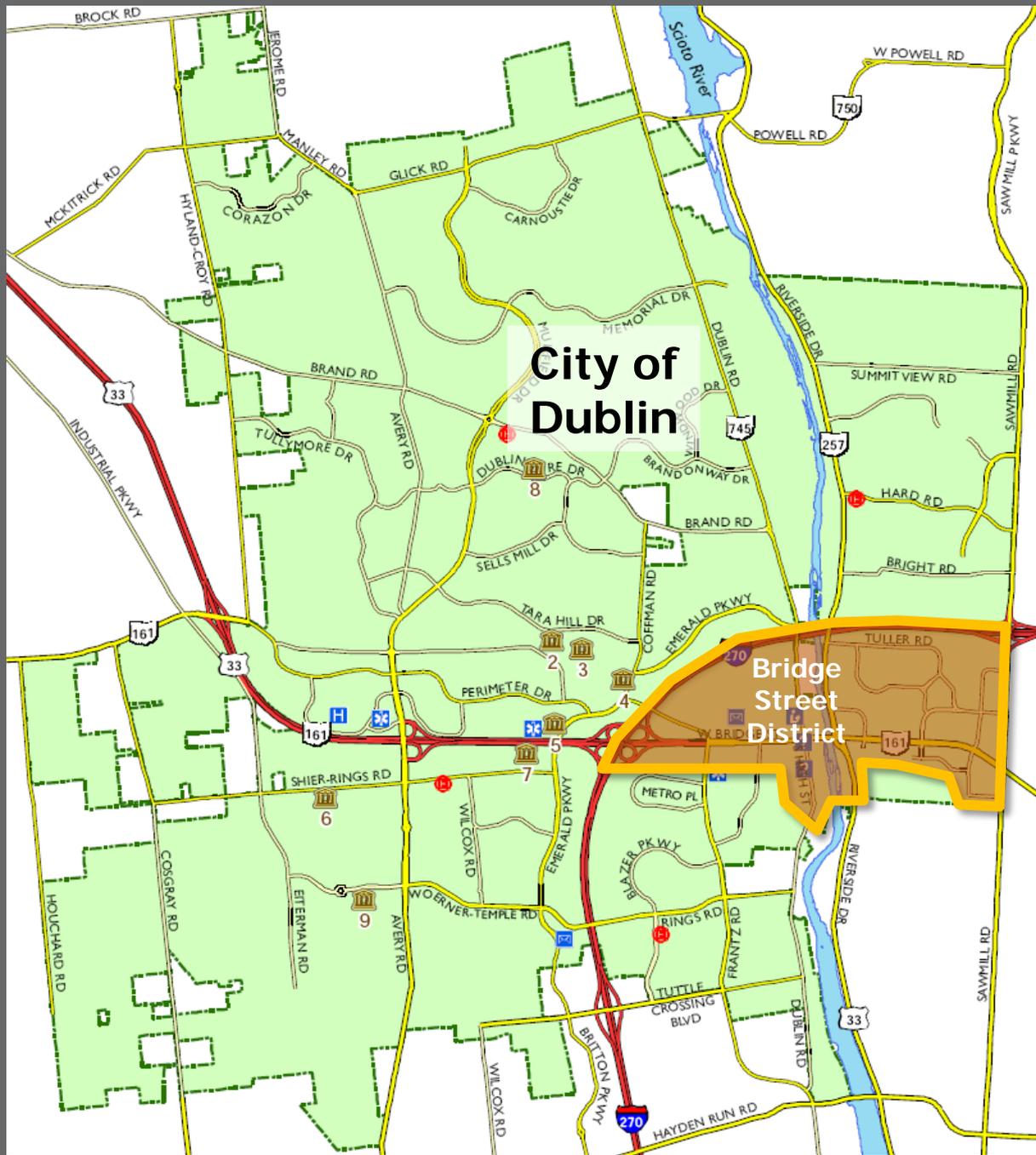


# Bridge Street District

## Utility Service Providers Annual Coordination Meeting

Thursday, November 7, 2013



# Bridge Street District

## Area

Approx. 1,200 acres  
(2 square miles)

## 6% of Dublin's Land Area

## Boundaries

I-270, Sawmill Road, SR  
161/Bridge Street, including  
the Historic District

## Features

Historic Dublin  
Scioto River  
Dublin Village Center  
Bridge Pointe Shopping  
Center



# Bridge Street District

Failing 60-acre retail center under new ownership

Interested in redevelopment of 80-acre office campus



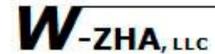
Future redevelopment possibilities of 25-acre school site

Desire for "anchor" development on 40 acres east of Scioto River



# Bridge Street District Implementation Efforts

- Visioning & Market Analysis



- Water & Sewer Infrastructure



- Stormwater Management



TETRA TECH

- Transportation Planning



- Fiscal Impact Analysis



- Zoning Regulations



- Scioto River Corridor

- Urban Design Framework



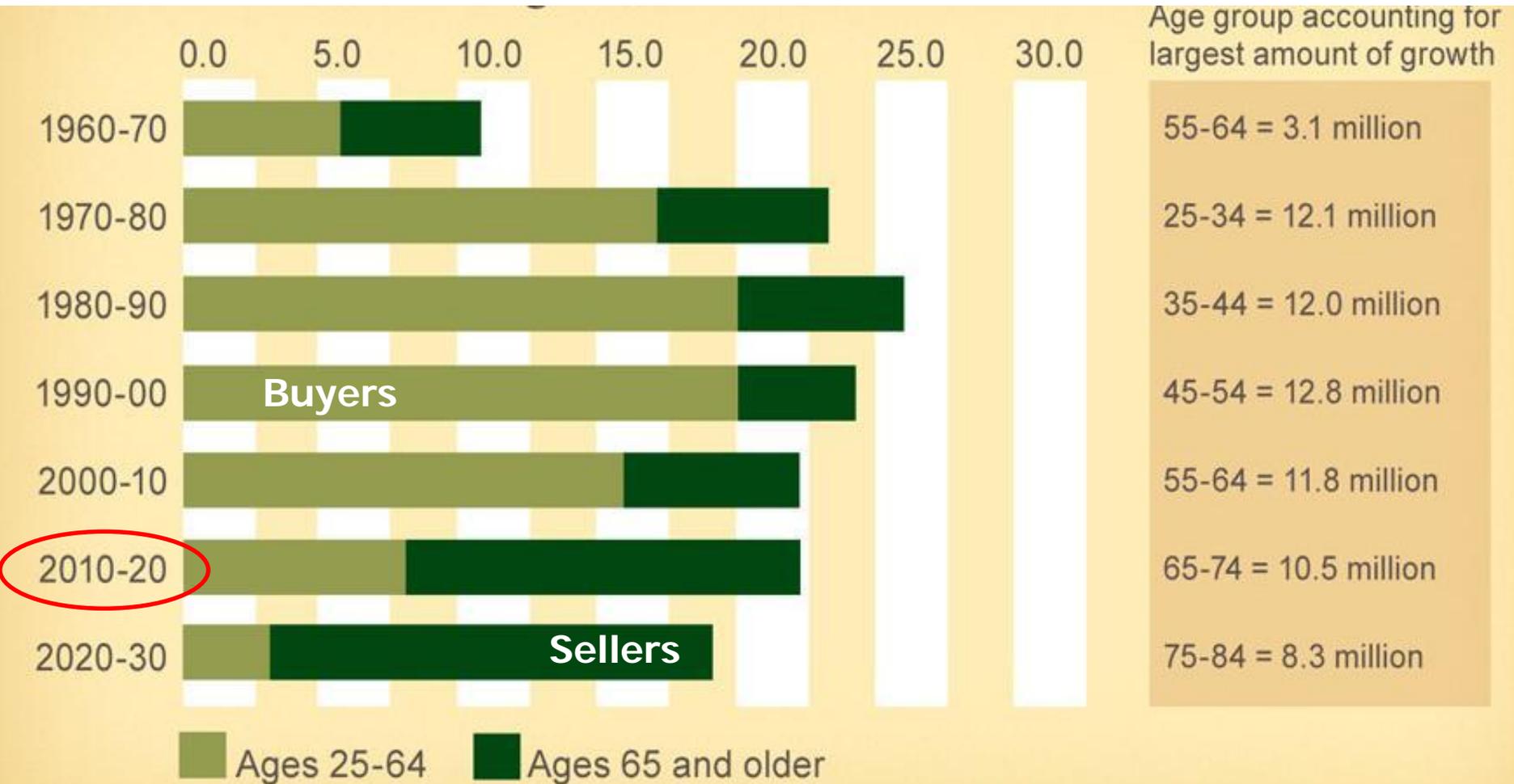
- Public Infrastructure



AMERICAN  
STRUCTUREPOINT  
INC.



