



To: Members of Dublin City Council
From: Marsha I. Grigsby, City Manager
Date: May 12, 2014
Initiated By: Terry D. Foegler, Director of Strategic Initiatives/Special Projects
Re: City Council Work Session – Bridge Street District Public Improvements Update

Background

A series of City Council work sessions are planned through the spring of 2014 to provide updates on the various Bridge Street District planning efforts. The purpose of the May 12, 2014 work session is to update City Council Members on the most current plans and design thinking for the Crawford Hoying projects (known as Bridge Park and Bridge Park West) planned for the east and west sides of the Scioto River. In addition, staff will present the rationale for the creation of the Riverside Neighborhood District within the BSD zoning regulations, and summarize the anticipated development review process for these projects.

Bridge Park Mixed Use Development

On October 22, 2013 the City of Dublin sponsored a public forum at the OCLC Conference Center which was attended by over 250 people. Along with presentations by the City and its consultants on the status of the planned Scioto River Corridor public improvement projects, representatives of Crawford Hoying and its lead design firm presented their preliminary plans and vision for the project on the east side of the Scioto River, named "Bridge Park," and met with interested residents in attendance to answer questions and solicit input. Information from this forum was posted on the City's website and ongoing outreach efforts by the City have continued since the public forum to solicit additional input and provide responses to common questions.

On November 14, 2013, as recommended by City Council, Crawford Hoying made a similar presentation to the Planning and Zoning Commission as part on an informal review to provide the Commission an opportunity to conduct an initial review and give feedback regarding the preliminary Bridge Park project. The results of these keys meetings were provided to City Council in their December 9, 2013 packet.

Since that time, Crawford Hoying has continued to refine its plans, based on public input, recommendations of the Planning and Zoning Commission, focus group feedback, construction cost feasibility, market analyses, staff input, and feedback from prospective commercial tenants. Additionally, Crawford Hoying has worked closely with City staff as Dublin has advanced its plans for key public infrastructure improvements within the Scioto River Corridor, more specifically, the relocated Riverside Drive and the adjacent Bridge Street District transportation connections, the SR161-Riverside Drive roundabout, and the related River Park improvements.

Crawford Hoying is at a point in its land assemblage, planning process, design and pre-leasing activities where it desires to begin the formal development review process and lay out a schedule with the City for the implementation of the Bridge Park projects. Since there has not been a recent opportunity for City Council to have a more in depth presentation and discussion about this

project, the May 12, 2014 City Council work session has been established to address that need. The intent of the work session is for Crawford Hoying to update City Council and seek input regarding its proposed projects on the east side of the Scioto River (Bridge Park), as well as on the sites located on the west side of the Scioto River at 94 and 100 North High Street (Bridge Park West). An attachment to this memo provides a brief sample of the some of the project information materials to be shared with Council by the developer at the May 12 work session.

By way of additional context and background, staff wanted to specifically make Council aware of the following:

It is important to acknowledge both the unique scale and nature of the proposed Bridge Park development. At a total of 2.5 million square feet of new building space (including 800,000 square feet of structured and subsurface parking) and a total planned investment of over \$300 million in Phase One, this project represents one of the largest private developments ever proposed or undertaken in the City of Dublin. The mixing of uses, the treatment of parking, the compactness and walkability of the development, and its overall urban design framework will be groundbreaking from a local and regional perspective.

Although there have been discussions and preliminary exchanges of ideas, the framework for a workable development agreement between the City and the Developer has not been established or agreed upon. Based upon feedback from City staff, the developer is seeking additional outside sources of capital to help address the financial needs of the Bridge Park projects, and it is the City's understanding that those efforts by the developer are ongoing.

There are a number of aspects of both the City's implementation of its planned Scioto River Corridor public improvements and the proposed Bridge Park project that would impact one another. The schedules of these various, and closely intertwined public and private construction projects need to be closely coordinated to appropriately address issues such as mass excavation of dirt, traffic maintenance, construction access, utilities, impacts on abutting properties, etc. It is also important to note that not all of the properties within the proposed Bridge Park development area have been acquired by the developer.

Bridge Street District Riverside Neighborhood District

As City Council has previously affirmed, the development of the Scioto River Corridor is critical to the City and its long term vision for the Bridge Street District. Based upon the City's established goals and its actions related to the Bridge Street District visioning, planning and implementation, Crawford Hoying's assembled and advanced planning for a substantial portion of the developable properties in this River Corridor area provide an opportunity to now create an additional neighborhood district, similar to the other existing neighborhood districts currently found in the Bridge Street District (which currently includes the BSC Sawmill Center Neighborhood, BSC Historic Transition Neighborhood, and BSC Indian Run Neighborhood). The creation of an additional neighborhood district will further the goals of the Vision for the District and emphasize the importance of the development character along the Scioto River Corridor.

Neighborhood districts in the Bridge Street District are intended to create signature places consistent with the Bridge Street Corridor Vision Plan and establish areas that include a greater mix of uses and the highest commercial and residential densities. As a result, the Bridge Street neighborhood districts require special attention regarding the location and character of buildings, streets, and open spaces to accommodate well-defined districts with larger scale, coordinated development and redevelopment that accommodate a variety of uses. The objectives of the districts are intended to be achieved while accommodating long-term phasing plans and transitional development conditions, while acknowledging the need for adaptability to future market needs in creating special, memorable "Places" in the Bridge Street District.

