



City of Dublin

**LAND USE & LONG
RANGE PLANNING**

May 2, 2013

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 Application Acceptance

Thursday, April 11, 2013

Date of ART Recommendation

Thursday, May 2, 2013

Case Manager

Rachel S. Ray, AICP, Planner II | (614) 410-4656 | rray@dublin.oh.us



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 on an 8.22-acre site
<i>Use District)</i>	Multiple-Family Residential (Permitted Use in BSC Sawmill Center Neighborhood District)
<i>Building Type</i>	Podium Apartment Building
<i>Administrative Departures</i>	153.060(C)(3)(b) – Front Property Line Determination
<i>Waivers</i>	Development Plan Waivers: 1) Table 153.060-A, Maximum Block Dimensions (two blocks); 2) 153.063(C)(5)(a), Placemaking Elements – Shopping Corridor Site Plan Waiver: 1) 153.062(E)(1), Façade Materials – Permitted Primary Materials
<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

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 the requirements of Chapter 153 of the Dublin Zoning Code, as well as to provide 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.

Following acceptance of a complete application for Basic Plan Review, the Administrative Review Team shall make 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 Development Plan Review Waivers, if necessary, and based on the criteria of §153.066(F) applicable to Site Plan Reviews and Site Plan Review Waivers, if necessary. A determination by the Planning and Zoning Commission is required not more than 28 days from the date the request was submitted.

This application also includes requests for Development Plan and Site Plan Waivers, as well as a request for payment of a Fee-in-Lieu of Open Space Dedication, all of which require review and determination by the Planning and Zoning Commission.

Application Contents and Overview

Planning and Zoning Commission Determinations

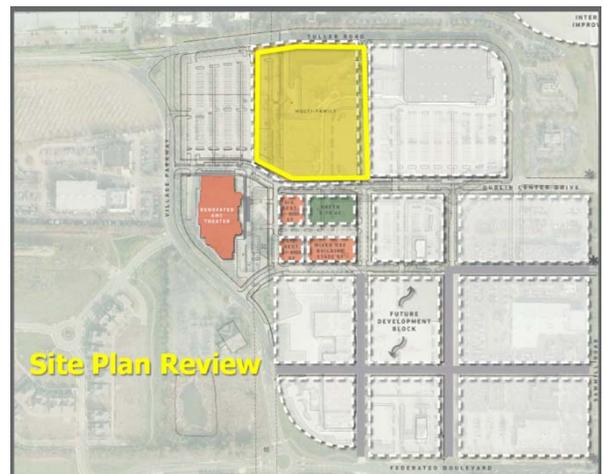
The Basic Plan Review is intended to provide a higher level overview of more significant development projects. While the Basic Plan Review is based on an analysis of the review criteria for the Development Plan and Site Plan Reviews (as applicable), it is not expected that all project elements be finalized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

The Administrative Review Team has conducted their analysis of the project based on the information submitted and known at this time. The ART has also reviewed the proposal against the detailed review 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.

Three actions are required by the Planning and Zoning Commission:

- 1) Basic Plan Review, based on the review criteria for Development Plans and Site Plans;
- 2) Determination on proposed Development Plan and Site Plan Waivers; and
- 3) Open Space Fee-in-Lieu approval.

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



Site Plan Review

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

PART II: Administrative Review Team Comments

Land Use and Long Range Planning

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. The following are the primary considerations from Planning with respect to the review of the proposal:

1. *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.* 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. As the first Bridge Street District development project, the open space network will effectively begin with this development, and it is critically important that the necessary acreage be provided and well integrated with the development as part of the overall network context. Open space areas that are provided should be designed as high quality spaces that serve as amenities and spaces for gathering. Refer to the Parks and Open Space comments below for additional considerations.
3. *Podium Apartment Building Design and Primary Materials.* The proposed Podium Apartment Building should be designed to minimize the structure's overall mass through effective architectural detailing, landscape elements, and high quality building materials. Planning is concerned that the proposed use of vinyl siding will not be appropriate, since it is not a permitted primary material. Additional architectural and landscape details should be provided along the ground floor of the building in part to help screen the proposed parking structure as well as to enhance the building's architectural interest.
4. *Public Improvements.* 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. 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 ART Analysis and Determinations at the end of this report following the recommendations for a preliminary 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). 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.* An alternative to the requirements in the BSC 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 small yet high quality urban open spaces will serve as one of the greatest amenities of the Sawmill Center Neighborhood District. Further, the amount of new residents in this area generated by the proposed development makes the need for quality open spaces as amenities for the residents all the more important, and should be provided as part of the overall residential development. Open spaces should be dedicated to the City to the extent possible as development occurs, rather than purchased after-the-fact using parkland funds generated from fees-in-lieu of open space dedication payments.

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. While this residential project includes private open space, it will also generate the need for other public space use outside of its private realm.

In addition, the applicant should also reconfigure and modify the design of the pocket park shown with a detention basin to ensure that the space functions as an amenity and as a usable park.

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, which include the following proposed responses.

(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), however, 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 begins to set the conditions for the redevelopment of other portions of the Neighborhood.

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 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.

(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, which include the responses noted below.

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

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

(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 proposed block perimeter does not exceed the maximum of 1,750 feet, the 658-foot Village Parkway segment does exceed the 500 foot limitation, but 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 eliminate the need for the block dimension Waivers.

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 a fairly limited residential development of the nature proposed with this application.

(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, which include the following proposed responses:

(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 the actual 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 is provided. 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 the Site Plan Review process. In addition, the interior circulation for the podium parking will be examined during the 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. As noted in the report, 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 of a request for payment of a Fee-in-Lieu of land dedication from the Planning and Zoning Commission, which the Administrative Review Team is not recommending (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.

In addition, a condition is recommended that the applicant reconfigure and modify the design of the pocket park shown with a detention basin 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. The applicant is, however, working on final details required as part of the Development Plan and Site Plan Reviews regarding public services such as fire protection, police protection, utilities, etc. 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 detention basin as part of the design for one of the pocket parks provided since the current design will not 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, and made the following findings. 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: The request does not have the effect of authorizing any use or open space type that is not otherwise permitted in that BSC district.

(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), which include the following responses:

(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.

(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 amount of new residents in this area generated by the proposed development makes the need for quality open spaces as amenities for the residents all the more important, and should be provided as part of the overall residential development.

(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.

(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: PROPOSED ADMINISTRATIVE REVIEW TEAM RECOMMENDATION

1. The Administrative Review Team recommends **approval** to the Planning and Zoning Commission for the request for Basic Plan Review (Development Plan) 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 improvements to Tuller Road be eliminated from the plans, with the exception of interim pedestrian facilities;
 - g. That the applicant provide a phasing plan as part of the Development Plan Review; and

ART ANALYSIS AND DETERMINATIONS

Applicable Development Plan Review Criteria

Includes 153.060 - Lots and Blocks, 153.061 – Street Types, and 153.063 – Neighborhood Standards.

