



RECORD OF DETERMINATION

Administrative Review Team

Thursday, May 17, 2017

The Administrative Review Team made the following determination at this meeting:

**3. BSD HTN – Condado Patio
18-032ARB/MPR**

**104 N. High Street
Minor Project Review**

Proposal:	A 525-square-foot patio and associated site improvements for an existing tenant space in Bridge Park West and zoned Bridge Street District Historic Transition Neighborhood.
Location:	East of North High Street, approximately 600 feet north of North Street.
Request:	Review and recommendation of approval to the Architectural Review Board for a Minor Project Review under the provisions of Zoning Code Sections 153.066 and 153.170, and the <i>Historic Dublin Design Guidelines</i> .
Applicant:	Tom Linzell, M+A Architects.
Planning Contact:	Nichole M. Martin, Planner I.
Contact Information:	614.410.4635, nmartin@dublin.oh.us
Case Information:	www.dublinohiousa.gov/arb/18-032

Request: Recommendation of approval of this request for a Minor Project Review with three conditions:

- 1) That the applicant use Overhead Door 521 in a dark finish, subject to Planning's approval prior to building permitting.
- 2) That the applicant eliminate the patio seating north of the north entrance to the tenant space.
- 3) The glass in the garage doors match the reflectiveness of the existing windows.

Determination: Minor Project Review were forwarded to the Architectural Review Board with a recommendation of approval.

STAFF CERTIFICATION

Vince A. Papsidero, FAICP
Director of Planning





MEETING MINUTES

Administrative Review Team

Thursday, May 17, 2018 | 2:00 pm

ART Members and Designees: Vince Papsidero, Planning Director (Chair); Donna Goss, Director of Development; Colleen Gilger, Director of Economic Development; Ray Harpham, Commercial Plans Examiner/Chief Building Official; Aaron Stanford, Senior Civil Engineer; and Mike Altomare, Fire Marshal.

Other Staff: Jennifer Rauch, Planning Manager; Claudia Husak, Senior Planner; Lori Burchett, Planner II; Nichole Martin, Planner I; Tammy Noble, Senior Planner; JM Rayburn, Planner I; Richard Hansen, Planning Assistant, and Laurie Wright, Administrative Support II.

Applicants: Dustin Todd, Architectural Alliance (Case 1); Christopher Meyers, AIA, Meyers + Associates Architecture (Case 2); Tracy Perry, NBBJ; and Wendy Tressler Jasper, Columbus Metropolitan Library (Case 3); Tom Linzell, M+A Architects (Case 4); Russ Hunter, Crawford Hoying Development Partners; Mr. Gonzalez Gonzales, Moody Nolan, James Peltier, EMH&T; and John Woods, MKSK (Case 5); and Jule Polletta, Radelet McCarthy Polletta, Architecture and Interior Design; Denise Pompena, Graziano; and Chris Jaeger, Graziano Construction (Case 6).

Vince Papsidero called the meeting to order at 2:01 pm. He asked if there were any amendments to the May 3, 2018, meeting minutes. The minutes were accepted into the record as presented.

RECOMMENDATION

**4. BSD HTN – Condado Patio
18-032ARB/MPR**

**104 N. High Street
Minor Project Review**

Nichole Martin said this application is a proposal for a 525-square-foot patio and associated site improvements for an existing tenant space in Bridge Park West zoned Bridge Street District Historic Transition Neighborhood. She said the site is east of North High Street, approximately 600 feet north of North Street. She said this is a request for a review and recommendation of approval to the Architectural Review Board for a Minor Project Review under the provisions of Zoning Code Sections 153.066 and 153.170, and the *Historic Dublin Design Guidelines*.

Ms. Martin presented an aerial view of the site and identified the tenant space within the Bridge Park West development as Building Z1. She presented photographs of the front façade showing the existing conditions of the building looking northeast and southeast. She presented the west façade of the whole building on N. High Street with the proposed façade alterations highlighted, which included overhead doors in place of the existing storefront windows, the removal of stairs on the southern portion of the tenant space, installation of fencing around the patio along with ten-foot-high poles for the overhead lighting, and string catenary lighting above the patio space.

Ms. Martin said the tenant proposes to occupy the entire first floor of this building, which has three entrances. She said the primary entrance where a (future) sign would be installed is the northern most entrance; the central entrance will be used for food service to the patio; and the southernmost entrance will remain as an accessible entrance to the interior of the restaurant. She said the patio is proposed along the west façade of the building in front of the restaurant and at the south end of the patio, she said, it slopes down to two feet below grade of the adjacent sidewalk.

