

21-021MPR/21-037WR – KITCHEN SOCIAL - EXTERIOR MODIFICATIONS

Summary

Exterior modifications to accommodate outdoor dining and Waiver Reviews for a tenant space located in Bridge Park, Block D, Building D2.

Site Location

Southeast of the intersection of John Shields Parkway and Riverside Drive.

Zoning

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

Property Owners

Bridge Park D Block Commercial Investments LLC

Applicant/Representative

Phillip Schettler, Burge Architecture

Applicable Land Use Regulations

Zoning Code Section 153.066

Case Manager

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Next Steps

Upon review and approval from the Planning and Zoning Commission (PZC), the applicant may file for building permits.

Zoning Map

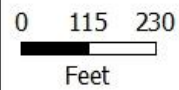


1. Context Map



City of Dublin

21-037WR
Minor Project / Waiver Review
Kitchen Social
6767 Longshore Drive



2. Overview

Background

The tenant space is located at 6767 Longshore Street the northern most tenant space within Block D, Building D2. Building D2 is one of four buildings in Block D, which were originally approved by the Planning and Zoning Commission (PZC) in 2018.

Building D2 is a Corridor Building Type as defined by the BSD Code, and is located at the intersection of Riverside Drive and John Shields Parkway with frontage along the John Shield Greenway. The first floor of Building D2 accommodates 15,000 square feet of retail/restaurant space, and floors two through six accommodate 87,000 square feet of office space.

Case History

The Commission reviewed and approved a Development Plan with Conditional Use and a Site Plan (now Final Development Pla), including all final development details, on June 7, 2018 for Bridge Park, Block D. The approved development plans included Building Types, Open Space, Neighborhood Standards, Parking, and Stormwater details.

Building D2 received approval of Administrative Departures and Waivers at both and the May 31, 2018 ART meeting and the June 7, 2018 PZC meeting, respectively. Among these approvals was a Waiver to allow for a reduction in the percentage of primary materials required for each façade. This Waiver allowed for a minimum of ± 74 percent primary materials on the north façade, ± 71 percent on the south façade, ± 70 percent on the east façade, and ± 50 percent on the west façade.

BSD Code

Listed within the Building Types section of the BSD Code is a ground story transparency requirement, which varies based upon the type of building. Ground story transparency is calculated using the entire first floor of each elevation.

In 2018, transparency for Building D2 was calculated incorrectly using only the storefront (2-8 foot zone), and not the entire first floor of the elevation, which is the correct calculation method, per Code. When calculated based on the correct equation, the building was constructed with ± 47 -percent ground story transparency on the east elevation, ± 40 -percent on the north elevation, and ± 50 -percent on the west elevation, all of which are below the required 60-percent requirement for street-facing facades. A Waiver is required to address the existing conditions of Building D2 with this application, and to accommodate the proposed tenant improvements, which minimally impact the existing transparency of the north and east elevations.

BSD Neighborhood Standards – Scioto River 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 outlined in BSD Code section §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". Additionally, an open space network is contemplated as part of the Scioto River Neighborhood District, which includes the John Shield Parkway (JSP) Greenway that connects Riverside Crossing Park to Tuller Square.

John Shields Parkway Greenway

The north elevation of Building D2 fronts the JSP Greenway. Ground floor facades that front the greenway are required to be treated the same as front facades on Principal Frontage Streets (PSF). PSF are designated to ensure a continuous, pedestrian-oriented design of lots, blocks, and buildings along their frontage. Generally, buildings are required to meet an elevated character and quality standard for facades that face PSF. Below recommendations to increase the quality of materials selections along the greenway are identified.

Process

The ART is the deciding body for Minor Project Reviews except in cases where deviations from Code requirements are requested (Waiver Reviews) and where there are complex district-wide issues that warrant the Commission's consideration. Planning and Zoning Commission is the final reviewing body for the applications due to the Waiver requests. Administrative Departures are also requested with this application, which are more minor in nature (less than 10 percent deviation from a numeric requirement).

Site Characteristics

Natural Features

No significant natural features are present on the site. The John Shields Parkway greenway is located north of Building D2.

Surrounding Land Use and Development Character

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

East: BSD-SRN, Scioto River Neighborhood (Mixed-use)

South: BSD-SRN, Scioto River Neighborhood (Mixed-use)

West: BSD-P, Public (Riverside Crossing Park)

Road, Pedestrian and Bike Network

Building D2 has frontage on Riverside Drive (west), John Shields Parkway (north), and Longshore Street (east). Public sidewalks are located throughout the development for pedestrian circulation. The building is located north of the Bridge Park Avenue cycle track and Dublin Link pedestrian/bicycle bridge.

Utilities

This site is currently served by public utilities, including sanitary and water. Electrical and gas are provided on site. A storm sewer line is located underneath the existing terrace to aide in the drainage of the outdoor space. This storm sewer line will remain in place to drain the proposed improvements in the event stormwater enters the enclosure when the garage doors and windows are open.