153.060 – Lots and Blocks			
Code Section	Requirement	Met/Notes	
(C)(1)(a)	Interconnected Street Pattern	Met. Proposal provides for the continuation of existing/planned streets from adjoining areas.	
(C)(1)(b)-(d)	Interconnected Street Pattern	Met. No culs-de-sac shown; no significant natural features for the street network to follow; no street terminations shown.	
(C)(2)(a)	Maximum Block Size – Required Subdivision	Met. Subdivision required, since site is located within BSC Sawmill Center Neighborhood District.	
Table 153.060-A	Maximum Block Dimensions <i>(Refer to Attachment A for Block Labels)</i>	A	N/A. Max. block length: 609 ft; block perimeter: 1,987 ft. This block will be formed as a residual with the new John Shields Parkway (Street Segment 1) and the new street to the west of Block B (Edwards block). This block would be required to subdivide to meet block dimension requirements, or seek a Development Plan Waiver at such time development is proposed (in lieu of the existing parking lot).
		B	Not Met – Development Plan Waiver Required. Max. block length: 661 ft. (exceeds 500 ft. max block length); block perimeter: 2,032 ft. (exceeds 1,750 ft. max block perimeter). Refer to Development Plan Waiver analysis in Part III, Applicable Review Standards.
		C	Not Met – Development Plan Waiver Required. Max. block length: 658 ft. (exceeds 500 ft. max block length); block perimeter: 1,654 ft. (met - does not exceed 1,750 ft. max block perimeter). Refer to Development Plan Waiver analysis in Part III, Applicable Review Standards.
		D	Met. Max. block length: 361 ft.; block perimeter: 1,389 ft.
		E	Met. Max. block length: 358 ft.; block perimeter: 1,376 ft.
(C)(3)(a)	Block Configuration	Met. Blocks generally rectangular in shape.	
(C)(3)(b)	Front Property Lines (FPL)	Administrative Departure Required. Front property lines are required on at least two sides; for Block B, there is only one front property line (along the Principal Frontage Street) and three corner side property lines due to building dimensions, although the intent of the requirement is met.	
(C)(4)(a)-(c)	Principal Frontage Streets (PFS) <i>(Refer to Attachment B for Street Segment Labels)</i>	1	Met with condition. No vehicular access shown along Street Segment 1 (John Shields Parkway) as part of Edwards development (Block B). Some existing driveways are shown on this street segment resulting from existing conditions; these driveways should be coordinated to direct pedestrian activity and subject to approval by the City Engineer.
		5	Met. No vehicular access requested at this time; if the one-way street conceptually illustrated on the plans is proposed as part of a future

153.060 – Lots and Blocks

Code Section	Requirement	Met/Notes
		Development Plan application, will require a Development Plan Waiver.
(C)(5)	Block Access Configurations	Met with condition. No new drives shown off of the PFS; driveway alignments should be coordinated (refer to Engineering Comments in Part II).
(C)(6)	Mid-Block Pedestrianways	Met. Mid-block pedestrianways are required on all blocks exceeding 400 ft. in length. Mid-block street crossings are shown on Street Segments 2 and 3 (design details will be provided at Site Plan Review).
(C)(9)	Street Frontage	Met. The front property line for Block B is shown on the PFS; new north/south streets and Tuller Road serve as corner side property lines.

153.061 – Street Types

Code Section	Requirement	Met/Notes
(C)(1)	Street Families <i>(Refer to Attachment B for Street Segment Labels)</i>	1 District Connector Street (extension of John Shields Parkway); 76 ft. right-of-way; Principal Frontage Street (PFS)
		2 Neighborhood Street; 60 ft. right-of-way
		3 Neighborhood Street; 65 ft. right-of-way
		4 Neighborhood Street; 65 ft. right-of-way
		5 Neighborhood Street; 65 ft. right-of-way; PFS
		6 District Connector Street; 76 ft. right-of-way; PFS
(C)(3)	Existing Streets	Met. City is coordinating the reconfiguration of Dublin Center Drive with the developer. Final alignments will be determined with the Preliminary/Final Plat.
(D)(1)	Street Frontage Requirements	Met. Refer to 153.060(C)(3)(b) above.
(D)(2)	Vehicular Access	Met with condition. Refer to 153.060(C)(4)(a)-(c) above.
(E)(1)	Typical Street Elements	DPR. Bicycle Facilities: Details to be determined with Preliminary/Final Plat (requires review by the Planning and Zoning Commission and recommendation to City Council) and Development Plan Review.
		DPR. Vehicular On-Street Parking: The plans show on-street parking, but dimensions and final placement are still being coordinated. Details to be determined with Preliminary/Final Plat and Development Plan Review (refer to Engineering Comments in Part II).
		DPR. Crosswalks: Crosswalks and vehicular access points will need to be coordinated along John Shields Parkway to direct pedestrian activity. Design details to be determined with Preliminary/Final Plat and Site Plan Review (refer to Engineering Comments in Part II).
(F)	Curb Radii	DPR. Curb radii should be designed for typical vehicles, between 15-25 ft. Details to be determined with Preliminary/Final Plat and Development Plan Review (refer to Engineering Comments in Part II).

(G)	Fire Access (refer to Fire Comments in Part II for additional comments)	DPR. Room to Pass – 22 ft. is provided on-street within the travel lanes on all sides of the building in block B (Street Segments 1, 2, 3, and Tuller Road); to be determined for other development blocks with Development Plan and Site Plan Review.
		DPR. Building Access Zones – Should be coordinated with fire hydrant locations, and may coincide with loading zones. Locations and design details to be determined with the Development and Site Plan Reviews.
DPR : Not enough information provided to determine if requirement is met. Details of this nature would be expected as part of the Development Plan Review. The proposal is required to meet Code, or request a Development Plan Waiver.		

153.063 – Neighborhood Standards		
Code Section	Requirement	Met/Notes
(C)(3)	Block, Access, Street Layout	Met. Cross-referenced with 153.060 and 153.061 above.
(C)(4)	Building Types	Met. Podium Apartment Building is permitted in the BSC Sawmill Center Neighborhood District.
(C)(5)	Placemaking Elements	Not Met – Development Plan Waiver Required. Shopping Corridor: Developments between 5 and 20 acres are required to provide a minimum of 600 linear feet of mixed use “shopping corridor” as part of a redevelopment plan. While the Edwards site exceeds 5 acres, the mixed use core of the BSC Sawmill Center Neighborhood District has been anticipated farther south in a less residential context. The shopping corridor will be required to be provided on a minimum of one of the Principal Frontage Streets south of the new John Shields Parkway. Refer to Development Plan Waiver analysis in Part III, Applicable Review Standards.
		N/A. Sign Plans: None proposed for the Edwards project, but may be requested as part of a future graphics plan for this site and/or adjacent development.
		Met with Condition. Street Terminations: The curve shown in Street Segment 1 (John Shields Parkway) at the southwest corner of Block B creates an opportunity for a terminal vista. Heightened architectural detailing and an open space node should be provided at this intersection.
		N/A. Gateways: A gateway element should be provided at the intersection of the new John Shields Parkway and Village Parkway once future redevelopment plans for the Dublin Village Center move forward.
(C)(6)	Open Spaces <i>Refer to 153.064, below.</i>	Met with Condition. (a) Character & (d) Network: The BSC Sawmill Center Neighborhood District is intended to accommodate a wide variety of building types and uses to create a vibrant, mixed use shopping and entertainment environment with pockets of residential development located in proximity, accented by a high quality open space network that balances a variety of natural and hardscape areas designed to provide intimate gathering spaces appropriate for an urban setting.

