

Basic Plan Review

13-031BPR – BSC Sawmill Center Neighborhood District

Dublin Village Center – Edwards Apartment Building

Tuller Road and Village Parkway

This is a request for review of a 324-unit podium apartment building to be constructed on an 8.32-acre site on the north side of a new public street in the BSC Sawmill Center Neighborhood District to the northeast of the existing AMC Theater. This Basic Plan Review application is in anticipation of Development Plan and Site Plan Review applications and is proposed in accordance with Zoning Code Section 153.066(D).

Date of ART Recommendation

Thursday, May 2, 2013

Date of Planning & Zoning Commission Determination

Thursday, May 16, 2013

Case Manager

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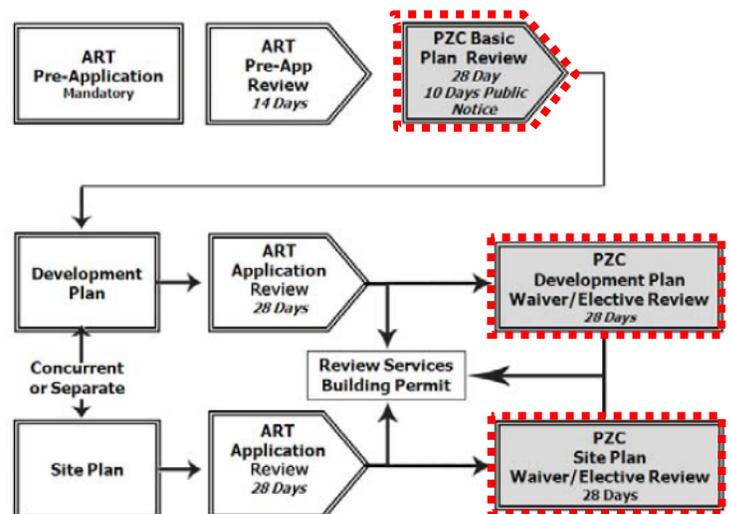
PART I: Application Overview

<i>Zoning District</i>	BSC Sawmill Center Neighborhood District
<i>Review Type</i>	Basic Plan Review – Pre-Development Plan and Pre-Site Plan Reviews
<i>Development Proposal</i>	324-unit Podium Apartment Building, associated site improvements, and adjacent public streets and infrastructure on an 8.32-acre site
<i>Use</i>	Multiple-Family Residential (Permitted Use in BSC Sawmill Center Neighborhood District)
<i>Building Type</i>	Podium Apartment Building
<i>Waivers</i>	Development Plan Waivers: 1) Maximum Block Dimensions (two blocks) - Table 153.060-A; 2) Placemaking Elements – Shopping Corridor - 153.063(C)(5)(a) Site Plan Waiver: 1) Façade Materials – Permitted Primary Materials - 153.062(E)(1)
<i>Open Space Fee-in-Lieu</i>	1.49 acres of open space required, approximately .54-acres provided, for a deficiency of .95-acres. Open space required based on 200 sq. ft. of publicly accessible open space for each of 324 dwelling units.
<i>Property Owner</i>	Whittingham Capital LLC; Stavroff Interests, Ltd.
<i>Applicant</i>	Pete Edwards, Edwards Communities Development Company
<i>Representative</i>	Stephen Caplinger, Creative Design + Planning
<i>Case Manager</i>	Rachel S. Ray, AICP, Planner II (614) 410-4656 rray@dublin.oh.us

Application Review Procedure: Basic Plan Review

Purpose

The purpose of the Basic Plan Review is to outline the scope, character, and nature of the proposed development. The process allows the required reviewing body to evaluate the proposal for its general consistency with the Bridge Street Corridor Vision Report and the requirements of Chapter 153 of the Dublin Zoning Code, and provides opportunity for public input at the earliest stages of the development process. Basic Plan Review is required prior to submission for applications for Development Plan and Site Plan Reviews.



Process

Following acceptance of a complete application for Basic Plan Review, the Administrative Review Team makes a recommendation to the Planning and Zoning Commission to approve, deny, or approve with conditions the application based on the criteria of §153.066(E) applicable to Development Plan Reviews, and based on the criteria of §153.066(F) applicable to Site Plan Reviews. Any required Waivers may also be reviewed at this stage. A determination by the Planning and Zoning Commission is required not more than 28 days from the date the request was submitted.

Waivers & Open Space Fees-in-Lieu

Even though the application is still in its preliminary stages, the applicant has identified several project elements that require Development Plan and Site Plan Waivers for review and determination by the Planning and Zoning Commission.

