



To: Members of the Administrative Review Team
From: Jennifer M. Rauch, AICP, Planning Director
Date: March 11, 2021
Initiated By: Nichole M. Martin, AICP, Planner II
Re: Baltimore Corner Restaurant – Exterior and Site Modifications (Case #21-017MPR)

Summary

This is a proposal for exterior and site modifications for a tenant space located within Bridge Park, Block B – Building B2 (Baltimore Building). The tenant space is located southeast of the intersection of Riverside Drive and Bridge Park Avenue adjacent to the Dublin Link pedestrian bridge and Riverside Crossing Park. The development is zoned Bridge Street District (BSD) – Scioto River Neighborhood District.

Process

Tenant modifications within the BSD require review and approval of a Minor Project Review (MPR) by the Administrative Review Team (ART) provided all provisions of the Zoning Code are met. In cases where a project raises complex issues such as the need for public infrastructure and/or the potential for neighborhood or community-wide effects, the ART may forward the application to the Planning and Zoning Commission (PZC) for their consideration. The ART is asked to consider whether the proposal should be forwarded to the Commission.

Background

The Planning and Zoning Commission reviewed and approved a Development Plan with Conditional Use on July 9, 2015, and a Site Plan, including all final development details, on August 20, 2015 for Bridge Park, Block B. The approved development plans included Building Types, Open Space, Neighborhood Standards, Parking, and Stormwater details.

The proposed tenant modifications were introduced to the ART on March 4, 2021. At the time, the ART identified a number of items for the applicant's consideration detailed below.

Details

The proposal includes façade/storefront alterations, a 625-square-foot building addition, and a 400-square-foot covered patio. The tenant modifications are intended to establish a brand identity and to activate the streetscape consistent with the goals and objective of the BSD. The storefront character blends traditional details and modern aesthetics with a mix of high-quality materials, textures, furniture, finishes, and lighting. The primary entrance is located along Bridge Park Avenue. The tenant improvements along Bridge Park Avenue do not encroach the right-of-way. Along Riverside Drive the building addition and covered patio are proposed to encroach the right-of-way by a variable width of 4 feet-3 $\frac{1}{8}$ inches at the south to 6 feet-5

inches at the north. The approved development agreement provides for the encroachment of patios at the discretion of the City Engineer. As a practice, the City requires no less than 8 feet of clear pedestrian circulation area throughout the BSD. The applicant is proposing to reduce the width of an existing planter by 2 feet-4 inches, located within the right-of-way, originally constructed with the Riverside Drive realignment. With the proposed planter modifications, the applicant is able to provide a variable clear pedestrian circulation width of 8 feet-1½ inches at the north to 9 feet-9¾ inches. Further south adjacent to the covered patio, 8 feet-5⁄8 inch clear pedestrian circulation width is provided.

The ART identified a number of important considerations at the Introduction of the proposal, including:

- Projects in the BSD require a delicate balance between pedestrian circulation and streetscape activation.
- Riverside Drive frontage is an underutilized opportunity for Bridge Park tenants.
- Concern regarding constricted pedestrian circulation at the intersection of Bridge Park Avenue and Riverside Drive acknowledging that in the future this may be one of the busiest pedestrian intersections in Dublin.
- The Gateway element, required by the Neighborhood Standards, at the intersection of Bridge Park Avenue and Riverside Drive should be maintained.
- Public art and open space, meeting the original intent, should be provided.
- Opportunity to provide more integration between the second story balcony, proposed canopy, and sign design at the intersection of Bridge Park Avenue and Riverside Drive.
- Encouraged a more organic arc to the proposed planter modifications.

Recommendation

Staff has identified several complex items, which are the basis for a recommendation to the Administrative Team Review that the application be **forwarded** to the Planning and Zoning Commission.

- 1) Elimination of a 515-square-foot publically accessible pocket plaza intended to serve as a gateway element with public art meeting the Open Space and Neighborhood Standards requirements of the Code;
- 2) Encroachments into the right-of-way within a designated Shopping Corridor typically requiring a minimum 12 feet of clear pedestrian circulation area as established by the Neighborhood Standards; and
- 3) Modifications to public infrastructure (planters) within the Riverside Drive right-of-way to accommodate adequate clear pedestrian circulation area.