

21-017MPR-INF – BALTIMORE CORNER RESTAURANT

Summary

Informal Review for exterior and site modifications for a tenant space located within Bridge Park, Block B – Building B2 (Baltimore Building) including façade/storefront alterations, a 625-square-foot building addition, and a 400-square-foot covered patio.

Site Location

Southeast of the intersection of Bridge Park Avenue and Riverside Drive.

Zoning

BSD-SCN, Bridge Street District – Sawmill Center Neighborhood

Property Owner

Bridge Park B Block LLC

Applicant/Representative

Carter Bean, Bean Architects
Wayne Schick, Cameron Mitchell Restaurants

Applicable Land Use Regulations

Zoning Code Section 153.066

Case Manager

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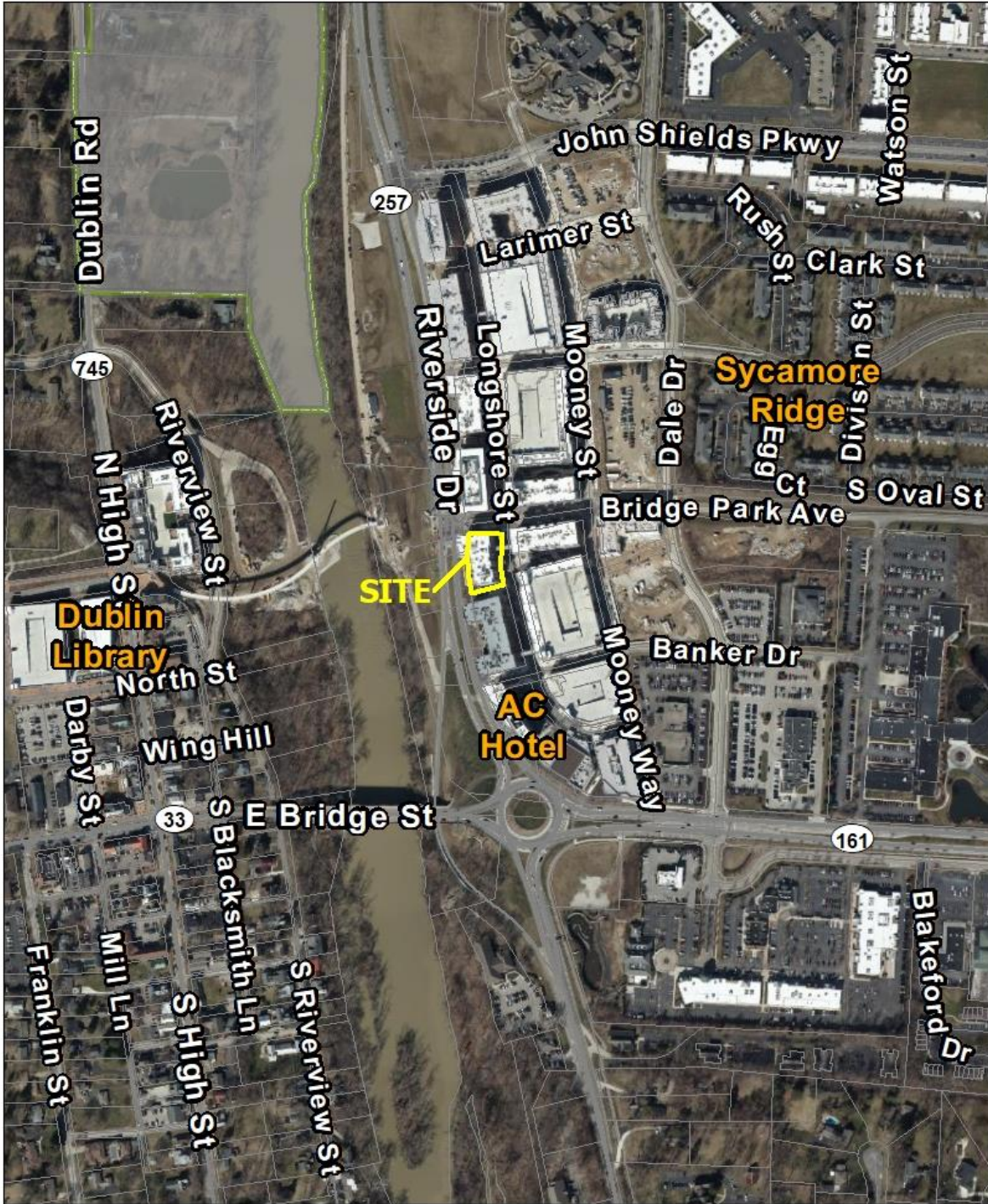
Next Steps



Upon Informal Review and feedback from the Planning and Zoning Commission (PZC), the applicant may proceed to a formal request for a Minor Project Review before the Commission.

