

20-049MPR – THE COLOR BAR SALON

Summary

A request for review and approval for exterior modifications to an existing tenant space located in Building C2 of the Bridge Park Development in the Bridge Street District, Scioto River Neighborhood.

Site Location

The site is located northeast of the intersection of Bridge Park Avenue and Riverside Drive.

Zoning

BSD-SRN, Bridge Street District – Scioto River Neighborhood.

Property Owner

Crawford Hoying

Applicant/Representative

Phil Stiles, Moody Nolan

Applicable Land Use Regulations

Zoning Code Section 153.066

Case Manager

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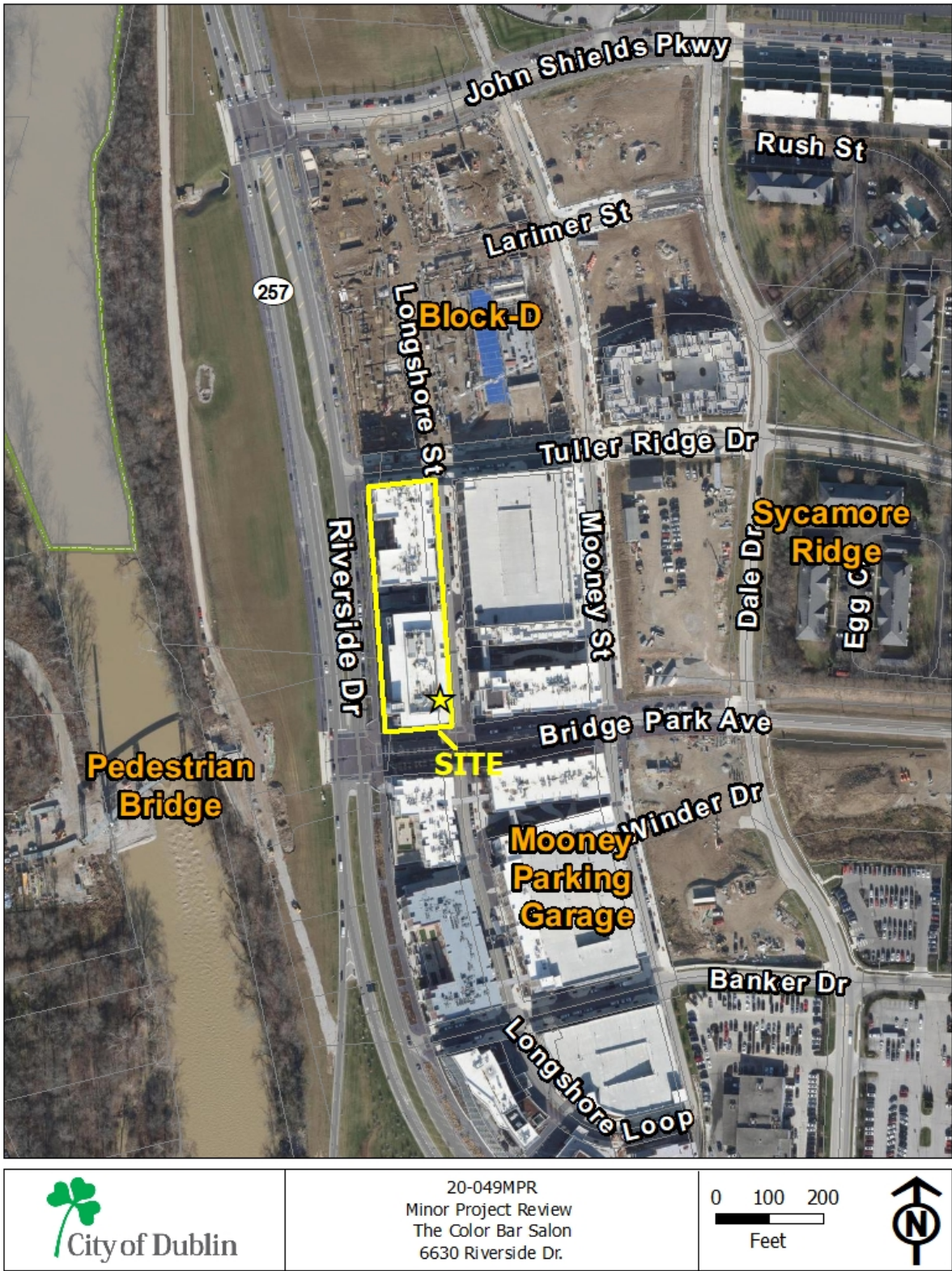
Next Steps

Upon review and approval by the Administrative Review Team (ART) of this application, the applicant may proceed with obtaining building permits.