# National Trends: Generational Housing Bubble



Target housing unit mix for the Bridge Street Study Area, next 5–7 years.



	NUMBER	UNIT TYPE	MARKET-ENTRY BASE RENTS/PRICES	UNIT SIZES	RENT/PRICE PER SQ. FT.
Multifamily RENTAL 53.8% of total	807	Lofts/Apartments	\$675 to \$1,950 per month	550 to 1,600 sf	\$1.17 to \$1.25
Multifamily OWNERSHIP 28.3% of total	425	Lofts/Apartments	\$125,000 to \$345,000	700 to 1,750 sf	\$177 to \$197
SINGLE-FAMILY ATTACHED OWNERSHIP 11.7% of total	175	Rowhouses/ Live-Work	\$190,000 to \$325,000	1,050 to 1,900 sf	\$171 to \$181
SINGLE-FAMILY URBAN DETACHED OWNERSHIP 6.2% of total	93	Urban Houses	\$235,000 to \$375,000	1,350 to 2,200 sf	\$170 to \$174
<b>TOTAL:</b>	<b>1,500 dwelling units</b>				

SOURCE: Zimmerman/Volk Associates, Inc., 2009



# Overall projected market-based development capacity in Bridge Street Corridor study area, 2010–2030

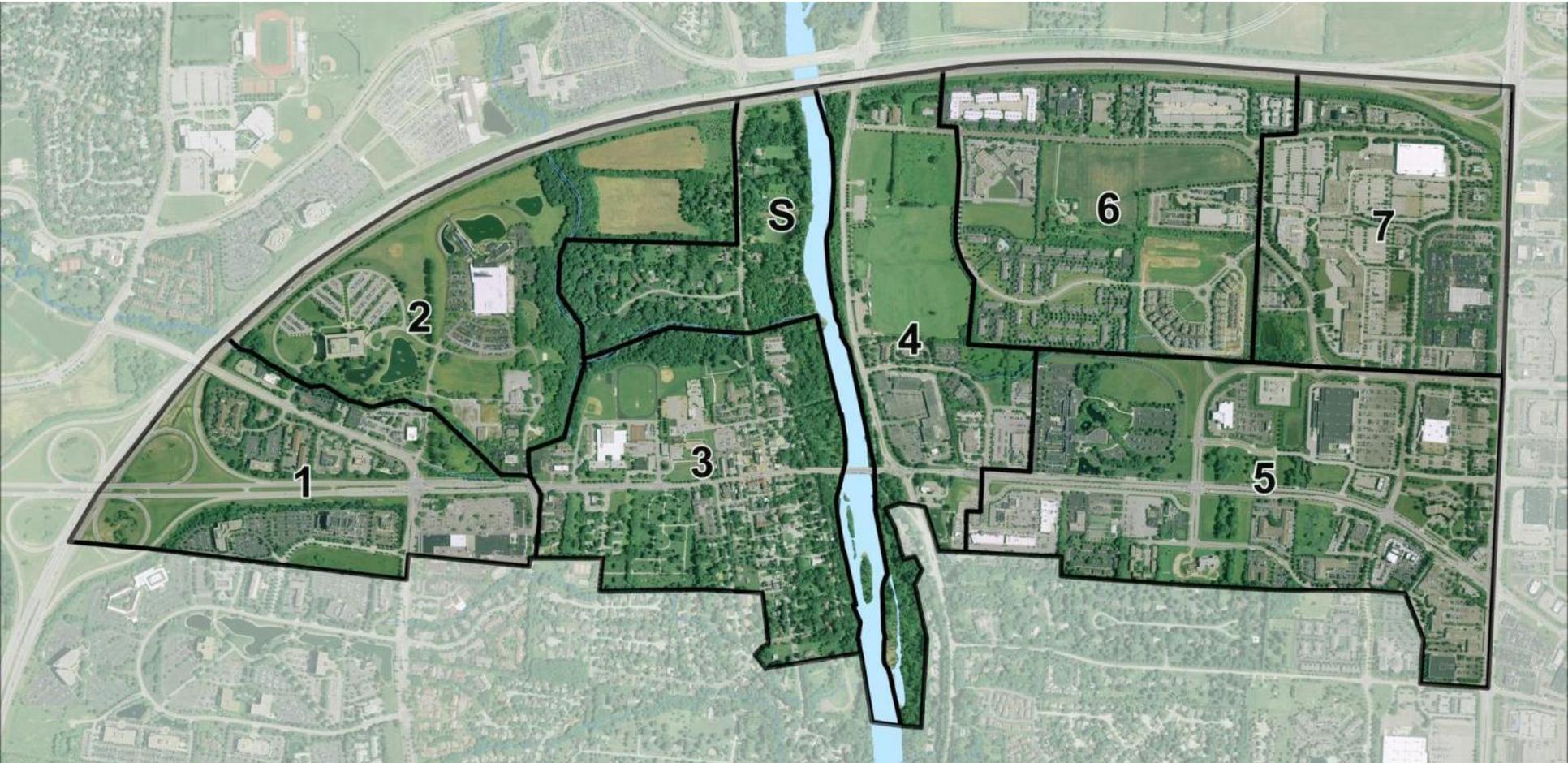
*based on potentially available redevelopment sites and compact, walkable development patterns*

Land use type	20-year development opportunity based on projected market-based demand (sf)		Additional development capacity (sf)	
	Low range	High range	Low range	High range
Residential	2,810,000	4,680,000	1,400,000	2,340,000
Flexible residential OR small office	1,430,000	2,380,000	714,000	1,190,000
> Residential units @ 1,250sf*	2,250	5,000	1,125	2,500
Office (small or large floorplate)	1,350,000	2,250,000	676,000	1,130,000
Retail	495,000	824,000	247,000	412,000
Hotel	368,000	613,000	184,000	306,000
Civic	82,500	138,000	41,300	68,800
<b>TOTAL</b>	<b>6,535,500</b>	<b>10,885,000</b>	<b>3,262,300</b>	<b>5,446,800</b>

