

## 21-017MPR/WR – BALTIMORE CORNER RESTAURANT (VALENTINA'S)

### Summary

Exterior and site modifications to accommodate a restaurant tenant including storefront alterations, an enclosed patio addition, a covered patio space, and associated design details located within Bridge Park, Block B.

### Site Location

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

### Zoning

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

### Property Owner

Bridge Park B Block, LLC.

### Applicant/Representative

Randy Roberty, Design Collective  
Wayne Schick, Cameron Mitchell Restaurants

### Applicable Land Use Regulations

Zoning Code Section 153.066

### Case Manager

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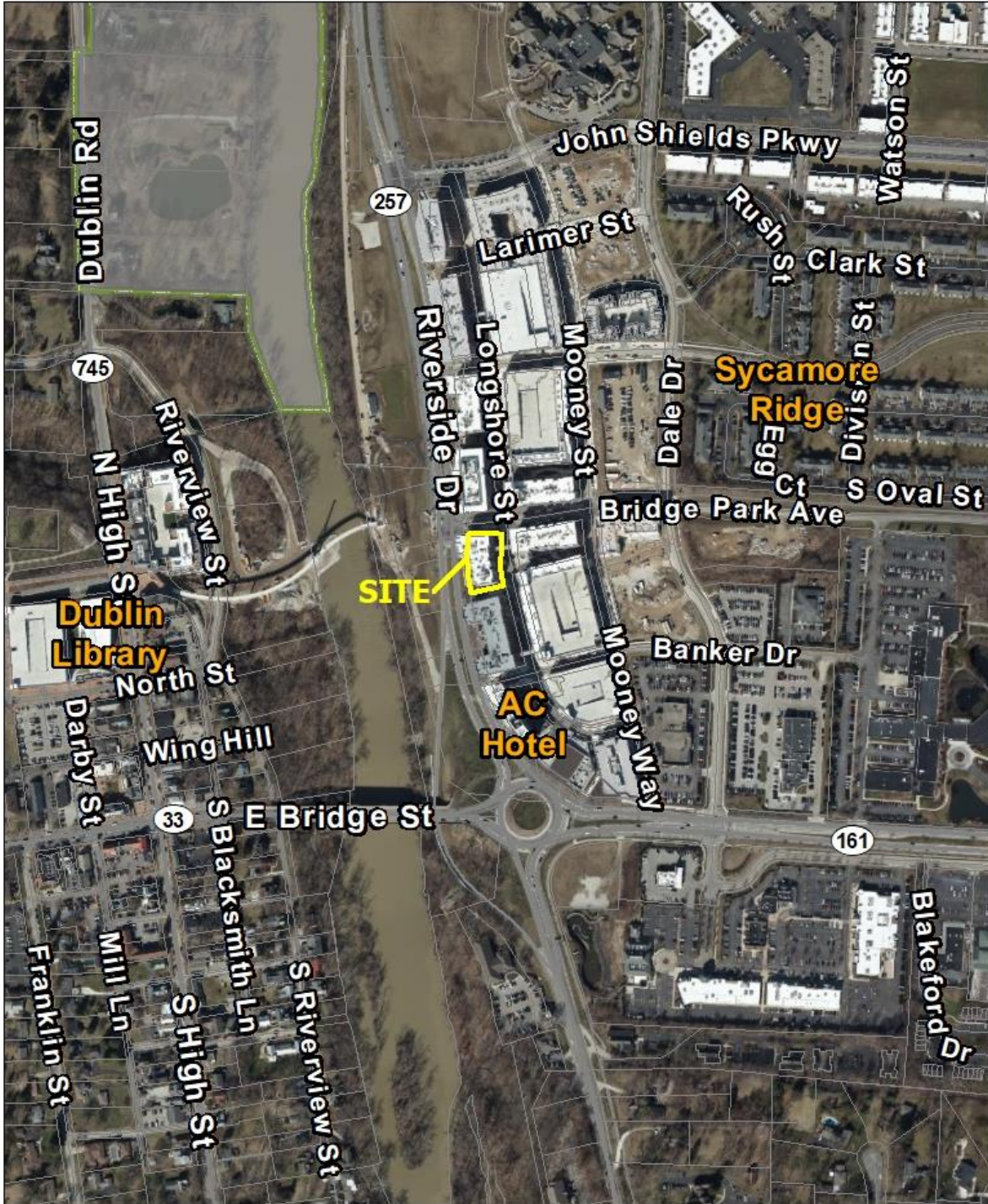
### Next Steps