153.063 – Neighborhood Standards

Code Section	Requirement	Met/Notes
		<p>The conceptual design intent for this neighborhood includes the extension of a greenway along the south side of the new District Connector Street (Street Segment 1, John Shields Parkway), with an open space node targeted at approximately the intersection of this new street and the new north/south street (Street Segment 2). This area serves as a natural open space area given its location within the existing electric transmission line, which limits development in this area (only certain at-grade development such as parking areas and open spaces may be permitted), as well as the fact that the area is located in front of the existing theater, which is a natural gathering space.</p> <p>The greenway itself is intended to shift in character from a naturalized section west of Village Parkway to more of a hardscape urban greenway east of Village Parkway as the development context transitions to a more active pedestrian environment with greater pedestrian and vehicular activity and fewer existing natural areas.</p> <p>The applicant is proposing to provide a combination of pocket parks and pocket plazas on Block B, and a pocket park to the west of the new north/south street (Street Segment 2) as part of the required open space. Since the required open space may be provided off-site, as long as the open space is provided within a walkable distance (within 660 ft. of the main entrance), the applicant should 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.</p> <p>The preliminary concepts for the development to the south of the new John Shields Parkway (Street Segment 1) includes a concept for a central “green” as a centerpiece for the redevelopment concept. The design, location, and acreage is still to be determined, but if additional open space acreage is necessary beyond the provision of the open space “node,” a portion of the green could be counted toward the required open space (at this time, it appears that only a fraction of the total open space area would be necessary to meet the open space requirements for the proposed commercial development conceptually planned around the green). It is important to note, however, that open spaces cannot be double-counted to meet the requirements of more than one development.</p> <p>Not Met – Fee-in-Lieu of Open Space Dedication Requested. (b) <i>Required Open Space:</i> 1.49 acres of open space required, based on the requirement for 200 sq. ft. of publicly accessible open space for each dwelling unit (324 units). The applicant is proposing to provide approximately .54 acres of open space (exclusive of rights-of-way), with a request to pay a Fee-</p>

153.063 – Neighborhood Standards

Code Section	Requirement	Met/Notes
		in-Lieu of Open Space dedication for the difference. Refer to the Open Space Fee-in-Lieu analysis in Part III, Applicable Review Standards.
		Met. (c) Permitted Types: All open space types proposed (pocket park, pocket plaza) are permitted in the BSC Sawmill Center Neighborhood District.

Applicable Site Plan Review Criteria

Includes 153.059 - Uses, 153.062 – Building Types, 153.064 – Open Space Types, and 153.065 – Site Development Standards (Parking, Stormwater Management, Landscaping and Tree Preservation, Fencing Walls and Screening, Exterior Lighting, Utility Undergrounding, and Signs).

153.059 – Uses

Code Section	Requirement	Met/Notes
Table 153.059-A	Permitted and Conditional Uses	Met. Proposed uses (Dwelling, Multiple-Family) and accessory uses (Dwelling Administration, Rental, or Sales Office; Exercise and Fitness; Swimming Pool) are all permitted uses. The applicant has indicated that retail uses along Street Segment 1 (John Shields Parkway) <i>may</i> be desirable in the future, and therefore the building will be designed to accommodate a future retrofit to commercial spaces. If the retrofit occurs, retail and other commercial uses would be permitted.

153.062 – Building Types

Code Section	Requirement	Met/Notes
(B)(3)	General Requirements	Met. Zoning Districts: Podium Building type is permitted in the BSC Sawmill Center Neighborhood District.
		Met. Uses: Proposed uses are permitted in the district and in the building type without further use restrictions or use specific standards.
		Met. No Other Building Types: Proposed building is generally consistent with the Podium Apartment Building Type, based on the information submitted.
		Met. Permanent Structures: The proposed building is a permanent structure.
		N/A. Accessory Structures: None proposed at this time.
(C)	General Building Type Layout and Relationships	Met. No building type incompatibilities present.
(D)(2)	Pitched Roof Type Requirements	SPR. Pitch Measure: Although the applicant has submitted a conceptual roof plan showing roof wells to store and screen mechanical units, pitch measurements have not been included, and further, the roof plan appears to be inconsistent with the building façades. To be reviewed as part of the Site Plan Review.

153.062 – Building Types		
Code Section	Requirement	Met/Notes
		<p>Met with Condition. <i>Parallel Ridge Line:</i> Code requires that, where architecturally appropriate, where the principal ridge line of any building type runs parallel to any street, gabled ends, perpendicular ridge lines, or other features should be introduced to interrupt the mass of the roof. Based on the conceptual plans submitted, there are long expanses of roof massing that accentuate the length of the building. The ridge lines parallel to the streets should be interrupted to meet this Code requirement.</p> <p>Met. <i>Gable Ends:</i> Where used, decorative elements are included.</p> <p>Met. <i>Roof Height:</i> Does not exceed 21 ft. (1.5 times max. floor height).</p>
(E)(1)	Façade Materials	<p>SPR; Site Plan Waiver Requested. The applicant has submitted a preliminary list of materials to be used, including brick and “high quality vinyl siding”; materials specification details will be required with the Site Plan Review to determine adherence to the Code requirements. Preliminary elevations show up to 23% on the west elevation</p> <p>However, in addition to brick, the plans show the use of “high quality vinyl siding” as one of the proposed primary materials, which is not permitted by the Code. 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.” Use of vinyl siding would otherwise require approval of a Site Plan Waiver by the Planning and Zoning Commission for use. Refer to Site Plan Waiver analysis in Part III, Applicable Review Standards.</p>
(E)(2)	Façade Material Transitions	SPR. To be reviewed as part of the Site Plan Review.
(E)(3)	Roof Materials	SPR. To be reviewed as part of the Site Plan Review.
(E)(4)	Color	SPR. To be reviewed as part of the Site Plan Review.
(F)(1)	Entrances & Pedestrianways – Quantities and Locations	Met with Condition. One entrance per 75 ft. of façade is required, with the main building entrance required on the PFS. The Podium Apartment Building allows the required reviewing body to approve fewer entrances, as long as they are appropriately located and distributed and allow for safe access. The applicant should provide a pedestrian circulation plan demonstrating safe access to the building for residents and visitors.
(F)(2)	Recessed Entrances	Met. All entrances are recessed a min. of 3 ft. from property lines.
(F)(3)	Entrance Design	Met. Entrances are required to be of a pedestrian scale, effectively address the street, and be given prominence on the building façade; the main entrance is required to be on the PFS, be fully functioning, and connect to the street with a sidewalk.
(G)	Articulation of Stories on Street Façades	Met. Building design uses fenestration to differentiate stories.

153.062 – Building Types

Code Section	Requirement	Met/Notes
(H)	Windows, Shutters, Awnings, and Canopies	SPR. To be reviewed as part of the Site Plan Review. Additional information about the proposed window specifications and the use of spandrel glass and installation techniques will be necessary to evaluate transparency requirements and ensure that windows are not flush-mounted.
(I)	Balconies, Porches, Stoops, and Chimneys	SPR. To be reviewed as part of the Site Plan Review. Additional information needed to confirm whether the proposed balconies are usable, and if so, whether the minimum dimensions meet the Code requirements. If any of the balconies encroach into the right-of-way, additional Building Code restrictions may apply.
(J)	Treatments at Terminal Vistas	Met with Condition. The curve shown in Street Segment 1 (John Shields Parkway) at the southwest corner of Block B creates an opportunity for a terminal vista. Heightened architectural detailing and an open space node should be provided at this intersection.
(K)	Building Variety	Met. Only one new building proposed.
(M)	Signs	SPR. To be reviewed as part of the Site Plan Review. Several sign locations are shown on the south and north sides of the building and on the southwest and southeast corners, potentially as part of where signs might be placed if portions of the building are ever retrofit to accommodate commercial uses. For the residential use (single-tenant building), only one building-mounted sign is permitted per street frontage. Additional signs will require either a Site Plan Waiver or Master Sign Plan Approval.
(N) & (O)	Individual Building Type Requirements	<i>Refer to following section.</i>

SPR: Not enough information provided to determine if requirement is met. Details of this nature would be expected as part of the Site Plan Review. The proposal is required to meet Code, or request a Site Plan Waiver.

