



Administrative Review Team

February 21, 2019

19-006ARB-MPR – THE PEARL

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

Dublin West D, LLC.

Applicant/Representative

Carter Bean, Bean Architects; and Wayne Schick, Cameron Mitchell Restaurants.

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 building modifications, including two new patio spaces, for a restaurant located in the Bridge Park West development – Building Z2 in Historic Dublin.

Staff Recommendation

Approval of the MPR with 3 conditions

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Case Manager

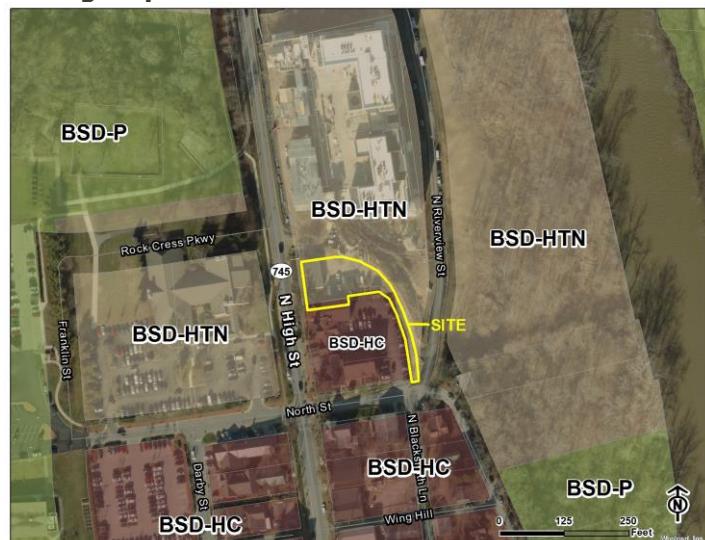
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Summary

Exterior building modifications for a restaurant tenant located in Building Z2 of the Bridge Park West development including new entry canopy, awnings, two patio spaces, and associated site furnishings and lighting adjacent to the Riverside Crossing Park West.

Zoning Map



Next Steps

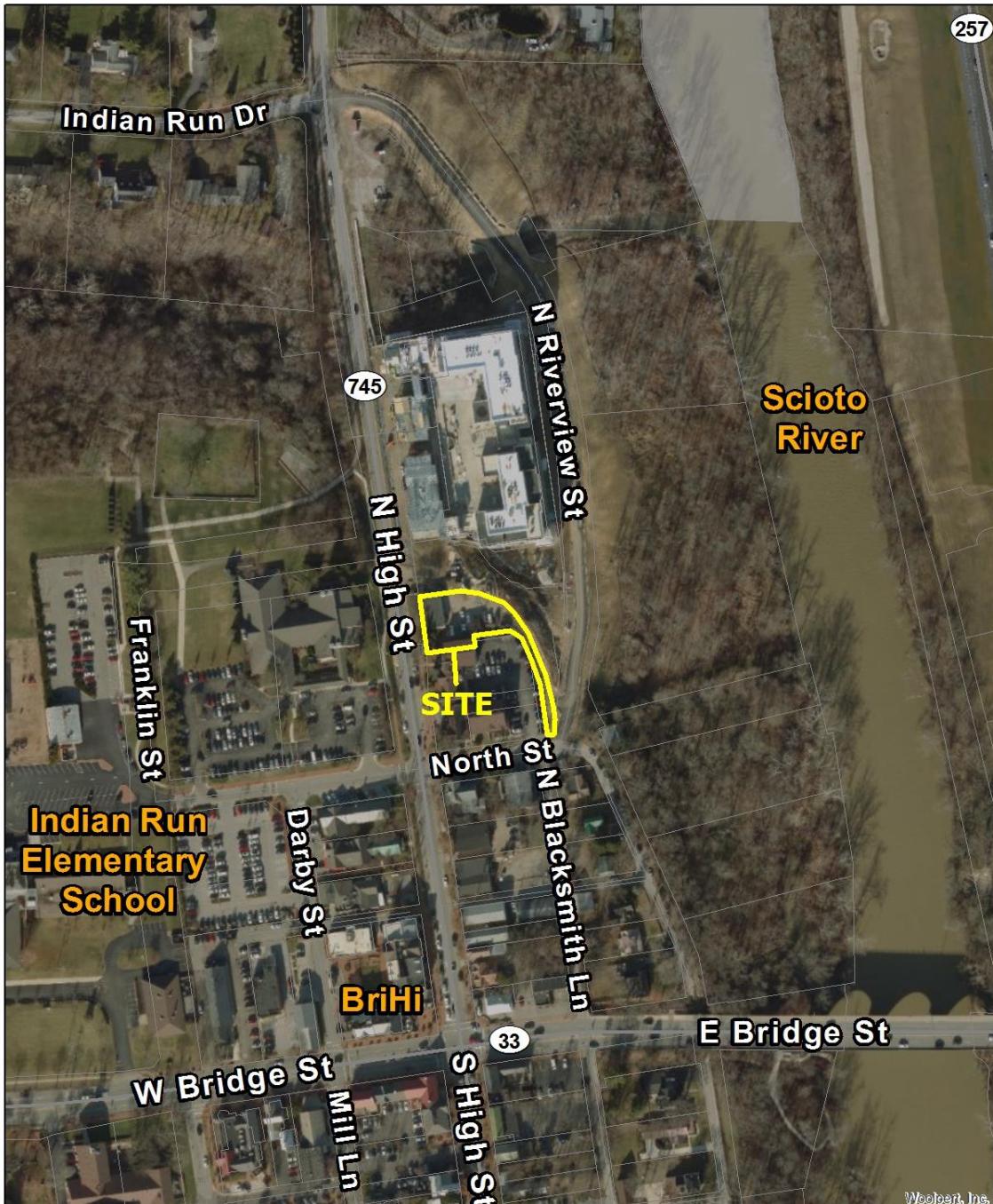
The Architectural Review Board (ARB) is the final reviewing body for this application. Upon a recommendation from the Administrative Review Team (ART) for Minor Project Review the Board will consider this case.