Upon approval from the Planning and Zoning Commission (PZC), the applicant may submit for a Building Permit.

### Zoning Map



## 1. Context Map



21-017MPR  
Minor Project Review  
Baltimore Corner Restaurant (Valentina's)  
4595 Bridge Park Avenue

0 190 380  
Feet

## 2. Overview

### Background

4595 Bridge Park Avenue is a vacant, approximately 6,200-square-foot tenant space located within Building B2 of Bridge Park. This is a request for the Planning and Zoning Commission's (PZC) consideration of a right-of-way (ROW) encroachment for an enclosed and covered patio along Riverside Drive and of modifications to the Riverside Drive planters to maintain adequate sidewalk width.

### Updates

#### September 2, 2021 – Minor Project Review

The updates are in response to the September 2, 2021 PZC meeting, the proposed Minor Project review was tabled at the applicant's request. Commission provided feedback primarily with respect to the open space/pocket plaza and streetscape. At the time, the Commission identified:

- The merits and trade-offs of waiving the required sidewalk width and encroachment into the ROW with the desire to increase private-public energy;
- The prominence of the corner as a Terminal Vista opposite the landing of the Dublin; Link pedestrian bridge;
- Public vs. private nature of the pocket plaza and the role of seating in delineating the space;
- Whether the design and review of the pocket plaza and the proposed restaurant should be separated; and
- Where faux plants would and would not be appropriate.

Since the September 2, 2021 meeting, the applicant has revised the proposal to:

- Remove a tiered fountain within the ROW;
- Remove the lighting and faux plants from ceiling of balcony over pocket plaza;
- Remove three (3) dining tables from pocket plaza area;
- Add additional street furniture; and
- Add a circular brick seating wall around the pocket plaza pier.

At the Commission's directive, Staff organized a collection of precedent photos of urban design ideas for the pocket plaza from the Commission members and provided to the images to applicant to help define the space, which have been included in the packet for documentation purposes. Below staff has outlined how the design of the pocket plaza will be handled moving forward and the information provided by the Commission will be used in consideration of the design.

#### Pocket Plaza Updates

The previously approved condition for the base building identified the applicant work with the City and the Dublin Arts Council to develop the final elements of the pocket plaza for the B2 building. Since the September 2, 2021 PZC meeting, Staff and the property owner met with the Executive Director, David Guion, of Dublin Arts Council (DAC) to discuss opportunities for the pocket plaza, its future design, and how or whether public art should be incorporated. These discussions also included the recently adopted Public Art Master Plan and criteria for determining whether a space warrants the rigorous development as a Public Art location.

The prior reviews by the Planning and Zoning Commission for the pocket plaza looked to incorporate a design that was an extension of the tenant space design. As part of the discussions about the future design of the pocket plaza, the Dublin Arts Council and City Staff recommend the pocket plaza design be uncoupled from the tenant improvements and be designed independently. This will allow for the original condition to be met, while also allowing the tenant to proceed with their improvements. Additionally, the Dublin Arts Council does not recommend the pocket plaza be considered a Public Art location, but should focus on a design that transforms the "space into a place". Mr. Guion further advised that the DAC will work with the property owner, Crawford Hoying, to design the space with thoughtful consideration of the public realm. Mr. Guion and the Dublin Arts Council will consult with Crawford Hoying to facilitate the development of a creative, collaborative and thoughtfully designed place. The final pocket plaza design should be presented to the City, subject to Staff approval, no later than March 31, 2022 (6 months) and be fully installed no later than October 1, 2022 (1 year).