Proposal

The applicant is proposing façade/storefront modifications to the existing tenant space, which includes enclosing an existing approximately 650-square-foot terrace located to the north of the tenant space. The proposed enclosure will create an indoor/outdoor service space for the restaurant. The existing terrace was approved with the base building in 2018, as an open-air terrace, to allow for a transition between private space and the publically-accessible John Shields Parkway greenway to the north of the building.

North Elevation

The existing terrace is proposed to be enclosed using three 10-foot tall C.H.I overhead glass garage doors, finished in a Powder Coat Gray finish. The garage doors will be located between the existing brick pilasters at the edge of the terrace, within the existing footprint of the building.



The overhead garage doors can be opened to take advantage of pleasant weather, and also allow for year-round use of the space. The applicant is proposing Nichiha Vintage Wood 1818 fiber cement panels around the garage doors in an Ash Gray finish. The applicant is also proposing a 36-inch wire railing system on the inside of the garage doors to retain a barrier when the garage doors are opened. Staff recommends a higher quality thin brick, in a color matching upper stories of the building (Glen-Gery Sioux City Ebonite), be used in lieu of the fiber cement board. The application of brick will provide a more intentional, permanent appearance.



Enclosing the terrace eliminates two previously approved building entrances on the north elevation. The BSD Code requires the building to have a minimum of two building entrances on the north elevation (one building entrance per 75 feet of façade width). The proposal eliminates the entrances on the north elevation. The removal of the two entrances does not meet this requirement, requiring the approval of a Waiver. Staff recommends the approval of the Waiver to allow for the JSP Greenway flexibility to be programmed in the future without the encroachment of entry doors/stoops.

Although the glass garage doors are considered when calculating ground story transparency, the garage doors are excluded from the primary materials calculation, as doors and windows are excluded from the calculation. Additionally, the installation of the Nichiha material further reduces the percentage of permitted primary materials on this elevation, requiring approval of an Administrative Departure. The proposal reduces the percentage of primary materials on the north elevation from approximately 74-percent to approximately 73-percent. As outlined in

Code, an Administrative Departure allows for no greater than a 10-percent deviation to a numeric zoning standard. This includes standards such as primary material calculations, where 80-percent is the required percentage of primary materials, per Code.

The requested Administrative Departure can be eliminated by changing the Nichiha fiber cement panels to a primary material, which would bring the primary materials calculation over the approved threshold of approximately 74-percent.

Furniture has not been submitted with this application, however, the applicant will be required to receive approval of furniture selections by the Administrative Review Team at a future date. With the expansion of the tenant space, the applicant will be required to work with Staff to finalize a fire protection plan prior to the issuance of a building permit for the outfitting of the expanded tenant space.

East/West Elevations

On the east elevation, the applicant is proposing a new NanaWall window system on either side of the building entrance. Mos Metalica Pol Ret porcelain wall tiles are proposed below the windows. The tile selection is consistent with previously approved porcelain wall tile within the Bridge Park development. With the enclosure of the existing terrace, the applicant will be adding approximately 90 square feet of storefront system to the total square footage of the east façade by expanding the façade north of the tenant space.

On the west elevation, the applicant will be adding approximately 90 square feet of storefront system to the total square footage of the west façade by expanding the façade north of the existing tenant space. The applicant is proposing to extend the existing storefront system to meet the existing brick pillar at the northwest corner of the building. Approximately 50 square feet of a louver system is proposed to be installed above a portion of the storefront system. The louvers are finished in a gray color to match the existing louvers on the building. The proposed modifications meet the approved percentage of ground story transparency and primary materials for the west elevation.

Enclosing the space eliminates a stairway for the existing terrace, which will no longer be utilized. The stairway will be filled to match the existing calcium silicate masonry unit foundation along the west façade.

3. Criteria Analysis

Waiver Review 1

153.062(O)(5)(d)(3) — Street Facades: Number of Entrances

Requirement: 1 entrance per 75 feet of façade minimum

Request: No building entrances on the North Elevation of Building D2

- 1) The need for the Waiver is caused by unique site conditions, the use of or conditions on the property or surrounding properties, or circumstances outside the control of the property owner including easements and right-of-way.*

Criteria Met. Although the two doors will be removed on this elevation, the main egress/ingress points of the tenant space, located on the east and west elevations of the building, will not be modified.

- 2) *The Waiver, if approved, will generally meet the spirit and intent of the Community Plan, BSD Special Area Plan, BSD Design Guidelines, and other adopted City plans and policies, and all applicable requirement in 153.057 through 153.066.*

Criteria Met. Approval of the Waiver will allow the proposal to generally meet the spirit and intent of adopted plans and policies. The proposed plans have been modified with the assistance of Planning Staff to maintain a transition between private and public space.

- 3) *The Waiver is not being requested solely to reduce cost or as a matter of general convenience.*

Criteria Met. The Waiver request is not due solely to cost or convenience of the proposed materials.

- 4) *The Waiver, if approved, will ensure that the development is of equal or greater development quality with respect to design, material, and other similar development features than without the Waiver.*

Criteria Met. The Waiver request is to aid in the expansion of the tenant space and create a brand identity that will resemble quality design found elsewhere within the Bridge Park development.

