

June 7, 2021

Nichole Martin, AICP
City of Dublin / Planner II
5200 Emerald Parkway
Dublin, Ohio 43017

Re: Baltimore Corner Restaurant
ART / PZC Planning Submission

Dear Ms. Martin,

Attached herein, please find our revised submission for Planning & Zoning Commission consideration as related to Baltimore Corner Restaurant.

Since our initial review by the Planning and Zoning Commission, several modifications to the design have been implemented in response to comments. These include:

- a. **Comments: Open up corner; maintain pocket plaza; provide gathering spot.**
Revisions: Proposed addition in northwest corner has been reduced to maintain a 'pocket plaza' for pedestrians to meet or step out of pedestrian traffic. Custom benches have been proposed in this plaza for public use.
- b. **Comments: Add architectural detail; express verticality of existing corner pier; incorporate public art.**
Revisions: The north façade has been revised to add architectural detail; fascia of existing balcony above has been extended to east and re-clad as a collective element for forms below; the existing, round building pier has been left partially exposed at the ground level to reveal its vertical articulation; a mosaic art installation is proposed on said pier (actual design to be determined by artist).
- c. **Comments: Provide for pedestrian circulation along Riverside Drive to maintain 'shopping corridor' character.**
Revisions: Streetscape planters have been modified to maintain 8' to 9' of clear pedestrian circulation width along the frontage of the proposed restaurant.

We are respectfully seeking feedback on two items, which will allow us to pursue the use of the tenant space and to further develop our design, incorporating the Commission's and City Staff's comments:

1. **Does the Planning & Zoning Commission support a right-of-way encroachment for the building addition and covered patio along Riverside Drive?**
2. **Does the Planning & Zoning Commission support modifications to the Riverside Drive streetscape to maintain a minimum of 8' of clear pedestrian circulation width?**

Additional input regarding other aspects of the project is, of course, welcome for incorporation into future design iteration.

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