### **Case History**

The prior review process for the proposed design of this tenant space has been as follows:

#### *Administrative Review Team*

#### March 4, 2021 – Minor Project Introduction

At the time, the ART identified a number of items for the applicant's consideration detailed below:

- 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.

#### March 11, 2021 – Minor Project Determination

The ART determined the proposal raised complex issues that should be forwarded to the Planning and Zoning Commission for review and determination. ART made the following determination:

- Elimination of a 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;
- 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
- Modifications to public infrastructure (planters) within the Riverside Drive right-of-way to accommodate adequate clear pedestrian circulation area.

*Planning and Zoning Commission*

April 1, 2021 – Informal Review

The Commission provided informal feedback regarding a ROW encroachment for an enclosed patio and a covered patio along Riverside Drive and feedback regarding modifications to the Riverside Drive planters to maintain adequate sidewalk width. At the time, the Commission identified an opportunity to activate the streetscape with the tenant space design, the importance of the vertical expression of the building at the gateway, and that the pocket plaza, including gateway and public art, serves a greater public purpose that should be preserved and enhanced.

June 17, 2021 – Informal Review

The Commission provided informal feedback regarding a right-of-way (ROW) encroachment for an enclosed patio and a covered patio along Riverside Drive and feedback regarding modifications to the Riverside Drive planters to maintain adequate sidewalk width. At the time, the Commission was supportive of right-of-way encroachments for enclosed and covered outdoor dining provided that the design details align with the BSD intent to invigorate the gateway corner.

**Site Characteristics**

*Existing Conditions*

4595 Bridge Park Avenue is a vacant, approximately 6,200-square-foot tenant space located within Building B2 (Baltimore Building) of the Bridge Park development. 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.

*Surrounding Zoning and Land Use*

North: BSD-SRN, Bridge Street District – Scioto River Neighborhood (Commercial)

East: BSD-SRN, Bridge Street District – Scioto River Neighborhood (Commercial)

South: BSD-SRN, Bridge Street District – Scioto River Neighborhood (Commercial)

West: BSD-P, Bridge Street District – Public (Riverside Crossing Park)

*Road, Pedestrian, Bike, and Open Space Network*

Riverside Drive and Bridge Park Avenue

The Riverside Drive realignment project was a multi-year public improvement project, which included the construction of a realigned Riverside Drive, including the roundabout at Riverside Drive and State Route 161. The project also constructed portions of on-street parking and sidewalk along Riverside Drive, including the provisions for any necessary public utilities and duct bank for private utility routing. Modifications to two of the planter areas along Riverside Drive are proposed with this application. Bridge Park Avenue is a public street that was constructed from Riverside Drive to Dale Drive with the development of Block C of the Bridge Park development.

Riverside Crossing Park and Dublin Link Pedestrian Bridge

Riverside Crossing Parking is a 35+ acre public park spanning the east and west sides of the Scioto River. The park represents a sizable public investment. The east side incorporates plaza gathering spaces, great lawn, waterfalls, river overlooks, respite areas, cycle track connections, multi-use paths, park pavilion restrooms with a large overhang that provides shaded space and a fireplace. The west side of the park that will be developed over the years to come will remain

more natural. Most of the open area is intended to be reforested providing a natural river buffer. There will also be trails installed to provide access to the Scioto River. It is expected that Riverside Crossing Park will be highly utilized by both the residents and visitors to the Bridge Park Development but, also local and regional greenway and blueway users.

The Dublin Link pedestrian bridge connects the east and west sides of Riverside Crossing Park with the east bridge landing terminating at the intersection of Riverside Drive and Bridge Park Avenue. The bridge also connects the western and eastern portions of the cycle track and proposed riding loops that connect to multi-modal hubs, which further links other Central Ohio communities to the Bridge Park development. With completion of Riverside Crossing Park it is anticipated that the intersection of Riverside Drive and Bridge Park Avenue will be one of the busiest pedestrian crossings in the City.

