

A L A N R. B U R G E



A R C H I T E C T U R E

March 19, 2021

City of Dublin, Ohio
Planning & Zoning Commission
5200 Emerald Parkway
Dublin, Ohio 43017

RE: **PZC Waiver Request 21-037WR Narrative**
20-18 KITCHEN SOCIAL
6767 Longshore Drive, Suite 100, Building D-2
Dublin, Ohio 43017
Bridge Park Development
Parcel # **273013050**

Ladies& Gentlemen of the PZC:

Attached please find the materials for the proposed storefronts for the Kitchen Social project to be located on the first floor of the Bridge Park Development building D-2.

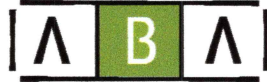
Kitchen Social is a locally owned, chef driven, featuring scratch made food and craft cocktails, restaurant concept, with its own unique brand. It is our intent to create our exterior façade and elements of same to be both compatible with the existing storefronts, yet still recognize the Kitchen Social brand and create an exciting and unique storefront for the patrons and visitors to Bridge Park.

We have worked with the planning staff over the last few weeks and feel what is being presented, today, is a not a compromised design but a superior solution to the number of concerns and issues that arose from our conversations regarding the patio and storefronts. The input from all has created a better solution for the proposed patio and storefront. We have to the largest extent possible tried to keep the large existing open feel of the existing patio space, especially as it relates to the interface with the proposed green space. While the design elements of the adjacent green space are still being worked out, we feel the current design solution will be a great backdrop to whatever does occur in that space, and that hopefully the energy from the restaurant will spill out into the public space, and vice versa.

The attached information and renderings should provide sufficient information from which the Planning Commission can get a sense of the proposed work. This work includes a new main entrance along Longshore Street, infilling existing openings for an interior/exterior patio along the North elevation (along the City Green space), including oversized rolling doors to fit the existing masonry openings. The Riverside Drive elevation remains largely as originally designed with the exception of the abandonment of the existing steps to the patio, required to control guest flow and by liquor control rules.

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ALAN R. BURGE



ARCHITECTURE

The overall transparency rate we are providing in the proposed design for our storefront areas is 72%, which exceeds the 60% required at street facades per 153.062. We also are proposing to use a fiber cement board, samples submitted, to infill above the large garage doors to conceal garage operators, tracks, etc. We propose to match the existing colors of the first floor storefront and maintain the existing 10' datum that was set up as part of the original building design, the spaces above this datum will be infilled with storefront and matching louvers as required for the mechanical system operation.

We trust this addresses your concerns. Please feel free to contact us if you have any further questions.

Respectfully,



Alan R. Burge, AIA, NCARB, Principal
Alan R. Burge Architecture

Cc: file, Brian O'Malley – Our Kitchen Social.

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