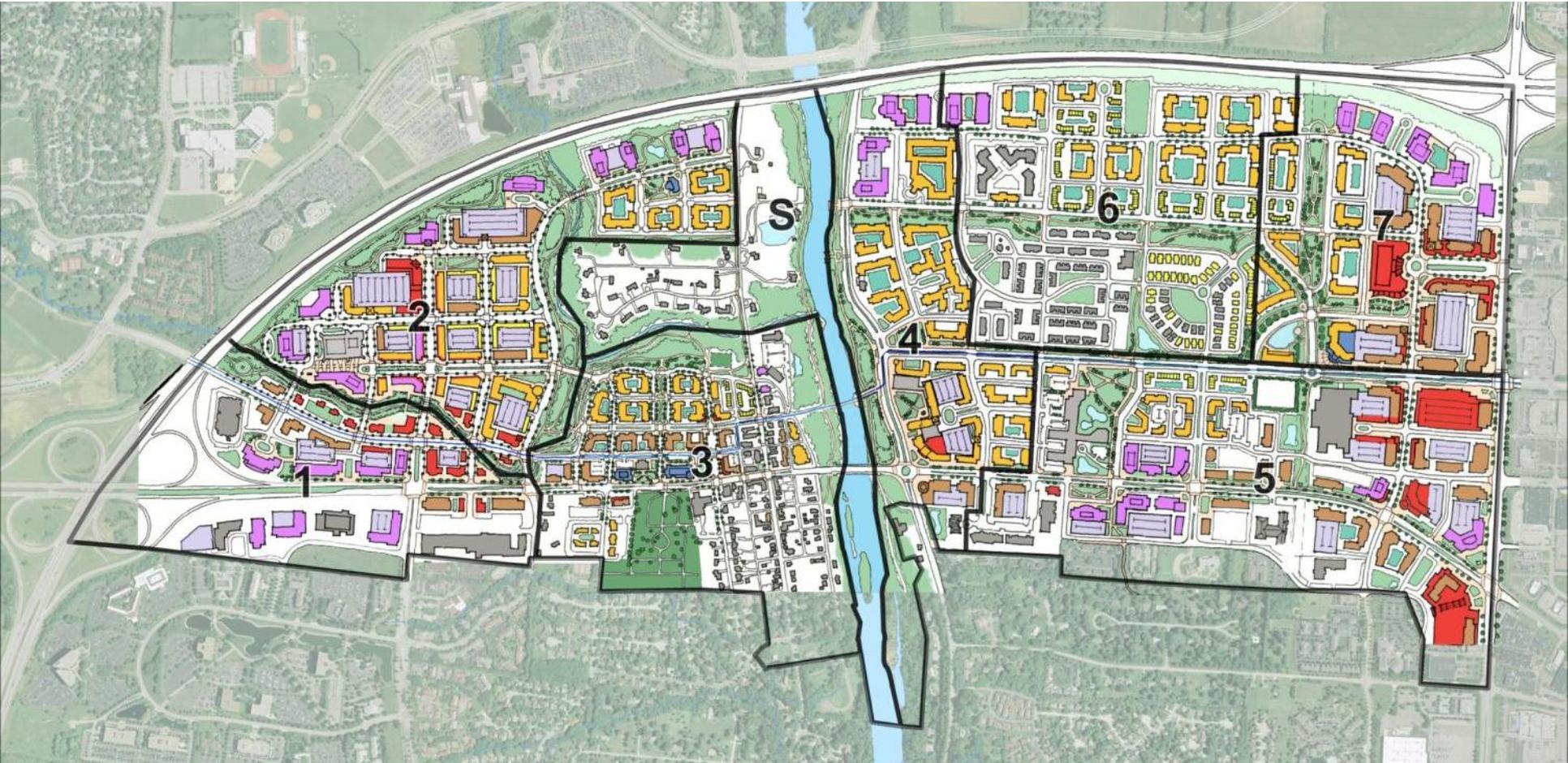
*“\*” The high-range residential unit count assumes that 2/3 of the flexible residential/small office space is built as residential space instead*