The creation of a new neighborhood district is one initial step as part of the larger review process needed to advance the proposed Bridge Park and Bridge Park West projects. A summary of the overall review process for the Bridge Park portion of the project is included and staff will provide Council with a brief overview of this process at the May 12 meeting. The manner in which many of the next steps for these projects might move forward will be influenced by the feedback provided by Council at its May 12, 2014 work session.

Recommendation

For information only.

Development Review Timeline Crawford Hoying (Bridge Park Project)

The following application procedures and timeframes reflect the *§153.066 Review and Approval Procedures*. They are meant to provide general guidance and timeframes for the development review process for the Bridge Park portion only. For the full description of each application and the associated application materials required, please refer to *Bridge Street Code §153.066* and the City website at <http://dublinohiousa.gov/planning/development-application>.

A. Request for Informal Review with the Planning and Zoning Commission

1. **Informal Review**—The Planning and Zoning Commission provides non-binding review of proposals at an early, conceptual stage before a formal application is submitted. The Informal Application is not specified in the Bridge Street District Regulations, but is available for any applicant who would like early feedback from the Commission.

Complete: November 14, 2013

B. Preparation & Submittal of Zoning Code Amendment to create a new BSC Neighborhood District and Area Rezoning

2. **Combined Code Amendment + Area Rezoning (Approx. 70 days + 30 days)**— The ART reviews and makes a recommendation to Planning & Zoning Commission (PZC) evaluating the proposed Code Amendment and Area Rezoning for consistency with the broader objectives of the Code and the Community Plan. A determination on the Code Amendment and Rezoning Applications by the PZC is not time-limited; at least two Commission meetings should be assumed. A First Reading and Second Reading by City Council will be required; effective date of the Code Amendment and Rezoning is 30 days after City Council approval.

C. Request for Pre-Application Meeting with the ART and Submittal of Materials for Non-Binding Input and Recommendations from the ART

3. **Pre-Application Review (≤24 days)**—The Administrative Review Team (ART) Provides non-binding review of proposal and information on procedures and policies of the City. The ART reviews materials submitted within 14-days of request for Pre-Application Review and receipt of materials. Within this 14-day period the applicant attends an ART Pre-Application Review meeting and shall receive a written summary of this Pre-Application Review within 10-days of the meeting.

D. Preparation & Submittal of Basic Development Plan + Basic Site Plan Applications

4. **Combined Basic Development Plan and Basic Site Plan Reviews and Determinations (≤28 days)**— The ART reviews and makes a recommendation to Planning & Zoning Commission (PZC) evaluating the proposal for consistency with Code and the Bridge Street District Plan, as well as providing direction for future Development Plan and Site Plan Applications. A determination on the Basic Plan Applications by the PZC is required within 28 days of submittal and acceptance of complete Applications to the ART.

E. Preparation & Submittal of Development Plan Application

5. **Development Plan and Determination (≤42 days for ART recommendation + PZC determination)**—The ART reviews the Development Plan and makes a recommendation to the PZC and the PZC is required to make a determination on the Development Plan application

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within 42 days. The purpose of the Development Plan is to ensure that the street network and block framework are consistent with Code, as well as ensuring that the proposed development is consistent with the general development requirements of the City with respect to elements such as infrastructure, transportation, and environmental considerations.

F. Preparation & Submittal of Preliminary Plat Application

Preliminary Plat (Standard PZC & CC Timeframes)— Although the timing of the Preliminary Plat after the Development Plan is not required by Code, we strongly encourage that the Preliminary Plat follow the Development Plan Review as there could be potential modifications required to the Preliminary Plat following the Development Plan review by PZC. The Preliminary Plat is not reviewed by the ART, but as a separate application procedure under the City's subdivision regulations.

G. Preparation & Submittal of Site Plan(s)

6. **Site Plan(s) (≤42 days for ART recommendation + PZC determination)**—A Site Plan determination cannot occur until after the Development Plan is approved by the Planning & Zoning Commission. The ART reviews and makes a recommendation to the PZC and the PZC is required to make a determination within 42 days. The purpose of the Site Plan is to ensure that the proposed development of individual sites and buildings is consistent with Code and the approved Development Plan, as well as ensuring that the proposed development is consistent with the individual development regulations. Each block within the proposed development would require a Site Plan Application, although they may be reviewed and processed concurrently or with some degree of overlap.

H. Preparation & Submittal of Final Plat Application

7. **Final Plat (Standard PZC & CC Timeframes)** The timing of the Final Plat is not required by Code, but is a separate application procedure under the City's subdivision regulations. The procedure includes review and recommendation by PZC and final approval by CC.

I. Preparation & Submittal of Building and Site Permit Applications

8. **Building Permits (±70 days)** Permit submission occurs following all necessary development application approvals.