The original proposal includes a request for approval by the Planning and Zoning Commission for a Fee-in-Lieu of Open Space Dedication. However, the applicant is continuing to work with the City to identify an alternative means of providing the required open space rather than seeking payment of a fee.

Next Steps

1. Once the Planning and Zoning Commission makes a determination on the Basic Plan Review, the applicant may submit applications for Development Plan and Site Plan Review in accordance with §153.066(E) and §153.066(F), respectively.
2. Following submission of a complete application for Development Plan and Site Plan Review (together or separately), the Administrative Review Team must make a determination on the request not more than 28 days from the date the request was submitted. Any additional Waivers identified through this process would be forwarded to the Planning and Zoning Commission for determination.
3. Since this application involves subdivision of land and dedication of right-of-way, preliminary and final plats will require review by the Planning and Zoning Commission and recommendation to City Council in accordance with the Subdivision Regulations (Chapter 152).

Planning and Zoning Commission Determinations

The Basic Plan Review is intended to provide a higher level overview of more significant development projects. While the Basic Plan Review is based on an analysis of the review criteria for the Development Plan and Site Plan Reviews (as applicable), it is not expected that all project elements be finalized at this stage since the purpose of the Basic Plan Review is to obtain public input at the earliest stages of the development process.

Three actions are required by the Planning and Zoning Commission:

- 1) Determination on proposed Development Plan and Site Plan Waivers;
- 2) Approval, approval with conditions, or disapproval of the Basic Plan Review for a Development Plan and Site Plan Review; and
- 3) Determination of Open Space Fee-in-Lieu request.



Application Contents and Overview

Project Overview

This project is the first step toward the redevelopment of the Dublin Village Center shopping center and its transformation into a walkable, urban anchor at the east end of the Bridge Street District. The 324 apartment units proposed with this project will have a mix of one and two bedroom units, targeted toward a young professional/empty nester demographic that will begin to establish a critical mass of residential development to help support more intensive mixed uses.

With an aggressive construction schedule targeted to begin later this year, the applicant has advanced the planning for this project beyond that normally anticipated for Basic Plan Review. Further, many of the site-related elements affect public infrastructure improvements, which are currently being studied.

The building will be constructed with as a “podium” building type. This includes a parking structure that occupies the majority of the building’s ground floor, with two and three stories of apartments built on top of the garage. The podium parking garage greatly reduces the need for surface parking, although a small supplemental private parking lot is proposed to the west of the apartment building across a new proposed street. Approximately 519 parking spaces are shown, either provided in the garage, surface lot, or on-street. All parking requirements are met.

A clubhouse and management office are proposed at street level along the new John Shields Parkway, a Principal Frontage Street connecting to Village Parkway to the west and Sawmill Road to the east. New public streets are proposed to the east and west of the development site, connecting John Shields Parkway to Tuller Road and providing access to the parking structure and the AMC Theater lot.

The applicant has described the architecture as traditional in character with classic elements designed to break up the building’s massing. A combination of brick, glass, and siding is proposed, with a series of functional balconies, awnings, shutters, and other decorative elements used to add visual interest.

In addition to publicly accessible pocket parks distributed around the perimeter of the building, the applicant has provided approximately 1.6 acres of private open space within the building’s interior courtyards. These spaces will serve as amenities for residents and guests, while the pocket parks and pocket plazas along the new public streets will serve as gathering spaces and accentuate the public realm.

The applicant is in the process of refining detailed architectural plans, landscape plans, stormwater management, the provision of utilities and public infrastructure, and all other site elements that will be reviewed in detail at the Development and Site Plan Reviews and for the Preliminary and Final Plat.

Development Plan Review

The project elements in the Development Plan Basic Plan Review include the proposed street network, block layout and dimensions, and consistency with the Sawmill Center Neighborhood District Standards. None of the developments shown on the interiors of the proposed blocks A, C, D, and E are included in the Development Plan Review (refer to Attachment A, Block Labels). Refer to the green highlighted areas on the top image to the right.



Site Plan Review

The project elements reviewed as part of the Basic Plan (Pre-Site Plan) Review include the proposed use, building type, site development, and the provision of open spaces. Refer to the yellow highlighted area on the bottom image to the right.



PART II: Administrative Review Team Comments

The Administrative Review Team conducted their analysis of the Basic Plan application. The ART also conducted a preliminary review of the detailed standards so that the applicant is aware of the additional information that will need to be provided as this proposal advances to Development Plan and Site Plan Reviews. This preliminary analysis is provided as an attachment for the Commission's reference.

The Edwards proposal is the first significant step toward the development of the Sawmill Center Neighborhood, and this project will set the tone for adjacent development. It is critical that the site, building, and open space designs set an example for desirable Bridge Street District development, which will be accomplished through adherence to the Code requirements and the conditions recommended by the ART.