153.062(O)(13) – Podium Apartment Building Requirements

Building Type Requirements	Code Requirement	Provided	Met, N/A, Adm. Dep., Waiver, Other
Number of Principal Buildings Permitted (per Lot)	Multiple	One	Met
Front Property Line Coverage (%)	Min. 75%	98.9%	Met
Occupation of Corner Required (Yes/No)	Yes	Yes	Met
Front Required Building Zone Required (range, ft)	5-20 ft.	Min. 5 ft./Max. 19 ft.	Met
Corner Side RBZ Required (range, ft)	5-20 ft.	Min. 6 ft./ Max. 15 ft.	Met
Side Yard Setback Required (ft)	5 ft.	N/A	N/A
Rear Yard Setback Required (ft)	5 ft.	N/A	N/A
Minimum Lot Width Required (ft)	50 ft.	363 ft.	Met

153.062(O)(13) – Podium Apartment Building Requirements

Building Type Requirements	Code Requirement	Provided	Met, N/A, Adm. Dep., Waiver, Other
Maximum Lot Width Required (ft)	None	N/A	N/A
Maximum Impervious Lot Coverage (%)	70%	Approx. 61%	Met
Semi-Pervious Lot Coverage (%)	20%	Approx. 7.6%	Met
Loading Facility Permitted (location relative to principal structure)	Rear	None Shown	To be provided at Site Plan Review
Entry for Parking within Building (relative to principal structure)	Rear and Side Façades	Side	Met
Minimum Building Height Permitted (ft)	3 stories	3 stories	Met
Maximum Building Height Permitted (ft)	4.5 stories	4 stories	Met
Minimum Finished Floor Elevation Permitted (ft)	2.5 ft. above sidewalk	None shown	To be provided at Site Plan Review
Minimum Occupied Space Required (ft)	None required in ground story	Clubhouse located on PFS	Met
Ground Story Street Façade Transparency Required (%)	Min. 90% opacity for visible garage; otherwise, 20% transparency	North: approx. 9%.; South: approx. 14%; East/West: approx. 13%	Met with Condition. Architecture should be revised to meet requirement.
Upper Story Street Façade Transparency Required (%)	20% transparency	North: approx. 20%.; South: approx. 24.5%; East/West: approx. 30%	Met To be verified at Site Plan Review.
Blank Wall Limitations (Yes/No)	Yes	Appears to be met	Met To be verified at Site Plan Review.
Principal Entrance Location Required (relative to principal structure)	Principal Frontage Street	Principal Frontage Street	Met
Number of Street Façade Entrances Required (per ft of façade)	1 per 75 ft. of façade, unless otherwise approved	1 entrance on PFS; 3 entrances shown on Street Segments 2 and 3; none on Tuller Road	Met with Condition (Refer to 153.062(F)(1) above)
Mid-Building Pedestrianways Required (# per ft of façade)	1 required for buildings longer than 250 ft. unless otherwise approved	2 shown, but are not publicly accessible (only for residents and visitors)	Met
Vertical Increments Required (location on principal structure)	No greater than every 40 ft.	Shown with a max. distance of	Met with Condition. Architecture should be revised to

153.062(O)(13) – Podium Apartment Building Requirements

Building Type Requirements	Code Requirement	Provided	Met, N/A, Adm. Dep., Waiver, Other
		46 ft.	meet requirement.
Horizontal Facade Divisions Required (per ft of facade)	On buildings 3 stories or taller; within 3 ft. of the top of the ground story	Provided on most, but all elevation segments.	Met with Condition. Architecture should be revised to meet requirement.
Permitted Primary Materials (types)	Stone, brick, wood, and fiber cement siding	Brick, "high quality vinyl siding"	Not Met – Site Plan Waiver Required. Refer to Site Plan Waiver analysis in Part III, Applicable Review Standards.
Changes in Roof Plane/Type Required (per ft of facade)	Required – no greater than every 80 ft.	Not provided.	Met with Condition. Architecture should be revised to meet requirement.
Roof Type(s) Permitted (types)	Parapet, Pitched, Flat	Pitched	Met
Tower(s) Permitted (Yes/No)	Yes, at terminal vistas	None shown	N/A
Additional Requirements/Notes	Note 2: Landscape buffer min. 5 ft. required around base of building	None shown – SPR	Met with Condition. Plans should be revised to meet requirement.
	Note 5: Ground story architectural detailing	Minimal additional details shown; repetitive use of vents	Met with Condition. Architecture should be revised to meet requirement.

153.064 – Open Space Types

Code Section	Requirement	Met/Notes
(C)	Provision of Open Space	Not Met – Fee-in-Lieu of Open Space Dedication Requested. 200 sq. ft. of publicly accessible open space is required for each dwelling unit, located within 660 feet of the main entrances of the residential units. With 324 dwelling units, 64,800 sq. ft. (1.49 acres) of open space is required. The applicant is proposing to provide approximately .54 acres of open space (exclusive of rights-of-way), with a request to pay a Fee-in-Lieu of Open Space dedication for the difference. Refer to the Open Space Fee-in-Lieu analysis in Part III, Applicable Review Standards.
(D)	Suitability of Open Spaces	Met with Condition. Few design details are shown at this time for the proposed open spaces. The plans do however indicate that a stormwater detention basin is contemplated for Pocket Park D, which would effectively eliminate its ability to be used as a functional, accessible open space. As the

153.064 – Open Space Types

Code Section	Requirement	Met/Notes	
		applicant refines the stormwater management plans, the applicant should redesign the stormwater facilities within this pocket park to ensure that not more than 20% of the area is used for stormwater management facilities, and that those facilities (if used) be considered alternative stormwater facilities, such as a rain garden or bioretention basin serving as an amenity but preserving some functional open space.	
(E)	Fee-in-Lieu of Open Space	Should a request for payment of a fee-in-lieu of open space dedication be approved, the fee would be an amount equal to 1.49 times the estimated average value of land per acre as determined by City Council.	
(F), (G)	Open Space Types & General Requirements	Pocket Park 'A'	Although labeled as a pocket park, this space along John Shields Parkway (Street Segment 1) may only be counted as three Pocket Plazas (.04-acres, .03-acres, .04-acres); only portions outside of right-of-way may count; all other Pocket Plaza requirements appear to be met, and design details will be reviewed as part of the Site Plan Review.
		Pocket Park 'B'	Only the portion outside of the right-of-way may be counted toward the acreage, for a total of .11-acres. All other dimensional requirements met, and design details will be reviewed as part of the Site Plan Review.
		Pocket Park 'C'	Only the portion outside of the right-of-way may be counted toward the acreage, for a total of .11-acres. All other dimensional requirements met, and design details will be reviewed as part of the Site Plan Review.
		Pocket Park 'D'	Only the portion outside of the right-of-way may be counted toward the acreage, as shown for a total of .21-acres. All other dimensional requirements met, and design details will be reviewed as part of the Site Plan Review. If this Pocket Park were to be reconfigured as part of the Open Space "Node" recommended to meet the Neighborhood District Open Space Character Elements (refer to Section 153.063 above), then this corner of the intersection could provide up to approximately 0.27-acre toward the open space requirement.
		Internal Courtyards	The internal courtyards are not eligible to meet open space requirements, and open space fees-in-lieu may not be used for their improvement since they are not publicly accessible.

