



BRIDGE PARK
DUBLIN, OH

PROJECT OVERVIEW
MAY 9, 2014



CRAWFORD HOYING
development



City of Dublin **City Council Update**



BRIDGE PARK
DUBLIN, OH

- I. City Council Catalysts**
- II. Bridge Park Project Scope**
- III. Design Approach and Walk Around**
- IV. Planning Aspects**
- V. Crawford Hoying & Ability to Execute**
- VI. Economic Benefits of the Proposed Bridge Park Project**
- VII. Timing & Q&A**



City of Dublin City Council Catalysts

- **Visionary Bridge Street Corridor Plan**
- **Design Framework & its Components**
- **Land Purchases and CIP Allocations**
- **Agreement with Dublin City Schools**



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City of Dublin Response to Catalysts

- **Closed on Property acquisitions:**
 - Bridge Point Center
 - Bash Driving Range
 - 94 North High & 100 North High
- **Invested millions in soft costs.**
- **Invested thousands of staff hours & made strategic hires.**



Input shapes the Vision– Over a year in the Making.

- Expertise of a dozen local and national consultants.
- Marketplace Testing & Market Research
- Focus Groups
- Public Input
- 50+ meetings with Dublin Staff
- Planning Commission Feedback



schaefer

MOODY•NOLAN
RESPONSIVE ARCHITECTURE



Unique Site Challenges:

- **Bedrock**
- **Site Topography** – 50' of vertical drop across sites.
- **Road Elevations** – City's Roundabout grades impact East Side.
- **Access Challenges at Roundabout**



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Final Solution:

- **24 Acres** in the core of Dublin
- **Walkable District - leverages & strengthens** Historic Dublin
- Engaged with **river** and **public parks**
- **\$300,000,000** phase 1 investment
- **2,500,000 SF** phase 1 project



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SITE CONTEXT

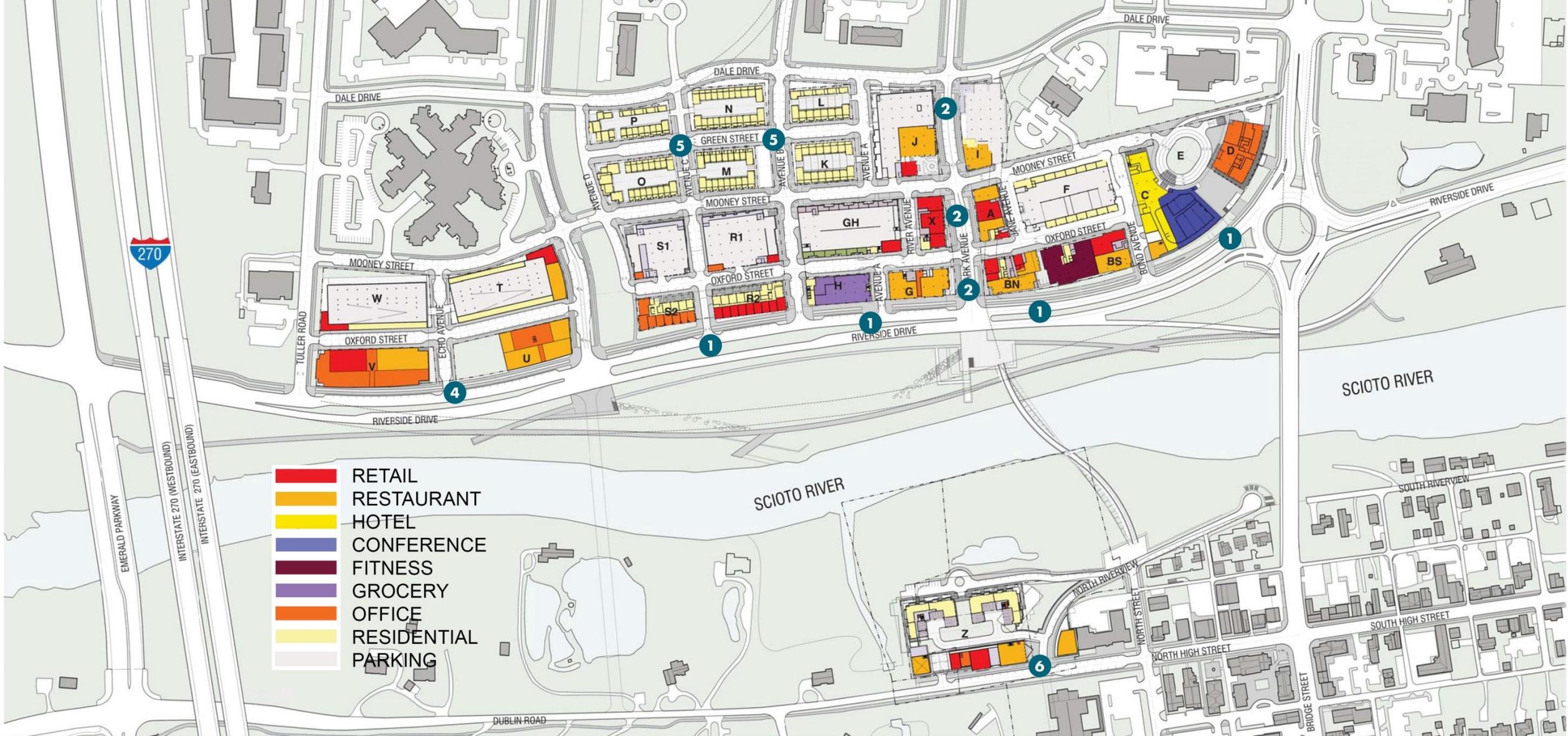




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Aerial View from above historic Dublin - Looking Northeast towards 270 / Sawmill