Ms. Martin stated the patio is proposed to contain 11 tables with 32 seats with 24 of the seats located south of the primary entrance in a gated area to allow for the consumption of alcohol per the State of Ohio, Division of Alcohol Control. She indicated staff is concerned the proposed layout, which includes additional tables and chairs outside the fenced area and adjacent to the main tenant entrance, may create a conflict between servers and waiting patrons. Furthermore, she said, the patio plan may limit the mobility and accessibility of patrons with disabilities as chairs will likely encroach into the walkway. Therefore, she said, staff recommends the applicant eliminate the dining tables at the north end, adjacent to the primary entrance. She said the proposed patio furniture is made of a dark wood with metal accents and the tops will be artistically painted in a geometric design.

Ms. Martin stated a catenary light system is proposed, which would be supported by six, 10-foot tall metal columns painted to match the existing black railing and proposed black, metal fence. She added the applicant is proposing a frosted bulb with a white LED light at 12 inches on center and an output of 91 lumen per square foot. She indicated there are no umbrellas proposed and the patio will be open and uncovered. She reported that several existing patios within the Historic District incorporate a similar lighting system.

Ms. Martin said three storefront windows are proposed to be replaced with three garage doors, which have an alternative mullion design. She explained the garage doors will not provide indoor-outdoor access to the patio space because they do not go all the way to the ground but rather will act as an amenity in warm weather. She reported the applicant revised the garage door selection to address ART's previous concerns regarding the mullion pattern (Overhead Door Model 511); however, the garage door design is still inconsistent with the base building across the extent of the western façade and Overhead Door Model 521 has been recommended. She said this model has a thinner mullion and staff recommends it be painted a dark color to be less visible within the first floor. She presented a picture of a door to serve as an example of what is desired.

Ms. Martin stated that while signs are not part of this application, all signs will need to meet the approved Master Sign Plan for Bridge Park West and will require a review and approval of sign permits, prior to the installation of the signs.

Ms. Martin said approval is recommended to the Architectural Review Board for the Minor Project Review with two conditions:

- 1) That the applicant use Overhead Door 521 in a dark finish, subject to Planning's approval prior to building permitting; and
- 2) That the applicant eliminate the patio seating north of the north entrance to the tenant space.

Shawn Krawetzki inquired about service for the two-top table to the far southern end of the patio, next to the fence. He said if the patio is fully occupied, there is not enough circulation. Mr. Krawetzki said if the patrons or servers cannot easily approach a table and seating this will not properly operational. Tom Linzell, M+A Architects, said the tenant wants as much seating as possible, but agreed functionality is important.

Claudia Husak inquired about the amount of reflection on the glass and if it was mirrored. Mr. Linzell said the glass of existing doors has the same reflectivity. Ms. Husak suggested a condition of approval be added, as follows:

- 3) The glass in the garage doors match the reflectiveness of the existing windows.

Mr. Papsidero asked if that was achievable. Mr. Linzell said he would look into this question, but thought it was possible.

Mr. Papsidero asked if there were any further questions or concerns regarding this application. [There were none.] He called for a vote, and the Minor Project Review was recommended for approval with three condition to the Architectural Review Board and would be forwarded to the ARB for their meeting on May 25, 2018.

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Claudia Husak affirmed that the applicant's intent was to have the outside patio free flowing for all three tenants. She noted that the tenant space floor plan for 16-Bit Arcade jogs to the west to meet up with Pins Mechanical. Mr. Todd explained those interior lines will be redrawn for the future tenant so that all the spaces will be free flowing, both internally and externally.

Mr. Todd clarified they are not adding any additional space outside on Riverside Drive. He said they will use the existing patio space approved as part of the shell building but will add a perimeter bar top railing, which will match in appearance to the previously approved items at the Pins Mechanical to the south. Additionally, he said their intention is to use the existing patio on Longshore Drive and simply add the same patio bar top railing for limited seating.

Ms. Husak reported that staff would support Option B as it is appropriate for this location and the intended connectivity between tenants. She asked for additional feedback from the ART. Aaron Stanford said he liked Option B. He asked how the opening would appear when the bi-fold windows are opened and how much space it will take from the patio. Mr. Todd answered there is an 18-foot opening and when the windows are stacked/opened fully the space it will take is three to four feet wide depending on the panels.

Ray Harpham asked how the door would comply with the building code for egress. Mr. Todd said that when closed, the system contains an egress door with panic hardware that would operate like a standard door. He said when open, this would not pose an issue. Ms. Husak concluded the consensus of the ART is that they preferred Option B for the bi-fold windows to replace one garage door, previously approved.