Zoning Map



1. Context Map



 <p>City of Dublin</p>	<p>21-017MPR Minor Project Review Baltimore Corner Restaurant 4595 Bridge Park Avenue</p>	<p>0 190 380 Feet</p> 
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2. Overview

Background

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. The development is zoned Bridge Street District (BSD) – Scioto River Neighborhood District.

Case History

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 Administrative Review Team (ART) as a Minor Project Review (MPR) on March 4, 2021. In cases where complex issues are raised that warrant Planning and Zoning Commission (PZC) review, the ART may forward cases to the Commission. 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.

On March 11, 2021, the ART determined that the proposal raises complex issues given the potential community-wide effects, including:

- 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.

Recently, a number of similar requests have been made to encroach the right-of-way and to modify approved open spaces. The Commission's determination on this application could also guide determinations on future requests.

Process

The ART is the deciding body for Minor Project Reviews except in cases where there are complex issues that warrant the Commission’s consideration, and in cases where Waivers to Code requirements are requested, which are both applicable in this case.

The applicant is seeking feedback from the Commission informally prior to bringing forward a Minor Project Review and Waiver Review for the Commission’s determination.

Zoning Code

The Bridge Park development is located within the Bridge Street District (BSD) and zoned BSD-SRN – Scioto River Neighborhood District. Zoning districts identified in Neighborhood Districts are subject to specific Neighborhood Standards in addition to all other provisions of the Code.

Neighborhood District

The BSD Code establishes Neighborhood Districts where special attention to location and character of buildings, streets, and open spaces is important to establish a coordinated mix of uses that fulfills the objectives identified in the BSD Special Area Plan within the Community Plan. Each neighborhood anticipates the conceptual layout of critical elements including street connections, open spaces, and gateways.

The intent of the Scioto River Neighborhood District as outline in the BSD Code §153.063(F) is to establish a “well planned and designed neighborhood with a balanced mix of land uses... [with] a comfortable, walkable street network intended to convey a strong sense of connection between each of these diverse but complementary land uses”.

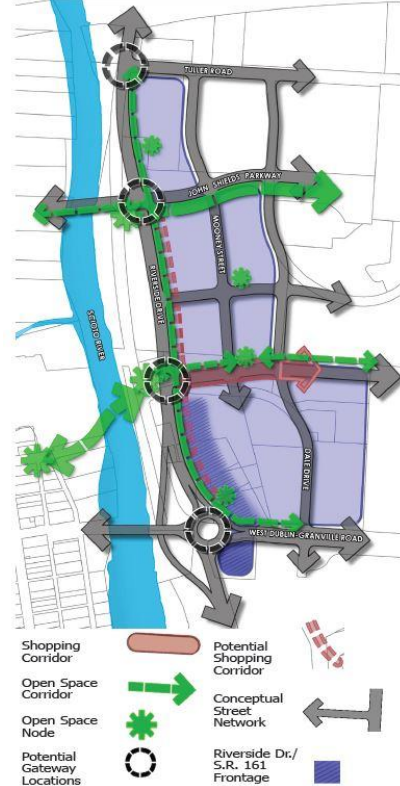
Shopping Corridor

A Shopping Corridor identified in the Code as a Placemaking Element that is intended to “accommodate a mix of outdoor activities such as patios, seating area, pocket plazas, and spacious walkways”. Shopping Corridors are required to provide minimum of 12 feet of clear sidewalk area for pedestrian circulation. A minimum of 600 feet of Shopping Corridor was required to be dedicated with the development of Bridge Park. The dedicated Shopping Corridor area was established with Block B along the Riverside Drive and Bridge Park Avenue frontages.