# Existing Conditions . . .



# ... to an Illustrative Vision

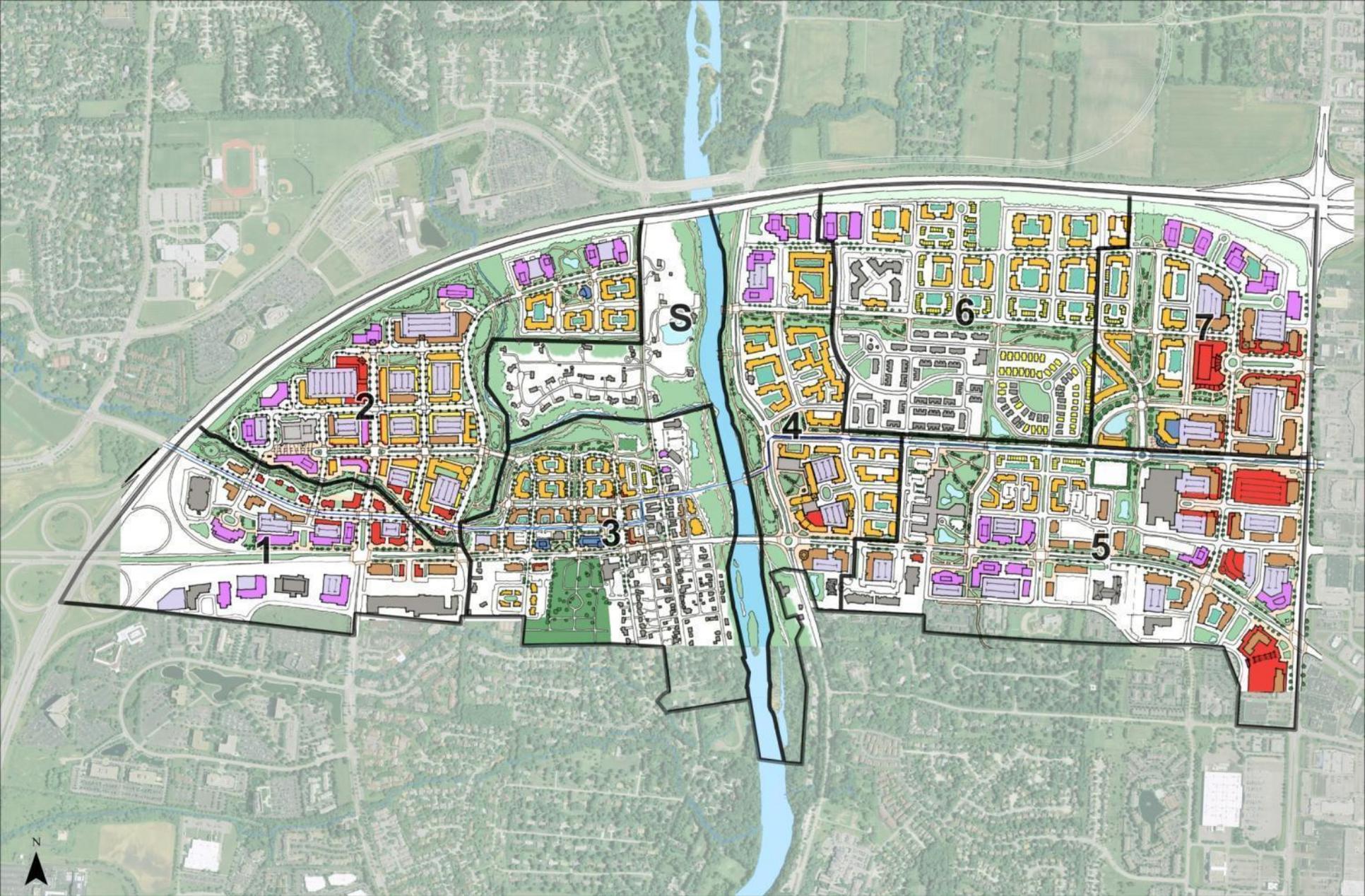


# Images of the Future



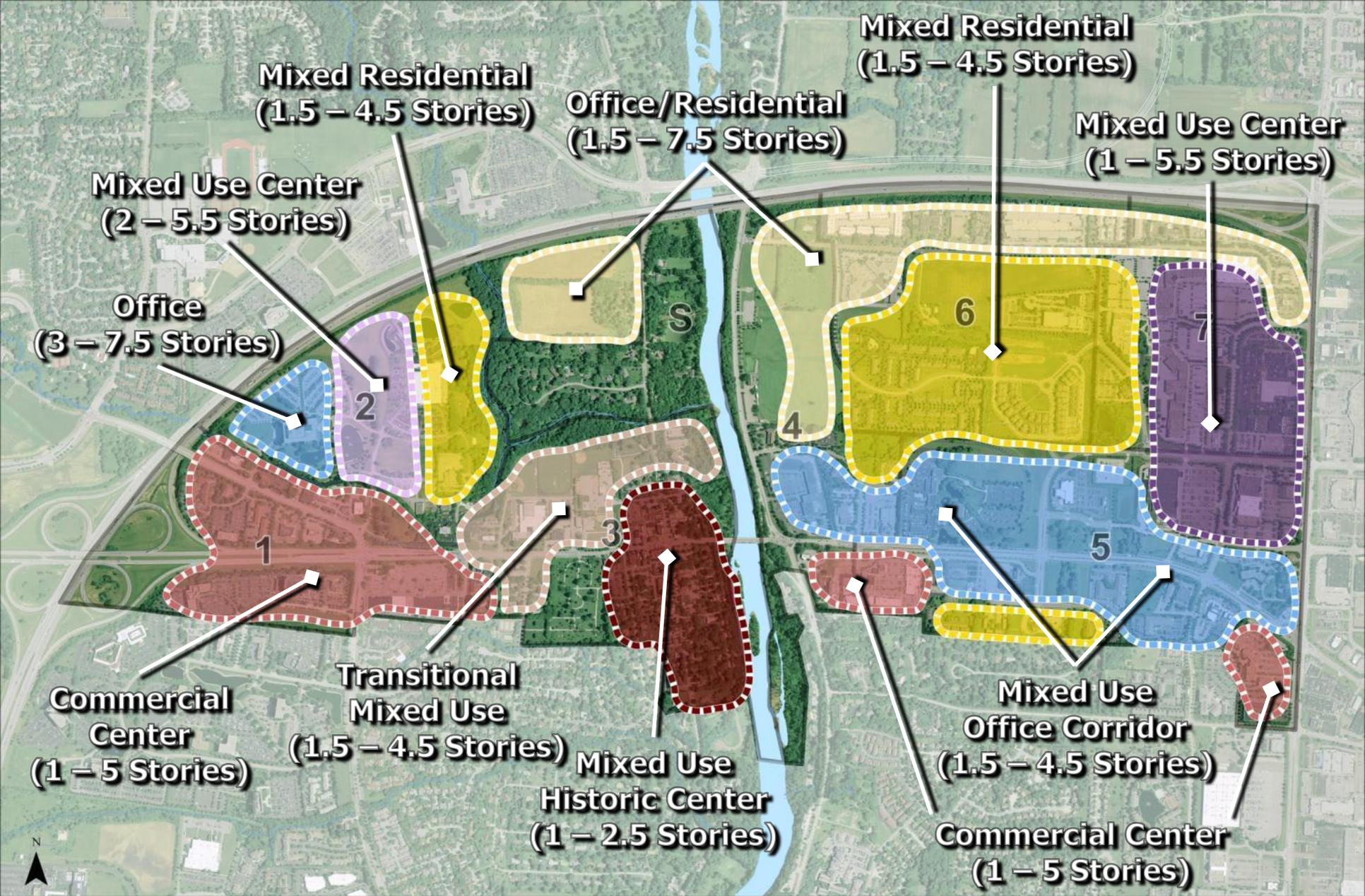
# Images of the Future





# BSC Illustrative Vision Plan

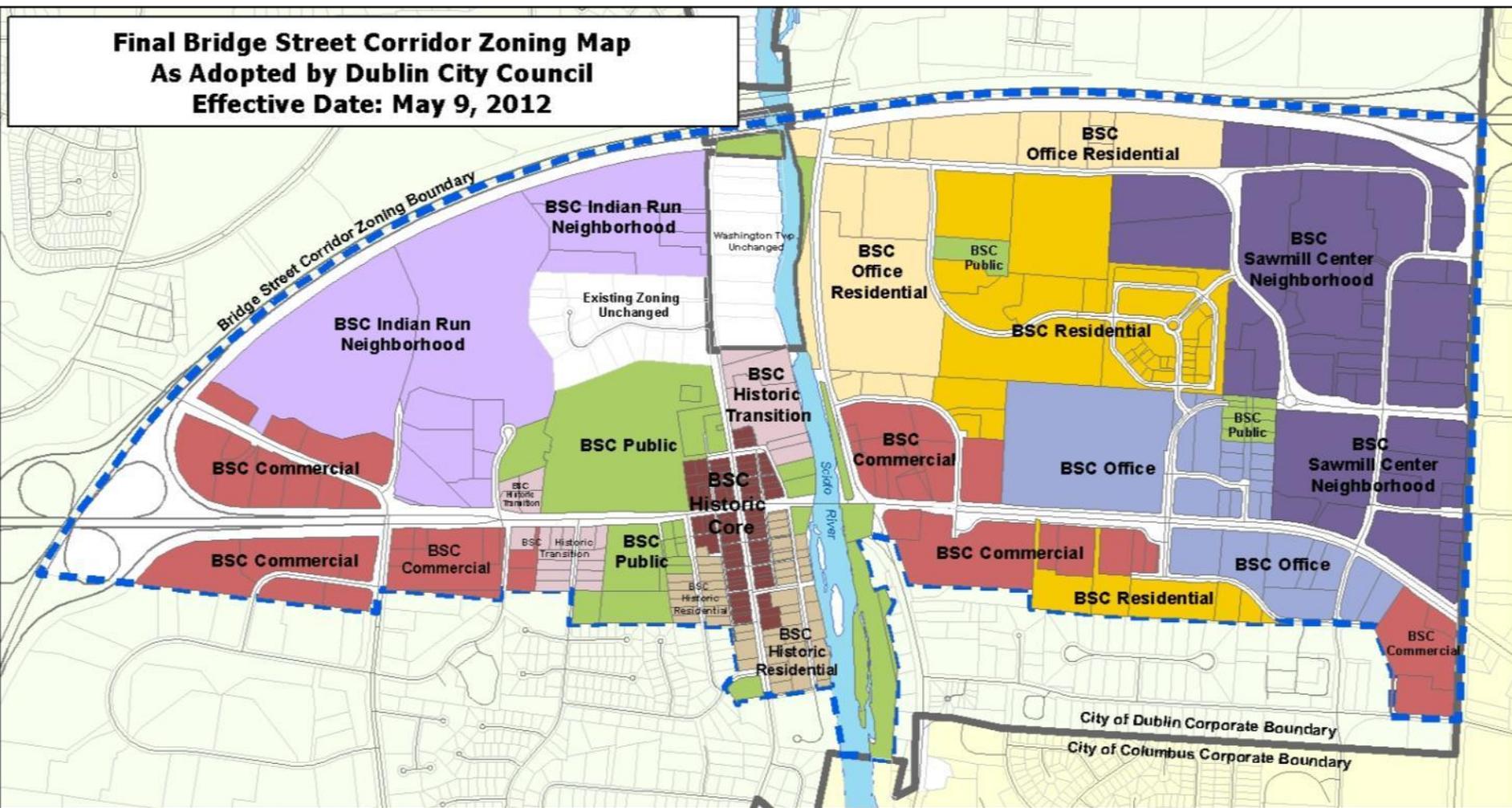




**General Land Use Character**



**Final Bridge Street Corridor Zoning Map  
As Adopted by Dublin City Council  
Effective Date: May 9, 2012**