Ms. Husak inquired about patio furniture and whether or not the items have been selected. Mr. Todd answered they will have furniture to match Pins Mechanical's furniture next door. He added the bar top railing added to the patio on Longshore Drive will also mimic Pins Mechanical's bar top railings.

Mr. Papsidero asked if there were any further questions or concerns regarding this application. [There were none.]

**2. BSD HTN – Condado Patio
18-032ARB/MPR**

**104 N. High Street
Minor Project Review**

Nichole Martin said this application is a proposal for a 525-square-foot patio and associated site improvements for an existing tenant space in Bridge Park West and zoned Bridge Street District Historic Transition Neighborhood. She said the site is east of North High Street, approximately 600 feet north of North Street. She said this is a request for a review and recommendation of approval to the Architectural Review Board for a Minor Project Review under the provisions of Zoning Code Sections 153.066 and 153.170, and the *Historic Dublin Design Guidelines*.

Ms. Martin presented an aerial view of the site and identified the tenant space within the Bridge Park West development. She presented photographs of the front façade showing the existing conditions of the building. She presented the west façade of the whole building on N. High Street with the proposed façade alterations highlighted, which includes overhead doors in place of the existing storefront windows, the removal of stairs on the southern portion of the tenant space, installation of fencing around the patio along with ten-foot-high poles for the overhead lighting, and string catenary lighting above the patio space.

Ms. Martin presented the proposed floor plan with the patio area highlighted. She said 32 seats are proposed in total with two patio sections separated by the main entrance. She said the northern patio area would be better served as soft seating as the proposed seating arrangement will have pedestrian conflicts with both the ADA accessible path and the main entrance.

Ms. Martin presented inspirational images for the design of the front façade and patio space. She said the mullions for the overhead doors are not consistent with the storefront system and conflict with the character. She suggested an alternate overhead door selection with more refined mullions. She said the proposed string lighting was consistent with other patios throughout the district.

Tom Linzell, M+A Architects, said he would provide additional materials for the review, prior to the ARB meeting. Ms. Martin said in order for the applicant to be on the ARB agenda for the end of May, they need to return to the ART in two weeks for a recommendation.

Ray Harpham inquired about ADA accessible paths from inside the building and how this meets that requirement. He asked if there was just one way out of the patio and if so, if two entrances could be made accessible with these modifications. Ms. Martin explained the patio is recessed from the sidewalk and only one accessible path is present. She said the sidewalk rises due to grade change along N. High Street.

Vince Papsidero suggested the garage doors should match the storefront system. Mr. Linzell said some of the frames would be behind the glass and not exactly like the store front. He indicated the look would not be as heavy as shown in the rendering.

Ms. Martin asked the ART if there were any concerns for pedestrian circulation. Ms. Husak inquired about how service would work from an operational standpoint. She asked if they would exit from the door in the middle of the patio to which Mr. Linzell responded affirmatively. Mr. Linzell said the clients want as much patio seating as possible for the restaurant and this proposal was the best way to achieve that. Ms. Martin said this is just the introduction but staff will likely condition that the northern seating area be replaced with soft seating.

Mr. Papsidero asked if there were any further questions or concerns regarding this application. [There were none.]

**3. BSD SCN – Penzone Patio
18-033MPR**

**6645 Village Parkway
Minor Project Review**

~~Nichole Martin said this application is a proposal for a 430-square-foot patio and associated site improvements for an existing salon and spa, zoned Bridge Street District Sawmill Center Neighborhood. She said the site is on the west side of Village Parkway, northwest of the roundabout with Bridge Park Avenue. She said this is a request for a review and approval of a Minor Project Review under the provisions of Zoning Code Section 153.066.~~

~~Ms. Martin reported that this site had been reviewed and approved for construction in 2017. She presented the existing conditions and a view from Village Parkway. She said the applicant is proposing a 400-square-foot patio to include six moveable seats, a fire pit, and soft landscape selections. She added the area will be enclosed with a metal fence and two gates located near the building. She noted the pedestrian access along the front façade of the building will be impacted by the improvement as the fence restricts any circulation outside of the patio.~~

~~Claudia Husak inquired if this proposed patio would impede the egress requirement from a building standpoint. She said this is something that will require verification before moving forward.~~

~~Ms. Martin presented a graphic of the proposed patio location along with the seating arrangement. She identified the materials including the furniture, planters, metal fencing, and overhead lighting. She said staff~~