Each member of the Administrative Review Team has submitted higher-level comments with respect to this application for the Commission's consideration. The applicant will need to address these comments as part of the applications for Development Plan and Site Plan Review.

Land Use and Long Range Planning

1. *Block Layout and Street Network* (Refer to Attachment A at the end of this document and Plan Sheet 15 of 27 for the proposed Block Layout and Street Network). With the exception of Blocks B and C, for which Development Plan Waivers are requested, the proposed block layout is generally consistent with the objectives of Sections 153.060 and 153.061, which are to achieve walkable block dimensions that place high value on pedestrian movement and safety and a street network that appropriately

distributes vehicular traffic. The proposed street network accomplishes these objectives, with recommended conditions relating to the coordination of driveway location and alignment.

2. *Open Space Type, Distribution, Suitability and Design* (Refer to Plan Sheets 9-13 of 27 for the conceptual open space plan). A variety of small urban pocket parks and plazas are highly desirable in the Sawmill Center Neighborhood District, linked by a greenway system that will ultimately connect down to the Scioto River and farther west through Coffman Park and eventually to the West Innovation District. Further, the number of new residents makes the need for quality open space amenities all the more important. Open space areas that are provided should be designed as high quality spaces that serve as amenities and spaces for gathering.

As the first Bridge Street District development project of this scale, the open space network will effectively begin with this development. While the applicant is proposing to provide a series of high-quality private spaces for the residents, it is critically important that publicly accessible open space be provided and integrated with the open space network.

Update: Refer to the Parks and Open Space comments below for additional open space considerations and an update on current discussions with the applicant.

3. *Podium Apartment Building Design and Primary Materials* (Refer to Plan Sheets 19-27 of 27 for conceptual floor plans and elevations). The proposed architectural concept for the Podium Apartment Building indicates the use of enduring materials such as brick and traditional architectural details. Because a majority of the building's ground floor will be comprised of podium parking garage, the building should be designed to minimize the structure's overall mass through effective architectural detailing, landscape elements, and high quality building materials.

In addition to the brick, a limited amount of vinyl siding is also proposed on the north, east, and west façades. Vinyl siding is not a permitted primary or secondary material. Additional architectural and landscape details should be provided with the Site Plan Review application to address screening of the ground floor parking structure and to enhance the building's architectural interest.

4. *Public Improvements* (Refer to Plan Sheets 17-18 of 27 for preliminary grading and utility plans). The applicant is working with the City to complete the phasing, demolition, and interim site conditions plans for the Sawmill Center Neighborhood, all of which will be required as part of the Development Plan Review. The applicant is also working with the City to refine the infrastructure improvements necessary to serve this site. Detailed phasing, public and private utility plans and street design details will be required as part of the Development Plan Review as well.
5. *Adherence to Zoning Code regulations.* Refer to the attached preliminary Code analysis of the applicable Code regulations.

Engineering

Refer to attached memo dated April 26, 2013 (Attachment C).

Building Standards

The following are the primary considerations from Building Standards with respect to the review of this application:

1. *Architectural Building Treatment and Finishes.* While the building massing appears to be appropriate for the application, we are concerned with the architectural detailing shown on the north façade (facing Tuller Road – refer to Plan Sheet 25 of 27). This elevation reads much like a rear entry to the building and it should have the same level of architectural detailing and articulation as the other façades. While the use of primarily brick on the north façade is commendable, there should be more articulation to the façade, either by adding "depth" or other architectural features (i.e. shutters) to help break-up the massing.
2. *Materials.* We are also concerned with the use of vinyl siding as a siding material. We disagree that it is a high-quality material. We also have concerns where the materials are being used, especially in relationship to the proposed balconies.
3. *Bicycle Parking Requirements.* While the applicant has not specified the amount of bicycle parking to be provided with this development, the applicant has indicated concern over providing the total required number of bicycle parking spaces (162 spaces). The Code allows the required reviewing body to approve fewer spaces, as long as the bicycle parking is not eliminated. An alternative to the Bridge Street District requirements for bicycle parking may be found in the LEED Reference Guide for Green Building Design and Construction, 2009 Edition. It states for Residential Projects, "Provide covered storage facilities for securing bicycles for 15% or more of the building occupants." In rough numbers, based upon 1.5 occupants per apartment, 74 bicycle storage spaces would be required. These spaces should, at a minimum, be distributed throughout the site in the private and publicly accessible areas.

Parks and Open Space

The provision of a network of intimately scaled, high quality urban open spaces will serve as one of the greatest amenities of the Sawmill Center Neighborhood District. The provision of publicly accessible open spaces should be planned and incorporated in concert with proposed development projects to the extent possible, rather than purchased by the City after-the-fact using parkland funds generated from fees-in-lieu of open space dedication payments.