#### *Utilities*

Water service is provided to the site via existing water services. Existing storm sewer is in place to accommodate drainage that is compliance with City of Dublin Stormwater Management requirements. Sanitary sewer is provided via an eight-inch line along the south property line. Sanitary service to this building is provided via constructed sanitary laterals.

### **3. Proposal**

The proposal includes façade/storefront alterations, an enclosed patio, a covered patio, and outdoor gathering space with brick seating wall and street furniture. The tenant modifications are intended to establish a brand identity and to activate the streetscape consistent with the goals and objectives of the BSD. The DAC and City Staff recommend the pocket plaza design be uncoupled from the tenant improvement project and be completed as a separate project. This recommendation is included as a condition of approval to facilitate a high-quality public open space while also accommodating the tenant's storefront design timeline.

#### **Site Modifications**

The primary tenant entrance is proposed to be located along Bridge Park Avenue. The tenant improvements along Bridge Park Avenue do not encroach the right-of-way. Along Riverside Drive, the enclosed patio and covered patio are located within the right-of-way. The proposal retains the pocket plaza at the intersection of Riverside Drive and Bridge Park Avenue with the accommodation of a 5-foot encroachment for the tenant's enclosed dining patio. The encroachment reduces the pocket plaza area by approximately 150-square-feet. Staff is recommending approval of a Waiver to the minimum required open space for Block B as blurring the line between the public and private realm is critical to fuel the energy of the space. The final pocket plaza design will be finalized independent of this application.

Along Riverside Drive, the encroachment into the right-of-way is a consistent 6 feet. In order to provide additional pedestrian circulation area, the applicant is requesting to alter the Riverside Drive streetscape by reducing the width of two existing planters. The first planter south of the intersection of Riverside Drive and Bridge Park Avenue is proposed to be reduced by a consistent width of 2 feet-4 inches. The second planter south of the intersection of Riverside Drive and Bridge Park Avenue is proposed to be reduced by a variable 2 feet-4 inches at the north to 0-inches at the south. Full civil engineering drawings are required with the building permit.

As a practice, the City Engineer requires no less than 8 feet of clear pedestrian circulation area throughout Bridge Park. The Zoning Code requires a greater minimum circulation within a Shopping Corridor of 12 feet of clear pedestrian circulation area. The streetscape modifications are able to accommodate a variable 8-feet-2-inches to 8-feet-7-inches. Staff is recommending approval of the Waiver request for the enclosed patio and covered patio, and is recommending disapproval of the request for the tiered fountain/seat wall.

### **Building Modifications**

The storefront character blends traditional details and modern aesthetics with a mix of high-quality materials, textures, furniture, finishes, and lighting.

#### *North Elevation*

The main entrance along Bridge Park Avenue is highlighted by a structured black canopy with polycarbonate roof supported by six columns. Planter boxes with gold accents and metal trellises are located on either side of the entrance. Both a frame and revolving entry doors are proposed. The design includes an awning valence, marquee light bulbs, post-mount coach lamps, and lush vegetation. The use of faux plant material should be limited to the primary entrance along Bridge Park Avenue. Immediately west of the main entrance an Italian gelato cart is proposed.

The pocket plaza, publically accessible open space area, located at the intersection of Riverside Drive and Bridge Park Avenue is proposed to be retained. The area incorporates a variety of seating options and placemaking elements like a chess table. The DAC and Staff recommend the proposed improvements be separated from the proposal presently under consideration.

The north façade, adjacent to the pocket plaza, incorporates operable sliding windows to increase the permeability of the tenant space, and a partial striped awning in continental stripe (sand/olive/ivory) by Weblon Coastline Plus softens the glazed area. The proposed window and door modifications increase the transparency of the north elevation of the tenant space by five percent.

#### *West Elevation*

Along Riverside Drive, the exterior modifications include both enclosed and covered patio spaces. The proposed window and door modifications increase the transparency of the west elevation of the tenant space by seven percent.

