

Site Plan Review

13-055SP-BSC – BSC Sawmill Center Neighborhood District

Dublin Village Center – Edwards Apartment Building

3900 John Shields Parkway

This is a request for review of a 325-unit podium apartment building, off-site surface parking lot, open spaces and associated site improvements to be constructed on a 6.44-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 Site Plan Review application is proposed in accordance with Zoning Code Section 153.066(F).

Date of Application Acceptance

Thursday, June 6, 2013

Date of ART Determination

Thursday, July 11, 2013

Case Manager

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PART I: Application Overview

<i>Zoning District</i>	BSC Sawmill Center Neighborhood District
<i>Review Type</i>	Site Plan Review
<i>Development Proposal</i>	325-unit Podium Apartment Building, off-site surface parking lot, open spaces and associated site improvements on two sites totaling 6.44-acres.
<i>Use</i>	Multiple-Family Residential (Permitted Use in BSC Sawmill Center Neighborhood District)
<i>Building Type</i>	Podium Apartment Building
<i>Administrative Departures</i>	153.062(H)(1)(d) – Permitted Window Material 153.062(I)(1)(d) – Juliet Balcony Design 153.062(O)(13)(d)1 – Podium Garage Street Façade Opacity 153.062(O)(13)(d)2 – Podium Garage Non-Street Façade Opacity 153.062(O)(13)(d)3 – Street Facades: Number of Entrances 153.062(O)(13)(d)4 – Mid-Building Pedestrianway 153.062(O)(13)(d)5 – Vertical Façade Divisions (Street-Facing Building Facades) 153.065(B)(3) – Bicycle Parking
<i>Waivers</i>	None
<i>Property Owner</i>	Whittingham Capital LLC; Stavroff Interests, Ltd.
<i>Applicant</i>	Steve Simonetti, Edwards Communities Development Company
<i>Representative</i>	Stephen Caplinger, RLA, Creative Design + Planning
<i>Case Manager</i>	Dan Phillabaum, AICP, RLA, Senior Planner (614) 410-4662 dphillabaum@dublin.oh.us

Application Review Procedure: Site Plan Review

Site Plan Review is required for any development application within the BSC districts, including those applications for which a Development Plan is required, with the exception of requests that meet the requirements for Minor Project Review. The purpose of the Site Plan Review is to confirm that the proposed development of an individual site and building is consistent with the BSC district regulations. The Site Plan Review process is intended as a review of the individual development regulations of §153.059 and §§153.062 through 153.065.

Prior to requesting a Site Plan Review from the Administrative Review Team, a Basic Plan Review with the Planning and Zoning Commission is required. The Commission's decision and conditions on the Basic Plan Review shall be incorporated into the Site Plan Review application. Approval of the Site Plan Review includes

assuring the dimensions of the parcel meet the lot size requirement for the applicable building type(s) and that the surrounding street network meets the applicable requirements of §§153.060 and 153.061.

Following acceptance of a complete application for Site Plan Review, the Administrative Review Team shall render a decision not more than 28 days from the receipt of a completed application. A written summary of the ART's decision shall be provided to the applicant not more than 10 days after the Site Plan Review meeting.

This application also includes requests for Site Plan Administrative Departures which require review and determination by the Administrative Review Team.

Project Background

Basic Plan Review

On April 25, 2013, the applicant filed a combined Basic Plan Review application (13-031BPR) for the Development Plan and Site Plan that was reviewed by the ART and approved with conditions by the Planning and Zoning Commission by separate motions for the Development Plan and Site Plan on May 16, 2013. The Planning and Zoning Commission disapproved requests by the applicant for a Site Plan Waiver to permit the use of vinyl siding as a permitted façade material, and a request to pay a fee-in-lieu of open space land dedication.

On May 31, 2013, the applicant filed a Development Plan Review application (13-049DP-BSC) (refer to the green highlighted area on the image shown at right) and on June 6, 2013 a Site Plan Review application (13-055SP-BSC). Both applications are intended to be refinements of the Basic Plan applications, incorporating the necessary additional details and direction received from the ART and Planning and Zoning Commission so that a detailed review of the of the applicable development regulations and determination can be made by the ART.



Procedurally, before a determination can be made on a Site Plan Review application a determination must be made on the Development Plan Review application, as the Site Plan must be consistent with the approved Development Plan.

Application Contents and Overview

Site Plan Review

The project elements reviewed as part of the 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

Although a master plan for the overall Dublin Village Center has not yet been submitted, this proposal is the first significant step toward the development of the Sawmill Center Neighborhood, setting the tone for adjacent development. It is critical that the site, building, and open space design set an example for desirable Bridge Street District development, which will be accomplished through adherence to the Code requirements and the recommended conditions.

In addition to the Zoning Code analysis at the end of this report, the following are the primary considerations from Planning with respect to the review of this proposal:

1. *Podium Apartment Building.* The proposed building is the first entirely new structure to be developed under the provisions of the Zoning Code's Bridge Street District regulations. The design of the Podium Apartment Building will be extremely important in defining the character of the Sawmill Center Neighborhood and defining the expectations of quality for future projects.

To assist in this evaluation, the City has engaged the services of an architectural consultant to conduct a high level review of the proposed plans and elevations to determine if the Code provisions related to this plan have resulted in a building that reinforces the desired character for the Sawmill Center Neighborhood and contributes to the objectives for the Bridge Street District of creating an active, pedestrian friendly environment. Additionally, Planning has requested input from the consultant on several specific Code requirements where Administrative Departures are requested by the applicant, or where there are questions of 'architectural appropriateness' related to a requirement. (See Attachments A and B, Mark Ford Memos.)

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 connect to the future park along the Scioto River and ultimately farther west through Coffman Park to 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 neighborhood amenities and spaces for public gathering. This was an important consideration in the denial by the Planning and Zoning Commission of the fee in lieu of request.
3. *Development Standards.* The associated site improvements proposed with this project include bicycle parking, additional vehicular parking in an off-site surface lot (including a street wall to screen parked vehicles from the right-of-way and interior landscaping), landscaping adjacent to the building, and site lighting around the building.

Basic Plan

The following conditions were applied to the Planning and Zoning Commission's approval of the Basic Plan for the Development Plan and Site Plan Review.

Planning and Zoning Commission Conditions of Approval – Basic Plan Review	
Development Plan Review	Response
3. 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;	<p>Met with Development Plan Review Condition #3 and Site Plan Review Conditions #1 and 4b. The applicant is providing a Pocket Park with a public art installation at the intersection of John Shields Parkway and Trinity Street, in addition to other opens spaces along the building façades.</p> <p>The applicant will also be required to provided additional open space off-site to meet the minimum dedication requirements, as outlined in a separate Development Agreement between the property owner and the City. The applicant should continue to work with the property owner to locate the additional open space at the John Shields Parkway/Trinity Street intersection to ensure that the objective of providing a prominent open space node is achieved.</p>
4. 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;	
12. That the applicant provide greater architectural detailing at the terminal vista of a potential road connection east of the proposed apartment building.	<p>Met with Development Plan Review Condition #3 and Site Plan Review Conditions #1 and 3e. The applicant is providing a pocket park at the main building entrance on the east building façade across the street where a future east-west street might terminate. The applicant will be required to provide a vertical element such as a public art installation in this area to meet the terminal vista requirement and the Commission's condition of approval.</p>
Site Plan Review	Response
1. That the ridge lines parallel to the streets be interrupted to meet Code Section 153.062(D)(2)(c);	<p>Met. The roof massing parallel to the street has been effectively interrupted through the use of gabled ends, perpendicular ridge lines, and other features, consistent with the Code requirement.</p>
2. That the applicant provide a pedestrian circulation plan demonstrating safe access to the building for residents and visitors;	<p>Met with Site Plan Review Condition #5b. The plans indicate the locations of all entrances, including egress-only doors, and provide pedestrian connections from all exterior portions of the site to the principal building entrances. The surface parking lot will need to be modified to ensure that adequate provisions are made for ADA-accessibility to the building across Trinity Street.</p>

