



**To:** Members of Dublin Planning and Zoning Commission  
**From:** Steve Langworthy, Director of Planning  
**Date:** November 14, 2013  
**Initiated By:** Dan Phillabaum, AICP, RLA, Senior Planner  
**Re:** 13-111INF Bridge Park Mixed-Use Development

## Background

The applicant, Crawford Hoying Development Partners, presented this mixed-use development proposal as part of the Bridge Street District Scioto River Corridor Community Forum held on October 22, 2013. An overview of this event, a preliminary summary of the community engagement efforts and the public feedback received to date was forwarded as a memo to City Council on November 4, 2013. This memo is attached.

The feedback received from the Planning and Zoning Commission on the mixed-use development concept will be forwarded to City Council for their December 9, 2013 meeting, along with a more comprehensive summary of the public input and staff recommendations for advancing these planning efforts and private development projects.

## Request

The applicant is seeking informal review and non-binding feedback from the Planning and Zoning Commission on the development concept and architectural character as they continue to refine this mixed-use development concept before making a formal application submittal. The plans and perspective drawings are the same exhibits presented at the Community Forum, and the presentation from this event can be viewed on the City's website here:

<http://dublinohiousa.gov/bridge-street/transforming-the-scioto-river-corridor>

## Project Overview

The Bridge Park Mixed-Use Development proposal includes approximately 25 acres located at the northeast corner of Riverside Drive and State Route 161. The development program is continuing to be refined by the applicant's consultant team.

In total, the development plans include:

- 1,084 total residential units
- 140,000 square feet of office space
- 195-room hotel with an attached 30,000-square-foot conference center
- 35,950 square feet of retail space
- 56,400 square feet of restaurant space

- Parking is proposed as a combination of parking structures and surface parking lots on the interior of blocks, as well as parallel on-street parking spaces. A preliminary parking count of 2,400 total structured parking spaces are labeled on the site plans for blocks A through J in the southern portion of the proposal. Parking counts have not been specified for the residential blocks K through O. The preliminary number of on-street parallel parking spaces is 250. All parking counts will likely change as the proposal is further refined.
- Preliminary open spaces depicted include an 80-foot wide greenway on the south side of future John Shields Parkway between realigned Riverside Drive and existing Tuller Ridge Road and a pocket park/plaza between the proposed office building and conference center. We expect to have additional pedestrian related open spaces throughout the development, although not all may qualify as required open space by the Code, but will enhance the character of the project.

The most advanced level of planning has been on the southern portion of the proposal (currently the Bridge Pointe shopping center), which is expected to be the first phase of the development and is where the majority of the non-residential land uses are proposed.

## **Planning Analysis**

Planning has not conducted an in-depth analysis of this mixed-use development concept against the Bridge Street District zoning regulations since the applicant would like to receive higher level feedback from the Planning and Zoning Commission on the conceptual plan and the architectural character shown in the perspective drawings.

To this end, Planning has only looked at the proposed uses and building types for consistency with the existing zoning, which is a mixture of BSC Commercial District on the existing Bridge Pointe Shopping Center and BSD Office Residential District on the balance. These zoning districts do not permit several of the uses and/or building types and limit the size of some uses in the locations proposed by the applicant. It was found that many of these divergences cannot be accommodated through requests for Waivers (uses cannot be subject to Waiver approvals).

During the area rezoning process it was recognized that certain areas of the Bridge Street District represent opportunities to create comprehensively coordinated signature places at prominent locations. This was the approach that created the Sawmill Center Neighborhood at Dublin Village Center, the Indian Run Neighborhood on the OCLC Campus, and the Historic Transition Neighborhood adjacent to Historic Dublin with a specific set of Neighborhood Standards for each. The intent of *§153.063 Neighborhood Standards* recognizes that certain locations in the Bridge Street District require special attention to locations and character of buildings, streets, and open spaces to accommodate larger scale, coordinated development and redevelopment to permit a wide variety of uses.

Given the prominence of this location in the Bridge Street District and the significant amount of property under single ownership, Planning has recommended to the applicant that a new Neighborhood Zoning District with specific Neighborhood Standards be created for the area generally between relocated Riverside Drive and the Dale Drive/Tuller Ridge Road connector, south of John Shields Parkway.

### **Next Steps**

Planning has outlined for the applicant the review and approval procedures and the general sequence of each required application.

1. Pre-Application Meeting: Meet with the ART to review the proposal and provide non-binding review of the proposal based on the Bridge Street Code requirements.
2. Area Rezoning Application and Bridge Street Code Amendment: This will create the new Neighborhood District and Neighborhood Standards for the development area. Requires review by ART with recommendations to the Planning and Zoning Commission for review and recommendation to City Council.
3. Basic Development Plan and Basic Site Plan: Applications for review by ART with recommendations forwarded to Planning and Zoning Commission for determinations within 28 days.
4. Development Plan Application and Preliminary Plat: Review by the ART with a recommendation forwarded to the Commission for a determination on Development Plan within 42 days (Preliminary Plat also requires a recommendation from the Planning and Zoning Commission to City Council. There is no process for a review by the ART of the plat).
5. Site Plan Application(s): Reviewed by the ART with a recommendation forwarded to the Planning and Zoning Commission for a determination within 42 days.
6. Final Plat: Recommendation from the Planning and Zoning Commission to City Council.
7. Building Permits through Building Standards.

### **Recommendation**

Planning recommends the Commission consider and provide feedback on the proposed mixed-use development and its consistency with the goals of the Bridge Street District as defined in the Community Plan and the Bridge Street District zoning regulations.