The enclosed patio is detailed similarly to the building façade along the pocket plaza. Specifically, the façade incorporates operable sliding windows to increase the permeability of the tenant space, and a partial striped awning in continental stripe (sand/olive/ivory) by Weblon Coastline Plus softens the glazed area. Three planters are proposed along the length of the enclosed patio. Plantings are intended to rotate seasonally.

The covered patio is defined by a decorative iron railing with hanging planters and covered by two striped awnings. Narrower black awnings are proposed to bridge the gap between the three sections of striped awnings. The façade of the building adjacent to the covered patio will be replaced with operable nanawalls.

Artificial vegetation is proposed along the extent of the north and west facades above the awnings. The plan indicates that a faux ivy or boxwood is proposed due to the year round color. Staff recommends eliminating the artificial greenery due to concerns that it may create a habitat for birds along the façade resulting in accelerated ageing of the artificial plant material and awnings.

#### *East Elevation*

Minor modifications are proposed along the east façade to accommodate louvers and a 42-inch service door. The applicant is also proposing window film. Transparency is calculated by building elevation and not by tenant space. Glazing that is covered with window film to screen operational area can be approved administratively provided that the modification does not result in a deficiency. No calculations are provided for the east elevation. The applicant should indicate the window film color and provide calculations to confirm compliance with the building permit submittal.

#### **Details**

##### *Furniture/Landscape/Lighting*

A variety of site furnishing and light fixtures are proposed as part of the design. Generally, tables are proposed to have a metal base (Bruni, black) with solid surface top (Cambria, Kelvingrove) and chairs are aluminum with a bamboo-look frame and brown woven seat.

A total of five light fixtures are proposed in various locations including: exposed marque lights, festoon lights, carriage lanterns, coach lights, and suspended globes. The enclosed patio is accented with the carriage lanterns (Kichler, Courtyard Collection, Rubbed Bronze), and the covered patio is accented with coach lights (Troy, Owings Mill, Natural Bronze) and suspended globes (Kichler, Halleron, Londonberry). The applicant should provide a photometric plan demonstrating compliance with the Code, prior to permitting, subject to Staff approval.

The applicant should submit a full landscape plan detailing the use of faux and live vegetation, subject to Staff review and approval, prior to permitting.

##### *Signs*

Conceptual sign designs are depicted with the proposed building modifications. Signs are not under consideration and are not reviewed for compliance as part of the Minor Project application. All signs are required to meet the approved Master Sign Plan for Bridge Park. The applicant should submit for sign permits, with a landlord approval letter, for review of the proposed signs relative to the adopted regulations. The applicant will need to remove all awning graphics/signs as the Master Sign Plan only permit window graphics that do not count to the total allowable number of signs.



## 4. Criteria Analysis

### Waiver Reviews

1) *153.063(E)(5)(c) — Neighborhood Standards, Pedestrian-Oriented Streetscape*

Requirement: A minimum of 12 feet of clear sidewalk width shall be provided along designated shopping corridors through the combination of public right-of-way and required building zone area with public access easements. Outdoor dining and seating areas shall not be permitted within this clear area.

Request: To reduce the clear sidewalk width along Riverside Drive to 8 feet-2inches permitting outdoor seating and dining within a required Shopping Corridor.

Criteria: Approval. The intent of the BSD Scioto River Neighborhood District is to activate streetscapes through high-quality design and intentional placemaking. Outdoor seating and dining play a crucial role in achieving the intent of the Code particularly in designated Shopping Corridors. The Waiver is appropriate along the Riverside Drive frontage for outdoor dining although Planning, Engineering, Parks and Recreation and Police are recommended disapproval of fountain/seating wall within the right-of-way as it constricts safe pedestrian circulation at the intersection of Riverside Drive and Bridge Park Avenue.

2) *153.064(C) – Open Space Types, Provision of Open Space: To reduce the total amount of publically accessible open space within Block B by approximately 150 square feet.*

Requirement: To provide 200 square feet of open space per residential unit and 1 square foot per 50 square feet of commercial space. Bridge Park, Block B was required to provide a total of 1.08 acres of publically accessible open space of which 0.33 acre was provided on-site and 0.75 acre was provided off-site.