Planning and Zoning Commission Conditions of Approval – Basic Plan Review	
3. 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;	Met with Site Plan Review Conditions #3a-j
4. 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;	Met. Pocket Park D has been redesigned to include stormwater management facilities beneath the park space, leaving the full acreage open for usable open space area. Refer to the Zoning Code Analysis at the end of this report for additional information.
5. That the applicant provide publicly available bicycle parking facilities within the streetscape and within the pocket parks and plazas for visitors and residents;	Met. Publicly accessible bicycle parking facilities have been provided within the streetscape and within the open spaces.
6. That the applicant provide additional details regarding the parking structure operation and circulation at the Site Plan Review;	Met. Adequate information regarding the parking structure operation and circulation has been provided to the satisfaction of the City Engineer.
7. 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);	Met with Site Plan Review Conditions #5e and 5f. A street wall is shown along Trinity Street to screen the parking lot from the public right-of-way and will also need to be provided along Tuller Road. An alternative plant material should be used in lieu of Sea Green Juniper.
8. 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	Met. The right-of-way lines have been modified to accommodate the proposed trash compactor within the limits of the project site.
9. 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 a future phase of development of the BSC Sawmill Center Neighborhood District.	Unresolved – See Site Plan Review Condition #1. Since a Development Agreement has not yet been approved by City Council (second reading scheduled for August 12, 2013), Planning recommends that this condition be attached to the Site Plan Review application as well.

Engineering

Refer to attached memo dated July 10, 2013 (Attachment C).

Building Standards

Proposed Use of Solid Vinyl Windows. Solid vinyl windows are not a permitted window material, unless approved by the ART based on examples of successful, high-quality installations in comparable climates of an alternate high quality synthetic material. Building Standards has concerns with the longevity and durability of vinyl windows, and whether a high quality installation and detailing can be achieved. The applicant has provided several examples of local projects that have used solid vinyl windows.

The City has engaged the services of an architectural consultant to provide direction on minimum specifications, installation methods, and proper detailing that would be recommended should the ART elect to approve the proposed windows by Administrative Departure. (See Attachment B, Mark Ford Memo—Vinyl Windows). Building Standards has reviewed the memo from the City's consultant and believes that it establishes appropriate criteria for vinyl windows. Building Standards supports the use of vinyl windows with the condition that they meet the minimum standards identified in Attachment B, Mark Ford Memo—Vinyl Windows.

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 number of new residents and visitors in this area generated by the proposed development makes the need for quality open spaces as amenities all the more important, and should be provided as part of the overall residential development. While this residential project includes private open space, it will also generate the need for other public space use outside of its private realm.

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 Planning and Zoning Commission was of the same position regarding fees-in-lieu for this proposal, denying the applicant's request to pay a fee-in-lieu of providing the total amount of required open space.

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 during the next phase of development, consistent with the open space character and network considerations described in the Neighborhood Standards section.

Fire, Police, & Economic Development

No comments

PART III: APPLICABLE REVIEW STANDARDS – SITE PLAN REVIEW

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

Met with Condition 1. The Site Plan is substantially similar to the concepts presented in the Basic Plan Review, including the architectural character, open space design and placement, and other site design features. The condition of approval related to the provision of the required open space continues to apply, since the City has yet to agree to a Development Agreement for this project.

(b) Consistency with Approved Development Plan

Met. The Site Plan is consistent with the Development Plan with respect to Lot and Block requirements of §153.060 (with a Waiver approved by the Planning and Zoning Commission), the surrounding Street Types per §153.061, and the Neighborhood Standards of §153.063 (with approval of a Waiver for the shopping corridor requirement).

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

Met with Conditions 3-5 and with Administrative Departures 1-8. As reviewed in this report, all appropriate sections of the Code are met, met with conditions, or met following approval of Site Plan Administrative Departures.

(d) Safe and Efficient Circulation

Met. The design of all surrounding streets provides safe and efficient pedestrian, bicycle and vehicular circulation. Curb cuts into the podium parking garage and off-site surface parking lot have been appropriately designed and located. The design of the podium parking garage distributes parking spaces and stairwell/elevator access equitably and conveniently to all portions of the building. The off-site surface parking lot is located within a convenient walking distance to the main entrance of the building.

(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 (John Shields Parkway), and building placement is otherwise consistent with the Code requirements.

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

Met with Conditions 4a and 4b. The applicant is required to dedicate 1.49 acres of publicly accessible open space. The amount of open space provided cannot be fully determined at this time, as reconfigurations to the proposed open spaces provided are recommended through Condition 4b. Any balance of open space not provided with this Site Plan Review must be provided with the next phase of development per the Development Agreement, and consistent with the provisions of §153.064.

(g) Provision of Public Services

Met with Condition 2. The applicant is working with the City to refine the infrastructure improvements necessary to serve this project. The attached Engineering memo (Attachment C) identifies comments and corrections related to utilities and other site design considerations that the applicant will be required to address prior to building permitting.

(h) Stormwater Management

Met with Conditions 2 and 5c. The previous proposal for a stormwater facility in the southwest open space has been eliminated. Stormwater management for this project is proposed to be accommodated through a combination of underground detention facilities and permeable pavement within the surface parking lot; however, the applicant is currently refining the stormwater management plans for this site and final details have not been provided. The applicant will be required to provide detailed stormwater management plans prior to building permitting.

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

Met with Conditions 1 and 4b. 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. While it is difficult to determine general consistency without a master plan for the larger neighborhood, it is critical that the site, building, and open space designs set an example for desirable Bridge Street District development, which will be aided through adherence to the Code requirements and the recommended conditions.

PART IV: PROPOSED ADMINISTRATIVE REVIEW TEAM DETERMINATION

That the Administrative Review Team **approve** this Site Plan with the following conditions:

1. 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;
2. That the applicant address the comments and corrections noted in Attachment C, Engineering Memo, to the satisfaction of the City Engineer prior to building permitting;
3. That the following Building Type conditions are addressed prior to building permitting:
 - a) *Vertical Façade Material Transitions:* That Plan Detail (2), Brick to Siding, on Plan Sheet A-140 be revised to ensure that the brick veneer returns to the face of the building when installed adjacent to siding;
 - b) *Colors:* That the applicant verify that the proposed fiber cement siding color palette is consistent with appropriate historic color palette;
 - c) *Windows:* That the proposed vinyl windows meet the minimum specifications and installation methods as recommended by the City's architectural consultant (See Attachment B, Mark Ford Memo—Vinyl Windows), and that the window details include architecturally appropriate sills, lintels, trim, and other installation specifications as recommended by the City's architectural consultant (See Attachments A & B);
 - d) *Balconies:* That the undersides of the full balconies be stained, painted to match the adjacent trim, or otherwise finished;