153.065(B) – Site Development Standards – Parking and Loading

Code Section	Requirement	Met/Notes
(1)(b)	Parking Location	Met. Provided on-site within the podium parking garage, through on-street parking spaces, and within the designated parking lot area to the west of the site (within 600 feet).
(2)	Required Vehicle Parking	<p>Met. Based on a total of 324 dwelling units (228 one bedroom units, 78 two bedroom units, and 18 three bedroom units), a minimum of 381 and a maximum of 648 parking spaces are required. In addition, two spaces are required for the Dwelling Administration, Rental, or Sales Office (clubhouse) use. The applicant is proposing a combination of garage parking spaces, on-street parking spaces, and private off-street parking spaces to meet the parking requirements.</p> <p>A total of 519 parking spaces are shown at this time; the actual number of parking spaces may change prior to the Site Plan Review due to potential adjustments to the street and parking lot, and only the on-street spaces on the same side of the block as the proposed development can be counted toward the provided parking, but the minimum required parking should continue to be available and will be verified at the Site Plan Review.</p>
(3)	Required Bicycle Parking	Met with Condition. 162 bicycle parking spaces are required (one space for every 2 dwelling units). Some bicycle parking spaces are shown within the private garage, but the applicant will be required to provide an exact count, and will also be required to provide publicly available bicycle parking facilities within the streetscape and within the pocket parks and plazas for visitors and residents. Details to be verified at Site Plan Review.
(4)	Off-Street Parking Space and Aisle Dimensions	Met. Details to be verified at Site Plan Review.
(5)	Parking Structure Design	<p>Met with Condition. <i>Entrance/Exit Lanes & Stacking Spaces:</i> None required since the parking structure is private and has multiple access points. No entrance/exit lanes shown on PFS. The applicant should provide additional details regarding the parking structure operation and circulation at the Site Plan Review.</p> <p>SPR. <i>Interior Circulation:</i> Vehicular circulation and aisle dimensions appear to be met; ceiling clearance height will be verified at Site Plan Review.</p> <p>SPR . Pedestrian Safety: Stairwell visibility, elevator proximity, and surveillance will be verified at Site Plan Review (refer to Police comments in Part II).</p>
(6)	Surface Parking Lot and Loading Area Design and Construction	SPR. Driveways limited to one per lot or parcel, so the private parking area should be revised to provide a single access point onto Street Segment 2. Additional design details will be verified at Site Plan Review.
(7)	Required Loading Spaces	SPR. The applicant will need to indicate proposed loading areas on the plans. Additional design details will be verified at Site Plan Review.

153.065(B) – Site Development Standards – Parking and Loading

Code Section	Requirement	Met/Notes
		SPR : Not enough information provided to determine if requirement is met. Details of this nature would be expected as part of the Site Plan Review. The proposal is required to meet Code, or request a Site Plan Waiver.

153.065(C) – Site Development Standards – Stormwater Management

Code Section	Requirement	Met/Notes
153.065(C)	Stormwater Management	SPR . Applicant is currently coordinating master stormwater management for public and private improvements with the City; details to be verified at Development Plan and Site Plan Review (refer to Engineering comments in Part II).

153.065(D) – Site Development Standards – Landscaping & Tree Preservation

Code Section	Requirement	Met/Notes
(2)	General Landscaping and Tree Preservation Req.	SPR. Tree Protection: The applicant will need to submit a tree survey as part of the Development Plan Review.
		SPR. Landscape Beds: A minimum of 80% of the surface area of any landscape bed shall be covered within four years of installation with living materials. Landscape design details to be reviewed as part of the Site Plan Review.
		SPR. Irrigation systems, Site Visibility Triangles, Use of a Landscape Architect to Prepare Plans: Details to be reviewed as part of the Site Plan Review.
(3)	Street Trees	SPR. Spacing and Location: Details to be reviewed as part of the Site Plan Review.
		SPR. Planting Details: Details to be reviewed as part of the Site Plan Review.
		Refer to Fire comments in Part II. Fire requests the use of smaller, ornamental trees on Street Segments 2 and 3 to ensure that the tree canopies do not conflict with the potential fire truck ladder access to the buildings.
(5)	Surface Parking and Circulation Area Landscaping	Met with Condition. Street Frontage Screening: All surface parking lots containing 10 or more spaces are required to provide screening from adjacent streets. The proposed private lot is required to provide a street wall (Code Section 153.065(E)) with at least 5 shrubs per 25 lineal ft.
		Met with Condition. Interior Landscaping: All surface parking lots containing 10 or more spaces are required to provide a minimum of 5% of interior parking lot area with landscaping, as well as interior landscaping provided through landscape islands/peninsulas, interior tree lawns, and/or a large consolidated island.

153.065(D) – Site Development Standards – Landscaping & Tree Preservation

Code Section	Requirement	Met/Notes
(6)	Required Building Zone (RBZ) Treatment	SPR. Landscape and Patio RBZ Treatment types shown, which appear to meet Code; however, additional landscaping will be required around the base of the podium parking garage. Additional landscape details will be required at Site Plan Review.
(7)	Foundation Planting	SPR. Additional landscaping will be required around the base of the podium parking garage. Additional landscape details will be required at Site Plan Review.
(8)-(11)	Tree Preservation and Replacement	SPR. The applicant will be required to submit a tree survey, tree protection, and tree replacement plan demonstrating compliance with the applicable provisions of the Code. Details to be reviewed at the Site Plan Review.

SPR : Not enough information provided to determine if requirement is met. Details of this nature would be expected as part of the Site Plan Review. The proposal is required to meet Code, or request a Site Plan Waiver.

153.065(E) – Site Development Standards – Fencing, Walls, and Screening

Code Section	Requirement	Met/Notes
(1)	Fence and Wall Standards	SPR. Since the applicant is required to provide a street wall as part of the screening for the off-street parking area proposed with the development, and because a wall is proposed to screen the dumpster, this Code Section applies. The applicant will be required to provide street wall and screening details as part of the Site Plan Review.
(3)	Screening	Condition. The propose dumpster is shown within the right-of-way for Street Segment 2. The dumpster will need to be relocated out of the right-of-way, with access coordinated with the street design.

SPR : Not enough information provided to determine if requirement is met. Details of this nature would be expected as part of the Site Plan Review. The proposal is required to meet Code, or request a Site Plan Waiver.

153.065(F) – Site Development Standards – Exterior Lighting

Code Section	Requirement	Met/Notes
(3)	Exemptions	SPR. Pedestrian ground lighting not required for review, but should be included on landscape and lighting plans. Details and lighting plan to be reviewed as part of the Site Plan Review.
(4)	Fixture Power and Efficiency	SPR. Fixtures to be reviewed as part of the Site Plan Review.
(5)-(8)	Shielding, Lighting Uniformity/Trespass, Light Poles	SPR. Lighting plan to be reviewed as part of the Site Plan Review.
(9)-(10)	Wall & Canopy Lighting	SPR. Fixtures shown on buildings, but no details in terms of light levels, character, etc. To be reviewed as part of the Site Plan Review.

SPR : Not enough information provided to determine if requirement is met. Details of this nature would be expected as part of the Site Plan Review. The proposal is required to meet Code, or request a Site Plan Waiver.

153.065(G) – Site Development Standards – Utility Underground

Code Section	Requirement	Met/Notes
(G)	Utility Undergrounding	Met. No overhead utilities in this area for undergrounding, except the transmission line, which cannot be buried.