Zoning Map



1. Context Map



2. Overview

Background

6630 Riverside Drive is located within Building C2 of the Bridge Park Development in the Bridge Street District, Scioto River Neighborhood District. Building C2 is one of four buildings approved in Block C, which was approved by the Planning and Zoning Commission in 2015. The ART has reviewed various Minor Projects for exterior improvements to tenant spaces within the Bridge Park Development. The request for storefront system and material changes is similar to previous requests.

Site Characteristics

Natural Features

No significant natural features are present on the site.

Historic and Cultural Facilities

There are no historic or cultural features on the site.

Surrounding Land Use and Development Character

North: BSD-SRN, Scioto River Neighborhood (Commercial)

East: BSD-SRN, Scioto River Neighborhood (Commercial)

South: BSD-SRN, Scioto River Neighborhood (Commercial)

West: BSD-P, Public (Riverside Crossing Park)

Road, Pedestrian and Bike Network

Building C2 of Bridge Park has frontage on Riverside Drive (west), Bridge Park Avenue (south), and Longshore Street (east). Public sidewalks are located throughout the development for pedestrian access.

Utilities

The site is currently served by public utilities, including sanitary and water. Electrical and gas are provided on site.

Proposal

This is a request for review and approval for exterior modifications to an existing tenant space. The tenant space is located within Bridge Park, Building C2 and can be accessed from the east and west elevations. The applicant is proposing a metal panel infill extended above the entrance of each elevation. The applicant has received approval from the Building Standards department for other storefront improvements, such as a new nanawall replacing an existing curtainwall storefront system, and small material changes on both elevations.

The proposed metal panel infills will be made of ¼-inch light grey Aluminum Composite Metal (ACM). The structure will be similar on both elevations, only differing in total square footage. The metal panel infill on the east elevation is replacing approximately 34 square feet of glass. The metal infill on the west elevation is replacing approximately 125 square feet of glass. The metal panels projects a maximum of 3.125 inches from each façade.

On the east façade along Longshore Street, the metal panel is located 9 feet above grade. The 2-foot tall panel extends from left to right approximately 20 feet - 4 inches, flush with the

curtainwall frame above the tenant space storefront. The panel then extends down the façade parallel to the entrance before ending at grade.

On the west façade along Riverside Drive, the metal panel is located approximately 9 feet, 1 inch above grade. The 2-foot tall panel extends from right to left approximately 30 feet, 7 inches above the tenant's storefront system. The panel then extends down the left side of the façade before ending at grade.

Both metal panels will serve as a base for a future sign for the tenant. The sign package has been submitted for reference, not for review. The applicant will be required to meet the requirements set forth in the Bridge Park MSP for Block C, which was approved in 2016. Should the applicant meet the requirements of the approved MSP, they may proceed directly to Building Standards for a sign permit.

3. Criteria Analysis

Minor Project Review Analysis [§153.066(G)(4)]

- 1) The Minor Project is consistent with the Community Plan, and all BSD adopted plans, policies, and regulations.
Criteria Met. The Minor Project is consistent with all adopted plans, policies, and regulations. The proposed improvements to each façade meet the requirements of the Bridge Street District Code.
- 2) The Minor Project is consistent with the approved Final Development Plan.
Criteria Met. The Minor Project meets minimum requirements for both the east and west façade of Building C2.
- 3) The Minor Project is consistent with the record established by the Administrative Review Team.
Criteria Met. The proposal is consistent with the record established by the ART for Building C2 in Bridge Park.
- 4) The Minor Project meets all applicable use standards.
Criteria Met. The proposal is consistent with all applicable zoning and use specific standards for Bridge Park.
- 5) The proposed improvements meet all applicable requirements of the BSD Code and respond to the standards of the BSD Design Guidelines.
Criteria Met. The proposal utilizes materials and design elements that provide an integrated look and feel with its surroundings. The metal panel infill is unique to the district and creates a distinguishing feature for the tenant space.

4. Recommendation

Planning recommends **approval** with no conditions.