

21-179MPR – ROOSEVELT ROOM

Summary

Building and site modifications for a tenant space located within Bridge Park, Block A, Building A4 (parking garage).

Site Location

The site is located southeast of the intersection of Longshore Loop and Banker Drive.

Zoning

BSD-SRN, Bridge Street District Scioto River Neighborhood

Property Owner

Bridge Park A Block Garage, LLC

Applicant/Representative

Mark Bredemeier, KBA Architects
Matthew Remar, KBA Architects

Applicable Land Use Regulations

Zoning Code Section 153.066

Case Manager

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Next Steps



Upon review and approval from the Administrative Review Team (ART), the applicant may file building permits through Building Standards.

Zoning Map



1. Context Map



 <p>City of Dublin</p>	<p>21-179MPR/WR Minor Project Review - Waiver Review Roosevelt Room 6544 Longshore Street</p>	<p>0 55 110 Feet</p> 
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2. Overview

Background

The existing tenant space is located at 6544 Longshore Loop the in the northwest corner of Building A4. Building A4 is one of four buildings in Block A and was approved by the Planning and Zoning Commission (PZC) and City Council in 2016. This building is located southeast of the intersection of Banker Drive and Longshore Loop. The building is a 468-space parking garage with a 2,554-square-foot ground-story tenant space. The first floor tenant space has frontage on Longshore Loop and Banker Drive.

In December 2020, the proposal was introduced to the Administrative Review Team (ART). The ART was supportive of activating this tenant space and intersection, although concerns were raised regarding the patio encroachment in the public right-of-way (ROW). The ART requested the applicant continue to work with Staff to ensure adequate clearance was provided for pedestrians in the area in keeping with the intent of the Bridge Street District (BSD) Special Area Plan.

Site Characteristics

Natural Features

The site is developed with no significant natural features.

Surrounding Zoning and Land Use

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

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

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

West: BSD-SRN: Scioto River Neighborhood (Commercial, Mixed-Use)

Road, Pedestrian and Bike Network

The site has frontage along Longshore Loop (private) to the west/south and Banker Drive (public) to the north. There are sidewalks throughout the block providing connectivity to the larger Bridge Park development.

3. Proposal

The applicant is requesting approval of exterior and site modifications for an existing tenant space including architectural modifications and site improvements for a patio.

Architectural Modifications

The applicant is proposing modifications to both of the existing storefront openings, and to the existing façade of the building to complement the patio space. A corporate color palette is proposed including orange (SW 6886; Invigorate), red (SW 6335; Fired Brick), light brown (SW 2824; Renwick Golden Oak), and dark brown (SW 6006; Black Bean). These colors are consistently applied across the tenant space.

The north elevation includes a new 6-foot wide metal canopy (awning) that wraps around both the north and west sides of the tenant space that will replace an existing canopy. The canopy is 2 feet in thickness and is located 12 feet above grade. The metal canopy is proposed to be black with two red accent strips, and is proposed to have decorative light fixtures hanging from underneath. The applicant should work with Staff to finalize the decorative light fixture details.

The canopy will hold a future sign for the tenant space, which is required to meet the approved Master Sign Plan and obtain a sign permit prior to installation. The proposed metal canopy encroaches approximately 0.65 feet into the Banker Drive ROW to the north, and encroaches approximately 1.1 feet past the west (side/rear) property line of Longshore Loop. Encroachment into Banker Drive is considered within the Development Agreement with the City of Dublin, and allows for a consideration into public ROWs to be determined by the City Engineer. Canopies, by definition, are not buildings or otherwise principal or accessory structures and, therefore, are not subject to the same setback requirements as buildings. However, the applicant will be required to obtain approval from the adjacent property owner of the parcel containing Longshore Loop (private) to permit the canopy encroachment on the west elevation. The applicant should submit a letter of landlord consent to the City prior to building permitting to verify the owner of the adjacent parcel is supportive. In no case may the canopy be permitted to extend beyond the width of the tenant space or depth of the patio space as designated at-grade. Additionally, the applicant will be required to obtain a ROW encroachment agreement from the City Engineer for any building or site elements encroaching within the public ROW, prior to issuance of a building permit.

