

20-066ARB-MPR – THE GETAWAY

Summary

Tenant modification to establish an outdoor patio and enclosed patio with final design details for an existing ±3,200-square-foot tenant space located within Bridge Park West – Building Z1.

Site Location

East of N. High Street, ±350 feet north of the intersection with Rock Cress Parkway.

Zoning

BSD-HTN: Bridge Street District – Historic Transition Neighborhood

Property Owner

Dublin West D, LLC

Applicant/Representative

Steve Hurt, Urban Order

Applicable Land Use Regulations

Zoning Code Sections 153.066, 153.171, and *Historic Dublin Design Guidelines*.

Case Manager

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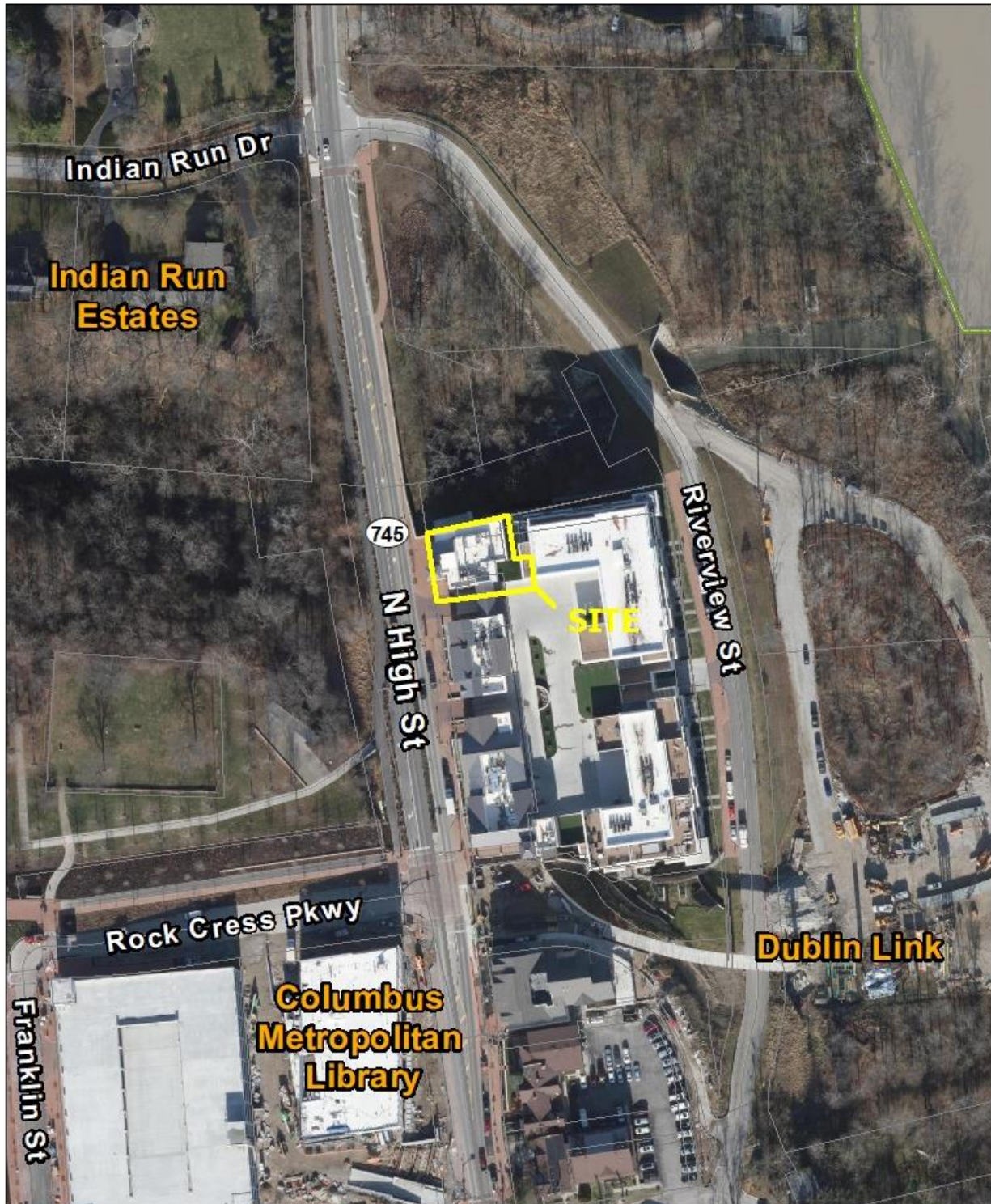
Next Steps

Upon review and approval by the Architectural Review Board (ARB), the applicant may file for building permits.