NORTH
I-270

PROPOSED
RIVERFONT PARKS

RIVERSIDE DRIVE

SCIOTO RIVER

PROPOSED
PEDESTRIAN
BRIDGE

HISTORIC
DUBLIN

PROPOSED
ROUNDBOUT

SR-161

Aerial View from above historic Dublin - Looking Northeast towards 270 / Sawmill

INITIAL PHASE

OFFICE	200,000 SF
RESTAURANT	60,000 SF
RETAIL	60,000 SF
FITNESS	15,000 SF
HOTEL	115,000 SF
BANQUET	20,000 SF
RESIDENTIAL	750,000 SF
CONDO	400,000 SF
PARKING	840,000 SF
TOTAL:	2,360,000 SF



**TOWNHOUSE
CONDOS**

**RESIDENTIAL
OVER PARKING**

**RESTAURANT/ RETAIL
W/ RESIDENTIAL
ABOVE**

**RESIDENTIAL OVER
PARKING**

**GROCERY WITH
RESIDENTIAL ABOVE**

HOTEL

OFFICE

BANQUET

OFFICE

**REST. W/ OFFICE
& RESI. ABOVE**

**FITNESS W/ OFFICE &
RESIDENTIAL ABOVE**

**BRIDGE PARK
WEST**

**CONDO OVER/
PARKING**

**REST. & OFFICE
OVER PARKING**

**HISTORIC
DUBLIN**



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TRADITIONAL URBAN PLANNING:

- **Mixed Use** - Variety of uses active 7 days a week.
- **Pedestrian Friendly** - Streets that reinforce the **pedestrian as king**.
- **Connections** - **Street grid** creates **porosity** that reflects the character of historic Dublin.

TIMELESS ARCHITECTURE:

- **Diverse – Unique buildings** create sense of organic community.
- **Legible - Can be understood** both in your car and on the sidewalk.
- **Contextual – Local materials** create modern interpretations of Dublin typology.
- **Authentic - Neighborhood identity** – complimentary to the community.
- **Durable** - Timeless & attractive for decades to come.

View from new Roundabout at 161 & Riverside - Looking North at
Office Building & Hotel / Conference



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View from Pedestrian Bridge - Looking East up Park Avenue



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View from new Riverside Park- Looking South towards 161



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View from Mooney Street – Looking North at intersection of Park Avenue



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View from Oxford Street – Looking South at plaza-covered parking garage



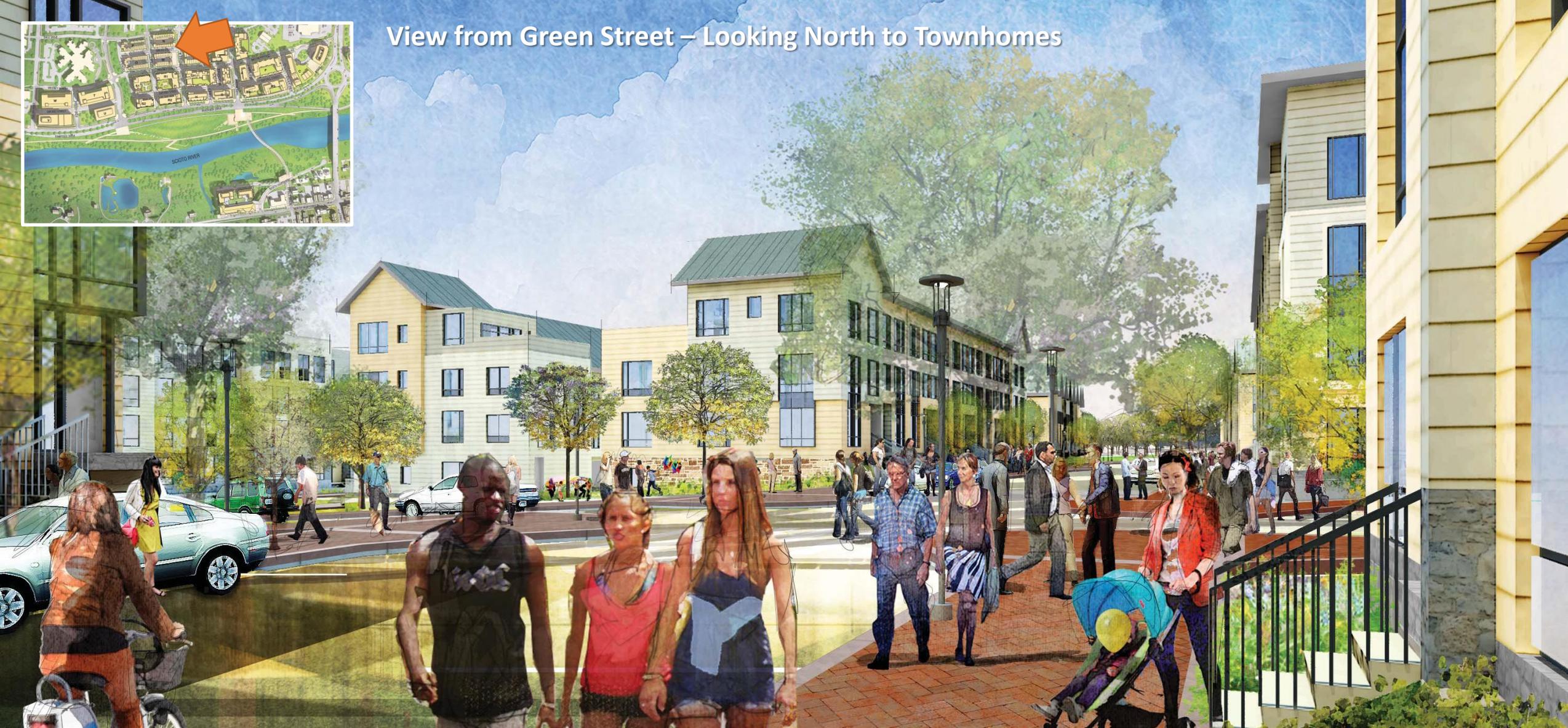
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View from Green Street – Looking North to Townhomes



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View from High Street – Looking East past condo project towards pedestrian bridge



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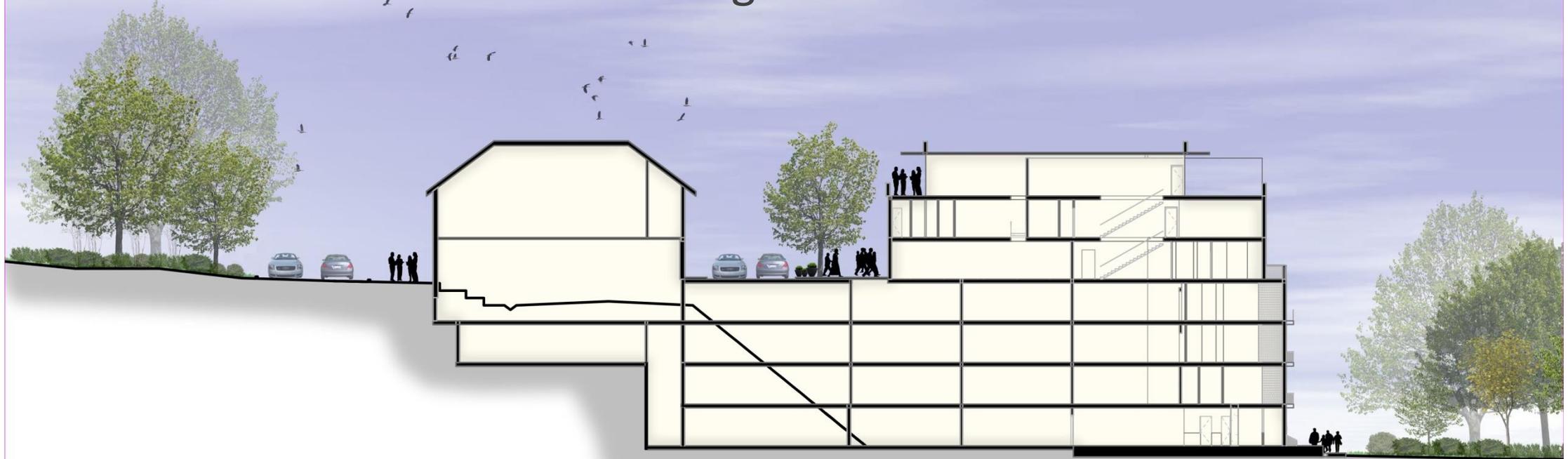
Bridge Park West: Site Section

- 50 feet of fall across the Site
- Proposed building roughly same height as existing 94 N High.



Bridge Park West: Building Section

- Building Meets High Street with 2 story Commercial
- Void behind filled in with Parking & 41 Condos



Bridge Park West: High Street View

- Historic scale and details
- Restaurant and Office
- Only Part of project that is visible from High Street.



Bridge Park West: River View

- Meets river with more contemporary feel
- Height similar to existing office building
- 41 Condos - 300,000 - \$1,500,000+