While this residential project includes a sizable amount of private open space as an amenity to its residents, the intent of the open space requirements is to achieve public open spaces that enhance the quality of life and foster a sense of community for the neighborhood at large. The applicant should continue to work with the current property owner and the City to identify and provide the required open space within a walkable distance

of the site as required by Code, consistent with the open space character and network considerations described in the Neighborhood Standards section.

Update: Since the Administrative Review Team's recommendation to the Planning and Zoning Commission was made on May 2nd, the applicant has met with the City and the property owner to discuss strategies for providing the remaining acreage (approximately 0.95-acres of the required 1.49 acres) within proximity of the development once additional development is phased in to the south of the Edwards site. An additional condition is recommended *that the applicant work with the City to execute a suitable agreement that provides the full amount of required open space as required by Code as part of the next phase of development of the BSC Sawmill Center Neighborhood District.* The applicant has expressed willingness to work with the City and the property owner to achieve this objective.

While all of the open spaces are conceptually designed to be attractive and complementary to the public realm, the proposed "Pocket Park D" (refer to Plan Sheet 13 of 27) includes a bioretention stormwater facility as a central component of the design. We are concerned that this stormwater facility may impede public use of the land it occupies. As currently depicted, the facility yields a relatively minimal amount of usable space under normal conditions, and that during and following periods of heavy rainfall a significant portion of this park may be unusable. The applicant should reconfigure and carefully consider the design details of this pocket park to ensure that it can meet the requirements for consideration as open space, functioning as an amenity and as a usable park regardless of the weather or season.

Fire

While we are excited about this project, there are a few concerns that we have as it is proposed.

1. The proposed streets provide for better access and apparatus maneuverability.
2. The reasoning behind the 13R sprinkler system causes concern as it not a true structural suppression system designed to control a fire in a structure this large. While fire separation eliminates the need for a full 13 system, the cost for the additional rated partitions, closures, installation and continued maintenance will be expensive.
3. Based on the 13R system, fire department aerial access is an absolute must; additional set-up zones and eliminating overhead obstructions such as large trees must be considered.
4. Again, based on the use of a 13R system, combustible exterior building materials poses the department some concerns. These combustible have a high likelihood of providing an avenue for fire to extend up and into the common void spaces.

Police

As this proposal moves forward, Police will need to ensure that pedestrian safety is appropriately accommodated. In particular, interior and exterior parking garage lighting will need to be evaluated, as well as

vehicular and pedestrian access and security of the building. The pocket park designs within the building's recesses should also be considered to deter crime through sensitive environmental design.

Economic Development

The proposal is the first significant step toward the redevelopment of the Dublin Village Center shopping center, with the street network beginning to set the conditions for the remainder of the Sawmill Center Neighborhood. The proposed residential development provides 324 apartments which will meet a portion of the projected demand for the young professional and empty nester demographic segments anticipated by the City's market studies for this area.

PART III: APPLICABLE REVIEW STANDARDS

DEVELOPMENT PLAN

Basic Plan Review Criteria – Development Plan

The Administrative Review Team reviewed this application based on the review criteria for applications for Development Plan Review.

(a) **Development Plan is Substantially Similar to Basic Plan**

Not applicable to Basic Plan Review.

(b) **Lots and Blocks Consistent with Section 153.060** (See Attachment A for Block Labels)

Met with Conditions and Development Plan Waiver. The proposed block layout is consistent with the objectives of Section 153.060, which is to achieve walkable block dimensions that place high value on pedestrian movement and safety and a street network that appropriately distributes vehicular traffic. The proposed street network accomplishes these objectives, with conditions relating to the coordination of driveway locations. The proposed building type (Podium Apartment Building) and the presence of the AMC Theater parking lot makes the addition of a required cross-street bisecting Block B less practical. Refer to the Development Plan Waiver analysis, below.

(c) **Consistency with Conceptual Street Network Shown in Section 153.061**

Met with Conditions. The proposed street network is generally consistent with the conceptual street network, with conditions relating to the coordination of intersection and driveway alignments as determined through the Development Plan Review.

(d) **Consistency with Neighborhood District Standards of Section 153.063**

Met with Conditions. The proposal is the first significant step toward the redevelopment of the Dublin Village Center shopping center and is being coordinated with other improvements in this area of the Center. This new residential site development and corresponding street network sets the conditions for the redevelopment of other portions of the Neighborhood.