Gateways

Potential Gateway locations are identified within the Neighborhood Standards as a Placemaking Element. A Gateway is intended to “provide a sense of arrival to the area. Gateway designs shall be pedestrian-oriented in scale and shall include a combination of architectural elements, landscape features, and/or public open spaces”. An open space area (pocket plaza) was designated with original approval of Block B at the intersection of Riverside Drive and Bridge Park Avenue. A condition of approval agreed to at the time was that:

FIGURE 153.063-D. ILLUSTRATION OF SCIOTO RIVER DEVELOPMENT STANDARDS



"That the applicant continue to work with the City and the Dublin Arts Council as they develop the final elements for the building B2 and Bridge Park Avenue pocket plaza located at the terminal vista of the pedestrian bridge." (Case 15-052 DP-BSD/SP-BSD/CU, August 20, 2015).

The special attention paid to this Gateway location is due to it also being in a Terminal Vista location as pedestrians exit the Dublin Link Pedestrian Bridge and Riverside Crossing Park. As originally approved the termination was into an 'open space', which is the preferred solution in the Code. In instances where a termination is not into an open space, the Code provides guidance that it should terminate with "a tower, a bay window, courtyard with sculpture, pronounced increase in building height or other...vertical element".

Open Space

The BSD Code requires designation of publically accessible open space with development. Open space is required to be provided at a rate of 200 square feet per residential dwelling unit and 50 square feet of commercial space. With the original development of Block B a total of 1.08-acres of open space was required to be provided. At the time, 0.33-acre of open space was provided on-site and 0.75-acre of open space was provided off-site in Riverside Crossing Park. A 514-square-foot Pocket Plaza was designated at the intersection of Riverside Drive and Bridge Park Avenue.

Street Network Map

As part of the BSD Code, the Street Network Map establishes the framework, for vehicular and pedestrian connectivity, to efficiently distribute traffic across the network. The Street Network Map establishes existing and planned streets within the BSD. The Street Network Map defines a hierarchy of street classifications including Corridor Connectors, District Connectors, Neighborhood Streets, and Alley/Service Streets.

Corridor and District Connectors, in some cases, may be designated Principal Frontage Street (PFS). As outlined in the BSD Code Section 153.061(D), "Principal Frontage Streets are designated to ensure certain street types are lined with continuous pedestrian-oriented block faces".

For this site, the Street Network Map designates Riverside Drive as Corridor Connector – Principal Frontage Street; and Bridge Park Avenue as a District Connector – Principal Frontage Street. Riverside Drive is a high-capacity thoroughfare providing regional connectivity, and Bridge Park Avenue is a medium-capacity thoroughfare providing district connectivity.

Site Characteristics

Surrounding Land Use and Development Character

North: BSD-SRN, Scioto River Neighborhood (Commercial)

East: BSD-SRN, Scioto River Neighborhood (Commercial)

South: BSD-SRN, Scioto River Neighborhood (Commercial)

West: BSD-P, 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.

Proposal

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 primary tenant entrance is proposed to be located along Bridge Park Avenue. The proposed building addition is located at the intersection of Riverside Drive and Bridge Park Avenue, and the proposed covered patio is located along Riverside Drive. Details are provided below regarding the site and building modifications.

Details

The storefront character blends traditional details and modern aesthetics with a mix of high-quality materials, textures, furniture, finishes, and lighting. 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-10⁷/₈ 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 Engineer requires no less than 8 feet of clear pedestrian circulation area throughout the BSD. This minimum circulation distance is greater within a Shopping Corridor where the Code requires 12 feet of clear pedestrian circulation area.

In order to provide additional pedestrian circulation area, the applicant is requesting to alter the Riverside Drive streetscape, located within the right-of-way, originally constructed with the Riverside Drive realignment project. Specifically, reducing the width of two existing planters along the frontage of the tenant space. 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 0-inches at the south to 1-foot-10 inches at the north.

With the proposed planter modifications, the applicant is able to provide a variable clear pedestrian circulation width of 9 feet-1³/₄ inches at the south to 8 feet-1¹/₂ inches at the north. While the 8 feet of clear area is able to be provided, approval of a Waiver to the Shopping Corridor requirement of 12 feet would be required by the Planning and Zoning Commission. The Commission is asked to consider if the Riverside Drive streetscape should be modified, if the proposed encroachment into the public right-of-way is appropriate, and if a Waiver to the Shopping Corridor requirements would be supported.

