integral to vibrant experience within Bridge Park. Further diversifying the portfolio of high-quality, store-front design will encourage the community to further flourish.

The applicant currently occupies the tenant space, which includes a prefabricated storefront system that is made primarily of glass. This storefront enables clear sightlines into the space, with window signs and an awning above the storefront.

2. Proposal

The applicant is proposing modifications to the tenant space within Bridge Park, Block B along Longshore Street including the removal of the existing storefront system and replacing it with a new design.

Proposed Elevation

The proposed modifications include the installation of a new “Tricorn Black” storefront system, which surrounds three sets of double doors of the same color. Between the three sets of doors, the proposal includes modern cylindrical wall sconces in the color gold. The left and right doors are both set 2' and 7 5/8" back from the center doors. In this proposal, the center doors encroach into the right-of-way, specifically the sidewalk along Longshore Street, by 1' and 4 3/4", which is permitted per Code.



Code Requirements

One Administrative Departure (AD) is needed to accommodate the proposed improvements. An AD allows the Administrative Review Team to grant a deviation up to 10% of a specified numeric Code requirement.

Code requires 60% transparency for first floor elevations. This proposal reduces the window size of the current storefront system and, therefore, reduces the transparency by approximately 63 square feet; bringing the total transparency to 56%. Planning staff is supportive of the design and supports an Administrative Departure (AD) for the transparency requirements. The proposed AD is to request 54% to allow a buffer for any potential calculation errors with the tenant space.

Additionally, Code requires 80% of the west building façade to be a primary material: brick, glass, composite metal or other high-quality, durable materials. In July 2020, the ART approved an Administrative Departure for Bates and Brown Barbershop to reduce the primary material percentage for the west elevation of Building B4. This proposal adjusts the materiality of the façade by reducing the usage of glass, a primary material, from 10,494 SF to 10,431 SF. This change is not substantial from current conditions, and maintains an approximately 74% primary material calculation for the west façade of the building. An additional AD is not required for primary building materials.

3. Plan Review

Administrative Departure Analysis
153.062(N)(4)(a)(2) - Building Type Requirements, Façade Requirements

Requirement: Ground story transparency is measured between two and eight feet above the sidewalk elevation on all ground story facades, regardless of whether a sidewalk is adjacent to the façade. 60 percent transparency is required.

Request: The request is for a 10 percent reduction in the required transparency, down to 54 percent required.

Criteria	Review
1. The need for the AD is caused by unique site conditions, conditions on surrounding properties, and/or otherwise complies with the spirit and intent of the Community Plan, BSD Special Area Plan, BSD Design Guidelines, other adopted City plans and policies, and all applicable requirements within 153.057 through 153.066.	<p>Criteria Met</p> <p>This proposal allows for creative design and creates a more vibrant pedestrian experience within Bridge Park, thus complying with the intent of all adopted plans, regulations, and other polices regarding the Bridge Street District.</p>

- 2. The AD is not being requested simply to reduce costs or as a matter of general convenience.

Criteria Met
 This design adds to the vibrancy of Bridge Park and does not create a cheaper or more convenient design.
- 3. The AD does not have the effect of authorizing any use, sign, building type, or open space type that is not otherwise permitted in that BSD district.

Criteria Met
 This Administrative Departure does not allow for the authorization of any uses, signs, building types or open spaces.
- 4. The AD, if approved, does not adversely impact the pedestrian experience.

Criteria Met
 The Administrative Departure does not adversely impact the pedestrian experience.
- 5. The AD, if approved, will ensure that the development is of equal or greater development quality with respect to design, material, and other development features than without the AD.

Criteria Met.
 The Administrative Departure enables a storefront design that is both high quality and unique.

Minor Project Review Criteria

Criteria	Review
6. The Minor Project shall be consistent with the Community Plan, and all BSD adopted plans, policies, and regulations.	Criteria Met with Administrative Departure The proposal is consistent with the intentions of the Community Plan, and other BSD adopted plans, policies, and regulations. One administrative departures is needed for storefront transparency.
7. The Minor Project is consistent with the approved Final Development Plan.	Criteria Met The Minor Project is consistent with the development plan for the site.
8. The Minor Project is consistent with the record established by the	Criteria Met This project is consistent with the record established by the ART as it is comparable to other storefront projects within

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| Administrative Review Team. | Bridge Park in terms of creativity and the overall pedestrian experience. |
| 9. The Minor Project meets all applicable use standards; | Criteria Met
The proposal meets all applicable use standards. |
| 10. The proposed improvements meet all applicable requirements of the BSD Code and respond to the standards of the BSD Design Guidelines. | Criteria Met with Administrative Departure
The associated Administrative Departure enables this proposal to meet the applicable requirements of the BSD Design Guidelines. This proposal complies with the intent of all adopted plans, regulations, and polices within the Bridge Street District as it enables a creative pedestrian experience. |

Reccomendation

Planning Recommendation: Approval of one Administrative Departures to the following Section:

- 1) 153.062(N)(4)(a)(2) - Building Type Requirements, Façade Requirements

Planning Recommendation: Approval of the Minor Project with no conditions: