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Memo

To: Members of Dublin City Council
From: Marsha I. Grigsby, City Manager *MIG*
Date: May 30, 2014
Initiated By: Terry Foegler, Director of Strategic Initiatives/Special Projects
Steve Langworthy, Planning Director
Re: Crawford Hoying Proposal and the Bridge Street District Riverside Neighborhood

Summary

On May 14, 2014, Dublin City Council held an informal work session to learn more about, and provide input for two Bridge Street District (BSD) development projects known as Bridge Park proposed by Crawford Hoying, and located on both sides of the Scioto River. As part of that session, Council was informed that Planning staff had initiated a Zoning Code amendment to the Bridge Street District which would have the effect of bringing the east portion of the Scioto River Corridor area of the BSD into alignment with other major mixed-use development neighborhood nodes planned throughout the BSD, such as the Indian Run Neighborhood District (OCLC and Cardinal properties), Sawmill Center Neighborhood District (Dublin Village Center), and the Historic Transition Neighborhood (properties generally adjacent to the Historic District).

Based on some questions raised by members of the Planning and Zoning Commission (PZC), Council has requested additional information regarding the background of the proposed Neighborhood District, and its relationship and differences related to the use of planned development districts. The Commission also recently raised concerns related to the review of BSD projects in the Historic District by the Architectural Review Board (ARB), suggesting the primary review authority should rest with the Planning and Zoning Commission.

Background

Bridge Street District Zoning Purposes

Between 2010 and 2012, the Bridge Street District planning and zoning efforts began to coalesce into a series of implementation steps, including the adoption of the Vision Plan, and the subsequent adoption of zoning regulations and an area rezoning for Bridge Street zoning districts. When first envisioned, the BSD zoning regulations were intended to accomplish two principal aims: to create the physical environment that would encourage a more vibrant, walkable district; and to establish regulations that would foster predictability and consistency and ensure that decisions would be accomplished in a timely manner.

Establishing a vibrant, walkable environment

To achieve the first aim, it was necessary to develop zoning regulations that would ensure that the City was able to form the "bones" of the development street framework ("the grid"), and to infuse the desired urban character of the development types along the roadways of that grid. To

accomplish this, the form-based code predetermines such building and site elements as building type (height and massing), architecture, materials, building orientation to the street, connections to surrounding properties, signs, parking, and many of the other elements that go into creating the desired walkable, vibrant environment called for by Council's vision. In other words, the basic development roadway framework and the proposed development forms within BSD are already established via the relatively prescriptive nature of the code.

Previous zoning approaches, including planned development zoning, on the other hand, were generally associated with fostering a master plan for a "greenfield," undeveloped parcels, generally separated from their surroundings. As such, the idea of a Planned Unit Development (even reinforced by the name itself) is frequently much more self-contained in concept; the goals of connectivity, integration with existing development, and maintenance of a specific urban character are often secondary.

Fostering consistency, predictability, and timely decision-making

The second, and equally important, purpose of the BSD regulations was to ensure a greater degree of predictability and consistency in decision making. The prescriptive nature of the BSD regulations permits applicants to understand the City's expectations for the quality of development, and allow them to base their financial and development considerations with the knowledge of those regulations and a timely approval process. At the same time, the regulations allow the applicant the opportunity to modify those parts of the regulation that fit less well with their development intent.

From a practical standpoint, the form-based code approach meant that applicants had no need to create entirely new, lengthy zoning texts and have that text reviewed, as well as having each element of the project itself, scrutinized under only a general set of regulations, as is standard to the PUD process for other projects. Instead, the City effectively created the text for them through the form-based provisions of the Zoning Code, adopted after a rigorous and lengthy review of its provisions. This text provides very specific guidance put into place to ensure uniform application and a consistent level of development quality.

From the Planning and Zoning Commission's perspective, the PUD process would have the advantages of removing the mandatory time review and action limitations of the BSD, and providing far more discretion regarding all aspects of the project being reviewed. These perceived advantages, of course, increase uncertainty and timely decision making for the developers.

Riverside Neighborhood Zoning History

A unique feature of the Bridge Street District zoning is the creation of individual "neighborhood zoning districts" that allows for a much wider and more dynamic range of uses with specific placemaking considerations. The Neighborhood Districts represent some of the most potentially vibrant and dynamic nodes within the BSD and their provisions have been carefully drafted to foster some of the more exciting characteristics of the Bridge Street District zoning provisions. These special districts require particular attention to locations and characters of buildings, streets, and open spaces to accommodate larger scale, coordinated development and redevelopment that permit a wider variety of uses and that establish several signature places in Dublin's BSD. Refer to

Attachment 1, BSD Zoning Regulations – Neighborhood District Standards, for the specific standards applicable to each district.

The two major existing Neighborhood Districts, Indian Run and Sawmill Center (refer to Attachment 2, Existing BSD Zoning Map), were each formed during the initial area rezoning to the BSD zoning districts in 2012. Establishing these two major Neighborhood Districts was accomplished with the cooperation and assistance from the property owners. This was possible due to the very limited number of owners of land covered by these districts. This was not the case in 2012 for the properties now under consideration for the Riverside Neighborhood District when the land ownership in this eastern river corridor area was divided, with each of the owners having differing concerns, with none having plans themselves to advance more dynamic, BSD-style mixed use development projects.

Some (including owners of the Bridge Pointe Shopping Center) were principally concerned about ensuring that the new zoning was as similar to the previous zoning (especially the Community Commercial District) as possible in order to continue their efforts to revitalize the distressed suburban center. Others wanted to ensure that more recently approved projects were not affected. This more interim zoning approach was among some of the near term accommodations that were made in order to build a needed level of support for proposed district-wide BSD zoning code amendments.

As a result, the parcels affected by the currently proposed Riverside Neighborhood District were originally placed into three different zoning districts: BSC Residential, BSC Office Residential, and BSC Commercial. These zoning districts all permitted some mixing of uses, but each placed an emphasis on a specific *range* of uses (as indicated by the district name).

Clearly, circumstances have changed dramatically since the original BSD zoning adoption in 2012. Crawford Hoying Development Partners (a developer whose vision is substantially more aligned with the City's BSD vision) began assembling much of the land within this eastern river corridor development/redevelopment neighborhood, and the City acquired several strategic properties needed for public infrastructure improvements, putting the City in a much more advantageous position to unify the development of this area.

Today, the more consolidated ownership circumstances can now facilitate the creation of a more unified and aligned zoning plan, consistent with the City's vision for this area. This will enable the more intensely developed, mixed-use environment envisioned by the original BSD Vision Plan and the subsequent River Corridor Framework Plan.

Certainly, given the size of the vacant and potentially prime redevelopment properties in this area and the transformational potential to open up and redefine the river corridor, it would have been advantageous to establish a more unified zoning for this area in the original 2012 zoning amendments. This would have been Staff's recommendation had the property owners been more interested in redeveloping the area in a more coordinated fashion, and one more consistent with the BSD vision.

Riverside Neighborhood District

The significant land assemblage by development interests with a vision that is generally consistent with that of the Bridge Street District and the advanced planning for a substantial portion of the developable properties in this area have resulted in a unique opportunity to create a new Neighborhood District very similar those created for the other existing Neighborhood Districts. The neighborhood concept for this area was developed as a result of the significant level of public and private project coordination with Crawford Hoying (CH) over the past 12 months.