**Adopted BSC Zoning Districts**

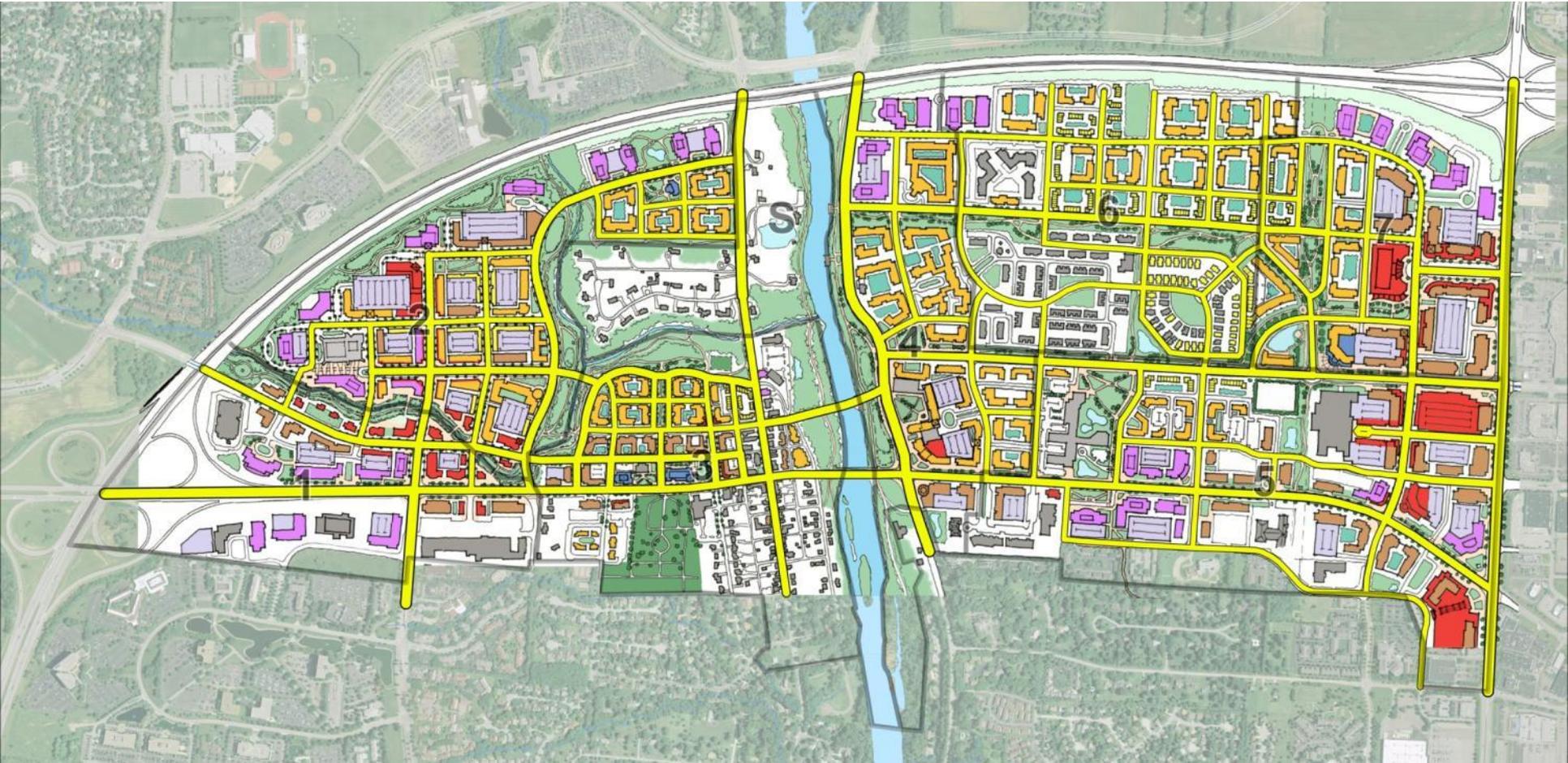
- |  |  |
|--|--|
|  BSC Commercial         |  BSC Historic Core                    |
|  BSC Office             |  BSC Historic Residential             |
|  BSC Residential        |  BSC Historic Transition Neighborhood |
|  BSC Office Residential |  BSC Indian Run Neighborhood          |
|  BSC Public             |  BSC Sawmill Center Neighborhood      |