153.065(H) – Site Development Standards – Signs

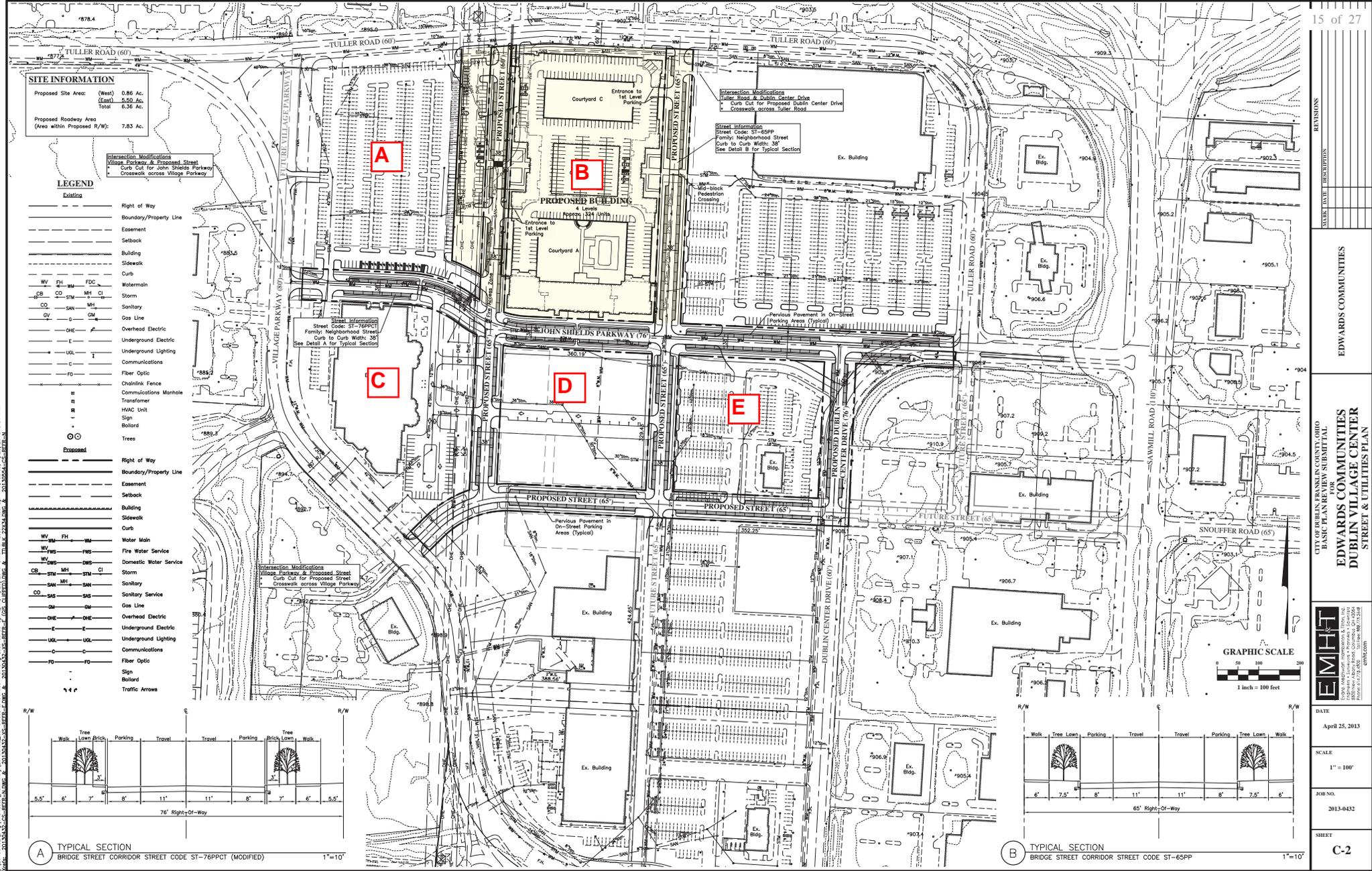
Code Section	Requirement	Met/Notes
(H)	Signs	SPR. Only conceptual sign placement is shown at this point. Signs will be required to be reviewed at the Site Plan Review as part of the building's architecture, and will need to meet Code in terms of size, number, design, etc. A Master Sign Plan may be sought to address character, visibility, wayfinding, consistency with overall area redevelopment, etc.

Other Site Development Considerations

Application Type	Site Development Consideration	Notes
Development Plan/Site Plan Reviews	Demolition and Interim Off-Site Improvements	Condition. Demolition of significant portions of the existing Dublin Village Center shopping center is proposed as part of this proposal. A plan for the interim site conditions, including grading, seeding, parking lot reconfiguration, etc. will be required as part of the Development Plan Review.
Development Plan	Phasing Plan	Condition. The proposed street network necessitates significant reconfiguration of existing private driveways that currently provide access to the AMC Theater and the Applebee's restaurant, as well as other parts of the site not proposed for demolition. In addition, existing utilities may need to be relocated. The applicant will be required to provide a phasing plan as part of the Development Plan Review.
Future Development Plan	Improvements to Tuller Road	Condition. The plans show improvements to Tuller Road on the north side of Block B (Edwards development site) including on-street parking. While pedestrian facilities should be provided on Tuller Road, the improvement to the Tuller Road street section should be coordinated as part of a comprehensive upgrade to the street design in the future. The on-street parking should not be shown on the plans.
Development Plan and Prelim/Final Plat	On-Street Parking Facilities	<i>Parallel Parking Design:</i> The applicant is currently working with the City to refine the parallel parking space design. The designs will be reviewed as part of the Development Plan and Preliminary/Final Plat reviews.
		<i>Accessible On-Street Parking Spaces:</i> The applicant is currently working with the City to appropriately site and refine the parallel accessible parking space

Application Type	Site Development Consideration	Notes
		<p>design. The accessible spaces will be reviewed as part of the Development Plan and Preliminary/Final Plat reviews.</p> <p><i>Bicycle Parking:</i> The applicant is currently working with the City to identify appropriate locations for bicycle parking facilities within the right-of-way. The designs and locations will be reviewed as part of the Development Plan and Preliminary/Final Plat reviews.</p>
Development Plan/Site Plan or Minor Project Review	AMC Theater Site and Parking Lot Improvements	Improvements to the existing parking lot in Block A and the existing theater site (Block C) are anticipated. These improvements will be required to be reviewed with a Development Plan/Site Plan/Minor Project Review as applicable, and should be coordinated with the site improvements included as part of this application.
Development Plan and Prelim/Final Plat	Utilities	The applicant is currently working with the City on plans for water, sewer, and stormwater. Additional details will be reviewed as part of the Development Plan Review and the Preliminary/Final Plat. Refer to Engineering Comments in Part II.

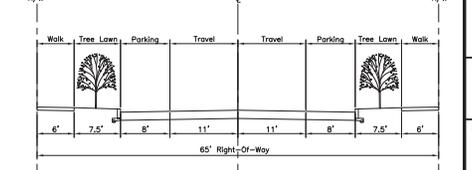
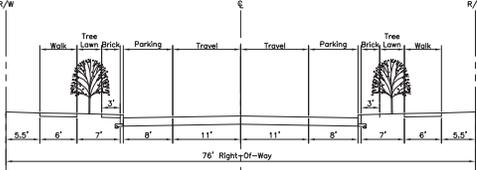
Attachment A | Block Labels



SITE INFORMATION
 Proposed Site Area: (West) 0.86 Ac.
 (East) 5.50 Ac.
 Total 6.36 Ac.
 Proposed Roadway Area
 (Area within Proposed R/W): 7.83 Ac.