To create the provisions of the Riverside Neighborhood, Planning examined each of the three zoning districts that currently make up the area of the CH development. It was noted that the regulations of the three separate districts, if applied only within their area, would inhibit the City's and developer's ability to form the more desirable unified, integrated development opportunity now available. Rather than attempting to maintain three separate zoning districts, each of which may have required significant modifications or Waivers, Planning recommended the creation of the Riverside Neighborhood District.

The BSD Riverside Neighborhood District will be applied to land generally along the east side of the relocated Riverside Drive, including the existing Bridge Pointe shopping center, the former Wendy's restaurant site at the southeast corner of the Riverside/161 intersection, properties along Dale Drive (except the Acura dealership), a portion of the former driving range, and other land along the north side of the future John Shields Parkway. A separate designation of BSC Public District is recommended for the riverfront parkland. This is the same district that currently applies to other public uses throughout the BSD, such as the Dublin Schools property, the Dublin Cemetery, and Sycamore Ridge Park. Refer to Attachment 3, Proposed BSD Zoning Map, for the proposed district boundaries.

The review process provides the same three opportunities for public review through the Planning and Zoning Commission (Basic Plan, Development Plan, and Site Plan) that currently exist for all Bridge Street zoning districts. Accordingly, the BSD process provides ample opportunities for the Commission to enhance the development, provided that basic form-based standards are not modified. The Neighborhood District approach facilitates the review process by allowing these elements to be addressed more comprehensively and in a coordinated fashion through the single BSD Riverside Neighborhood District, rather than three separate zoning districts with boundaries separated by parcels as they exist today. The BSD review process is not modified by the Neighborhood District; there is ample opportunity for the public to weigh in on the applications.

Certainly, if a separate, non-Bridge Street zoning designation was introduced (such as a PUD), it would still need to be carefully reviewed to ensure that the fabric and intent of the BSD was being maintained. As such, no significant advantage would be gained through a planned development that was not already required by the Bridge Street regulations. The same would be true of individual buildings and sites; they would still need to fit into the overall character of the District urban design framework and their immediate surroundings. The recommended Neighborhood District best ensures that the proposed development will be considered and assessed within the overall context and connectivity framework of the BSD.

The BSD zoning regulations for this area are consistent with the previously mentioned neighborhoods and the City's vision for this area. The City has been the applicant on all of the other related, larger scale BSD code provisions, and, because this area still has some level of multiple ownership (albeit much more unified than 2 years ago), including the City, Dublin is the logical entity to sponsor this amendment.

Zoning Policy in the Bridge Street District

As noted, the Riverside Neighborhood District brings the River Corridor area into alignment with other similar areas of the BSD and the general recommendations outlined in the Bridge Street Corridor Vision Report. This neighborhood-based BSD zoning framework is an important matter of Dublin City policy. The goals and underpinnings which led to Council's adoption of the BSD zoning ordinance are still valid and should continue to represent the City's preferred approach.

More importantly, this amendment is a prerequisite for the proposed Bridge Park development to move forward and is consistent with the City's policy of establishing for developers as much clarity, predictability and early guidance as possible of the City's plans and expectations for this area. Continuing to refine the very new regulatory approach (which was modified in November 2013 following the original BSD Code adoption in March 2012) is recommended. This approach was specifically designed to address the unique needs of the BSD and avoid some of the challenges, such as uncertainty and unpredictability of the City's traditional regulatory approaches.

As noted at Council's May 14 Work Session, some members of the Planning and Zoning Commission have expressed a preference that the City uses a PUD zoning designation for the properties proposed for the new Neighborhood District zoning. This preference was reasserted by formal action of the Commission at its May 15 meeting wherein it directed Staff to prepare and present to the Commission an analysis of the pros and cons of using the BSD Neighborhood District versus a PUD District before reviewing the City's Riverside Neighborhood application.

To date, Staff has not had any applications for a rezoning to a planned district in the BSD (the only rezoning that has taken place outside of the BSD regulations was the Wendy's restaurant on Dale Drive, zoned from BSC Commercial to CC, Community Commercial District). However, nothing in the Zoning Code would prohibit an application for a PUD.

As with all requests for rezoning, if a PUD is pursued, the City would evaluate the request and base its recommendation on its consistency with the Dublin Community Plan, which includes the Bridge Street District Area Plan. Perhaps the single advantage a PUD would have for an applicant is the ability to rewrite the form-based code, or default to the existing Zoning Code. The greatest differences are essentially the mandatory review time frames and the potential for avoiding the more prescriptive urban design standards provided by the BSD code.

Although there would be no requirement to do so, requests for a PUD should be required to rely heavily upon the existing Bridge Street District zoning regulations as the basis for the development text. The proper integration of the underlying BSD standards would, in fact, be critical for the City to maintain the appropriate level of urban design consistency along the BSD grid network. From a practical standpoint, it is conceivable that the use of a PUD could have merit on isolated sites that have little or no relationship to the surrounding grid street network or the

area's architectural character, and assuming the developer's project would otherwise require substantial deviations from the BSD code provisions. This would not be the case for the area covered by the Riverside Neighborhood District.

Overall, Staff still strongly stresses Council's goals of implementing a BSD zoning review process that both improves predictability and timeliness of decision making as critical to successfully achieving the City's BSD vision.

Staff's recommendation is that the City continues its review of the proposed BSD Zoning Code amendment and rezoning in a timely fashion and that it should not be considered in lieu of some other potential development review process.

Historic District Reviews

The issue of the Architectural Review Board (ARB's) ability to review certain applications for larger projects within the Historic District was recently raised by the PZC. During the drafting of the Bridge Street regulations it was Council's preference that the authority of the ARB was not to be affected by the code provisions. Accordingly, the ARB maintains jurisdiction over project approvals within the Historic District. This includes approvals for demolitions within the Historic District.

Another provision that Council requested in the Code was the ability of each of the required reviewing bodies (Administrative Review Team, Planning and Zoning Commission, and Architectural Review Board) to have access to consultants to provide architectural assistance and design expertise where needed. To fulfill this requirement, Planning has retained a number of qualified architects to assist Staff and these bodies in their project reviews.

The ARB has been engaged in the Bridge Street District planning efforts since the very beginning, and also had an opportunity to review and provide feedback on the regulations as they were being developed, including providing a recommendation to the Planning and Zoning Commission on the adoption of the regulations. Since the regulations were adopted, members have also been attending the various workshops and City Council meetings where many of the projects and policy issues have been discussed in a public setting.

Given how relatively new the BSD zoning regulations are, and that the process has not been fully vetted to identify where further modifications to the process are appropriate, Staff recommends that there be no change in the reviewing authorities as established by the adopted BSD zoning regulations. Staff recognizes the transformational quality that many of the projects anticipated in various parts of the Bridge Street District will have, and has already ensured that all plans submitted for all BSD projects are promptly posted on the City's website and each reviewing body is informed when these applications are filed. This allows the option of having either individual members, or the board or commission to comment on the submission.

Recommendation

Staff recommends that:

1. Council affirm the policy that the preferred zoning and development review process is the use of the Bridge Street District zoning districts and regulations, but that PUDs may continue to be an option for an applicant to request in some limited cases;
2. The Planning and Zoning Commission be requested to continue its review of the Riverside Neighborhood District Zoning Code amendment and area rezoning separate from the discussion of other zoning policies and submit its recommendation for the proposed Neighborhood District to City Council for final action; and
3. There should be no change in the reviewing authorities as established by the adopted Bridge Street District zoning regulations.

Attachments

1. BSD Zoning Regulations – Neighborhood District Standards
2. Existing BSD Zoning Map As Adopted by Dublin City Council, Effective May 9, 2012
3. Proposed BSD Zoning Map

Attachment 1: BSD Code - Existing Neighborhood District Standards

§ 153.063 NEIGHBORHOOD STANDARDS

(A) INTENT

Certain Bridge Street Corridor Districts 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. The intent of §153.063 is to establish requirements for the creation of signature places in the city consistent with the Bridge Street Corridor Vision Report by incorporating long-term phasing plans, transitional development conditions, and adaptability to future market needs. The neighborhood standards guide the development of streets, open spaces, buildings, and other placemaking elements over time. They are not intended to designate the precise locations for approved street types, use areas, open spaces or other required elements of this Code; actual locations and specific development requirements will be determined through the Development Plan and Site Plan Reviews as required in §153.066 for individual neighborhoods.

- (1) The BSC Historic Residential District is a singularly unique residential neighborhood with a historic development pattern. The requirements for the BSC Historic Residential District ensure that the scale and placement of new or modified buildings are compatible with the historic character of the existing residential uses and streets.
- (2) The BSC Sawmill Center Neighborhood and BSC Indian Run Neighborhood districts anchor the Bridge Street Corridor through the creation of mixed use neighborhoods with signature development characters. Each neighborhood is intended to be anchored by a critical mass of commercial uses located in highly walkable shopping corridors with streets, blocks, buildings and open spaces designed to encourage park-once visits, window shopping, impromptu public gatherings and sidewalk activity.

- (3) The BSC Historic Transition Neighborhood District serves as a bridge between the existing historic scale of the BSC Historic Core District and the more contemporary, larger scale of the BSC Indian Run Neighborhood District.

(B) BSC HISTORIC RESIDENTIAL DISTRICT

(1) Development Intent

While included as part of the Neighborhood Standards, it is the intent of this district to maintain the existing conditions of this important neighborhood. The BSC Historic Residential neighborhood represents a snapshot in time that should be maintained, preserved, and protected.

(2) The following standards for arrangement and development of land and buildings are required.

(a) Lot Area

For each dwelling unit, there shall be a lot area not less than 8,712 square feet (0.2-acre).

(b) Lot Width

Lots shall be a minimum of 60 feet in width with a minimum frontage of 60 feet along a public street.

(c) Height

No residential structure shall exceed 35 feet in height. Maximum height for other structures shall not exceed a safe height as determined by the Fire Chief and as reviewed and accepted by the Architectural Review Board.

(d) Lot Coverage

Combined square footage of all principal and accessory structures and impervious surfaces shall not exceed 50% of the lot area, unless otherwise approved by the Architectural Review Board.

(e) Front, Side, and Rear Yards

All lots shall have minimum setbacks as noted in Table 153.063-A.

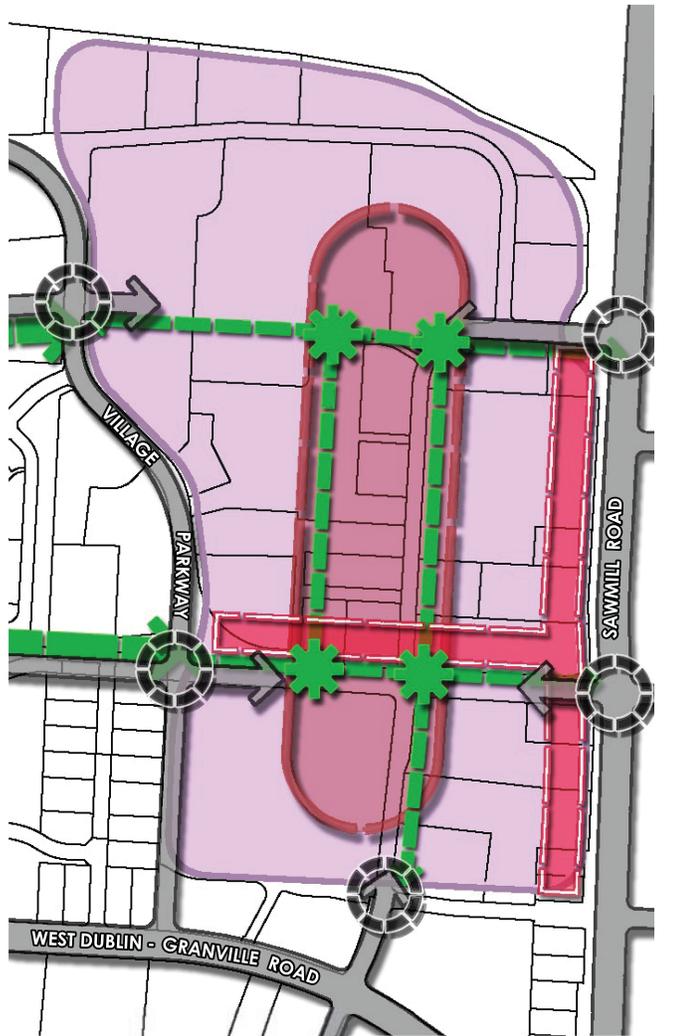
TABLE 153.063-A. MINIMUM YARD REQUIREMENTS FOR BSC HISTORIC RESIDENTIAL DISTRICT

For properties fronting onto:	Front Yard (feet)	Side Yard (feet)	Total Side Yard (feet)	Rear Yard (feet)
Dublin Road	15	4	16	15
Franklin Street	25	4	12	25
High Street (north & south)	15	4	16	15
South Riverview Street (east side)	0	3	12	15
South Riverview Street (west side)	20	3	12	15
North Riverview Street (east side)	0	3	6	15
North Riverview Street (west side)	20	3	6	15
Short Street	20	3	12	15
Streets not listed above	20	3	12	15

Attachment 1: BSD Code - Existing Neighborhood District Standards

FIGURE 153.063-A. ILLUSTRATION OF SAWMILL CENTER DEVELOPMENT STANDARDS

(C) BSC SAWMILL CENTER NEIGHBORHOOD DISTRICT



(1) Development Intent

The Sawmill Center Neighborhood offers a unique opportunity to provide a vibrant, active mixed use environment with a wide variety of shopping, service and entertainment activities. This neighborhood will have a strong pedestrian friendly streetscape and a well-defined network of streets connecting to the major roadways of Sawmill Road and West Dublin-Granville Road. Supporting residential and office uses may be incorporated in a variety of ways, including upper floors in vertical mixed use areas and in stand-alone buildings. Additionally, the neighborhood will have connections to greenways planned for the Bridge Street Corridor to connect to other development areas to the west.

(2) Refer to §153.058 for the BSC Sawmill Center Neighborhood District intent and the adopted Zoning Map for the actual limits of the BSC Sawmill Center Neighborhood District. Refer to Figure 153.063-A for an illustration of a conceptual development pattern desired for this district.

(3) Block, Access, and Street Layout

(a) Refer to §153.060 for Lots and Blocks; refer to §153.061 for Street Types; refer to §153.062(O) for access permitted for specific building types.

(b) Block Length

Refer to Table 153.060-A, Maximum Block Dimensions.

(c) Access

Refer to §§ 153.060 and 153.061 for existing and planned principal frontage streets within the BSC Sawmill Center Neighborhood District and general block access configurations.

(d) Mid-Block Pedestrianways

Blocks consisting entirely of residential uses that are located in predominantly residential development areas may be exempted from the mid-block pedestrianway requirements of §153.060(C)(6), subject to approval by the required reviewing body, except where a block has frontage on a principal frontage street.

(e) Street Types

Refer to §153.061 for existing and potential streets and street family designations within the BSC Sawmill Center Neighborhood District.

(4) Building Types. Refer to §153.062.

(a) Permitted Building Types

Corridor Building, Loft Building, Apartment Building, Podium Apartment Building, Single-Family Attached, Mixed Use Building, Large Format Commercial Building, Commercial Center, Civic Building, Parking Structure

Note: Graphic figures are intended to illustrate one result of one or more of the general requirements and do not represent all requirements or actual development. The Development Standards illustration is intended to be representative of a general development pattern. It is not intended to show the precise locations for approved street types, use areas, open spaces or other required elements of this Code. Actual locations and standards will be provided with the approval of the Development Plan and Site Plan as required in §153.066 for individual neighborhood areas.

Attachment 1: BSD Code - Existing Neighborhood District Standards

(b) Building Types Permitted in Shopping Corridors
Corridor Building, Loft Building, Mixed Use Building, Large Format Commercial Building

(c) Commercial Center Building Types
Commercial Center building types are permitted to front only on Village Parkway and Sawmill Road.

(5) Placemaking Elements

(a) Shopping Corridor

1. At least one continuous shopping corridor is required and shall be located along at least one principal frontage street in the approximate location shown on Figure 153.063-A.
2. The minimum required length of the required shopping corridor shall be measured as the aggregate length of the block faces along both sides of the principal frontage street. The required length shall be based on the total area of the development site as noted in Table 153.063-B.

TABLE 153.063-B SHOPPING CORRIDOR LENGTH - BSC SAWMILL CENTER NEIGHBORHOOD DISTRICT	
Development Area	Required Shopping Corridor Length
Less than 5 acres	No minimum
5 to 20 acres	600 linear feet minimum
Over 20 acres	1200 linear feet minimum

3. Any block within a shopping corridor exceeding 300 feet shall provide a mid-block pedestrianway meeting the requirements of §153.060(C)(6).
4. The required shopping corridor is permitted to turn the corner of a block provided the minimum required length of the shopping corridor is located along the principal frontage street.

(b) Sign Plans

1. The BSC Sawmill Center Neighborhood District is intended to accommodate a wide variety of building types and uses to create vibrant, mixed use shopping and entertainment districts. The sign and graphic standards shall contribute to the vibrancy of the district and the creation of a high quality environment with effective graphics intended for navigation, information, and identification primarily for pedestrians and secondarily for vehicles.
2. A master sign plan shall be submitted as required by §153.066(J). The approved master sign plan may include alternative sign types, number, size, heights, locations, colors,

and lighting, provided the purpose and intent of the sign and graphic standards for the BSC Sawmill Center Neighborhood District are maintained.

(c) Street Terminations

Refer to §153.062(J) for Treatments at Terminal Vistas.

(d) Gateways

1. Gateways shall be provided in the approximate locations shown in Figure 153.063-A. Gateway designs shall be approved with the Site Plan Review, but locations shall be identified with the Development Plan Review and shall be coordinated with the street network.
2. Gateways are points of identification that provide a sense of arrival to the area. Gateway designs shall be pedestrian-oriented in scale and shall include a combination of architectural elements, landscape features and/or public open spaces. Gateways may include a gateway sign in accordance with §153.065(H). Gateway elements should be coordinated with the design of the nearby streetscape, open spaces and architecture as may be applicable.

(6) Open Spaces. Refer to §153.064.

(a) Open Space Character

The BSC Sawmill Center Neighborhood district is intended to accommodate a wide variety of building types and uses to create vibrant, mixed use shopping and entertainment districts accented by a high quality open space network that balances a variety of natural and hardscape areas designed to provide intimate gathering spaces appropriate for an urban setting.

(b) Required Open Space

Open space shall be provided in accordance with the requirements of §153.064(C). All open spaces fulfilling this requirement shall meet the intent and design requirements of an open space type permitted in the BSC Sawmill Center Neighborhood District as described in §153.064(G). Required open spaces shall be publicly accessible and accommodate community activity and gathering spaces.

(c) Permitted Open Space Types

Pocket Park, Pocket Plaza, Plaza, Square, Green, Park, Greenway

(d) Open Space Network

1. Open spaces within the BSC Sawmill Center Neighborhood district shall be organized as a series of interconnected nodes and corridors appropriate to the scale and character of surrounding streets, buildings and land uses.

Attachment 1: BSD Code - Existing Neighborhood District Standards

The purpose of this requirement is to create highly accessible public gathering spaces and activity areas along a continuous open space network weaving through this urban neighborhood.

2. The open space network shall be provided, at a minimum, in the approximate locations shown in Figure 153.063-A. Open space designs shall be approved with the Site Plan Review, but locations and types shall be identified with the Development Plan Review and shall meet the following criteria:
 - A. Open space corridors and nodes shall be coordinated with the street network, and with gateways where applicable.
 - B. Open space corridors may be provided as a greenway open space type or by using approved street types, provided that open space nodes are located along the street with no greater than three full blocks between each open space node, and if pedestrian and bicycle movement between the open spaces is emphasized in the street design.
 - C. The open space network shall connect to existing or planned greenways within the vicinity, providing pedestrian and bicycle access to nearby residential districts, the Scioto River, other destinations throughout the Bridge Street Corridor, and to the city's larger open space system.
 - D. Open space nodes shall be provided at prominent street intersections, such as those serving as entrances to a designated shopping corridor and other gateway locations, with other appropriately scaled open space types integrated along the corridor as appropriate to the character of the street.

(D) BSC HISTORIC TRANSITION NEIGHBORHOOD DISTRICT

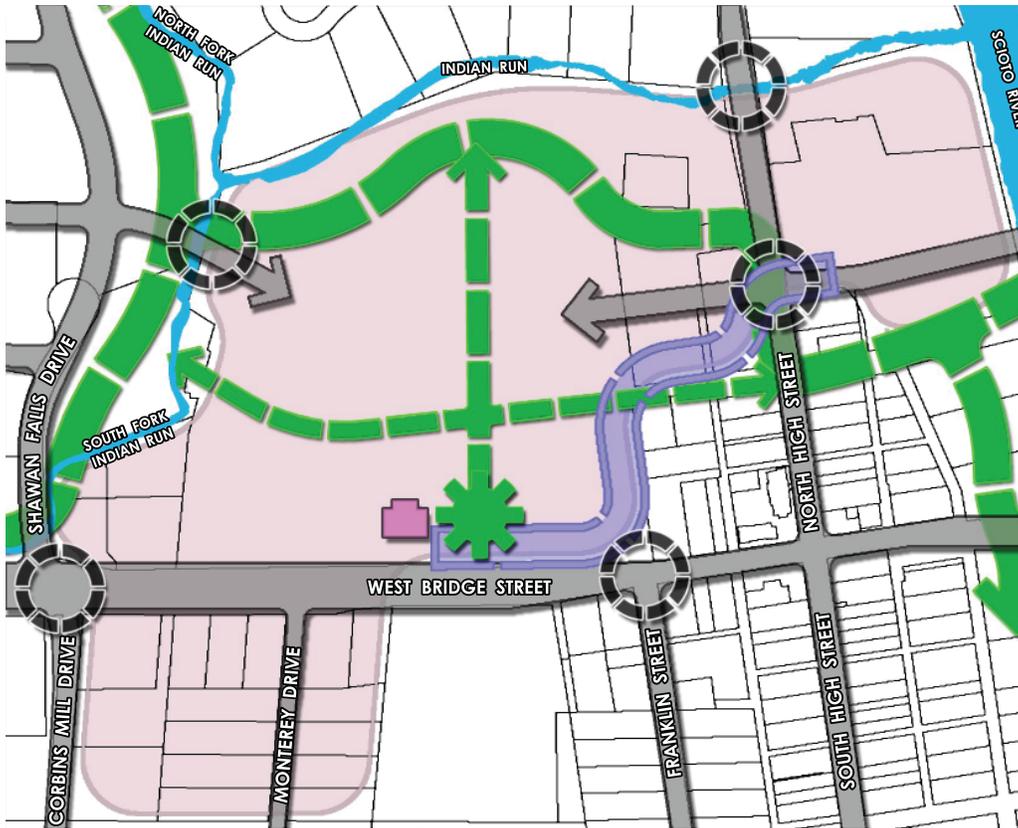
(1) Development Intent

The Historic Transition Neighborhood presents a unique opportunity within the Bridge Street Corridor. Transitional elements include building on the BSC Historic Core District's strong gridded pedestrian and street network and providing appropriate connections to the BSC Indian Run Neighborhood. A strong residential presence will be important to support the smaller scale retail, service, and entertainment uses in the BSC Historic Core. Other limited areas of BSC Historic Transition Neighborhood border the Historic District and require sensitive treatment to maintain complementary relationships to adjacent districts.

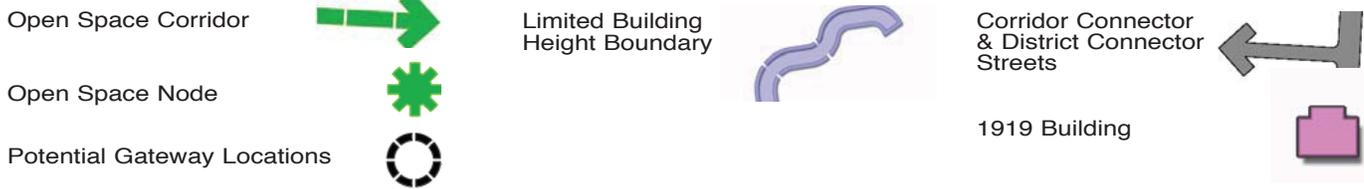
- (2) Refer to §153.058 for the BSC Historic Transition Neighborhood District intent and refer to the adopted Zoning Map for the actual limits of the BSC Historic Transition Neighborhood District. Refer to Figure 153.063-B for an illustration of a conceptual development pattern desired for this district.
- (3) Block, Access, and Street Layout
 - (a) Refer to §153.060 for Lots and Blocks; refer to §153.061 for Street Types; refer to §153.062(O) for access permitted for specific building types.
 - (b) Block Length
 1. Refer to Table 153.060-A, Maximum Block Dimensions.
 2. Developable lots are not permitted between greenways and the street adjacent to the Indian Run west of North High Street.
 - (c) Access
Refer to §§ 153.060 and 153.061 for existing and planned principal frontage streets within the BSC Historic Transition Neighborhood District and acceptable block access configurations.
 - (d) Mid-Block Pedestrianways
Blocks consisting entirely of residential uses that are located in predominantly residential development areas may be exempted from the mid-block pedestrianway requirements of §153.060(C)(6), subject to approval by the required reviewing body, except where a block has frontage on a principal frontage street.
 - (e) Street Types
Refer to §153.061 for existing and potential streets and street family designations within the BSC Historic Transition Neighborhood District.
- (4) Building Types. Refer to §153.062.
 - (a) Permitted Building Types
Single Family Attached, Apartment Building, Podium Apartment Building, Loft Building, Historic Mixed Use Building, Civic Building, Parking Structure
 - (b) Building Height
Buildings located across a street from or adjacent to the BSC Historic Core District shall be limited to two and a half stories.
- (5) Placemaking Elements
 - (a) Historic Sites and Structures
Historic sites and structures listed on the National Register and/or the Ohio Historic Inventory shall be preserved to the extent practicable with redevelopment unless otherwise approved by the Architectural Review Board pursuant to §153.171.

Attachment 1: BSD Code - Existing Neighborhood District Standards

FIGURE 153.063-B. ILLUSTRATION OF BSC HISTORIC TRANSITION DEVELOPMENT STANDARDS



Note: Graphic figures are intended to illustrate one result of one or more of the general requirements and do not represent all requirements or actual development. The Development Standards illustration is intended to be representative of a general development pattern. It is not intended to show the precise locations for approved street types, use areas, open spaces or other required elements of this Code. Actual locations and standards will be provided with the approval of the Development Plan and Site Plan as required in §153.066 for individual neighborhood areas.



- (b) Use Limitations
 - Ground floor residential uses are not permitted on Bridge Street.
- (c) Gateways
 1. Gateways shall be provided in the approximate locations shown in Figure 153.063-B. Gateway designs shall be approved with the Site Plan Review, but locations shall be identified with the Development Plan Review and shall be coordinated with the street network.
 2. Gateways are points of identification that provide a sense of arrival to the area. Gateway designs shall be pedestrian-oriented in scale and shall include a combination of architectural elements, landscape features and/or public open spaces. Gateway elements should be coordinated with the design of the nearby streetscape, open spaces and architecture as may be applicable.

- (6) Open Spaces. Refer to §153.064.
 - (a) Permitted Open Space Types
 - Pocket Park, Pocket Plaza, Plaza, Square, Green, Greenway
 - (b) Open Space Character
 1. The BSC Historic Transition Neighborhood District is intended to complement the BSC Historic Core District by accommodating a variety of building types within a finer grained street and block network and uses consistent with that district. On the larger parcels within this district, development shall be planned to allow an extension of the walkable mixed use character of the BSC Historic Core District.
 2. Open spaces shall be planned in a manner appropriate to the smaller scaled urban environment consistent with the adjacent Historic District, with a network of open spaces to serve the residential presence in the BSC Historic Transition Neighborhood District, a high quality public green to

Attachment 1: BSD Code - Existing Neighborhood District Standards

serve as a community gathering space, and connections to the Indian Run greenway and the Scioto River.

(c) Required Open Space

Open space shall be provided in accordance with the requirements of §153.064(C). All open spaces fulfilling this requirement shall meet the intent and design requirements of an open space type permitted in the BSC Historic Transition Neighborhood District. Required open spaces shall be publicly accessible and accommodate community activities and gathering spaces.

(d) Open Space Network

1. Open spaces within the BSC Historic Transition Neighborhood District shall be organized as a series of interconnected nodes and corridors, appropriate to the scale and character of surrounding streets, buildings and land uses. The purpose of this requirement is to create highly accessible public gathering spaces and activity areas along a continuous open space network weaving through and around the edges of this urban neighborhood.

2. The open space network shall be provided, at a minimum, in the approximate locations shown in Figure 153.063-B. Open space designs shall be approved with the Site Plan Review, but locations and types shall be identified with the Development Plan application and shall meet the following criteria:
- A. Open space corridors and nodes shall be coordinated with the street network, and with gateways where applicable.
 - B. Greenways are required along all branches of the Indian Run and shall be designed to facilitate pedestrian and bicycle travel. Greenways shall be designed with publicly accessible street frontage for a minimum of one third of the greenway length along all branches of the Indian Run within the BSC Historic Transition Neighborhood District.
 - C. Required greenways shall connect to existing or planned greenways within the vicinity, providing pedestrian and bicycle access to the BSC Indian Run Neighborhood District, the Scioto River, other destinations throughout the Bridge Street Corridor, and to the city's larger open space system.
 - D. Building frontage directly along a greenway with no intervening street shall be treated as street frontage and shall meet street-facing façade requirements, except the minimum front property line

coverage requirements are reduced to 50% along the greenway.

- E. Other required open space corridors may be created by using approved street types, provided that open space nodes are located along the street with no greater than three full blocks between each open space node and pedestrian and bicycle movement between the open spaces is emphasized in the street design.
- F. A minimum of one open space type (Green, Square, Plaza, or Park) shall be provided north of Bridge Street, with continuous pedestrian and bicycle connections to the Indian Run greenway.
- G. Other open space nodes shall be provided at gateway locations, such as at prominent street intersections, with other appropriately scaled open space types integrated along the corridor as appropriate to the character of the street.

(E) BSC INDIAN RUN NEIGHBORHOOD DISTRICT

(1) Development Intent

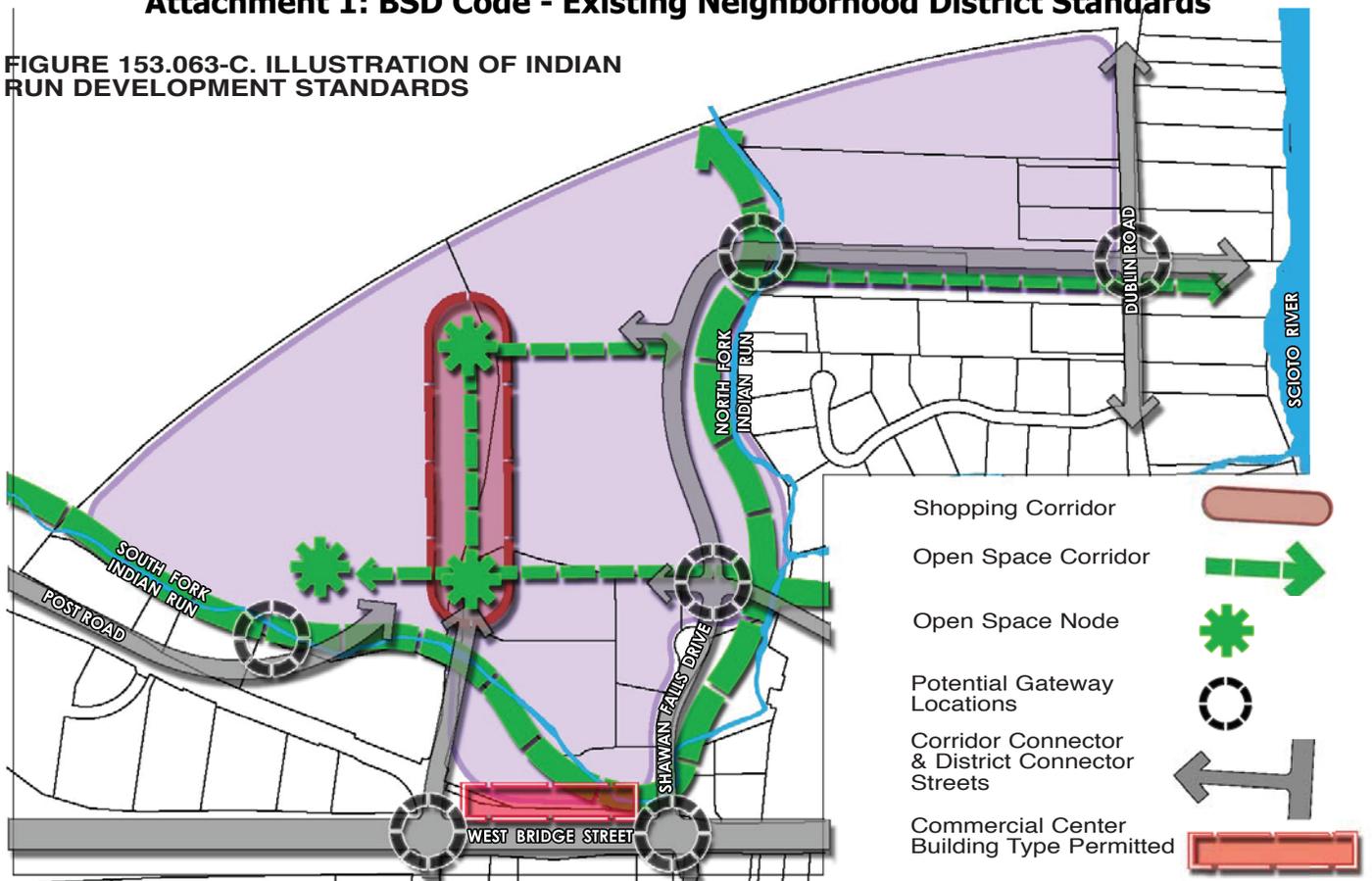
The BSC Indian Run Neighborhood District provides a significant opportunity for a well-planned and designed mixed use neighborhood. Special attention at the boundaries of the neighborhood will be required to deal with the sensitivity of the Indian Run and the opportunities for prominent visibility from I-270. Land use opportunities include a substantial residential presence, especially in those areas nearest the Indian Run, with office employment and supporting service and commercial uses. A comfortable, walkable street network is intended to convey a strong sense of connection between each of these diverse but complementary land uses.

- (2) Notwithstanding the foregoing, any real property that had a Planned Unit Development (PUD) classification pursuant to §153.052 immediately prior to its rezoning into the BSC Indian Run Neighborhood District shall be permitted to be developed, at the election of the property owner or other applicant, in one of the following manners:

- (a) Per the terms of the PUD zoning text that was approved in accordance with §153.052, if the approved PUD zoning text is silent on any particular matter, issue, restriction, or requirement, then the Dublin Zoning Code, as it existed immediately prior to the adoption of §§153.057 through 153.066, shall provide the applicable zoning requirements. A property owner or applicant that desires to develop their property in accordance with this provision shall be required to file and obtain approval of a Final Development

Attachment 1: BSD Code - Existing Neighborhood District Standards

FIGURE 153.063-C. ILLUSTRATION OF INDIAN RUN DEVELOPMENT STANDARDS



Note: Graphic figures are intended to illustrate one result of one or more of the general requirements and do not represent all requirements or actual development. The Development Standards illustration is intended to be representative of a general development pattern. It is not intended to show the precise locations for approved street types, use areas, open spaces or other required elements of this Code. Actual locations and standards will be provided with the approval of the Development Plan and Site Plan as required in §153.066 for individual neighborhood areas.

- Plan application as required under §153.053 of the Dublin Zoning Code; or
- (b) A property owner or applicant that desires to develop their property in accordance with the requirements of §§153.057 through 153.066 shall be required to follow all of the procedures required for approval of development projects under the BSC Indian Run Neighborhood District.
- (3) Refer to §153.058 for the BSC Indian Run Neighborhood District intent, and refer to the adopted Zoning Map for the actual limits of the BSC Indian Run Neighborhood District. Refer to Figure 153.063-C for an illustration of a conceptual development pattern desired for this district.
- (4) Block, Access, and Street Layout
 - (a) Refer to §153.060 for Lots and Blocks; refer to §153.061 for Street Types; refer to §153.062(O) for access permitted for specific building types.
 - (b) Block Length
Refer to Table 153.060-A, Maximum Block Dimensions.
 - (c) Access
Refer to §§153.060 and 153.061 for existing and potential principal frontage streets within the BSC Indian Run Neighborhood District and acceptable block access configurations.
 - (d) Mid-Block Pedestrianways
Blocks consisting entirely of residential uses that are located in predominantly residential development areas may be exempted from the mid-block pedestrianway requirement of §153.060(C)(6), subject to approval by the required reviewing body, except where a block has frontage on a principal frontage street.

