

## 21-046MPR—WEENIE WONDER - EXTERIOR MODIFICATIONS

### Summary

Exterior modifications and associated site improvements for an existing tenant space located within Bridge Park.

### Site Location

The site is located west of Longshore Street approximately 350-feet south of the intersection with Bridge Park Avenue

### Zoning

BSD-SRN: Bridge Street District, Scioto River Neighborhood

### Property Owners

Bridge Park BBlock, LLC

### Applicant/Representative

Cori Medley, Design Collective

### Applicable Land Use Regulations

Zoning Code Section 153.066

### Case Manager

Chase Ridge  
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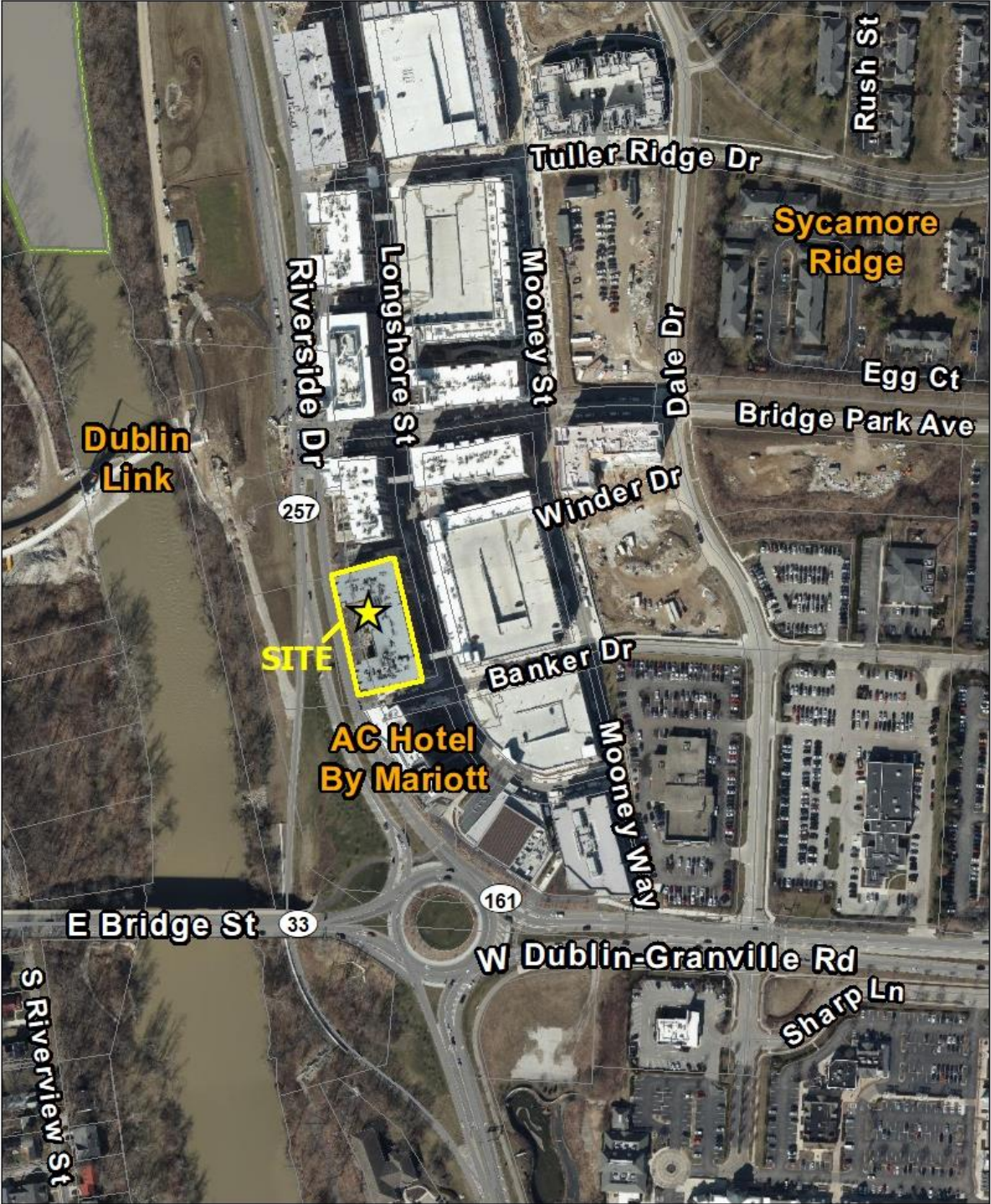
### Next Steps


Upon review and approval from the Administrative Review Team (ART), the applicant may file for a building permit.

### Zoning Map



# 1. Context Map



	<p>21-046MPR Minor Project Review Weenie Wonder 6562 Longshore Street</p>	<p>0 115 230 Feet</p> 
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## 2. Overview

### Background

The tenant space is located within Building B2 of the Bridge Park development in the Bridge Street District, Scioto River Neighborhood District. Building B2 is one of four buildings approved in Block B by the Planning and Zoning Commission in 2015. Block B includes a mix of office, residential, commercial and parking garage space.