The Neighborhood Districts also have a requirement for a minimum amount of mixed use "shopping corridor" development area, intended to establish a critical mass of walkable commercial activity anchoring

larger, coordinated commercial/mixed-use redevelopment. A shopping corridor was generally envisioned to occur south of the District Connector Street (John Shields Parkway). The lack of a larger master plan for this Neighborhood hampers the City's ability to foresee where this requirement will be met, but future development proposals will be reviewed in light of the need to provide a specific shopping corridor for this Neighborhood. At this time, however, a Waiver to the minimum required shopping corridor is requested.

As this proposal moves forward to Development Plan and Site Plan Review, the applicant will be required to demonstrate compliance with the intent of the open space network and the required acreage of open space dedication. In this regard the applicants have requested to pay a fee rather than provide their required open space. The ART is recommending disapproval of this request and that the applicant continue to work with the current property owner and the City to identify and provide the required open space within a walkable distance of the site, consistent with the open space character and network considerations described in the Neighborhood Standards section. The applicant has begun to evaluate strategies for meeting this requirement.

(e) Phasing

Met with Conditions. The applicant is working with the City to complete the phasing, demolition, and interim site conditions plans for the Neighborhood, all of which will be required as part of the Development Plan Review. Planned street improvements are also being reviewed by the City.

(f) Consistency with Bridge Street District Vision Report, Community Plan, Other Policy Documents

Met with Conditions and Development Plan Waiver. The proposal is the first significant step toward the redevelopment of the Dublin Village Center shopping center, with the street network beginning to set the conditions for the remainder of the Neighborhood. The proposed residential development provides 324 apartments which will meet a portion of the projected demand for the young professional and empty nester demographic segments anticipated by the City's market studies for this area.

(g) Provides Adequate and Efficient Infrastructure

Met with Condition. The applicant is working with the City to refine the infrastructure improvements necessary to serve this site. Detailed phasing, public and private utility plans and street design details will be required as part of the Development Plan Review.

Development Plan Waiver Review Criteria

The Administrative Review Team reviewed proposed Development Plan Waivers based on the following review criteria.

Maximum Block Dimensions - Maximum Block Dimensions - Blocks B and C - Table 153.060-A (see Attachment A for Block Labels)

Shopping Corridor - Placemaking Elements - Shopping Corridor in the Sawmill Center Neighborhood - Section 153.063(C)(5)(a)

(a) Request is caused by unique site, use or other circumstances.

Maximum Block Dimensions – Criterion Met: The request to exceed the maximum block dimensions for Block B is caused by the proposed building type (Podium Apartment Building). The block perimeter is 1,987

feet, where a maximum of 1,750 is permitted. The ground floor parking structure and the desire for resident privacy and security makes it impractical to bisect the building with a street or alley to achieve the required block dimensions.

The dimensions for Block C are created by existing conditions (the existing theater and adjacent road network that is not part of this proposal) – while the maximum block perimeter is met, the 658-foot Village Parkway segment exceeds the 500 foot limitation. Based on preferred intersection spacing and the existing theater building footprint, it is not possible to reduce the block segment along Village Parkway to meet the Code requirement.

Shopping Corridor – Criterion Met: The shopping corridor requirement is intended for larger, coordinated commercial/mixed-use redevelopment, and was generally envisioned to occur south of the District Connector Street (John Shields Parkway). The shopping corridor will be required as part of future redevelopment plans for Blocks C and/or D to the south.

(b) Request generally meets the spirit and intent of the Vision Report

Maximum Block Dimensions – Criterion Met: The proposed Development Plan street network is consistent with the spirit and intent of the Vision Report by providing the desired street network around the two blocks for which the Waiver is requested. At a minimum, Block B provides mid-block pedestrian street crossings to facilitate pedestrian access, and access is provided through the building for residents and their guests.

Shopping Corridor – Criterion Met: The shopping corridor requirement is intended for larger, coordinated commercial/mixed-use redevelopment, and was generally envisioned to occur south of the District Connector Street (John Shields Parkway). The shopping corridor requirement will need to be part of future redevelopment plans for Blocks C and/or D to the south. The lack of a larger master plan for this Neighborhood hampers the City's ability to foresee where this requirement will be met, but future development proposals will be reviewed in light of the need to provide a specific shopping corridor for this Neighborhood.

(c) Not requested solely to reduce cost or as a matter of general convenience

Maximum Block Dimensions – Criterion Met: Adequate vehicular and pedestrian connectivity will be maintained, and there are no other feasible configurations to meet block dimension requirements.

Shopping Corridor – Criterion Met: The shopping corridor has been envisioned to the south and as part of a commercial/mixed use redevelopment, and not with this residential development.

(d) Other Development Plan elements not affected by the Waiver will be generally consistent with Development Plan Review Criteria

Maximum Block Dimensions and Shopping Corridor – Criterion Met. All other Code requirements are either met, met with conditions, or will be verified through the Development Plan and Site Plan Review process.