Zoning Map



1. Context Map



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Minor Project Review
The Getaway
104 N. High Street

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Feet



2. Overview

Background

In April 2017, the ARB reviewed and approved tenant modifications for the tenant space for Three Palms Pizza. The approval included a 600-square-foot pier framed enclosure patio clad with metal and stone, along the north side of the building. Ultimately, Three Palms Pizza did not move forward with the project.

In April 2015, the ARB reviewed and approved the (Final) Development Plan/Site Plan for Building Z1. The project includes approximately 40 residential units, 15,000 square feet of office, 13,000 square feet of commercial (retail, restaurant), and a 387-space parking garage.

Case History

Most recently, a resident of the Bridge Park West, immediately adjacent to the north patio, contacted Staff regarding concerns with the proposed use. Staff provided the resident additional information regarding permitted uses as well as the proposal details for the north and west patios.

Site Characteristics

Existing Conditions

The tenant space is located within Bridge Park West – Building Z1, a mixed use, commercial building located on N. High Street. The tenant space fronts N. High Street (east), and Riverside Crossing Park – West to the north.

Historic and Cultural Facilities

Building Z1 is a non-historic structure designed to complement the vernacular style architecture found throughout Historic Dublin through the use of materials, colors, and window details that comply with historic color and material palettes identified in the Historic Dublin Design Guidelines.

Surrounding Land Use and Development Character

North: BSD-HTN: Historic Transition; and Rural District (Residential)

East: BSD-P: Public (Scioto River, Riverside Crossing Park – West)

South: BSD-HTN: Historic Transition (Commercial)

West: BSD-P: Public (Veterans Memorial Park)

Road, Pedestrian and Bike Network

The tenant space has frontage on N. High Street, which has sidewalk that extends along the frontage. The sidewalk connects to the large pedestrian and bicycle network with access to Bridge Park via the Dublin Link Pedestrian Bridge.

Utilities

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

Code and Guidelines

Bridge Street District – Historic Transition Neighborhood District

The property is zoned BSD-HTN, Historic Transition Neighborhood District, which falls under the Neighborhood Standards section of the Code. The intent of the Historic Residential Neighborhood, as outlined in the BSD Code, is to allow transitional development requiring “sensitive treatment to maintain complementary relationships to adjacent districts.”

Historic Dublin Design Guidelines

The Historic Dublin Design Guidelines supplement the Code and should be considered when modifications are proposed in the Historic District. The Guidelines provide recommendations regarding the overall character specifically continuity and compatibility with the neighborhood.

Proposal

Exterior modifications for the tenant space including an enclosed patio, uncovered patio, and associated site furnishings with ambient lighting and final design details for a 3,200-square-foot tenant space located within Bridge Park West – Building Z1. In detail:

Enclosed Patio (North – Riverside Crossing Park – West)

The applicant is proposing to enclose the north patio in a similar manner to what was approved for Three Palms Pizza. The proposal is for a 600-square-foot, steel framed enclosure with polycarbonate panels. The roof is proposed to be fixed while the sides will have operable windows. A Waiver is required to permit polycarbonate as a permitted secondary material for the enclosed patio addition. The applicant has indicated that polycarbonate has been selected as the preferred material because it is lighter weight than glass, and does not discolor overtime like plexiglass. The applicant has also indicated that product has been successful in other commercial restaurant/bar applications throughout Central Ohio.

The interior of the enclosed patio is proposed to be finished with an Adobelite Santa Fe fireplace with soft seating and a communal style table. The furniture will have an indoor/outdoor aesthetic incorporating cedar, white, and soft greens. Hanging and potted plants are proposed to complete the indoor/outdoor experience.

Uncovered Patio (West – N. High Street)

A 650-square-foot open and uncovered patio is proposed along the N. High Street frontage of the tenant space. The Bridge Park development agreement permits patios to encroach the right-of-way subject to approval of the City Engineer. The patio is proposed to encroach the right-of-way 6 feet while maintaining 8 feet of clear sidewalk along N. High Street. The City Engineer is accepting of the proposed encroachment.

The request includes replacement of portions of storefront system with operable folding doors to provide an indoor/outdoor connection. The window area is proposed to be maintained therefore no decrease in transparency is proposed with this modification. The bi-fold door system will retain the same character as the windows with a similar muntin pattern.