Attachment 1: BSD Code - Existing Neighborhood District Standards

(e) Street Types

1. Streets fronted by a required open space type shall be designated as principal frontage streets.
2. Refer to §153.061 for existing and planned streets and street family designations within the BSC Indian Run Neighborhood District.

(5) Building Types. Refer to §153.062.

(a) Permitted Building Types

Corridor Building, Loft Building, Apartment Building, Podium Apartment Building, Single-Family Attached, Mixed Use Building, Large Format Commercial Building, Commercial Center, Civic Building, Parking Structure

(b) Building Types Permitted in Shopping Corridors

Corridor Building, Loft Building, Mixed Use Building, Large Format Commercial Building

(c) Commercial Center Building Types

Commercial Center building types are permitted to front only on Bridge Street.

(6) Placemaking Elements

(a) Shopping Corridor

1. At least one continuous shopping corridor is required and shall be located along at least one principal frontage street in the approximate location shown on Figure 153.063-C.
2. The minimum required length of the required shopping corridor shall be measured as the aggregate length of the block faces along both sides of the principal frontage street. The required length shall be based on the total area of the development site as noted in Table 153.063-C.

(b) Indian Run Frontage

1. If buildings are fronted directly along the Indian Run greenway, ground floor façades shall be treated the same as front façades on principal frontage streets. Parking lots, parking structures, garages, and loading facilities are not permitted in the rear yards of lots with frontage along the Indian Run greenway.
2. Eating and drinking establishments are encouraged along the Indian Run greenway, with an additional 10% semi-pervious area permitted for outdoor dining and seating where the outdoor dining area is within 20 feet of the principal structure.

(c) Street Terminations

Refer to §153.062(J) for Treatments at Terminal Vistas.

(d) Gateways

1. Gateways shall be provided in the approximate locations shown in Figure 153.063-C. Gateway designs shall be approved with the Site Plan Review, but locations shall be identified with the Development Plan Review and shall be coordinated with the street network.
2. Gateways are points of identification that provide a sense of arrival to the area. Gateway designs shall be pedestrian-oriented in scale and shall include a combination of architectural elements, landscape features and/or public open spaces. Gateways may include a gateway sign in accordance with §153.065(H). Gateway elements should be coordinated with the design of the nearby streetscape, open spaces and architecture as may be applicable.

(e) Sign Plans

1. The BSC Indian Run Neighborhood District is intended to accommodate a wide variety of building types and uses to create vibrant, mixed use shopping and entertainment districts. The sign and graphic standards shall contribute to the vibrancy of the district and the creation of a high quality environment with effective graphics intended for navigation, information, and identification primarily for pedestrians and secondarily for vehicles.
2. A master sign plan shall be submitted as required by §153.066(J). The approved master sign plan may include alternative sign types, number, size, heights, locations, colors, and lighting, provided the purpose and intent of the sign and graphic standards for the BSC Indian Run Neighborhood District are

TABLE 153.063-C SHOPPING CORRIDOR LENGTH - BSC INDIAN RUN NEIGHBORHOOD DISTRICT	
Development Area	Required Shopping Corridor Length
Less than 5 acres	No minimum
5 to 20 acres	600 linear feet minimum
Over 20 acres	1200 linear feet minimum

3. Any block within a shopping corridor exceeding 300 feet shall provide a mid-block pedestrianway meeting the requirements of §153.060(C)(6).
4. The required shopping corridor is permitted to turn the corner of a block provided the minimum required length of the shopping corridor is located along the principal frontage street.

Attachment 1: BSD Code - Existing Neighborhood District Standards

maintained. The approved master sign plan may include alternative sign types, number, size, heights, locations, colors, and lighting.

(7) Open Spaces. Refer to §153.064.

(a) Open Space Character

1. The BSC Indian Run Neighborhood District is intended to accommodate a wide variety of building types and uses to create vibrant, mixed use shopping and employment districts accented by a high quality open space network that balances a variety of stunning natural greenways and hardscape areas designed to provide intimate gathering spaces appropriate for an urban setting.
2. Greenways shall be provided to connect the BSC Indian Run Neighborhood District with the BSC Historic Transition Neighborhood District to the east, creating pedestrian and bicycle connections and natural corridors from this mixed use activity center to the Scioto River and throughout the Bridge Street Corridor.

(b) Required Open Space

Open space shall be provided in accordance with the requirements of §153.064(C). All open spaces fulfilling this requirement shall meet the intent and design requirements of an open space type permitted in the BSC Indian Run Neighborhood District as described in §153.064(G). Required open spaces shall be publicly accessible and accommodate community activity and gathering spaces.