LEGEND
Existing
 Right of Way
 Boundary/Property Line
 Easement
 Setback
 Building
 Sidewalk
 Curb
 Water Main
 Fire Water Service
 Domestic Water Service
 Storm
 Sanitary
 Gas Line
 Overhead Electric
 Underground Electric
 Underground Lighting
 Communications
 Fiber Optic
 Chainlink Fence
 Communications Manhole
 Transformer
 HVAC Unit
 Sign
 Bollard
 Trees

Proposed
 Right of Way
 Boundary/Property Line
 Easement
 Setback
 Building
 Sidewalk
 Curb
 Water Main
 Fire Water Service
 Domestic Water Service
 Storm
 Sanitary
 Gas Line
 Overhead Electric
 Underground Electric
 Underground Lighting
 Communications
 Fiber Optic
 Sign
 Bollard
 Traffic Arrows



REVISIONS

NO.	DATE	DESCRIPTION

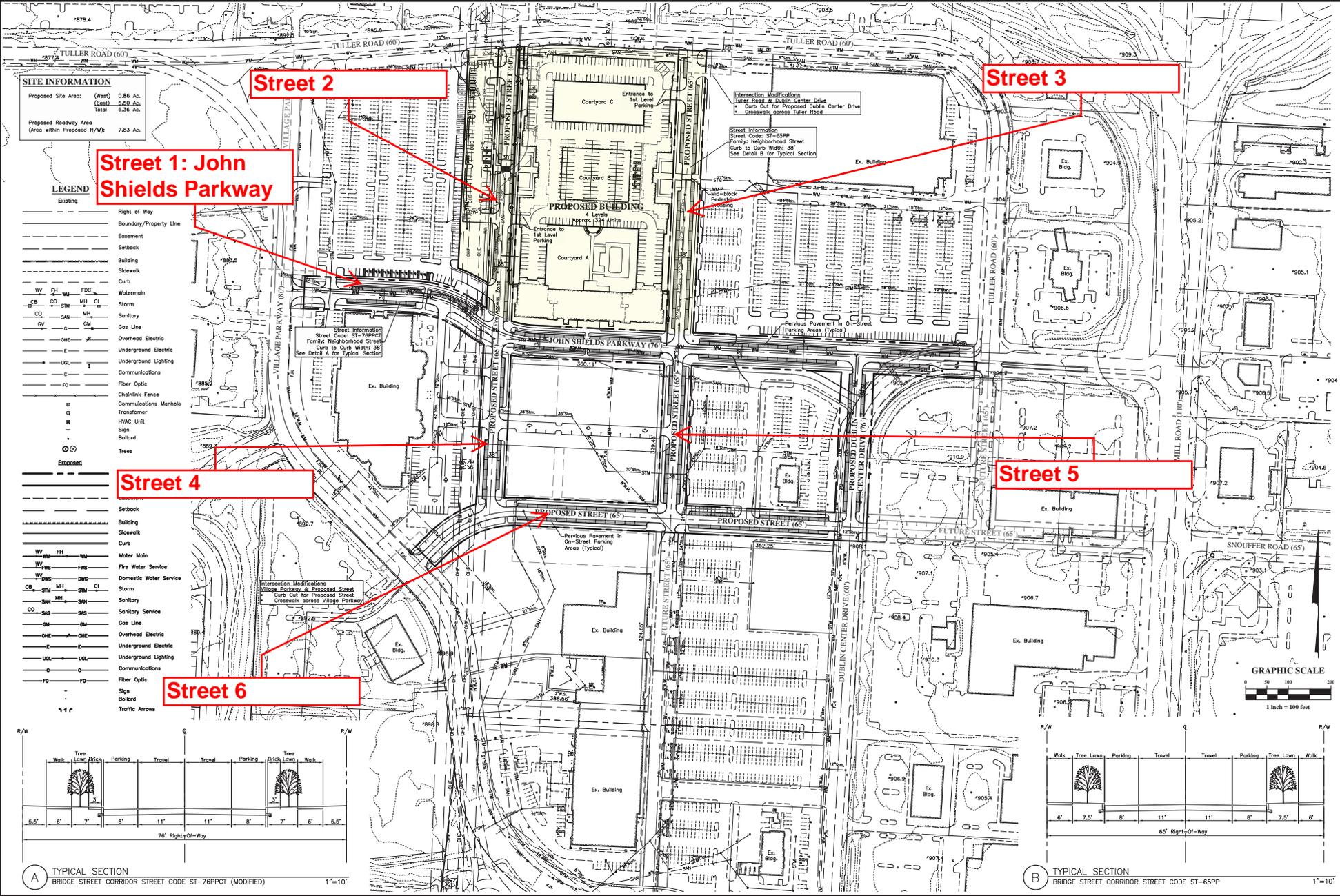
EDWARDS COMMUNITIES

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
 FOR
 BASIC PLAN REVIEW SUBMITTAL
**EDWARDS COMMUNITIES
 DUBLIN VILLAGE CENTER
 STREET & UTILITIES PLAN**



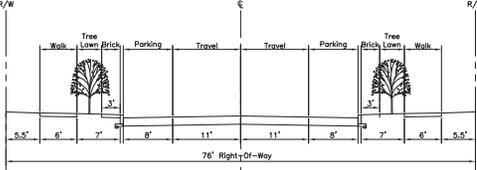
DATE
 April 25, 2013
 SCALE
 1" = 100'
 JOB NO.
 2013-0432
 SHEET
C-2

Attachment B | Street Segment Labels

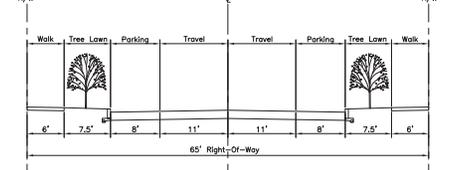


SITE INFORMATION
 Proposed Site Area: (West) 0.86 Ac.
 (East) 5.50 Ac.
 Total 6.36 Ac.
 Proposed Roadway Area
 (Area within Proposed R/W): 7.83 Ac.

- LEGEND**
- Existing**
- Right of Way
 - Boundary/Property Line
 - Easement
 - Setback
 - Building
 - Sidewalk
 - Curb
 - Water Main
 - Storm
 - Sanitary
 - Gas Line
 - Overhead Electric
 - Underground Electric
 - Underground Lighting
 - Communications
 - Fiber Optic
 - Childcare Fence
 - Communications Manhole
 - Transformer
 - HVAC Unit
 - Sign
 - Ballard
 - Trees
- Proposed**
- Setback
 - Building
 - Sidewalk
 - Curb
 - Water Main
 - Fire Water Service
 - Domestic Water Service
 - Storm
 - Sanitary
 - Sanitary Service
 - Gas Line
 - Overhead Electric
 - Underground Electric
 - Underground Lighting
 - Communications
 - Fiber Optic
 - Sign
 - Ballard
 - Traffic Arrows



1"=10'



1"=10'

REVISIONS

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Attachment C



City of Dublin

Engineering

5800 Shier Rings Road • Dublin, OH 43016-1236
Phone: 614-410-4600 • Fax: 614-410-4699

Memo

To: Rachel Ray, Planner II
From: Barbara Cox, PE, Engineering Manager – Development
C. Aaron Stanford, PE, Civil Engineer II
Date: April 26, 2013
Re: Edwards Apartments at DVC – Case 13-031BPR