Request: To reduce the total required open space for Bridge Park, Block B by approximately 150 square feet.

Criteria: Approval. The intent of the BSD Scioto River Neighborhood District is to activate streetscapes through high-quality design and intentional placemaking. Blurring the line between public and private space is critical to create a vibrant streetscape and inviting pocket plaza.

### Minor Project Review

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

Criteria Met with Conditions and Waivers. The proposal is generally consistent with the Community Plan, and all BSD adopted plans, policies, and regulations. The BSD Scioto River Neighborhood District seeks to activate the pedestrian realm through high-quality design while prioritizing safe pedestrian and bicycle circulation. Staff is recommending approval of two Waivers to facilitate placemaking. The pocket plaza design should be separated from the application under consideration by the Commission at the recommendation of the Executive Director of the Dublin Arts Council and City Staff. The property owner should work with the DAC to develop and implement a design within one year.

- 2) The Minor Project is consistent with the approved Final Development Plan.  
Criteria Met with Waivers. The MPR is largely consistent with the approved FDP with the exception of the request to reduce the minimum required width of the Shopping Corridor and to reduce the required amount of publically accessible open space. The applicant should provide full civil engineering drawings to ensure modifications are consistent with the FDP.
- 3) The Minor Project is consistent with the record established by the Planning and Zoning Commission  
Criteria Met with Conditions. The proposal is consistent with the record established by the PZC as it activates the public and private realm in a high-quality manner. Staff recommends eliminating the artificial greenery due to concerns that it may create a habitat for birds along the façade resulting in accelerated ageing of the artificial plant material and awnings. The applicant should provide a full landscape plan detailing the use of artificial and live vegetation, prior to permitting, subject to Staff approval. The applicant should also provide a photometric plan to ensure lighting is sensitive to the surrounding area consistent with all numeric requirements of the Code.
- 4) The Minor Project meets all applicable use standards.  
Criteria Met. Eating/Drinking is a permitted use within the BSD-SRN. There are associated use specific standards, which are met with the proposal.
- 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 Waivers and Conditions. The proposal meets the requirements of the BSD Code with approval of two Waivers. In order to confirm compliance with all section of the Code, the applicant should submit transparency details for the east elevation to confirm Code compliance. The applicant should submit for sign permits in accordance with the approved Master Sign Plan revisions to the proposed signage will be necessary.

## 5. Recommendations

### Waiver Reviews

- 1) 153.063(E)(5)(c) — Neighborhood Standards, Pedestrian-Oriented Streetscape: To reduce the clear sidewalk width along Riverside Drive to a minimum of 8 feet-2inches permitting outdoor seating and dining within a required Shopping Corridor.
- 2) 153.064(C) – Open Space Types, Provision of Open Space: To reduce the total amount of publically accessible open space within Block B by approximately 150 square feet.

### Minor Project Review

Staff recommends **approval** of the application with the following conditions:

- 1) All pocket plaza elements including seat wall, dining tables, and ancillary furniture and amenities be withdrawn from this proposal and the pocket plaza design be separated from this application.
- 2) The property owner work with the Dublin Arts Council to identify a final design for the pocket plaza no later than March 31, 2022 and implement the final design no later than October 1, 2022, subject to Staff approval.
- 3) The applicant eliminate all artificial plant material located along the top of the awnings.

- 4) For all alterations and additions located within the right-of-way, full civil engineering drawings be submitted as part of the building permit.
- 5) The applicant provide a full landscape plan detailing the use of artificial and live vegetation, prior to permitting, subject to Staff approval.
- 6) The applicant provide a photometric plan demonstrating compliance with the Code, prior to permitting, subject to Staff approval.
- 7) The applicant provide the window film color and calculations, at permitting, to confirm transparency requirements are met along the east façade.
- 8) The applicant submit for sign permits, with a landlord approval letter, for review of the proposed signs relative to the adopted regulations.