(c) Permitted Open Space Types

Pocket Park, Pocket Plaza, Plaza, Square, Green, Park, Greenway

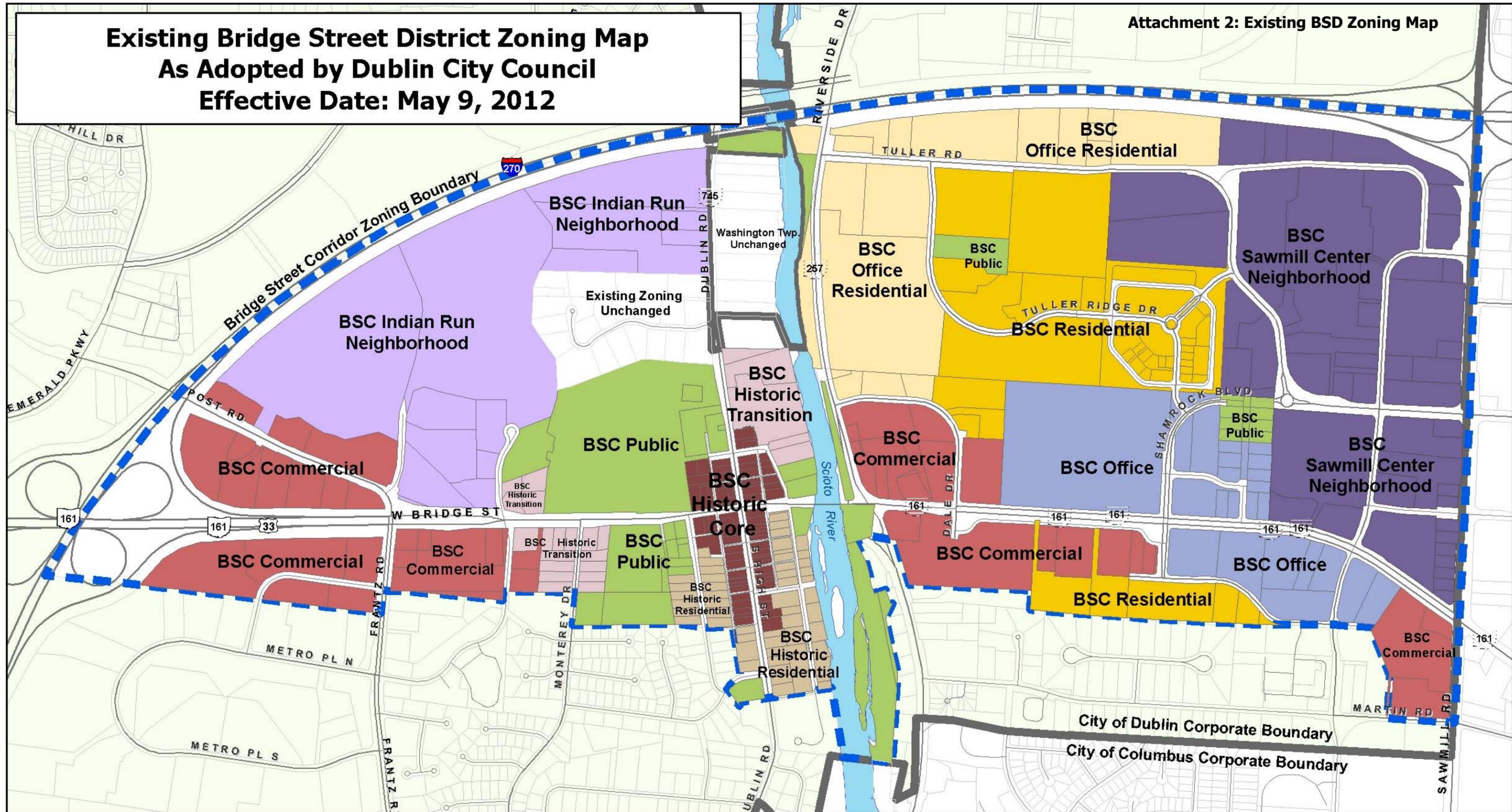
(d) Open Space Network

1. Open spaces within the BSC Indian Run Neighborhood District shall be organized as a series of interconnected nodes and corridors appropriate to the scale and character of surrounding streets, buildings and land uses. The purpose of this requirement is to create highly accessible public gathering spaces and activity areas along a continuous open space network weaving through and around the edges of this urban neighborhood.
2. The open space network shall be provided, at a minimum, in the approximate locations shown in Figure 153.063-C. Open space designs shall be approved with the Site Plan Review, but locations and types shall be identified with the Development Plan Review and shall meet the following criteria:

- A. Open space corridors and nodes shall be coordinated with the street network, and with gateways where applicable.
- B. Greenways are required along all branches of the Indian Run and shall be designed to facilitate pedestrian and bicycle travel. Greenways shall be designed with publicly accessible street frontage for a minimum of one third of the greenway length along all branches of the Indian Run within the Indian Run district.
- C. Required greenways shall connect to existing or planned greenways within the vicinity, providing pedestrian and bicycle access to Historic Dublin, the Scioto River, other destinations throughout the Bridge Street Corridor, and to the city's larger open space system.
- D. Where buildings front directly onto greenways, semi-pervious outdoor dining areas are permitted within 20 feet of the principal structure adjacent to the greenway.
- E. Other required open space corridors may be created by using approved street types, provided that open space nodes are located along the street with no greater than three full blocks between each open space node and pedestrian and bicycle movement between the open spaces is emphasized in the street design.
- F. Open space nodes shall be provided at prominent street intersections, such as those serving as entrances to a designated shopping corridor and other gateway locations, with other appropriately scaled open space types integrated along the corridor as appropriate to the character of the street.
- G. Where a conference center use is provided, an adjacent plaza or square shall be required to serve as an open space node.

Existing Bridge Street District Zoning Map As Adopted by Dublin City Council Effective Date: May 9, 2012

Attachment 2: Existing BSD Zoning Map



Adopted BSC Zoning Districts

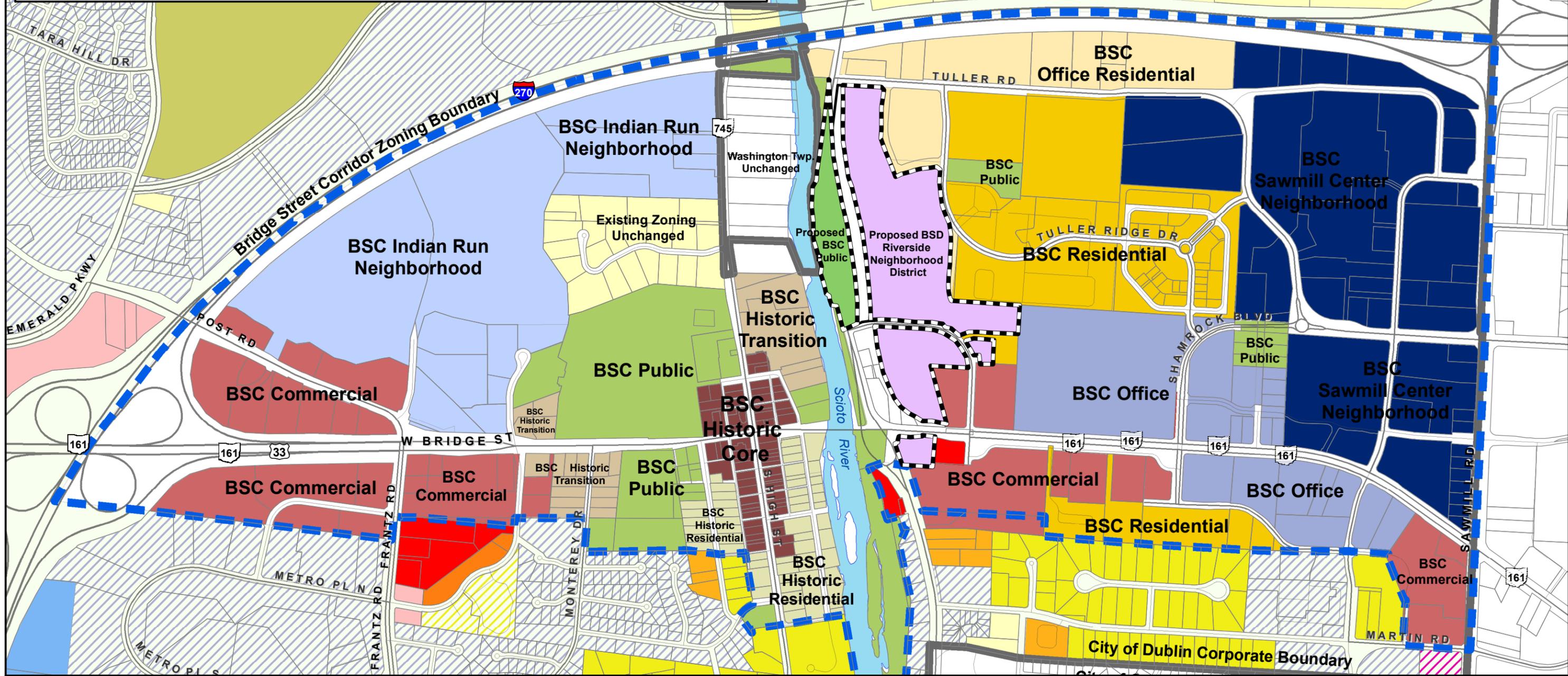
- | | |
|--|--|
|  BSC Commercial |  BSC Historic Core |
|  BSC Office |  BSC Historic Residential |
|  BSC Residential |  BSC Historic Transition Neighborhood |
|  BSC Office Residential |  BSC Indian Run Neighborhood |
|  BSC Public |  BSC Sawmill Center Neighborhood |



BRIDGE STREET
CORRIDOR



Proposed Bridge Street District Zoning Map Amendment BSD Riverside Neighborhood & BSC Public Districts PZC: June 5, 2014



Adopted BSC Zoning Districts

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

Proposed Bridge Street Zoning Districts

- BSD Riverside Neighborhood
- BSC Public

Case 14-040Z