- e) *Terminal Vista*: That the applicant provide a vertical element in Pocket Park 'C,' and that any public art installations receive approval by Planning and Parks and Open Space prior to installation;
 - f) *Ground Floor Street/Non-Street Façade Opacity Requirements*: That the applicant continue to work with Planning and the City's architectural consultant to ensure that the parking garage is screened to an appropriate opacity level through architecturally appropriate fenestration and detailing;
 - g) *Upper Story Street/Non-Street Façade Transparency Requirements*: That the applicant demonstrate compliance with the transparency requirements at building permitting;
 - h) *Vertical Façade Divisions*: That the applicant continue to work with Planning and the City's architectural consultant to ensure that an appropriate degree of vertical façade divisions are incorporated on the non-street facing (courtyard) building façades;
 - i) *Horizontal Façade Divisions*: That the elevations showing missing horizontal façade divisions be corrected prior to building permitting; and
 - j) *Synthetic Materials*: That the applicant provide a high quality local example(s) where the Celect siding material has been used for the ART to consider whether its use is acceptable on the courtyard elevations.
4. That the following Open Space Type conditions are addressed prior to building permitting:
- a) That the applicant submit material specifications for all proposed benches, fountains, bicycle racks, art installations, and other amenities proposed for the open spaces; and
 - b) That the applicant continue to work with the Director of Parks and Open Space to ensure that the open spaces are properly designed and sited to meet the intent and minimum requirements of the Code, and that an open space plan be brought back before the ART for consideration prior to approval of the building permit.
5. That the following Site Development Standards conditions are addressed prior to building permitting:
- a) *Bicycle Parking*: That the applicant provide additional bicycle parking spaces within the open space provided on Tuller Road;
 - b) *Surface Parking Lot Design*: That the pedestrian access from the parking lot to the building be ADA-accessible;
 - c) *Stormwater Management*: That the stormwater management plan be finalized to the satisfaction of the City Engineer;
 - d) *Street Trees*: That the applicant work with the City Forester to identify appropriate tree species, planting media, spacing, and street tree planting construction detail specifications;
 - e) *Surface Parking & Circulation Area Landscaping*: That a street wall be provided to screen the surface parking lot along the Tuller Road frontage and that the street wall be provided to screen the transformer at the north end of the parking lot, consistent with Code requirements;
 - f) *Street Wall Planting Material*: That the applicant select an alternative to the sea green juniper proposed for the street wall;

- g) *Fencing*: That the height of the fences along the south elevation enclosing four private outdoor spaces be reduced to not more than four feet in height;
- h) *Outdoor Waste and Storage Containers and Enclosures*: That the trash compactor access door be painted to match an approved trim color, subject to Planning approval;
- i) *Light Fixtures*: That the light fixtures be cut-off and the applicant demonstrate that the fixture power and efficiency requirements are met;
- j) *Open Space Lighting*: That additional lighting be incorporated into the open spaces to ensure a feeling of safety and security; and
- k) *Lighting Plan*: That the applicant submit a lighting plan demonstrating compliance with Code Section 153.065(F).

That the Administrative Review Team **approve** the following Site Plan Administrative Departures. The criteria for approval of Administrative Departures are provided in Section 153.066 (H).

1. 153.062(H)(1)(d) – Permitted Window Material – allowing the use of vinyl windows, provided condition (3)(c) is met;
2. 153.062(I)(1)(d) – Juliet Balcony Design - allowing Juliet balconies to exceed the five foot maximum permitted width since the City’s architectural consultant has determined that the Juliet balconies proposed in conjunction with double windows are architecturally appropriate, provided the balconies do not extend more than six inches past the masonry openings;
3. 153.062(O)(13)(d)1 – Podium Garage Street Façade Opacity – allowing the required opacity to be less than 90% but not less than 70%, provided architecturally appropriate fenestration and detailing is provided to reduce the effect of long spans of blank first floor wall area;
4. 153.062(O)(13)(d)2 – Podium Garage Non-Street Façade Opacity – allowing the required opacity to be less than 90% but not less than 55%, provided architecturally appropriate fenestration and detailing is provided to reduce the effect of long spans of blank first floor wall area;
5. 153.062(O)(13)(d)3 – Street Facades: Number of Entrances – allowing fewer than the required number of street entrances given the functionality and limitations of the proposed building type;
6. 153.062(O)(13)(d)4 – Mid-Building Pedestrianway – not requiring mid-building pedestrianways for this Podium Apartment Building Type, since the intent of the Code reference was to exempt this building type from this requirement on blocks consisting of predominantly residential development;
7. 153.062(O)(13)(d)5 – Vertical Façade Divisions (Street-Facing Building Facades) – considering the proposed façade divisions to be architecturally appropriate; and
8. 153.065(B)(3) – Bicycle Parking - for the 325 dwelling units of this project, allowing a total of 130 parking spaces to be provided, with 30 of these being publicly accessible, in lieu of the 163 spaces required. Given that the requirement is based on the total number rather than the *required* number of parking spaces, the bicycle spaces seem adequate and appropriately distributed.

ART ANALYSIS AND DETERMINATIONS

Zoning Code Analysis

Applicable Site Plan Review Criteria

Includes 153.059 – Uses, 153.062 Building Types, 153.063 – Neighborhood Standards, 153.064 Open Space Types, and 153.065 – Development Standards.

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.

153.062 – Building Types		
Code Section	Requirement	Met/Notes
(B)(3)	General Requirements	Met. <i>Zoning Districts:</i> Podium Apartment Building type is permitted in the BSC Sawmill Center Neighborhood District.
		Met. <i>Uses:</i> The proposed uses are permitted in the district and in the building type without further use restrictions or use specific standards.
		Met. <i>No Other Building Types:</i> The proposed building is generally consistent with the Podium Apartment Building Type.
		Met. <i>Permanent Structures:</i> The proposed building is a permanent structure.
		N/A. <i>Accessory Structures:</i> None proposed.
(C)	General Building Type Layout and Relationships	Met. No building type incompatibilities present.
(D)(2)	Pitched Roof Type Requirements	Met. <i>Pitch Measure:</i> Although the roof plans show principal roof slopes facing the interior of the building's courtyards that are less than the minimum 6:12 slope, the City's architectural consultant has stated that the roof design is architecturally appropriate.

153.062 – Building Types		
Code Section	Requirement	Met/Notes
		<p>Met. Parallel Ridge Line: The principal ridge lines running parallel to the street have been effectively interrupted through the use of gabled ends, perpendicular ridge lines, and other features.</p> <p>Met. Gable Ends: All gable ends have been detailed and have been determined to be architecturally appropriate.</p> <p>Met. Roof Height: No portion of the roof exceeds 21 ft. (1.5 times max. floor height).</p>
(E)(1)	Façade Materials	<p>Met. Permitted Primary Materials: The proposed primary façade materials are brick and fiber cement siding.</p> <p>Met with Condition. Synthetic Materials: The applicant has requested to use an alternative synthetic siding material on the interior courtyard elevations (refer to Attachment D, Celect Siding Material). The applicant has also submitted material samples to compare with the proposed fiber cement siding, which is a permitted primary material.</p> <p>The City's architectural consultant has conducted preliminary research into this relatively new material (refer to Attachment E, M. Ford Memo – Celect Siding Material). According to the consultant, the material is much thicker than vinyl siding, making it less susceptible to bowing or warping, and will look more like wood siding than faux wood vinyl siding. The manufacturer also offers a lifetime guarantee with a 15-year guarantee on the finish. Despite these relative advantages, the City's consultant was unable to identify any local projects using this material, or any applications where the building is of the same size and scale as the Edwards project. It is recommended that this material not be used on the exterior façade elevations, but the ART may find it acceptable to use this material for the courtyard elevations. A condition is recommended that the applicant provide a high quality local example(s) where this material has been used for the ART to consider whether the use of this material is acceptable on the courtyard elevations.</p>
(E)(2)	Façade Material Transitions	<p>Met with Condition. Vertical Transitions. With the exception of a few areas within the balconies, materials transition only at interior corners, including transitions between different colors of brick. Plan Detail (2), Brick to Siding (applicable to balconies) on Plan Sheet A-140 should be revised to ensure that the brick veneer returns to the face of the building when installed adjacent to siding.</p>
(E)(3)	Roof Materials	<p>Met. The proposed dimensional asphalt shingles specified are 365 pound weight, which exceeds the minimum requirement of 300 pound weight or better.</p>
(E)(4)	Color	<p>Met with Condition. The proposed fiber cement siding color palette must be consistent with appropriate historic color palette.</p>