A window opening along Banker Drive is proposed to be covered by a Sunbrella fabric awning in a Colonade Redwood striped pattern. Two of the existing openings will be fitted with dark brown wooden glass nanawall and bi-folding systems, with the eastern opening being filled with brick to match the remainder of the building. Above the nanawall system in the western opening are four fixed transom windows and a red, orange, and dark brown wood panel. Although the approved openings are to be modified with this proposal, Parking Structure Building Types that do not front on a Principal Frontage Street, Shopping Corridor, or Greenway are not required to abide by transparency requirements. This parking garage is subject to Blank Wall Limitations, which are met on both the north and west elevations of the proposed tenant space. The proposed improvements slightly modify the primary façade materials calculations on the north elevation, decreasing the primary materials from 78.5 percent to approximately 77 percent, which is below the minimum 80 percent primary material requirement for the north façade. This change requires an Administrative Departure, which is determined by the ART. Should ART approve this Administrative Departure of up to 3 percent it shall stand in lieu of the previously approved Administrative Departure (Case 16-001BSD-DP/SP).

The west elevation includes the main entrance into the tenant space, framed by two fixed casement windows and painted wood panel veneers to match the panels on the north elevation. The three additional openings will feature the bi-folding window systems, similar to the north elevation, with transom windows and painted wood panels. Above the openings is the extension of the proposed metal canopy that extends to the southern boundary of the tenant space.

The applicant is proposing to fill two portions of existing openings with a brick veneer to match the existing brick on the building. The proposed improvements slightly modify the primary façade materials calculations on the west elevation, decreasing the primary materials from 97.6 percent to approximately 95 percent, still meeting the minimum 80 percent primary material requirement for the west façade. Additionally, the applicant is proposing outdoor wall-mounted stools below each window openings that will be constructed a Satin Black metal with an Ebony wood seat.

Site Improvements

The proposed patio space is defined by a 3.5-foot tall metal drink rail with a Winchester Grey Trex ledge. The patio wraps the entirety of the tenant space along Banker Drive (public) and Longshore Loop (private). The drink rail and patio protrudes into the right-of-way on the Banker Drive elevation by approximately 5 feet, 8 inches. The Development Agreement for Bridge Park permits up to a 6-foot encroachment for patios for up to 50-percent of the length of the elevation, at the determination of the City Engineer. While Staff is generally supportive of bringing activity to this corner of Bridge Park, concerns remain with the extent of the encroachment as a primary goal of the BSD is to encourage safe pedestrian circulation. Staff recommends, for the portion of the patio fronting Banker Drive, that the limits of the patio be revised to provide no less than a minimum of 4 feet clearance for pedestrians, as measured from the tree to the outside edge of the proposed drink rail. For the purposes of measuring the 4 feet, Staff considers the tree grate a clear, walkable surface.

The drink rail also protrudes past the property line along Longshore Loop by approximately 3 inches. Because Longshore Loop is privately owned (a parcel), permission to extend beyond the property line is subject to approval of the owner of the parcel which contains Longshore Loop. The owner, Crawford Hoying, has indicated they are supportive of the proposed encroachment. However, Staff is conditioning the applicant provide a letter of landlord approval to verify their consent. The applicant will need to work with Staff to provide a revised plan, incorporating all conditions of approval, prior to permit submittal.

Within the patio area defined by the drink rail, the applicant is proposing a number of seating options. These include black metal high-top stools and tables, and wood and metal stool seating attached to the building.

To facilitate the installation of the patio, the applicant is proposing to remove approximately 19 linear feet of landscaping on the north side of the building, approximately 86 square feet worth of pervious area. To help mitigate the removal of a portion of the landscape bed, the applicant is installing a number of custom planter boxes within the patio area. These are constructed of wood and are painted and designed to match the Roosevelt Room branding, although are not permitted to incorporate signs or graphics.