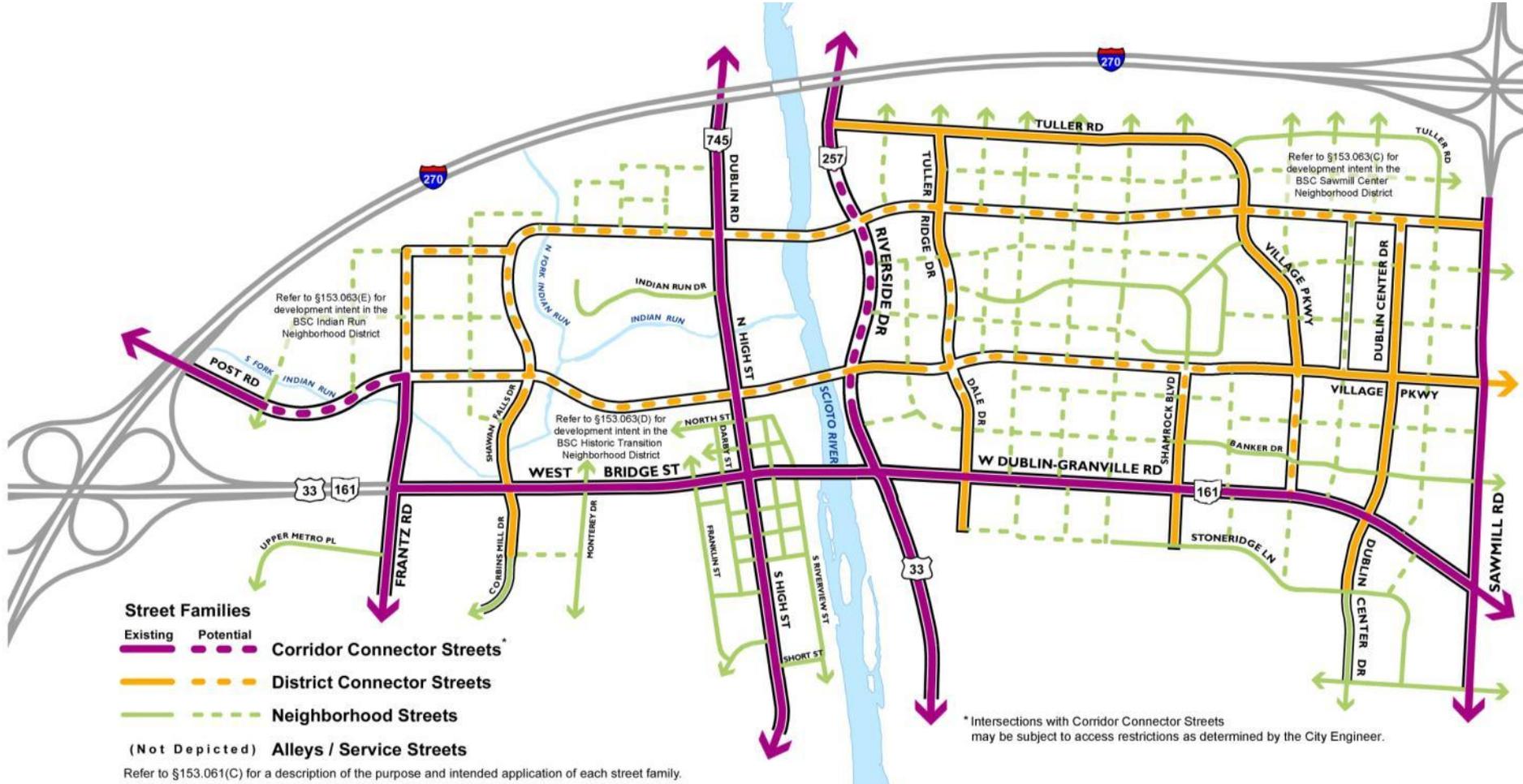
**BRIDGE STREET  
CORRIDOR**



# From an Illustrative Street Network . . .

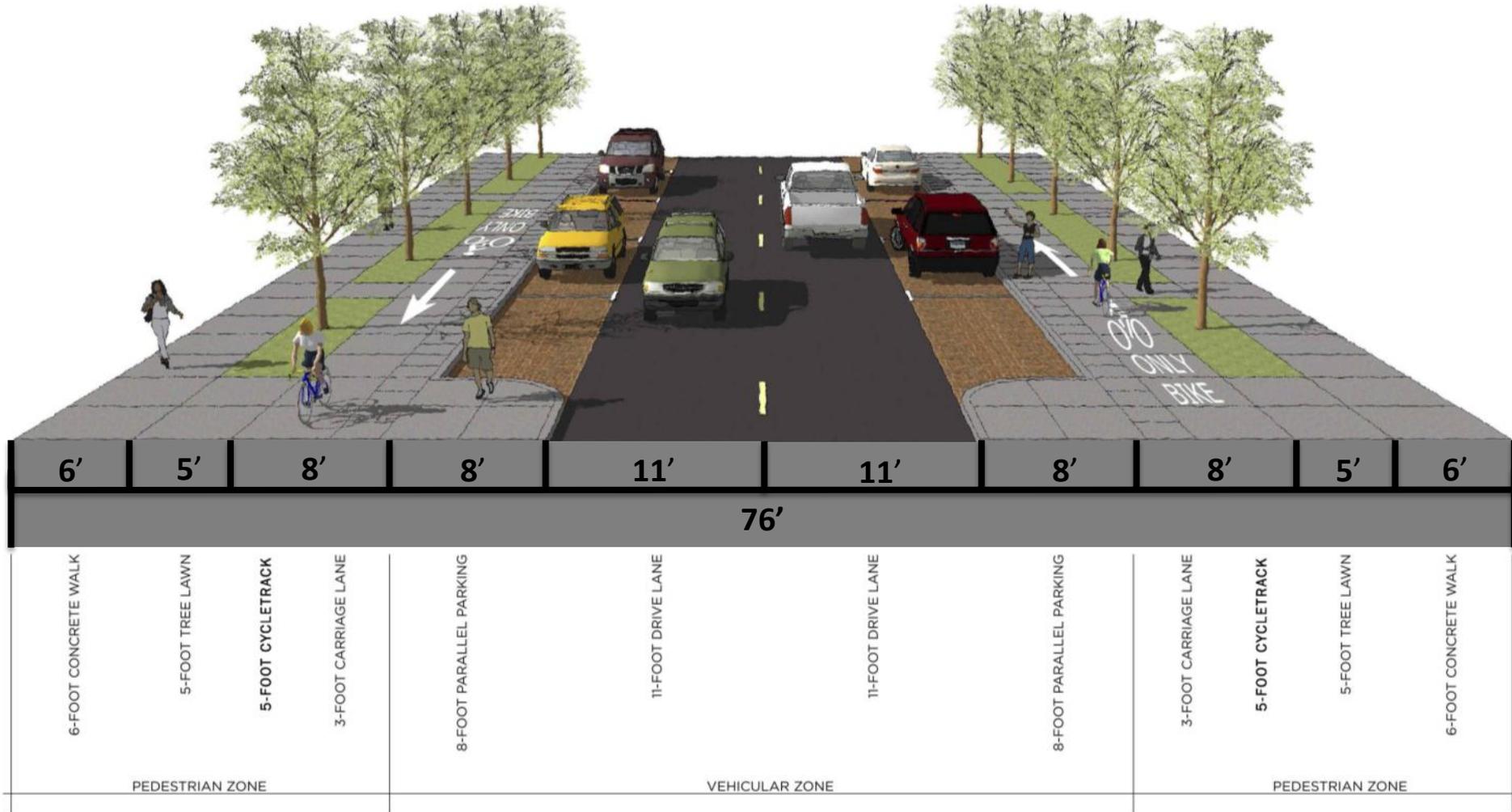


# ... to a Codified Thoroughfare Plan



# John Shields Parkway

(Typical 76' R/W Section with Cycletracks)



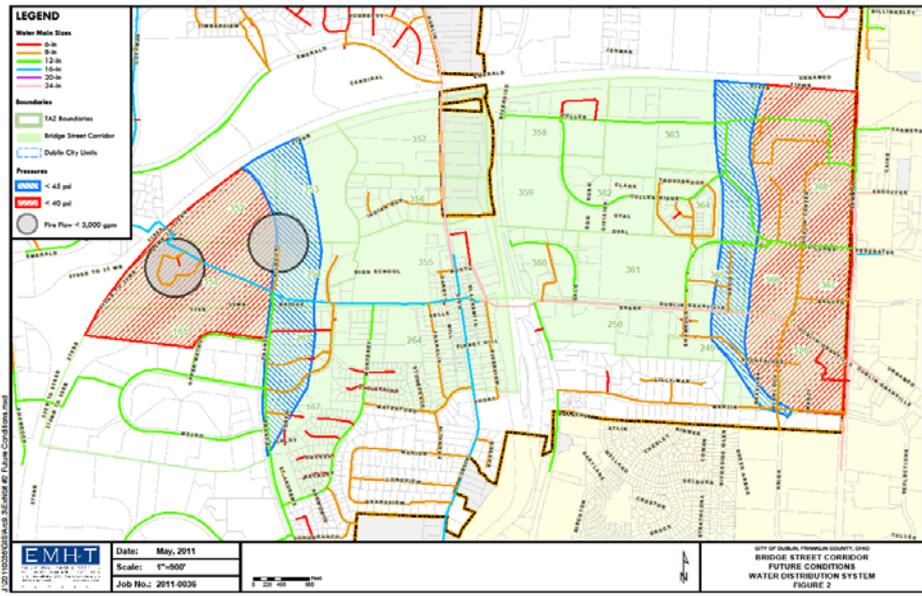
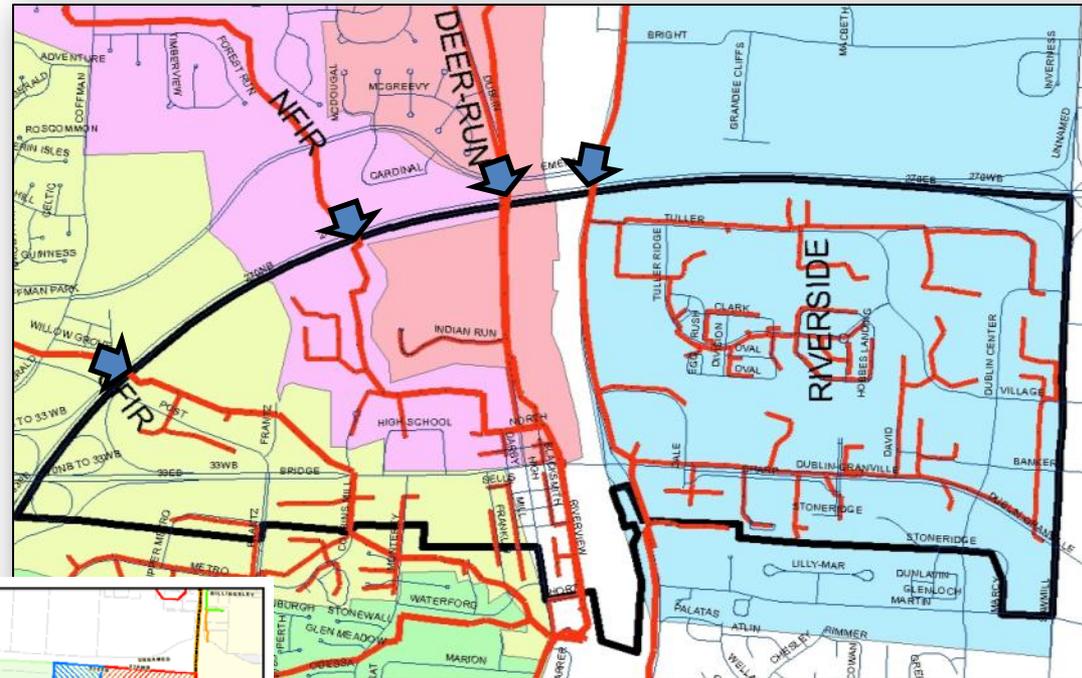
**Will the utilities infrastructure support  
this much development?**