### Site Characteristics

#### *Natural Features*

The site is developed and no natural features exist that would be impacted by the proposed exterior modifications.

#### *Historic and Cultural Facilities*

There are no historic or cultural features present on site.

#### *Surrounding Land Use and Development Character*

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

East: BSD-SRN: Bridge Street District – Scioto River Neighborhood (Mixed-use)

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

West: BSD-SRN: Bridge Street District – Public (Open space)

#### *Road, Pedestrian and Bike Network*

The mixed-use building has frontage along Riverside Drive to the west ( $\pm 300$  feet), Banker Drive to the South ( $\pm 130$  feet), and Longshore Street to the east ( $\pm 300$  feet). All frontages have pedestrian access.

#### *Utilities*

The site is served by public utilities, including sanitary and water. Electrical and gas are also provided on site. Exterior modifications will not impact the existing utilities.

### Details

#### *East Patio/Entrance*

The applicant is proposing a number of modifications on the east side of Building B2, fronting Longshore Street. Modifications include the installation of drink rails, installation of two circular tables and associated stools, new concrete planters, and relocation of the existing storefront further into the building footprint, ultimately creating a small covered patio. A redesigned canopy is also proposed to align with the brand standards.

Two drink rails consisting of a white stone top supported by a black metal pipe support are located immediately east of the tenant space, taking advantage of the open area just outside of the Longshore Street entrance. The rails, while different in design, style and fabrication, continue the pattern of drink rails found at the PINS location immediately adjacent to this site. The applicant should continue to work with Staff to ensure adequate clearance is provided between the rails and adjacent structures, including between the rails at the PINS location to the south.

The applicant is proposing to install two new circular tables with stone tops to match the drinks rails. Wood topped stools are proposed in association with the tables. Multiple free-standing poured concrete planters are proposed near the east entrance. The applicant has indicated that these will be filled with evergreen bushes to provide year-round landscaping.

In addition to the rails, seating and planters, the applicant is proposing to slightly modify the northern portion of the storefront system, pushing the existing aluminum frame back. This creates a small covered patio, which accommodates the two new tables and stools. The wall exposed by relocating the storefront system will be clad in a natural cedar plank, installed in a horizontal orientation and painted white (SW7006 'Extra White'). The ceiling exposed will be clad in the same cedar plank, but is proposed to be left unpainted. Can lights are proposed within the covered patio area created by moving the storefront system back. The relocation of the storefront does not impact existing transparency calculations for the building.

The applicant is also proposing a redesigned entrance canopy on this elevation to better align with the brand. The proposal is for a canopy constructed of bent metal scallops in alternating colors (SW6884 'Obstinate Orange' and SW7006 'Extra White'). The proposal does not expand the dimensions of the existing canopy.

Signs are shown on this elevation and on the west elevation. Signs are shown for reference only, and are not a part of this application for review and approval.

#### *West Patio/Entrance*

Several modifications are also proposed for the west side of the building. These include new patio furniture, lighting and planters.

The applicant is proposing two new circular tables with associated stools, which will match the tables and stools on the east patio. Two elongated communal tables are also proposed on this patio, with stone tops and wood stools to match the circular tables. The tables are proposed to be covered with a custom fabric canopy with orange and white stripes to match the brand standards. The fabric canopy manufacturer specifications were not provided. The applicant should select a fabric that is fade resistant and durable, subject to Staff approval.

The existing railing that surrounds the patio today will remain, and matches the railing immediately south at the PINS location. The applicant is proposing to install four metal poles, which will act as extensions of the railing support and will ultimately support new string lighting for the patio. Each pole will allow a string of lights to be strung above the seating, connecting to four points on the building. The existing permanent planter in this patio space will remain. New concrete planters to match those at the east entrance will be installed on this patio as well.

### **3. Criteria Analysis**

#### *Minor Project Review Analysis [153.066(G)(4)]*

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

Criteria Met. The Minor Project makes no significant alterations to previously approved plans and is consistent with all adopted plans, policies, and regulations.

- 2) *The Minor Project is consistent with the approved Final Development Plan.*

Criteria Met. The Minor Project does not significantly alter the site and is consistent with the approved Final Development Plan.

- 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 and creates a unique, active space along two frontages.

However, the applicant should continue to work with Staff to select a fabric material that is fade-resistant and durable, subject to Staff approval. Additionally, the applicant should continue to work with Staff to ensure adequate clearance is provided for pedestrians between the proposed drink rails and adjacent structures.

- 4) *The Minor Project meets all applicable use standards.*

Criteria Met. The proposal is consistent with all applicable zoning 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 utilizes materials and design elements that provide an unique, yet integrated look and feel with its surroundings. Quality materials are proposed. This proposal meets all applicable requirements of the BSD Code.

#### 4. Recommendation

- 1) The applicant select a fabric material for the communal table canopies that is fade resistant and durable, subject to Staff approval.
- 2) The applicant work with Staff to ensure adequate clearance is provided for pedestrians between the drink rails and adjacent structures, subject to Staff approval.