The existing bike racks and any other affected right-of-way elements on Banker Drive will be relocated to accommodate these improvements. The applicant should continue to work with Staff to identify the most appropriate location for the bike racks, and should relocate the racks at the time of final building permitting approval. Additionally, the area impacted by the removal of the bike racks should be repaired to the satisfaction of the City.

4. Criteria Analysis

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 approved primary materials.

Request: To allow no less than approximately 77% on the north elevation of Building A4.

Criteria Met. The Administrative Departure is a minor change for the sole tenant space located within the building. The departure allows for additional personalization of the tenant

space, and the request allows for a higher-quality consumer experience with the proposed tenant improvements.

Minor Project Review Analysis [§153.066(I)(5)]

- 1) *The MP shall be consistent with the Community Plan, BSD Special Area Plan, BSD Code, BSD Design Guidelines, and adopted plans, policies, and regulations.*
Criteria Met with Administrative Departure. The proposal is largely consistent with the Community Plan, Bridge Street District (BSD) Special Area Plan, BSD Code, and BSD Design Guidelines. The applicant is requesting to modify the elevation of the tenant space, ultimately reducing primary materials on the north elevation, requiring approval of an Administrative Departure.
- 2) *In cases where a MP is proposed within or as part of an approved PDP or FDP, the MP shall be consistent with such approved PDP or FDP.*
Criteria Met. The Minor Project is largely consistent with the development plan for the site, making minor modifications to the elevations and site.
- 3) *The MP shall be consistent with the record established by the required reviewing body, the associated Staff Report, and the Director's recommendation.*
Criteria Met with Conditions. The proposal is largely consistent with the record established by the ART. However, Staff is recommending that the applicant revise the patio limits on the north side of the building to provide a minimum of four feet of clearance for pedestrians, as measured from the tree to the outside edge of the drink rail, subject to Staff approval. Additionally, Staff recommends that the canopy not extend beyond the limits of the tenant and patio spaces, subject to Staff approval. Staff also recommends that the applicant work with staff to relocate the existing bike racks on Banker Drive, and repair the area impacted by their removal, to the satisfaction of the City. Finally, Staff is recommending that the applicant provide a letter of landlord consent to the City regarding the canopy and patio encroachments into the adjacent parcel containing Longshore Loop (private), and the applicant apply for and successfully obtain a Right-of-way Encroachment Agreement through Engineering for the Banker Drive encroachment. The applicant shall provide all lighting details as well as updated plans incorporating all conditions of approval.
- 4) *The proposed land uses meet all applicable requirements and use specific standards of Uses.*
Not Applicable. The proposal does not modify the current use in any way.
- 5) *The proposed site improvements, landscaping, screening, and buffering shall meet all applicable requirements of the BSD Code and respond to the standards of the BSD Design Guidelines.*
Criteria Met with Condition. The proposal utilizes materials and design elements that provide an integrated look and feel with its surroundings.

5. Recommendation

Planning recommends **approval** of the Administrative Departure with no conditions.

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

- 1) The applicant obtain a ROW encroachment agreement from the City Engineer for any building or site elements encroaching within the public ROW, prior to issuance of a building permit;
- 2) The applicant provide a minimum clear sidewalk space not less than 4 feet between the tree and drink rail along Banker Drive, subject to Staff approval;
- 3) The applicant revise the canopy to not extend beyond than the limits of the approved tenant space and patio space;
- 4) The applicant provide a letter of consent from the adjacent property owner of PID: 273-012723 that approves any encroachments into Longshore Loop with the building permit submittal;
- 5) The applicant work with Staff to relocate bike racks and any associated ROW elements affected by this proposal;
- 6) The applicant repair the area impacted by the removal of the existing bike racks, to the satisfaction of the City, prior to issuance of conditional occupancy;
- 7) The applicant finalize lighting fixture details, subject to Staff approval; and,
- 8) The applicant resubmit revised plans to meet all conditions above prior to building permitting.