The patio will be enclosed with cedar planters and a 42-inch white, prefinished metal railing. The cedar planters are proposed to have seasonal planting that soften the appearance of the patio from the street. Countertop seating is proposed along the north end of the patio adjacent to an existing retaining wall, and a mix of table and bench seating is proposed for the remainder of the patio. The patio furniture is of a similar quality and character to the interior furniture as required by the BSD Code. The tables are depicted to be a mix of cedar and metal, and the chairs and stools are metal in white and soft green. White patio umbrellas in a sun resistant fabric are proposed to provide shade when necessary. Table lamps and string lighting is proposed to provide ambient patio light. The proposed lighting is consistent with lighting that has been approved by the Board for other tenants in Historic Dublin. No outdoor speakers are proposed as part of this application. Outdoor speakers require review and approval of a Conditional Use application within the BSD. Should the tenant want to pursue speakers they would need to come back before the Board.

3. Proposed Character

The Getaway – May 2020



Three Palms Pizza – April 2017



4. Criteria Analysis

Waiver Review

1) 153.062 — Building Type Requirements (E)(1)(h). Materials.

Requirement: Permitted secondary materials are glass fiber reinforced gypsum, wood siding, fiber cement siding, metal, exterior architectural metal panels and cladding.

Request: Alternative secondary material – polycarbonate panels

Criteria met. The proposed material is high quality and has been demonstrated to be successful in the Ohio climate. The applicant has utilized the material for the same purpose in other projects across Central Ohio. The use of polycarbonate panels will result in a design of equal or higher quality despite the requirement to get a waiver for the use of this materials type. The material is not being requested based on a lower cost, but rather the lightweight nature of the product and cantilever of the patio.

Minor Project Review

- 1) The Minor Project is consistent with the Community Plan, and all BSD adopted plans, policies, and regulations.*

Criteria Met. The Minor Project makes alterations that are consistent with the intent of the BSD to promote an active pedestrian friendly environment. The proposal is consistent with all adopted plans.

- 2) The Minor Project is consistent with the approved Final Development Plan.*

Criteria Met. The proposed site modifications are consistent with the original design intent of the patio of the north patio, and N. High Street frontage.

- 3) The Minor Project is consistent with the record established by the Architectural Review Board.*

Criteria Met. The proposal is generally consistent with the record established by the ARB. The applicant has provided the required level of detail regarding all design details. Additionally, the design quality is sensitive to the established character of N. High Street.

- 4) The Minor Project meets all applicable use standards.*

Criteria Met. The proposal is consistent with all applicable use specific standards.

- 5) The proposed improvements meet all applicable requirements of the BSD Code and respond to the standards of the BSD Design Guidelines.*

Criteria Met with Waiver. The proposal uses materials and design elements that complement the building while still providing an experience that is unique the tenant. With approval of the Waiver to permit an alternate secondary material the proposal meets all applicable BSD Code regulations.

Board Order Standards of Review

- 1) The character and materials are compatible with the context.*

Criteria Met. The proposal attempts integrate the design with the surrounding natural environment and the architectural character.

- 2) *Recognition and respect of historical or acquired significance.*

Not Applicable. Building Z2 is not a historic building.

- 3) *Compatible with relevant design characteristics.*

Criteria Met. The proposal complements the established aesthetic of the area realizing that the northern portion of Historic Dublin has more modern influences.

- 4) *Appropriate massing and building form.*

Not Applicable. New construction is not proposed.

- 5) *Appropriate color scheme.*

Criteria Met. The proposal uses white and earth tones sensitively blending materials and colors into a cohesive design.

- 6) *Complementary sign design.*

Not Applicable. No signs are proposed as part of this application. All signs are required to meet the previously approved MSP.

- 7) *Appropriate landscape design.*

Criteria Met. Plant material proposed as part of this application is minimal, but will be in planters consistent with other commercial tenant spaces including The Avenue and The Pearl.

- 8) *Preservation of archaeological resources.*

Not Applicable. No archaeological resources are impacted by this proposal.

5. Recommendation

Waiver Review

Planning recommends **approval** of a **Waiver** to permit an alternative secondary material – polycarbonate panels per Zoning Code Section 153.062 — Building Type Requirements (E)(1)(h). Materials.

Minor Project Review

Planning recommends **approval** of a **Minor Project Review** with no conditions.