Engineering has reviewed the drawings that were submitted for the Basic Plans for the above-referenced project. At this time, we have the following comments and notes on this project:

Basic Plan (Pre-Development Plan)

Streets

1. Engineering's understanding of the street designations are:
 - a. John Shields Parkway is district connector street and a principal frontage street (76-foot ROW);
 - b. realigned Dublin Center Drive is a district connector street and a principal frontage street (65-foot ROW) (this is not what is on the plan);
 - c. the eastern north/south street is a neighborhood street (65-foot ROW);
 - d. the western north/south street is a neighborhood street (60-foot ROW);
 - e. the other streets south of John Shields Parkway are neighborhood streets (65-foot ROW)
2. The plans do not indicate a phasing plan for the construction of the streets. We then assume it is all going in at the same time.
3. Adjustments to the intersection design of John Shields Parkway and Tuller Road will be needed to create the correct lane alignments through this intersection. We want a left turn lane to be created for the westbound traffic into the car lot dealership. This will help with the lane alignment.
4. The curb radius at the intersection should be in general:
 - a. When intersecting with existing Tuller Road or Village Parkway – 25 feet
 - b. Intersecting within project – 20 feet
5. The north/south street in front of the movie theater should intersect at 90 degrees with the east/west street south of the theater.
6. We may want Village Parkway restriped to reflect the appropriate left turn lanes at all of intersections (public and private).
7. The appropriate conduit is to be included to allow for future signal installation at the intersection of Village Parkway and John Shields Parkway and at the realigned intersection of Dublin Center Drive and John Shields Parkway.
8. Street lighting is to be provided on all new public streets.
9. An area should be designated that could be converted to a bus stop in the future.

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Memo re. Edwards Apartments at DVC – Case 13-031BPR

April 26, 2013

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10. The applicant has requested to not include the bike way area on John Shields Parkway as demonstrated by the submitted typical section. This is acceptable to staff.
11. The access point into the loading area that is to remain for 6825 Dublin Center Drive needs to be revised to further south from the intersection of the new street with Tuller Road.

Parking

1. The locations of the parallel parking spaces near the intersections need to meet the AASHTO requirements (Section 4.20, Figure 4-26). This requires the parking to end 20 feet in advance of an intersection and a tapered (in a straight line) curb line over 8 feet (a 45° angle). A few spaces may be lost due to this.
2. Handicap accessible spaces are required for the parallel parking.
3. The spaces on the south side of John Shields Parkway on the north side of the theater may not be possible. The grading in this area to maintain appropriate streets grades may eliminate these spaces.
4. No allowance for any bicycle parking has been shown along the public streets.
5. The plans show parallel parking on the south side of Tuller Road. We are concerned about the installation of these without the installation along the other portions of this roadway. The timing of these needs to be carefully contemplated.
6. The proposed reconfiguration of the parking lot on the north side of John Shields Parkway, across from the theater, includes several handicap spaces. We assume these are to serve the theater. The accessible route from these spaces to the theater entrance has to meet ADA guidelines
7. Is a loading space needed for the theater?
8. No fire access zones are identified.

Pedestrian Connectivity

1. Sidewalks are shown on both sides on all roadways that are proposed to be public. All hardscape elements included in the public right of way are to be constructed with concrete.
2. Additional work will be needed to detail how the cross walks are designed. A special pavement treatment may be required.
3. Crosswalks will be needed on Village Parkway to access the public path on the west side of the road. This path should be shown on the plans.

Utilities

- Sanitary
 1. There is a public 8-inch sanitary sewer which runs along the western side of the existing shopping strip.
 2. Calculations showing that the downstream system is able to accommodate these apartments and other proposed uses will be needed with the Development Plan and Preliminary Plat.
 3. A review and a plan of how the newly created lots on the south side of John Shields Parkway will be served by public sewer will be needed with the Development Plan and Preliminary Plat

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Memo re. Edwards Apartments at DVC – Case 13-031BPR

April 26, 2013

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- Water
 1. A public 8-inch water line runs around the existing shopping strip.
 2. This proposal includes providing a new public 8-inch water line along John Shields Parkway. This matches with Engineering's overall plan for water service in this area of the Bridge Street District.
 3. A public 8-inch water line will be installed with the eastern north/south street between Tuller Road and the southern most east/west roadway.
 4. If needed for fire service, a public 6-inch water line will be installed with the western north/south street.
 5. A public 8-inch water line will be installed with the two blocks of the southern most east/west roadway and connect into the existing 12-inch water line on Village Parkway.
 6. The location of the water service for the theater should be shown.

Stormwater Management

1. No stormwater management plan was included with the submission. The roadway construction must be done in compliance with OEPA's General Construction Permit. This requires that Transportation Projects will implement post-construction BMPs in compliance with ODOT's "Location and Design Manual, Volume Two Drainage Design." The plan indicates that the parallel parking spaces may be utilized for stormwater management. The spaces would be constructed using permeable pavement. We will require that pervious concrete be used for this application. The amount of area needed to be in compliance with the requirements is underdetermined at this time.
2. Many storm sewer exist in this current development. Additional information is needed to determine if there will be no impacts to these other systems with the proposed roadways.

Other

1. Master utility plans will be needed with the Preliminary Plat submission. Careful review of the connectivity of the existing systems and existing buildings will be needed.
2. 6825 Dublin Center Drive will need a new address.
3. Proposed street names will be needed for review and approval.

Basic Plan (Pre-Site Plan)

Access/Roadway

1. The access points into the garage are located and sized appropriately. They will need to be designed with flares instead of the curved curb returns.
2. No access is shown onto Tuller Road or John Shields Parkway.
3. The proposed dumpster is located within the proposed public right of way. This will not be allowed. Also, the access to this area is too close to the new public street intersection.

Parking

1. One off-street parking area is proposed. It is shown as gated from public access. WTFD may want the ability to access this area.
2. We would like to see only one access point into the off-street parking area. A combined access point in the middle may increase the yield of spaces, reduce the number of

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Memo re. Edwards Apartments at DVC – Case 13-031BPR

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driveways, remove the access points from being too close to the public street intersections and will eliminate the a gate.

3. The off-street parking area is proposed under the existing power lines. The easement for these lines may have restrictions regarding the improvements that can be made and the elevations of the improvements.
4. All bicycle parking is shown within the parking structure.
5. The parking counts allotted to this site may be reduced due to previous comments concerning the parallel parking spaces along the public streets.

Utilities

1. This proposal indicates utilizing the existing sanitary sewer with five new services. Additional information about how this building will utilize these services is needed. Also, a grease trap/oil-water separator may be needed from any proposed café or restaurant space contemplated.
2. The northwest corner of the building is located very close to the existing public sanitary sewer along Tuller Road. Additional information is needed to review the location of the foundation of the building in relation to the recorded easement and the sewer.
3. One water service is indicated on the plan. It is located at the southeast corner of the building. No size is given for the service. Additional information is needed on how this building will be served by water.

Stormwater Management

1. No stormwater management plan was included with the submission. The plan indicates that the park area within the off-street parking may be utilized for stormwater management. Also, the applicant has indicated that the center courtyard is actually a green roof but without the overall plan, we cannot verify that this is accounted for in their plan for compliance with the Stormwater Regulations.

Other

1. Sight distance triangles at the public street intersections need to be shown on the Site Plan in order to review the elements within those areas for compliance with visibility standards.
2. Addressing for this apartment complex needs to be determined before building permits can be applied for.