SITE PLAN REVIEW

Basic Plan Review Criteria – Site Plan

The Administrative Review Team reviewed this application based on the review criteria for applications for Site Plan Review.

(a) **Site Plan is Substantially Similar to Basic Plan**

Not applicable to Basic Plan Review.

(b) **Consistency with Approved Development Plan**

Not applicable to Basic Plan Review.

(c) **Meets Applicable Requirements of Sections 153.059 and 153.062 through 153.065**

Met with Conditions and Site Plan Waivers. As reviewed in this report, all appropriate sections of the Code are either met, met with conditions, met following approval of a Site Plan Waiver, or are details that would be anticipated as the development progresses to Site Plan Review.

(d) **Safe and Efficient Circulation**

Met with Conditions. There is little on-site vehicular circulation, given the extent of the proposed building footprint. The applicant will be required to coordinate on- and off-site driveway and intersection alignments to ensure safe vehicular circulation. Additionally, the applicant will be required to provide additional information regarding proposed pedestrian circulation and building access to ensure that sufficient building access points are provided. The street sections required will provide additional pedestrian and bicycle amenities that will be considered during Site Plan Review. In addition, the interior circulation for the podium parking will be examined during Site Plan Review.

(e) **Coordination and Integration of Buildings and Structures**

Met. The proposed building is sited appropriately in terms of its orientation to the new Principal Frontage Street, and building placement is otherwise consistent with the Code requirements.

(f) **Desirable Open Space Type, Distribution, Suitability, and Design**

Met with Conditions. The applicant is proposing to dedicate .54 acres of the required open space, and pay a Fee-in-Lieu of land dedication for the remaining .95 acres. This requires approval from the Planning and Zoning Commission, which the Administrative Review Team has recommended denial (refer to the Open Space Fee-in-Lieu analysis, below).

The ART is recommending that the applicant continue to work with the current property owner and the City to identify and provide the required open space within a walkable distance of the site as required by Code, consistent with the open space character and network considerations described in the Neighborhood Standards section. The ART has noted that this residential project, while including private open space, will also generate the need for other public space use outside of its private realm. The applicant should work with the City to provide the full amount of required open space as required by Code as part of the next phase of development of the BSC Sawmill Center Neighborhood District.

In addition, a condition is recommended that the applicant reconfigure and modify the design of the Pocket Park D, shown with a bioretention facility, to ensure that the space functions as an amenity and a usable park.

(g) **Provision of Public Services**

Met with Conditions. At this early stage of the development, there are still details to be worked through with the applicant and Fire, Engineering, Police, and other review entities for the Site Plan Review. Other details will be required as part of the preliminary/final plat reviews.

(h) Stormwater Management

Met with Conditions. The applicant is currently refining the stormwater management plans for this site, and final details will be required for Site Plan Review. As noted above, the applicant will be required to reconsider the use of a bioretention facility as part of the design for Pocket Park D since the current design will not permit this area to be considered usable open space counting toward the Code requirement.

(i) Phasing

Met with Conditions. The applicant is working with the City to complete the phasing, demolition, and interim site conditions plans for the shopping center, all of which will be required as part of the Development Plan Review. The subject apartment project will be constructed as a single phase.

(j) Consistency with Bridge Street District Vision Report, Community Plan, Other Policy Documents

Met with Conditions. The proposal is the first significant step toward the development of the Sawmill Center Neighborhood, and this residential project will set the tone for adjacent development. It is critical that the site, building, and open space designs set an example for desirable Bridge Street District development, which will be accomplished through adherence to the Code requirements and the recommended conditions.

Site Plan Waiver Review Criteria

The Administrative Review Team reviewed the proposed Site Plan Waiver based on the following review criteria.

The Waiver, if approved, would permit the use of vinyl siding as a permitted primary material. Section 153.062(E)(1), Façade Materials, Permitted Primary Materials does not include the use of vinyl as a building material. If approved, the Waiver would permit approximately 23% vinyl on the east and west elevations, approximately 3% on the south elevation, and approximately 1.5% on the north elevation.

(a) Request is caused by unique site, use or other circumstances.

Vinyl Siding as a Permitted Primary Material – Criterion Not Met: The applicant has not submitted any documentation indicating that the request to use vinyl siding is caused by unique site conditions or other circumstances outside of the control of the owner or applicant.

(b) Not requested solely to reduce cost or as a matter of general convenience

Vinyl Siding as a Permitted Primary Material – Criterion Not Met: The applicant has not submitted any documentation indicating that there are other factors necessitating the use of vinyl siding other than cost.

