

21-022MPR – MESH FITNESS – EXTERIOR MODIFICATIONS

Summary

This is a request for review and approval of a Minor Project Review for exterior modifications to an existing tenant space located within Bridge Park.

Site Location

Located east of Riverside Drive, approximately 135 feet south of the intersection with Tuller Ridge Drive.

Zoning

BSD-SRN: Bridge Street District, Scioto River Neighborhood District

Property Owner

Bridge Park CBlock 1&2 LLC

Applicant/Representative

Eliza Ho, Tim Lai Architect/Stella Home

Applicable Land Use Regulations

Zoning Code Sections 153.066

Case Manager

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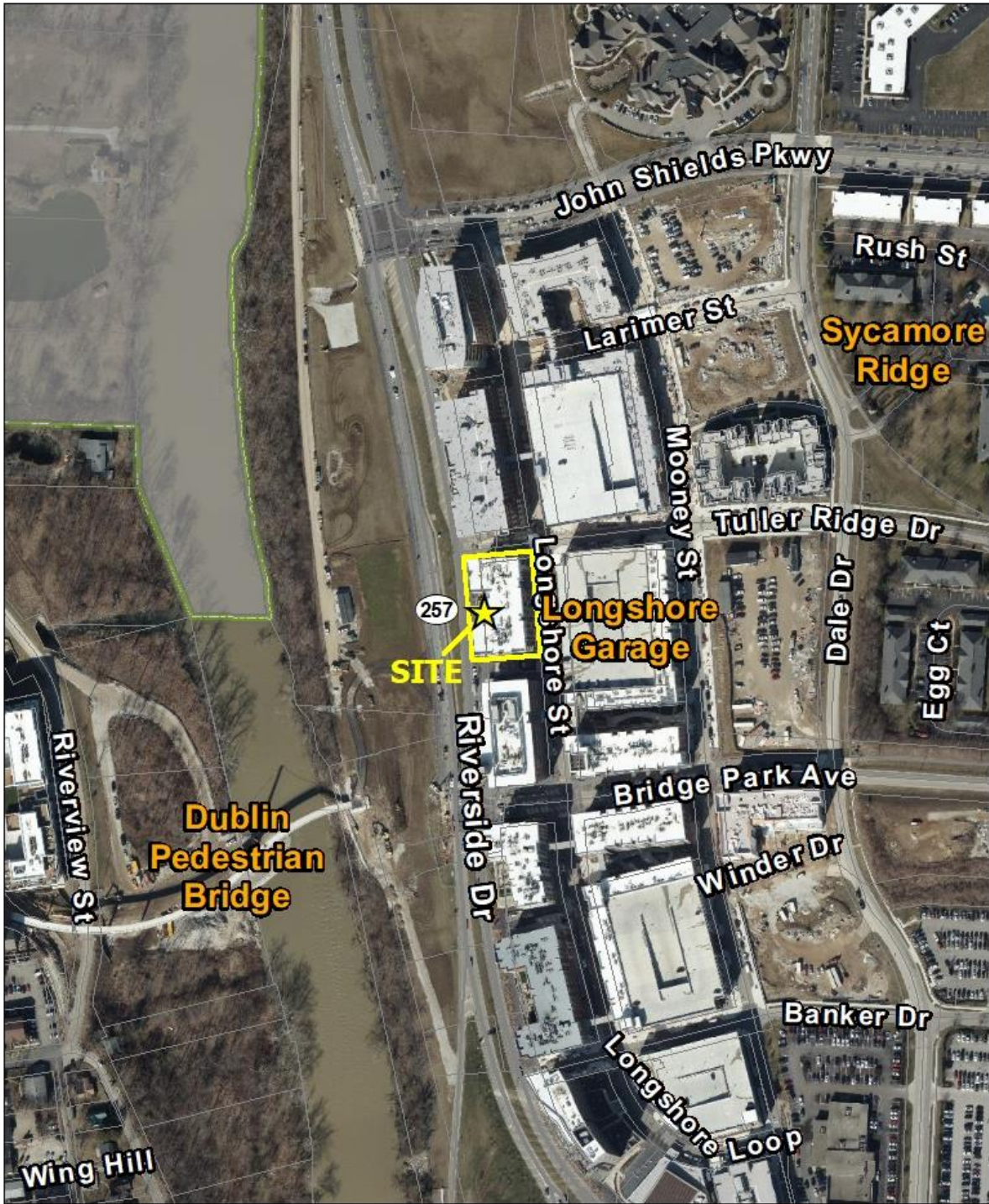
Next Steps



Upon approval from the Administrative Review Team (ART), the applicant may apply for building permits.

Zoning Map



1. Context Map



 <p>City of Dublin</p>	<p>21-022MPR Minor Project Review Mesh Fitness 6678 Riverside Drive</p>	<p>0 115 230 Feet</p> 
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2. Overview

Background

This proposal was introduced to the ART at the April 8, 2021 meeting. ART members were largely supportive of the proposal, and appreciated that it would bring activity to an underutilized patio space. Members expressed that they were supportive of the furniture selections and of the cedar furniture and screening. The applicant indicated at the meeting that they were interested in installing an operable storefront system on the east elevation as well, and indicated that they would provide those materials for a determination.