153.062 – Building Types		
Code Section	Requirement	Met/Notes
(F)(1)	Entrances & Pedestrianways – Quantities and Locations	Met. One entrance per 75 ft. of façade is required, with the main building entrance required on the Principal Frontage Street (PFS). Three entrances are provided on each of the east and west elevations; and a primary entrance is provided along John Shields Parkway, a PFS. The ART and the City's architectural consultant have evaluated the number and location of entrances provided, and determined that the number of entrances is acceptable.
(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. In addition, the main entrance is required to be on the PFS, be fully functioning, and connect to the street with a sidewalk. The principal entrance has been designed with a sign planned over the main building entry, and is flanked by a decorative recessed tile feature within the brick portico element. Large storefront windows are also planned adjacent to the main entrance.
(G)	Articulation of Stories on Street Façades	Met. The building design uses fenestration to differentiate stories.
(H)(1)	Window Material and Detailing	Met with Administrative Departure and Condition. An Administrative Departure is required to permit solid vinyl windows. Vinyl windows must meet the minimum specifications and installation methods as recommended by the City's architectural consultant (See Attachment B, Mark Ford Memo—Vinyl Windows). The window trim details must include architecturally appropriate sills, lintels, trim, and other installation specifications as recommended by the City's architectural consultant.
(H)(3)	Awnings and Canopies	Met. Metal canopies secured with cables are proposed at the main entrances on the east and west building elevations. Fade-resistant canvas awnings are proposed on portions of the ground floor on the east and west building elevations.
(I)(1)	Balconies	Met with Administrative Departure. Juliet balconies are proposed on the third stories of the south, east, and west building elevations. Although the Code limits Juliet balconies to a maximum width of five feet, the City's architectural consultant has determined that the Juliet balconies proposed in conjunction with double windows are architecturally appropriate provided the balconies do not extend more than six inches past the masonry openings.
		Met with Condition. The undersides of the full balconies will be exposed decking. These areas should be stained or painted to match the adjacent trim, as architecturally appropriate.

153.062 – Building Types		
Code Section	Requirement	Met/Notes
(I)(2)	Open Porches	Met. While open porches are not permitted to be used to meet the RBZ requirements, they may extend forward of the RBZ provided they do not encroach within the right-of-way. Five porches (with balconies above) encroach the RBZ up to a maximum of 2.5 ft.
(J)	Treatments at Terminal Vistas	Met with Condition. The curvature in the alignment of John Shields Parkway creates a terminal vista at the north side of the intersection with Trinity Street. Proposed 'Pocket Park D' includes a proposed public art installation to terminate the view both of the street and within the park. The artwork will be selected at a later date and will be subject to Planning approval. The applicant is also providing a pocket park at the main building entrance on the east building façade where a future east-west street might terminate. As a condition of approval from the Planning and Zoning Commission's review, the applicant will be required to provide a vertical element, such as a public art installation in this area as well to meet the terminal vista requirement.
(K)	Building Variety	Met. Only one new building proposed.
(M)	Signs	Met. For the residential use (single-tenant building), only one building-mounted sign is permitted per street frontage. Sign locations are shown on the south and north sides of the building and on the southwest and southeast corners where signs might be installed along portions of the building. The applicant will be required to submit a separate application for Minor Project Review for the review of any proposed signs prior to installation.
(N) & (O)	Individual Building Type Requirements	<i>Refer to following section.</i>

153.062(O)(13) – Podium Apartment Building Requirements			
Building Type Requirements	Code Requirement	Provided	Status
Number of Principal Buildings Permitted (per Lot)	One or more	One	Met
Front Property Line Coverage	Min. 75%	77%	Met

153.062(O)(13) – Podium Apartment Building Requirements			
Building Type Requirements	Code Requirement	Provided	Status
Occupation of Corner Required (Yes/No)	Yes	Yes	Met
Front Required Building Zone	5-20 ft.	Min. 5 ft./Max. 20 ft.	Met
Corner Side RBZ Required	5-20 ft.	Min. 5 ft./ Max. 15 ft.	Met
Side Yard Setback	5 ft.	N/A	N/A
Rear Yard Setback	5 ft.	21 ft.	Met
Minimum Lot Width	50 ft.	363 ft.	Met
Maximum Lot Width	None	N/A	N/A
Maximum Impervious Lot Coverage	70%	Approx. 68.2%	Met
Semi-Pervious Lot Coverage	20%	Approx. 3%	Met
Loading Facility Permitted (location relative to principal structure)	Rear	N/A	N/A
Entry for Parking within Building (relative to principal structure)	Rear and Side Façades	Side	Met
Building Height	3 stories min.	3 stories	Met
	4.5 stories max.	4 stories	Met
Minimum Finished Floor Elevation	2.5 ft. above sidewalk	At sidewalk level. Lobby, common space provided on 1 st Floor. No units are accessed directly at street level.	Met

153.062(O)(13) – Podium Apartment Building Requirements			
Building Type Requirements	Code Requirement	Provided	Status
Minimum Occupied Space	None required in ground story	Clubhouse located on PFS	Met
Ground Story Street Façade Transparency/ Opacity	Min. 90% opacity for visible garage; otherwise, 20% transparency	<p>Opacity: North:84.14% East:75.23% West:86.80% South: N/A (no parking garage frontage – transparency applies)</p> <p>Transparency: North: N/A (no units or clubhouse – all garage frontage – opacity applies) East:33.40% West:27.24% South: 20%</p>	<p>Met with Administrative Departure and Condition. The applicant is requesting a reduced opacity requirement for the ground story street façade opacity requirement due to concerns over ventilation and overall building character. The City’s architectural consultant has reviewed the proposed detailing and opacity measures provided on the building’s ground floor and determined that in general, the proposed fenestration and masonry openings provide an acceptable rhythm to reduce the effect of long sections of blank first floor wall area. However, it is recommended that some of the detailing and proportions be modified to be more architecturally appropriate (refer to Attachment A – Mark Ford Memo – Architectural Review).</p> <p>The applicant should continue to work with Planning and the City’s architectural consultant to ensure that the parking garage is screened to an appropriate opacity level through architecturally appropriate fenestration and detailing, but that the opacity be not less than 70%.</p>
Upper Story Street Façade Transparency	20% transparency	(All approximate) North 2: 24.96% North 3: 23.42% East 2: 32.65% East 3: 31.83% East 4: 31.92% West 2: 32.41% West 3: 31.96% West 4: 29.08% South 2: 26.45% South 3: 24.34%	<p>Met with Condition. All transparency requirements appear to be met; however, the applicant will be required to demonstrate compliance with the transparency requirements at building permitting, or seek a Site Plan Waiver from the Planning and Zoning Commission.</p>

153.062(O)(13) – Podium Apartment Building Requirements			
Building Type Requirements	Code Requirement	Provided	Status
Ground Story Non-Street Façade Transparency/ Opacity	Min. 90% opacity for visible garage; otherwise, 15% transparency	Courtyard 1 North: 66.75% East: 66.76% West: 65.20% South: 24.33% Courtyard 3 North: 54.44% East: 64.55% West: 64.55% South: 58.93%	Met with Administrative Departure and Condition. The applicant is requesting a reduced opacity requirement for the ground story street façade opacity requirement due to concerns over ventilation and overall building character. See analysis of Ground Floor Street Façade Transparency/ Opacity.
Upper Story Non-Street Façade Transparency	15% Transparency	Courtyard 1 North 2,3,4: 28.37% East 2,3: 29.20% West 2,3: 29.33% South 2,3: 31.31% Courtyard 2 North 2,3,4: 27.94% East 2,3,4: 28.56% West 2,3,4: 28.56% South 2,3,4: 27.94% Courtyard 3 North 2,3: 27.88% East 2,3: 34.70% West 2,3: 34.70% South 2,3,4: 29.80%	Met with Condition. All transparency requirements appear to be met; however, the applicant will be required to demonstrate compliance with the opacity and transparency requirements at building permitting.
Blank Wall Limitations	Yes	No blank walls	Met
Principal Entrance Location (relative to principal structure)	Principal Frontage Street	Principal Frontage Street	Met