(c) Request does not authorize any use or open space type not permitted in the District

Vinyl Siding as a Permitted Primary Material – Criterion Met: Not applicable.

(d) Request will ensure that the development is of equal or greater development quality

Vinyl Siding as a Permitted Primary Material – Criterion Not Met: The applicant has not submitted any documentation indicating that the use of vinyl siding will result in a development that is of equal or better quality than other permitted building materials. The Code allows the use of “high quality synthetic materials...with examples of successful, high quality installations in comparable climates,” but no details or documentation have been provided by the applicant at this point to support the use of vinyl siding as a “high quality synthetic material.”

OPEN SPACE FEE-IN-LIEU

Open Space Fee-in-Lieu Review Criteria

The Administrative Review Team shall review the proposed request based on the following review criteria from Section 153.064(D).

(a) Goals and Objectives of the Vision Report, Community Plan, Parks and Recreation Master Plan, and other Guiding Policy Documents

Criterion Not Met: The Neighborhood District requirements indicate the desired objectives for open space in the Sawmill Center Neighborhood District. The open space should be dedicated to the City to the extent possible, rather than purchased after-the-fact using parkland funds generated from fees-in-lieu of open space dedication payments.

The applicant should continue to meet with the City to review alternatives for providing the required amount of open space within a walkable distance of the site, as permitted by Code. The required open space should be provided as part of the next phase of development in the BSC Sawmill Center Neighborhood District.

(b) Suitability of Open Space Provision for Active or Passive Recreation Use or Preservation of Natural Features

Criterion Not Met: The provision of small, yet high quality urban open spaces will serve as one of the greatest amenities of the Sawmill Center Neighborhood District. Further, the number of new residents in this area generated by the proposed development makes the need for quality open spaces all the more important, and should be provided as part of this development. Pocket Park D as currently designed cannot be considered in the required open space calculation.

(c) Need for Specific Types of Open Space and Recreation in the Bridge Street District

Criterion Not Met: A variety of small urban pocket parks and plazas are highly desirable in the Sawmill Center Neighborhood District, linked by a greenway system that will ultimately connect down to the Scioto River and farther west through Coffman Park and eventually the West Innovation District. The provision of open space is intended to allow a series of smaller publicly pocket parks and plazas coordinated with the overall Neighborhood District open space objectives.

(d) Proximity/Connectivity to Other Open Spaces

Criterion Not Met: Greenway and urban open space linkages should be provided as development occurs, rather than purchased by the City after-the-fact, where land is available, and it is the opinion of the ART

that sufficient land is available in proximity to the proposed development such that the open space land dedication requirements need to be met rather than payment of a fee.

PART IV: ADMINISTRATIVE REVIEW TEAM RECOMMENDATIONS

Development Plan

1. Basic Plan Review (Development Plan): The Administrative Review Team recommends **approval** to the Planning and Zoning Commission with 8 conditions:
 - a. That the applicant coordinate driveway access along John Shields Parkway (Street Segment 1) to direct pedestrian activity, subject to approval by the City Engineer;
 - b. That driveway access points along the neighborhood streets (Street Segments 2 and 3) be coordinated and aligned, subject to approval by the City Engineer;
 - c. That heightened architectural detailing and an open space node be provided at the intersection of Street Segments 1 (John Shields Parkway) and 2 at the southwest corner of Block B;
 - d. That the applicant work with the property owner to reconfigure the proposed open space to provide the required open space "node" at the intersection of Street Segments 1 and 2, with open spaces (pocket plazas or pocket parks) at a minimum of three, if not all four corners of the intersection and provide the minimum required 1.49 acres of open space on-site and/or within 660 ft. of the development site;
 - e. That the applicant submit a demolition plan in addition to a plan for the interim site conditions, including grading, seeding, parking lot reconfiguration, etc. as part of the Development Plan Review;
 - f. That the applicant coordinate the timing of the improvements to Tuller Road with the City Engineer;
 - g. That the applicant provide a phasing plan as part of the Development Plan Review; and
 - h. That the applicant provides all necessary public and private infrastructure plans as part of the Development Plan Review.

2. Development Plan Waivers: The Administrative Review Team recommends that the Planning and Zoning Commission consider **approval** of the following:
 - a. Maximum Block Dimensions, for Block B (Edwards Apartment Building site) - Table 153.060-A, to exceed the maximum permitted block length of 500 feet at approximately 658 feet, and exceed the maximum permitted block perimeter of 1,750 feet at approximately 1,987 feet, and allow Block C (AMC Theater site) to exceed the maximum permitted block length of 500 feet at approximately 658 feet.
 - b. Placemaking Elements, Shopping Corridor - 153.063(C)(5)(a), to not be required to provide the minimum 600 linear feet of mixed use "shopping corridor" development as part of this Development Plan/Site Plan Review, and instead ensure that the shopping corridor is provided on the blocks south of Street Segment 1 (John Shields Parkway).

