

J. CARTER BEAN

A R C H I T E C T

February 15, 2021

Jennifer M. Rauch, AICP
City of Dublin / Director of Planning
5200 Emerald Parkway
Dublin, Ohio 43017

Re: Baltimore Corner Restaurant
ART / PZC Planning Submission

Dear Ms. Rauch,

Attached herein, please find our submission for Architectural Review Team and Planning & Zoning Commission consideration regarding Baltimore Corner Restaurant.

This proposal contemplates a new 6,231 square foot restaurant with a 403 square foot covered, outdoor patio. The exterior scope of work includes various facade / storefront improvements to the existing shell building. Furthermore, a portion of the northwest corner of this restaurant will expand the existing building area by 625 square feet (as related to the originally planned storefront location).

Since the current right-of-way is only inches from the existing west elevation of the building, the aforementioned addition and outdoor covered patio are proposed to extend into the right-of-way by 6'-5" and 4'-4" respectively.

So as to maintain a minimum width of 8' for pedestrian traffic in the streetscape, this proposal also contemplates modifications to an existing streetscape planter bed by narrowing it 2'-4".

All aspects of the design shown herein are intended to activate this very important corner in the Bridge Park development, which is also a terminus to the pedestrian bridge. To that spirit, we have incorporated many operable windows and have placed the outdoor patio so that the energy and activities of this facility will be on full display and also engage the pedestrian way. Additionally, a variety of high-quality materials, details and lighting are proposed to provide visual richness and interest.

While interesting, place-making signage is also contemplated, specifics are still in development. Therefore, we will submit signage separately for review and approval, at a later date.

At your convenience, please review the materials included herein and let us know if additional clarification would be helpful.

Thank you for your assistance.

Best regards,



Carter Bean