**How will we manage stormwater  
runoff?**

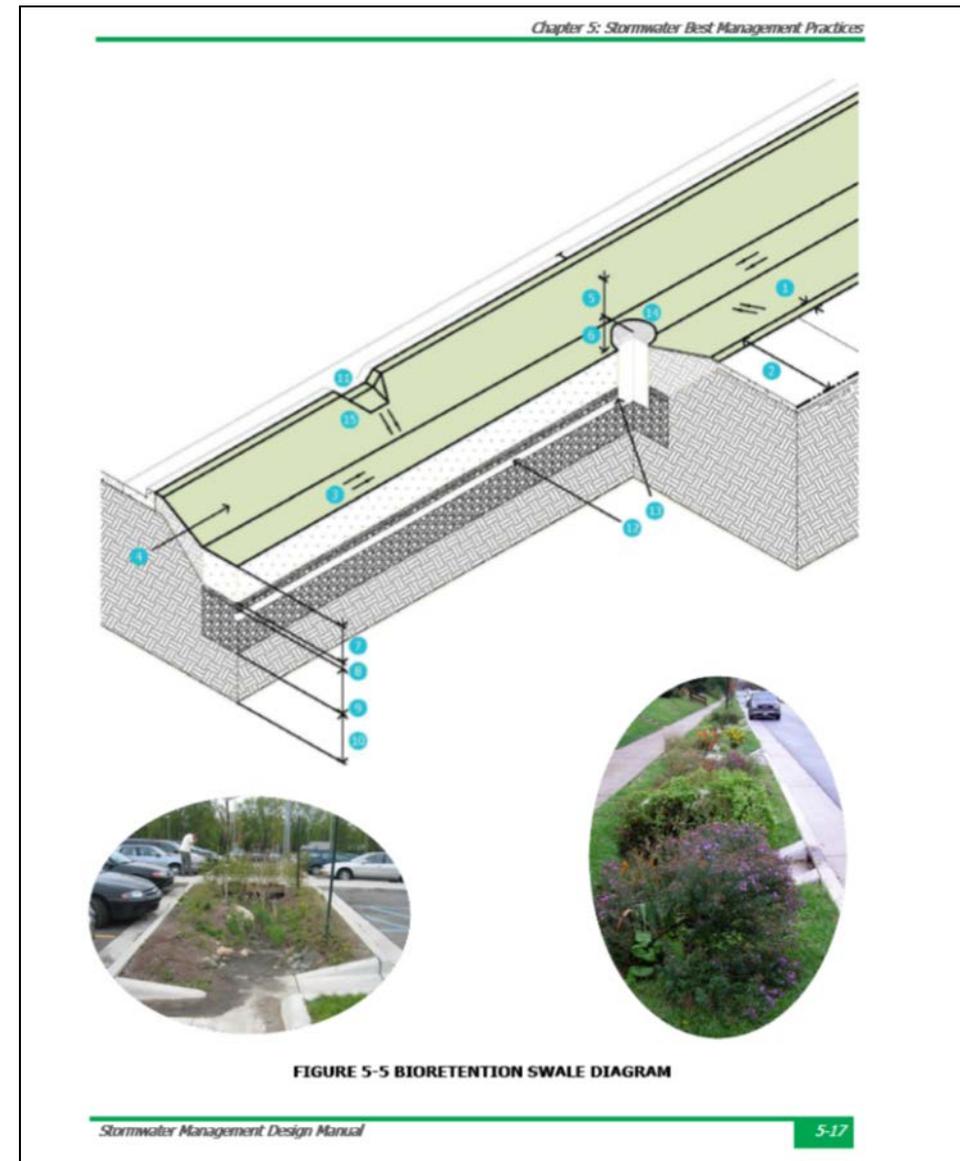
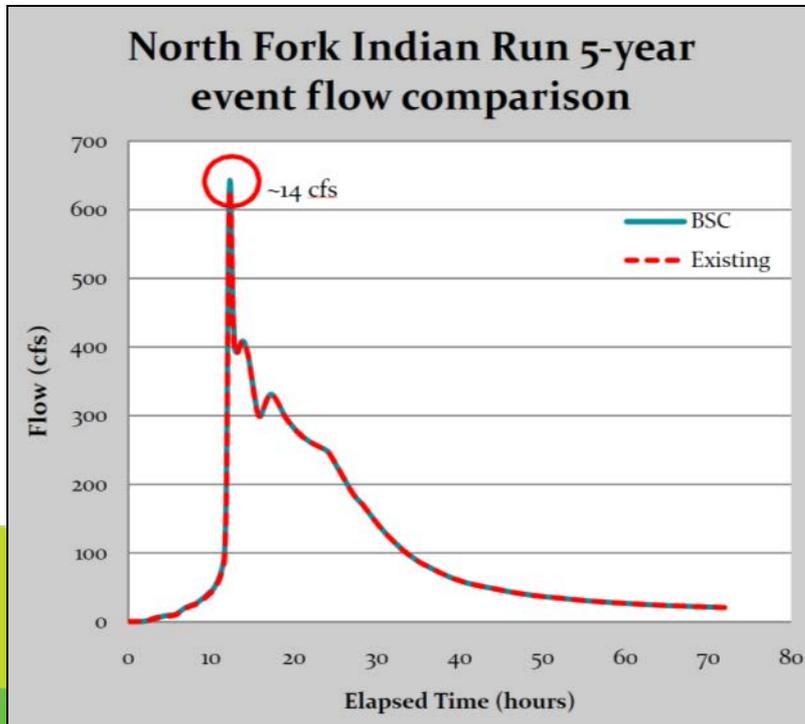


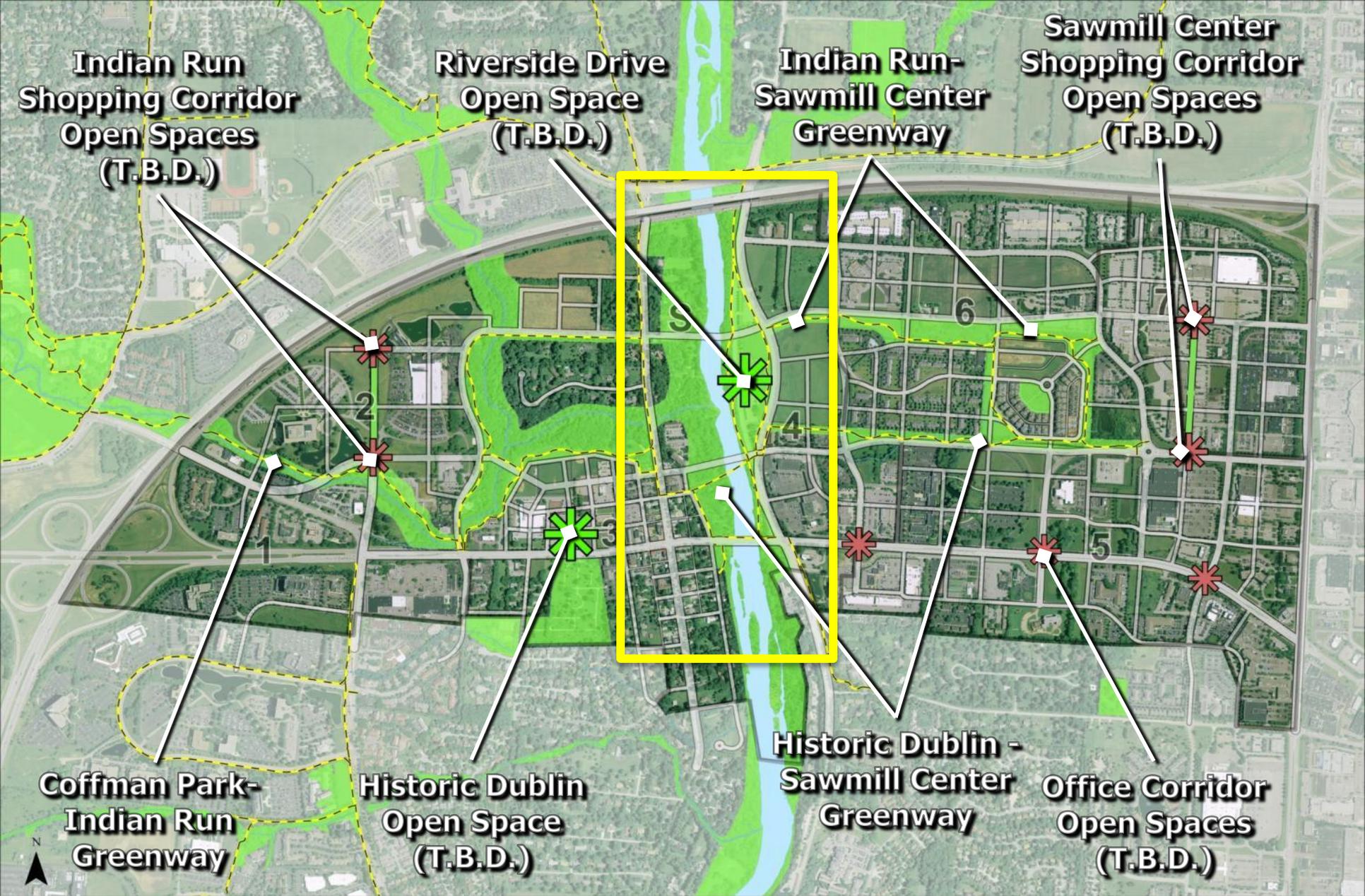
# The location allows for efficient use of existing infrastructure

- Downstream location in the sanitary sewer network
- Existing trunk capacity sufficient to support additional development



- Downstream location in contributing watersheds
- Minimal relative increase in stream volumes
- Need to control runoff quality in tighter spaces





**Greenways and Open Space Connections**



Emerald Pkwy.

I.R. 270

Dublin Rd.

Tulser Rd.

Tulser Ridge Dr.

Riverside Dr.

High St.

Bridge St.