Signs are required to meet the approved MSP or go before the ARB as an amendment to the MSP. Signs 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). The ARB is asked to consider and make a recommendation on Case 19-015CU for patio speakers for The Pearl as a separate action.

1. Context Map

The site is located east of North High Street, approximately 275 feet north of the intersection with North Street.



 City of Dublin	19-006ARB-MPR Minor Project Review The Pearl 86 N High Street	0 95 190 Feet	
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2. Overview

A. Background

In May 2017, the ARB reviewed and approved the (Final) Development Plan/Site Plan for Building Z2. The project includes four residential units, 13,000 square feet of commercial (retail, restaurant), and parking garage.

At the same time, as part of a separate application, ARB reviewed and approved a Master Sign Plan incorporating building Z2 into the Bridge Park West MSP, which provides a comprehensive framework for tenant sign allowances while remaining contextually sensitive to Historic Dublin.

Previously in January 2017, as part of a development agreement, City Council reviewed and approved a Basic Plan for the general site layout and development character associated with Building Z2.

B. Plan Updates

The application was introduced before the ART on February 7, 2019. The ART expressed concern with the patio screen wall material (metal batten in faux woodgrain finish) and overall height of 7 feet tall. The applicant has provided updates to propose a solid natural wood batten finished to match the base building, and reduced the height of the screen wall to 6 feet-6 inches to match the height of the stone water table.

C. Site Characteristics

1) Existing Conditions

The restaurant tenant space is located within Bridge Park West – Building Z2, a mixed use, commercial building located on N. High Street. The building fronts Riverside Crossing Park (west) to the east and the Riverside Crossing West Plaza/Pedestrian Bridge landing to the north.

The primary entrance is located on N. High Street with a covered patio proposed along Riverside Crossing Park – West Plaza at the western terminus of the (future) pedestrian bridge. A second open and uncovered patio is proposed overlooking the Scioto River.

2) Historic and Cultural Facilities

Building Z2 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 modest architectural details with rustic accents.

3) Surrounding Land Use and Development Character

- North: Bridge Street District - Historic Transition Neighborhood (Riverside Crossing Park – West Plaza/Pedestrian Bridge landing)
- East: Bridge Street District - Public (Riverside Crossing Park (west))
- South: Bridge Street District - Historic Core (Oscar's Restaurant)

- West: Bridge Street District - Historic Transition Neighborhood (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 north. There is sidewalk that extends along N. High Street, and pedestrian plaza and (future) shared use path connection east-west between Historic Dublin and Bridge Park.

D. Proposal

Exterior modifications for a restaurant tenant for coordinated finishes including final details for the entry, awnings, covered patio (north), and uncovered patio (east).

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 called out below:

1) Entry

The applicant is proposing to enclose the former entry at the northwest corner of the building to create more interior floor space. The enclosure will have a seamless appearance.

The proposed primary entrance along N. High Street includes a larger canopy with new metal tiebacks and integrated lights, speakers, and heaters, a double aluminum entry door consistent with the base-building, and two gas-lit sconces located on either side of the entry.

2) Awnings

Four dark taupe (Sunbrella 4648) awnings with valance are proposed along N. High Street. Three additional awnings are proposed on the north elevation along the West Plaza (not including the north patio cover). An eighth 'L'-shaped awning is proposed at the northeast corner of the building. The windows are prominently accented with cedar lintels, sills, and trim. The 'L'-shaped awning overlooks the architectural character. The awning shall be split into two separate awnings (one per window).

3) Covered Patio (North)

The proposed covered patio is located adjacent to the West Plaza/Pedestrian Bridge landing. The patio is covered with a dark taupe awning with a curvature to match the line of the building/plaza. The awning will have integrated ceiling fans, heaters, and lighting.

The proposed patio is a 30 seat patio with four and two-person tables. The tables are shown as kashmir white art marble tops with cast iron base. The chairs are aluminum in a faux wood powder coated finish with modern rattan details. Black steel planters are proposed to separate the patio from the public plaza which will be affixed to a black metal railing to match the base building.