Site Plan Review

3. Basic Plan Review (Site Plan Review): The Administrative Review Team recommends **approval** to the Planning and Zoning Commission with 9 conditions:
 - a. That the ridge lines parallel to the streets be interrupted to meet Code Section 153.062(D)(2)(c);
 - b. That the applicant provide a pedestrian circulation plan demonstrating safe access to the building for residents and visitors;
 - c. That the building's architecture be modified to provide the appropriate vertical façade divisions (no spans greater than 40 feet), horizontal façade divisions (detailing required within 3 feet of the top of the ground story), and required change in roof plane (changes required every 80 feet) to meet the Podium Apartment Building Type requirement;
 - d. That Pocket Park D be redesigned to eliminate the proposed bioretention facility and reconfigure the stormwater management facilities (if needed) to maintain usable, accessible open space area;
 - e. That the applicant provide publicly available bicycle parking facilities within the streetscape and within the pocket parks and plazas for visitors and residents;
 - f. That the applicant provide additional details regarding the parking structure operation and circulation at the Site Plan Review;
 - g. That the surface parking lot plans be modified to provide a street wall consistent with Section 153.065(E) with the landscape treatment required by Sections 153.065(D)(5)(a) and (c);
 - h. That the applicant work with Planning and Engineering to reevaluate the proposed dumpster location in relation to the proposed right-of-way, prior to Site Plan Review; and
 - i. *That the applicant work with the City to execute a suitable agreement that provides the full amount of required open space as required by Code as part of the next phase of development of the BSC Sawmill Center Neighborhood District.*

4. The Administrative Review Team recommends that the Planning and Zoning Commission consider **disapproval** of the Site Plan Waiver for Section 153.062(E)(1), Façade Materials – Permitted Primary Materials, as the criteria for the Waiver are not met.

Open Space Fee-in-Lieu

5. The Administrative Review Team recommends that the Planning and Zoning Commission consider **disapproval** the request for payment of a Fee-in-Lieu of open space land dedication.

PART V: BASIC PLAN REVIEW PROCEDURES (Bridge Street Code, Page 106)

(D) BASIC PLAN REVIEW

(1) Purpose and Applicability

- (a) The purpose of the Basic Plan Review is to outline the scope, character, and nature of the proposed development. The process is intended to allow the required reviewing body to evaluate the proposal for its consistency with the Bridge Street Corridor Vision Report and this Chapter. It is also intended to provide clear direction to the applicant and the ART in its review of an application for Development Plan or Site Plan Review.
- (b) The Basic Plan Review is also intended to provide an opportunity for public input at the earliest stages of the development process.
- (c) Except as provided in §153.066(D)(1)(d), a Basic Plan Review with the Planning and Zoning Commission is required for any proposal that requires Development Plan or Site Plan Review approval under the provisions of §153.066(E) and (F).
- (d) A Basic Plan Review with the Architectural Review Board for applications involving property within the boundaries of the Architectural Review District is at the option of the applicant, or may be required by the ART if it concludes that the application includes major site or building improvements that would benefit from a Basic Plan Review by the ARB.

(2) Review Procedure

- (a) An application for a Basic Plan Review shall be made in accordance with the provisions of §153.066(L).
- (b) Public Review
A public review of a Basic Plan application shall be held in accordance with the provisions of §153.066(L).
- (c) The Planning and Zoning Commission shall approve, approve with conditions, or deny the Basic Plan Review based on the Development Plan Review Criteria of §153.066(E)(5) and/or the Site Plan Review Criteria of §153.066 (F)(5). The decision on the Basic Plan Review shall be provided not more than 28 days from the filing of the Basic Plan Review application. The Commission shall schedule meetings as necessary to meet the review period requirement. If denied, the applicant shall be permitted to reapply for another Basic Plan Review.
- (d) The applicant may request additional Basic Plan Reviews, which shall be subject to a 28 day review period and the required public review.
- (e) The Basic Plan Review decision provided by the required reviewing body shall be forwarded in writing to the applicant not less than 10 days following the review. The decision on the Basic Plan Review shall be incorporated into the Development Plan and/or Site Plan Review application.
- (f) If a Development Plan and/or Site Plan Review application is not submitted within one year from the date of the last Basic Plan Review for a site, the applicant shall be required to obtain an additional Basic Plan Review by the required reviewing body prior to submitting an application for a Development Plan and/or Site Plan Review involving the same site in accordance with §153.066(L).