153.062(O)(13) – Podium Apartment Building Requirements			
Building Type Requirements	Code Requirement	Provided	Status
Number of Street Façade Entrances (per ft of façade)	1 per 75 ft. of façade, unless otherwise approved	1 on John Shields Parkway; 3 each on Trinity Street and Tradala Row.	Met with Administrative Departure. The ART and City's architectural consultant have evaluated the number and location of entrances provided, and based on the proposed fenestration and detailing of the ground floor level, the number of entrances is acceptable.
Mid-Building Pedestrianways (# per ft of facade)	1 required for buildings longer than 250 ft. unless otherwise approved	2 shown, but are not publicly accessible (only for residents and visitors). The mid-building access aligns with the mid-block pedestrian crossings.	Met with Administrative Departure. The Podium Apartment Building Type refers to the Neighborhood Standards provisions, which contain no reference to mid- <u>building</u> pedestrianways, but does refer to mid- <u>block</u> pedestrianways. The intent of this Code reference was to also exempt this building type from this requirement on blocks consisting of predominantly residential development, and this requirement is therefore not applicable.
Vertical Increments (location on principal structure)	No greater than every 40 ft.	Shown with a max. distance of 37.67 ft, with one portion of the east and west elevations at a max. distance of 46 ft. on the exterior street-facing elevations.	Met with Administrative Departure and Condition. Code Section 153.062(N)(4)(b)(2) states that "unless otherwise determined to be architecturally appropriate by the required reviewing body, minimum increments shall be provided pursuant to the building types table." The City's architectural consultant has evaluated the proposed façade divisions as they relate to the overall architectural character of the building, and has determined that the intent of this requirement has been met for the street-facing elevations. The interior courtyards include fewer façade divisions, architectural elements, or other forms to divide the surface of the interior building façades. The applicant should continue to work with Planning and the City's architectural consultant to ensure that an appropriate degree of vertical façade divisions are incorporated on the non-street facing building façades.
Horizontal Façade Divisions (per ft of facade)	On buildings 3 stories or taller; within 3 ft. of top of ground story	Provided on most elevations within 3 ft. of top of ground story.	Met with Condition. Several elevations show missing horizontal façade divisions that appear to be a rendering error. These elevations should be corrected prior to building permitting.

153.062(O)(13) – Podium Apartment Building Requirements			
Building Type Requirements	Code Requirement	Provided	Status
Permitted Primary Materials (types)	Stone, brick, wood, and fiber cement siding	Brick, Fiber Cement Siding	Met
Changes in Roof Plane/Type (per ft of facade)	Required – no greater than every 80 ft.	Max. 73.5 ft.	Met
Roof Type(s)	Parapet, Pitched, Flat	Pitched/Parapet	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	Minimum buffer of ±5 ft. around the base of the building.	Met
	Note 5: Ground story architectural detailing	Rhythm of openings consistent with fenestration of stories above. Detailing of gates, trellises, screens, etc. within openings should be given additional attention to detailing.	Met with Condition. The ART and City's architectural consultant have evaluated the proposed architectural detailing. While the openings are generally determined to be architecturally appropriate, the details should be modified. The ground story architecture should be revised at building permitting consistent with the direction from the City's architectural consultant.

153.062(O)(13) – Podium Apartment Building Requirements			
Building Type Requirements	Code Requirement	Provided	Status
	Note 7: Masonry required for primary building material for ground story	Brick	Met
	Note 8: Occupied and common areas encouraged along street façades where possible	Clubhouse, rental administration office, and dwelling units provided on John Shields Parkway (PFS); some units provided along neighborhood streets to help break up garage elevation.	Met

153.064 – Open Space Types		
Code Section	Requirement	Status
(C)	Provision of Open Space	<p>Met with Condition – 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 325 dwelling units, 64,800 sq. ft. (1.49 acres) of open space is required.</p> <p>The applicant is proposing to provide approximately 0.91 acres of publicly accessible open space (exclusive of rights-of-way), with the balance of approximately 0.58 acres to be provided with the next phase of development per the Development Agreement. These amounts are approximate in that proposed revisions may affect the total square footage of provided open space.</p>

153.064 – Open Space Types			
Code Section	Requirement	Status	
(C)(6)	Variation of Open Space Types	Met. A combination of Pocket Plazas and Pocket Parks have been provided to meet the open space variation requirements.	
(D)	Suitability of Open Spaces	<p>Met with Condition. Refer to analysis for 153.064(F)-(G) below.</p> <p>The applicant will be required to submit material specifications for all proposed benches, fountains, bicycle racks, art installations, and other amenities proposed for the open spaces at building permitting.</p>	
(F)-(G)	<p>Open Space Types & General Requirements</p> <p>Met with Condition. The applicant has provided a variety of open spaces around the perimeter of the building, which generally meets the intent of the open space variety and general requirements. However, several of the open spaces do not meet dimensional requirements, as noted to the right. Planning recommends that the applicant continue to work with the Director of</p>	Pocket Park 'A'	<p>The area of Pocket Park A (.20 acres) includes a highly landscaped area with water features, brick and paver sidewalks, benches, and trees. While Pocket Park A meets the area and street frontage requirements, it does not meet the Proportion Requirement of Code Section 153.064(G)(1)(b), which limits open spaces from exceeding a length-to-width ratio of 3:1.</p> <p>Met with Condition. If reconfigured, portions of this open space may meet the dimensional requirements for pocket parks, but it is unlikely that the full .20 acres are eligible to be counted toward the requirement.</p>
		Pocket Park 'B'	<p>Pocket Park 'B' is located at the main building entrance on the west elevation and is approximately .10 acres and includes benches, brick walkways, trees, and a high level of landscaping within a courtyard space at the main entrance on the west building elevation. All dimensional requirements met.</p>
		Pocket Park 'C'/Terminal Vista Pocket Park	<p>Pocket Park 'C'/Terminal Vista Pocket Park is located at the main building entrance on the east elevation and is approximately .10 acres and includes benches, brick walkways, trees, and a high level of landscaping within a courtyard space at the main entrance on the west building elevation.</p> <p>Met with Condition. While all applicable dimensional requirements are met, a vertical element such as a bosque of trees or public art installation will be required for this to be considered a terminal vista.</p>