At the intersection of Riverside Drive and Bridge Park Avenue the proposed building addition is proposed to occupy a previously approved, publically accessible open space area identified as a pocket plaza that was conditioned to incorporate public art. The open space is located at the terminal vista of the Dublin Link Pedestrian Bridge as well as at a Gateway location required as part of the Neighborhood Standards. The applicant is requesting to modify the original Bridge Park, Block B open space plan approval to relocate the publically accessible open space. The Code allows open spaces to be provided on-site or off-site, but in all cases open spaces must be located within 660 feet of the primary entry of the building and require review and approval by the PZC. The Commission is asked to consider if they support relocating the pocket plaza, redesigning the gateway/terminal vista, and modifying the condition to provide public art.

The applicant has provided detailed drawings regarding the proposed character of the tenant space including entry design, building addition character, and covered patio finishes. The design emphasizes romantic themes while incorporating modern materials. The façade of the entire tenant space is proposed to be finished in a tile veneer in a sage color.

The entrance incorporates a display window in a decorative dark-stained wood surround adjacent to a matching full-lite wood door and prefinished aluminum revolving door. The

entrance is accented by a canopy with canvas valence and marquee bulbs. Planter pots and a bench are also provided.

Two canopies are proposed to be constructed: one for the main entry along Bridge Park Avenue, and one highlighting the building addition along Bridge Park Avenue and Riverside Drive. The canopies are proposed to be supported by decorative steel columns with a cast stone plinth. The canopies are finished in fiber cement panel with fascia trim painted dark brown.

The building addition incorporates large operable vertical bifold windows in a black finish. Ground-mounted planter boxes are proposed between the columns, beneath the windows. The intersection is highlighted by the angle of the building juxtaposed with the corner of the canopy, which is accented with marquee bulbs, planter pots, and two oversized sconces.

The covered patio is enclosed with a prefinished curved baluster railing in a dark brown with planter boxes. The patio is proposed to be covered with a closed end awning, which is a multi-color striped canvas finished with valence ends. Operable windows are proposed along the building façade adjacent to the patio. Four types of lighting are proposed to be incorporated: marquee bulbs, coach lights, ceiling fans and pendant lights. The proposed patio furniture selections are black metal table bases with Cambria table tops and brown woven aluminum chairs with a bamboo look.

3. Discussion Questions

1) Is the Commission supportive of modifications to the Riverside Drive streetscape?

In order to provide the minimum 8-foot width of the clear pedestrian circulation area as determined by the City Engineer, the applicant is requesting to modify the Riverside Drive streetscape, which was originally constructed with the Riverside Drive realignment project. Requests to modify public infrastructure and to encroach the public right-of-way are not taken lightly. The Commission should consider whether they are supportive of the modification in this highly visible and active location with the BSD.

2) Does the Commission support a Waiver to the Shopping Corridor requirement that a minimum of 12 feet of clear pedestrian area be provided?

Building B2 is sited adjacent to the right-of-way. Today, the Shopping Corridor sidewalk width requirement of a minimum of 12 feet is met with just over 12 feet being provided. A Waiver to this Neighborhood Standards requirement intended to allow ample area for gathering and interaction along the street would need to be granted by the Commission.

3) Does the Commission support alterations to the originally approved development plan including the pocket plaza, redesigning the gateway/terminal vista, and modifying the condition to provide public art?

Given the proposal, a number of alterations to the originally approved development plan for Bridge Park, Block B would be required. Specifically, the Open Space plan would need to be revised to provide the total required amount of open space for the block if the existing pocket plaza is occupied by the building addition. The Commission would also need to support a revised gateway design for the intersection of Riverside Drive and Bridge Park Avenue as depicted in the proposal. Finally, the Commission would need to alter the originally approved condition regarding the design of the pocket plaza incorporating public art.

4) Is the Commission supportive of the conceptual architectural character including building materials and design details?

The proposal provides detailed designs for the tenant improvements. The Commission is asked to provide input on the variety of elements proposed including the entrance design, building addition, and covered patio.

4. Recommendation

Planning recommends the Commission provide informal review and feedback on the proposed application.

- 1) Is the Commission supportive of modifications to the Riverside Drive streetscape?
- 2) Does the Commission support a Waiver to the Shopping Corridor requirement that a minimum of 12 feet of clear pedestrian area be provided?
- 3) Does the Commission support alterations to the originally approved development plan including the pocket plaza, redesigning the gateway/terminal vista, and modifying the condition to provide public art?
- 4) Is the Commission supportive of the conceptual architectural character including building materials and design details?
- 5) Any other considerations by the Commission.