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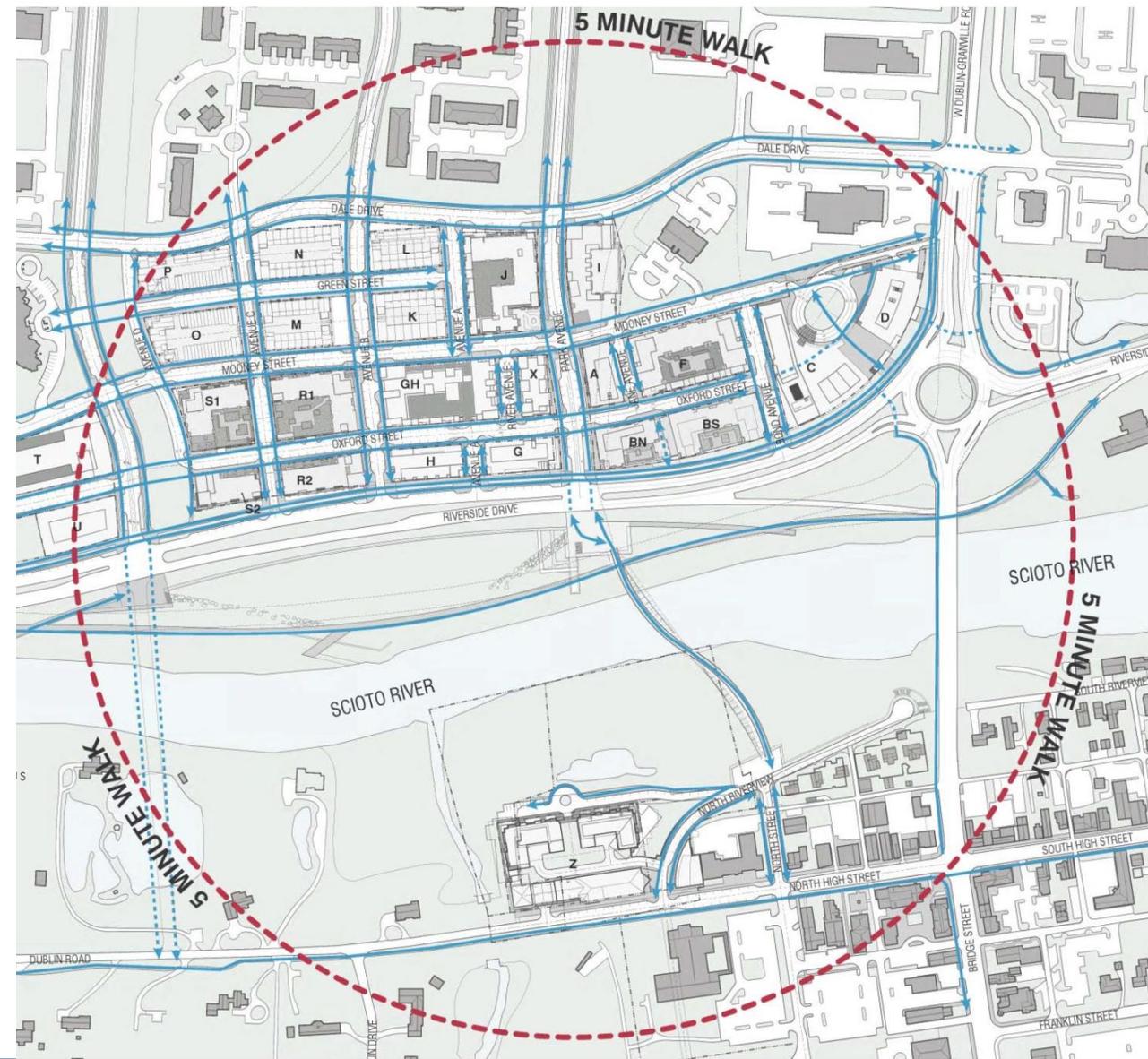


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5 MINUTE WALK

Dense mix of complimentary uses reduces reliance on Automobile by providing Office, residences, Hotel, and all visitors to walking access to:

- Riverside Park
- Historic Dublin
- Many new Restaurants
- Fitness Center
- Grocery
- Personal Services - Bank, Salon, etc.