153.064 – Open Space Types			
Code Section	Requirement	Status	
	Parks and Open Space to ensure that the open spaces are properly designed and sited, and that an open space plan be brought back before the ART for consideration prior to approval of the building permit. The applicant will still be required to work with an adjacent property owner to provide the remaining required open space in accordance with the terms of the Development Agreement.	Pocket Park 'D'/Terminal Vista Pocket Park	Pocket Park 'D'/Terminal Vista Pocket Park is located at the northwest corner of John Shields Parkway and Trinity Street. This open space is approximately 0.32 acres and is comprised of an open lawn surrounded by trees, benches on the north end of the park, and a space identified for a public art piece intended to terminate the view for both the park and the intersection of John Shields Parkway and Trinity Street. All dimensional requirements met .
		Pocket Park 'E'	<p>Pocket Park 'E' is located along the north side of the building facing Tuller Road and is approximately .21 acres. This proposed open space includes benches, trees, and open lawn area. While Pocket Park E meets the area and street frontage requirements, it does not meet the Proportion Requirement of Section 153.064(G)(1)(b), which limits open spaces from exceeding a length-to-width ratio of 3:1.</p> <p>Met with Condition. If reconfigured and additional amenities such as bike racks are provided, portions of this open space may meet the dimensional requirements for pocket parks, but it is unlikely that the full .21 acres are eligible to be counted toward the requirement.</p>
		Pocket Plaza 'F'	<p>Pocket Plaza 'F' is located on the southwest side of the building at the second building entrance. The 600 sq. ft. of open space includes a bench and trees within a paved area partially enclosed by landscaping. While Pocket Plaza F meets the area and street frontage requirements, it does not meet the Proportion Requirement of Section 153.064(G)(1)(b), which limits open spaces from exceeding a length-to-width ratio of 3:1, and further, is not well-defined by landscaping or other amenities.</p> <p>Met with Condition. If reconfigured and better defined, portions of this open space may meet the intent and dimensional requirements for pocket plazas, but it is unlikely that all 600 sq. ft. are eligible to be counted toward the requirement.</p>

153.064 – Open Space Types		
Code Section	Requirement	Status
		<p>Pocket Plaza 'G'</p> <p>Pocket Plaza 'G' is located on the southeast side of the building at the second building entrance. The 621 sq. ft. of open space includes a bench and trees within a paved area partially enclosed by landscaping. While Pocket Plaza F meets the area and street frontage requirements, it does not meet the Proportion Requirement of Code Section 153.064(G)(1)(b), which limits open spaces from exceeding a length-to-width ratio of 3:1, and further, is not well-defined by landscaping or other amenities.</p> <p>Met with Condition. If reconfigured and better defined, portions of this open space may meet the intent and dimensional requirements for pocket plazas, but it is unlikely that all 621 sq. ft. are eligible to be counted toward the requirement.</p>

153.065(B) – Site Development Standards – Parking and Loading		
Code Section	Requirement	Status
(1)(b)	Parking Location	Met. Provided on-site within the podium parking garage, through on-street parking spaces, and within the designated off-site surface parking lot to the west of the site (within 600 feet of primary building entrance).
(2)	Required Vehicle Parking	Met. Based on a total of 325 dwelling units (244 one bedroom and studio units and 81 two bedroom units), a minimum of 366 and a maximum of 650 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. A total of 433 parking spaces are shown that may be counted toward meeting the parking requirement.

153.065(B) – Site Development Standards – Parking and Loading		
Code Section	Requirement	Status
(3)	Required Bicycle Parking	<p>Met with Administrative Departure and Condition. For the 325 dwelling units of this project, 163 bicycle parking spaces are required (one space for every 2 dwelling units). A total of 130 parking spaces have been provided, with 30 of these being publicly accessible.</p> <p>The required reviewing body may increase or reduce the requirement when it is demonstrated that the level of bicycle activity at that location warrants a different amount. The ART can approve fewer than required by Code if appropriate documentation regarding the anticipated bicycle parking needs for the project can be provided. The applicant has submitted a letter (see Attachment F – Bicycle Parking Memo) explaining that many residents of the developer’s other residential projects store their bicycles within their dwelling units, rather than within a garage space, and they believe that the amount of bicycle parking spaces is appropriate.</p> <p>In addition, the applicant has provided bicycle parking spaces within or in close proximity to most of the proposed public open spaces. It is Planning’s recommendation that an appropriate amount of bicycle parking has been provided, with the condition that the applicant provide additional bicycle parking spaces within the open space provided on Tuller Road.</p>
(6)	Surface Parking Lot and Loading Area Design and Construction	<p>Met with Condition. Driveways are limited to one per lot or parcel. The proposed surface parking lot serving the apartment building has two access points on Trinity Street with the southern drive aligned with the garage access drive, and the northern drive sited near the proposed dumpster. Since the parking lot has a linear configuration caused by the powerline easement and the shared access with the existing theater parking to the west, Engineering has accepted the proposed driveway arrangement.</p> <p>A pedestrian access point has been provided from the parking lot to the building, aligning with the mid-block pedestrian crossing and the main entrance on the west side of the building. This access walkway will need to be ADA-accessible.</p>

153.065(C) – Site Development Standards – Stormwater Management

Code Section	Requirement	Status
153.065(C)	Stormwater Management	Met with Condition. The applicant is finalizing the stormwater management plan for the private improvements. Stormwater management is principally provided through an underground StormTech system beneath Pocket Park D, in addition to pervious pavers used in the drive aisle of the surface parking lot. The stormwater management plan should be finalized to the satisfaction of the City Engineer before the building permit is issued.

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

Code Section	Requirement	Status
(3)	Street Trees	Met with Condition. <i>Planting Details:</i> The applicant is working with Planning and the City Forester to identify appropriate tree species, planting media, spacing, and street tree planting construction detail specifications. The City Forester will need to approve the street trees and planting details prior to building permitting.
(5)	Surface Parking and Circulation Area Landscaping	<p>Met with Conditions. <i>Street Frontage Screening:</i> All surface parking lots containing 10 or more spaces are required to provide screening from adjacent streets. A Solid Hedge and Post Street Wall has been provided between the parking lot and Trinity Street. The street wall is also required along the Tuller Road frontage, and should screen the transformers at the north end of the parking lot. Additionally, Planning recommends an alternative to the sea green juniper proposed for the street wall to ensure that a more structural street 'edge' is formed by the street wall.</p> <p>Met. <i>Interior Landscaping:</i> All surface parking lots containing 10 or more spaces are required to provide a minimum of 5% of interior parking lot area with landscaping. Based on the area of the parking lot, 1,094 square feet of interior landscaping is required. The proposed parking lot landscaping provides 1,327 square feet of interior landscaping from the two large islands at each end of the parking lot. The three interior islands are 10 feet wide and approximately 175 square feet in area.</p>
(6)	Required Building Zone (RBZ) Treatment	Met. Landscape and Patio RBZ treatment proposed.
(7)	Foundation Planting	Met. Foundation planting has been provided at the base of the podium parking garage in a planting buffer at least five feet wide.

153.065(D) – Site Development Standards – Landscaping & Tree Preservation		
Code Section	Requirement	Status
(8)-(11)	Tree Preservation and Replacement	Met. The applicant has submitted a tree survey. The site is exempt from tree preservation and replacement as the trees to be removed were planted due to a requirement of a previously approved development plan prior to the date of adoption of the Bridge Street District zoning requirements.

153.065(E) – Site Development Standards – Fencing, Walls, and Screening		
Code Section	Requirement	Status
(1)	Fence and Wall Standards	Met with Condition. A fence or wall located between the principal structure and the front property line cannot be higher than four feet. The fence sections enclosing four private outdoor spaces along the south elevation exceed the permitted height and must be revised to meet Code.
(3)(b)	Roof-Mounted Mechanical Equipment	Met. All proposed mechanical equipment will be installed on the roof of the proposed building. The mechanical units will be installed on the interior side of the pitched roof, so they will not be visible to the street or adjacent properties. To prevent visibility from the interior courtyards, the rooftop units will be screened with a fiber cement siding parapet screen wall.
(3)(d)	Outdoor Waste and Storage Containers and Enclosures	Met with Condition. A dumpster and trash compactor is proposed on the northwest corner of the building near the intersection of Trinity Street and Tuller Road. The compactor will be screened by a 9-foot tall brick screen wall with a decorative brick rowlock in the middle third of the wall. The brick screen wall matches the adjacent building elevation and meets all other screening requirements. The proposed access door is to be constructed with wood, and should be painted to match an approved paint color, subject to Planning approval.