In June 2015, the Planning and Zoning Commission (PZC) reviewed and approved the Final Development and Site Plans for the buildings associated with C Block. The plans included approximately 153 apartment units, 81,500 square feet of office, 47,500 square feet of commercial (retail, restaurant), and an 869-space parking garage. The site is located on the east side of Riverside Drive, south of the intersection with Tuller Ridge Drive.

Site Characteristics

Natural Features

The site is developed and no natural features exist on the site.

Historic and Cultural Facilities

There are no historic or cultural facilities on the site.

Surrounding Land Use and Development Character

North: Bridge Street District – Scioto River Neighborhood (Mixed-use)

East: Bridge Street District – Scioto River Neighborhood (Longshore Parking Garage)

South: Bridge Street District - Scioto River Neighborhood (Mixed-use)

West: Bridge Street District - Public (Riverside Crossing Park)

Road, Pedestrian and Bike Network

The site is located on the east side of Riverside Drive, south of Tuller Ridge Drive. There are sidewalks throughout the Bridge Park development. The site is adjacent to a bike path located to the west of Riverside Drive.

Utilities

The site is serviced by public utilities. Electric and gas are provided on site.

Proposal

This is a request for review and approval of a Minor Project Review for exterior modifications to an existing tenant space located in Bridge Park. The applicant is proposing improvements and upgrades to the existing patio including new furniture, planters, and operable storefront windows.

Details

The applicant is proposing a number of new furniture selections, which will ultimately allow the existing underutilized patio space to become a place for people to gather. The applicant is proposing to install two large, rectangular tables, which have cedar supports and a concrete top, in the southern portion of the patio. Blue and yellow chairs (Decade Chair, Bludot) are proposed with the tables, providing vibrant colors to contrast with the neutral cedar and concrete finishes. High-top seating is provided along the west edge of the patio, allowing interaction with the street and sidewalk to the west. Barstools (Hot Mesh Barstool, Bludot) are provided with the high-top seating. Two coffee tables, finished to match the large tables, are proposed for the north side of the patio space. A built-in cedar bench is located on two sides of the coffee tables, with an outdoor sofa seat (Dog Days Sofa, Bludot) providing additional seating around the coffee tables.

Incorporated into the high-top design, planter boxes will be located along the western edge of the patio, separating the space from the sidewalk. The planters will run the entire length of the patio except where the existing columns exist, and range from seven to ten feet in length. Additionally, the applicant is proposing four large hanging planter baskets in the center of the patio space, immediately adjacent to the entrance. The hanging planters are proposed to be filled with artificial landscaping, remedying Staff's initial concerns regarding the weight of the planters. The ART was supportive of artificial plants in this location. The applicant should provide specifications for the artificial plant material prior to installation, subject to Staff approval.

Small openings on the north and south elevation of the patio space are proposed to be screened using cedar panels. The panels, which are intended to complement the cedar found elsewhere in the patio space, will provide protection from the elements. The panels are installed at an angle, and are supported by black steel framing. The applicant should finish all cedar elements with a protective coat, as to avoid premature weathering and staining.

The applicant is proposing to modify portions of the existing storefront system on both the east and west elevations of the building, where the entrances to the tenant space are located. On the east elevation (Longshore Street) the applicant proposes replacing the fixed system with an operable, bi-fold system. The new aluminum storefront system will be finished to match the existing storefront (bronze finish). The dimensions of the openings will remain the same, meaning that transparency is unaltered from its existing state. The bi-fold system will open to the interior, and allows for interaction between the indoors and outdoors on days with pleasant weather.

On the west elevation (Riverside Drive and patio), the northern portion of the storefront system is proposed to be replaced with an overhead garage door system. Like the bi-fold system on the east elevation, the overhead garage door system on the west elevation will allow for interaction between the indoors and outdoors, further activating the space. The garage door system retains the dimensions of the existing storefront system and does not impact transparency. The overhead door will be finished in a dark bronze color to match the existing storefront system.

3. Criteria Analysis

Minor Project Review Analysis [§153.066(J)]

- 1) The Minor Project is consistent with the Community Plan, and all BSD adopted plans, policies, and regulations.
Criteria Met. The proposal is consistent with the Community Plan, and all BSD adopted plans, policies, and regulations.
- 2) The Minor Project is consistent with the approved Final Development Plan.
Criteria Met. The Minor Project is consistent with the development plan for the site.
- 3) The Minor Project is consistent with the record established by the Administrative Review Team.
Criteria Met with Conditions. The proposal is largely consistent with the record established by the ART. The proposal creates a unique outdoor space that activates the street. However, the applicant should apply a clear-coat protective product to avoid premature weathering. Additionally, the applicant should provide specifications for the artificial plant material prior to installation, subject to Staff approval.
- 4) The Minor Project meets all applicable use standards.
Criteria Met. There are no applicable use 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. The proposal meets all applicable Zoning Code requirements and utilizes high-quality materials and products which contribute to a well-design patio space which will activate the street in this area.

4. Recommendations

Planning recommends **Approval** of the proposed Minor Project with conditions:

- 1) The applicant apply a protective clear-coat product to the cedar elements to avoid premature weathering and staining.
- 2) The applicant should provide specifications for the artificial plant material prior to installation, subject to Staff approval.