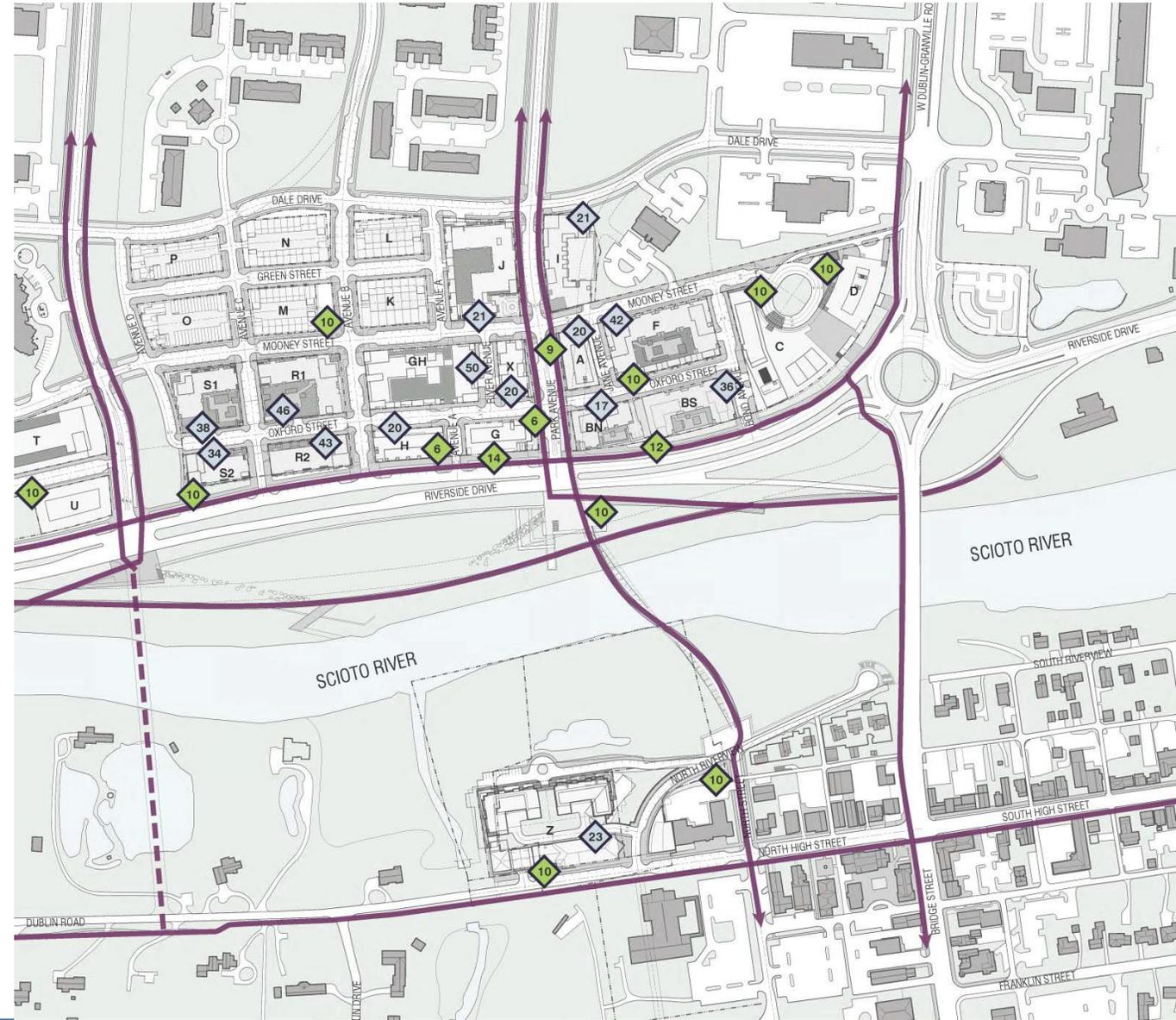


Bike Parking & Connections

The Project integrates bikeways and bike parking to help facilitate bicycle commuting and patron visits.

COTA Parking & Connections

The Project is integrating bikeways, and bike parking to help facilitate bicycle commuting and patron visits.



MACRO SCALE BENEFITS:

- Proposed Project is far less land consumptive than traditional models.
- It is occurring within an existing urban service area – not sprawl.
- City of Dublin making extraordinary investments in roadway, park, and bridge infrastructure, some of which is shown on following slides.



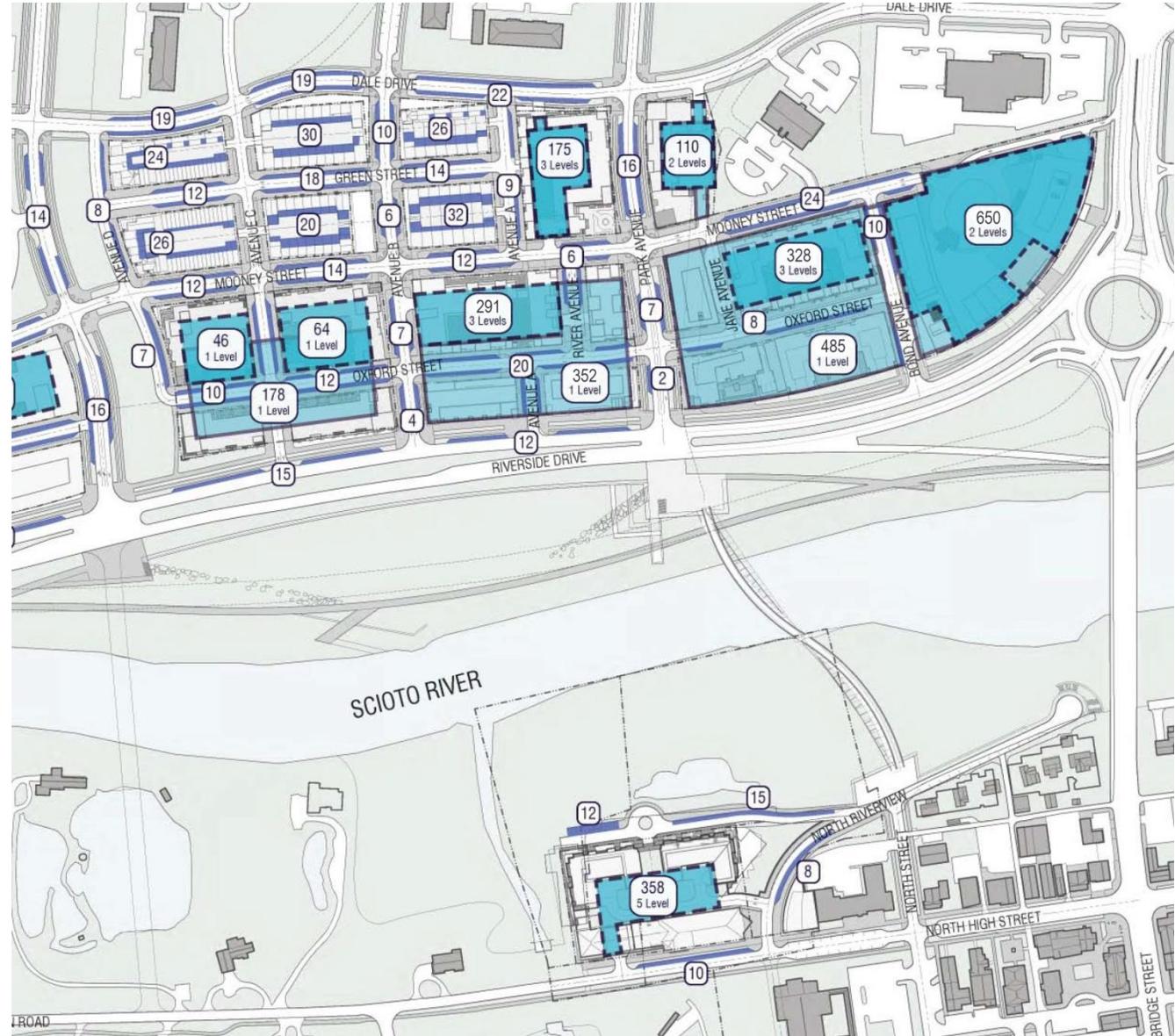
UNIQUE OPPORTUNITY:

- The City's Plan for the New Roundabout and Riverside Drive relocation will raise Riverside Drive by 5 to 15 feet.
- Bridge Park works with this topography to create **nearly 3,000 parking spaces** below the buildings in addition to on and above-grade spaces.
- All Parking is immediately accessible from **convenient on grade drop-off areas at building entrances.**

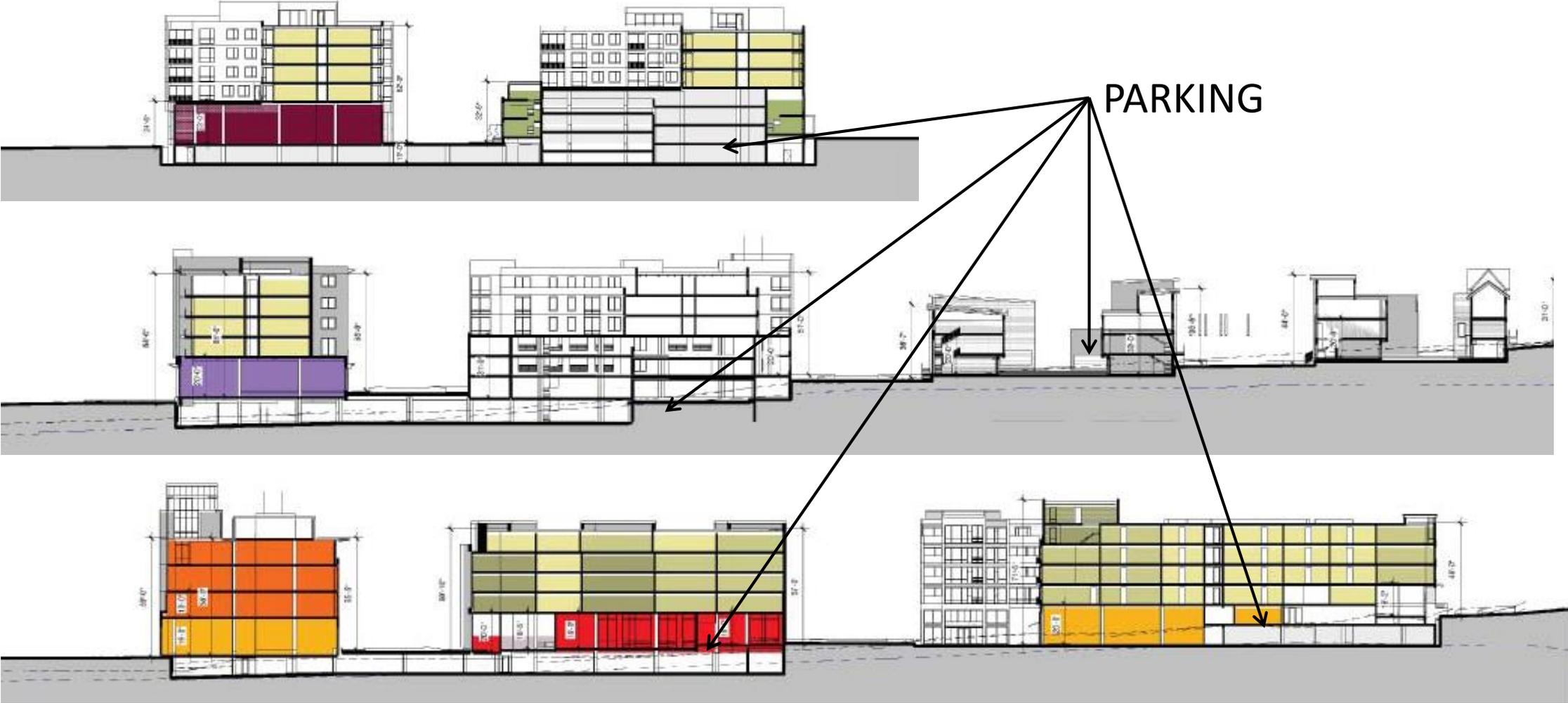
PARKING:

Shaded Areas at right show parking.

- Building over garages adds value.
- Residential values subsidize office uses and parking.



Examples of Parking Below Buildings at Bridge Park:



Parking Below Buildings at Bridge Park:



PARKING



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Columbus-Franklin County
Finance Authority



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STRUCTURED PARKING:

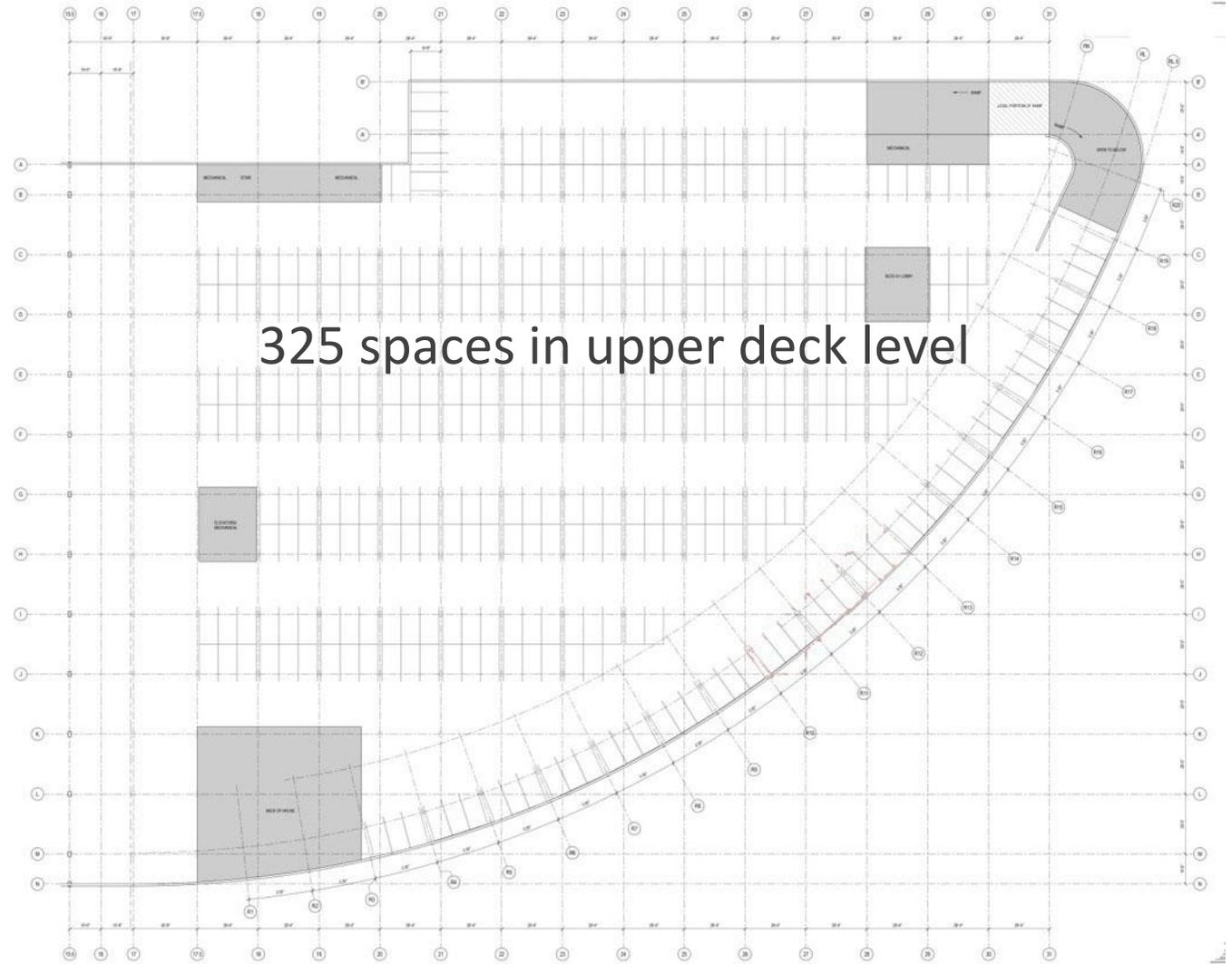
South of Park, West of Mooney

328 spaces above ground

325 spaces in upper deck level

810 spaces in lower deck level

1,463 total spaces on this block



STRUCTURED PARKING

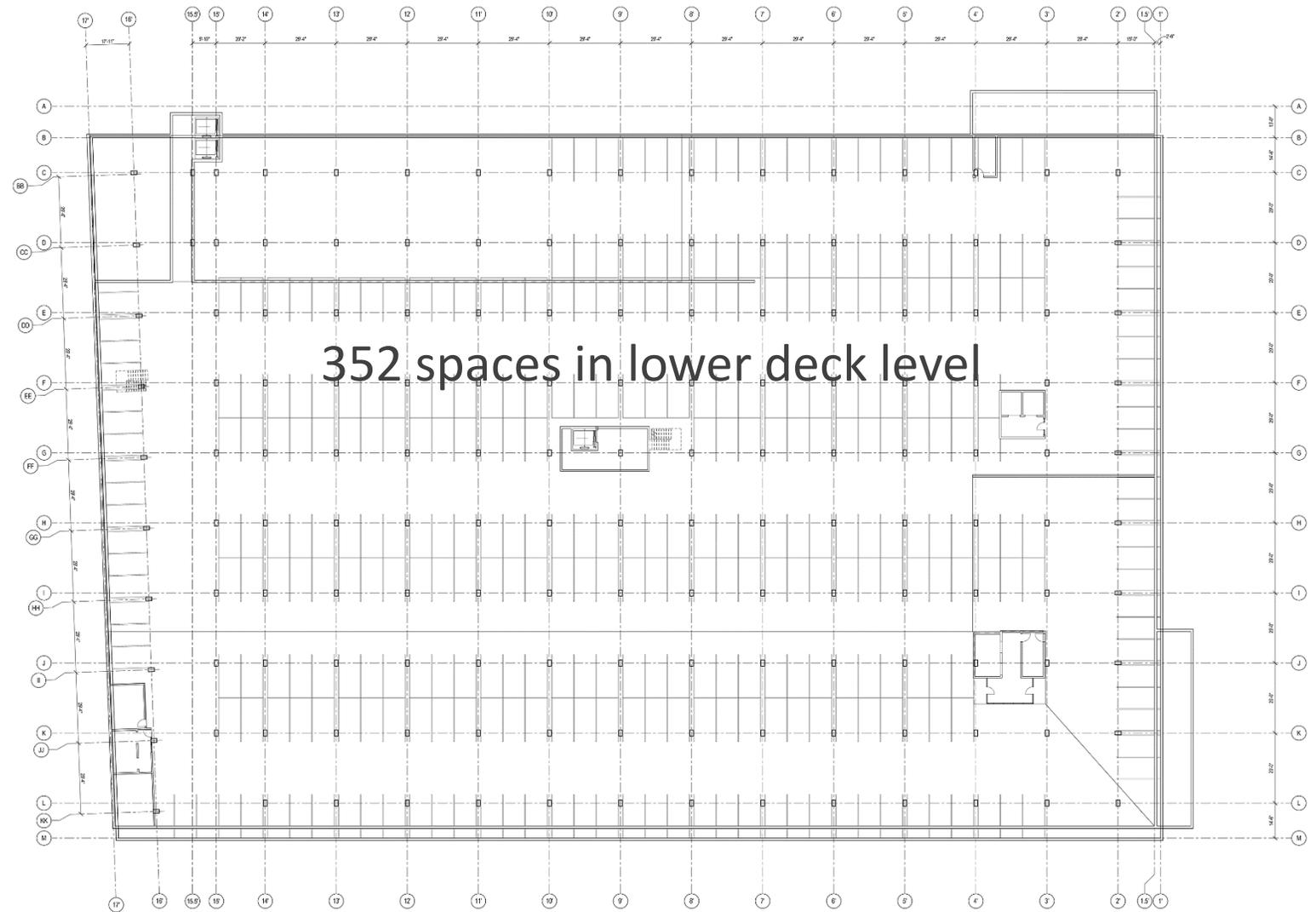
North of Park, West of Mooney

352 spaces in lower deck

291 spaces in upper decks

50 on street spaces

693 total spaces on this block



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ENVIRONMENTAL BENEFITS OF THE COMPACT FORM:

- **Heat island effect** of new development **drastically reduced**.
- Shared walls / roofs of structures result in **reduced heating / cooling energy consumption** vs. traditional less dense development models.
- Proposed underground and structured parking solution **replaces nearly 20 acres of surface parking** on a site that is right next to the Scioto River.
- **Eliminates over 500,000 gallons** of polluted surface parking lot stormwater per 1” of rainfall.

CRAWFORD HOYING CAPACITY & ABILITY TO EXECUTE:

- **Full Service** Real Estate Company
- Over 175 Employees – including key hires for Bridge Park.
- **Dublin-based** Business – Headquartered in Metro Place
- Principals are all **Dublin Residents**
- Ownership in **\$400MM** of existing assets
- Raised \$22,000,000 of equity in last 12 months alone

A FULL SERVICE REAL ESTATE COMPANY:



Develops new “Class A” real estate properties; principally mixed-use, walkable infill sites.



Full-service real estate brokerage has completed over \$1 billion in transactions since 1999.



Manages over 20 apartment communities including roughly 6,000 multifamily residential units.

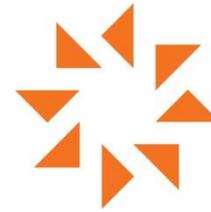


Provides property management services for privately held multifamily apartment units.



Crawford Hoying affiliate company has built over 5,000,000 s.f. of commercial real estate.

MEETING NEW MARKET DEMANDS:



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Consumer Preferences:

- Demand for both **housing** and **commercial space** will be for **infill, walkable locations** that offer **grocery, medical, transportation, parks, restaurants, and retail.**



MEETING NEW MARKET DEMANDS:



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Generational Changes:

- **Aging baby boomers**, single person households, minority growth will make up a majority of housing needs.