153.065(F) – Site Development Standards – Exterior Lighting		
Code Section	Requirement	Status
(4)	Fixture Power and Efficiency	Met with Condition. The applicant has submitted two styles of decorative light fixtures for the building entrance lighting. The light fixtures will be required to be cut-off and the applicant will need to demonstrate that the fixture power and efficiency requirements are met at building permitting.
(5)-(8)	Shielding, Lighting	Met with Conditions. Lighting across a horizontal surface is required to have an average range from one to three

	Uniformity/Trespass, Light Poles	footcandles. The lighting plan submitted for this application shows several areas where not enough lighting is provided, including the Pocket Parks, and no average ranges have been provided. Additional lighting should be incorporated into the open spaces, and a lighting plan demonstrating compliance with this Section shall be provided at building permitting.
(9)-(10)	Wall & Canopy Lighting	Met. Decorative wall fixtures are shown on the buildings, and cut sheets have been provided.

153.065(G) – Site Development Standards – Utility Undergrounding

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

153.065(H) – Site Development Standards – Signs

Code Section	Requirement	Status
(H)	Signs	N/A. Conceptual sign locations have been provided. Additional details are needed before a complete review can be conducted. When the additional sign details are determined, the proposed signs will be required to be reviewed under the Minor Project Review provisions of 153.065(G).

ATTACHMENT A | M. FORD - ARCHITECTURAL REVIEW MEMO

FORD & ASSOCIATES

Memorandum

A R C H I T E C T S

To: Dan Phillabaum, AICP, RLA,
Senior Planner, City of Dublin

From: Mark Ford,
Ford & Associates Architects, Inc.

Date: July 2, 2013

Re: Dublin Village Center – Edwards Apartment Building (13-055SP-BSC)
Architectural Review

Per your request, I have completed a review of the architectural design documents prepared by Brian Kent Jones Architects, Inc. and Architectural Alliance that were included in the Site Plan Submittal package dated June 5, 2013. The overall building organization and façade design generally complies with the architectural standards of the Bridge Street Code; however, there are several specific items that should be addressed as part of this application.

General Comments:

1. There is no indication of any exterior wall-mounted light fixtures. Please provide locations, types and cut sheets of all exterior light fixtures.
2. Indicate the location, type and detail of all exterior gutters, downspouts and any thru-wall scuppers.
3. Ground floor opacity: The ground floor opacity is below the 90% required in the Bridge Street Code; however the proposed fenestration and masonry openings provide an acceptable rhythm to reduce the effect of long sections of blank first floor wall area. The first floor elevation enlargements located on Sheets A-115a, A-115b, A-116a, A-116b, A-117a and A-117b have several graphic/drafting errors that should be corrected as part of the final submittal (i.e., materials and dimensions incorrect – see Elevation B/A-116a). In addition, the detailing and proportions of several of the openings should be revised to reduce the head height of the openings that have a fence or trellis infill. For example, on Elevation A-116a, the jack arch spring point of the arched opening appears to be too high as do the three openings that have a fence infill on Detail B/A-116a.
4. Window Details: The alternate window details on Sheet A-130 indicate the use of vinyl windows. The use of vinyl windows is prohibited in the Bridge Street Code, so if their use is to be accepted, particular care must be given to the detailing and installation of each unit. Details 9, 10, 11 and 12 illustrate the windows at brick veneer locations; the recessed vinyl trim surround should be no greater than 3" as illustrated. On Detail 12, the brick sill is shown extending beyond the width of the window opening; please verify if this is the intent. Details 13, 14, 15 and 16 illustrate the vinyl windows located in the wood siding veneer. (Detail 16 is incorrectly labeled). The jamb trim should be no greater than 5/4" x 4" wide. The sill detail should have a projecting sill member above the skirt trim board and the head trim should extend past the two jamb boards by 1/4" to 3/8" of an inch.

Elevation Comments:

1. The required number of entrances is not provided on each of the four elevations. Again, based on the proposed fenestration and detailing of the ground floor level, the number of entrances as illustrated is

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ATTACHMENT A | M. FORD - ARCHITECTURAL REVIEW MEMO

acceptable; however I believe, based on the narrative indicating a strong interior/exterior connection at each entry, that additional glass should be provided at the main south entry into the leasing office. Currently the opening is simply a pair of doors.

2. South Elevation: The two large window units flanking the main center entrance feature appear inconsistent in shape and pattern with the other window units on this façade.
3. The hipped roof on the right and left sides of the center architectural form appear inconsistent with the flat parapet form. These hips should be reduced to a saddle as illustrated on partial roof plan Sheet A-102.
4. Juliet Balconies: The Juliet balcony railings should only extend 4" to 6" beyond the masonry openings. In addition, the long continuous balcony railings illustrated on the south end of both the east and west elevations should be revised to individual railings at each window/door unit.
5. Provide a minimum 4" plane change at all changes in brick color or other material changes.
6. Define the finish material and detail on the underside of the projecting balconies.

North Elevation

1. Revise the infilled window on the ground floor level to be the same size as the actual adjacent window units.
2. Provide a minimum of a 4" offset in the wall plane within the second architectural form from the west (right) to allow for the two edges of the central shape to extend vertically through the entire façade, and to allow for the change in brick color at the two upper floors.

East and West Elevations

1. The gabled roof form with the wood siding infill appears out of context. I would suggest extending the brick veneer into the gable.
2. The raised, hipped roof elevation is inconsistent with the overall design. I suggest reducing the bearing point as well as extend the top edge of the brick 1'-4" or 2'-0" to intercept the eave line to either side.
3. Why are the window openings on the second and third levels infilled with brick? These openings appear to be located at bedrooms.
4. Provide additional detail for the metal canopy above the east and west building entrances.
5. There appears to be a metal canopy over the entry to the stairwell at the south end of the façade. Please define the material, projections and elevation above finish floor of this canopy. It appears too high to provide weather protection to the doorway.

Roof Plan

1. The Bridge Street Code requires a minimum of 6:12 roof pitch. The proposed roof plan illustrates a 4:12 pitch on the back or courtyard side of each roof. Based on the overall elevation design, I believe this roof design is acceptable.
2. As noted above, the hipped roof section on the east and west sides of the south entrance are somewhat cumbersome when placed behind the flat parapet element on the façade. An alternate means of breaking the roof plane should be investigated.

Please contact me if you have any questions regarding the above review comments.

END OF MEMO

ATTACHMENT B | M. FORD MEMO - VINYL WINDOWS

FORD & ASSOCIATES

Memorandum

A R C H I T E C T S

To: Dan Phillabaum, AICP, RLA,
Senior Planner, City of Dublin

From: Mark Ford

Date: July 2, 2013

Re: Vinyl Window Requirement

Per your request, I have investigated the current requirements for high quality vinyl window units. Window units shall comply with the following reference standards as independently tested to be in compliance with ANSI/AAMA/NWDA/A440 101/IS2, the most current testing protocols of the National Fenestration Rating Council. In addition, all manufacturers must be part of the AAMA Profile Certification Program per AAMA303 or AAMA 308. The following are specific requirements which shall be met:

- A. Structural rating shall comply with each H-R30 for both double and single hung windows when tested in accordance with ANSI/AAMA/NWDA 101/IS2.
- B. Grade Class 10.
- C. Forced entrance, Type B Grade, when tested in accordance with ASTM F588.
- D. Thermal resistance rating in accordance with NFRC 100, Procedure For Determining Fenestration Product U-Factors, with a minimum R-value of 3.85. All units shall meet the 2010 Energy Star Standards.
- E. Weatherstripping in compliance with AAMA 701.2.

In addition, windows shall be tested in accordance with the following ASTM standards: ASTM E-238, ASTM E-330, ASTM-547 and ASTM-F588.

Please contact me if additional information is required.