- 5) *The requested Waiver is better addressed through a Waiver rather than an amendment to the requirements of this chapter.*

Criteria Met. The proposal is better addressed through a Waiver. An amendment to the requirements of this chapter are not necessary.

- 6) *The Waiver does not have the effect of authorizing any use or open space type that is not otherwise permitted in the BSD district.*

Criteria met. The Waiver requested does not alter permitted uses or permitted open space types.

Waiver Review 2

153.062(O)(5)(d)(1) — Ground Story Street Facing Transparency

Requirement: 60 percent

Request: Building D2: ±50 percent on the west elevation, ±40 percent on the north elevation, ±47 percent on the east elevation

- 1) *The need for the Waiver is caused by unique site conditions, the use of or conditions on the property or surrounding properties, or circumstances outside the control of the property owner including easements and right-of-way.*

Criteria Met. The Waiver request is to correct an existing condition of Building D2. The constructed building matches approved plans from the Development Plan in 2018. The calculations done at that time were incorrect. This request reconciles the miscalculation.

2) *The Waiver, if approved, will generally meet the spirit and intent of the Community Plan, BSD Special Area Plan, BSD Design Guidelines, and other adopted City plans and policies, and all applicable requirement in 153.057 through 153.066.*

Criteria Met. Approval of the Waiver will allow the proposed tenant improvements to generally meet the spirit and intent of adopted plans and policies.

3) *The Waiver is not being requested solely to reduce cost or as a matter of general convenience.*

Criteria Met. The Waiver request is not due solely to cost or convenience of the proposed materials.

4) *The Waiver, if approved, will ensure that the development is of equal or greater development quality with respect to design, material, and other similar development features than without the Waiver.*

Criteria Met. The Waiver request allows for tenant improvements which continue to diversify the building with quality materials and designs for individual tenants.

5) *The requested Waiver is better addressed through a Waiver rather than an amendment to the requirements of this chapter.*

Criteria Met. The Waiver request is specific to Building D2 and does not require an amendment to the transparency requirements listed in the chapter.

6) *The Waiver does not have the effect of authorizing any use or open space type that is not otherwise permitted in the BSD district.*

Criteria Met. The Waiver requested does not alter permitted uses or permitted open space types.

Administrative Departure [153.066(H)(3)]

153.062 – Materials (E)(1)(a) – Minimum Primary Façade Materials

Required: 80% of the materials must be comprised of either stone, brick, or glass.

Request: To allow no less than ±73 percent on the north elevation of Building D2.

Criteria Not Met. The Administrative Departure can be alleviated by changing the Nichiha fiber cement panels to a primary material such as brick. The change from secondary to primary material would meet the approved threshold.

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 with Conditions and Waivers. The Minor Project takes into consideration the intent of a transition between public and private space, utilizing transparent overhead garage doors that create the transition and allow for interaction between the tenant space and outdoors. Planning Staff recommends that the applicant replace the proposed Nichiha with a Glen-Gery Sioux City Ebonite brick, or similar thin brick selection that is consistent with materials currently used on the building. Additionally, the applicant will work with Staff to finalize a fire protection plan prior to the issuance of a building permit.

- 2) *The Minor Project is consistent with the approved Final Development Plan.*
Criteria Met with Waivers. With the approval of Waivers, the Minor Project will be consistent with the approved Final Development Plan.
- 3) *The Minor Project is consistent with the record established by the Planning and Zoning Commission.*
Criteria Met. The proposal is consistent with the record established by the PZC.
- 4) *The Minor Project meets all applicable use standards.*
Criteria Met. The proposal is consistent with all applicable zoning standards. No use-specific standards apply.
- 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 Conditions. The proposal utilizes materials and design elements that provide an integrated look and feel with its surroundings. The applicant will be required to receive approval of furniture selections by the Administrative Review Team.

4. Recommendations

Administrative Departure

Planning recommends **disapproval** of the Administrative Departure to permit less than 80 percent of the materials must be comprised of either stone, brick, or glass.

Waiver Reviews

- 1) Planning recommends **approval** of a Waiver to Zoning Code Section 153.062(O)(5)(d)(3) — Street Facades: Number of Entrances (No building entrances on the north elevation of Building D2).
- 2) Planning recommends **approval** of a Waiver to Zoning Code Section 153.062(O)(5)(d)(1) — Ground Story Street Facing Transparency (Building D2: ±50 percent on the west elevation, ±40 percent on the north elevation, ±47 percent on the east elevation).

Minor Project

Planning recommends **approval** of the Minor Project with three conditions:

- 1) The applicant replace the proposed Nichiha with a Glen-Gery Sioux City Ebonite brick, or similar thin brick selection, that is consistent with materials currently used on the building, subject to Staff approval;
- 2) The applicant receive approval of furniture selections by the Administrative Review Team; and,
- 3) The applicant work with Washington Township Fire Department to finalize a fire protection plan prior to the issuance of a building permit.