- **75% of demand over next 20 years** will be for rental units – not single family suburban houses.



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PROVEN TRACK RECORD:



Our core mission is to develop **high quality sustainable, walkable communities.**

Project under....

THE LANE





THE LANE

26,000 SF Commercial, 108 Apts, 109 Key Hotel
Opened 2013



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23,000 SF Office, 200 Residential Units
Under Construction, Opens Mid 2014 - Early 2015



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- 1 BUILDING 1: (4 STORY)**
50,800 sf Office / Retail / Restaurant
- 3 BUILDING 3: (4 STORY)**
16 Studio Units
74 One-Bedroom Units
44 Two-Bedroom Units
- 2 BUILDING 2: (4 STORY)**
6 Two-Bedroom Townhomes
34 One-Bedroom Units
17 Two-Bedroom Units
- 4 HOTEL & CONFERENCE:**
126 - 153 Keys
+/- 6,000 sf Conference
+/- 5,000 sf Restaurant

DID YOU KNOW?

 We have registered the office building to become LEED certified, pursuing best practices in green construction. LEED structures lower operating costs, increase asset value, conserve energy and water, and are healthier for occupants. The Water Street District site sits atop one of the largest natural underground aquifers in the nation. We plan to take advantage of that resource to provide high efficiency geothermal heating & cooling for the buildings.



PNC anchored Office Building, Hotel & Residential Under Construction, Opens Early 2015



POSITIVE ECONOMIC IMPACTS OF THE BRIDGE PARK PROJECT:

Creates Construction Jobs:

Conservative estimates are that the project will create the equivalent of **500 full time jobs** for 2 years.

Creates Permanent Jobs:

400,000 SF of new Commercial Space will conservatively house over **1,000 jobs (FTEs)**.

BRIDGE PARK IS:

- **Transformational & Catalytic.**
- **Sustainable.**
- **Strategic.** Positions Dublin for continued growth and economic competitiveness.
- A Realization of the **Bridge Street Corridor vision** set forth by current and past Dublin City Councils.
- Capturing value of Dublin's existing assets – historic core and river



Milestones & Timing:

Council Input

Finalize Development Agreement

Coordinate Infrastructure

City Approvals

Ready to Submit for Building Permits on 10/1



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