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ATTACHMENT C | ENGINEERING MEMO



City of Dublin

Engineering

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Memo

To: Ray Rachel, Planner II & Dan Phillabaum, Senior Planner
From: Barbara Cox, PE, Engineering Manager - Development
Date: July 10, 2013
Re: Case 13-055SP-BSC Edwards Apartment Building

Engineering offers the following comments on the plans submitted on July 5, 2013 for the Site Plan. The applicant has addressed many of the comments from our previous memo dated June 19, 2013 (comments from this memo are shown in italics).

Sheets C-1, C-2, C-3, and C-4

1. *No specific comments on these sheets.*

Sheets C-4 and C-5

1. *We will need easements on the plat to allow the public to access the bike racks that are labeled as "public bike racks" on this plan.*
2. *The plan is showing brick pavers within the right of way of John Shields Parkway. If this is allowed, an agreement regarding maintenance will be required.*
3. *The street names need to be updated.* Trinity Drive is shown on the western street. Is this correct?
4. *Provide dimensions from the closest public street intersection to all proposed driveways (centerline to centerline).* This is on Sheet C-4 but not on C-5.
5. *Remove the parking along Tuller Road. Is a sidewalk going in this area?* It looks like portions of this sidewalk may be outside the existing right of way. If so, easements will be needed on the Final Plat.
6. *To reiterate, the layout of the dumpster area will not be duplicated in future projects. This location is too close to the public street intersection.*
7. What is the "optional walkway" shown near the main entrance to the building?
8. We would prefer that the public bike racks be placed outside of the intersection sight triangles.
9. The speed limit information on the propose public streets does not need to be shown on the site permit set.

Sheets C-6 and C-7

1. *The additional fire hydrants requested by WTFD need to be incorporated.* Only the one on the east side of the building is shown.
2. *The building water services are located at the southeast corner of the building. These tie into a proposed 8-inch public water line that is not yet constructed.*
3. *The public water easement needs to be vacated.* This can be done of the Final Plat.
4. *Five sanitary services are shown.* The second service from John Sheilds Parkway is located under the driveways to the parking area and to the garage. The applicant may want to reconsider this location for maintenance purposes.
5. *How will the floor drains in the garage area be connected to the sanitary sewer?* This will need to be shown on the site permit sets as will comment number 6, if needed.
6. Is there any food service areas contemplated? If so, an oil/water separator or grease trap may be needed.
7. *Additional details will be needed for the grading in the courtyard areas.* There is a double line

ATTACHMENT C | ENGINEERING MEMO

Memo re. Case 13-055SP-BSC, Edwards Apartment Building

July 10, 2013

Page 2 of 2

of storm sewer shown as the outlet for the southern courtyard. Is this correct? Also, all the catch basins in the northern courtyard need top of casting and invert data.

8. *The contours at the detention area are not labeled.* No grading information for the surface of the park area is shown. This will be needed for the site permit.
9. *The parking lot flood routes towards the existing theater parking lot. This may be problematic in the future when the parking lot is redeveloped. We prefer that the proposed lot flood route towards the new street.* No flood routing is shown on the revised plans. This will be needed on the site permit sets with the appropriate details and calculations
10. *The storm sewers under the building should be concrete encased at a minimum.* Also, additional details and/or profiles of the storm sewers will be needed with the site permit set.

Stormwater Management

1. The revised plans show that the water quantity storage required will be accommodated in an underground system under the proposed open space to the southwest of the building. Water quality treatment will be done by a hydrodynamic separator and pervious pavement in the parking lot. While this treatment train will function and meet the numeric requirements, it is not the preferred way that we expect Bridge Street District projects to meet their stormwater management requirements. This has been deemed acceptable for just this project specifically as it facilitates redevelopment and provides for the needed open space.
2. Revised calculations were not received with ART submission. All the required details and calculations will be needed to obtain site permit approval.

Other

1. The plans indicate that certain pieces of the existing power easements will be vacated. Where in the process of getting this accomplished is the applicant?
2. The plans indicate that the street lighting is using the Dublin standards. We understand that the applicant is still researching other alternatives. We may not be in favor of other fixtures due to increased maintenance and long-term costs but can review any alternatives proposed.

ATTACHMENT D | CELECT SIDING MATERIAL



July 10, 2013

To: Steve Langworthy
Rachel Ray

From: Stephen Caplinger

CC: Pete Edwards
Steve Simonetti
Steve Newcomb
Brad Parish
Brian Kent Jones

RE: Edwards Dublin Village Center Apartments - Celect Siding

Dear Steve & Rachel:

Edwards is requesting that they be allowed to specify and install Celect Cellular Siding on the interior courtyard wall elevations as an alternative siding material. Celect Siding is a high quality material that has all the beauty of painted natural wood siding but is much more durable and is maintenance free. Celect siding is available in 15 different historic colors and also includes all of the trim, corner and molding pieces.

Edwards believes that this material is a far better alternative to cement fiber siding because it will not have to be repainted nor will it fade. Celect siding is considered to be an architecturally correct material because the dimension and depth reflect an actual cedar plank. Celect siding also has a unique seam connection that conceals the joints and ensures that they are water tight.

We will be delivering additional Celect Siding samples to your office today for your review. Please let me know if you have any additional questions.

Thank you,

Stephen Caplinger RLA
Director of Design + Planning

ATTACHMENT E | M. FORD MEMO - CELECT SIDING MATERIAL

From: "Mark Ford" <mford@fordarchitects.com>
Date: July 5, 2013, 4:43:48 PM EDT
To: "Steve Langworthy" <slangworthy@dublin.oh.us>
Subject: RE: Material

Steve: I have done some research and there isn't much information on this product out there other than what the manufacturer provides.

It was patented in 2011 by Royal Building Products located in Ontario, Canada. They offer a life time guarantee, but what does that really mean anymore? They also offer a 15 year warranty on the finish, which is interesting; the finish is actually a Kynar finish similar to what is used on aluminum storefront systems.

Relative to vinyl siding, it is a much thicker section and would be less susceptible to bowing and warping and would look much more like painted wood than the faux wood vinyl siding. As noted above it is factory finished with Kynar paint. I would be curious to see a sample to see how they treat the ends of cut panels since there would be no finish on those ends.

The manufacturer's web site lists only about 6 projects all of which are single family homes, the fact that it has not been used on a large project such as what is being considered is concerning.

I agree that this should not be used on the frontage elevations. Are they proposing to use this in lieu of the hardiplank only on the courtyard sides of the building or everywhere?

Mark

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ATTACHMENT F | BICYCLE PARKING MEMO



July 9, 2013

To: Rachel Ray

From: Stephen Caplinger

RE: Dublin Village Center Apartments
Bicycle Parking Clarification

Dear Rachel:

This letter is in your response to your question on the number of dedicated bicycle parking spaces. The Edwards Dublin Village Center Apartments will consist of 325 residential units and the Bridge Street District Code requires a total of 162 bicycle parking spaces based on a ratio of 0.5 bike spaces per unit. Edwards feels that based on over 40 years of apartment development and management experience that this ratio is excessive and therefore is proposing the following. The project, as designed will have 100 bicycle parking spaces within the parking garage area and another 30 spaces on the exterior for a total of 130 bicycle parking spaces for a ratio of 0.4 spaces per unit. Although not totally endorsed by the Edwards Communities Management Company, some residents with expensive bicycles have stored their bikes within their apartments. This of course does not require a dedicated bike space and will free up spaces within the bicycle racks on the ground floor.

I have also had discussions with Kerry Reeds with MKSK regarding this issue and he also agrees with the ratio that we are proposing. Edwards feels that the 130 spaces is more than adequate and is prepared to add additional bike parking spaces should the need ever arise in the future. Let me know if you have any further questions.

Regards,

Stephen Caplinger