4) Uncovered Covered Patio (East)

The proposed uncovered patio is located facing the (future) Riverside Crossing Park (west) and Scioto River. The existing patio railing is proposed to be removed and replaced with a glass railing similar to Building Z1.

The patio will contain five, two-person tables, and four lounge areas with a total of eight couches, four fire tables, and four lounge chairs. The space will be accented with eight large planters in a coffee finish. The applicant is proposing to use modern furniture finished in warm browns and rustic whites across the patio. Four new gas lanterns will be installed along the east elevation of the building.

A 6 foot-6-inch-tall screen wall is proposed along the southeast corner of the patio to screen the space from an adjacent dumpster. The dumpster, on the neighboring property, is at grade and the proposed patio is on the second story. The applicant has worked with staff to select a natural wood material to face the steel frame. Planters are proposed on the patio at the base of the wall to with Ivy plantings. Staff has concerns with the overall height of the wall from the north side (patio), and more so from the south side (Oscar's). The screen wall shall be reduced in height to 6-feet to meet the code allowance for a fence or screen wall defined in 153.065(E)(1)(b)(2). The applicant shall update the plans to finish the north and south sides of the screen wall with natural wood battens.

5) Speakers

The applicant has indicated speakers are desired for the patio. A separate Conditional Use (Case 19-015CU) approval by the Planning and Zoning Commission with a recommendation from the ARB is required for 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. 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. The enclosure of the shell building at the northwest corner will retain a seamless appearance with the structure.

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. The enclosure of the shell building at the northwest corner will retain a seamless appearance with the structure.

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 is required to reduce the height of the screen wall to a maximum of 6 feet in height.

- 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. The internal site circulation provides safe and efficient ADA access with installation of a chairlift.
- 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 exterior modifications and patios are integrated into the main structure with coordinated design elements including material and color. The applicant shall revise the screen wall design to finish both sides with a natural wood batten. The applicant should also revise the awning design at the northeast corner of the structure to be two separate awnings (one per window).
- f) Open space suitability and natural feature preservation.**
Not Applicable. The proposal does not impact any open space.
- g) The scale and design of the proposed development allows for the adequate provision of services.**
Not Applicable. The proposal does not modify the provision of services.
- h) Adequate stormwater management facilities are provided.**
Not Applicable. The proposal does not modify stormwater.
- i) Phased development is able to be considered as independent phases.**
Not Applicable. The proposal is not phased.
- 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. The proposal is consistent with the Community Plan and the Bridge Street District zoning regulations by creating a high-quality private space adjacent to significant public investment.

B. ARB General Review Standards

- 1) The character and materials are compatible with the context.**
Criteria Met. The exterior improvements are consistent with the base building with respect to character and materials.
- 2) Recognition and respect of historical or acquired significance.**
Not Applicable. The building is not a historic structure within the District.
- 3) Compatible with relevant design characteristics.**

Criteria Met. This proposal is compatible and consistent with the existing aesthetic and maintains the historic integrity of the BSD-HTN, Bridge Street District – Historic Transition Neighborhood.

- 4) Appropriate massing and building form.**
Not Applicable. No new structures are proposed.
- 5) Appropriate color scheme.**
Criteria Met. The exterior modifications are coordinated with the building and consistent with other patios throughout Historic Dublin.
- 6) Complementary sign design.**
Not Applicable. No new signs are proposed as part of this application.
- 7) Appropriate landscape design.**
Not Applicable. No landscaping is proposed.
- 8) Preservation of archaeological resources.**
Not Applicable. No archaeological resources are associated with this site.

C. Alterations to Buildings, Structure, and Site

- 1) Reasonable effort to minimize alteration of buildings and site.**
Criteria Met. Minor exterior modifications to create a high-quality tenant space that is complementary to the adjacent public realm.
- 2) Conformance to original distinguishing character.**
Criteria Met. The proposed exterior and site modification are appropriate for the character and design of the existing structure and are consistent with the period details of the building.
- 3) Retention of historic building features and materials.**
Not Applicable. The building is not a historic structure within the District.
- 4) Alteration recognizes historic integrity and appropriateness.**
Not Applicable. The building is not a historic structure within the District.
- 5) Recognition and respect of historical or acquired significance.**
Not Applicable. The building is not a historic structure within the District.
- 6) Sensitive treatment of distinctive features.**
Criteria Met. The proposed exterior modifications are sensitive to the established character of Building Z2.
- 7) Appropriate repair or replacement of significant architectural features.**
Not Applicable. No repairs are proposed as part of this application.
- 8) Sensitively maintained historic building materials.**
Not Applicable. The building is not a historic structure within the District.

4. Recommendation

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 3 Conditions:

- 1) The 'L' shaped awning be revised to be two separate awnings (one per window); and,
- 2) The height of the screen wall be reduced to meet Code; and,
- 3) The screen wall design be revised to be finished on both the north and south side with wood batten.