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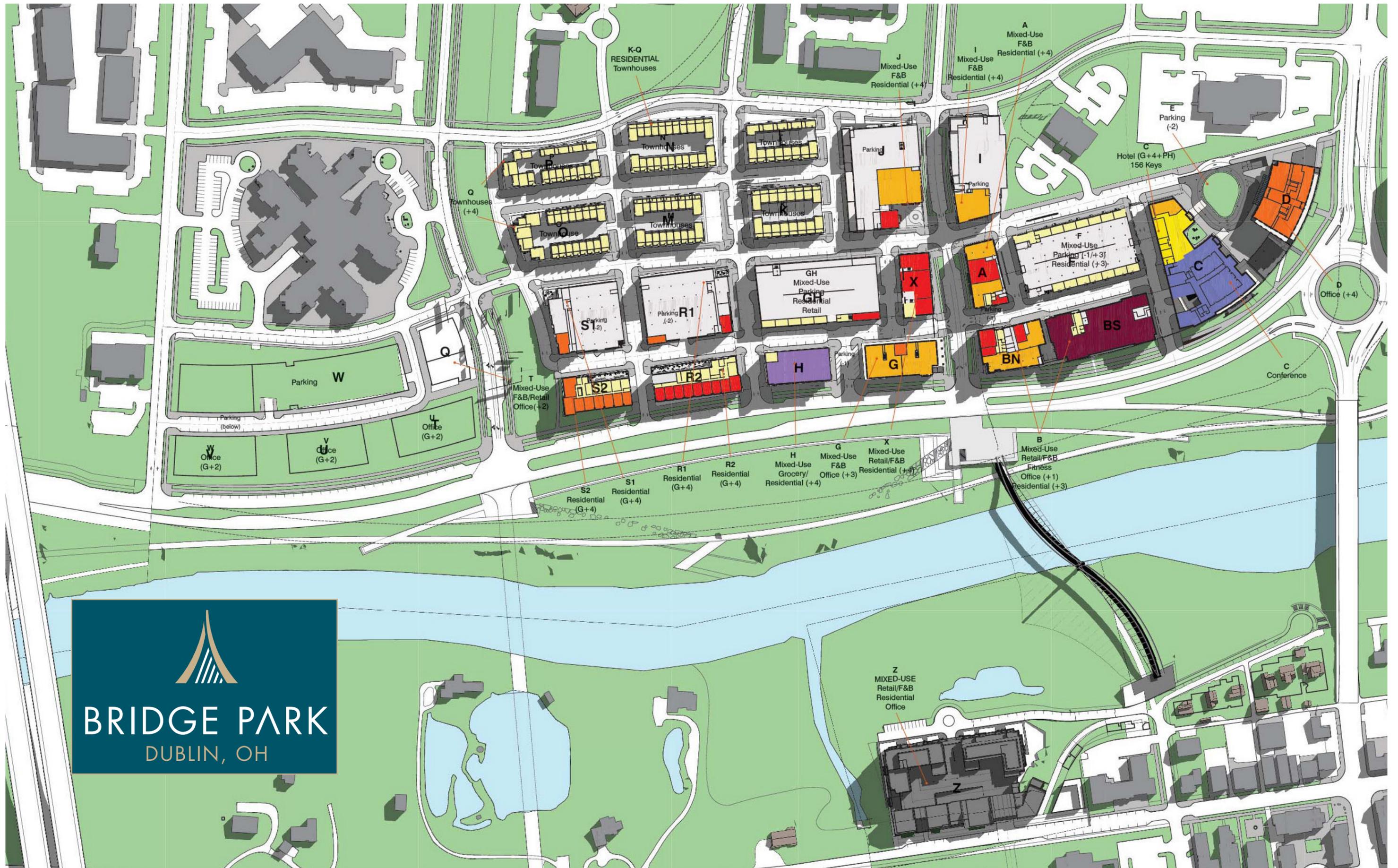
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BRIDGE PARK
DUBLIN, OH

Project Name(s)	Bridge Park / Bridge Park West
Project Developer	Crawford Hoying Development
Private Developable Land Area	25+/- acres
Product Type	Mixed Use Development

Figures as of 5/9/2014

Bridge Park

Office	200,000 square feet
Hotel	150 Keys
Convention Center	21,000 square feet
Retail/Personal Services	22,000 square feet
Food and Beverage (8-10)	49,000 square feet
Grocery	13,000 square feet
Fitness	25,000 square feet
Apartments	650
For sale condos	108 (\$200,000 - \$350,000)

Bridge Park West

Office	20,000 square feet
Retail/F&B	15,000 square feet
Residential condos	42 (\$300,000 - \$1,700,000)

Total New Space to be Built	2,500,000 SF
Total Project Costs	\$300 million +/-
Estimated First Product Delivery	Q1, 2016
Estimated Development Completion	Fall, 2018

For more information please contact :

Brent Crawford
bcrawford@crawfordhoying.com
614-335-2004.

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



View from Pedestrian Bridge - Looking East up Park Avenue



View from new Riverside Park- Looking South towards 161



BRIDGE PARK
DUBLIN, OH



CRAWFORD HOYING
development

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



BRIDGE PARK
DUBLIN, OH



CRAWFORD HOYLE
development