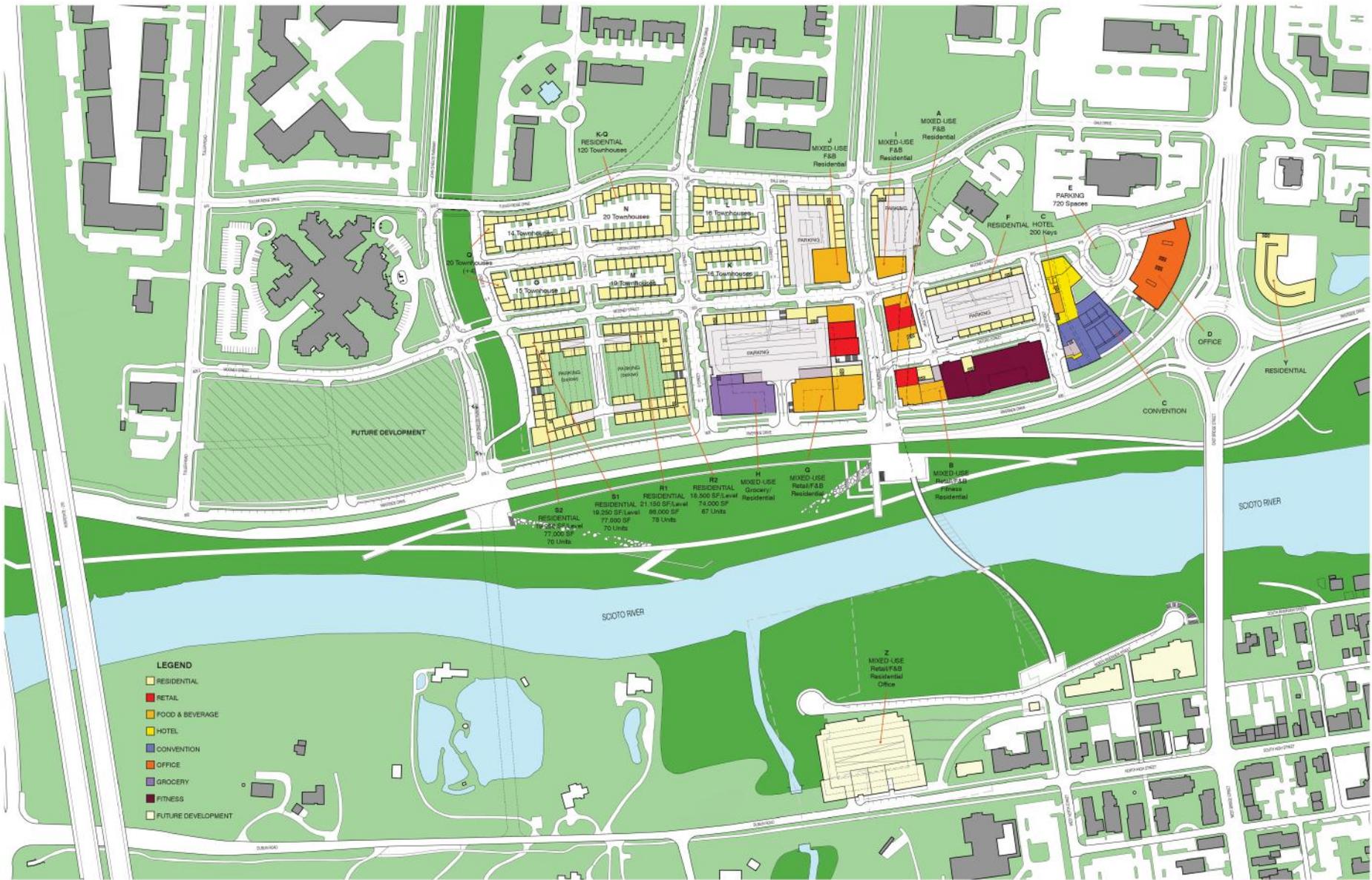
Dale Dr.

SR-161

# theGREEN



Riverside Park: Proposed Features





© ELKUS MANFREDI ARCHITECTS

BRIDGE PARK  
*Dublin, Ohio*

Aerial View from Southwest  
OCTOBER 22, 2013

0 50 100 200



 CRAWFORD HOYING  
development

ELKUS | MANFREDI  
ARCHITECTS



Riverside Park: Pedestrian Bridge

endrestudio  
ARCHITECTS|ENGINEERS

**MKSK**  
MKSKSTUDIOS.COM



PAUL W. KELLEY

Riverside Park

**MKSK**  
MKSKSTUDIOS.COM



Riverside Park



BRIDGE PARK  
Dublin, Ohio

View looking North from the Roundabout  
OCTOBER 22, 2013

 CRAWFORD HOYING  
development



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ARCHITECTS



BRIDGE PARK  
Dublin, Ohio

View looking East at the Pedestrian Bridge Landing  
OCTOBER 22, 2013

 CRAWFORD HOYING  
development



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ARCHITECTS



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**BRIDGE PARK**  
*Dublin, Ohio*

View looking West down Park Avenue  
OCTOBER 22, 2013

 **CRAWFORD HOYING**  
development

**ELKUS | MANFREDI**  
ARCHITECTS



BRIDGE PARK  
Dublin, Ohio

View looking South along Riverside Drive  
OCTOBER 22, 2013

 CRAWFORD HOYING  
development



ELKUS | MANFREDI  
ARCHITECTS



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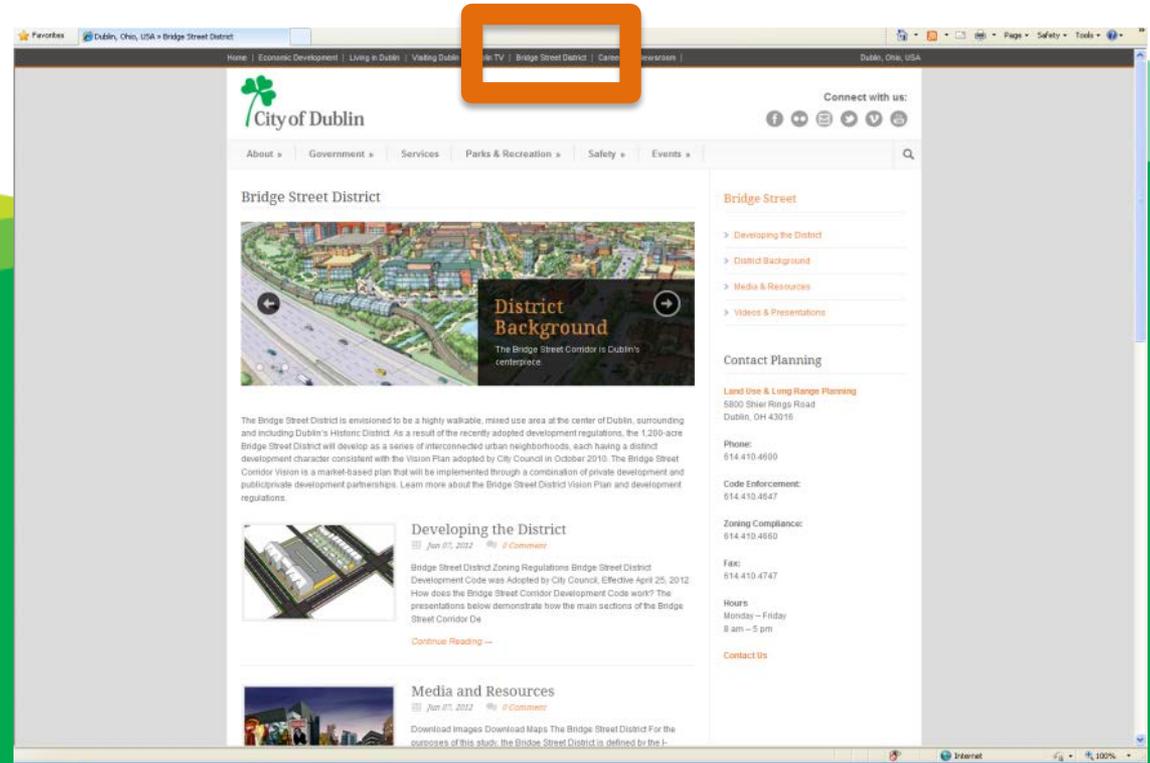
BRIDGE PARK  
Dublin, Ohio

View of the Townhouses looking South on Green Street  
OCTOBER 22, 2013

 CRAWFORD HOYING  
development

ELKUS | MANFREDI  
ARCHITECTS

# Questions?



[www.dublinohiousa.gov](http://www.dublinohiousa.gov)



Bridge Street District

Justin Goodwin, AICP, Planner II | [jgoodwin@dublin.oh.us](mailto:jgoodwin@dublin.oh.us)

